

**SULTAN CITY COUNCIL
AGENDA ITEM COVER SHEET**

ITEM NO: A-9
DATE: November 12, 2009
SUBJECT: Comprehensive Plan Docket 2009
CONTACT PERSON: Robert Martin, Community Development Director

ISSUE:

Determine whether to hold a City Council Public Hearing on 2009 Comprehensive Plan Docket

STAFF RECOMMENDATION:

Staff recommends that the Council adopt a motion to direct Staff to prepare an Ordinance for Adoption of 2009 Comprehensive Plan Docket Items 1, 2, 4, 5, and 6, for consideration and First Reading at the December 10, 2009 regular meeting without additional Public Hearing as recommended by the Planning Board and as authorized by SMC 16.134.050 K.

SUMMARY:

Council is authorized by SMC 16.134.050 K to determine whether to hold a second Public Hearing on Comprehensive Plan Docket Amendment Proposals. Subject to final recommendation on Docket Item #6, the Planning Board has recommended to Council that additional Public Hearings at the Council level are not necessary.

This Agenda Item is brought to the Council to answer any questions relative to Planning Board Recommendations on this Docket and to receive Council direction to do one of the following:

Alternatives:

1. Set Public Hearings on some or all of the recommended items; or
2. Direct Staff to return to the December 10, 2009 meeting for First Reading of an Ordinance adopting the Planning Board's Recommendations for 2009 Docket Items 1, 2, 4, 5, and 6 without further Public Hearing; or
3. Delay action on the Docket to a later date; or
4. Suspend Action on the proposed Docket, thereby denying the proposals at least until the 2010 Docket.

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 private property owner.

The Annual Comprehensive Plan Docket is administered according to procedures established in SMC 16.134.050 (Level IV Procedure) and 16.134.070 D. (Comprehensive Plan Docket).

Level IV Procedure provides that the Planning Board must hold a Public Hearing on each item and make a recommendation to the City Council. The recommendation includes a statement by the Board as to whether the item warrants an additional Public Hearing before the City Council prior to consideration of the adopting Ordinance. The Planning Board has made recommendations as presented below.

This item comes to the Council to address the option of holding a Council Public Hearing on these items as authorized by SMC 16.134.050 K which reads as follows:

SMC 16.134.050 K: Step 10: Upon receipt of the recommendation from the Planning Board the Council, by motion, determines whether to hold a second Public Hearing on the proposal(s).

The Planning Board has concluded review and recommendations on Docket items according to the following list:

Docket Item 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.

Board Recommendation: Input from Fire District #5, issues resolved, approve without further Public Hearing.

Docket Item 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.

Board Recommendation: No public input, no controversy, approve without further Public Hearing.

Docket Item 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.

Council Determination: Delay action until 2011 Plan Update

Docket Item 4:

Amend the Industrial Park Master Plan to remove the requirement for all development to be subject to the Binding Site Plan process.

Board Recommendation: No public input at Planning Board Hearing, additional Stakeholder's Meeting held at Fire Station provided significant support for removal of BSP requirement, no controversy, approve without further Public Hearing.

Docket Item 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.

Board Recommendation: No public input, no controversy, approve without further Public Hearing.

Docket Item 6 (Sponsored by Property Owner):

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).

Board Recommendation: Pending final action at November 10, 2009 Meeting.

Note: Due to delays in applicant supplying additional requested information, this item was not able to be processed with other items. The information has been received and the Board is conducting its Public Hearing at its November 10, 2009. The recommendation from that Hearing will be verbally provided to the Council during the November 12, 2009 meeting.

RECOMMENDATION:

Staff recommends that the Council adopt a Motion to direct Staff to prepare an Ordinance for Adoption of 2009 Comprehensive Plan Docket Items 1, 2, 4, 5, and 6, for consideration and First Reading at the December 10, 2009 regular meeting without additional Public Hearing as recommended by the Planning Board and as authorized by SMC 16.134.050 K.