



## NOTICE OF APPLICATION and PUBLIC HEARING

Notice is hereby given that the City of Sumner PLANNING COMMISSION WILL HOLD A PUBLIC HEARING on an **update to Sumner Municipal Code & Zoning Code-Housing Regulations** as described below. **Written comments are due by March 27, 2024 by 5:00 pm** to [anssi@sumnerwa.gov](mailto:anssi@sumnerwa.gov) or comment at the public hearing. 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.

<b>Proposal Name:</b>	<b>2024 SUMNER COMPREHENSIVE PLAN AMENDMENTS – HOUSING REGULATIONS</b>
<b>Proposal Description:</b>	
<p>The City of Sumner is updating its Comprehensive Plan to meet the requirements of the Washington State Growth Management Act and other regional policies. As part of this update, the City will amend its Development Regulations to comply with new State requirements to accommodate housing capacity and affordability. Proposed regulations include:</p> <ul style="list-style-type: none"> <li>• Update definitions for consistency with State housing guidelines.</li> <li>• Allow 2 Accessory Dwelling Units (ADUs) per lot in residential zones.</li> <li>• Relax most ADU limits per State guidelines (setbacks, height, parking).</li> <li>• Allow for two dwelling units per lot (e.g. duplex) in residential zones.</li> <li>• Allow 3-plex and 4-plex units on largest single-family lots (LDR-8.5 &amp; LDR-12 zones).</li> <li>• Require Conditional Use Permit for any Permanent Supportive Housing and Transitional Housing over 2 dwellings per lot, locate no closer than 880 feet from another.</li> <li>• Affordable housing apartments on church properties allowed in residential zones through a Planned Residential Development permit.</li> <li>• Prohibit new single-family development in high-density residential zones (maintain for multifamily)</li> <li>• 3-story apartments allowed in medium density residential zones throughout the city.</li> <li>• Increase density in Medium Density Residential zone from 15 du/ac to 17-22 du/ac.</li> <li>• Town Center Plan area Multifamily Tax Exemption: Offer MFTE tax credits <i>only</i> for multifamily affordable housing, or require 20% of units in all multifamily housing developments must be affordable units.</li> <li>• East Sumner Neighborhood Multi-Family Tax Exemption: Expand MFTE (tax incentive) to create <i>incentives</i> for affordable housing, or <i>require</i> all multifamily housing developments in East Sumner Neighborhood to include a minimum percentage of affordable units.</li> <li>• Possible impact fee reductions or waivers for ADUs and/or religious organizations’ affordable housing developments.</li> <li>• Displacement provisions: Add provisions to assist low income residents who may be displaced. Options under consideration include: Require developers to pay relocation assistance, City establish a protective manufactured home park zone, require landlords to provide “just cause” for eviction, written notice, notice of intent to sell, and/or City provides residents with information on County and State assistance resources.</li> </ul> <p>More detailed information on proposed policy and code changes is contained in the Draft 2024 Comprehensive Plan documents for the Environment Element, located on the City’s website at: <a href="https://connects.sumnerwa.gov/planning-sumners-future">https://connects.sumnerwa.gov/planning-sumners-future</a> or scan the QR code:</p>	
	
<b>Location / Parcel(s) #:</b>	City-wide
<b>Permit Application #</b>	CTA-2024-0001
<b>Applicant/Rep:</b>	City of Sumner
<b>Hearing Date and Time:</b>	April 4, 2024 at 6:00pm

<b>SEPA Environmental Review:</b>	The Comprehensive Plan Draft Environmental Impact Statement (DEIS), evaluating potential impacts of proposed policy and regulation changes, was issued on March 1, 2024.
<b>Hearing Location / Zoom Virtual Meeting Link:</b>	The public is welcome to attend this meeting in-person at Sumner City Hall Council Chambers 1104 Maple Street, or virtually by using the meeting access link below. <b>JOIN VIRTUALLY VIA ZOOM MEETING:</b> <a href="https://sumnerwa.gov.zoom.us/j/85115707843">https://sumnerwa.gov.zoom.us/j/85115707843</a> Or by phone: 12532158782 (Tacoma) Webinar ID: 851 1570 7843
<b>Comment Period:</b>	Written comments due: <b>March 27, 2024 by 5:00 pm</b> , or oral comments taken during the public hearing. Submit written comments to <a href="mailto:anssi@sumnerwa.gov">anssi@sumnerwa.gov</a> , or Sumner Community Development 1104 Maple Street, Sumner WA 98390.
<b>Associated Documents:</b>	Click this link to view documents: <a href="https://sumnerwa.gov/public-notice/">https://sumnerwa.gov/public-notice/</a>
<b>Other Required Approvals:</b>	City Council, Puget Sound Regional Council, Dept of Commerce, other agencies.
<b>Staff Contact:</b>	Direct questions to: Ann Siegenthaler, Community Development Department, 253-299-5520 or <a href="mailto:anssi@sumnerwa.gov">anssi@sumnerwa.gov</a>
<b>Date of Application:</b> 02/15/24	Date of Complete Application: 02/22/24
<b>Published/Posted/Mailed:</b>	March 12, 2024
<i>La ciudad de Sumner usa Language Line para ofrecer servicios de traducción para muchos idiomas comunes, entre ellos español y lenguaje de señas americano. Para usar este servicio, comuníquese con los funcionarios municipales por teléfono o en persona y pregunte por "Language Line." Entonces configuraremos el servicio de traducción para usted.</i>	