



## **SUMNER PLANNING COMMISSION**

### **MINUTES**

### **REGULAR MEETING**

**Thursday, February 3, 2005**

**7:00 p.m.**

**Sumner City Hall  
1104 Maple Street**

### **CALL TO ORDER**

WALTER called the meeting to order at 7:04 p.m.

### **ROLL CALL**

Members Present: Bush, Ganz, Hannus, Morrison, Myers, Powers and Walter

Members Absent: None

Also Present: Ryan Windish, Senior Planner  
John Doan, Executive City Administrator

WALTER directed the Planning Commissioners to introduce themselves and to explain a little bit about their background and how they came to volunteer on the Planning Commission, for the benefit of the viewing audience. The Commissioners introduced themselves as follows:

BRETT MORRISON introduced himself. He has been a resident of Sumner for approximately 11 years. He has about 16 years of the construction industry behind him and with that experience he felt that he could help manage and maybe direct growth in the City.

TOM POWERS introduced himself. He grew up and was raised in Sumner. He has 96 years of family that have lived in the home he lives in now in Sumner. He figured that after he retired from the Fire Department and a construction crew here, that he had something that maybe he could back to the City. As such, in December of 2003 he was appointed to the Planning Commission, and at that time he also volunteered at the Sumner Food Bank.

CYNTHIA BUSH introduced herself. She has lived in Sumner for 26 years. She and her husband moved here, although they really did not know Sumner at the time. They moved into an apartment. They liked Sumner so much they decided to buy a home here. They raised two kids here, and those kids were in the Sumner school system. They have been really involved in the community. She became interested in City Government at the time the Sumner East Side Plan was being developed. She heard that the density was going to increase and was concerned about that and canvassed her neighbors. She found out that nobody really wanted that to happen, however, she thought it was too late in process to make any difference. Being interested in what is going on in the City brought her to the Planning Commission three years ago and what she found was the City really was trying to consider what the citizens want, but also that the citizens are not aware of what is happening and do not come when they have an opportunity to express their opinion. As such, she joined the Planning Commission.

JEANNE WALTER introduced herself. She has lived in Sumner approximately 3½ years. She chose Sumner as a place to live because she was very impressed with Sumner's planning and their ability to strictly manage their growth, and she felt they were a great example in the Puget Sound of the town that has tried to get out in front of development and make positive changes. That is what lead her to volunteer to be on the Planning Commission. She has been on the Planning Commission about two and a half years.

TOM MYERS introduced himself. He has always been the senior member of the Planning Commission. He has lived in Sumner longer than most here have been alive. He has grandparents on both sides that settled in Sumner in the late 1800's. He became interested in the Planning Commission when he worked for the City of Sumner. As Fire Chief he was the zoning enforcer and had to work a lot with the Planning Commission. After he retired, he served for three years on the Board of Adjustments. When they did away with the Board of Adjustments, he went to the Hearing Examiner and was offered a position on the Planning Commission. He has served on the Planning Commission approximately 15 years.

GARY GANZ introduced himself. He was raised in Tacoma and is a University of Washington graduate. Prior to coming to Sumner, he was 14 years in New Hampshire and came up for the small town atmosphere like they had in New Hampshire. He found Sumner similar to it. Sumner University is going on right now. He went a few years ago and learned about the Commissions. He volunteered for the Planning Commission and has now been on it for 2 years.

ED HANNUS introduced himself. He has been a resident of Sumner for 48 years, not quite as long as Mr. Myers. He was a volunteer fire fighter for the City of Sumner, a Project Manager for the City of Sumner for the North Sumner Interchange, and he has had 25 years experience as a management analyst and was an emergency response program manager for the Washington State Department of Transportation in Olympia. He was interested in the Planning Commission because of his involvement with Sumner as a fire fighter and a project manager. He has seen this town grow from roughly 2,500

people to close to 13,000 people. Basically he does not like what he sees now. Nobody knows anybody. When he was growing up in town they knew everybody. He is a little bit on the negative side of this Town Center Plan, however, he knows he will be overruled. He just wanted to bring a different voice to the Planning Commission.

### **APPROVAL OF MINUTES**

MYERS made the following corrections to the December 2, 2004, regular meeting minutes. On Page 2, under Public Comment, where it states that the "... *City Council hereby pass a motion*", the word "*hereby*" should be removed, and "*pass*" should be "*passed*". Further, on Page 5, under MYERS' comments, wherein he discusses "*parking lot*", that should be changed to "*parking garage*".

**MYERS motioned to approve the December 2, 2004, regular meeting minutes as corrected. GANZ seconded the motion and it passed unanimously.**

### **PUBLIC COMMENT**

There was no public comment.

### **UNFINISHED BUSINESS** (*Power Point Presentation*)

#### **1) 2004 Comprehensive Plan Update / Draft Town Center Plan (Deliberation)**

JOHN DOAN, Executive City Administrator, appeared, introduced himself, and reviewed for the Commissioners the 2004 Comprehensive Plan Update, beginning with a brief history, touching on why we are here and what brought us to this point. DOAN proceeded with his presentation via power point presentation outlined as follows:

##### ***Background Overview***

- *2004 Update Process and Scope*
  - *10-year GMA mandated update to the Plan*
  - *New population and employment projections and capacity analysis*
  - *Changes in policies and goals in Comp. Plan*
  - *Town Center Plan*
  - *Update Economic Development Element*
  - *8 location specific map amendments*
  - *East Sumner Neighborhood Changes*

##### ***Goals of this Meeting***

- *Planning Commission Discussion*
  - *Present public comments received*
  - *Town Center Plan Alternatives*
  - *Comprehensive Plan Alternatives*

##### ***Process to Date***

- *Public Process*
- *Public Hearings*
- *Town Center Plan Public Workshops*

***Next Steps***

- *Planning Commission Decision (Feb and Mar) Feb. 17th Public Workshop / Discussion*
- *City Council Public Hearing (April and May)*
- *City Council Decision (May or June)*

***Town Center Plan Alternatives***

- *"No Action" Current Comprehensive Plan*
- *"Action" Draft Town Center Plan*
- *Alternative A: Staff Proposal*
- *Alternative B: No Town Center Plan (scaling back)*

RYAN WINDISH, Senior City Planner, appeared, and reviewed for the Commissioners the Town Center Plan and the areas affected by the Town Center Plan (*i.e.* major rezone proposals), via power point presentation, outlined as follows:

***Town Center Plan Area (Map - Figure 6 - Sumner Zoning Alternative)***

- *Town Center Residential*
- *General Commercial*
- *Overlay Zone PMUD*
- *Central Business District*

***Town Center Plan Public Comments***

- *Parking*
- *Housing*
- *Business Community*
- *Traffic*
- *Specific*

***Town Center Plan: Parking (Comments)***

- *Train Station Parking Issues (i.e. Sounder / what are the options / alternatives?)*
- *Parking for existing businesses / residences (i.e. lighting, security)*
- *Parking for the future businesses / residences*

***Town Center Plan: Parking (Alternatives)***

- *No Action*
  - *Parking waiver if retail, office, or mixed use, or under certain size*
  - *Conditional Use Permit and agree to LID for future public parking*
- *Action*
  - *Parking reduction for some residential with limited demand near station*
  - *Policy for new station at Stewart Road*
  - *Parking garage optional*
  - *Shuttles*
  - *Parking waiver for commercial.*
- *Alternative A*
  - *No parking waiver, but credit existing parking*
  - *No reduction for residential except senior housing*
  - *Set policy for new stations north or south of Sumner*
- *Alternative B*
  - *No parking waivers or reductions*
  - *Set policy for new stations north or south of Sumner*
- *Alternative A*
  - *Park and ride lots internally within the City*

- *Parking garage optional*
- *RV parking ok as is*
- *Alternative B*
  - *Park and ride lots internally within the City*
  - *In the Town Center, allow unrestricted RV parking on private property*
  - *No parking garage*

WINDISH asked the Planning Commissioners if they had any questions at this point in the presentation.

WALTER asked with regard to Alternative B, as to RV parking being limited to rear and side yards, whether that also applied to the front yard?

WINDISH indicated that it did, and clarified that RV's must be parked to the side or rear yard, and that the front yard restriction also applies to the front driveway. The idea is that it must be screened from the street. There is a mixed response from the public on this issue. People are heated on both sides of this issue.

WALTER further asked whether this also applies to boats?

WINDISH confirmed that it applies to boats as well.

MORRISON asked whether parking LID's expire after 10 years?

WINDISH stated that they do, and added that the property owner signs a no protest, and then it expires after 10 years.

MYERS commented that the waiver on a no protest would be a benefit. He further commented that there is a group in town that does not have a 10 year limit on their waiver.

WINDISH indicated that it does not apply if the parking is already built.

BUSH stated that we should have strong policy language in order to get more stations. She asked how much impact it would have for them to just say they want to have these things?

WINDISH replied that he is not sure what the impact would be, however, at the meetings with Sound Transit, they seemed warm to the idea. He commented that Shaw Road and South Hill are draws. They would like this to be part of phase II for Sound Transit

WALTER asked if other municipalities have approached Sound Transit with this proposal, specifically with regard to the parking garage?

WINDISH indicated that Puyallup has, and that in the long term they would consider a parking garage.

WINDISH continued his presentation.

***Town Center Plan: Housing (Comments)***

- *Traffic (Next)*
- *Crime (police and fire are a top issue for the first part of the year. Council is looking at alternatives to reduce call / response times and to avoid looking to outside sources)*
- *City service / utilities (built exceeding growth projection)*
- *Smaller is better (town houses / cottages)*
- *Mixed use housing is positive (heard both positive and negative comments)*
- *Property Management (key issue - will discuss in alternatives)*
- *Raise or Lower property values (concerns higher density will lower property values) property values are on the rise*
- *New apartments must be of a high quality design*
- *Prefer owner occupied*
- *Transient nature of rental housing*
- *Senior housing is preferred*
- *Affordable housing desired / undesired*

WINDISH noted that they cannot regulate whether a house is owner or renter occupied, however, they can limit the style of multifamily. They tried to address those steps in the Town Center Plan.

***Town Center Plan: Housing (Alternatives)***

- *No Action*
  - *CBD and GC*
  - *25 du/acre in mixed - use buildings & 35 ft height*
  - *RV parking is limited*
- *Action (CBD Zone)*
  - *Allow stand-alone multifamily on secondary CBD streets*
  - *Control density by floor area ratio (FAR). Allow greater FAR for mixed-use development that has housing on the upper floors for about 40 units per gross acre*
  - *45 feet if under building parking*
- *No Action*
- *Action (GC Zone)*
  - *Control density by FAR on Traffic and Fryar and 40 units per gross acre*
  - *45 feet if under building parking*
  - *Tighter design standards allow horizontal mixed-use*
  - *Allow standard alone multifamily on Fryar and Zehnder*
- *Alternative A*
  - *Set policy for good management and reducing criminal activity*
  - *Prohibit stand alone multi-family in the CBD*
  - *Mixed use developments. Separate MF Structures shall "ground related housing". May require percentage of the site to be residential or mixed use*
- *Alternative B*
  - *Prohibit residential in CBD or GC zones*
  - *Keep Low density Residential & not TCR*
  - *Prohibit small multiplexes in LDR zones (City wide)*
  - *Prohibit Planned Mixed Use Development (PMUD) overlay zone on Fleischmann's property*
  - *Keep M-1 on Fryar*
- *Alternative A*
  - *Set policy promoting senior housing*
  - *Keep area along North Street Medium Density Residential*

WALTER asked if we are not allowing residential development, other than what is already grandfathered in? Does it apply to new development?

WINDISH confirmed that to be accurate. It does apply to new development, and it also applies when it is not rebuilt within a certain period of time.

***Town Center Plan: Bus. Community (Comments)***

- *Locally owned is preferred over corporate owned*
- *Retain a grocery store in the downtown*
- *Limit fast food and drive-in businesses*
- *Promote higher education*
- *Downtown will compete with East Main Street*
- *Downtown businesses better now than before*
- *Need more "after five" businesses such as restaurants, nightclubs, etc.*
- *(Town Center Plan promotes that activity)*

***Town Center Plan: Bus. Community (Alternative)***

- *No Action*
  - *Use current Economic Development Element*
- *Action*
  - *Update Economic Development Element*
  - *Increase housing 350-500 dwelling units by 2015*
  - *City investment in downtown through the Jump Start Matrix*
  - *Redevelopment of the Red Apple site*
  - *Proactively working with property owners to develop "opportunity sites" to fit the Vision*
- *Alternative A*
  - *Prohibit franchise architecture in the CBD and on Fryar and Traffic*
  - *Prohibit drive-thru businesses along Fryar and Traffic or require that they be in a multi-tenant building*
- *Alternative B*
  - *Prohibit franchise architecture in the CBD and on Fryar and Traffic*
  - *Prohibit drive-thru businesses along Fryar and Traffic in the General Commercial zone and the CBD*

WINDISH noted that in the current code, the Central Business District already prohibits drive through businesses except banks

MORRISON asked Staff what are our goals are with regard to the Red Apple site?

WINDISH stated that the City would like to sell it and get a return on it. This will be addressed later in a presentation by John Doan.

BUSH commented that on the bus tour to Portland with Hinshaw, he stated that when mixed use comes into an area with an existing business community (not just every day retail shops, but shops that are more destination oriented), rent usually goes up, and the existing business are forced to relocate. BUSH noted that a concern of hers is that we need to protect what we have. She would be interested in seeing that incorporated into the plan.

WINDISH stated that he is not sure if there is a way to incorporate that into the plan. It is

all a part of the natural evolution of the business community. It is very possible that tenants may have to relocate if the value of the area goes up. Those businesses would then be replaced by somebody. This may open it up for businesses that may serve the downtown in a different way. Change is not always bad.

***Town Center Plan: Traffic (Comments)***

- *Increased housing will increase traffic congestion*
- *Truck traffic on Traffic Avenue is better but should be less*
- *Fred Meyer created an impact to traffic in town*

***Town Center Plan: Traffic Impacts***

- *Increased housing will increase traffic congestion*
- *Truck traffic on Traffic Avenue is better but should be less*
- *Fred Meyer created an impact to traffic in town*

WINDISH presented the Transportation Modeling and Growth in Sumner chart, as it relates to PM Peak Hour Two - Way Traffic Volume on Traffic Avenue, Main (West of Wood Ave.), Thompson, Fryar, and Valley Avenue (S. of Meade - McCumber). WINDISH commented that it would be virtually the same with or without the Town Center Plan. He noted that the most difference can be seen on Thompson. One improvement recommended is a signal at the corner of Elm and East Valley Highway. In 2022 is when they anticipate all things should be done to address the problems. There will be minimal impact on key streets. There is also impact from surrounding areas (*i.e.* cut-through and commuter traffic).

***Town Center Plan (Alternatives)***

- *No Action*
  - *2002 Trans. Plan improvements*
- *Action*
  - *Update Transportation Plan with recent projections*
  - *Add Signal Light at Elm / East Valley Highway.*
- *Alternative A*
  - *Widen Fryar Avenue to a 5-lane road with a left hand turn lane or reduce to 3-lanes with left hand turn lane*
  - *Add signal light at Elm / East Valley Highway*
- *Alternative B*
  - *Reduce potential new housing as noted above under Housing*
  - *Take Traffic/Fryar Avenue off of the truck route*
  - *Add Signal Light at Elm/East Valley Highway*

MYERS commented that there seems to be a problem with lost trucks in town? There is nothing to tell truck drivers that if they go further north, they will get to the Industrial Park. He suggested discussing with DOT potentially putting up a sign directing the truck traffic.

WINDISH stated that that is a great suggestion.

HANNUS noted in support of MYERS concern that he too has expressed the same concerns to Bill Shoemaker. It is his understanding that nothing can be done.

GANZ commented that we do not appear to be breaking any new ground at this point.

MYERS added that there is nothing on West Valley Hwy to instruct people how to get to the industrial area. That too is the problem with parking. There is no signage directing people to various parking lots. We need to be more pro-active in signing.

POWERS stated that he has a small problem with reducing Fryar down to 3 lanes. It will put pressure on Valley Avenue. It is a 2-lane road with approximately 85% residential. A lot of big trucks go down that highway. It should not be reduce to 3 lanes.

DOAN concluded the presentation of the Town Center Plan, touching on various aspects as follows:

DOAN first addressed the Red Apple site. This is part of what the Town Center Plan is all about. The Red Apple was primarily to provide parking, but secondarily to protect the idea of a downtown grocery store. Subsidizing the store is helping to keep it there at this time, however, people in the community think that the City should not be in the landlord business. If there was redevelopment in that location, it would have to contain a grocery store. There is community support for the current operator, and their lease agreement says they have preference. There are elements that are important in having a grocery store in the downtown area. With regard to the Fleishmann Yeast site, we cannot just down zone it to residential, however, there may be some interest in putting some form of housing in that area that will work. This could possibly be businesses with residential up above. There may be some demand for live/work development and it is dual zoned for that purpose. This gives options/flexibility to the property owner. We are stressing ground-related housing at this time. There are proposals in the Town Center Residential for ground relating housing. The second housing type discussed is cottages, and third is housing on small lots (2,500 to 3,000 sq. ft). All three types of housing are being presented as an alternative to apartments. The fourth alternative would be apartments. Alternative "A" is a huge shift, in that it only allows apartments in those mixed-use zones. It is a shift toward fewer apartments, however, it will not stop renters. People rent out single family homes, which is where ground related housing comes in. With regard to Shaw Road, the City of Puyallup sent a letter rejecting a station at the end of Shaw Road. They do not want to draw people out of their downtown. Further reasoning for a Town Center Plan is to shore-up the commercial base in the downtown. People want more reasons to be in the downtown, and want businesses more relevant to folks with residential being close to downtown. The Belle Town neighborhood of Seattle is a good example. It is also happening in Tacoma, Puyallup, and other locations. Further, we need to maximize utilization of the train station. There are other ways to maximize parking (*i.e.* van pools / shuttles, etc.). A van would take approximately 13 cars out of the station per van. Another thing that can be done is to provide housing downtown. People could live downtown and then use the train. We could shift density to other parts of the City. The Town Center Plan expands the private and public investment. Fred Meyer has become the commercial and social center of downtown. People meet in that complex, which challenges the Central Business District as the center of the downtown. We need to draw people back to the downtown.

MYERS thanked and expressed appreciation to DOAN for the information provided in his presentation.

WALTER commented that it is always referenced as the “Train Station”, and that she thinks it should be referenced as the “Transit Station”. There will be major utilizers of it in the downtown housing area.

DOAN noted that there has been a lot of interest in it from a regional perspective. They are frustrated with the limited access to the Station.

**2) 2004 Comprehensive Plan Update / Including Rezone Applications (Deliberation)**

RYAN WINDISH reviewed for the Commissioners the Comprehensive Plan Rezones via power point presentation, outlined as follows:

***Comprehensive Plan Rezones (Follow-Up)***

- *East Sumner Neighborhood Plan*
- *7306 Orting Hwy.*
- *1418 Wood Avenue*
- *15516 Elm Street*
- *5221 160<sup>th</sup> Avenue*
- *901 Wood Avenue*
- *6006 / 6004 Bock Ave.*

WINDISH further discussed the rezones, using as an aid the various Proposed Action Maps (*East Sumner Neighborhood Plan; 7306 Orting Hwy.; 1418 Wood Avenue; 15516 Elm Street; 5221 160<sup>th</sup> Avenue; 901 Wood Avenue; 6006 / 6004 Bock Ave.*).

MYERS asked with regard to the 15615 rezone, whether Staff had talked to the owner?

WINDISH stated that they had talked to one owner who definitely wanted it to be single family residential.

MYERS asked if a letter could be sent to the others?

WINDISH responded that it could.

WINDISH moved on to 5221 160th Ave. (Crescent Meats). The proposal is to rezone it from light industrial to high density residential. Through discussions, it is contract rezoned light industrial with conditions. The conditions are that it is to only be used as a meat packing facility. It would not be non-conforming, but conforming to the zone. We asked for other changes to the property as well, such as clean up, painting, etc., however, after visiting the site, we removed some of the conditions as the site looks pretty good. The conditions focus on the stream and the buffer now (*a 50 foot buffer to be planted over time*), which is reflected in the comments. Similar contracts exist near other

waterways. It is a very restrictive piece of property. If someone were to come in and redevelop, they would have to recognize the buffer. It was a reasonable compromise.

POWERS asked if Staff had talked to the owner and discussed what has been presented tonight?

WINDISH indicated that he has contacted the owner, but has yet to hear back. The focus of it has been explained verbally, however, there is not an agreement in writing yet.

GANZ asked if they would be able to expand, or if they are locked into where they are now?

WINDISH stated that this does not keep them from expanding physically, or in terms of intensity, although the site is pretty restricted.

WINDISH moved on to 901 Wood Ave. (United Methodist Church). The owner asked that the rezone not be considered.

With regard to 6004 / 6006 Bock Avenue, it was originally put forth by the contract owner of the property. The developer is no longer under contract. They will probably be looking at a different developer. The property owner will come forward with a rezone request.

WINDISH concluded the Comprehensive Plan Alternatives as follows:

***Comprehensive Plan Alternatives***

- *Ground-related housing for all Multi-family zones*
- *No small multi-plex in LDR zones*
- *Prohibit Franchise Architecture in City-wide and drive-thru limits*
- *Change growth allocation to match historic growth rate*
- *Review Accessory dwelling unit allowance*

MYERS asked Staff if there would be a workshop on the 17<sup>th</sup> of February?

WINDISH indicated that there would be, but that it would have no real format.

MYERS stated that he would like another study session on this material.

WINDISH suggested scheduling a study session for March 3, 2005. He indicated that they could then make their decision on the third Thursday of the month.

WALTER commented that she appreciated tonight's presentation, and that it was very helpful. She further commented that she feels like we all need a little time to work with it.

MYERS asked Staff what their recommendation was?

WINDISH stated that Staff would be recommending Alternative "A".

WINDISH stated that there is at least one person that would like to make public comment this evening.

MYERS directed those who wish to make comment public to come forward.

RON SCHMITZ appeared. He is a partner with brother and another person who has been affected for over a year now by the moratorium. This has cost them quite a bit of money, as he discusses in his letter (*submitted letter*). He would like the Planning Commission to encourage Council to lift the moratorium. He is discouraged that the Planning Commission wants to take more time to review this at this point. His family has been property owners here since 1947. Both brothers live in town. He would like to get going on these projects.

KATHY HAMMED, 927 Willow Street appeared. She commented on the document in response to the public workshops. She asked whether it is a "complete" document. She personally sent in two letters and one e-mail, and notes that they are not listed in that document. She also knows that others have comment, however, she does not see those in there either. She has them at home.

BUSH also noticed that one letter referred to an e-mail that appears to be missing.

WINDISH stated that it is suppose to have all comments in there, and apologized for the missing letters and e-mail.

HAMMED thanked the Planning Commission.

### **NEW BUSINESS**

There was no new business.

### **CORRESPONDENCE**

WINDISH stated that they received a letter from Mr. Schmitz (*as discussed above in public comment*).

### **COMMISSIONER COMMENTS**

GANZ commended the citizens of Sumner for their participation in this process, and commented that it has been very helpful.

MYERS reiterated that we need to get busy on the signs, both internal and on the State highway. There is nothing indicating to truck drivers which way they should go. Truck drivers will take the routes that are easiest for them, if given a sign directing them to it. MYERS further stated that he did not get the opportunity to attend Sumner University.

He thanked Staff for their wonderful job.

WALTER concurred with MYERS comment, thanking Staff for a job well done. Further, she too was unable to attend Sumner University.

BUSH had questions for Staff with regard to the two ordinances on Stewart Road and Valley Avenue. Are we going to acquire that property?

WINDISH stated that what it is referring to is that they will be road widening on both Stewart and Valley.

POWERS asked where that would be taking place on Valley.

WINDISH responded that it would be taking place over by the Cannery.

### **STAFF COMMENTS**

WINDISH had the following Staff Comments:

WINDISH had no staff comments, other than to say that *Sumner University* is going well. There will be another one on Tuesday night. The Police Department is also putting on *Citizens Academy*.

### **ADJOURNMENT**

**MYERS motioned to adjourn the meeting at 8:59 p.m. POWERS seconded the motion and it passed unanimously.**

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Ryan Windish, AICP  
Senior Planner