



City of Sumner Comprehensive Plan Amendment Application

(Please fill out ALL fields unless otherwise noted)

File Number: CPA-2025-0002

Site/Project Address (if available):		Parcel #: 0520301060, 0520301029, 0520301023, 0520292031, 0520292030, 0520292020, 0520292028		
Owner: Orton Apartments L.L.C., c/o Tarragon L.L.C.	Phone: (206) 233-9600	Email: GSatterwhite@tarragon.com		
Owner Address: 601 Union Street Suite 3500		City: Seattle	State: WA	Zip: 98101
Surveyor/Engineer/Contractor: n/a		Phone:	Contractor License Number:	
Address:	Email:	City:	State:	Zip:
Contact Person:	Phone:	Fax:		
Contact Address:	Email:	City:	State:	Zip:

Description of Project:

Request to change the Comprehensive Plan Map Designation of the the seven (7) subject parcels from 'Low Density Residential' designation to 'Medium Density Residential' designation.

Supporting Materials Required:

Office **Applicant - (please check off all "applicant" boxes)**

- | | | |
|-------------------------------------|---|---|
| <input type="checkbox"/> | TEXT ONLY AMENDMENT: Supplemental Information | 2 - Paper Copies |
| | <ul style="list-style-type: none"> Proposed amendments to text in a strikeout/underline format (strikeout/<u>underline</u>) Description of proposal and response to criteria (see page 2) Required fee \$2,600 for Comprehensive Plan Amendment | |
| <input checked="" type="checkbox"/> | Comprehensive Plan Map Amendment | 2 - Paper Copies (Min: 8"x11.5"; Max: 11" x 17") |
| | <ul style="list-style-type: none"> Description of proposal and response to criteria (see page 2) Show Existing Map Designation and Proposed Map Designation Property lines Existing public and private roads Features such as wetlands, rivers, streams, slopes Required fee \$2,600 for Comprehensive Plan Amendment and \$3,000 if Zoning Map amended | |
| <input type="checkbox"/> | Other information as applicable | |
| <input checked="" type="checkbox"/> | PDF copy of all submitted materials | |

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

DocuSigned by: Dennis L. Rattie, President, Tarragon L.L.C.,
Dennis L. Rattie Authorized Representative of Orton Apartments L.L.C.

2/20/2025

DATE: ____/____/____

SIGNATURE OF OWNER / AUTHORIZED AGENT

PLEASE PRINT NAME

**COMPREHENSIVE PLAN AMENDMENT
SUPPLEMENTAL INFORMATION
(Please attach additional pages if needed.)**

A. DESCRIPTION OF THE PLAN AMENDMENT BEING REQUESTED:

Request to change the Comprehensive Plan Map Designation of the the seven
(7) subject parcels (see map attached) from 'Low Density Residential'
designation to 'Medium Density Residential' designation.

B. why is the amendment being proposed? Provide specific areas of the comprehensive Plan needing change.

The 7 parcels are within the Urban Growth Area and City of Sumner's Potential
Annexation Area. The amendment is being proposed to approximately align the
City of Sumner Comprehensive Plan designations with the Pierce County zoning
designation and Comprehensive Plan designation for the 7 parcels highlighted in
the attached map to improve clarity and planning consistency.

C. HOW DOES THE PROPOSED AMENDMENT MEET THE FOLLOWING CRITERIA?

[Only those amendments which are found to be in substantial compliance with all criteria shall be approved (SMC 18.56.147(N))]

- 1. Is the amendment necessary to resolve inconsistencies between the Sumner Comprehensive Plan and other City plans or ordinances; or, to resolve inconsistencies between the Sumner comprehensive plan and other jurisdictions' plans or ordinances?**

Yes, the amendment would resolve the inconsistency between the Sumner and
Pierce County comprehensive plans. The subject parcels are located within
the City of Sumner's Potential Annexation Area.

The parcels are currently zoned as 'Community Center' by Pierce County.
'Community Center' density and uses roughly correspond to the City of Sumner
'Medium Density Residential' zoning designation, and not 'Low Density
Residential'.

- 2. Have conditions so changed since the adoption of the Sumner Comprehensive Plan that the existing goals, policies, objectives, and/or map classifications are inappropriate?**

Yes, Pierce County Ordinance No. O2024-559s2, formally adopting an update to the Pierce County Comprehensive Plan, was approved on December 3, 2024 and took effect on February 15, 2025.

The current City of Sumner map classification for the area is not consistent with Pierce County's Comprehensive plan and improving alignment with the County's Comprehensive Plan supports a coordinated approach to growth management, infrastructure planning, and housing development.

- 3. Is the proposed amendment consistent with the overall intent of the goals of the Sumner Comprehensive Plan?**

Yes, aligning City of Sumner and Pierce County comprehensive plan zoning designations supports Sumner's goals by ensuring that land use decisions are made in a coordinated and consistent manner.

Aligning zoning designations with regional plans supports economic development by creating a stable and predictable environment for businesses and developers. This consistency helps to attract investment, create jobs, and promote a vibrant local economy, which is in line with the economic development goals of the City of Sumner Comprehensive Plan.

- 4. Is the proposed amendment consistent with chapter 36.70A RCW (Growth Management Act), the County-wide Planning Policies for Pierce County, and the applicable Multi-county planning policies (VISION 2020).**

Yes, chapter 36.70A RCW mandates that cities and counties plan for growth in a coordinated manner to ensure sustainable development and efficient use of resources. County-wide Planning Policies (CWPPs) establish guidelines for land use and housing, therefore matching Sumner's zoning designations with Pierce County's Comprehensive Plan ensures adherence to CWPPs, facilitating a coordinated approach to regional growth and development. VISION 2020 outlines goals and policies for sustainable growth across multiple counties in the Puget Sound region. Aligning zoning designations with the Pierce County Comprehensive Plan ensures that Sumner's planning efforts are consistent with VISION 2020's goals of creating vibrant, livable communities, and supporting regional economic development.

- 5. If an amendment to the Comprehensive Plan Map is proposed, is the proposed designation adjacent to property having a similar and compatible designation? Is the subject property of sufficient size? Are other conditions present?**

Yes, the Subject Parcels' area is over 10 acres, which is sufficient size to support the proposed zoning designation and intended land use.

The Interchange Commercial designation of adjacent properties to the North is compatible and ensures a harmonious and cohesive development pattern.

- 6. Have environmental impacts been disclosed, and measures been included to reduce possible adverse impacts?**

Yes, a Major SEPA application and SEPA checklist has been submitted identifying any potential environmental impacts and measures to reduce the possible adverse impacts.

7. Have potential ramifications of the proposed amendment to other Comprehensive Plan elements and supporting plans been considered and satisfactorily addressed?

Yes, the proposal would not require any text amendments or changes to other Comprehensive Plan elements or supporting plans.

[illegible]