



# City of Sumner

## Zoning Code Text Amendment

### Supplemental Application

Community Development  
1104 Maple Street, Suite 250  
Sumner, WA 98390  
Tel. (253)299-5530  
[www.sumnerwa.gov](http://www.sumnerwa.gov)

#### 1. Description of the requested code amendment

The Zoning Code text amendment would create a Manufactured Home Park (MHP) overlay district that would limit the future use of the land to being only a MHP.

#### 2. An explanation of why the amendment is being proposed including specific areas needing change.

In January the City Council adopted the 2024 Comprehensive Plan Periodic Update as required by the state Growth Management Act (GMA). The 2024 Comprehensive Plan contains anti displacement policies to protect households and individuals from being displaced by new construction or redevelopment. Displacement mitigation and consideration is required by GMA (RCW 36.70A.070) and is to focus on preservation of affordable housing options for vulnerable communities

#### 3. Proposed amendatory language in a strikeout/underline format (~~strikeout~~/underline)

##### Chapter 18.34

##### MANUFACTURED HOME PARKS AND OVERLAY ZONE

##### Sections:

18.34.010 Applicability.

18.34.020 Permitted locations.

18.34.030 Conditional uses.

18.34.040 Submittal requirements.

18.34.050 Park development standards.

18.34.060 Manufactured home site standards.

18.34.070 Nonconforming parks, site.

18.34.080 Operation and maintenance of manufactured home parks.

18.34.090 Manufactured Home Park Overlay Zone.

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Section 8. New Section. A new section, 18.34.090 “Manufactured Home Park Overlay Zone” is hereby added to the Sumner Municipal Code to read as follows:

##### 18.34.090 Manufactured Home Park Overlay Zone.

A. The Manufactured Home Park (MHP) Overlay Zone is intended to promote the retention of manufactured home parks as a source of affordable detached single-family and senior housing. This classification is assigned to certain existing manufactured home parks which contain leased home sites, as opposed to fee simple owned lots, and as such are more susceptible to future redevelopment

The Manufactured Home Park Zone Overlay shall apply to Medium Density and High Density Residential zones and limits development to manufactured home parks unless an exception is granted per subsection C of this section, or until a comprehensive plan and zoning amendment for another type of land use is requested, considered and adopted.

B. The following existing manufactured home parks inclusive of all associated parcels, shall be designated on the official Zoning Map per SMC 18.06.020 as Manufactured Home Park Overlay Zones:

1. Crystal Springs Mobile Home Park ;
2. Double A Mobile Manor
3. Summerville Estates

C. Use Exception: A manufactured home park owner may request a use exception from the application of the MHP Overlay Zone to their property following the procedures for a Type VI.a land use decision established in chapter 18.56 SMC. The City Council may approve a use exception if the property owner demonstrates:

1. the MHP Overlay Zone prevents reasonable use of the subject property; or
2. the uses authorized by the MHP Overlay Zone are not economically viable.

If the request is approved by the City Council, then the property shall revert to its previous zoning designation without further action by the City Council. Subsection D of this section sets forth additional requirements for the owner regarding relocation assistance.

D. The owner shall submit to the director a relocation plan detailing, at a minimum, the pertinent laws (City, County, of State), an explanation of tenant rights according to State law, a list of sources of assistance (governmental, financial, etc.), available vacant spaces within the mobile/manufactured home park, a list of nearby parks with available spaces, and a list of companies that move manufactured or mobile homes.

E. Residents within a manufactured home subdivision or park may request a change in zoning to the director that would establish a MHP Overlay Zone designation if there is a potential sale or change that would lead to the displacement of residents. The request for change in zoning shall follow procedures and criteria as set forth in SMC 18.52.

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4. An explanation of how the proposed amendment implements the comprehensive plan.

The proposed amendments would implement the Comprehensive Plan policies consistent with state law regarding the preservation of manufactured home parks and retain a viable affordable option for low and moderate income households. The amendments directly implement the policy in that it is a tool to protect against displacement as land becomes more valuable and the redevelopment of existing MHPs to other uses such as high density multifamily becomes more profitable. In addition, the amendments would also create an opportunity for the MHP to be resident owned and managed. Further creating certainty for residents that their housing situation would remain affordable into the future.