

**SULTAN CITY COUNCIL  
AGENDA COVER SHEET**

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**Agenda Item #:** Consent C 7

**Date:** September 11, 2008

**Subject:** Public Hearing – Comprehensive Plan Update

**Contact:** Deborah Knight, City Administrator

**Issue:**

The issue before the Council is to set a public hearing on September 25, 2008 to take public comment on the Comprehensive Plan and Draft Supplemental Impact Statement and related revisions to development regulations of the Sultan Municipal Code.

**Summary Statement:**

The proposed 2008 revisions to the Comprehensive Plan are intended to address Growth Management Act (GMA) compliance issues identified by the Growth Management Hearings Board. A significant compliance issue identified by the Growth Management Hearings Board was the City's planning for capital facilities did not demonstrate how the City would pay for the water, sewer, roads and parks to needed to serve future growth.

The revisions, for the most part, address how to plan, provide, and pay for capital facilities including water, sewer, roads, parks, and public facilities such as city hall and public works shop. Revisions to the City's development regulations are proposed to clarify when and how property owners will be expected to pay fair-share costs for extensions of planned water, sewer, stormwater, and transportation and park systems. Revisions to development regulations are also proposed to meet the GMA requirement for review and revision to maintain consistency with any changes to the GMA that may have been adopted since the development regulations were last revised.

The Council and Planning Board will hold a joint meeting and Public Hearing on the revisions to the Comprehensive Plan on September 9, 2008. In accordance with the compliance schedule and calendar, the Council is schedule to hold the final Public Hearing on September 25, 2008. The final package for the Comprehensive Plan and Development Regulation amendments will be distributed for public review on September 15, 2008.

**Recommendation:**

Set a Public Hearing on September 25, 2008 during the regular Council meeting on the Comprehensive Plan and Draft Supplemental Impact Statement and related revisions to development regulations of the Sultan Municipal Code.

Attachments: A. Notice of Joint Meeting

CITY OF SULTAN  
PUBLIC NOTICE

NOTICE OF CHANGE OF  
PLANNING BOARD MEETING SCHEDULE  
CITY COUNCIL SPECIAL MEETING

PLANNING BOARD PUBLIC HEARING

The City of Sultan hereby provides notice that the Planning Board is changing the date of its regular meeting from Tuesday, September 2<sup>nd</sup>, 2008 to Tuesday, September 9<sup>th</sup>, 2008 at 7:00 pm. in the Council Chambers, located at City Hall, 319 Main Street, Sultan, Washington.

This September 9<sup>th</sup> meeting will be a public hearing to review and gather public input on proposed revisions to the City of Sultan Comprehensive Plan and Draft Supplemental Environmental Impact Statement, and related revisions to development regulations of the Sultan Municipal Code.

The Sultan City Council will hold a special meeting on Tuesday, September 9<sup>th</sup> at 7:00 pm. in the Council Chambers, located at City Hall, 319 Main Street, Sultan, Washington. This meeting will be a joint session with the Planning Board to review and gather public input on proposed revisions to the City of Sultan Comprehensive Plan and Draft Supplemental Environmental Impact Statement, and related revisions to development regulations of the Sultan Municipal Code.

Description of Proposed Revisions:

The proposed 2008 revisions to the Comprehensive Plan are intended to address Growth Management Act (GMA) compliance issues identified by the Growth Management Hearings Board. A significant compliance issue identified by the Growth Management Hearings Board was the City's planning for capital facilities did not demonstrate how the City would pay for the water, sewer, roads and parks to needed to serve future growth.

The revisions, for the most part, address how to plan, provide, and pay for capital facilities including water, sewer, roads, parks, and public facilities such as city hall and public works shop. Revisions to the City's development regulations are proposed to clarify when and how property owners will be expected to pay fair-share costs for extensions of planned water, sewer, stormwater, transportation and park systems. Revisions to development regulations are also proposed to meet the GMA requirement for review and revision to maintain consistency with any changes to the GMA that may have been adopted since the development regulations were last revised.

Key changes to the plan include:

- Reducing transportation level-of-service from LOS B (fairly free flowing) to LOS D (stable flow with acceptable delay during peak travel hours).
- Increasing transportation impact fees paid by developers from \$1,837 to \$5,272 per peak hour trip. Developers may pass these costs on to homebuyers in the form of higher home costs.
- Removing the proposed road connection between the Dyer and Skywall neighborhoods and keeping the planned sewer extensions.

- Requiring property owners served by septic systems to abandon their septic systems and pay a hook-up fee when sewer utilities extended past their properties.
- Reducing park level-of-service from 42.6 acres per 1,000 residents to acquiring a new community park.
- Decrease park impact fees from \$3,415 to \$3,175 per dwelling unit.
- Removing the condition of having 2.6 officers per 1,000 residents as a condition of development approval. The City will strive to provide quality public safety service and balance police expenditures with other city service needs.
- Reorganizing the Plan to enhance readability.
- Revising the 2004 Plan's estimate of 1,500 existing jobs in Sultan to 1,010. The 2025 employment estimate of 2,000 employees will not change.
- Revising the total area to be served by City infrastructure by 2025 from 2,557 acres, which was inaccurate to 2,304 acres.
- Confirming the ability of the future city limits to accommodate 11,119 people in 2025. The city's current estimated population is 4,530.
  
- Revising Sultan Municipal Code (SMC) chapters 16.16 and 16.28 regarding future sewer connections.
- Revising SMC chapter 16.72 regarding park impact fees.
- Revising SMC chapter 16.92 regarding stormwater management performance standards.
- Revising SMC chapter 16.108 regarding eliminating concurrency for police protection.
- Revising SMC chapter 16.112 regarding development impact fees.
- Revising SMC chapter 16.150 regarding the definition of "family day care home."

The public is welcome to attend this meeting and to give testimony at the hearing.

For further information please call City Hall at 360-793-2231.

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