

**SULTAN CITY COUNCIL
AGENDA ITEM COVER SHEET**

ITEM NO: D-1

DATE: October 22, 2009

SUBJECT: Comprehensive Plan Docket 2009

CONTACT PERSON: Robert Martin, Community Development Director

ISSUE:
Update on 2009 Comprehensive Plan Docket.

STAFF RECOMMENDATION:

Staff recommends that the Council review “**Attachment A**” and “**Attachment B**” and ask any questions related to the Items presented on those Attachments.

The Planning Board and Staff recommend that all Items presented on **Attachments A and B** be Docketed by the Council for further action this year as provided by the Level IV Process in the recently adopted Public Involvement Procedures.

BACKGROUND:

In conformance with State Statutes, the Sultan Municipal Code (SMC) Chapter 16.134.070D provides that the Docket for proposals to Amend the Comprehensive Plan is open once each year. The deadline for submittal of Docket proposals is April 1st of each year. For 2009, the Planning Board proposed five items and a private property owner proposed one item.

At its June 25, 2009 Meeting, the Council approved the 2009 Docket. The approved Docket includes five (5) items recommended by the Planning Board and one from a property owner.

DISCUSSION:

The Docket contains the following City sponsored items:

1. Amend Comprehensive Plan Text to provide for Public/Institutional Zone as an Overlay Zone indicating the location of public property. (This Overlay Zone will show the location of public property and set the uses available, while retaining the underlying zoning in case the public agency sells the land to a private owner. It is easier to remove the Overlay Zone than it is to go through a full-scale Zone Change) The Comprehensive Plan Text Amendment will authorize the creation of the Overlay Zone in the Zoning Section of the Unified Development Code, Sultan Municipal Code (SMC) Title 16.
2. Amend the Comprehensive Plan Future Land Use Map (Figure LU-1) to designate the north portion of Reese Park and the Water Treatment Plant site as Low-Moderate Density Residential and provide Comprehensive Plan direction for zoning the properties as P/I on the Official Zoning Map.
3. Assessment and possible Amendment of Comprehensive Plan Policies on Population and Economic Development, Section 2.2, Goals and Policies, General, #12, #13, and #14.
4. Amend the Industrial Park Master Plan to remove the requirement for all development to be subject to the Binding Site Plan Process.

5. Amend Comprehensive Plan at Figure T-1, and Table T-3 to change names of City Street Classifications to agree with State and Federal Classifications for Communities with population size of Sultan.

The City Council, subsequent to adopting the Docket in June, determined to delay action on Item 3 above in recognition of the large scope of the project, and the need for additional funding to address all areas in the Plan that are affected by this issue.

Planning Board has conducted Public Hearings and prepared affirmative recommendations to the Council on above Docket items 1, 2, 4, and 5. These recommendations will be forwarded to the Council in the near future for consideration and action. The recommendations have been on hold until completion of the process on the citizen-sponsored Docket Item #6 as discussed below.

The Docket contains the following Citizen sponsored item:

1. Comprehensive Plan Map Amendment to change the designation of land on both sides of the new intersection of Sultan Basin Road and Hwy 2 from Economic Development (Industrial) and Moderate Density (Residential) to Highway Oriented Development (Commercial).

This item originally proposed a Plan Text Amendment that, much like City sponsored Item #3 above, involved more than appeared on the surface. It has taken a lot of time to come to agreement with the Applicant's Consultant on how to proceed with this item.

The Applicant has withdrawn the Text Amendment and is proceeding with the Map Amendment Proposal. The City has received (October 13, 2009) the materials necessary to proceed with the Map Amendment. The Planning Board Agenda for October 20, 2009 includes an item to set a Public Hearing on the Map Amendment for November 3, 2009. The Public Hearing will be on November 17, 2009. The Board may take action on the proposal at that Meeting.

SUMMARY:

Once the Board has completed Action on the Citizen sponsored proposal, presumably at the November 17, 2009 Meeting, the Docket Recommendations will be prepared for presentation to the Council as the recommended Comprehensive Plan Amendment Docket for 2009. According to State Statute, the Council must address all Docketed items at one time, ie. Amend the Comprehensive Plan once each year.

RECOMMENDATION:

There is no Action required at this time.