

**SULTAN CITY COUNCIL
AGENDA ITEM COVER SHEET**

ITEM NO: A-8
DATE: December 10, 2009
SUBJECT: Comprehensive Plan Docket 2009
CONTACT PERSON: Robert Martin, Community Development Director

ISSUE: First reading of Ordinance 1068-09, Adoption of 2009 Comprehensive Plan Docket.

PLANNING BOARD RECOMMENDATION:

The Planning Board recommends that the Council adopt the 2009 Comprehensive Plan Docket items 1, 2, 4, 5, and 6 without further public hearing.

STAFF RECOMMENDATION:

Staff recommends that the Council conduct first reading of Ordinance 1068-09, an ordinance adopting 2009 Comprehensive Plan Docket Items 1, 2, 4, 5, and 6 provided for in SMC 16.134 P. and Q., and 16.134.070 D.

SUMMARY:

At its November 12, 2009 meeting, Council directed staff to continue preparation of appropriate documents leading to adoption of 2009 Comprehensive Plan Docket Items 1, 2, 4, 5, and 6 without a further public hearing on the part of the Council as provided by SMC 16.134.050 P.

This agenda item transmits the ordinance for adoption of the Comprehensive Plan Amendment Docket for 2009 for first reading as provided by SMC 16.134.050 Q.

Second reading of this ordinance will take place once the agency notification and review procedure has been completed.

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.

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.

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 Action: Hearing and Recommendation on September 1, 2009.

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 Action: Hearing on September 1, 2009.

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

Board Action: Defer action until Plan Update process.

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 Action: Hearing and Recommendation on September 1, 2009.

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 Action: Hearing and Recommendation on September 1, 2009.

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 Action: Hearing and Recommendation on November 10, 2009.

Board Recommendation: Public hearing conducted by Board at its November 10, 2009 meeting. No adverse public input, no controversy, approve without further public hearing.

Alternatives:

1. Suspend action on the proposed ordinance, thereby denying the proposals at least until the 2010 Docket.

RECOMMENDATION:

Staff recommends that the Council conduct first reading of Ordinance 1068-09 an ordinance for adoption of 2009 Comprehensive Plan Docket Items 1, 2, 4, 5, and 6, as authorized by SMC 16.134.050 K and 16.134.070 D.

ATTACHMENTS:

- Attachment A: Comprehensive Plan Policy 9, Text of Public/Institutional Zone
- Attachment B: Comprehensive Plan Map, adding Public/Institutional Zone
- Attachment C: Industrial Park Master Plan, Text of Binding Site Plan Amendment
- Attachment D: Text and Map of new City Street Classification System
- Attachment E: Map of Terra-ex Comprehensive Plan Map Amendment

2009 Comprehensive Plan Docket Item Number 1
Draft Text of Amendment to Comprehensive Plan
Land Use Element
Adding Policy 9

This proposed Comprehensive Plan Text Amendment authorizes creation of a Public/Institutional Overlay Zone text in the Unified Development Code (SMC Chapter 16), and authorizes Amendment of the Official Zoning Map to indicate the location of properties upon which this Overlay Zone is located.

It also mandates removal of the "Unzoned" designation from the Comprehensive Plan Future Land Use Map, Figure LU-1, and removal of the "Unzoned" Zoning District from the Official Zoning Map. The "Unzoned" Zoning District will be replaced by the existing Low Moderate Density Zone, to act as a base zone for the Public/Institutional Overlay Zone.

Comprehensive Plan Element Land Use 2.5, will be amended to add Policy 9 as follows:

Policy 9: Public & Institutional Zone Implementation

- a. The text of the Unified Development Code is to be Amended to include a Public & Institutional Overlay Zone to apply to publically owned or managed properties. The purpose of this Zone is to provide awareness to the public through the Official Zoning Map that certain properties are owned and/or managed by public entities such as Federal, State, Local Governments, Sub-Municipal Service Districts, and other specified Agencies. These properties may have uses and/or Development Standards that are not typical to surrounding privately owned properties.
- b. The underlying zoning in place at the time that the P/I Zone is applied to publically own or managed property shall remain in place to avoid unnecessary process should the particular public agency remove a property from its ownership or management.
- c. The Comprehensive Plan Future Land Use Map shall designate the northerly portion of Reese Park and the City Water Treatment Plant as Low/Moderate Density to provide an underlying plan designation and zone for placement of the P/I Overlay Zone on the Official Zoning Map.



City of Sultan
WASHINGTON

Zoning & Land Use
Comprehensive Plan

Planning Board Agenda Item H-1
September 1, 2009
Attachment B
2009 Comprehensive Plan Docket
Items #1 & #2
Map of changes to Comprehensive Plan
Map LU-1

Change from Unzoned to LMD
To provide base for Public & Institutional
Overlay Zone

Water Treatment
Plant

Change from Unzoned
to LMD to provide base for
Public & Institutional
Overlay Zone

Reese
Park



Legend

- City Boundary
- UGA Boundary
- Zoning & Land Use**
- Low/Moderate Density
- Moderate Density
- High Density
- Highway Oriented Development
- Urban Center
- Economic Development
- UNZONED

0 1,000 2,000
Feet

UGA Boundary -Adopted December 21, 2005
-Effective Date February 1, 2006

All non-zoning data, including parcel information, easements, city limits, and stream locations, is from the Snohomish County Assessor (2005), Snohomish County Planning and Development Services (2005), or other sources, has not been verified, and is subject to change. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.

MAP DATE June 6 2006

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BHC CONSULTANTS
BHC Consultants, LLC
720 Third Avenue Suite 1200
Seattle WA 98104-1820
P 206 505 3400
F 206 505 3406

Formerly a Division of Berryman & Heeger

Attachment B

DEVELOPMENT REVIEW PROCESS

~~BINDING SITE PLAN~~

~~All projects within the Industrial Park will be approved through a binding site plan procedure. Currently, the Sultan development code (Chapter 21.06 SMC) contains provisions for binding site plan approval of land divisions. These provisions should be broadened to apply to all development within the Industrial Park to consolidate permit review procedures for the division of land, project site design including lot configurations, building location and design, street improvements, utilities, parking, storm water management, open space, landscaping, signage, and other elements of total project design, as well as provision of infrastructure through Development Agreements. This requires submittal of complete applications as described in SMC 21.06 as well as the planned action checklist described later in this section.~~

Buffers Between Uses

During the site plan development and review process, the City and project proponents will negotiate design treatments for ensuring that more intensive uses do not conflict with or impact adjacent less intensive uses. Generally, manufacturing uses that involve the generation of noise, dust, smoke or other emissions, or require outdoor activities or freight vehicle maneuvering should be buffered from retail, hotel, residential and office uses. Techniques for buffering include setbacks, walls, fences, landscaping (for visual relief), berms, and the location of impact-producing activities, fixtures, or areas on portions of sites away from the adjacent less intensive uses. Natural site features such as topography can also be used.

Wagley's Creek Conservation Corridor

A conservation corridor is established along Wagley's Creek. The purpose of the corridor designation is to provide for specific site plan review and approval procedures for projects within 150'-200' of the ordinary high water of the creek. This does not replace the provisions of Chapter 16.10 of the SMC regulating critical areas, specifically fish and wildlife habitat areas. The buffer widths and other requirements of that chapter apply, except that the more detailed character of the stream and adjacent habitat has been delineated and therefore enables more discrete application of protection features to be used during project review. Projects proposing development between the stream and wetland buffers and the conservation corridor boundary will be required to provide detailed site investigations; identify environmental impacts; and propose suitable mitigation in order to satisfy the Master Plan policies and

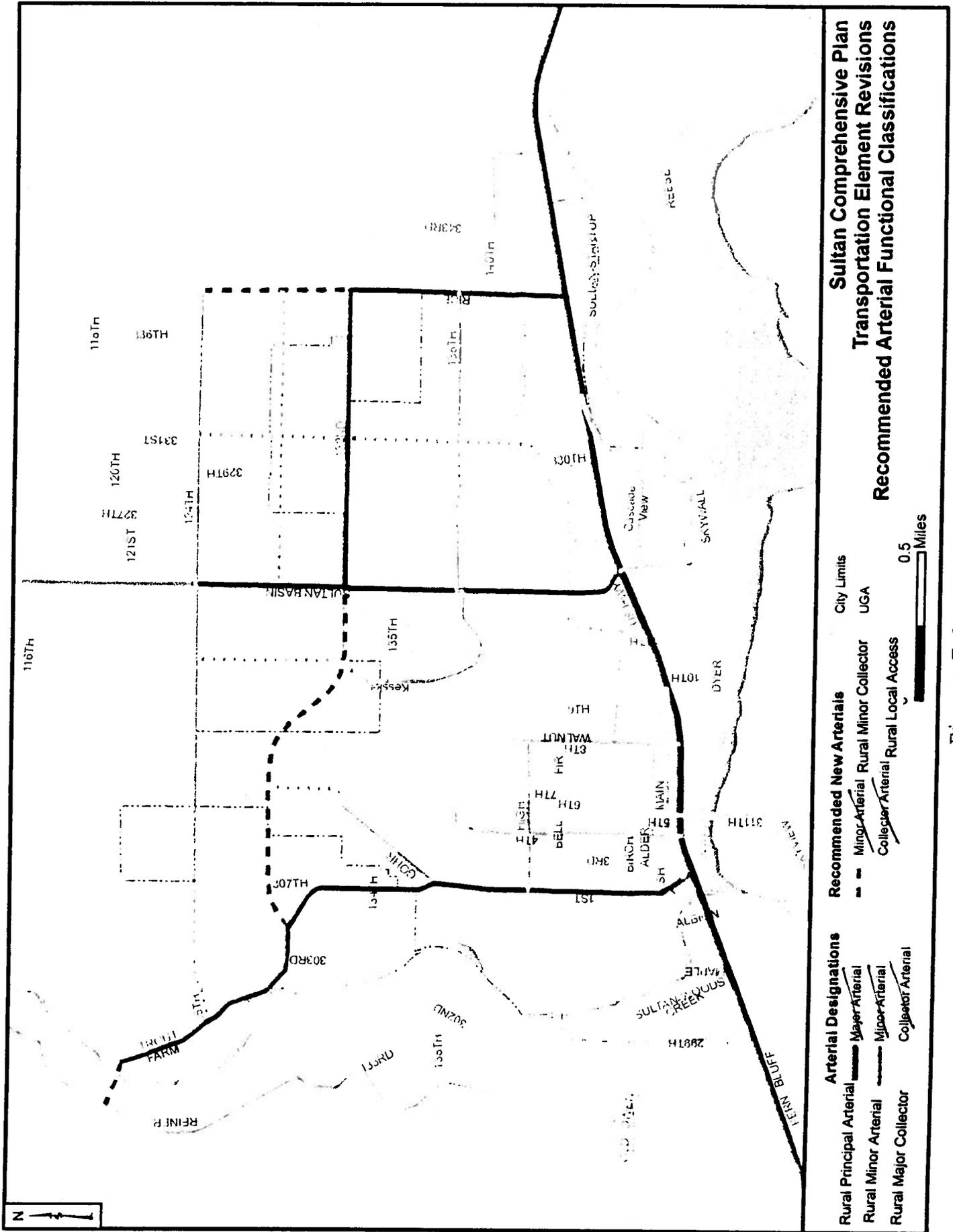


Figure T-1: Recommended Arterial Functional Classifications

Attachment D1

four main classifications currently used by the City of Sultan are Principal Arterials, Minor Arterials, Collector Arterials, and Local Streets. Figure T-1 depicts the City's Street Arterial Functional Classification system and includes both existing and planned future streets.

Rural Principal Arterial —~~Principal Arterials~~— serve as the major regional connectors to employment, retail centers and downtown central business districts. They have a very high level of regional connectivity, moving travelers on a continuous route within the larger region. They typically provide for high traffic volumes between 15,000 and 50,000 average daily vehicles at high speeds. U.S. 2 is designated as a Principal Arterial.

Rural Minor Arterial —~~Minor Arterials~~— serve as the connector arterial throughout a City providing for travel between major commercial and residential areas, and moving travelers from collector arterials to principal arterials. Minor arterials act as the supportive spine of the roadway network within an urban area and thus have a high level of connectivity.

One-mile grid spacing of minor arterials is typical within most urban areas including the Sultan Urban Growth Area. Average daily traffic volumes on minor arterials can range between 6,000 and 20,000. Sultan Basin Road, Rice Road, 132nd Street and 1st Street are designated as minor arterials.

**Rural Major Collector/
Rural Minor Collector** —~~Collector Arterials~~— serve travel movement between neighborhoods and carry traffic to and from higher order arterials. Collectors are commonly used by residents to circulate out of their neighborhood. These routes provide neighborhood connectivity, but do not serve as citywide streets. Collector Arterials have been established on a 1/4 to 1/2 mile grid network within the Sultan Urban Growth Area. Average daily traffic volumes on collectors typically range between 2,000 and 8,000. Alder Avenue, High Street, 8th Avenue and Kessler are designated as Collector Arterials.

Rural Local Access —~~Local Streets~~— provide access to adjacent properties in neighborhoods and commercial areas with limited provisions for through traffic connectivity. Typical of other cities and urban areas, most of the roadways within the Sultan Urban Growth Area are local streets. Average daily traffic volumes typically range from 100 to 2,500 vehicles per day.

Traffic Levels of Service

Transportation level of service, or LOS, is a measure of the quality of service provided by the transportation system. Transportation LOS helps provide an understanding of the performance of the transportation system, it also establishes a basis for comparison between roadways, and help guide the prioritization of improvement projects.

The GMA requires the establishment of a transportation LOS standard to be used as a benchmark for evaluating the performance of the transportation system. The LOS standard is also used as a benchmark to determine whether transportation improvements or services will be available to serve proposed development at the time of development or within six years of the development. This requirement is called transportation concurrency.

Evaluating the LOS on the arterial street system is typically described in terms of traffic congestion which can be measured by average vehicle delay, travel speed,

Zoning & Land Use Comprehensive Plan



Legend

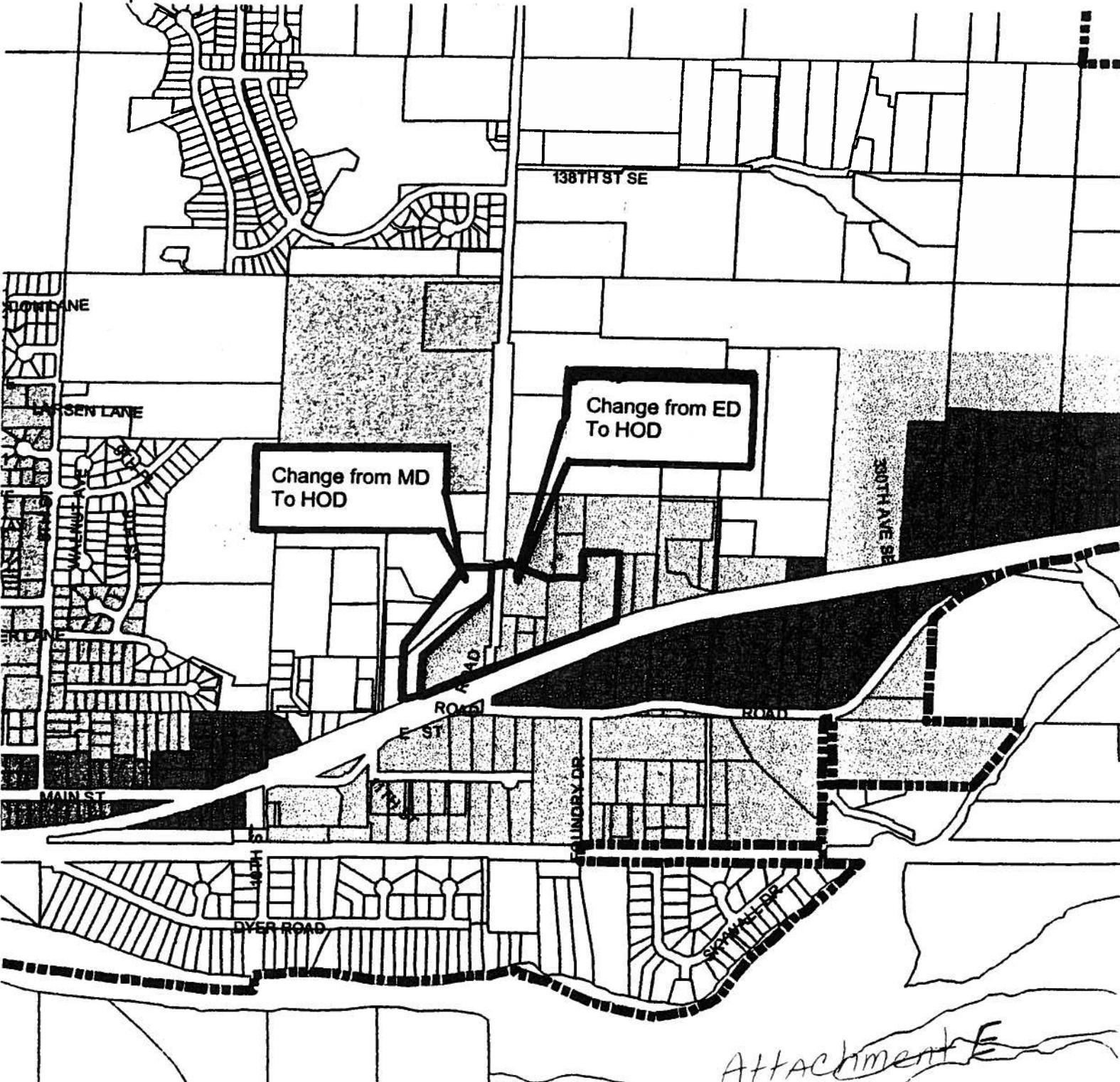
- City Boundary
- UGA Boundary
- Zoning & Land Use**
- Low/Moderate Density
- Moderate Density
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MAP DATE: June 6, 2006



Attachment E