



# City of Sumner Zoning Text Amendment Application

(Please fill out ALL fields unless otherwise noted)

Community Development  
1104 Maple Street, Suite 250  
Sumner, WA 98390  
Tel. (253)299-5530 Fax: (253)299-5539  
[www.ci.sumner.wa.us](http://www.ci.sumner.wa.us)

File Number: CTA-2025-0003

Site/Project Address (if available): CITY-WIDE		Parcel #: CITY-WIDE		
Owner: CITY OF SUMNER- CD	Phone:	Email:		
Owner Address: 1104 MAPLE STREET		City: SUMNER	State: WA	Zip: 98390
Surveyor/Engineer/Contractor: NA		Phone:	Contractor License Number: NA	
Address: NA	Email:	City:	State:	Zip:
Contact Person: CRISSANDA WALKER, ASSOCIATE PLANNER	Phone: 253.299.5523	Fax:		
Contact Address: 1104 MAPLE STREET	Email: CRISSANDAW@SUMNERWA.GOV	City: SUMNER	State: WA	Zip: 98390

## Description of Project:

This zoning code text amendment would amend Title 18 Sumner Municipal Code – Zoning for consistency with legislation passed by the Washington State Legislature: ESHB 1998 (2024) related to co-living housing, including definitions on shared housing and density regarding sleeping units. This bill requires cities to allow co-living housing as permitted use on all lots that allow at least six multifamily residential units, including on lots that are zoned for mixed-use development.

## Supporting Materials Required:

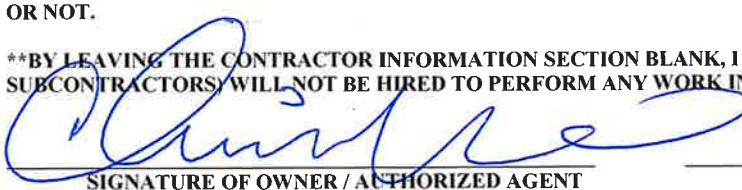
Office Applicant - (please check off all "applicant" boxes)

<input type="checkbox"/>	<input type="checkbox"/> <b>ZONING CODE TEXT AMENDMENT: Supplemental Application</b>	<b>4 - Copies</b>
Responses to the following:		
<input type="checkbox"/> Description of the requested code amendment;		
<input type="checkbox"/> An explanation of why the amendment is being proposed including specific areas needing change;		
<input type="checkbox"/> Proposed amendatory language in a <u>strikeout/underline</u> format ( <u>strikeout/underline</u> )		
<input type="checkbox"/> An explanation of how the proposed amendment implements the comprehensive plan.		
<input type="checkbox"/>	Required fee:	\$1,000 unless during an Annual Comprehensive Plan Amendment Cycle then no fee.
<input type="checkbox"/>	Other information as applicable to evaluate the impact such as traffic analysis, etc. (Staff will request this if needed.)	

**NOTES: this is a city sponsored zoning code text amendment, fees above do not apply**

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.

\*\*BY LEAVING THE CONTRACTOR INFORMATION SECTION BLANK, I HEREBY CERTIFY FURTHER THAT CONTRACTORS (GENERAL OR SUBCONTRACTORS) WILL NOT BE HIRED TO PERFORM ANY WORK IN ASSOCIATION WITH THIS PERMIT. (building permits only)

  
SIGNATURE OF OWNER / AUTHORIZED AGENT

Chrissanda Walker  
PRINTED NAME

DATE: 11 / 21 / 2025



# 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

This zoning code text amendment would amend Title 18 Sumner Municipal Code – Zoning for consistency with legislation passed by the Washington State Legislature: ESHB 1998 (2024) related to co-living housing, including definitions on shared housing and density regarding sleeping units. This bill requires cities to allow co-living housing as permitted use on all lots that allow at least six multifamily residential units, including on lots that are zoned for mixed-use development.

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

The proposal is in direct response to HB 1998-with a required implementation date of December 31, 2025. The areas of change in the SMC title 18 are as follows: ADD DEFINITIONS AND REGULATIONS FOR CO-LIVING HOUSING, AND TO PERMIT CO-LIVING HOUSING IN ALL ZONES THAT ALLOW MULTIFAMILY RESIDENTIAL USES OF SIX DWELLING UNITS OR MORE PER STRUCTURE INCLUDING MEDIUM AND HIGH DENSITY RESIDENTIAL (CHAPTER 18.14), GENERAL COMMERCIAL AND NEIGHBORHOOD COMMERCIAL (CHAPTER 18.16), THE TOWN CENTER CODE (CHAPTER 18.29), THE EAST SUMNER URBAN VILLAGE OVERLAY DISTRICT (CHAPTER 18.30), AND OFF-STREET PARKING AND LOADING (CHAPTER 18.42)

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

See draft Ordinance No. 2953, in review files.

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

See PC staff report dated 12-04-2025, in attachments.