



## MEMORANDUM

DATE: February 23, 2024  
TO: Project file #CTA-2024-0001  
FROM: Ann Siegenthaler, Senior Planner  
RE: **2024 Comprehensive Plan Update – Housing Regulations**

### BACKGROUND / WHY THE AMENDMENTS ARE BEING PROPOSED

The State Growth Management Act (GMA) requires cities to complete a “10-year periodic update” to their Comprehensive Plans. Currently underway, this 10-year update will involve extensive revisions to the Comprehensive Plan (Comp Plan) and regulations to reflect new State laws and changes that have occurred over the last decade. In the last few years, the State has adopted numerous legislative mandates related to housing, intended to address issues with housing capacity and housing affordability. Sumner’s updates are intended to respond to these new State requirements.

### DESCRIPTION OF PROPOSAL

The City is proposing to amend development regulations related to housing to implement State requirements and the policies of the Comprehensive Plan. This proposal includes new/revised regulations such as:

- Update definitions for consistency with State housing guidelines.
- Allow 2 Accessory Dwelling Units (ADUs) per lot in residential zones.
- Relax most ADU limits per State guidelines (setbacks, height, parking).
- Allow for two dwelling units per lot (e.g. duplex) in residential zones.
- Allow 3-plex and 4-plex units on largest single-family lots (LDR-8.5 & LDR-12 zones).
- 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.
- Affordable housing apartments on church properties allowed in residential zones through a Planned Residential Development permit.
- Prohibit new single-family development in high-density residential zones (maintain for multifamily).
- 3-story apartments allowed in medium density residential zones throughout the city.
- Increase density in Medium Density Residential zone from 15 du/ac to 17-22 du/ac.
- Town Center Plan area Multifamily Tax Exemption: Offer MFTE tax credits *only* for multifamily affordable housing, or require 20% of units in all multifamily housing developments must be affordable units.
- East Sumner Neighborhood Multi-Family Tax Exemption: Expand MFTE (tax incentive) to create *incentives* for affordable housing, or *require* all multifamily housing developments in East Sumner Neighborhood to include a minimum percentage of affordable units.

- Possible impact fee reductions or waivers for ADUs and/or religious organizations' affordable housing developments.
- 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.

More detailed information on proposed policy and code changes is contained in the Draft 2024 Comprehensive Plan documents for the Historic & Cultural Resources Element, located on the City's website at: <https://connects.sumnerwa.gov/planning-sumners-future>.

### **OPPORTUNITIES FOR PUBLIC & AGENCY COMMENTS**

A public hearing with the Planning Commission is scheduled tentatively for April 2024. The City Council will also hold a public hearing.

### **EXHIBITS**

The proposed changes to the Draft 2024 Comprehensive Plan and related development regulations are being developed and are under review by the Planning Commission. Draft policies and codes are subject to change during Commission review; however current proposals are available for review on the City's website at: <https://connects.sumnerwa.gov/planning-sumners-future>.