



## NOTICE OF APPLICATION AND PUBLIC HEARING

Notice is hereby given that the City of Sumner Planning Commission will hold a public hearing on a proposed update to citywide regulations related to **Small Subdivisions and Pipestem Lots**, as described below. The public may provide written comments before the deadline of **January 20, 2023** to [anssi@sumnerwa.gov](mailto:anssi@sumnerwa.gov). The public has the right to review the contents of the official file for the proposal, provide written comments, participate in the public hearings/meetings, and request a copy of the final decision.

**Proposal Name:** UPDATE OF CITY REGULATIONS – Small Subdivisions and Pipestem Lots

**Proposal Description:**

Proposed update to regulations in the Subdivision Code and Zoning Code to raise the threshold for a short subdivision to 9 lots, allow pipestem lot short subdivisions to have up to 4 lots, to update access standards to allow a shared driveway for up to 4 dwellings and allow a narrow private drive aisle for up to 9 dwellings. Proposed code changes also include: Allowing pipestem lot sizes and building height to be the same as other lots in the zone, and adjusting setbacks for pipestem lot development, and establishing a maximum lot size for new single-family dwellings in Medium- and High-Density Residential zones. There is no project associated with this proposed code update.

**Location / Parcel(s) #:** City-wide  
**Permit Application #** CTA-2022-0005

**Applicant/Rep:** City of Sumner

**Hearing Date and Time:** February 2, 2023 at 6:00pm

**SEPA Environmental Review:** DNS (Determination of Non-Significance) was issued on **December 7, 2022**.

**Hearing Location & Virtual Meeting Link:** This meeting will be a HYBRID meeting allowing in-person attendance or attendance virtually via the meeting link below.

**Sumner City Hall, City Council Chambers, 1104 Maple Street, Sumner WA  
OR**

**Join Zoom Meeting:**

<https://sumnerwa-gov.zoom.us/j/84922454873>

**Meeting ID: 849 2245 4873**

**Or by Phone: 253-215-8782 (Tacoma)**

**Comment Period:** Written comments due: **January 20, 2023 at 5:00 pm**, or oral comments taken virtually or in person during the public hearing. Submit written comments to [anssi@sumnerwa.gov](mailto:anssi@sumnerwa.gov), Sumner Community Development Dept.

**Associated Documents:** Click this link to view documents: <http://sumnerwa.gov/category/public-notice/>

**Other Required Approvals:** Planning Commission, City Council, and other state and federal standards.

**Staff Contact:** Comments/questions: Ann Siegenthaler 253-299-5520 or [anssi@sumnerwa.gov](mailto:anssi@sumnerwa.gov)

**Date of Application:** Date of Complete Application: 11/28/22

**Date Issued/Published:** **January 10, 2023**