SULTAN CITY COUNCIL

AGENDA ITEM COVER SHEET

ITEM NUMBER: **A-10**
Amendment to the Approved 2007 Comprehensive Plan Docket

DATE: November 15, 2007

SUBJECT: Amendment to the Approved 2007 Comprehensive Plan Docket

CONTACT PERSON: Rick Cisar, Director of Community Development

ISSUE:
The issue before the Council is to consider amending the 2007 Comprehensive Plan Docket to include the petition from Gerry Gibson on behalf of the Dyer Road and Skywall Drive Residents (Exhibit 1). The City Council may either "Docket" the applications for review by the Planning Board or deny the application. The Council may also defer the application for review in a subsequent year.

STAFF RECOMMENDATION:

City Staff recommends the City Council amend the 2007 Docket approved by the City Council on September 27, 2007 to include the petition submitted by Gerry Gibson on behalf of the Dyer Road and Skywall Drive Residents as described on Exhibit 1 which included deleting:

1. The proposed roadway connection of Dyer Road and Skywall Drive as identified as Proposed Roadway Number 28 on the Transportation Plan Map (Exhibit 6); 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 (Exhibit 7).
   Docketing the petition will alleviate the concerns of the residents that their petition submitted in September will not receive consideration by the City Council in that City Staff erroneously directed them to submit a petition which was not inculded in a 2006 Comprehensive Plan Docketing request.

BACKGROUND:
In 2002, the City adopted Comprehensive Plan Amendment Review and Public Hearing Procedures as required by RCW 36.70A.130 (Exhibit 2) 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.

In March of 2006, 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 connection of Dyer Road and Skywall Drive as identified as Proposed Roadway Number 28 on the Transportation Plan Map (Exhibit 6); 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 (Exhibit 7).

The Dyer/Skywall Roadway connection is currently under review as part of the City's Transportation Plan Update by Perteet Inc. However, the residents would like some assurance that the Ctiy Council will consider their requests and take separate actions when they are considered as part of the 2007 Comprehensive Plan Update. City Staff is recommending an emergency vehicle connection only which will be considered when the final approval of the Transportation Plan is under consideration by the City Council.

City Staff is also recommending the proposed sewer lines remain in both Dyer Road and Skywall Drive in order to comply with the Growth Management Act and regional planning policies. 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 final approval of the current Comprehensive Plan Update which is scheduled to be presented to the City Council early next year. Seperate motions, at this time, on the two petition requests, would be appropriate to insure the residents their petitions were given due consideration by the City Council.

APPROVED 2007 ANNUAL DOCKET

The City Council on September 27, 2007 defered action of the City Staff proposed 2007 Annual Docket Application (Exhibitt 4) and the Rusty Drivstuen Application (Exhibit 5) and Redocket the 2005 Petition Items that have not been completed: These items included:

1. 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.
2. Incorporate Sultan School District CFP.
3. Refine Park Element.

4. Incorporate 2006 Capital Facility Plan Update.
5. Update Map Folio.
6. Review of the State Route 2 Zoning Designations requested by Mr. Dalmasso will be considered upon completion of our current Comprehensive Plan Update effort.

FISICAL IMPACT:
Minimal, the Dyer Road and Skywall Drive Petition is currently under review as part of the Transportation Plan Update. The City received a grant from CTED for the Transportation Plan Update.

RECOMMENDED ACTION:
City Staff is recommending that the City Council amend the Approved 2007 Comprehensive Plan Docket to include the petition from the Dyer Road and Skywall Drive Residents.

RECOMMENDED MOTION:
Move to amend the Approved 2007 Comprehensive Plan Docket to include the Petition from the Dyer Road and Skywall Drive Residents.

ATTACHMENTS:

Exhibit 1 - 2007 Petition by Gerry Gipson for Dyer and Skywall Drive Residents
Exhibit 2 –RCW 36.70A.130 Comprehensive Plans - Review Procedures
Exhibit 3 - Dyer Road and Skywall Drive Amendment Petition March 7, 2006
Exhibit 4 - 2007 Amendment Petition by City Staff
Exhibit 5 - 2007 Amendment Petition by Rusty Drivstuen
Exhibit 6 – Transportation Plan Map
Exhibit 7 – Sewer Utility Map

COUNCIL ACTION:

DATE:

RECEIVED
OCT 15 2007
BY: 4:00P

City of Sultan, Planning Department
P.O. Box 1199 - 319 Main Street
Sultan, WA 98294-1199
(360) 793-2231 FAX (360) 793-3344

Comprehensive Plan Amendment Petition

Date Received:_____

Type of Amendment – Please Check

Rezone Application Required:_____

_____ Policy
_____ Map
_____ Regulation
_____ Plan
_____ Other (Please specify) _____

Proponent Information:

Name: GERRY Gibson ON behalf of Dyer AND SKYWALL Residents

Address: 1102 Dyer Rd

Phone/Fax: 799 1736 E-Mail: gerry.gibson@verizon.net

Amendment Information: The merits of a proposed amendment shall be measured against the petition submittal requirements listed below to ensure consistency in the review and decision making. Please provide the following information (attach additional pages if necessary):

1. A detailed statement of what is proposed to be changed and why.
SEE ATTACHMENT #1 AND #2

Exhibit 1

2. A statement of anticipated impacts to be caused by the change, including geographic area affected and issues presented and why.

See Attachment 1 AND #2

3. A demonstration of why an existing comprehensive plan policy, plan or recommendation should not continue to be in effect or why an existing, plan or recommendation no longer applies.

See Attachment 1 AND #2

4. A statement of how the amendment complies with the comprehensive plan's community vision statements, goals, objectives, and policy directives.

See Attachment 1 AND #2

5. A statement of how facility plans and capital improvement plans support the change.

See Attachment 1 AND #2

6. A statement of how the change affects land use regulations (i.e. zoning, subdivision, etc.) and the necessary text changes to bring that land use regulations into compliance with the plan.

NA

7. A demonstration of public review of the recommended change.

See Attachment #1 And #2

8. A statement of how the public should participate in your proposed amendment.

See Attachment #1 And #2

9. An estimated time frame or schedule necessary to complete the amendment.

See Attachment #1 And #2

10. An estimate cost to complete the amendment in consideration of staff time, consultant services, printing, mapping, public notices and information, etc.

See Attachments - NO Cost

11. Will a Citizen's Advisory Committee or Technical Advisory Committee acting as a subcommittee of the Planning Commission be necessary to evaluate the amendment?

Yes:_____

No:_____

If Yes:

A. What are your recommendations for a membership on the committee?

N/A

1.2

11. Continued.

B. How and when will the meetings be conducted?

NA

C. How will the City Council and Planning Commission be advised of the Committee's Progress?

NA

D. How will the public participate in the Committee meetings?

NA

12. A detailed statement describing how the map amendment complies with the Comprehensive Plan Land Use Element (for map amendment only).

NA

1.3

ATTACHMENT 1

March 7, 2006

Mayor Tolson and City Council Members
City of Sultan
319 Main Street
Sultan, Washington 98294

RE: Petition for Comprehensive Plan, Traffic and Sewer Utility Plan Amendments

On behalf of the Dyer Road and Skywall Drive neighborhoods, I am submitting the enclosed petition to have the city's Comprehensive Plan amended. The petitioned amendments are to delete

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

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

BACKGROUND

The Dyer and Skywall neighborhoods submitted a Public Comment letter in respect to the pending application for the Twin Rivers Estates development. The city responded to our letter and offered a meeting to answer questions. Mr. Cisar and Ms. Dunn met with 65 members of these neighborhoods. As the above two proposals in the city's Comprehensive Plan seem to have some relationship to the Twin Rivers development, there were many questions. Mr. Cisar recommended to the group that issues involving the Comprehensive Plan may be resolved by submitting a petition. He was nice enough to prepare these petitions for the group.

DISCUSSION

We were able to make contact with almost all of the residents of these communities. Only two people did not wish to sign the petition. There are over 120 signatures on the petition. Thus, over 99% of these residents do not want the Dyer Road and Skywall Drive to be connected nor do they want a sewer line at this time and as proposed in the city's Comprehensive Plan. The proposed sewer pump station at the intersection of 10th Street and Dyer Road is not wanted by the residents as well. Further comments are as follows:

Dyer/Skywall Connection:

- There is no through traffic for either street. The one way in and one way out is preferred and is a reason the residents live here.

- It is believed that the limited access has contributed to a very low crime rate.
- It is safe to walk on the road without fear of getting run over. Our children and grandchildren are safe to ride their bicycles and tricycles on the roads. Our cats and dogs are not getting run over.
- There is not a litter problem from passing motorists.
- Because of the limited traffic, it is quiet.
- There was no input by the communities involved in respect to this proposal. While there may have been public meetings concerning the Comprehensive Plan in general, not one person in these two neighborhoods were aware of the specific proposal to connect the two roads. Had there been adequate notice, all would have opposed such a proposal.
- Ms. Dunn has commented that the road connection would facilitate emergency vehicle access during flooding where Wagleys Creek crosses Dyer Road. We feel that this flooding is so infrequent it does not warrant a significant risk. Further, this flooding in very shallow – two feet deep at a maximum, even in the most severe floods. This is the lowest point on Dyer Road. We feel this is more efficient and certainly less costly to fix than what the proposed road connection entails — that is purchasing property and building a road.
- We are fearful that such a connection would create a bypass for backed up east-bound traffic and completely destroy our current way of life and safety.
- The rationale for the proposed connection has no sound basis:
    - The Comprehensive Plan states the goal of the Transportation Plan section is to "in general, develop a local street grid – that provides flexible north-south and east-west access routes between the Sultan river valley, the plateau, and across SR-2". The Dyer/Skywall connection really has nothing to do with this general statement and would not contribute in any meaningful way to accomplishing this goal.
    - The Plan further states in respect to the connection, "Complete an east-west connection of Dyer to Skywall Drive – to provide access for properties between BNSF tracks and the Skykomish River". There is such access.

Sewer Connection to Dyer and Skywall Neighborhoods:

- While we all know that sewer lines are inevitable at some point, only two of the residents (same house) are in favor of sewers at this time.
- We all have working septic systems.
- All are concerned with the high costs of the connections and service.
- No one wants the pump station at 10th Street and Dyer Road.

- The current sewage treatment facilities are at near capacity and may not be able to accommodate projected development which mandates sewer systems.
- While there may have been notice and public meetings concerning the city's sewer system in general, not one person in these two neighborhoods was aware of this specific proposal. Had there been adequate notice, all would have not only opposed, but inquired as to other options and routes, especially with the location of the pump station.

Neither of these proposals is planned for immediate implementation and there has been no funding or budget implication. Nonetheless, we petition to have these deleted from the Plan. As our representatives, we ask that our wishes be considered.

Sincerely,

Gerry Gibson
1102 Dyer Road
Sultan, WA. 98294

PETITION FOR COMPREHENSIVE PLAN TRAFFIC AND SEWER UTILITY PLAN AMENDMENTS

Dear Mayor Tolson and City Council Members Seehuus, Champeaux, Blair, Slawson; Wiediger, Boyd, and Flower:

We the undersigned, residents of the Dyer and Skywall Neighborhoods, hereby petition the Mayor and City Council to Amend the current Transportation Plan (attached as Exhibit A) and Sewer Utility Map (attached as Exhibit B) of the ~~1994~~ 2004 Comprehensive Plan to:

1. Delete the Proposed Roadway Connection of Dyer Road and Skywall Drive as identified as Proposed Roadway Number 28 on the Transportation Plan Map; and

2. Delete the Proposed Sewer Pipeline Extensions in both Dyer Road and Skywall Drive and the Proposed Pump Station (Number 4) as shown on the Sewer Utility Map.

NAME	ADDRESS	PHONE
1. Ron Gibson	1100 Dyer	793 1175
2. Bruce Gibson	1100 Dyer	793 1175
3. Gerry Gibson	1102 Dyer Rd	799-1736
4. Bonnie Gibson	1102 Dyer Rd	799-1736
5. Stephen Sparling	1104 Dyer Rd	793-1650
6. Cecile E. Sparling	1104 Dyer Rd.	793-1650
7. Lyles Yates	1106 Dyer Rd	793-0649
9. [illegible]	1108 Dyer Rd	799-0532
10. Linda Porthen	1108 Dyer Rd	799-0532
11. Randy Yates	1106 DYER RD	793 0649
12. Julie Meredith	1112 Dyer Rd	793 9520
13. Craig Meredith	"	"

14. Pat Heenstad 1114 Dyer Rd 793-0772
15. 1114 Dyer Rd 793-0772
16. A. L. Heenstad 1114 Dyer RD. 793-0772
17. Patricia L. Cooper 1116 Dyer Rd. 793-0773
18. Lauren J. Cooper 1116 Dyer Rd 793-0773
19. Frank Wallace 1118 Dyer 793-0941
20. Michelle A. O'Brien 1122 Dyer Rd 799-2013
21. Carl J. Parr 1125 Dyer Rd. 799-1324
22. Daniel T. Smith 1128 Dyer RD. 793-3878
23. Levi Cushing 1121 Dyer RD. 793 8646
24. Elaine Effenberger 1015 Dyer RD 793-8552
25. Peggy L. Effenberger 1015 Dyer Rd 793-8552
26. Alicia Effenberger 1015 Dyer Rd 793-8552
27. Brian Smith 1015 Dyer Rd 793-8552
28. R.S. Gotta 1017 Dyer RD. 793-0315
29. Diana Tennison 1011 Dyer Rd 425 508-8771
30. CHARLES SMITH 1011 DYER RD 425-508-8771
31. Joe Wagner 108 10th 360 793-1571 PO BOX 332 Suite
32. Deanna Wagner 108 10th St. 360 793 1571
33. Tamara Goodman 940 Stevens ave 425 244-1297
34. Mark C. Lucas 940 Stevens Ave #5 (360) 793-4914
35. Arta Rose Lucas 940 Stevens Ave #5 (360) 793-4914
36. Ellen Dingler 202-10th Str. (360) 793-0415
37. Steven L. Casad 205 10th St 360-794-5032
38. Debra L. Casad 205 10th St 425-931-6817
39. Sharon L. Hubbell 1012 Dyer Rd. 360 793 4302
40. Nancy A. Bender 1018 Dyer Rd 360-793-1188

41. Richard J. Bender 1018 Dyer Road 793-1188
42. Joe Chowitt 1101 Dyer 793 1905
43. Doug Oban 1019 Dyer 793-3280
44. Jan Oban 1019 Dyer "
45. [illegible] R. [illegible] 1017 Dyer 793-8865
46. [illegible] 1105 DYER RD. 793-9584
47. Sharon D STOWER 1105 DYER " "
48. Eugene C. Hunstad 1120 Dyer 793-1046
49. [illegible] Litsey 1000 Dyer 793 1448
50. ROBERT A BECK 1000 Dyer 793 1448
51. Steve Hunstad 916 Dyer 793 2779
52. Michele Gerosso 915 Dyer 793-2779
53. Patsy Whitehead 916 Dyer 793-2048
54. Robert D Carpenter 914 Dyer 793-7811
55. James E Martin 912 Dyer 793-3868
56. Darlene M Martin 912 Dyer Rd. 793-3868
57. Carolyn Harry 908 Dyer Rd 794 0590
58. Roger Ray 908 Dyer Rd 794 0590
59. James F McNamee 902 Dyer Rd 793-3438
60. Kathy McNamee 902 Dyer Rd 793-3438

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NAME	ADDRESS	PHONE
1. Kathy Wilson	900 Dyer Rd.	360-793-8823
2. Jeff Wilson	900 Dyer Rd.	360-793-8823
3. Frank Giese	812 Dyer Rd	360-793-3968
4. Cindy Giese	812 Dyer Rd	360-793-3968
5. Derek Murphy	811 Dyer Rd	360-793-3981
6. [illegible]	907 Dyer Rd	3607931901
7. [illegible]	907 Dyer Rd	3607931901
9. Jim McLeod	913 Dyer	793 2021
10. Linda J. Everett	917 Dyer	360-793-2941
11. Jim A Fulcher	204 10th	3607931542
12. [illegible]	204 10th	3607931542
13. Jerome E. [illegible]	1016 Dyer	360-799-1603

14. Robin D Shaw 1016 Dyer Rd. 360-799-1603
15 Kaymy Omach 1107 Dyer Road 360-793-8590
16. Vracie Hornstine 1107 Dyer Road 360-793-8590
17.
18.
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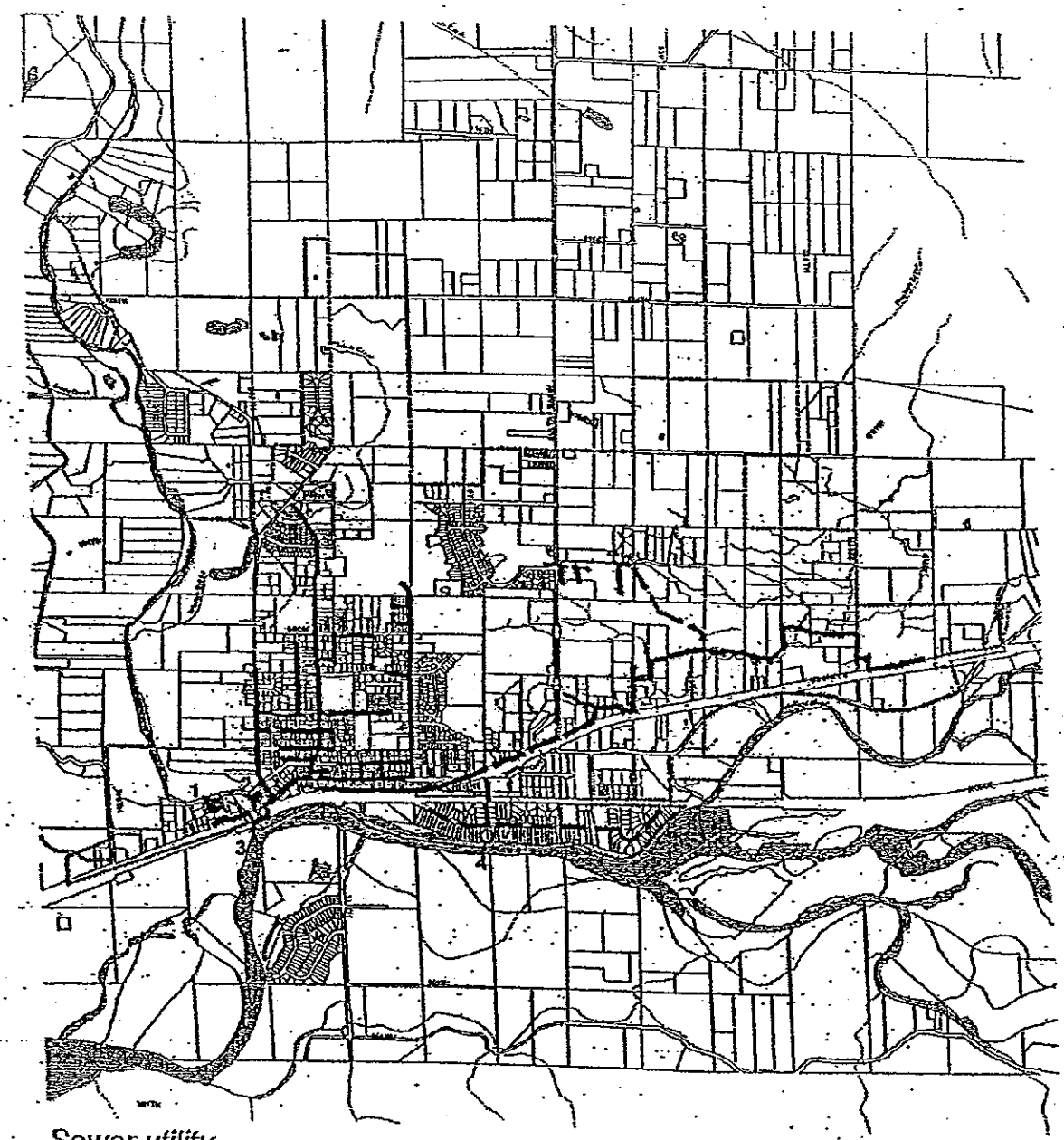

Sewer utility

Existing facilities
1 Sewage treatment plant
2 Pump station
3 Skykomish River outfall

Proposed facilities
4 Pump station

Sewer pipeline – existing
Sewer pipeline – proposed

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2. Delete the Proposed Sewer Pipeline Extensions in both Dyer Road and Skywall Drive and the Proposed Pump Station (Number 4) as shown on the Sewer Utility Map.

NAME	ADDRESS	PHONE
1. [illegible] Holdt	215 Skywall Dr.	793-0127
2. Beverly Holdt	Same as above	
3. Christy Binge	211 Skywall	793-3631
4. [illegible]	208 Skiwall Dr.	425-374-0773
5. Charmi Olson	202 Skywall	793-8883
6. John Olson	202 Skywall	" "
7. Lisa Jackson	1306 Skywall Dr.	" "
9. [illegible]	1303 Skywall Dr	425-232-9697
10. Lori Fleming	1305 Skywall Dr - na.	
11. R Lee Zimmerman	1318 Skywall Dr	0476
12. Paul Engler	1305 Skywall Dr	
13. Joette Geary	1309 Skywall Dr	

14. Jaime Geary 1309 Skywall Dr.
15 GORDON RIEMLAND 1309 SKYWALL DR
16. Kim Kennedy 1315 Skywall Dr
17. Tim Kennedy 1315 Skywall Dr
18. Diana L. Lucas 1317 Skywall Dr.
19. Jim Lucas 1317 Skywall Dr.
20. J. W. Petrson 1319 " "
21. Christi Darke-Mallow 1322 Skywall Dr.
22. Doug Mallow 1322 SKYWALL DR
23. [illegible] 209 Skywall Dr
24. Harry Marshall 209 Skywall Dr
25. Kathryn Anderson 212 Skywall Dr
26. Val Anderson 212 Skywall Dr.
27. Gray Udey 210 SKYWALL Dr.
28. [illegible] 1306 Skywall Dr.
29. [illegible] 1300 Skywall Dr.
30. Lindsey Weidemer 1330 Skywall dr.
31. [illegible] 204 Skywall Dr.
32. James G. Stiles 205 Skywall Dr.
33. Wendy L. Stiles 205 Skywall Dr.
34. [illegible] 213 Skywall Dr.
35. Ray George 1304 Skywall Dr.
36. [illegible] 1304 Skywall Dr.
37. Carol Lindsay 200 Skywall Dr
38. Terri Henley 1312 SKY DR.
39. Melony George 203 Skywall
40. Scott George 203 Skywall

41. Paul George — 203 Skywall
42. Phil L. Everett — 219 Skywall
43. Helen B. Everett — 219 Skywall
44. Ron Jackson — 1306 Skywall
45. Joanne Neuwenhuis — 1310
46. Sarah Neuwenhuis — 1312 Skywall
47. Charles Binge — 1310 Skywall
48. Charlene Binge — 211 Skywall
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ATTACHMENT #2

October 15, 2007

The following is the attachment referred to in the Comprehensive Plan Amendment Petition dated October 15, 2007:

NOTE: The Dyer and Skywall residents met with city officials in February to discuss the road connection and sewer issues and the city recommended a petition and, in fact, prepared the attached petition that was presented to the Dyer and Skywall residents for their signatures.

Further, the provisions of the petition was supported and submitted by city Councilman (Jim Flower) and, thus, is not subject to the $1,000 fee by city regulations.

ITEM #1:
A detailed statement of what is proposed to be changed and why.

See attachment 1 -- letter dated March 7, 2006 and attachments

ITEM #2:

See attachment 1

ITEM #3

See attachment 1

ITEM #4

See attachment 1. The proposed amendment is contrary to the city recommendations. The city initially and in the 2004 Comprehensive Plan suggests that the Dyer/ Skywall connection is to promote a city-wide grid system. There is no such grid system to be gained by connecting two dead-end roads into one long dead-end road. Further, this part of the city is separated by the rest of the city by the railroad tracks, US 2, and the Skykomish River. There is no way that this part of the city can contribute or add to a grid system. Further yet, there is no way that a proposed road connection would benefit the Skywall neighborhood or the city. The current Update to the Comprehensive Plan calls for a "road connection", but only

1.16

for an emergency "for public safety". Please also refer to Attachment 2, comment to the Update to the Comprehensive Plan.

ITEM # 5

As far as I know, the facility plans and capital improvement plans do not support such a change. City staff advises that such a change will never take effect without the landowner agreeing to pay for such developments if and when there is a request for subdivision. The current update Comprehensive Plan lists such a project to cost $2.3 million. This is exorbitant. The stated reasons for the plan are to provide access and egress of Dyer and Skywall residents during floods. See comment to proposed Update to Comprehensive Pan, Attachment 2. See also comments for the Update to the Comprehensive Plan. – Attachment 3

ITEM # 7

The changes petitioned on March 7, 2006 have not been competed and the city's procedure has been ignored and not followed. There has been no public review of the recommended changes.

ITEM # 8

The public and residents of the Skywall and Dyer additions have already expressed their concerns and wishes – without any response/action from the city. The public already participated in a meeting in February 2006 at which time the city recommended (and prepared the petition) for submission to the Mayor and City Council. As it turns out apparently, this is the wrong format and this petition is submitted at the request of the City Administrator at the Planning Commission Board Meeting.

ITEM #9

This issue is already outside of the city's own regulations for compliance and processing.

ITEM #10

There should be absolutely no cost/expense in revising the Comprehensive Plan as recommended.

1.17

Note that the residents of Skywall and Dyer do not want the proposed changes as indicated above. Basically all of the residents have expressed their views on this issue with their signature on the initial petition.

1.18

Please accept the following comments regarding the Comprehensive Plan Update:

Following meetings with city staff in February 2006 and on March 7, 2006 the residents of the Dyer Road and Skywall Drive submitted a petition with signatures of 127 residents. The petition was submitted to request amending the Comprehensive Plan to delete

1. the proposed roadway connection of Dyer Road and Skywall Drive as identified as Proposed Roadway Number 28 on the Transportation Plan Map, and
2. the proposed sewer pipeline extensions in both Dyer Road and Skywall Drive, including the proposed pump station (number 4) shown on the sewer Utility Map.

This request has not been resolved to date. The goal of the transportation plan is to "in general, develop a local street grid". In the meantime, the Comprehensive Plan Update calls for connecting the two dead-end roads to "provide emergency access for properties between BNSF tracks and the Skykomish River for public safety". (Project number T-28)

The residents of the Dyer and Skywall neighborhoods are vehemently against such a road connection as specifically stated in the March 7, 2006 petition and request to amend the comprehensive plan. Reasons for objection to these projects include the following:

- Connecting the two one-way roads does not contribute in any way to a grid system. Further, the Dyer and Skywall neighborhoods are separated by the rest of the city by the railroad tracks, US 2, and the river. There is absolutely no way to connect these areas to the rest of the city to contribute to or create a grid system.
- The proposal in the Update does not provide emergency access (during flooding) for the Skywall area as the only such access in these conditions is by boat. There is absolutely no way to fix the flooding problem on Skywall. Such access is not needed for the Dyer area as there are several access routes to a widened emergency access road alongside the railroad tracks.
- Emergency vehicle access is not a problem per the fire department and the police department.
- The city's estimated cost of connecting the two roads is prohibitive at $2.35 million and it does not solve the infrequent flooding problem on Dyer. It would be substantially less money to fix the source of the flooding – flooding occurs at the lowest point of Dyer where it crosses Wagley Creek.
- Those of us who live on the roads have chosen to live on the dead-end roads. We believe (as the police department agrees) the limited access has contributed to a low crime rate.
- The road connection would contribute to more traffic, creating safety issues for ourselves, our children, grandchildren, and pets; contribute to more litter; contribute to more crime; lower our property values; and negatively affect our general way of life and safety.
- The residents in these two neighborhoods do not want the two roads to be connected.

In respect to the Update for a sewer along Dyer and Skywall, objections include the following:

- We all have working septic systems. Despite comments from city staff and the Mayor that there have been septic failures, follow up with the city showed no such problems. Further follow up with the County Health Department identified one minor issue in a 7 year period.
- There has been no engineering or planning to route a sewer system, including a pump station, and cost estimates. Further, there has been no permission or permits available from BNSF to run a sewer line under the railroad tracks. No one even knows if it is possible for sure.

ATTachment 3

- The costs of sewer hook up fees and construction to existing houses would force many residents to move. Such hardships are unnecessary.
- The current sewage treatment facilities are at near capacity and may not be able to accommodate projected development which mandates sewer systems.
- The residents in these two neighborhoods do not want the sewer line or the pump station.

RCW 36.70A.130
Comprehensive plans -- Review procedures and schedules -- Amendments.

(1)(a) Each comprehensive land use plan and development regulations shall be subject to continuing review and evaluation by the county or city that adopted them. Except as otherwise provided, a county or city shall take legislative action to review and, if needed, revise its comprehensive land use plan and development regulations to ensure the plan and regulations comply with the requirements of this chapter according to the time periods specified in subsection (4) of this section.

(b) Except as otherwise provided, a county or city not planning under RCW 36.70A.040 shall take action to review and, if needed, revise its policies and development regulations regarding critical areas and natural resource lands adopted according to this chapter to ensure these policies and regulations comply with the requirements of this chapter according to the time periods specified in subsection (4) of this section. Legislative action means the adoption of a resolution or ordinance following notice and a public hearing indicating at a minimum, a finding that a review and evaluation has occurred and identifying the revisions made, or that a revision was not needed and the reasons therefor.

(c) The review and evaluation required by this subsection may be combined with the review required by subsection (3) of this section. The review and evaluation required by this subsection shall include, but is not limited to, consideration of critical area ordinances and, if planning under RCW 36.70A.040, an analysis of the population allocated to a city or county from the most recent ten-year population forecast by the office of financial management.

(d) Any amendment of or revision to a comprehensive land use plan shall conform to this chapter. Any amendment of or revision to development regulations shall be consistent with and implement the comprehensive plan.

(2)(a) Each county and city shall establish and broadly disseminate to the public a public participation program consistent with RCW 36.70A.035 and 36.70A.140 that identifies procedures and schedules whereby updates, proposed amendments, or revisions of the comprehensive plan are considered by the governing body of the county or city no more frequently than once every year. "Updates" means to review and revise, if needed, according to subsection (1) of this section, and the time periods specified in subsection (4) of this section or in accordance with the provisions of subsections (5) and (8) of this section. Amendments may be considered more frequently than once per year under the following circumstances:

(i) The initial adoption of a subarea plan that does not modify the comprehensive plan policies and designations applicable to the subarea;

(ii) The adoption or amendment of a shoreline master program under the procedures set forth in chapter 90.58 RCW;

(iii) The amendment of the capital facilities element of a comprehensive plan that occurs concurrently with the adoption or amendment of a county or city budget;

(iv) Until June 30, 2006, the designation of recreational lands under *RCW 36.70A.1701. A county amending its comprehensive plan pursuant to this subsection (2)(a)(iv) may not do so more frequently than every eighteen months; and

(v) The adoption of comprehensive plan amendments necessary to enact a planned action under RCW 43.21C.031(2), provided that amendments are considered in accordance with the public

Exhibit 21

participation program established by the county or city under this subsection (2)(a) and all persons who have requested notice of a comprehensive plan update are given notice of the amendments and an opportunity to comment.

(b) Except as otherwise provided in (a) of this subsection, all proposals shall be considered by the governing body concurrently so the cumulative effect of the various proposals can be ascertained. However, after appropriate public participation a county or city may adopt amendments or revisions to its comprehensive plan that conform with this chapter whenever an emergency exists or to resolve an appeal of a comprehensive plan filed with a growth management hearings board or with the court.

(3)(a) Each county that designates urban growth areas under RCW 36.70A.110 shall review, at least every ten years, its designated urban growth area or areas, and the densities permitted within both the incorporated and unincorporated portions of each urban growth area. In conjunction with this review by the county, each city located within an urban growth area shall review the densities permitted within its boundaries, and the extent to which the urban growth occurring within the county has located within each city and the unincorporated portions of the urban growth areas.

(b) The county comprehensive plan designating urban growth areas, and the densities permitted in the urban growth areas by the comprehensive plans of the county and each city located within the urban growth areas, shall be revised to accommodate the urban growth projected to occur in the county for the succeeding twenty-year period. The review required by this subsection may be combined with the review and evaluation required by RCW 36.70A.215.

(4) The department shall establish a schedule for counties and cities to take action to review and, if needed, revise their comprehensive plans and development regulations to ensure the plan and regulations comply with the requirements of this chapter. Except as provided in subsections (5) and (8) of this section, the schedule established by the department shall provide for the reviews and evaluations to be completed as follows:

(a) On or before December 1, 2004, and every seven years thereafter, for Clallam, Clark, Jefferson, King, Kitsap, Pierce, Snohomish, Thurston, and Whatcom counties and the cities within those counties;

(b) On or before December 1, 2005, and every seven years thereafter, for Cowlitz, Island, Lewis, Mason, San Juan, Skagit, and Skamania counties and the cities within those counties;

(c) On or before December 1, 2006, and every seven years thereafter, for Benton, Chelan, Douglas, Grant, Kittitas, Spokane, and Yakima counties and the cities within those counties; and

(d) On or before December 1, 2007, and every seven years thereafter, for Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grays Harbor, Klickitat, Lincoln, Okanogan, Pacific, Pend Oreille, Stevens, Wahkiakum, Walla Walla, and Whitman counties and the cities within those counties.

(5)(a) Nothing in this section precludes a county or city from conducting the review and evaluation required by this section before the time limits established in subsection (4) of this section. Counties and cities may begin this process early and may be eligible for grants from the department, subject to available funding, if they elect to do so.

(b) A county that is subject to a schedule established by the department under subsection (4)(b) through (d) of this section and meets the following criteria may comply with the requirements of this section at any time within the thirty-six months following the date established in the applicable schedule: The county has a population of less than fifty thousand and has had its population increase by

no more than seventeen percent in the ten years preceding the date established in the applicable schedule as of that date.

(c) A city that is subject to a schedule established by the department under subsection (4)(b) through (d) of this section and meets the following criteria may comply with the requirements of this section at any time within the thirty-six months following the date established in the applicable schedule: The city has a population of no more than five thousand and has had its population increase by the greater of either no more than one hundred persons or no more than seventeen percent in the ten years preceding the date established in the applicable schedule as of that date.

(d) State agencies are encouraged to provide technical assistance to the counties and cities in the review of critical area ordinances, comprehensive plans, and development regulations.

(6) A county or city subject to the time periods in subsection (4)(a) of this section that, pursuant to an ordinance adopted by the county or city establishing a schedule for periodic review of its comprehensive plan and development regulations, has conducted a review and evaluation of its comprehensive plan and development regulations and, on or after January 1, 2001, has taken action in response to that review and evaluation shall be deemed to have conducted the first review required by subsection (4)(a) of this section. Subsequent review and evaluation by the county or city of its comprehensive plan and development regulations shall be conducted in accordance with the time periods established under subsection (4)(a) of this section.

(7) The requirements imposed on counties and cities under this section shall be considered "requirements of this chapter" under the terms of RCW 36.70A.040(1). Only those counties and cities: (a) Complying with the schedules in this section; (b) demonstrating substantial progress towards compliance with the schedules in this section for development regulations that protect critical areas; or (c) complying with the extension provisions of subsection (5)(b) or (c) of this section may receive grants, loans, pledges, or financial guarantees from those accounts established in RCW 43.155.050 and 70.146.030. A county or city that is fewer than twelve months out of compliance with the schedules in this section for development regulations that protect critical areas is making substantial progress towards compliance. Only those counties and cities in compliance with the schedules in this section may receive preference for grants or loans subject to the provisions of RCW 43.17.250.

(8) Except as provided in subsection (5)(b) and (c) of this section:

(a) Counties and cities required to satisfy the requirements of this section according to the schedule established by subsection (4)(b) through (d) of this section may comply with the requirements of this section for development regulations that protect critical areas one year after the dates established in subsection (4)(b) through (d) of this section;

(b) Counties and cities complying with the requirements of this section one year after the dates established in subsection (4)(b) through (d) of this section for development regulations that protect critical areas shall be deemed in compliance with the requirements of this section; and

(c) This subsection (8) applies only to the counties and cities specified in subsection (4)(b) through (d) of this section, and only to the requirements of this section for development regulations that protect critical areas that must be satisfied by December 1, 2005, December 1, 2006, and December 1, 2007.

(9) Notwithstanding subsection (8) of this section and the substantial progress provisions of subsections (7) and (10) of this section, only those counties and cities complying with the schedule in subsection (4) of this section, or the extension provisions of subsection (5)(b) or (c) of this section, may

23

receive preferences for grants, loans, pledges, or financial guarantees from those accounts established in RCW 43.155.050 and 70.146.030.

(10) Until December 1, 2005, and notwithstanding subsection (7) of this section, a county or city subject to the time periods in subsection (4)(a) of this section demonstrating substantial progress towards compliance with the schedules in this section for its comprehensive land use plan and development regulations may receive grants, loans, pledges, or financial guarantees from those accounts established in RCW 43.155.050 and 70.146.030. A county or city that is fewer than twelve months out of compliance with the schedules in this section for its comprehensive land use plan and development regulations is deemed to be making substantial progress towards compliance.

[2006 c 285 § 2. Prior: 2005 c 423 § 6; 2005 c 294 § 2; 2002 c 320 § 1; 1997 c 429 § 10; 1995 c 347 § 106; 1990 1st ex.s. c 17 § 13.]

NOTES:

***Reviser's note:** RCW 36.70A.1701 expired June 30, 2006.

Intent -- 2006 c 285: "There is a statewide interest in maintaining coordinated planning as called for in the legislative findings of the growth management act, RCW 36.70A.010. It is the intent of the legislature that smaller, slower-growing counties and cities be provided with flexibility in meeting the requirements to review local plans and development regulations in RCW 36.70A.130, while ensuring coordination and consistency with the plans of neighboring cities and counties." [2006 c 285 § 1.]

Intent -- Effective date -- 2005 c 423: See notes following RCW 36.70A.030.

Intent -- 2005 c 294: "The legislature recognizes the importance of appropriate and meaningful land use measures and that such measures are critical to preserving and fostering the quality of life enjoyed by Washingtonians. The legislature recognizes also that the growth management act requires counties and cities to review and, if needed, revise their comprehensive plans and development regulations on a cyclical basis. These requirements, which often require significant compliance efforts by local governments are, in part, an acknowledgment of the continual changes that occur within the state, and the need to ensure that land use measures reflect the collective wishes of its citizenry.

The legislature acknowledges that only those jurisdictions in compliance with the review and revision schedules of the growth management act are eligible to receive funds from the public works assistance and water quality accounts in the state treasury. The legislature further recognizes that some jurisdictions that are not yet in compliance with these review and revision schedules have demonstrated substantial progress towards compliance.

The legislature, therefore, intends to grant jurisdictions that are not in compliance with requirements for development regulations that protect critical areas, but are demonstrating substantial progress towards compliance with these requirements, twelve months of additional eligibility to receive grants, loans, pledges, or financial guarantees from the public works assistance and water quality accounts in the state treasury. The legislature intends to specify, however, that only counties and cities in compliance with the review and revision schedules of the growth management act may receive preference for financial assistance from these accounts." [2005 c 294 § 1.]

Effective date -- 2005 c 294: "This act is necessary for the immediate preservation of the public peace, health, or safety, or support of the state government and its existing public institutions, and takes effect immediately [May 5, 2005]." [2005 c 294 § 3.]

2.4

Prospective application -- 1997 c 429 §§ 1-21: See note following RCW 36.70A.3201.

Severability -- 1997 c 429: See note following RCW 36.70A.3201.

Finding -- Severability -- Part headings and table of contents not law -- 1995 c 347: See notes following RCW 36.70A.470.

RCW 36.70A.130(2) does not apply to master planned locations in industrial land banks: RCW 36.70A.367(5).

2.5

March 7, 2006

Mayor Tolson and City Council Members
City of Sultan
319 Main Street
Sultan, Washington 98294

RE: Petition for Comprehensive Plan, Traffic and Sewer Utility Plan Amendments

On behalf of the Dyer Road and Skywall Drive neighborhoods, I am submitting the enclosed petition to have the city's Comprehensive Plan amended. The petitioned amendments are to delete

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

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

BACKGROUND

The Dyer and Skywall neighborhoods submitted a Public Comment letter in respect to the pending application for the Twin Rivers Estates development. The city responded to our letter and offered a meeting to answer questions. Mr. Cisar and Ms. Dunn met with 65 members of these neighborhoods. As the above two proposals in the city's Comprehensive Plan seem to have some relationship to the Twin Rivers development, there were many questions. Mr. Cisar recommended to the group that issues involving the Comprehensive Plan may be resolved by submitting a petition. He was nice enough to prepare these petitions for the group.

DISCUSSION

We were able to make contact with almost all of the residents of these communities. Only two people did not wish to sign the petition. There are over 120 signatures on the petition. Thus, over 99% of these residents do not want the Dyer Road and Skywall Drive to be connected nor do they want a sewer line at this time and as proposed in the city's Comprehensive Plan. The proposed sewer pump station at the intersection of 10th Street and Dyer Road is not wanted by the residents as well. Further comments are as follows:

Dyer/Skywall Connection:

- There is no through traffic for either street. The one way in and one way out is preferred and is a reason the residents live here.

Exhibit 3-1

- It is believed that the limited access has contributed to a very low crime rate.
- It is safe to walk on the road without fear of getting run over. Our children and grandchildren are safe to ride their bicycles and tricycles on the roads. Our cats and dogs are not getting run over.
- There is not a litter problem from passing motorists.
- Because of the limited traffic, it is quiet.
- There was no input by the communities involved in respect to this proposal. While there may have been public meetings concerning the Comprehensive Plan in general, not one person in these two neighborhoods were aware of the specific proposal to connect the two roads. Had there been adequate notice, all would have opposed such a proposal.
- Ms. Dunn has commented that the road connection would facilitate emergency vehicle access during flooding where Wagleys Creek crosses Dyer Road. We feel that this flooding is so infrequent it does not warrant a significant risk. Further, this flooding in very shallow – two feet deep at a maximum, even in the most severe floods. This is the lowest point on Dyer Road. We feel this is more efficient and certainly less costly to fix than what the proposed road connection entails — that is purchasing property and building a road.
- We are fearful that such a connection would create a bypass for backed up east-bound traffic and completely destroy our current way of life and safety.
- The rationale for the proposed connection has no sound basis:
    - The Comprehensive Plan states the goal of the Transportation Plan section is to "in general, develop a local street grid – that provides flexible north-south and east-west access routes between the Sultan river valley, the plateau, and across SR-2". The Dyer/Skywall connection really has nothing to do with this general statement and would not contribute in any meaningful way to accomplishing this goal.
    - The Plan further states in respect to the connection, "Complete an east-west connection of Dyer to Skywall Drive – to provide access for properties between BNSF tracks and the Skykomish River". There is such access.

Sewer Connection to Dyer and Skywall Neighborhoods:

- While we all know that sewer lines are inevitable at some point, only two of the residents (same house) are in favor of sewers at this time.
- We all have working septic systems.
- All are concerned with the high costs of the connections and service.
- No one wants the pump station at 10th Street and Dyer Road.

- The current sewage treatment facilities are at near capacity and may not be able to accommodate projected development which mandates sewer systems.
- While there may have been notice and public meetings concerning the city's sewer system in general, not one person in these two neighborhoods was aware of this specific proposal. Had there been adequate notice, all would have not only opposed, but inquired as to other options and routes, especially with the location of the pump station.

Neither of these proposals is planned for immediate implementation and there has been no funding or budget implication. Nonetheless, we petition to have these deleted from the Plan. As our representatives, we ask that our wishes be considered.

Sincerely,

Gerry Gibson
1102 Dyer Road
Sultan, WA. 98294

PETITION FOR COMPREHENSIVE PLAN TRAFFIC AND SEWER UTILITY PLAN AMENDMENTS

Dear Mayor Tolson and City Council Members Seehuus, Champeaux, Blair, Slawson; Wiediger, Boyd, and Flower:

We the undersigned, residents of the Dyer and Skywall Neighborhoods, hereby petition the Mayor and City Council to Amend the current Transportation Plan (attached as Exhibit A) and Sewer Utility Map (attached as Exhibit B) of the ~~1994~~ 2004 Comprehensive Plan to:

1. Delete the Proposed Roadway Connection of Dyer Road and Skywall Drive as identified as Proposed Roadway Number 28 on the Transportation Plan Map; and

2. Delete the Proposed Sewer Pipeline Extensions in both Dyer Road and Skywall Drive and the Proposed Pump Station (Number 4) as shown on the Sewer Utility Map.

NAME	ADDRESS	PHONE
1. Ron Gibson	1100 Dyer	793 1175
2. Kristie Gibson	1100 Dyer	793 1175
3. Gerry Gibson	1102 Dyer Rd	799-1736
4. Bonnie Gibson	1102 Dyer Rd	799-1736
5. Stephen Spanling	1104 Dyer Rd	793-1650
6. Cecile E. Spanling	1104 Dyer Rd.	793-1650
7. Shirley Yates	1106 Dyer Rd	793-0649
9. [illegible]	1108 Dyer Rd	799-0532
10. Linda Porthen	1108 Dyer Rd	799-0532
11. Randy Yates	1106 DYER RD	793 0649
12. Julie Meredith	1112 Dyer Rd	793 9520
13. Craig Meredith	"	"

14. Pat Heenstad 1114 Dyer Rd 793-0772
15. 1114 Dyer Rd 793-0772
16. A. L. Heenstad 1114 Dyer RD. 793-0772
17. Patricia L. Cooper 1116 Dyer Rd. 793-0773
18. Lauren J. Cooper 1116 Dyer Rd 793-0773
19. Frank Wallace 1118 Dyer 793-0941
20. Michelle A. O'Brien 1122 Dyer Rd 799-2013
21. Carl J. Parr 1125 Dyer Rd. 799-1324
22. Daniel T. Smith 1128 Dyer RD. 793-3878
23. Levi Cushing 1121 Dyer RD. 793 8646
24. Elaine Effenberger 1015 Dyer RD 793-8552
25. Peggy L. Effenberger 1015 Dyer Rd 793-8552
26. Rebecca Effenberger 1015 Dyer Rd 793-8552
27. Brian Smith 1015 Dyer Rd 793-8552
28. R. S. Gotta 1017 Dyer RD. 793-0315
29. Diana Tennison 1011 Dyer Rd 425 508-8771
30. CHARLES SMITH 1011 DYER RD 425-508-8771
31. Joe Wagner 108 10th 360 793-1571 PO BOX 332 Gold
32. Deanna Wagner 108 10th St. 360 793 1571
33. Tamara Goodman 940 Stevens ave 425 244-1297
34. Mark C. Lucas 940 Stevens Ave #5 (360) 793-4914
35. Arta Rose Lucas 940 Stevens Ave. #5 (360) 793-4914
36. Ellen Dingler 202-10th Str. (360) 793-0415
37. Steven L. Casad 205 10th St 360-794-5032
38. Debra L. Casad 205 10th St 425-931-6817
39. Sharon L. Hubbell 1012 Dyer Rd. 360 793 4302
40. Nancy A. Bender 1018 Dyer Rd 360-793-1188

41. Richard A. Bender 1018 Dyer Road 793-1188
42. Joe Chowitt 1101 Dyer 793 1905
43. Doug Obam 1019 Dyer 793-3280
44. Jan Obam 1019 Dyer "
45. [illegible] R. [illegible] 1017 Dyer 793-8865
46. [illegible] 1105 DYER RD. 793-9584
47. Shaver D STOWER 1105 DYER " "
48. Eugene C. Hunstad 1120 Dyer 793-1046
49. [illegible] Litsey 1000 Dyer 793 1448
50. ROBERT A BECK 1000 Dyer 793 1448
51. Steve Hunstad 916 Dyer 793 2779
52. Michele Gwosse 915 Dyer 793-2779
53. Patsy Weihrauch 916 Dyer 793-2048
54. Robert D Carpenter 914 Dyer 793-7811
55. James E Martin 912 Dyer 793-3868
56. Darlene M Martin 912 Dyer Rd. 793-3868
57. Carolyn Harry 908 Dyer Rd 794 0590
58. Roger Ray 908 Dyer Rd 794 0590
59. James F McNamee 902 Dyer Rd 793-3438
60. Kathy McNamee 902 Dyer Rd 793-3438

PETITION FOR COMPREHENSIVE PLAN TRAFFIC AND SEWER UTILITY PLAN AMENDMENTS

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NAME	ADDRESS	PHONE
1. Kathy Wilson	900 Dyer Rd.	360-793-8823
2. Jeff Wilson	900 Dyer Rd.	360-793-8823
3. Frank Giese	812 Dyer Rd	360-793-3968
4. Cindy Giese	812 Dyer Rd	360-793-3968
5. Derek Murphy	811 Dyer Rd	360-793-3981
6. [illegible]	907 Dyer Rd	360793 1901
7. [illegible]	907 Dyer Rd	360 793 1901
9. Jim McKenzie	913 Dyer	793 2011
10. Linda L. Everett	917 Dyer	360-793-2941
11. Jim A Fulcher	204 10th	360 793 1542
12. Kari Fulcher	204 10th	360 793 1542
13. Jerome E Shaw	1016 Dyer	360-799-1603

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14. Robin D Shaw 1016 Dyer Rd. 360-799-1603
15 Kaymy Omada 1107 Dyer Road 360-793-8590
16. Vivaci Aronstine 1107 Dyer Road 360-793-8590
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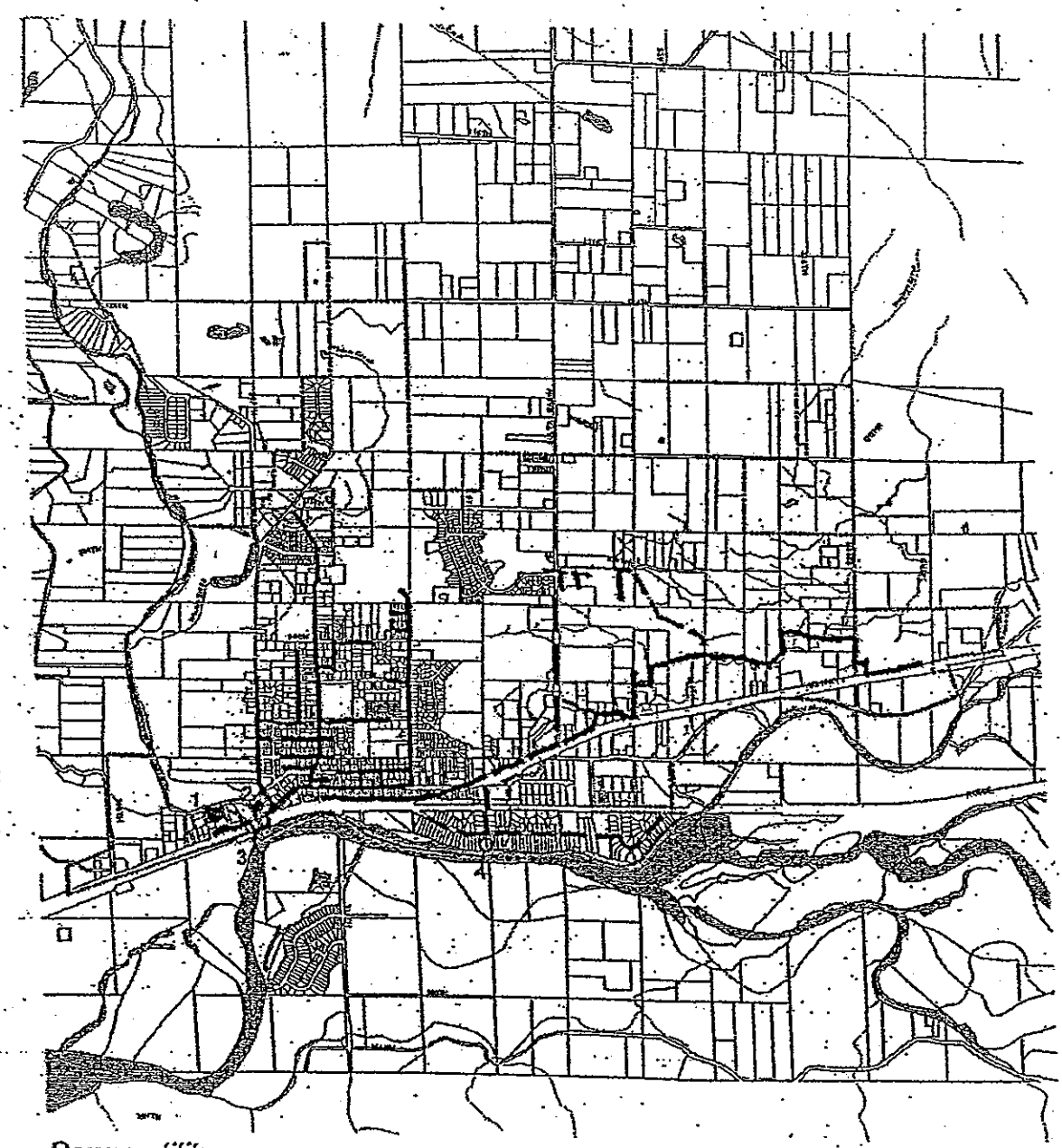

Sewer utility

Existing facilities
1 Sewage treatment plant
2 Pump station
3 Skykomish River outfall

Proposed facilities
4 Pump station

Sewer pipeline – existing
Sewer pipeline – proposed

PETITION FOR COMPREHENSIVE PLAN TRAFFIC AND SEWER UTILITY PLAN AMENDMENTS

Dear Mayor Tolson and City Council Members Seehuus, Champeaux, Blair, Slawson; Wiediger, Boyd, and Flower:

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2. Delete the Proposed Sewer Pipeline Extensions in both Dyer Road and Skywall Drive and the Proposed Pump Station (Number 4) as shown on the Sewer Utility Map.

NAME	ADDRESS	PHONE
1. [illegible]	215 Skywall Dr	793-0127
2. Beverly Holdt	Same as above	
3. Christy Benge	211 Skywall	793-3631
4. [illegible]	208 Skywall Dr.	425-314-0713
5. Charmie Olson	202 Skywall	793-8883
6. John Olson	202 Skywall	" "
7. Lisa Jackson	1306 Skywall Dr.	" "
9. [illegible]	1303 Skywall Dr	425-232-9697
10. Lori Fleming	1305 Skywall Dr.	na.
11. R Lee Zimmerman	1318 Skywall Dr	0476
12. Paul Engler	1305 Skywall Dr	
13. [illegible]	1309 Skywall Dr	

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14. Jaime Geary 1309 Skywall Dr.
15 GORDON RIEMLAND 1309 SKYWALL DR
16. Kim Kennedy 1315 Skywall Dr
17. Tim Kennedy 1315 Skywall Dr
18. Diana L. Lucas 1317 Skywall Dr.
19. Jim Lucas 1317 Skywall Dr.
20. J. W. Peterson 1319 " "
21. Christi Darke-Mallow 1322 Skywall Dr.
22. Doug Mallow 1322 SKYWALL DR
23. [illegible] 209 Skywall Dr
24. Harry Marshall 209 Skywall Dr
25. Kathryn Anderson 212 Skywall Dr.
26. Val Anderson 212 Skywall Dr.
27. Gary Udy 210 SKYWALL Dr.
28. [illegible] 1306 Skywall Dr.
29. [illegible] 1300 Skywall Dr.
30. Lyndsey Weidemann 1330 Skywall dr.
31. [illegible] 204 Skywall Dr.
32. James G. Stiles 205 Skywall Dr.
33. Wendy L. Stiles 205 Skywall Dr.
34. [illegible] 213 Skywall Dr.
35. Ray George 1304 Skywall Dr.
36. [illegible] 1304 Skywall Dr.
37. Carol Lindsay 200 Skywall Dr
38. Terri Hendley 1312 SKY DR.
39. Melony George 203 Skywall
40. Scott George 203 Skywall

41. Paul George 203 Skywall
42. [illegible] 219 Skywall
43. Nelson B Everett 219 Skywall
44. Ron Jackson 1306 Skywall
45. Joanne Neuwenhuis 1310 1312 Skywall
46. Sarah Neuwenhuis 1310 Skywall
47. Charles Binge 211 Skywall
48. Charlene Binge 211 Skywall
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RECEIVED
JUL 02 2007
BY: [illegible]

City of Sultan, Planning Department
P.O. Box 1199 - 319 Main Street
Sultan, WA 98294-1199
(360) 793-2231 FAX (360) 793-3344

Comprehensive Plan Amendment Petition

Date Received:_____

Type of Amendment – Please Check

Rezone Application Required:_____

_____ Policy
_____ Map
_____ Regulation
___X___ Plan
_____ Other (Please specify) _____

Proponent Information:

Name: City of Sultan

Address: 319 Main Street, Sultan WA 98294

Phone/Fax: 360-793-2231 E-Mail:_____

Amendment Information: The merits of a proposed amendment shall be measured against the petition submittal requirements listed below to ensure consistency in the review and decision making. Please provide the following information (attach additional pages if necessary):

1. A detailed statement of what is proposed to be changed and why.

Land Use Element: Review the goals and policies, land use map, and future ~~zoning~~ landuse map. Determine if the Land Use Element adequately expresses and supports the community's vision for the future of Sultan

Economic (Development) Element: Review the goals and policies, desired levels of job growth, commercial and industrial expansion, integrated strategy, local economy, identification of policies, programs and projects. Determine if the Economic (Development) Element adequately expresses and supports the community's vision for the future of Sultan.

Amend other Comprehensive Plan Elements as necessary to be consistent with changes to the Land Use Element and Economic (Development) Element.

Exhibit 4-1

2. A statement of anticipated impacts to be caused by the change, including geographic area affected and issues presented and why.

The proposed review of the Land Use and Economic Elements of the Comprehensive Plan may change the physical location, density, and timing of commercial, industrial and residential growth within the City limits of Sultan. This may in turn affect the timing and size of capital improvements including water, waste water, stormwater, transportation and other infrastructure investments.

3. A demonstration of why an existing comprehensive plan policy, plan or recommendation should not continue to be in effect or why an existing, plan or recommendation no longer applies.

The City's 2004 Comprehensive Plan is built on a "phased growth" strategy and specific implementation actions such as: 1) Coordinate overall growth policies so that residential development follows rather than precedes economic development and Sultan's ability to pay for increased and improved school, fire, aid, police and other urban services; 2) Phased delivery of utility services so that Sultan public services and facilities can be coordinated in advance of each area's development needs; 3) Do not over expand the City limits or allow major additional residential development within the Urban Growth Area; 4) Limit potential population growth that could occur from development or annexation within City boundaries; 5) Complete development of the available lands that are within present City limits; 6) Prioritize planning unit development phasing sequence and phase the approval of land use changes and utility capacities to avoid overloading or over extending sewage collection and wastewater treatment plant capacities.

The "phased growth" strategy appears to be contrary to current market conditions. The primary focus in Sultan is residential development rather than commercial development. Commercial developers have reported that Sultan needs additional residential development ("rooftops") in order to attract commercial development. The City should evaluate whether the "phased growth" strategy is an economically feasible and realistic strategy both in the short-term (2-5 years) and in the long-term (10-20 years).

4. A statement of how the amendment complies with the comprehensive plan's community vision statements, goals, objectives, and policy directives.

The proposed amendment seeks to implement the underlying community vision to maintain a small town feeling, emphasize recreation opportunities, improve the visual image of the City, diversity services so the shopping needs of Sultan residents can be met within the city, encourage small business, and accommodate clean industry.

The proposed amendment requests consideration to amend the goals, objectives, and policy directives to achieve the community vision while being mindful of the larger regional economy and market forces outside the control of the City of Sultan.

5. A statement of how facility plans and capital improvement plans support the change.

The current facility plans and capital improvement plans support the current growth strategy. Changing the growth strategy will require a review and possible amendment of the Capital Facilities Element and Capital Improvement Plan. Fiscal impacts will be evaluated.

The proposed amendment will use information derived from traffic modeling to describe the effects of proposed roadway and transit changes, reflecting the growth levels and distribution patterns on vehicular traffic and congestion. It may include an analysis of the City's ability to meet level of service standards given the proposed distribution and land uses under consideration.

The proposed amendment may require evaluating the relative effects of different growth strategies on the City's and other provider's ability to ensure adequate services to meet demand generated not only by the amount of residential and commercial growth, but also by the distribution of that growth. In particular, impacts on sewer, water, recreation facilities, school, police and fire services.

6. A statement of how the change affects land use regulations (i.e. zoning, subdivision, etc.) and the necessary text changes to bring the land use regulations into compliance with the plan.

The proposed amendment will evaluate the impacts caused by changes to the Comprehensive Plan and zoning maps, including the effects on development capacity – the theoretical number of housing units and jobs allowed by the zoning. The amendment may require describing the number and types of jobs and housing units that could be available under difference growth strategies, and how the strategies meet the City's housing and economic development goals.

The amendment may address the overall visual effects that could result from urban design components such as transition zones and the use of open space. Chapter 16 of the Sultan Municipal Code may be amended to implement changes in the growth strategies.

7. A demonstration of public review of the recommended change.

The Planning Board discussed the annual Comprehensive Plan docket, including the proposed amendment to the Comprehensive Plan growth strategies, at its June 5, and June 26, 2007 meetings. Public comment at the June 5, 2007 meeting was generally favorable toward revising the growth strategies. At its June 26, 2007 meeting, the Planning Board recommended moving the proposed amendment forward to the City Council for its consideration. There was no public present at the Planning Board's June 26 meeting.

The City Council discussed Comprehensive Plan amendment applications at its June 11, 2007 meeting. There was no public comment regarding the proposal at the time.

In private discussions, public comment is generally in support of the proposed amendment.

8. A statement of how the public should participate in your proposed amendment.

City staff propose using a variety of tools to encourage public participation including: forming a citizens advisory panel representing community stakeholders to make recommendations to the Planning Board; holding open housing and Town Meetings to gather community input early in the process to guide the Advisory Panel; establishing a regular reporting schedule back to the Planning Board, City Council and community to ensure two-way communication. The City will send flyers, mailers and other direct mail communication to solicit input and keep the community informed at key milestones.

9. An estimated time frame or schedule necessary to complete the amendment.

4th Quarter 2007: Visioning – strategic interviews, growth options, public involvement and City Council direction.
1st Quarter 2008: Project scoping
1st Quarter – 4th Quarter 2008: Environmental Impact Statement – Review Comprehensive Plan elements, Draft EIS, public comments, Final EIS, Issue EIS
2nd Quarter 2008-2nd Quarter 2009: Comprehensive Plan amendments, public notice, public meetings, Planning Board and City Council updates, final adoption

10. An estimate cost to complete the amendment in consideration of staff time, consultant services, printing, mapping, public notices and information, etc.

2008 - $75,000 to $100,000
2009 - $25,000 to $30,000

11. Will a Citizen's Advisory Committee or Technical Advisory Committee acting as a subcommittee of the Planning Commission be necessary to evaluate the amendment?
Yes: X
No: _____
If Yes:
A. What are your recommendations for a membership on the committee?
Cross-section of community stakeholders including Planning Board, citizen group representation (e.g. Jeff Kirkman, Gerry Gibson, Loretta Storm, Kerry Ourada, etc.), chamber of commerce, home owners association president, school board, fire district, Sno-isle library.

4-4

11. Continued.

B. How and when will the meetings be conducted?

After regular business hours – Monday through Friday. City staff will provide support and liaison functions.

C. How will the City Council and Planning Commission be advised of the Committee's Progress?

City staff will develop a meeting schedule with regular milestones and check-in opportunities with the City Council and Planning Board. Planning Board and Council liaison positions on the Citizen Advisory Panel will also create communication opportunities.

D. How will the public participate in the Committee meetings?

The meetings will be open to the public and advertised on the City's website and utility billing statements.

12. A detailed statement describing how the map amendment complies with the Comprehensive Plan Land Use Element (for map amendment only).

N/A

4-5

RECEIVED
JUL 0 2 2007
BY: [illegible]

City of Sultan, Planning Department
P.O. Box 1199 - 319 Main Street
Sultan, WA 98294-1199
(360) 793-2231 FAX (360) 793-3344

Comprehensive Plan Amendment Petition

Date Received:_____

Type of Amendment – Please Check

Rezone Application Required:_____

✓ Policy
____ Map
____ Regulation
✓ Plan
____ Other (Please specify) _____

Proponent Information:

Name: RUSTY DRIVSTUEN

Address: 33902 SE 2 Sultan WA 98294

Phone/Fax: 425 330 4117 E-Mail: _____

Amendment Information: The merits of a proposed amendment shall be measured against the petition submittal requirements listed below to ensure consistency in the review and decision making. Please provide the following information (attach additional pages if necessary):

1. A detailed statement of what is proposed to be changed and why.

SEE ATTACHED.

Exhibit 5-1

2. A statement of anticipated impacts to be caused by the change, including geographic area affected and issues presented and why.

SEE ATTACHED

3. A demonstration of why an existing comprehensive plan policy, plan or recommendation should not continue to be in effect or why an existing, plan or recommendation no longer applies.

SEE ATTACHED

4. A statement of how the amendment complies with the comprehensive plan's community vision statements, goals, objectives, and policy directives.

SEE ATTACHED

5. A statement of how facility plans and capital improvement plans support the change.

SEE ATTACHED

6. A statement of how the change affects land use regulations (i.e. zoning, subdivision, etc.) and the necessary text changes to bring that land use regulations into compliance with the plan.

SEE ATTACHED

7. A demonstration of public review of the recommended change.

SEE ATTACHED

8. A statement of how the public should participate in your proposed amendment.

SEE ATTACHED

9. An estimated time frame or schedule necessary to complete the amendment.

SEE ATTACHED

10. An estimate cost to complete the amendment in consideration of staff time, consultant services, printing, mapping, public notices and information, etc.

SEE ATTACHED

11. Will a Citizen's Advisory Committee or Technical Advisory Committee acting as a subcommittee of the Planning Commission be necessary to evaluate the amendment?

Yes:_____

No: ✓

If Yes:

A. What are your recommendations for a membership on the committee?

NA

5-3

11. Continued.

B. How and when will the meetings be conducted?

N/A

C. How will the City Council and Planning Commission be advised of the Committee's Progress?

N/A

D. How will the public participate in the Committee meetings?

N/A

12. A detailed statement describing how the map amendment complies with the Comprehensive Plan Land Use Element (for map amendment only).

N/A

5-4

1.

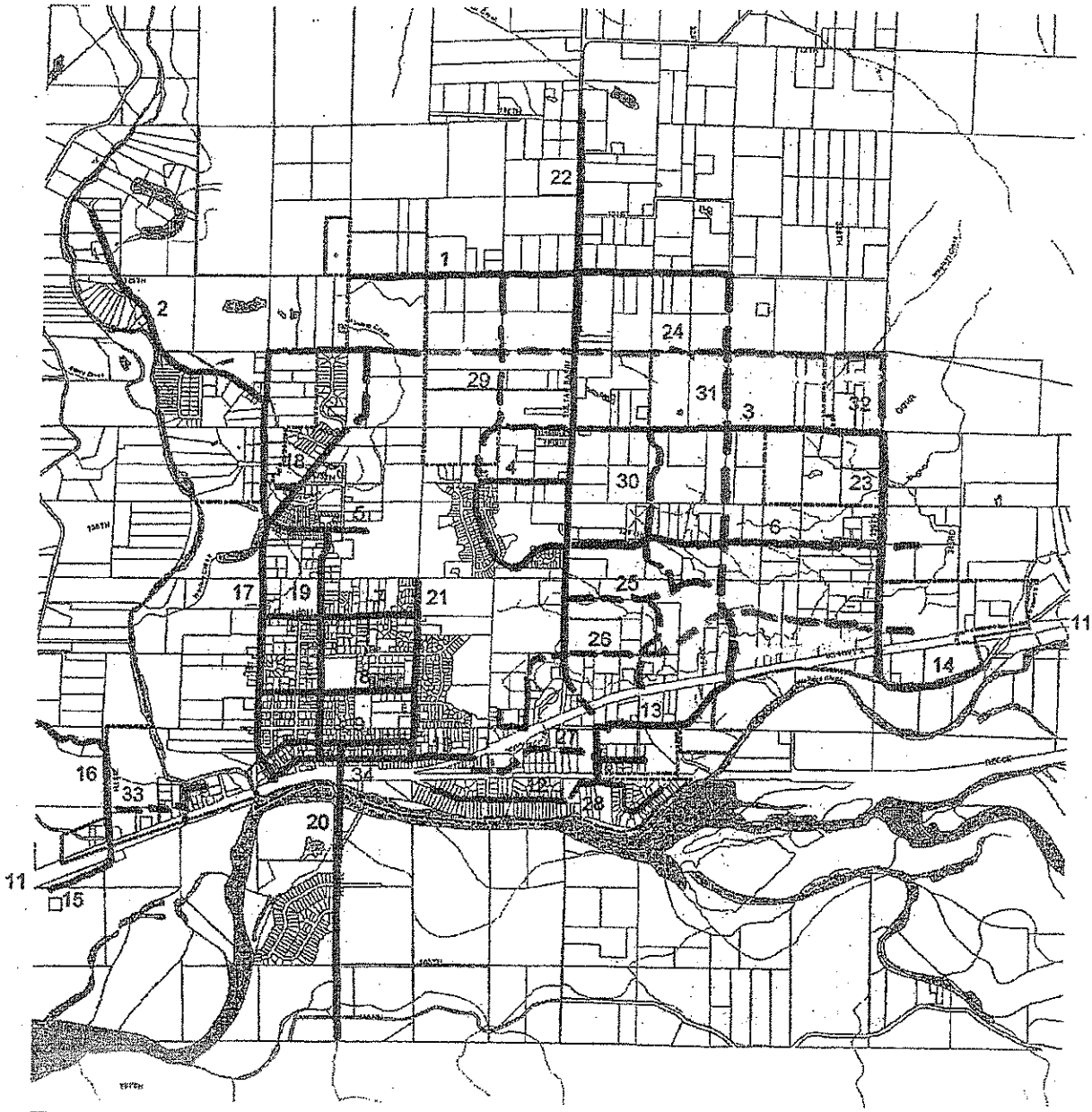
Remove the implementation action which states, 'Do not expand city limits or allow major additional residential development within the urban growth area boundaries – until or unless the economic/fiscal strategies produce public tax revenues sufficient to support additional urban populations and services'. *The fact is that residential growth provides for economic growth, additional tax revenues, jobs, new business's, and increased spending. Without expanding the city limits and allowing major additional residential development, our town will remain in a 'stall' position. Why make business' suffer? The action plan should be to grow residential development at a solid pace.*

Remove the implementation action which states, 'Limit potential population growth that could occur from development or annexation within city boundaries – until or unless an employment and tax base has been created'. *The word 'limit' is not defined, and can only create confusion. Population growth creates employment and tax base. Starbucks, Rite Aid, and the like are not coming to Sultan until the demographics show a strong enough population base to serve. The more rooftops, the happier they and others are to come to our town. I don't believe the true goal of Sultan is to limit population growth until an employment and tax base is here. That goal is unrealistic and backwards.*

Remove the implementation action which states, 'Complete development – of the available lands that are within present city limits'. *A great amount of the land in the city limits is very poor development ground due to critical areas, wetlands, streams, and poor soils. And, many older residents do not wish to develop their land at all. There is no definition of 'available', so we can only guess at its meaning. The City of Sultan needs more good quality ground to be brought in from the UGA, into the City.*

Remove the following from the Public Services section; Goal: Quality and Availability – '2 Growth Management: Coordinate overall growth policies so that residential development follows rather than precedes economic development and Sultan's ability to provide tax revenues sufficient to pay for increased and improved school, fire, aid, police, and other urban services.' *I believe residential growth is critical to the success of economic development in Sultan. Residential development does not follow economic development, rather it is the opposite: economic development follows residential growth.*

Remove the following from the Public Services section: Goal: Quality and Availability – '3 Phasing: Phase delivery of utility services to planning units with major population growth potential so that Sultan public services and facilities can be coordinated in advance of each area's development needs.' *This is an unrealistic planning goal, since City Planners can only guess as to which areas of the City might grow. Each property owner/developer has there own plans and timeframe. The City should react in a positive way to those property owners that wish to develop their lands, problem solving to provide utility services to them in as practical and efficient way as possible.*



Transportation plan

Existing roadways

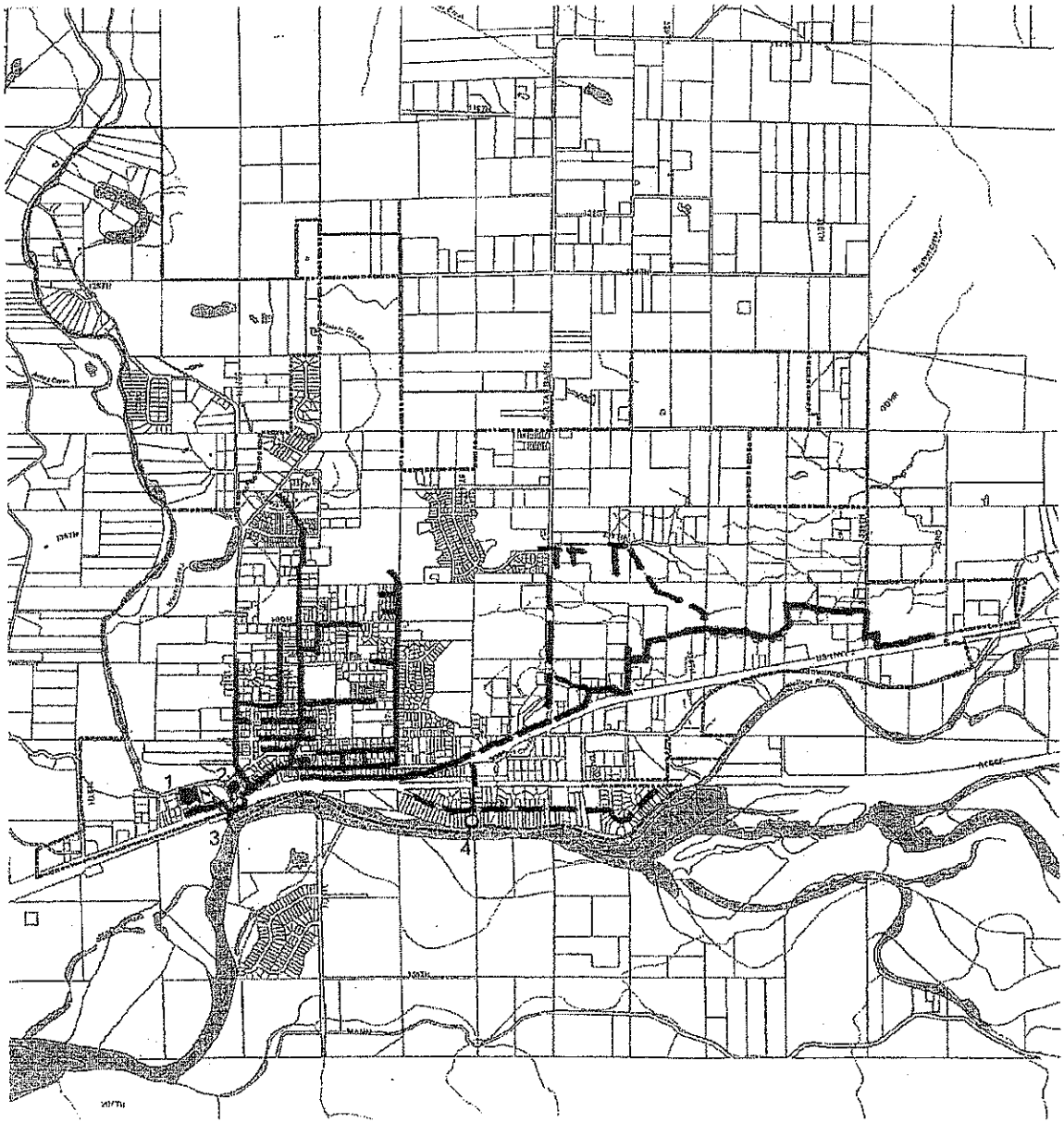
1 124th Street SE
2 Trout Farm Road
3 132nd Street SE
4 Bryant Road
5 Willow Avenue
6 138th Street SE
7 High Street
8 Date Street
9 Alder Street
10 Main Street
11 SR-2/Stevens Pass Highway
12 Dyer Road
13 Cascade View Dr/Cemetery Rd
14 Sultan Startup Road
15 Fern Bluff Road
16 299th Avenue SE/Old Owen Rd
17 1st Street
18 Gohr Road
19 4th Street
20 5th Street/Mann Road
21 8th Street
22 Sultan Basin Road
23 339th Avenue/Rice Road

Proposed roadways

24 East-West Roadway
25 140th Street
26 Wagley's Creek Road
27 Main/149th Avenue extension
28 Dyer/Skywall connection
29 Kessler Drive extension
30 328th Avenue extension
31 330th Avenue extension
32 Rice Road extension
33 229th Avenue extension
34 SR-2 downtown limited access

Roadways – existing
Roadways – proposed

Exhibit 6



Sewer utility

Existing facilities
1 Sewage treatment plant
2 Pump station
3 Skykomish River outfall

Proposed facilities
4 Pump station

Sewer pipeline – existing
Sewer pipeline – proposed

Exhibit 7