

**SULTAN CITY COUNCIL
AGENDA ITEM COVER SHEET**

ITEM NO: D-3
DATE: August 13, 2009
SUBJECT: Public Involvement / Community Opinion Survey
CONTACT PERSON: Robert Martin, Community Development Director



ISSUE:

Review the draft questions (Attachment A) prepared for the statistically valid survey of community opinions and interests. The survey is part of the city's public participation process for the 2011 Comprehensive Plan update.

Responses from the questionnaire will be used to help guide the city council and focus groups during the process to review and update the city's comprehensive plan goals and policies. Work on the goals and policies is scheduled to begin in September 2009 and continue through February 2010.

STAFF RECOMMENDATION:

1. Review the draft questions prepared by city staff and the consultants
2. Identify the 20-25 questions to include in the survey
3. Direct staff to initiate the survey in September

SUMMARY:

The city council is preparing to undertake a statistically valid survey of community opinions and interests on a range of planning and service-related issues. This effort is a significant kick-off of the activities leading up to the 2011 Comprehensive Plan revision.

EMC, the survey consultant selected by the city council in May, recommended the city identify the specific policy questions.

EMC stressed that the questionnaire is not an end in itself, but is really a tool to help the questionnaire development group understand what goals it wants to achieve by undertaking the survey, and the role of EMC in focusing the group on understanding what is important to learn from the study.

This was felt to be particularly important to our current situation. If we had a single-focus and easily expressed outcome, "should we put a street bond on the ballot on the

coming election” for example, the investment in crafting a questionnaire would be relatively minimal.

Our situation is on the opposite end of the spectrum. We are trying to address a wide range of topics that we don’t necessarily know how to define and focus in on. Further, many of the issues are difficult for citizens to understand, but they will have an opinion on them if they are presented with a question that expresses the issue in an understandable way. EMC emphasizes questionnaire design as a tool to achieve a larger goal of informed public policy was well-received by the panel.

Proposed Questions

In developing the proposed questions, city staff reviewed the survey used for the 2004 Update (Attachment B). Staff also reviewed surveys from several other cities as well as a survey developed by the National League of Cities.

In order to be meaningful, many of the questions force survey participants to make choices. Without a constraint, such as ranking or prioritizing, most people will identify all the options offered in a question as important alternatives. The city council should keep this in mind when discussing the questions proposed by staff or offering other suggested questions.

The city council should also keep in mind that the questions should be focused on issues over which the city has control. For example, the city has control over citizen satisfaction with city services and quality of life issues like parks and open space. The city does not have control over the percentage of taxes spent on schools or the bus service schedule of Community Transit.

City staff identified 28 potential survey questions. In order to keep within the city’s budget, the city must pare the list down to approximately 20-25 questions. The proposed questions are divided into four groups:

1. Demographics - Questions # 1 to 7

These questions will help the city better understand the types of people living in the Sultan community. The last update was the 2000 census and the survey for the 2004 comprehensive plan update.

2. City Services - Questions # 8 to 11

City service questions ask residents how they feel about their city government and the quality of service received for their tax dollars.

3. Communication - Questions # 12 to 14

These questions answer how well is the city communicating with its citizens. How much do our citizens know about city government and where do they get their information.

4. Quality of Life - Questions # 15 to 18

Quality of life questions ask how residents feel about living in Sultan. What problems are present in the community? What factors influence why people move to Sultan and why they stay and make their home here.

5. Policy Questions - Questions # 19 to 29

Perhaps the most important questions in the draft questionnaire are the policy questions. These are the questions that are unique to the city of Sultan. These questions attempt to capture those issues that are most important to the community –

- Where should we spend our tax dollars?
- Should tax payers support new development in order to encourage growth?
- Should the city wait until commercial and retail development generates sale tax revenues to support city services before allowing more residential development?
- Should the city complete development of available lands inside the city limits before allowing annexations?
- Are residents willing to pay more in taxes to increase services such as street maintenance and park improvements?

DISCUSSION:

What is a Statistically Valid Survey:

Recognizing the importance of citizen input to the planning program in specific, and the concept of valid responsive governance in general, the Council adopted a \$25,000 line item in the 2009 budget for communication with the community. The city issued a request for proposal for a consulting firm to assist the city. The council approved a contract in May for \$17,000.

The specific reason for this allocation and the project that it funds is the Growth Management Act requirement that comprehensive plan efforts be based in a solid program of citizen involvement.

The most fair and useable form of citizen input is a statistically valid survey. A statistically valid survey is made up of the following basic components:

- a questionnaire that can be internally cross-checked for consistency and relationships between questions;
- presentation of the survey to a mathematically prescribed number of randomly selected residents;
- statistical analysis of survey results to discern patterns and minority perspectives within the raw data;
- presentation of the results to decision makers and community groups.

To be statistically valid in our community, the survey should be able to include representation of Spanish-speaking residents. The recommended proposal from EMC includes translation of the survey into Spanish, and presentation of the phone survey by Spanish-speaking interviewers when a selected resident is Spanish-speaking (this service adds approximately \$2000 to the base cost of the project, but staff feels that the investment is appropriate to get a valid result representative of the diversity of the community).

Note that the 2004 survey (Attachment B) was not a statistically valid survey because it was sent by mail to all residents in the urban growth area, and the people who sent back self-selected the pool of respondents. To be statistically valid, the pool of those sampled needs to be selected by mathematical formulas instead of self-selected.

Use of Survey Results:

Statistically valid surveys are a solid basis for community-wide planning because they are designed to gather information from a mathematically random sample of the city's population. This prevents a particular perspective or a vocal minority from establishing the base line information used to update the plan and make important policy decisions.

The questionnaire and analysis of the results will enable the Council, Planning Board, citizen committees, and staff to better understand the entire community's views on land use issues, level of service satisfaction, prioritization of services and expenditures, and future needs, desires, and directions for community services and land use development.

FISCAL IMPACT:

The EMC proposal approved by the City Council provides for the following scope of work:

1. Conduct a kickoff session with the City to scope the project and gather more detailed information about the types of questions and the data the City is interested in obtaining, and discuss the goals for the project. (Task Completed)
2. Deliver a draft questionnaire, and work with the City to finalize the questionnaire.
3. Pre-test the survey program and make any necessary refinements.
4. Execute the survey and manage the sampling plan as prescribed, and verify and review the collected data
5. Provide topline results, crosstabs, and perform a statistical analysis
6. Provide a draft and final report and conduct presentations to key audiences as needed

Next Steps

1. After receiving council feedback at this meeting, a draft questionnaire will be developed by August 21, 2009.
2. Pre-testing will follow with the survey being conducted approximately in the third week of September.

3. The community planning focus groups are scheduled to be appointed by the Council in September.
4. The results of the study will be available for work by the Planning Board and planning focus groups by the time that they are ready for that information in October.

ALTERNATIVES:

1. Revise the scope of work for the survey.
2. Develop some other approach to begin the required community involvement process for the 2011 Comprehensive Plan Update.

RECOMMENDATION:

1. Review the draft questions prepared by city staff and the consultants
2. Identify the 20-25 questions to include in the survey
3. Direct staff to initiate the survey in September

ATTACHMENTS:

Attachment A: Draft Survey Questions

Attachment B: 2004 Comprehensive Plan Survey

Draft Survey Questions

Demographic

1. How many years have you lived in Sultan?
2. What age group are you in?
3. What's your gender?
4. How many people in your household?
5. Where do you work?
6. How do you get to work? SOV, bus, carpool, telecommute, bike, other
7. Do you own or rent your home?

City Services

8. Have you had a phone or in-person contact with City employee(s) in the last 12 months? How would you rate your experience from excellent to poor?
9. What specific feedback do you have about the City employee you spoke with?
(This is recommended to be an open-ended question. The bullet point items below will be on the screen of the survey taker so that they can enter the information quickly if one of these items is mentioned.)
 - Courtesy
 - Making you feel valued as a citizen/customer
 - Willingness to help
 - Promptness
 - Knowledge
 - Professionalism
 - Accuracy
10. To what extent do you agree or disagree with the following statements?
 - The city of Sultan welcomes citizen involvement and encourages citizen participation.
 - "I have a good understanding of how my taxes are spent on city services, operations and capital projects."
 - The fee I pay for city water is reasonably priced for the service I receive.
 - The fee I pay for sewer collection and treatment is reasonably priced for the service I receive.
 - The fee I pay for garbage collection is reasonably priced for the service I receive.
11. Please rate the following statements on a scale of Agree to disagree

- I am pleased with the overall direction the city is taking.

(Council please choose three from this list)

- I am confident in the representation I receive from my council members
- I am confident with the representation I receive from my mayor
- I believe my elected representatives generally act in my best interest
- I receive good value and services for the amount of city sales and property taxes I pay.
- I feel the city is open, candid and shares information.
- I would be willing to participate in the city's volunteer program.

Communication

12. How much do you follow the public and governmental issues in the City of Sultan? (Much to Little)

13. Where do you go for information regarding city issues, service and programs?
(This is recommended to be an open-ended question. The bullet point items below will be on the screen of the survey taker so that they can enter the information quickly if one of these items is mentioned.)

- Attending council meetings
- Cable channel
- City's website
- Other website or blog
- Utility bill
- Newsletter
- Newspaper
 - Everett Herald
 - Monroe Monitor
- Word of mouth

14. How do you prefer to communicate your questions and concerns to the city?
(This is recommended to be an open-ended question. The bullet point items below will be on the screen of the survey taker so that they can enter the information quickly if one of these items is mentioned.)

- I prefer to call a council member on the phone
- I prefer to write a letter
- I prefer to e-mail
- I prefer to attend a council meeting
- I prefer to visit city hall
- Other
- Don't know

Quality of Life

15. What do you think should be the main priority for the City Council to pursue in the next two years?

(This is recommended to be an open-ended question. The bullet point items below will be on the screen of the survey taker so that they can enter the information quickly if one of these items is mentioned.)

- Job opportunities
- Affordable housing
- Recreation opportunities / proximity to Cascades
- Sense of community
- Retail Development
- Public safety
- Infrastructure (streets, sidewalks, water/sewer, and stormwater facilities).
- Business support and development
- Recreation programs
- Preservation of open space and environmentally sensitive areas.

16. What is the most important problem facing Sultan right now?

- Crime
- Drugs
- Too much growth
- Not enough growth
- Graffiti
- Noise
- Run down buildings, weed lots, or junk vehicles
- Taxes
- Rates for services
- Unsupervised youth
- Homelessness
- Absence of communication from city hall
- Road condition

17. How do you rate your neighborhood as a place to live on a scale of excellent to poor?

18. Over the last five years, the overall quality of my neighborhood has:

- Improved a lot
- Improved slightly
- Stayed the same

- Declined slightly
- Declined a lot
- Do not know

Policy Questions

19. The city of Sultan has a limited budget to deliver services and achieve its goals. Resources must be allocated to first meet state or federal government mandates and then to issues that are important to the community. The city council is considering funding the following list of discretionary programs in the 2010 budget. Please rank the programs in order of importance to you:

- Setting aside a percentage of property and sales tax revenues in an operating cash reserve.
- Setting aside \$2500 each month in a contingency/rainy-day fund
- Adding a full-time animal control officer
- Adding a full-time code enforcement officer
- Increasing funding for street repair and maintenance
- Fund an economic development plan to identify strategies and priorities to add jobs encourage commercial development
- Improve the city's permit process for housing and commercial development.

20. If you think the city should devote more financial resources and effort towards achieving any of these programs how do you think the city should pay for the effort?

- New or increased taxes
- New or increased fees
- Reduce efforts to achieve other goals

21. If you think the city should reduce efforts to achieve other goals please tell us which goals you think should receive less effort.

- Setting aside a percentage of property and sales tax revenues in an operating cash reserve.
- Setting aside \$2500 each month in a contingency/rainy-day fund
- Adding a full-time animal control officer
- Adding a full-time code enforcement officer
- Increasing funding for street repair and maintenance
- Fund an economic development plan to identify strategies and priorities to add jobs encourage commercial development
- Improve the city's permit process to housing and commercial development.

22. New development in downtown is basically prohibited by new state and federal flood management laws. As an alternative, a new town center could be developed out of the flood plain on Hwy 2, in the area of Rice Rd. This could include shopping, apartments, and recreation areas. Do you think that the City should devote staff time and public funds to pursue this project.
- Lead the effort
 - Support the effort but do not lead
 - Assist if requested
 - Do not be involved at all
23. The City is considering development of a park in the north east part of the city. The park could include sports fields, trails, pick nick facilities, and open space. To accomplish this project, there would have to be a property tax of approximately (xx) cents per \$1,000 evaluation. Would you support or oppose this effort?
24. To what extent do you agree or disagree with the following statement: "The city of Sultan should provide more funds to supplement state and federal dollars for the construction and maintenance of roads, even if it means increased local taxes"
25. To what extent do you agree or disagree with the following statement: "The city should use tax payer dollars to lower impact and connection fees paid by new housing developments in order to encourage residential growth"?
26. To what extent do you agree or disagree with the following statement: "The city should use tax payer dollars to lower impact fees paid by new commercial developments in order to encourage commercial growth"?
27. To what extent do you agree or disagree with the following statement: "The city should not allow annexations or major additional residential development within the urban growth area boundaries until or unless the city's economic development strategies produce public tax revenues sufficient to support additional urban populations and services"?
28. To what extent do you agree or disagree with the following statement: "the city should 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"?
29. To what extent do you agree or disagree with the following statement: The city should complete development of the available lands that are within present city limits before allowing annexations"?

206 completions

Appendix E: Comprehensive plan survey

This survey was mailed to every household within Sultan city limits and urban growth area to determine what resident voter households liked/disliked about existing conditions in Sultan. The purpose of the survey was to determine resident household priorities about issues and projects to be addressed in the comprehensive planning process.

206 households returned completed surveys. The resulting survey results are accurate to within 8+/- percent of the opinions of the general population who decided to participate in the survey – and not necessarily of the general population at large (the statistics are rounded and may not add to 100 percent). The statistics also account for undecided (generally ranged from 0 to 3% of the total) but do not depict the percents in the tables shown.

Existing conditions

On a scale of 1 to 5, where 1 is the lowest and 5 the highest rating, how would you rate the following in the Sultan area?

		lowest / highest				
		1	2	3	4	5
Environment						
5	Preservation of woodlands, open spaces, natural features?	13%	15%	34%	19%	13%
6	Landscaping of roadways and other public places?	13%	22%	40%	15%	7%
Economics						
7	Local employment opportunities?	29%	33%	18%	7%	8%
8	Local education and training opportunities?	18%	27%	29%	11%	10%
9	Child and daycare services?	15%	19%	36%	11%	4%
Land use						
10	Pattern of land development?	27%	19%	29%	11%	8%
11	Quality of commercial development projects?	18%	24%	29%	13%	9%
12	Quality of development along SR-2 corridor?	24%	27%	24%	12%	8%
13	Quality of development within the downtown area?	16%	29%	30%	13%	7%
Housing						
14	Housing selection – type, design, neighborhood?	17%	18%	32%	21%	9%
15	Housing costs – sales prices, rents, and affordability?	6%	9%	36%	34%	10%
Transportation						
16	Local roadway conditions and traffic controls?	22%	26%	21%	16%	12%
17	Transit services, schedules, and routes?	4%	16%	39%	22%	9%
18	Parking conditions in commercial developments?	7%	13%	43%	23%	7%
Utilities						
19	Sewage service?	5%	4%	31%	34%	13%
20	Water service and quality?	3%	6%	26%	34%	24%
21	Stormwater management?	8%	10%	33%	29%	12%
22	Solid waste – garbage service?	6%	7%	24%	36%	20%
Services						
23	School system (grade k-12)?	6%	10%	30%	27%	12%
24	Community planning?	12%	22%	36%	14%	7%
25	Building permits/regulatory process?	18%	19%	29%	13%	7%
26	City services in general?	6%	13%	42%	27%	7%
Safety and security measures						
27	Police protection?	4%	5%	17%	41%	29%
28	Fire protection?	2%	1%	17%	41%	33%
29	Ambulance and paramedic service?	2%	2%	22%	35%	33%
Recreation						
30	Park and recreational opportunities?	7%	15%	34%	28%	10%
31	Trail systems?	9%	14%	33%	23%	12%
Urban design						
		1	2	3	4	5

32	Historic preservation efforts?	11%	21%	36%	16%	6%
33	Building appearances and conditions in general?	10%	25%	38%	19%	4%
34	General cleanliness and attractiveness?	8%	22%	32%	27%	8%
35	Street amenities – signs, landscaping, benches, etc?	6%	18%	42%	23%	7%
Fiscal		1	2	3	4	5
36	Property tax assessments?	9%	13%	47%	16%	7%
37	Utility charges?	12%	17%	38%	15%	11%

Sultan facilities

How often does your household use the following facilities in the Sultan area?

City facilities		never	yearly	monthly	weekly	daily
38	Library?	17%	25%	33%	21%	1%
39	City hall and other public services?	17%	32%	36%	8%	2%
40	Walk or bike on a trail or walkway?	28%	16%	28%	21%	5%
41	Use park and recreation facilities?	23%	27%	28%	17%	2%
42	Attend a city festival or event?	12%	73%	11%	2%	0%

Shopping behavior

How often does your household shop at the following shopping areas?

Shopping areas		never	yearly	monthly	weekly	daily
43	Sultan?	3%	6%	22%	51%	15%
44	Local cities – Monroe, Snohomish, Lake Stevens, Silver Lake, Mill Creek?	1%	1%	16%	63%	17%
45	Malls – Everett, Alderwood, Bellevue?	10%	36%	44%	9%	0%
46	Downtown – Everett and Seattle?	23%	43%	27%	5%	0%

Commercial goods and services

Where is your household most likely to shop for the following items (circle one)?

Convenience goods and services		Sultan	Local cities	Malls	Downtown				
47	Food and drug?	25%	72%	0%	0%				
48	Clothing and accessories?	0%	53%	41%	3%				
Convenience goods and services		Sultan	Local cities	Malls	Downtown				
49	Sporting goods?	7%	52%	27%	4%				
50	Barber and beauty shops?	26%	63%	4%	1%				
Home and auto		Sultan	Local cities	Malls	Downtown				
51	Hardware and home improvements?	35%	58%	1%	3%				
52	Home furnishings and furniture?	4%	56%	22%	12%				
53	Automobile sales and repairs?	21%	67%	1%	8%				
Services		Sultan	Local cities	Malls	Downtown				
54	Bank and financial?	50%	45%	0%	3%				
55	Medical and dental?	25%	68%	3%	2%				
56	Professional and legal?	3%	71%	2%	14%				
Entertainment		Sultan	Local cities	Malls	Downtown				
57	Eating and drinking establishments?	44%	43%	1%	4%				
58	Cinema, bowling, and other recreation?	2%	83%	3%	1%				
Average monthly expenditure		\$0	50	100	250	500	750	1000	+
59	How much do you spend in Sultan?	2%	17%	33%	25%	5%	5%	2%	3%
60	How much do you spend in other areas?	0%	3%	8%	23%	21%	14%	12%	10%

Reasons for going elsewhere

Which factors affect your decision not to purchase the items listed in the Sultan area?

Reasons for not shopping in Sultan 1 2 3 4 5

61	Goods and services not available locally?	9%	4%	12%	23%	50%
62	Better selection of goods and services offered elsewhere?	2%	2%	15%	29%	49%
63	Better service provided elsewhere – friendly, helpful, etc?	28%	22%	21%	9%	14%
64	Lower prices provided elsewhere?	7%	7%	26%	24%	28%
65	More and better traffic and parking conditions elsewhere?	29%	19%	23%	10%	10%
66	Cleaner, more pleasant looking stores and environs elsewhere?	18%	18%	26%	15%	13%

Your household characteristics

circle appropriate response

67	How long have you lived in Sultan?	0-1	2-5	6-10	11-15	16-20	20+ years	
		7%	35%	14%	9%	3%	28%	
68	What age group are you in?	<18	19-24	25-34	35-44	45-54	55-64	65+
		0%	1%	21%	23%	21%	14%	14%
69	How many people in your household are employed on a full-time basis?	0	1	2	3	4	5+ employees	
		17%	33%	39%	5%	1%	0%	
70	Where do you work?	19% Sultan 10% Monroe 3% Snohomish 7% Everett 9% Other Snohomish County 19% King County 17% Other _____ 15% No response						
71	Do you own or rent your residence?	own	rent					
		93%	4%					

Comments?

72	What should we work on?	158 or 77% response
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Newsletter 1

Planning background

The comprehensive plan for the City of Sultan was adopted by City Council in October 1994. The 1994 plan analyzed natural features, land use, transportation, parks and open space, community facilities, shorelines, intergovernmental relations, and annexations. The planning document identified planning goals and policies, land use alternatives, zoning classifications, and other implementation particulars with which to manage growth within the Sultan planning area.

Conditions have changed considerably since the development and adoption of the 1994 comprehensive plan:

- **Population within Sultan's municipal limits** - increased from about 2,236 persons in 1990 to an estimated 2,955 persons in 1999 averaging an annual rate of 3.2 percent over the past 10 years. This rate is above what was projected in the 1994 plan – not accounting for possible annexations.
- **Commercial and industrial land potentials** – could be increased significantly with the adoption of the proposed Sultan Industrial Park Master Plan.
- **Pending changes in the Endangered Species Act (ESA) and FEMA floodplain designation** – could affect riverfront buffer, open space allocations, park lands and trails, and other habitat issues.
- **Possible improvements to SR-2** - could affect downtown access and development opportunities.
- **And, implementation of any of the above** – could affect future city fiscal resources and budgetary planning.

The plan update process

As a result of these changes, the Sultan City Council asked the Planning Commission to update the 1994 comprehensive plan. With the help of city staff and a consultant, the Planning Commission will soon review environmental conditions and capabilities, economic trends and requirements, population projections, land use patterns, park, and transportation requirements. The Commission will develop alternative comprehensive plan concepts based on the results of the analysis work.

Before starting work on the plan, however, the Commission will conduct a public survey of all households within the urban growth area. The survey will ask you to evaluate existing conditions, indicate shopping behaviors and needs, and identify other items to be considered in the planning process. **Your opinions and priorities will be an important part of the planning process. Please return the completed survey when you receive it in the mail in early December.**

In addition, the Commission will host a planning workshop at 7:00 pm on the 8th of January in the Sultan High School Commons where you may help brainstorm possible new planning policies for the area. The Commission, city staff, and consultant will use the results of the brainstorming session to develop detailed planning concepts for review in early 2002.

Please call Donna Murphy or Rick Cisar at 793-2231 to reserve a seat at the brainstorming workshop – or if you have any questions about the planning process, public survey, brainstorming workshop, or any other particulars of the plan update process.

Sultan Comprehensive Plan Update

Planning background

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The plan update process

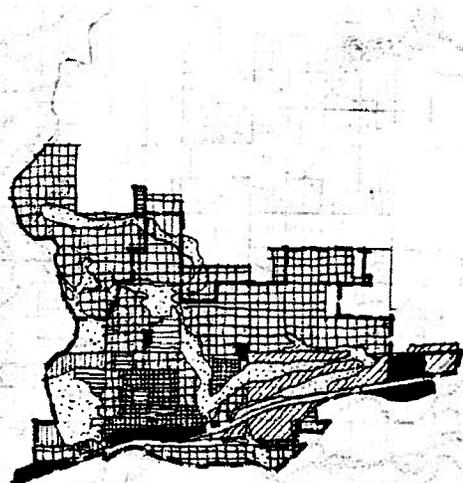
As a result of these changes, the Sultan City Council asked the Planning Commission to update the 1994 comprehensive plan. With the help of city staff and a consultant, the Planning Commission reviewed environmental conditions and capabilities, economic trends and requirements, population projections, land use patterns, park, and transportation requirements. The Commission developed alternative comprehensive plan concepts based on the results of the analysis work, a public survey, and public workshops conducted at the start of the planning process.

Alternative 0: No-action alternative (present plan and zoning policies)

The Washington Administrative Code requires a no-action alternative be considered within the environmental review process. Under a no-action alternative, the prevailing 1995 Snohomish County adopted UGA and 1994 Sultan Comprehensive

Plan would remain in affect and all Sultan planning and implementation policies would be coordinated with the 1994 plan. The present plan and policies or no-action alternative would result in the following:

- Downtown - mixed-use development including higher density retail, office, and residential uses would be located along Main Street.
- Convenience commercial uses - would be located along SR-2 at the intersection with 299th Avenue SE at the west edge of the city, and Rice Road at the east edge of the city.
- Neighborhood commercial uses - of limited size and scope, may be located on the plateau on Sultan Basin Road to provide for local resident services.
- Industrial and business uses - would be located along Cemetery Road and SR-2 between Sultan Basin Road and Sultan Startup Road.
- Urban-density residential uses - would be



1995 Sultan UGA

- 1995 Urban growth area
- Residential low density
- Residential medium density
- Residential high density
- Commercial
- Office/Industrial
- Institutional
- Parks

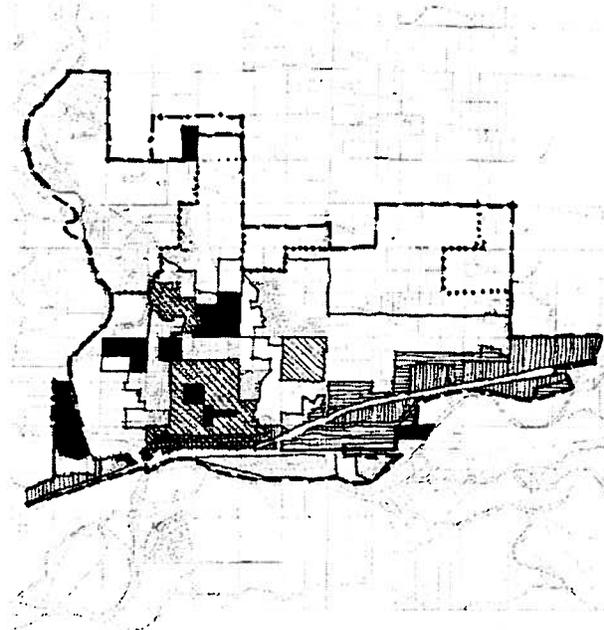
- 2001 City limits
- 1995 UGA boundary

located adjacent to the downtown between 3rd and 8th Streets, Alder and High Streets in the Sultan River valley, and on the plateau on the west side of Sultan Basin Road.

- **Moderate-density residential uses** – would be located throughout the rest of the city except adjacent to steep hillsides, wetlands, and other sensitive areas.
- **Arterial roadway network** – would generally remain focused on SR-2 with a minor grid in the Sultan River valley and an incomplete road network on the plateau.
- **Transit system** – would retain the park-and-ride lot on 10th Street with bus service to Everett and transfers to service to the rest of Puget Sound.

Alternative 1: Low growth scenario

The low growth alternative would continue to develop land within the current urban growth area in accordance within the general land



Low growth scenario

- Residential low/mod density
- Residential medium density
- Residential high density
- Economic development
- Highway oriented development
- Mixed use/urban center
- Public facility

- 2012 City limits
- 1994 UGA boundary
- Proposed UGA boundaries

use designations that were defined in the 1994 Sultan Comprehensive Plan and recently approved Industrial Park Master Plan.

In addition, the low growth scenario would resolve some property line issues along the north boundary of the urban growth area that would increase some residential development opportunities.

The low growth scenario would generally retain the same development concept as the no-action alternative but to different intensities at strategic sites in the city. Compared with

the no action alternative, the low growth scenario would result in the following:

- **Downtown – higher intensity mixed-use development** including higher density retail, office, and residential uses *could be* located along Main Street.
- **Convenience commercial uses** – would remain located along SR-2 at the intersection with 299th Avenue SE at the west edge of the city, and Rice Road at the east edge of the city.
- **Neighborhood commercial uses** – of limited size and scope, *may remain* located on the plateau on Sultan Basin Road to provide for local resident services.
- **Industrial and business uses** – would remain located along Cemetery Road and SR-2 between Sultan Basin Road and Sultan Startup Road.
- **Urban-density residential uses** – would be located along the edge of the plateau north to 138th Street and possibly in clustered developments along the edge of the plateau wetlands *rather than* adjacent to the downtown between 3rd and 8th Streets, Alder and High Streets in the Sultan River valley.
- **Moderate-density residential uses** – would be located *adjacent to the downtown between 3rd and 8th Streets, Alder and High Streets in the Sultan River valley to compliment historic development patterns* and throughout the rest of the city except adjacent to steep hillsides, wetlands, and other sensitive areas.
- **Arterial roadway network** – would create a north-south grid focused on 1st Street, 8th Street, Sultan Basin Road, and Rice Road and an east-west alignment adjacent to Pacific Northwest Pipeline to provide access between old town and the plateau that would not be dependent on SR-2.
- **Transit system** – would retain the park-and-ride lot on 10th Street with bus service to Everett and transfers to service to the rest of Puget Sound, *and a possible freight and long term passenger rail service.*

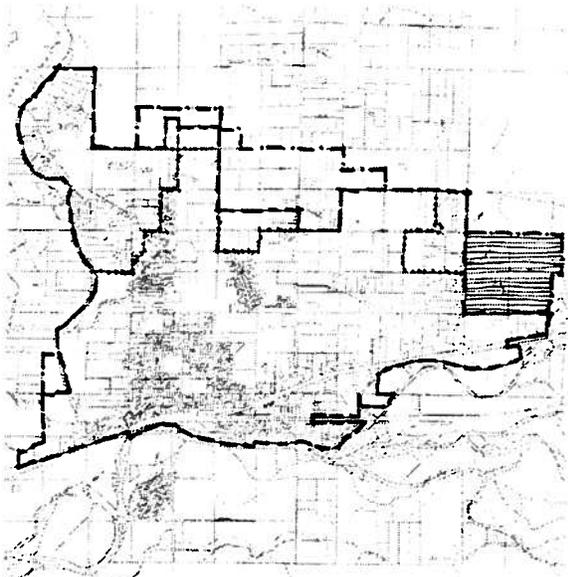
Alternative 2: Moderate growth scenario

Like the low growth option, the moderate growth alternative would continue to develop land within the current urban growth area in accordance within the general land use designations that were defined in the 1994 Sultan Comprehensive Plan and recently approved Industrial Park Master Plan. The moderate growth scenario would also resolve some property line issues along the north boundary of the urban growth area that would

increase some residential development opportunities.

In addition, the moderate growth scenario would extend the north boundary of the urban growth area to coincide with the Pacific Northwest Pipeline corridor that would increase residential development opportunities.

Like the low growth alternative, the moderate growth scenario would generally retain the same development concept as the no-action alternative but to different intensities at



Moderate growth scenario
Residential low/mod density
Residential moderate density
Residential high density
Economic development
Highway oriented development
Mixed use/urban center
Public facility
2002 City limits
1995 UGA boundaries
Proposed UGA boundaries

strategic sites in the city. Compared with the low growth alternative, the moderate growth scenario would result in the following:

- Low and moderate-density residential uses – would be extended north on the plateau to the new urban growth area boundary coinciding with the Pacific Northwest Powerline alignment.

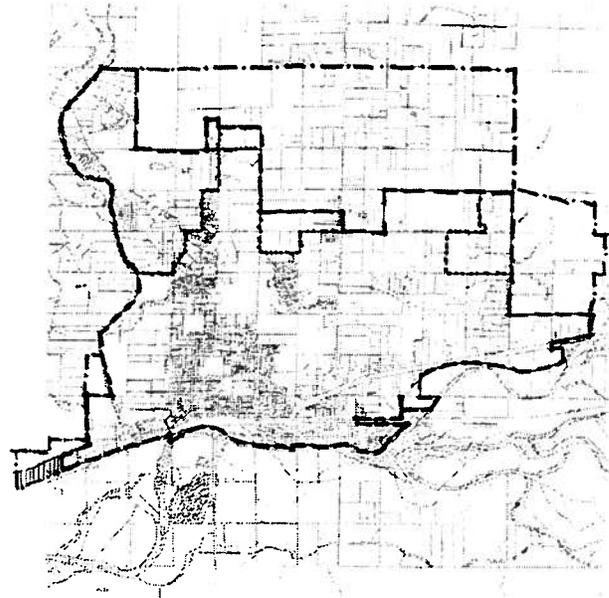
Alternative 3: High growth scenario

Like the low and moderate growth options, the high growth alternative would continue to develop land within the current urban growth area in accordance within the general land use designations that were defined in the 1994 Sultan Comprehensive Plan and recently approved Industrial Park Master Plan. Like the low and moderate growth options, the high growth scenario would also resolve some

property line issues along the north boundary of the urban growth area that would increase some residential development opportunities.

In addition, the high growth scenario would extend the north boundary of the urban growth area to coincide with 124th Street that would increase residential development opportunities. The high growth scenario would also increase the west boundary of the urban growth area to include additional land along SR-2 that would increase commercial development opportunities.

Like the low and moderate growth alternatives, the high growth scenario would



High growth scenario
Residential low/mod density
Residential moderate density
Residential high density
Economic development
Highway oriented development
Mixed use/urban center
Public facility
2002 City limits
1995 UGA boundaries
Proposed UGA boundaries

generally retain the same development concept as the no-action alternative but to different intensities at strategic sites in the city. Compared with the moderate growth alternative, the high growth scenario would result in the following:

- Low and moderate-density residential uses – would be extended north on the plateau to the new urban growth area boundary at 124th Street.
- Convenience commercial uses – would be expanded west from SR-2 at the intersection with 299th Avenue SE.

Proposed actions

The proposed action is to adopt and implement the Comprehensive Plan Update

as described in this document including the selection of a preferred growth scenario. Plan adoption will amend current Sultan policies governing the environment, shoreline management, land use, economics, transportation, design resources, parks and recreation, public services, and utilities to conform with the preferred growth scenario to be selected.

Implementation actions will eventually revise critical area, zoning, subdivision, shoreline, capital improvement program, and other Sultan ordinances and regulations to comply with the preferred growth scenario's policies.

The following specific implementation actions have been included within the proposed Sultan Comprehensive Plan Update:

General

1: 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.

2: 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.

3: Complete development - of the available lands that are within present city limits.

4: Develop to the maximum extent practical - the industrial park master plan proposals for commercial, industrial, office, and other economic opportunities within the available and environmentally capable lands along the SR-2 corridor between Sultan Basin and Sultan Startup Road.

5: Resolve urban growth boundaries - to include housekeeping proposals and a 20-year growth allocation.

Environmental concepts

6: Restrict urban or dense development on lands and soils with severe environmental limitations - such as wetlands, flood hazards, steep or unstable slopes, landslide, erosion, and other hazards to reduce risk to potential occupants and the rest of the community. *Update critical area maps using advanced GIS and global positioning data and create a critical area overlay on zoning maps.*

7: Conserve those lands and soils that have socially valuable characteristics - such as historic features, scenic vistas, and unique natural areas to preserve Sultan's character. *Designate socially valuable landmarks and sites on an overlay of land use plan and zoning maps.*

8: Restrict high density development within the Sultan and Skykomish River floodways - to reduce risk and damage from flooding, especially should the Sultan Dam fail. *Adopt the non-structural flood reduction program and initiate acquisition of repetitive flood loss properties within the floodway zone.*



Critical areas
 ■ Steep slopes
 ■ Wetlands
 --- 2002 City limits
 --- 1992 UGA boundaries

9: Direct urban development to those lands and soils that are most environmentally capable of being developed for urban uses - including land along the east segment of SR-2 and on the plateau to reduce risk and maximize land use potential. *Designate high-density residential development zones on the plateau.*

Open space and conservancies

10: Conserve the steep bluffs as wooded natural areas - to reduce landslide hazard, conserve wildlife habitat, and preserve the woodlands scenic values. *Create hillside/woodland cluster provisions.*

11: Conserve the Sultan Riverfront between River Park, Osprey Park, and the Oxbow in open space - to reduce flood risk, protect wetland and wildlife habitat, preserve scenic value, and provide public access. *Acquire repetitive flood loss properties for habitat.*

12: Conserve both sides of the Skykomish River between the Sultan River and 8th Street – to protect wildlife habitat, preserve scenic value, and provide public access. *Acquire repetitive flood loss properties for habitat.*

13: Conserve the north bank of the Wallace River/Sprague Slough from Cemetery Park to the end of Sultan Startup Road – to reduce flood risk, protect wildlife habitat, preserve scenic value, and provide public access. *Acquire repetitive flood loss properties for habitat.*

14: Conserve the Wagley's Creek corridor and adjacent wetlands from Sultan Basin Road across Rice Road and to the edge of the plateau at Pacific Northwest Pipeline – to reduce flood risk, protect wildlife habitat, improve surface water quality, preserve scenic value, and provide public access.

15: Conserve the wetlands located at the bottom of the plateau slope from Fir Street through the high school to the Oxbow – to reduce flood risk, protect wildlife habitat, improve surface water quality, preserve scenic value, and provide public access.

16: Conserve the wetlands located on top of the plateau from Kessler to Rice Road – to reduce flood risk, protect wildlife habitat, improvement surface water quality, preserve scenic value, and provide public access.



Parks and open space
 ■ Steep slopes
 ■ Wetlands
 ■ Existing parks and schools
 ■ Proposed conservation areas
 --- 2002 City limits
 --- 1992 Urban boundaries

Park and recreation concepts

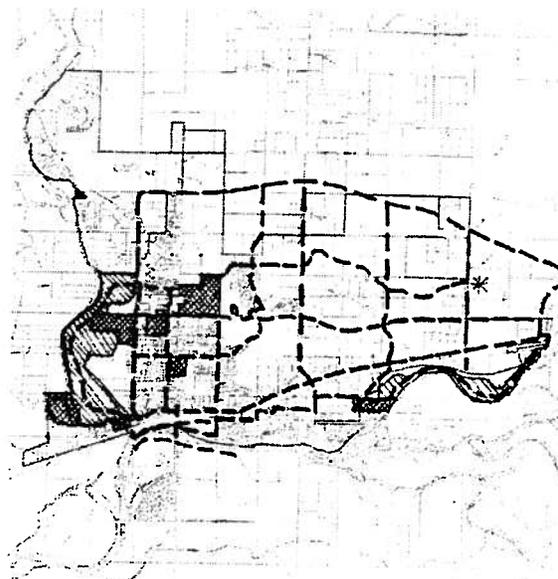
17: Improve existing school and city park sites – enhancing existing picnic facilities and shelters, outdoor fields and courts, indoor gymnasiums and meeting rooms for public use.

18: Develop neighborhood park sites on the plateau – with access to the trail network and open spaces, and playground and picnic facilities for residents of new local housing areas.

19: Develop a community park site on the plateau – with access to the trail network and open spaces, and recreational courts and fields for citywide resident use.

Transportation – on and off-road hike and bike trails

20: In general, develop a local on and off-road hike



Non-motorized transportation and trails
 ■ Existing parks and schools
 ■ Proposed conservation areas
 --- Trail
 --- 2002 City limits
 --- 1992 Urban boundaries

and bike trail grid – that provides flexible north-south and east-west access routes between the Sultan River valley, the plateau, and across SR-2 and to parks, schools, and employment centers.

21: Develop a Pipeline trail on or adjacent to the Pacific Northwest Pipeline – to create a northern loop trail (and emergency evacuation route) between connect the Sultan River valley, the plateau, and Rice Road.

22: Develop a Willow Avenue/Bryant Road sidewalk/trail to Rice Road – to create an east-west trail connection (and emergency evacuation

route) from 1st Street past the high school and through the wetlands to Rice Road.

23: Develop a High Street/Kessler Drive/140th Street sidewalk/trail to Rice Road – to create an east-west trail connection (and emergency evacuation route) from Osprey Park and 1st Street past the middle and high schools and along the edge of the plateau to the employment centers at Rice Road and SR-2.

24: Develop a Fir Street sidewalk/trail to Kessler Drive – to create an east-west trail connection (and emergency evacuation route) from 1st Street past the elementary school to the plateau and the Kessler Drive trail.

25: Develop a north-side SR-2 trail – to provide an east-west trail connection from Sportsmen Park across the SR-2 bridge to River Park then through the edge of the downtown and the business uses along Wagley's Creek and Rice Road to Sultan Startup Road.

26: Develop Skykomish River trails – along both sides of the river using trail alignments from River Park under the BNSF trestle and across JW Mann Road bridge.

27: Develop a south-side SR-2/Wallace River trail – from JW Mann Road bridge through the road-side park to Foundry Drive and Cascade View Drive past Cemetery Park to the end of Sultan Startup Road.

28: Develop a west-side Sultan River Trail - from the SR-2 bridge through Sportsmen Park to Reese Park.

29: Develop an east-side Sultan River Trail – from River Park around the wetlands and through Osprey Park to the Oxbow and a connection to Willow Avenue trail.

30: Develop 1st Street sidewalks and bike lanes – from Main Street past River and Osprey Parks to a connection with the Pacific Northwest Pipeline trail.

31: Develop 4th Street sidewalks and bike lanes – from Main Street past the elementary, middle, and high schools to the Willow Avenue trail.

32: Develop 8th Street sidewalks and bike lanes – from SR-2 across the Fir and High Street trails to the high school.

33: Develop a North Kessler Drive trail – from Kessler Drive across the Fir and High Street trails to the Pipeline trail.

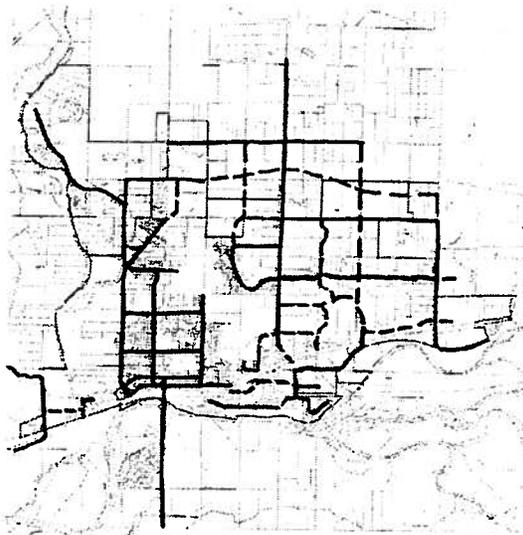
34: Develop Sultan Basin Road sidewalks and bike lanes – from the end of Foundry Drive across SR-2 and the Kessler, Bryant, and Pipeline trails to the top of the plateau at 124th Street.

35: Develop a Cascade View Drive/330th Avenue trail – from the Wallace River/Sprague Slough past Cemetery Park and across SR-2 through the employment uses along Wagley's Creek to the top of the plateau and across the Kessler to the Pipeline trail.

36: Develop a Rice Road trail – from the end of Sultan Startup Road across SR-2 to the Pipeline trail.

Transportation – city roadways

37: 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.



Transportation plan
— Roadways

— 2007 City Limits
— 1995 UGA boundaries

38: Develop an east-west roadway on or adjacent to the Pacific Northwest Pipeline – to create a northern loop road (and emergency evacuation route) between the Sultan River valley, the plateau, and Rice Road.

39: Develop a partial east-west roadway extension of 140th Street - to provide access across the top of the plateau to about 330th Street.

40: Develop east-west roadway segments parallel to Waqley's Creek on the north side of SR-2 - to provide access for business development of these parcels.

41: Complete an east-west connection of Main and 149th - to provide access for properties between SR-2 and the BNSF tracks.

42: Complete an east-west connection of Dyer to Skywall Drive - to provide access for properties between BNSF tracks and the Skykomish River.

43: Develop a north-south roadway of Kessler Drive - to provide access along the edge of the plateau.

44: Develop a north-south roadway at about 328th Ave - to provide access through the center of the plateau and between the Pacific Northwest Pipeline Road and SR-2.

45: Develop a north-south roadway of 330th - to provide access through the center of the plateau and between the Pacific Northwest Pipeline Road and SR-2.

46: Extend Rice Road to the Pacific Northwest Pipeline Road - to create a connection with SR-2 and a loop road between the plateau and the Sultan River Valley.

Transportation – city roadways

47: In general, limit future access to SR-2 - to control cross traffic and potential congestion on this vital corridor.

48: In general, make more effective use of existing SR-2 cross streets - by consolidating the number of crossings and connecting the roadways into a grid network.

49: Create an interior access road at 229th Avenue - to access existing roadside commercial uses and reduce curb cuts on SR-2.

50: Limit downtown access to SR-2 - to 2nd, 5th, 8th, and Main Streets to reduce congestion.

51: Realign Sultan Basin Road's intersection with SR-2 - to create a through road connection with Foundry Drive.

52: Realign Cascade View Drive's intersection with SR-2 - to create a through road connection with 330th Avenue.

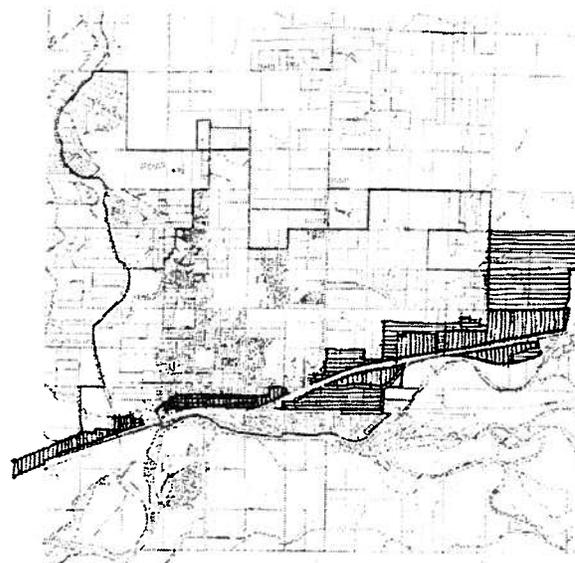
Land use/economics – employment areas

53: Designate downtown Sultan - for mixed-use office, commercial, and residential uses to maximize local services and the historical pedestrian-oriented village center.

54: Designate the north side of SR-2 between Sultan Basin Road and 339th Ave - for office and business use because these lands provide the most amenities but the least accessible traffic patterns.

55: Designate the south side of SR-2 and Cascade View Drive between 10th Street and Sultan Cemetery - for lower density industrial uses to reflect current land use patterns.

56: Designate the land between SR-2 and Cascade View Drive, and Sultan Basin Road and



Employment districts
Economic development
Pedestrian-oriented development
Mixed-use centers
--- 2000 City limits
--- 1990 UGA boundaries

330th Ave - for commercial and retail uses because this site has the most visibility and flexible access.

57: Designate the north side of SR-2 between 339th and 140th Street - for commercial and retail uses because this site has the most flexible access to the plateau and SR-2 and the greatest retail development capacity.

58: Designate the south side of SR-2 and Sultan Startup Road - for commercial and business uses because this site has the most visibility and flexible access.

59: Designate land on upper Sultan Basin Road - for a small mom-and-pop or neighborhood

commercial use to service residential areas on the plateau.

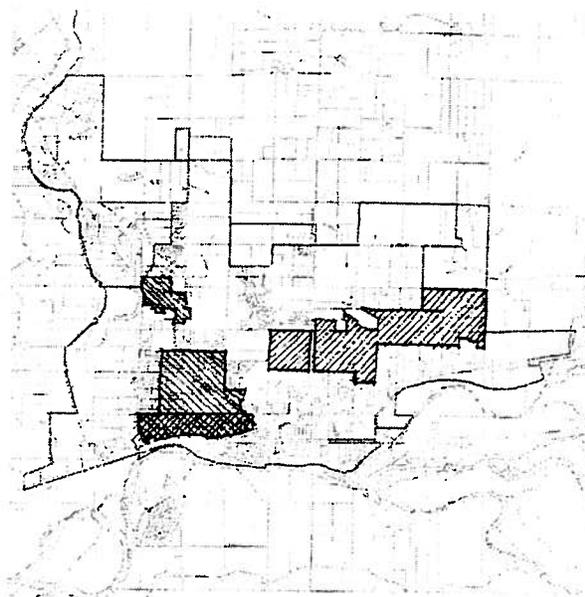
60: Designate land on SR-2 at 299th Ave – for commercial services as this site has visibility and could have back-door access.

Housing – housing product types

61: Allow the installation of manufactured housing units – on single family lots to reduce housing costs.

62: Develop more detached single family housing types including village, patio, and mother-in-law units especially within older developed areas – to reduce development costs, increase choice, achieve higher densities, but still maintain a low-density scale and appearance.

63: Develop attached single family housing types including duplex, quadplex, garden, row or townhouses – to reduce development costs, increase choice, achieve higher densities, but still maintain a moderate-density scale and appearance.



Urban density housing

Mixed use urban center
 Residential - high density
 Residential - moderate density
 2007 City limits
 1992-1974 city limits

64: Develop multiple family housing types including multiplexes, townhouses, and some garden apartments – to increase choice and achieve higher densities in newly developing areas.

65: Develop mixed-use projects that provide housing over ground floor commercial or office

activities, particularly within the downtown – to increase choice and achieve higher densities within a village or pedestrian-oriented environment.

Housing – design concepts

66: Allow smaller single family lot sizes – in order to increase density, but maintain single family building scale and character in existing neighborhoods.

67: Cluster housing developments – to protect sensitive environmental areas, increase open space amenities, and reduce development costs.

68: Develop new housing with shared access streets and parking lots – to make more effective use of the roadways and reduce development costs.

Housing – locations

69: Develop vacant lands on the Sultan River valley floor and in older neighborhoods with single family housing product types – to retain and protect existing low-density areas and reduce risk exposure on flood prone lands.

70: Develop moderate to higher density housing product types on the edge of the plateau bordering the proposed new commercial and employment areas – to increase housing choice and density on environmentally capable lands.

71: Develop mixed-use structures with upper story housing in the downtown – to increase housing choice and density within a pedestrian-oriented environment.

Public facilities

72: Develop a new police and fire station complex on the plateau – to provide emergency management in case of a natural disaster within the Sultan and Skykomish river corridors, and from SR-2 or BNSF railroad activities.

73: Relocate public works yard operations to the plateau – to provide emergency response and management in case of a natural disaster within the Sultan and Skykomish river corridors, and from SR-2 or BNSF railroad activities.

74: Create a storm water management utility – to oversee the management and quality of wetland and storm water retention systems on the valley floor and plateau.

Urban design

75: Develop major gateways on SR-2 at 299th Street and Sultan Startup Road – to indicate the

edge of the developed Sultan urban area and establish a city identity.

76: Install landscaping along SR-2 through the developed downtown and commercial areas – to control parking and access, and improve visual appearances.

77: Develop minor gateways into the downtown from 2nd, 5th, 8th, and Main Streets – to indicate entry into the historic city center and establish a downtown identity.

78: Develop a downtown streetscape – creating on-street parking areas, consolidating off-street parking lots, installing street trees, lights, benches, paving areas, and other design amenities.

79: Establish downtown design standards – to govern and help create storefront and building character and amenities.

Documentation

To avoid unnecessary duplication, the proposed Comprehensive Plan Update is combined with a Draft Environmental Impact Statement identifying existing conditions, impacts, and mitigation measures. The Draft Environmental Impact Statement also outlines the impacts of each of the alternative no-action, low, moderate, and high growth scenarios developed during the planning process.

The reader may wish to review the descriptions of existing conditions within the Draft Environmental Impact Statement before evaluating the proposals within the plan. The reader may then review the impacts, mitigating measures, and alternatives identified within the Draft Environmental Impact Statement while considering the merits of the alternative low, moderate and high growth scenarios.

Remaining tasks

This proposed Comprehensive Plan Update including the no-action, low, moderate, and high growth scenarios will be reviewed at a public hearing to be conducted by the Sultan Planning Commission in accordance with the provisions of Chapter 35.63 of the Revised Code of Washington concerning the adoption of public comprehensive plans.

Accounting for public comments, the Sultan Planning Commission will forward public hearing findings and the Commission's

recommendations to the Sultan City Council for action.

The Sultan City Council will conduct a public hearing, consider comments and adopt a final Comprehensive Plan Update including the selection of a preferred growth scenario.

Commencing with the City Council's adoption of a preferred plan, various city agencies will initiate the specific actions outlined within the implementation program dealing with the selected growth scenario. Depending on the implementation particulars involved, such as ordinance or regulation revisions, the Sultan Planning Commission and City Council may conduct additional public hearings before adopting revised documents in accordance with established city procedures and requirements.

Please call or e-mail Rick Cisar or Donna Murphy at 793-2231 or rick.c@cityofsultan.com or donna.m@cityofsultan.com for information on the combination Plan/Draft Environmental Impact Statement and subsequent Planning Commission hearing on the 15th of April at City Hall.

Alternative plan comparison

Acreage	Prevailing	Alt 1	2	3
	UGA Plan	Low	Moderate	High
Gross	2,240.4	2,306.6	2,704.8	3,515.5
Unbuildable	790.6	794.2	894.5	954.7
Gross buildable	1,362.8	1,424.8	1,713.7	2,455.2
Surplus buildable	432.0	437.2	655.1	1,072.0
Dwelling units				
Existing	1,502	1,504	1,533	1,598
Additional – platted	75	75	75	75
Additional – pending projects	109	109	109	109
Additional – vacant land	1,298	1,299	1,299	1,299
Additional – infill (partially used)	2,152	2,176	2,745	4,644
Additional – redevelopment	543	586	586	585
Additional – city overwrite notes	35	35	35	35
Subtotal additional housing	4,213	4,281	4,850	6,748
Less public infrastructure	3,944	4,009	4,549	6,353
Less market availability	2,888	2,934	3,285	4,458
Total existing and additional	4,390	4,438	4,818	6,056
Population				
Existing dwelling units	1,502	1,504	1,533	1,598
Population existing	3,808	3,814	3,898	4,087
Dwelling unit capacity	4,390	4,438	4,818	6,056
Dwelling units occupied	4,176	4,222	4,582	5,769
Population holding capacity	10,984	11,119	12,164	15,606
Difference – numbers	7,176	7,305	8,266	11,519
Difference – percent	188%	192%	212%	282%
Employment				
Existing	1,449	1,449	1,449	1,449
Additional – pending projects	30	30	30	30
Additional – vacant	1,134	1,134	1,440	1,555
Additional – infill (partial use)	623	623	1,242	1,242
Additional – redevelopment	0	0	0	196
Additional – city overwrite	150	150	150	150
Subtotal additional employment	1,875	1,875	2,800	3,111
Less public infrastructure	1,663	1,663	2,542	2,837
Less market availability	1,320	1,320	2,112	2,346
Total existing and additional	2,769	2,769	3,561	3,795
Differences – numbers	1,320	1,320	2,112	2,346
Differences – percent	91%	91%	146%	162%
Employ/population multiplier				
Existing – base	702	702	702	702
Existing – service	747	747	747	747
Existing – total	1,449	1,449	1,449	1,449
Existing – % base/all emplmnt	48%	48%	48%	48%
Existing – ratio employ/pop	2.6	2.6	2.7	2.8
Capacity – base	907	907	1,698	1,933
Capacity – service	1,862	1,862	1,862	1,862
Capacity – total	2,769	2,769	3,561	3,795
Capacity – % base/all emplmnt	49%	49%	48%	51%
Capacity – ratio employ/pop	4.0	4.0	3.4	4.1
Hybrid of scenario 1 and 3				
Capacity – base	907	907	1,698	1,933
Capacity – service	1,862	1,862	1,862	1,862
Capacity – total	2,769	2,769	3,561	3,795
Capacity – total population	10,984	11,119	11,119	11,119
Capacity – ratio employ/pop	4.0	4.0	3.1	2.9

Source of parcel data: Snohomish County Buildable Lands Analysis

Sultan Comprehensive Plan Update

Sultan City Council asked the Planning Commission to update the 1994 comprehensive plan. The Commission developed 3 alternative plan concepts based on the results of analysis work, a public survey, and public workshops conducted at the start of the planning process.

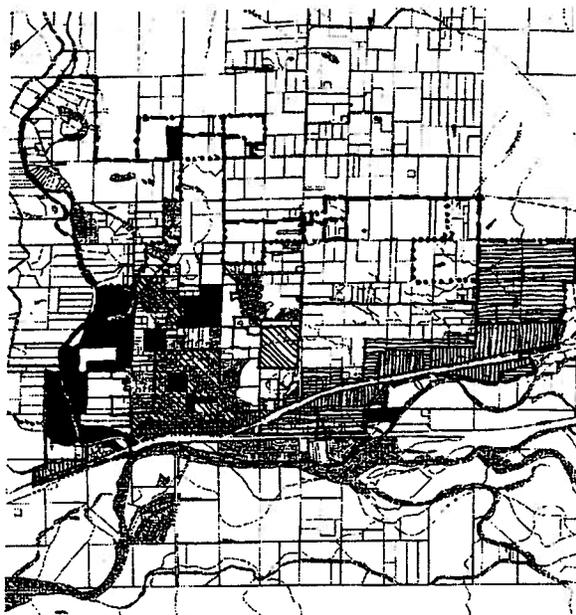
The Commission reviewed draft and final environmental impact statements (EIS) on the alternative concepts, and conducted 2 public hearings and numerous workshops on the EIS and alternative concepts.

Following is a brief description of the recommendations the Planning Commission will be forwarding to the City Council for hearings and adoption.

Planning Commission Recommendation: Hybrid scenario

Under the Planning Commission's recommendation, the urban growth area would include the boundaries and designations that were generally defined in the 1994 Sultan Comprehensive Plan and recently approved Industrial Park Master Plan.

In addition, the recommended hybrid scenario



Planning Commission recommendation
Residential low/mod density
Residential moderate density
Residential high density
Economic development
Highway oriented development
Mixed suburban center
Public facility
2002 City limits
1994 UGA boundaries
Proposed UGA boundaries

would resolve some property line issues along

the north boundary of the urban growth area that would marginally increase some residential development opportunities.

In addition, the hybrid scenario would also increase the east boundary of the urban growth area to include additional land along Rice Road that would significantly increase economic development opportunities.

Proposed actions

The proposed action, if approved by City Council, will adopt the Comprehensive Plan Update and eventually revise critical area, zoning, subdivision, shoreline, capital improvement program, and other Sultan ordinances and regulations to comply with the preferred growth scenario's policies.

Following is a sample listing of some of the 74 specific implementation actions that would be implemented by the Planning Commission's proposed Sultan Comprehensive Plan Update:

Environmental concepts

6: Restrict urban or dense development on lands and soils with severe environmental limitations - such as wetlands, flood hazards, steep or unstable slopes, landslide, erosion, and other hazards to reduce risk to potential occupants and the rest of the community. *Update critical area maps using advanced GIS and global positioning data and create a critical area overlay on zoning maps.*

Open space and conservancies

11: Conserve the Sultan Riverfront between River Park, Osprey Park, and the Oxbow in open space



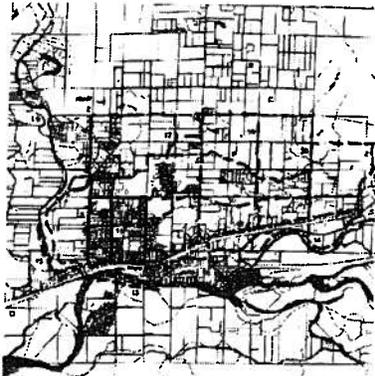
Park, recreation, and open space

- to reduce flood risk, protect wetland and wildlife habitat, preserve scenic value, and provide public access. *Acquire repetitive flood loss properties for habitat.*

Park and recreation concepts

19: Develop a community park site on the plateau - with access to the trail network and open spaces, and recreational courts and fields for citywide resident use.

Transportation - on/off-road hike/bike trails
20: In general, develop a local on and off-road hike and bike trail grid - that provides flexible north-south and east-west access routes between the Sultan River valley, the plateau, and across SR-2 and to parks, schools, and employment centers.



Non-motorized transportation and trails

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.

Transportation - city roadways
37: In general,

Transportation - city roadways

47: In general, limit future access to SR-2 - to

control cross traffic and potential congestion on this vital corridor.



Transportation plan

Remaining tasks

This proposed Comprehensive Plan Update including the Planning Commission's

hybrid scenario will be reviewed at a public hearing ***to be conducted by the Sultan City Council at 7:00 pm in City Hall Council Chambers on the XXXXX 2003.***

Accounting for public comments, the Sultan City Council will make a decision and adopt a final Comprehensive Plan Update accordingly.

Please call or e-mail Rick Cisar or Donna Murphy at 793-2231 or rick.c@cityofsultan.com or donna.m@cityofsultan.com for further information including a copy of the Planning Commission's recommended Comprehensive Plan Update and supporting EIS documents.