



**REPORT TO THE HEARING EXAMINER**  
*From the DEVELOPMENT SERVICES DEPARTMENT*

**Project:** Sumner Public Library

**Project Number:** DA-2024-0001

**Applicant:** Pierce County  
Library District –  
3005 112th Street E,  
Tacoma, WA 98446  
- Christina Neville-  
Neil  
Contact: Ko Wibowo

**Project Address:** 15216 Main Street E, Sumner, WA 98390.  
Parcels 0520193060, 0520197014, 0520197015

**Project Components:** Conditional Use Permit, SEPA, East Main Modification,  
Development Agreement, Civil and Building permits.

**Date of Hearing:** Wednesday November 20<sup>th</sup>, 2024, at 10AM. The city is  
conducting this public meeting using a hybrid model. The public  
is welcome to attend this meeting in-person at City Hall Council  
Chambers or virtually by using the meeting access link below.  
<https://sumnerwa-gov.zoom.us/j/82417941607>

**Staff Representative:** Scott Waller, Senior Planner.

**Description:** The site is made up of three parcels totaling approximately 1.7 acres, the  
parcels will be consolidated into one lot for the new Sumner Public  
Library building. The building will be approximately 17,500 SF with  
additional associated site development. Site development will include  
the East Main Street frontage and on-site parking on the south side of  
the site, lighting, landscaping and stormwater management.

**Recommendation:                   APPROVE**



## 1. BACKGROUND

### a. Site Location

The project occurs over three parcels all fronting on East Main Street. The site has previously included residential and commercial uses. The site is relatively flat and does include some contaminated soils. The Library is currently working with Department of Ecology to receive a No Further Action related to the site clean up. All parcels are located in Sunner's East Main Street Design Strategy area. The East Main Street area includes requirements for wider sidewalks and uses cross access connections instead of individual driveways for vehicular access.

### b. Vicinity Description

The site is located primarily in the General Commercial zone with a section at the south end of the site within the Low Density Residential 8,500 zone and is in the vicinity of the following land uses:

- \* **North:** Main Street is located along the north end of the site, across the street is zoned General Commercial and currently includes a variety of restaurants, retail and multifamily uses.
- \* **East:** Zoned General Commercial at the north end of the site and currently includes professional offices and personal service uses. The

south end of the property abuts a Low Density Residential zone and currently has single family residential dwellings.

- \* **South:** Zoned Low Density Residential and currently has single family residential dwellings.
- \* **West:** Zoned General Commercial at the north end of the site and currently includes a funeral chapel. The south end of the property abuts a Low Density Residential zone and currently has single family residential dwellings.

## 2. ENVIRONMENTAL REVIEW

### State Environmental Policy Act (SEPA) Review

*SEPA review is currently underway (SEPA-2024-0018). Staff would request that the hearing remain open specifically for the SEPA process to be finished and the SEPA decision to be issued. Once a SEPA decision is issued, it along with any other documents/comments will be forwarded to the Hearing Examiner.*

## 3. PHYSICAL FEATURES

### a. Topography and Hydrology

The site is predominantly flat and includes remnants of previous development. There are no designated shorelines as defined by the Sumner Shoreline Master Program within 200 feet of the boundaries of the site per Sumner's Shorelines Map. Additionally, there are no wetlands on the site as defined by the National Wetlands Inventory or the 2007 City of Sumner Wetland Inventory Map. There is some contaminated soil that is currently in the process for remediation and will be seeking a no further action determination from Department of Ecology.

### b. Public Access and Utility Features

The proposed development will not have any driveways or curb cuts since this is located in the East Main street area and vehicular access will come from the cross access corridor off 153<sup>rd</sup> Ave Ct E. The City of Sumner provides water, sewer and storm services to the site with PSE providing power.

## 4. NOTICE

The proposed conditional use permit is classified as a Type V decision in accordance with Sumner Municipal Code (SMC) 18.56.030(H).

**a. Notice of Application**

The Notice of Application was posted on site, posted at Sumner City Hall, mailed to all property owners within 500 feet, posted on Sumner’s website and published in the official city newspaper, the *Courier Harold* on November 4th, 2024 in accordance with SMC 18.56.

**b. Notice of Public Hearing**

The Notice of Public Hearing was posted on site, posted at Sumner City Hall, mailed to property owners within 500 feet, posted on Sumner’s website and published in the official city newspaper, the *Courier Harold* on November 4th, 2024 in accordance with SMC 18.56.

**5. COMPREHENSIVE PLAN**

The subject site is zoned General Commercial and Low Density Residential and within the East Main Street Design Strategy area. The Sumner Comprehensive Plan includes numerous policy statements related to this proposal.

**a. Land Use Sub-Element**

Policy 1.1 Ensure that appropriate transitions so that more intensive uses do not adversely impact adjacent uses.

1.1.1 Maintain the design guidelines and ordinances to achieve compatible and attractive new residential, commercial, and industrial uses.

1.1.2 Maintain zoning and subdivision regulations to ensure adequate setbacks, landscaping, and buffering are required where land use conflicts and impacts may occur.

Policy 1.3 Through the Land Use Plan and Community Character Element, strive to balance residential, commercial, industrial and public land uses.

Policy 1.7 Ensure new development is consistent with the policies of this Plan through implementation of regulations, programs, and project specific review.

**b. Economic Development Element**

Policy 1.1 Provide adequate land for different kinds of businesses and development to support this element.

### **Community Character Element**

Policy 1.1 Encourage development which enhances the human, pedestrian scale, creating a sense of community and place.

Policy 1.2: Endeavor to maintain a complete community, consistent and compatible in character and design, containing housing, shops, work places, schools, parks, civic facilities, and community services essential to the daily life of residents.

Policy 5.1 In reviewing plans and development proposals, consider both long and short term environmental impacts and encourage design which complements the area's natural and cultural features. Natural and significant cultural features should be integrated into the design of the community.

Policy 5.3 Provide appropriate infrastructure to ensure environmental quality.

Policy 5.4 Promote the efficient use of renewable resources, water and energy through the use of natural drainage, indigenous landscaping, energy efficient siting and building construction, and recycling.

### **c. Transportation Element**

Policy 3.6 Provide a highly interconnected network of streets, sidewalks, bicycle lanes, and trails for ease and variety of travel.

To achieve an interconnected street network, the City should:

- Require new development to provide full or partial street improvements, where such streets will expand, complement or improve access to the larger street network, consistent with existing development patterns and environmental constraints;

Goal 4 Promote use of alternative transportation modes by providing an interconnected system of pedestrian and bicycle facilities.

Policy 4.3 Sidewalks will be provided on both sides of all City streets unless special circumstances, such as topography or environmental

constraints, make it cost prohibitive as determined by the Public Works Director.

**6. ZONING**

**SMC 18.16.010 Purpose**

*B. The commercial districts are established to provide appropriately located areas for office uses, retail stores, service establishments, and wholesale businesses, offering commodities and services required by residents of the city and its surrounding market area. In addition to this purpose, each commercial district has its own specific and unique intent as follows:*

*2. GC, General Commercial District. The GC district is intended to provide for retailing and other commercial services that serve the large market area surrounding the Sumner community. In this respect, GC district regulations are intended to accommodate conventional commercial development that is typical to urban areas such as shopping centers, commercial malls and office complexes. Such commercial developments usually rely upon the automobile as their principal source of access.*

**18.16.020 Principal and conditional uses.**

*The following table details permitted and conditionally permitted uses in the commercial districts. Where a “P” is indicated, the respective use in the same row is permitted in the zone classification in the same column. Where a “CUP” is indicated, the respective use in the same row is conditionally permitted in the zone classification in the same column. A conditional use permit shall be required and in full force and effect in order to establish the conditional uses. Where a “PRD” is indicated, the respective use in the same row is permitted through a planned residential development. A planned residential development shall be required and in full force and effect in order to establish the use.*

		<i>NC</i>	<i>GC</i>	<i>IC</i>
<i>39.</i>	<i>Public facilities</i>	<i>CUP</i>	<i>CUP</i>	<i>CUP</i>

**SMC 18.12.010 Purpose**

*The purpose of this district is to stabilize and preserve low density residential neighborhoods, to create a stable and satisfying environment for family life and to prevent intrusions by incompatible land uses. (Ord. 1694 § 1, 1995)*

**18.12.040 Conditional uses.**

*J. Public facilities;*

## 7. SUMMARY OF PROPOSED DEVELOPER AGREEMENT

The specific criteria found in SMC 18.20.020(F) are summarized as follows:

1. **Project components which define and detail the permitted uses, residential densities, nonresidential densities and intensities or building sizes**

*The proposed project includes details well beyond a conceptual level design and clearly outline the proposed use as a Public Library. Plans have been submitted showing conceptual site work including storm water, parking, lighting, and landscaping. Building elevations and renderings have also been submitted.*

2. **The amount and payment of impact fees imposed or agreed to in accordance with any applicable provisions of state law, any reimbursement provisions, other financial contributions by the property owner, inspection fees, or dedications**

*The Developer Agreement addresses project impact fees in section 2(f).*

3. **Mitigation measures, development conditions and other requirements of chapter 43.21C RCW**

*The proposed Development will comply with the SEPA decision and its mitigating measures.*

4. **Design standards such as architectural treatment, maximum heights, setbacks, landscaping, drainage and water quality requirements and other development features**

*The Library has provided renderings and elevations of each façade and discussed the buildings design elements. The included exhibits provide information on the building and site design.*

5. **Provisions for affordable housing, if applicable**

*Not applicable as this is a Library development.*

6. **Parks and common open space preservation**

*While this is not entirely relevant as this is for a Library development the project does include pedestrian spaces along Main Street and behind the building as shown in the site plans.*

7. **Phasing**

*The proposed developer agreement does not propose a phased project.*

8. **A build-out or vesting period for applicable standards**

*Vesting is discussed in section 2(g) of the included development agreement.*

9. **Any other appropriate development requirement or procedure which is based upon a city policy, rule, regulation or standard.**

*The proposed development agreement along with its exhibits provides a comprehensive coverage of the proposal and the applicable regulations. This proposal must also obtain a Conditional Use Permit, ROW dedication, Boundary line adjustment/lot consolidation and applicable Civil and Building permit(s) and each of these items are addressed in the proposal.*

**8. STAFF RECOMMENDATION**

*Proposal DA-2024-0007 for a Development Agreement for the new Sumner Public Library should be recommended for APPROVAL by the Sumner Hearing Examiner to Sumner's City Council.*

**Exhibits:**

- A. Draft Development Agreement
- B. Site Plan
- C. Landscape Plan
- D. Architectural Plans