

SULTAN CITY COUNCIL

AGENDA ITEM COVER SHEET

ITEM NO: Discussion Annual Comprehensive Plan Petitions

DATE: August 23, 2007

SUBJECT:
Comprehensive Plan Amendment Applications Update

CONTACT PERSON:
Rick Cisar, Director of  Community Development

BACKGROUND:
In 2002, the City adopted Comprehensive Plan Amendment Review and Public Hearing Procedures as required by RCW 36.70A.130 Comprehensive Plans-Review Procedures and Schedules - Amendments to provide for a process to amend the various elements of the Comprehensive Plan. Amendments to the Plan are typically initiated by property owners, City Council, Planning Board, or City Staff.

This year the City received 2 applications for Comprehensive Plan Amendments. The first Application was prepared by City Staff and proposes Comprehensive Plan Amendments to evaluate the growth strategies in the Comprehensive Plan (Exhibit 4). This petition was reviewed with the Planning Board on June 26, 2007. The second petition was received from Rusty Drivstuen and also requests and evaluation of the growth strategies and removal of the Police Level-of-Service. The petition further requests completion of the Transportation Improvement Plan, Capital Facilities Plan, Police Services, and all other issues related to the Comprehensive Plan under review by consultants be complete this year. (Exhibit 5).

City Staff will be presenting the petitions to the City Council next month as an Action Item and prepare a formal recommendation to the City Council regarding the two petitions received this year (Drivstuen and City) and the petitions received in 2005 (Dalmasso and City).

In 2005, the City received two applications for amendments to the 2004 Comprehensive Plan. One application from Bart Dalmasso (Exhibit 1) to review the zoning designations along US 2 and a second application from City Staff (Exhibit 2) to consider the following:

1. Incorporate the Water, Wastewater and Stormwater plans into the appendix of the Comprehensive Plan as a reference.

2. Update the Urban Growth Area (UGA) based on the final recommendation of the Snohomish County Council and include required plan, regulation, map and policy changes.
3. Review Appendix B: Level of Service (LOS) for Transportation, Parks, Police, water and wastewater etc. to determine if our current standards are adequate and reasonable.
4. Incorporate Sultan School District CFP.
5. Refine Park Element
6. Incorporate 2006 Capital Facility Plan update.
7. Update Map Folio

The two applications were docketed by the City Council on November 9, 2005 and referred to the Planning Commission for review. The cost of amending the Comprehensive Plan, in consideration of the two applications, was estimated at \$35,000. A pending grant application with the Department of Community Trade and Economic Development, unfortunately, was not approved. Therefore, review and consideration of the two petitions was delayed pending additional funding. However, several items in the petition have been completed or are near completion, including or are pending discussion later this year.

1. The Water, Sewer and Storm Sewer plan updates.
2. The Urban Growth area map has been updated to reflected the actions of Snohomish County in 2005 and 2006.
3. The Level of Service Standards for Transportation, Parks, Police, Water and Sewer will be considered after adoption of our current Comprehensive Plan update later this year.
4. The Sultan School District Plan has been approved by the Snohomish County Council and is being scheduled for review by the Planning Board.
5. Updating of the Park Element is under review as part of our current Comprehensive Plan update.
6. The 2007 Capital Facilities Plan has been approved and will be included as part of our Comprehensive Plan Update.
7. The map folio will be updated to include mapping revisions from the current Comprehensive Plan Update, the Shorelines Program, and Utility and Transportation Plan revisions.
8. Review of the State Route 2 zoning designations requested by Mr. Dalmasso will be considered upon completion of our current Comprehensive Plan Update effort.

In March of 2007, the Mayor and City Council received a petition (Exhibit 3) from residents of the Dyer Road and Skywall Drive neighborhoods to delete:

1. The proposed roadway connenction of Dyer Road and Skywall Drive as identified as Proposed Roadway Number 28 on the Transportation Plan Map, and;

2. The proposed sewer pipeline extension on both Dyer Road and Skywall Drive, including the proposed pump station (Number 4) as shown on the Sewer Utility Map.

The Dyer/Skywall roadway connection is currently under review as part of our Transportation Plan Update by Perteet Inc. City Staff is recommending an emergency vehical connection only.

City Staff is also recommending the proposed sewer lines remain in both Dyer Road and Skywall Drive in order to apply for grant funds to assist in the construction of sewer services. The existing septic systems may be required to be eliminated in the future due to potential health problems from septic system failure.

These issues will be discussed and a final decision made during the Plan Update currently underway.

City Staff will be presenting the Petitions to the City Council next month and recommend the City Council to redocket the Petitions received in 2002 (Dalmasso and City) as well as the two petitions received this year (Drivstuen and City).

RECOMMENDED ACTION:

This is a Discussion Item and no Action is requested.

Attachments:

- Exhibit 1 - 2005 Amendment Petition by Dalmasso
- Exhibit 2 – 2005 Amendment Petition by City Staff
- Exhibit 3 - Dyer Road and Skywall Drive Amendment Petition 3/7/06
- Exhibit 4 –2006 Amendment Petition by City Staff
- Exhibit 5- 2006 Amendment Petition by Drivstuen