

SULTAN PLANNING BOARD
AGENDA ITEM COVER SHEET

ITEM NO: D-4

DATE: March 25, 2010

SUBJECT: 2011 Comprehensive Plan Update – Land Use Element Goals and Policies

CONTACT PERSON: Deborah Knight, City Administrator

ISSUE:

The issue before the city council is to review the planning board recommended changes to the land use element goal and policy changes from the 2004 comprehensive plan and provide direction to staff.

Reviewing and revising the goals and policies of the 2004 comprehensive plan is the second phase of the mandatory 7-year update of the city's comprehensive plan required by the Growth Management Act¹.

The third phase is to complete the technical analysis of the proposed revisions and update as necessary the data that is the foundation of the comprehensive plan. This work will begin in February 2010 and continue into early 2011.

The final phase is the required process to adopt the plan. This work will begin in early 2011 and be completed by December 1, 2011 as required by the Growth Management Act. Attachment A outlines the city's process to update the comprehensive plan.

Proposed changes to goals and policies for the transportation, housing, and environmental elements are in the queue and ready for the planning board to review. Staff will bring the planning board recommended changes to the goals and policies to the city council as directed by the planning board over the next several months.

STAFF RECOMMENDATION:

1. Review the background materials on the Growth Management Act, land use element and public input.
2. Discuss the process the city council will follow to review planning board recommended changes comprehensive plan goals and policies.

¹ RCW 36.70A.130(4)

3. Review the planning board recommended changes to the land use element for discussion at the council meeting on April 8, 2010.

BACKGROUND:

The Growth Management Act (GMA) requires the city to update its comprehensive plan by December 1, 2011. Attachment A summarize the state requirements under the Growth Management Act to update local comprehensive plans.

More information on the Growth Management Act Update is available at www.mrsc.org/Subjects/Planning/gmaGMAupdates.aspx

Joint City Council/Planning Board Meeting

During June 30, 2009 joint meeting, the City Council and Planning Board directed staff to:

1. Involve the Sultan community - Follow the Comprehensive Plan Approach and Schedule approved at the joint meeting (Attachment A).
2. Focus on the mandatory tasks for the seven-year update –Align the city’s goals and policies with the Puget Sound Regional Council goals and policies in Vision 2040 and the County-wide goals and policies.
3. Do not implement discretionary tasks – Do not revise the future land use map or zoning designations during the 7-year update. Consider revising the future land use map during the 10-year update (2012-2015) following the federal census and county buildable lands report.

The comprehensive plan update must also be coordinated with amendments to the City’s Water System Plan (WSP), General Sewer Plan (GSP), Parks and Open Space Plan (POS), Industrial Parks Master Plan and development regulations.

There is a significant amount of work that must be done in the next 18 months with enough lead time for mandatory public participation and comment on proposed changes. The planning board, city council, and Sultan community must stay on task to complete the update by the deadline.

SUMMARY:

Growth Management Act Requirements

For the 2011 update to the 2004 comprehensive plan, the city is required to align the goals and policies in the comprehensive plan with the Puget Sound Regional Council Vision 2040 and multi-county planning policies (MPP). The city is also required to align its goals and policies with the Snohomish County countywide planning policies (CPP).

The policy questions presented to the Sultan community are framed around the Puget Sound Region Council's Vision 2040, multi-county planning policies (MPP), and countywide planning policies (CPP). Copies of these documents were provided to the Planning Board at the June 30, 2009 joint meeting.

Council Approved 2011 Update Process

The process to update the comprehensive plan is broken into four phases:

1. Project Set-Up (July 2009-September 2009). This phase was completed in September with approval of the Comprehensive Plan Approach and Schedule (Attachment A) and the comprehensive plan kick-off meeting on September 30, 2009.
2. Drafting the Plan Policies (October 2009-July 2010). The city is currently in Phase II of the update process.
3. Existing conditions and trends (January 2010 – December 2010). The technical analysis of existing conditions and trends will start in January with revisions to the water and sewer plans. The water plan must be updated by November 2010. Other technical work will begin in February 2010. Technical work may continue into 2011.
4. Adoption (January 2011 – September 2011). This is the formal adoption process including revisions to the development regulations to be consistent with proposed comprehensive plan revisions. Changes to the development regulations and comprehensive plan must occur simultaneously.

Phase II Drafting the Plan Policies

The city is currently in Phase II of the Plan update. In accordance with the adopted Comprehensive Plan Approach (Attachment A), the city is in the process of working with the community through small group meetings to review and recommend changes to the goals and policies in the city's 2004 comprehensive plan.

A small group of about 20 people met together October 27, 2009 to review the land use element of the comprehensive plan and answer policy questions (C). The policy questions are intended to give direction to the council, planning board and staff in updating the goals and policies to reflect the community's vision of its future.

The original idea was to create three small work groups and assign each work group three or four chapters of the comprehensive plan. Each work group would answer the policy questions in the assigned chapters (elements) of the comprehensive plan and review the proposed changes to the goals and policies. Instead, the community has been working to review the chapters as a single group.

Planning Board's Role

The planning board's role is to participate in the small group meetings and review the proposed text changes to the goals and policies. The planning board is ultimately responsible for recommending changes in the comprehensive plan to the city council.

The planning board must be careful to separate policy from process. The planning board's role is to ensure the policy direction provided by the small work group, as well as the direction from Vision 2040 and the countywide planning policies are incorporated into the revised goals and policies.

Process issues will be addressed by the planning board during its review of the development regulations after the goals and policies are revised.

Action Words

Recommendations by the planning board made at the policy level have real world impacts that take time to unfold. The city council should carefully consider the verbs used for each goal and policy. "Promoting" an idea such as green buildings implies a different level of action than "require".

Goal

The city council should keep focused on the overall goal and the following guiding principles during the review process:

Update the comprehensive plan goals and policies to be consistent with the multi-county planning policies (MPP) and Snohomish County planning policies (CPP).

Guiding Principals

- Provide city staff with policy direction to amend goals and policies for review by small groups.
- Keep goal and policy language simple and easy to understand. Use "plain" language. Mean what you say.
- Split long phrases and sentences into separate single sentence statements for easier reading.
- Eliminate unnecessary phrases in the goals and policies that belong in the city's development regulations (e.g. "disallow or disapprove proposals that violate the original use intent...")
- Update goals and policies to reflect multi-county planning policies (MPP) and Vision 2040
- Update goals and policies to reflect county-wide planning policies (CPP)
- Update goals and policies to reflect citizen input and feedback.

Attachment D provides a summary of the “topic” areas required in the land use element.

DISCUSSION OF THE LAND USE ELEMENT:

Purpose of the Land Use Element

A Land Use Element is one of six mandatory elements required by the Growth Management Act 2:

The Growth Management Act requires that population, employment and land use be planned together through the Year 2040; and that the Comprehensive Plan and City Code be coordinated to accomplish those targets in a coordinated fashion.

The Land Use section of the Comprehensive Plan establishes the framework for the City’s future land use development. It presents the community’s policy for growth through 2040. It deals directly with how citizens will be able to use their land and therefore is among the most sensitive topics of government regulation. Most important to this Plan update, it shows where development will occur as a basis for a Capital Facilities Plan. It considers the general location, intensity and density of land uses so that traffic, drainage, community services, utilities, etc. can be properly planned for.

Vision 2040 Land Use Goal

The region will focus growth within already urbanized areas to create walkable, compact, and transit-oriented communities that maintain unique local character. Centers will continue to be the focus of development. Rural and natural resource lands will continue to be permanent and vital parts of the region.

Organization of the Land Use Element

Under Vision 2040, the Land Use section is divided into nine topic headings:

1. Urban Lands
2. Regional Coordination and Cooperation
- 3. Centers (new for Sultan)**
4. Cities in Rural Areas
5. Elements of Orderly Development and Design
- 6. Built Environment and Health (new for Sultan)**
- 7. Innovative Techniques (new for Sultan)**
8. Incompatible Land Uses

9. Concurrency (covered under capital facilities section)

Changes from the Small Group Meeting on 11-10-2009

- List criteria for annexations under LU 3.8
- Add policies for siting essential public facilities (required by state law)³

FISCAL IMPACT:

This is a planning level activity. The fiscal impact of land use goals and policies will be determined during the technical analysis of the goals and policies later in 2010. However, the planning board should keep in mind the connection between land use, housing, transportation and capital facilities costs.

One of the primary components of Vision 2040 is to focus future development in “centers”. Decisions to create new “centers” in Sultan as recommended by the small group come with a cost. The city will need to provide water, sewer, stormwater and roads to new commercial areas within the city.

Typically, the cost to redevelop an existing area is lower than new development because the services are already in place. The cost of providing services is translated into developer paid impact fees and infrastructure improvements. Impact fees are in turn folded into the cost of new housing and commercial development.

RECOMMENDED ACTION:

Review the planning board recommended changes to the land use element of the 2004 comprehensive plan and provide direction to staff.

ATTACHMENTS:

- A- Growth Management Act - Periodic Update Overview
- B- Department of Commerce - Periodic Update Checklist for Cities
- C – Land Use Element Policy Responses from Small Group Meeting
- D – Planning Board Recommended Changes to the Land Use Goals and Policies by “Topic” (mark-up version showing changes)
- E – Planning Board Recommended Changes (“clean” version)

3 RCW 36.70A.200 Siting of essential public facilities — Limitation on liability.

(1) The comprehensive plan of each county and city that is planning under RCW ^{36.70A.040} shall include a process for identifying and siting essential public facilities. Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW ^{47.06.140}, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW ^{71.09.020}.

Attachment A Growth Management Act Periodic Update Overview

The Growth Management Act (GMA) requires period reviews and updates of county and city comprehensive plans according to the following schedules:

- Local plan compliance review and update every 7 years – next due by 2011
- Urban Growth Area review and update at least every 10 years – next due by 2015.

Seven year update

The mandatory requirements of the seven-year update include:

- Aligning the city's comprehensive plan with the multi-county planning policies (MPP) developed by the Puget Sound Regional Council and the county-wide planning policies developed by Snohomish County.
- Incorporating new multi-county planning policies and county-wide planning policies (i.e. climate change) into the comprehensive plan.
- Reviewing the city's infrastructure inventories and development regulations to ensure consistency with the growth management act.

Because the city just completed a major plan revision in 2008, the seven year update can be a relatively minor effort. The city can wait and place greater emphasis on the ten-year update in 2012-2015.

Ten year update

The ten year update will begin in 2012-2015 following projections from the 2010 census. The census will be used to develop population growth projections and allocate populations to the urban growth areas.

This is an opportunity for the city to analyze its future land use map. The city will need to ensure there is adequate land available to accommodate people and jobs. The city could evaluate its growth strategies and request an expansion or revision to its urban growth area during the ten-year update.

The big picture

The Growth Management Act creates a pyramid of statewide planning that begins at a regional level. Pierce County, King County and Snohomish County and all the cities within these counties are a part of a regional planning organization called the Puget Sound Regional Council (PSRC).

The PSRC is responsible under the Growth Management Act to develop a set of multi-county planning policies (MPP) that guide the region's growth for the future. Multi-county planning policies provide a common region-wide framework for countywide and local planning in the central Puget Sound Region. PSRC adopted its revised multi-county planning policies in April 2008. The adopted document is titled *Vision 2040* and replaces the previous planning document *Vision 2020*.

Vision 2040 sets a bold new direction for the region. *Vision 2040* stresses the importance of the natural environment and protecting our water and air. Some planning professionals believe PSRC exceeded its core functions of addressing the urban growth area, contiguous and orderly development, siting capital facilities, transportation, housing, joint planning, and economic development. Regardless, there are now multi-county planning policies for environmental stewardship, earth and habitat, water quality, air quality and climate change.

County-wide planning policies

The adoption of *Vision 2040* created new priorities for county and city updates:

- County-wide planning policies (CPP) need to be consistent with *Vision 2040* multi-county planning policies by December 31, 2010.
- Local plans need to align with *Vision 2040* and the county-wide planning policies at the time of the 7-year updates by December 1, 2011.

The work to update the CPP is already underway. Snohomish County through Snohomish County Tomorrow (SCT) and the Planning Advisory Committee (PAC) is working with its city's to evaluate and make recommendations to update the county-wide planning policies.

Snohomish County and its member cities have decided to take the following approach to update the county-wide planning policies:

- Continue the process to update the CPPs for consistency with *Vision 2040* multi-county planning policies by December 31, 2010.
- Keep the two upcoming GMA-mandated formal plan updates separate – 2011 for the 7-year update and 2015 for the 10-year urban growth area expansion to be consistent with revised growth targets based on the 2010 census.
- Provide an opportunity for local jurisdictions to update their plans to reflect the *Vision 2040* Regional Growth Strategy by 2011 based on early, preliminary indication of potential growth to 2035 (20-year update).

Seven year update – mandatory requirements

Sultan adopted its last **update** in 2004. In 2008 the city adopted **revisions** to its comprehensive plan to be consistent with the Growth Management Act. Revisions and updates are different and should not be confused.

Updates are mandatory. Updates subject all local GMA policies and regulations to legal challenge of any part of the GMA policies and regulations previously adopted. A plan revision is an amendment. Revisions narrow the legal challenge to only the revised portion of the plan not the entire plan.

Even though the city adopted revisions to its plan in 2008 it is required to update the plan by 2011. As a part of the seven-year update, the city is required to:

- Align its goals and policies with the goals and policies adopted by the Puget Sound Regional Council (PSRC) and Snohomish County⁴
- Have an accurate inventory of capital facilities, utilities and housing
- Review and update its development regulations to be consistent with its comprehensive plan

Public participation

The GMA requires “early and often” public participation.⁵ There are many ways to gather public input including surveys, town meetings, open houses, regular council and planning board meetings, and formal public comment opportunities. The City of Sultan is using all the available public outreach tools focusing on small group meetings to review policy questions with the community and convert the preferred direction into goals and policies consistent with Vision 2040 and the county-wide planning policies.

Discretionary tasks

The city council and planning board discussed going beyond the mandatory requirements and addressing other issues in the comprehensive plan such as:

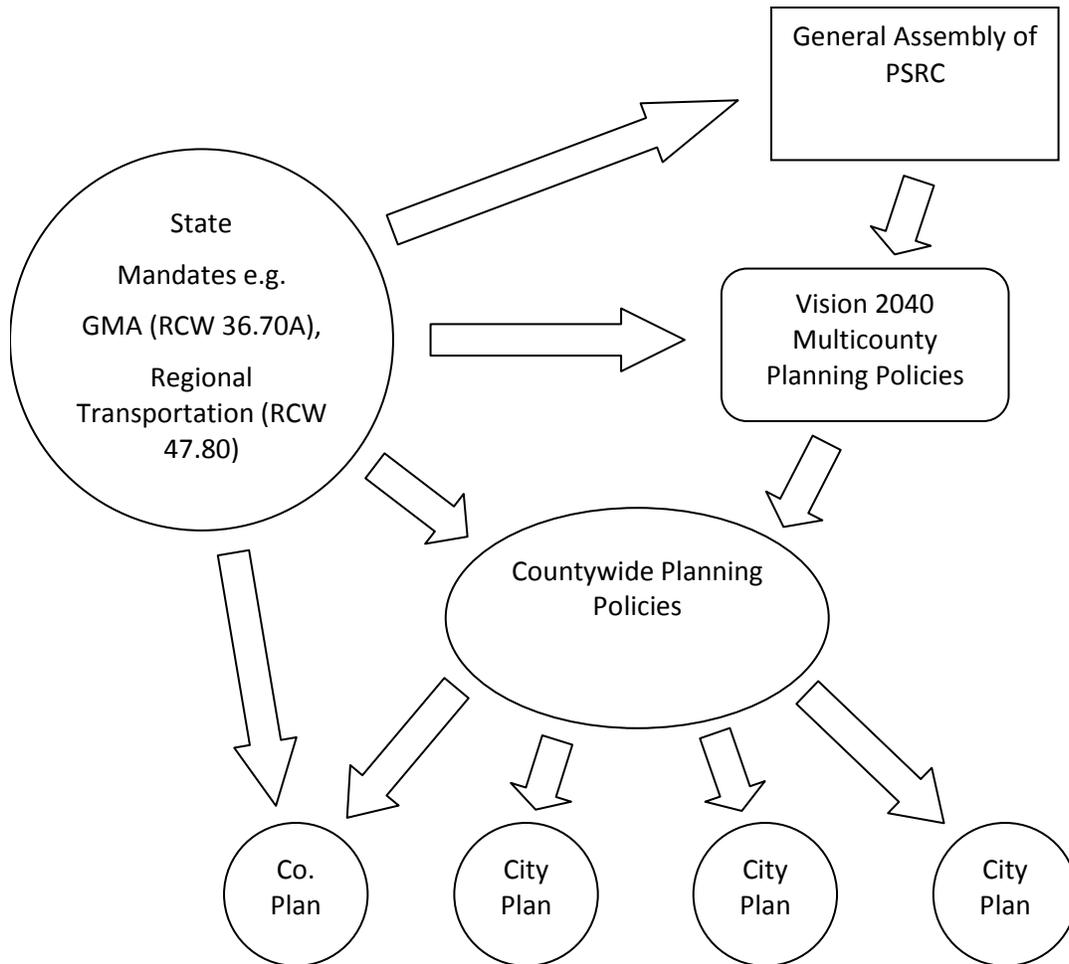
- Reevaluate the growth strategy to require retail development before adding more housing development (retail before rooftops)
- Encouraging in-fill development before extending services to outlying areas (concentric circle growth pattern)
- Discouraging annexations into the city until buildable land is unavailable within the city limits.

At the June 30, 2009 meeting, council directed staff not to include a discussion of amending the future land use map and zoning code in the 2011 Update.

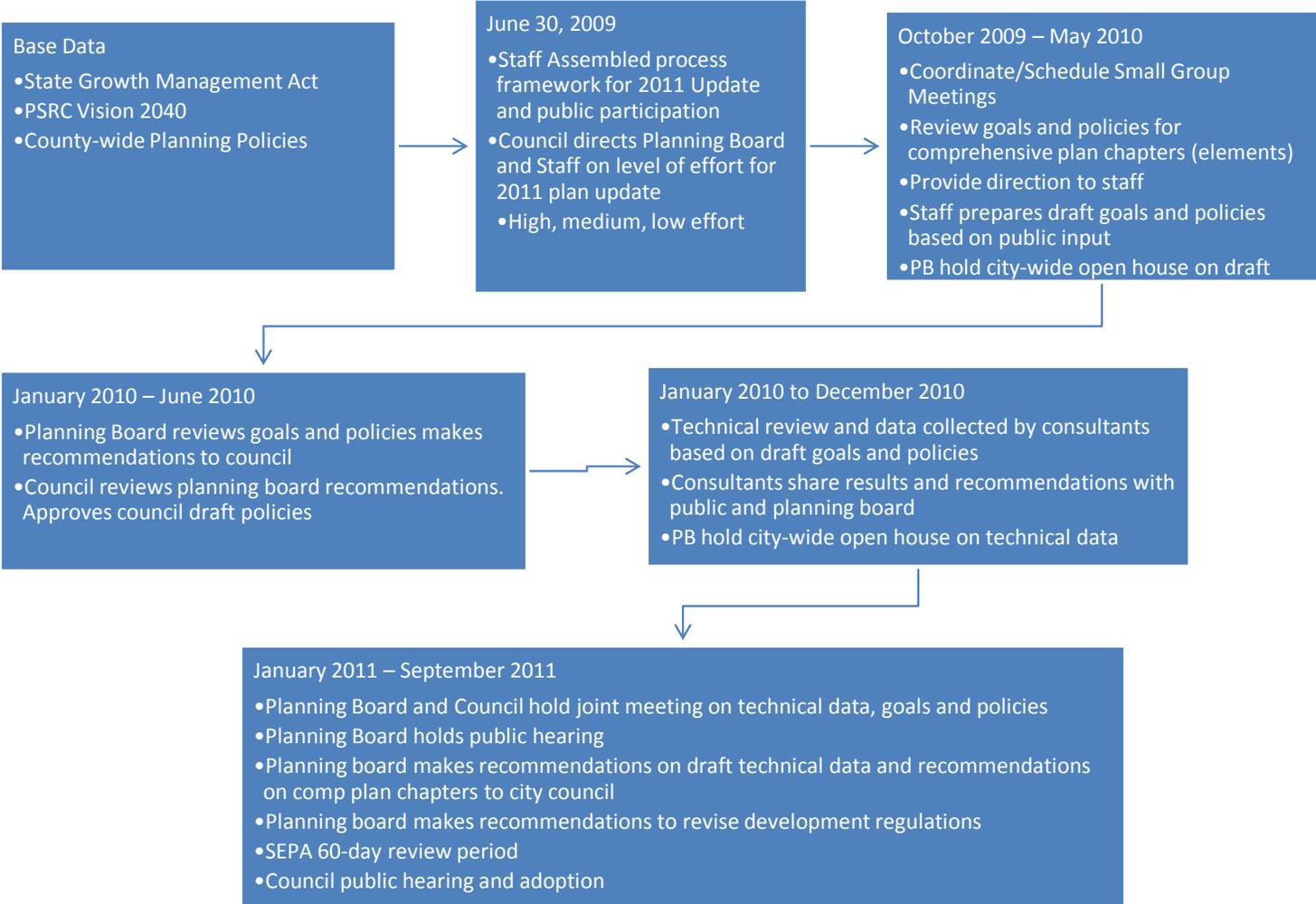
⁴ Copies of the multi-county planning policies (MPP) and county-wide planning policies (CPP) are available in the comprehensive plan notebook provided to members of the city council and planning board.

⁵ The basic legal requirement for public participation says that every jurisdiction planning under the Growth Management Act (GMA) “shall establish and broadly disseminate to the public a public participation program identifying procedures providing for **early and continuous public participation** (emphasis added) in the development and amendment of comprehensive land use plans and development regulations implementing such plans.” (RCW 36.70A.140)

Comprehensive Planning Process



City of Sultan 2011 Comprehensive Plan Update Process





Attachment B

Periodic Update Checklist for Cities

This checklist is intended to help cities that are fully planning under the Growth Management Act (GMA) to conduct the “periodic review and update” of comprehensive plans and development regulations required by RCW 36.70A.130(4). Cities can use the checklist to identify components of their comprehensive plan and development regulations that may need to be updated to reflect the latest information, or to comply with changes to the GMA since their last update.

This checklist includes all components of the plan and regulations that are specifically required by the GMA, with new or amended statutory changes since 2003 emphasized in **highlighted text**. An expanded checklist (one for comprehensive plans, one for development regulations) is available, which also includes related good ideas and recommendations. A separate checklist is available for counties. Cities within the Puget Sound Regional Council (PSRC) boundaries may want to use this checklist in tandem with PSRC checklists.

How to fill out the checklist

With the most recent version of your comprehensive plan and development regulations in hand, fill out each item in the checklist. Select the check box (place your cursor just before the yes/no box and then double click for check box option menu) or type in text fields, answering the following questions:

Is this item addressed in your current plan or regulations? If YES, fill in the form with citation(s) to where in the plan or code the item is addressed. We recommend using citations rather than page numbers because they stay the same regardless of how the document is printed. If you have questions about the requirement, follow the hyperlinks to the relevant statutory provision. If you still have questions, visit the Commerce Web page or contact the Commerce planner assigned to your city.

Is amendment needed to meet current statute? Check YES to indicate a change to your plan or regulations will be needed. Check NO to indicate that the GMA requirement has already been met. Local updates may not be needed if the statute hasn’t changed since your previous update, if your city has kept current with required inventories, or if there haven’t been many changes in local circumstances. Check “Further Review Needed” if you are unsure whether the requirement has already been met.

Is your city considering optional amendments? Use this field to note areas where your city may elect to work on or amend sections of your plan or development regulations that are not strictly required by the GMA.

How to use the completed checklist

Growth Management Services strongly encourages that you send the complete checklist to Commerce with the application for your update grant. Before you send it to Commerce, the checklist can be used to help write your proposed grant “Scope of Work,” which is part of your grant application. The checklist can also help you develop a detailed work plan for your overall update. The checklist can be used to inform the contents of a city council resolution that defines what actions will be taken as part of the GMA update.

This page intentionally left blank
(Used as spacer so checklist pages begin printing on top facing page)

Jurisdiction Name

I. Required Comprehensive Plan Elements and Components (Sections 1 – 8)

| 1. Land Use Element - A Land Use Element that is consistent with county-wide planning policies (CWPPs) and RCW 36.70A.070(1) | Addressed in current plan or regulations? If yes, where? | Changes needed to meet current statute? | Is city considering optional amendments? (comments voluntary) |
|---|--|--|---|
| a. A future land use map showing city limits and urban growth area (UGA) boundaries. [RCW 36.70A.070(1) and RCW 36.70A.110(6)] | <input type="checkbox"/> No <input type="checkbox"/> Yes Location(s): | <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i> | |
| b. Consideration of urban planning approaches that increase physical activity . [RCW 36.70A.070(1), Amended in 2005] <i>Note:</i> Approaches may include mixed use community centers, bicycle and pedestrian networks or other means to include physical activity in daily life. | <input type="checkbox"/> No <input type="checkbox"/> Yes Location(s): | <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i> | |
| c. A consistent population projection throughout the plan which should be consistent with the Office of Financial Management forecast for the county or the county’s sub-county allocation of that forecast. [RCW 43.62.035] | <input type="checkbox"/> No <input type="checkbox"/> Yes Location(s): | <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i> | |
| d. Estimates of population densities and building intensities based on future land uses . [RCW 36.70A.070(1)] <i>Note:</i> GMS suggests a table showing land use designations and implementing zoning as a projection of existing and projected development capacity. | <input type="checkbox"/> No <input type="checkbox"/> Yes Location(s): | <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i> | |

Periodic Update Checklist for Cities

| 1. Land Use Element - A Land Use Element that is consistent with county-wide planning policies (CWPPs) and RCW 36.70A.070(1) | Addressed in current plan or regulations? If yes, where? | Changes needed to meet current statute? | Is city considering optional amendments? (comments voluntary) |
|---|--|--|--|
| e. Provisions for protection of the quality and quantity of groundwater used for public water supplies. [RCW 36.70A.070(1)] | <input type="checkbox"/> No <input type="checkbox"/> Yes Location(s): | <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i> | |
| f. Identification of lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, stormwater management facilities, recreation, schools, and other public uses. [RCW 36.70A.150] <i>Note:</i> A timeline and budget for acquiring lands identified as useful for public purposes under RCW 36.70A.150 should be developed but should not be adopted as part of the comprehensive plan. | <input type="checkbox"/> No <input type="checkbox"/> Yes Location(s): | <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i> | |
| g. Identification of open space corridors within and between urban growth areas , including lands useful for recreation, wildlife habitat, trails, and connection of critical areas. [RCW 36.70A.160] | <input type="checkbox"/> No <input type="checkbox"/> Yes Location(s): | <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i> | |

Periodic Update Checklist for Cities

| 1. Land Use Element - A Land Use Element that is consistent with county-wide planning policies (CWPPs) and RCW 36.70A.070(1) | Addressed in current plan or regulations? If yes, where? | Changes needed to meet current statute? | Is city considering optional amendments? (comments voluntary) |
|--|--|--|--|
| h. <i>If there is an airport within or adjacent to the city: policies, land use designations (and zoning) to discourage the siting of incompatible uses adjacent to general aviation airports. [RCW 36.70.547, New in 1996]</i> <i>Note: The plan (and associated regulations) must be filed with the Aviation Division of WSDOT.</i> | <input type="checkbox"/> No <input type="checkbox"/> Yes Location(s): | <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i> | |
| i. <i>If there is a Military Base within or adjacent to the jurisdiction employing 100 or more personnel: policies, land use designations, (and consistent zoning) to discourage the siting of incompatible uses adjacent to military bases. [RCW 36.70A.530(3), New in 2004]</i> | <input type="checkbox"/> No <input type="checkbox"/> Yes Location(s): | <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i> | |
| j. Where applicable, a review of drainage, flooding, and stormwater run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state. [RCW 36.70A.70(1)] <i>Note: RCW 90.56.010(26) defines waters of the state. Jurisdictions subject to U.S. Environmental Protection Agency National Pollution Discharge Elimination System (NPDES) Phase 1 and Phase 2 should comply with all permit requirements.</i> | <input type="checkbox"/> No <input type="checkbox"/> Yes Location(s): | <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i> | |
| k. Policies to designate and protect critical areas including wetlands, fish and wildlife habitat protection areas, frequently flooded areas, critical aquifer recharge areas, and geologically hazardous areas. In | <input type="checkbox"/> No <input type="checkbox"/> Yes Location(s): | <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> | |

Periodic Update Checklist for Cities

| 1. Land Use Element - A Land Use Element that is consistent with county-wide planning policies (CWPPs) and RCW 36.70A.070(1) | Addressed in current plan or regulations? If yes, where? | Changes needed to meet current statute? | Is city considering optional amendments? (comments voluntary) |
|--|--|--|--|
| developing these policies, the city must have included the best available science (BAS) to protect the functions and values of critical areas, and give “special consideration” to conservation or protection measures necessary to preserve or enhance anadromous fisheries. [RCW 36.70A.030(5), RCW 36.70A.172, BAS added in 1995] <i>Note:</i> See WAC 365-195-900-925 | <input type="checkbox"/> No <input type="checkbox"/> Yes Location(s): | <input type="checkbox"/> <i>Further review needed</i> | |
| i. <i>If forest or agricultural lands of long-term commercial significance are designated inside city:</i> a program authorizing Transfer (or Purchase) of Development Rights. [RCW 36.70A.060(4), Amended in 2005] | <input type="checkbox"/> No <input type="checkbox"/> Yes Location(s): | <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i> | |

Periodic Update Checklist for Cities

| 2. Siting Essential Public Facilities (EPFs) | Addressed in current plan or regulations? If yes, where? | Changes needed to meet current statute? | Is city considering optional amendments? (comments voluntary) |
|---|--|--|---|
| a. Regulations are consistent with Essential Public Facility siting process in countywide planning policies or city comprehensive plan, and do not preclude the siting of EPFs. [RCW 36.70A.200(5)] | <input type="checkbox"/> No <input type="checkbox"/> Yes Location(s): | <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i> | |
| 3. General Provisions: The GMA requires that development regulations be consistent with and implement the comprehensive plan. [RCW 36.70A.030(7) and .040(4)(d) . | Addressed in current plan or regulations? If yes, where? | Changes needed to meet current statute? | Is city considering optional amendments? (comments voluntary) |
| a. A process for early and continuous public participation in the development regulation development and amendment process. [RCW 36.70A.020(11),.035, .130 and .140 | <input type="checkbox"/> No <input type="checkbox"/> Yes Location(s): | <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i> | |

Periodic Update Checklist for Cities

| 3. General Provisions: The GMA requires that development regulations be consistent with and implement the comprehensive plan. [RCW 36.70A.030(7) and .040(4)(d)] . | Addressed in current plan or regulations? If yes, where? | Changes needed to meet current statute? | Is city considering optional amendments? (comments voluntary) |
|---|--|--|--|
| b. A process to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property. [RCW 36.70A.370] <i>Note: See Attorney General's Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property.</i> | <input type="checkbox"/> No <input type="checkbox"/> Yes Location(s): | <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i> | |

**2011 COMPREHENSIVE PLAN UPDATE
CITIZEN INVOLVEMENT TOPIC GROUP MEETING
OCTOBER 27, 2009**

This is a summary of the comments received at the first of the four scheduled initial topic group meetings. The purpose of the meetings is to introduce interested citizens to the update process and to the various standards that the City must meet for this update and to explain and gather input on the options related to those standards. Based on the input received, staff will review policies of the existing Comprehensive Plan and construct draft revised policies. These will be brought back to the work group for feedback before moving on in the update process.

At the October 27th meeting, the **Land Use Element** was reviewed by the whole group. The questions brought to the group are listed below with the responses and options recorded during the meeting.

Question 1: Should the city de-commission (un-adopt) the Industrial Park Master Plan and use existing regulations to manage growth and development in the area north of US 2 between Sultan Basin Road and Rice Road?

Responses: Do only what is required. Reduce unnecessary regulations. Take out the additional master plan. It cost (our business) a lot of additional money when we expanded.

Consensus: De-commission Industrial Park Master Plan and include appropriate/necessary development standards in zoning code.

Question 2: Should the city continue to focus on the historic business district as the primary town center or should additional town center areas be developed at the east and/or west ends of Sultan on US 2?

Responses: New centers are a good way to go. West-end center would provide better access/connect with Monroe. East-end center will provide local service and capture upper-valley market. We need to do whatever we can to capture HWY-2 traffic for commercial visits.

Consensus: Additional town centers are valuable. Downtown should be one of the centers, but not the only one.

Question 3: Should the city add policies to encourage mixed-use development (different housing types with retail stores), multi-story structures, transit and pedestrian oriented design?

Responses: Neighborhood convenience stores would be good for quick access and reducing traffic. Don't want mixed use to build high and block views and values of others who will want to build higher. Will cost community for fire service vehicles if go too high. Mixed use as in Mill Creek with condos and boutiques probably won't work here. Mixed use good to provide lower cost housing. Commercial needs to be along HWY-2 with houses behind.

Consensus: No consensus was reached on this question. Staff will return with additional information.

Question 4: Should Sultan become the place to provide services (commercial, retail, medical, (not utility services)) to rural populations in unincorporated Snohomish County?

Responses: This would increase the tax base. We need to grow retail. It can only help.

Consensus: The community should invest in becoming a service center for the upper valley area.

Question 5: Should the city protect view corridors and scenic assets such as barns, sheds, fences and other features that provide unique landmarks in the natural landscape even if the property owner wants to eliminate the structure?

Responses: This is not necessary, so don't do it. It would be good to allow people to be recognized for their effort to do this, but it should not be required. Can we provide some incentives for people to preserve historic buildings? There are buildings in town that are important and should be preserved. The old-town feel is what made me want to locate here, it should not be ignored.

Consensus: Assistance and incentives should be explored, but laws requiring historic preservation and views should not be enacted.

Question 6: Should the city establish and enforce downtown design standards even if it increases the cost of opening a new business or storefront in Sultan?

Responses: The look of downtown is important. People won't stop to shop if it doesn't look good. People drive through on HWY-2 and see empty and unkempt buildings and messy property and just keep driving. Downtown needs to invest in a theme. We should work to organize business owners to work together.

Consensus: Basic design standards should be part of the code. The business community needs to get involved.

Attachment D**Changes to the Land Use Goals and Policies by “Topic” Mark-Up Version****Purpose**

A Land Use Element is one of six mandatory elements required by the Growth Management Act⁶:

The Growth Management Act requires that population, employment and land use be planned together through the Year 2040; and that the Comprehensive Plan and City Code be coordinated to accomplish those targets in a coordinated fashion.

The Land Use section of the Comprehensive Plan establishes the framework for the City’s future land use development. It presents the community’s policy for growth through 2040. It deals directly with how citizens will be able to use their land and therefore is among the most sensitive topics of government regulation. Most important to this Plan update, it shows where development will occur as a basis for a Capital Facilities Plan. It considers the general location, intensity and density of land uses so that traffic, drainage, community services, utilities, etc. can be properly planned for.

Vision 2040 Land Use Goal

The region will focus growth within already urbanized areas to create walkable, compact, and transit-oriented communities that maintain unique local character. Centers will continue to be the focus of development. Rural and natural resource lands will continue to be permanent and vital parts of the region.

Organization

Under Vision 2040, the Land Use section is divided into nine topic headings:

1. Urban Lands
2. Regional Coordination and Cooperation
- 3. Centers (new for Sultan)**
4. Cities in Rural Areas
5. Elements of Orderly Development and Design
- 6. Built Environment and Health (new for Sultan)**
- 7. Innovative Techniques (new for Sultan)**
8. Incompatible Land Uses
9. Concurrency (covered under capital facilities section)

Insert discussion of Sultan’s pre-European history

6 RCW 36.70A.070(1)

Topic 1. Urban Lands

Vision 2040 Goal: The region will promote the efficient use of land, prevent urbanization of rural and resource lands, and provide for the efficient delivery of services within the designated urban growth area.

Sultan 2040 Goal

LU3 Goal: Create an effective land use management process to guide the city's population growth in a manner that maintains or improves Sultan's quality of life, environmental resources and unique character (note – delete per PB 02-02-10)

~~Establish a planning and review document and process~~ Adopt a Comprehensive Plan and development regulations that recognizes Sultan's needs; and ~~that~~ effectively coordinates development efforts.

LU 3.1 Planning unit boundaries

LU 3.1.1 Preserve the existing small town character of Sultan while accommodating the state's 20-year growth forecast for Sultan. (note: come back and define "small town" per PB 02-02-10)

LU 3.1.2 Delineate ~~planning unit boundaries~~ different land uses using natural features, road or other physical improvements.

LU 3.1.3 Identify and resolve critical transition areas or points of conflict with adjacent properties or incompatible land uses, ~~to be resolved in neighborhood planning processes, and respected in future development reviews.~~

LU 3.1.4 Provide a compatible mix of residential and commercial land uses to make it possible to safely walk or bike to work and shopping; ~~to~~ Rreduce reliance on automobiles and ~~to reduce commuting time and distance~~ Rreduce green house gas emissions (Per PB 02-02-10)

LU 3.2 Institutional master planning

Editor's note: not sure the purpose of this policy. Discuss deleting or rewrite in plain language.

~~Establish an institutional planning review of~~ Review land uses ~~that may be conditionally allowed within residential areas including schools, churches, home occupations, incubator businesses, clubs and similar activities to limit conflicts between residential and commercial uses.~~ Review ~~proposed expansion plans including~~ height, mass, traffic, noise, and other characteristics for residential neighborhood compatibility. ~~Disallow or disapprove proposals that violate the original conditional use intent, that do not fit the scale of the neighborhood, and that will do harm to the residential integrity of the area.~~ (Per PB 02-02-2010)

LU 3.3 Official land use plan

~~Maintain a coded map overlay designating the preferred future developed state of the Sultan corporate limits and urban growth area. Editor's note: This is the existing comprehensive plan and future land use map.~~

LU 3.3.1 Define proposed categories of land use. Coordinate all implementing ordinances, programs, proposals and projects ~~to~~ in conformance with the intentions of ~~this official land use plan~~ the Comprehensive Plan.

LU 3.3.2 Encourage future development in areas: (MPP DP-2) (Note – need to define “encourage”)

1. ~~With the capacity to absorb development (i.e. areas with vacant or underdeveloped land and available utility, street, park and school capacity, or where such facilities can be effectively provided), and Where adopted level of service exists or can be provided; and~~
2. ~~Where adverse environmental impacts can be minimized; and~~
3. ~~Where such development will enhance the area's vitality.~~

(Per PB 02-02-2010)

LU 3.3.3 Provide an adequate supply of land zoned for housing to support 20-year population allocations as required by Snohomish County Planning Policies.

LU 3.3.4 Provide an adequate supply of land zoned for employment to support 20-year employment allocations as required by the Snohomish County Planning Policies.

LU 3.3.5 Improve the fiscal condition of the City, Ensure fiscally sustainable City, in part, by providing adequate land for uses that generate tax revenue for the City.

LU 3.3.6 Periodically update the comprehensive plan to reflect changes, opportunities and desires.

LU 3.4 Performance based zoning ordinance

~~Consider amending the zoning ordinance to utilize performance rather than dimensional standards. Editor's Note: higher level of administrative process required. Not necessary for small towns.~~

LU 3.4.1 Define density based on the land's carrying capacity ~~capable or environmentally suitable acreage rather than on the land's gross size or unqualified characteristics.~~

LU 3.4.2 ~~Ensure~~ Construct zoning regulations governing zoning to provide incentives that are used appropriately to further the goals and policies of the Comprehensive Plan.

(Per PB 02-02-2010. Note – define “carrying capacity”)

LU 3.5 Environmental zoning designation

Editor's note: Consider deleting. Unnecessary level of regulation. Covered by critical areas and shoreline regulations.

~~Consider amending the zoning ordinance to include an environmental zoning designation for sensitive lands and soils that should not be developed for urban use. Base the new environmental zone on performance standards that will allow uses that will not cause hazard or risk conditions. Include the buffer and transitional protections that are now defined in the Sultan, Snohomish County, and Washington State Office of Community Development critical areas ordinances in accordance with the requirements of the Washington State Growth Management Act.~~

LU 3.6 Clustering and planned unit development provisions (MPP DP-14)

~~Amend the zoning ordinance to a~~ Allow clustering within ~~and planned unit~~ residential developments ~~where the objective is to~~

1. allow for Encourage a variety of housing product types,
2. eCreate common open space and/or
3. eConserve significant social characteristics of the land - like wooded areas and scenic views. (Per PB 02-02-2010)
4. Reduce reliance on automobiles
5. Make area transit service more viable

Note – starting with Topic 2 February 16, 2010**Topic 2. Regional Coordination and Cooperation**

Vision 2040 Goal: The region, countywide planning bodies, and local jurisdictions will work together to set populations and employment growth targets consistent with the regional vision

Sultan 2040 Goal**LU 3.7 Rural/Urban Transition Area (RUTA)**

LU 3.7.1 Coordinate with adjacent jurisdictions to ensure compatible land uses in areas along contiguous boundaries. (MPP DP 18-19)

LU 3.7.2 Identify steps to limit development in resource areas (MPP DP 29-32)

LU 3.7.3 Jointly create a Rural/Urban Transition Area (RUTA) with Snohomish County to preserve the existing, undeveloped character of the lands adjacent and north of the urban growth area.

LU 3.7.4 The purpose of the Rural/Urban Transition Area will be to prevent properties from being subdivided or otherwise altered into a use or pattern that:

- could not be developed for additional urban uses - should there ever be a need, and that
- would detract - from the rural, agricultural character and productivity of existing activities.

LU 3.8 Interlocal agreements with Snohomish County

LU 3.8.1 Phase annexations in accordance with efficient provision of necessary services. Support annexation proposals that meet the following criteria:

Editor's Note: Add criteria for annexations 11-24-09

- a. The annexation achieves the growth, ~~social~~ and economic needs and goals for the city as set forth in the comprehensive plan; (Remove "social" per PB 02-16-10)
- b. The city can eventually provide effective and efficient urban levels of public services;
- c. The city has an adopted land use plan for the annexation area;
- d. Residential areas can achieve urban densities unless wetlands, critical areas or other environmental constraints preclude these densities, Editor's Note: The planning board requested staff simplify this statement. The idea is to allow annexations of residential properties that won't meet urban densities because the land is constrained by wetlands and/or critical areas. This is a concern for Sultan since the annexation area is impacted by wetlands and other critical areas. Staff recommends adding "wetlands, critical areas or other" per PB 02-16-10

LU 3.8.2 Enter into an interlocal agreement with Snohomish County to jointly agree upon and coordinate the:

- the proposed boundaries - of the Sultan urban growth area, and
- suitable zoning protection - of the lands within the proposed urban/rural transition area.

LU 3.8.3 Continue to participate in the activities of regional entities as deemed appropriate, such as the US 2 Safety Coalition, Snohomish County Tomorrow and Snohomish County Cities and Towns.

Editor's Note: Add policies for siting essential public facilities consistent with WAC 365-196-550.

LU 3.9 Essential Public Facilities

LU 3.9.1 Define essential public facilities consistent with the Growth Management Act.

LU 3.9.1 Site essential public facilities consistent with the Growth Management Act, Snohomish County Comprehensive Plan and the Countywide Planning Policies.

LU 3.9.2 Cooperate with Snohomish County and neighboring cities to share essential public facilities and increase efficiencies of operation.

~~LU 3.9.3 Do not unduly impact any ethnic, cultural or class group by essential public facility siting or expansion.~~ **Editor's note: The planning board struggled with this statement. Staff reviewed WAC 365-196-550. There is no requirement to consider the social impacts on any particular group of citizens when evaluating a request to site an essential public facility. Staff recommend deleting LU 3.9.3 (PB 02-16-2010)**

LU 3.9.4 Determine a facility to be an essential public facility if it has one or more of the following characteristics:

- a. The facility meets the Growth Management Act definition of an essential public facility;
- b. The facility is on a state, county or local community list of essential public facilities;
- c. The facility serves a significant portion of the County or metropolitan region or is part of a Countywide service system;
- d. The facility is difficult to site or expand.

LU 3.9.5 Siting proposed new or expansions to existing essential public facilities shall consist of the following:

- a. An inventory of similar existing essential public facilities, including their locations and capacities;
- b. A forecast of the future needs for the essential public facility;
- c. An analysis of the potential social and economic impacts and benefits to jurisdictions receiving or surrounding the facilities;
- d. An analysis of the proposal's consistency with County and City policies;
- e. An analysis of alternatives to the facility, including decentralization, conservation, demand management and other strategies;
- f. An analysis of alternative sites based on siting criteria developed through an interjurisdictional process;
- g. An analysis of environmental impacts and mitigation;
- h. Extensive public involvement.

Note: Starting with Topic 3 March 2, 2010**Topic 3. Centers**

Vision 2040 Goal: The region will direct growth and development to a limited number of designated regional growth centers.

Sultan 2040 Goal

Editor's Note: Centers are a new concept in Vision 2040. Proposed goals and policies under LU-4 are new to Sultan's Comprehensive Plan.

LU-4 Goal: Establish land use patterns that encourage one or more central places as locations for more compact, mixed-use development. (MPP DP-11)

LU 4.1 Create vibrant compact centers that are inviting places to work, shop, live and ~~socialize meet together to interact~~ (PB 03-02-10 and 3-16-10)

LU 4.2 Encourage a mix of commercial, office and residential land uses to locate in centers.

LU4.3 Locate centers of retail, commercial, and residential uses nearest highway access and major streets and away from flood prone and critical areas.

LU 4.4 Locate centers where water, sewer, and other utility services are available or planned for.

LU4.5 Encourage mixed-use development that balances residential and business uses with commercial areas.

LU 4.6 Ensure that development in centers is compatible with surrounding residential and commercial neighborhoods.

LU 4.7 Require ~~bike and pedestrian paths non-motorized transportation facilities~~ throughout centers to promote pedestrian activity and ease of access to and from housing and retail areas.

LU 4.8 Where feasible and desirable, incorporate transit amenities into the design of commercial and residential development.

LU 4.9 Encourage uses that will ~~generate community not just commerce support day and evening activities~~ for all ages. (PB 03-02-10)

LU 4.10 Encourage linkage of paths and trails from neighborhoods to centers

LU 4.11 Identify and create opportunities to develop parks, civic places and public spaces, especially in or adjacent to centers.

Vision 2040 Goal: The region will continue to maintain and support viable regional manufacturing/industrial centers to accommodate manufacturing, industrial, or advanced technology uses.

Sultan 2040 Goal

Editor's Note: Proposed goals and policies under LU-5 are new to Sultan's Comprehensive Plan. On October 27, 2009 small group participants emphasized maintaining and enhancing Sultan's commitment to encouraging industrial uses which provide family wage jobs.

LU 5 Goal: Provide active and diverse industrial centers that promote economic growth, provide family wage jobs and meet the 20-year employment growth targets set by Snohomish County Planning Policies.

LU 5.1 Limit non-industrial use of industrial lands to uses which are complementary to industrial activities.

LU 5.2 Protect industrial lands from encroachment by other land uses, which would reduce the present and future economic vitality of industrial lands.(PB 03-02-10)

LU 5.3 Develop industrial lands so as to minimize impacts on surrounding land uses, especially residential land uses.

LU 5.4 Establish new or additional industrial development where utilities are available or planned for and have convenient access to existing or planned highways or major streets.

Topic 4. Cities in Rural Areas

Vision 2040 Goal: There are a number of freestanding incorporated cities surrounded by rural lands throughout the region (e.g. Sultan). Under the Growth Management Act, these cities are part of the urban growth area. Cities in rural areas should also be the focal points of rural based industries and commerce. Schools and other institutions and facilities serving rural populations should be sited in rural cities. Commerce should cluster in the town center(s), which should be walkable and compact.

Sultan 2040 Goal

LU-1 Goal: Manage growth potentials

Maintain a realistic balance between the land's ~~capable, suitable potentials and capability and~~ Sultan's ability to provide urban services.

LU 1.1 Capable areas

Allocate urban development onto lands that are capable of supporting urban uses and/or that pose fewest environmental risks.

To the extent necessary, locate urban uses away from lands or soils that have severe environmental hazards – such as the Sultan and Skykomish Rivers floodways.

LU 1.2 Suitable areas

Allocate urban development onto lands that are suitable for urban use and/or that have the least social value in an undeveloped state.

To the extent necessary, locate urban uses away from sites that have significant archaeological, historical, cultural or special social significance.

LU 1.3 Serviceable areas

Allocate urban uses onto capable, suitable lands that Sultan can provide sewer, water, storm, and other basic urban utilities.

Delineate boundaries between areas that will always be rural and transition or reserve areas that may be included within the future expansion of the Sultan urban area – such as the lands north along Sultan Basin Road.

LU 2 Goal: Create identity

Define a pattern of urban development that is recognizable, provides an identity, and reflects Sultan [small town character](#), values and opportunities.

LU 2.1 Urban form

Create a recognizable urban pattern that distinguishes between urban and rural, and establishes a harmonious relationship with the natural and man-made environment.

Protect area differences in architecture, physical and social composition, visual character, and other features that make each part of the Sultan urban form unique and valuable – such as downtown Sultan.

[LU 2.2 Encourage ~~Sultan to develop~~ the development of Sultan as the focal points- of rural based industries and commerce. Schools and other institutions and facilities serving rural populations should be sited in Sultan. \(remove “s” from points – PB 03-02-10 reword 03-16-10\)](#)

Unincorporated Urban Growth Areas

Vision 2040 Goal: All unincorporated lands within the urban growth area will either annex into existing cities or incorporate as new cities.

Sultan 2040 Goal

[SEE LU 3.7 and LU 3.8](#)

Topic 5. ELEMENTS OF ORDERLY DEVELOPMENT AND DESIGN**Regional Design**

Vision 2040 Goal: The region will use design to ~~share~~ **shape** the physical environment in order to create more livable communities, better integrate land use and transportation systems, and improve efforts to restore the environment.

Sultan 2040 Goal**DP-1 Goal: Protect valuable features of the manmade environment**

Blend new land uses with the features and characteristics that have come to be valued from past developments of Sultan's manmade environment. ~~Enforce exacting performance standards governing possible land use developments on lands or sites, or possible conversions of existing buildings or sites that have unique social value. Use standards that guarantee into perpetuity the set asides or protection methods that are selected to further the intent of this goal.~~

DP 1.1 Historical/cultural sites

Protect lands, buildings or other site features that are unique archaeological sites, historic areas, publicly designated landmark districts or buildings.

Develop an historical plaque system identifying sites and buildings of interest in Sultan – particularly within the downtown ~~district~~area. (PB 03-02-10)

~~Consider establishing special tax incentives or other financial assistance to help with historical building restoration and exhibition costs. (PB 03-02-10)~~

DP 1.2 Special social or visual interest

~~Enforce exacting performance standards governing possible land use development or possible alteration of existing building or sites that have socially valued, interesting or unique facilities or characteristics, including visual values. Identify acceptable adaptive reuse concepts and design and/or financial incentives that can be used to help with building or site modification costs – particularly within the downtown and floodway zones. (PB 03-02-10)~~

Create a program that allows architecturally pleasing, older buildings to be relocated to other, more compatible sites when the structures ~~cannot be accommodated at~~need to be relocated from present locations. (PB 03-16-10)

DP 1.3 Scenic assets

~~Encourage protection of~~ ~~Protect~~ lands, natural features or related activities ~~including agricultural structures like barns, sheds, fences, and other features~~ that provide unique landmarks in the natural landscape. ~~Encourage protection of~~ ~~Protect~~ lands or sites that have unique views or vistas of natural landforms and landmarks, particularly of the Wallace, Sultan, and Skykomish Rivers, and Cascade Mountains. (PB 03-02-10)

DP 1.4 View corridors

~~Enforce exacting performance standards governing possible alterations~~ Encourage retention of existing buildings or sites that provide unique or special landmarks, horizon references, or other interesting visual values. ~~Enforce exacting performance standards governing possible land use development of lands or sites that have natural views or vistas of interesting scenic assets or features.~~

DP 1.5 Buffer corridors

Maintain pleasing visual corridors along major roads to reflect natural beauty and a semi-rural atmosphere.

Provide landscape screens, earth berms, and other natural material or design buffers, particularly about urban commercial or industrial uses that front or are visible from adjacent residential areas or roads or U.S. 2.

DP 1.6 Open spaces

Protect lands, sites or improvements that have been or may be held in trust or common for parks, conservancies, recreation, or other open space preserves within Sultan's developing area. ~~Enforce exacting performance standards governing possible alterations of existing sites that provide unique open or natural space buffers to more urban land use developments.~~ Preserve, where possible and desirable, the open or natural space features within potential future land use developments – especially along the shorelines, bluffs, and wetlands.

DP 1.7 Institutional lands

Protect lands, sites or improvements that have been improved for cemeteries, ~~old farm,~~ or military fortifications or similar public or pioneering purposes. (03-02-10)

~~Enforce exacting performance standards governing possible~~ Ensure developments adjacent to sites that house schools and other institutional activities that may be sensitive to use intrusion and that provide a special physical place within Sultan's developed area are compatible with surrounding neighborhoods.

DP 2 Goal: Create visual interest

Create local visual identities and interests, retain natural landscape features, and generally develop a quality urban environment.

DP 2.1 Visual identity

Create special identities for unique districts or places, particularly of the Sultan downtown business district.

Work with property owners to establish standards ~~coordinating informational and advertisement signing, street trees, landscape materials, streetscape furnishings, building materials or styles, even colors,~~ to create visual images that organize the disparate elements of ~~the special~~ Sultan's business district into a cohesive, pleasing identity. Editor's note: should we shorten this planning policy? (PB 03-02-10)

DP 2.2 Landscape

Retain the natural landscape as much as possible in land development projects, including trees, site contours, natural drainage features, and other characteristics. ~~Enforce replanting schemes and landscaping requirements, particularly along buffer or dividing zones with different uses, major arterial roads, and within parking lots and other large improved areas — especially along U.S. 2.~~

DP 2.3 Architectural quality

Where appropriate, and when downtown property owners desire, ~~establish implement special overlay zones providing~~ an architectural design review ~~process~~ consultation for building owners and business operators. (PB 03-02-10 and 3-16-10))

Provide illustrations of preferred concepts, solutions, materials, styles, and other particulars affecting quality architectural solutions within the downtown.

DP 2.4 Coordinate preservation efforts

Coordinate the land and financial resources that are available ~~of Sultan, Snohomish County, Washington State, and other preservation oriented agencies within the Sultan Urban Growth Area in order~~ to realize a more effective, balanced local system of historical and cultural heritage resources.

Work with land trust and other preservation groups to acquire and protect development rights on sensitive lands, environments, viewpoints, habitats, and other important resources.

DP 2.5 Historical/cultural impact assessment methodology

With the participation of the Snohomish County and the Washington State Historical Office, develop a methodology for determining the design and historic impact of proposed development projects on sensitive heritage sites within the Sultan Urban Growth Area. ~~The methodology could determine the potential facility design impacts that will be caused by a proposed urban development project, and an equitable design performance that is in accordance with the objective of the overlay design district standards.~~

Editor's Note: Move DP 2.6 to DP2.10 to Implementation Strategies

DP 2.6 Develop major gateways on U.S. 2 at 299th Street and Sultan Startup Road – to indicate the edge of the developed Sultan urban area and establish a city identity.

DP 2.7 Install landscaping along U.S. 2 through the developed downtown and commercial areas – to control parking and access, and improve visual appearances.

DP 2.8 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.

DP 2.9 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.

DP 2.10 Establish downtown design standards – to govern and help create storefront and building character and amenities.

Topic 6. The Built Environment and Health

Vision 2040 Goal: The region's communities will be planned and designed to promote physical, social, and mental well being so that all people can live healthier and more active lives.

Sultan 2040 Goal

Editor's Note: The built environment and health are a new concepts in Vision 2040. Proposed goals and policies under LU-6 are new to Sultan's Comprehensive Plan.

LU 6 Goal: Recognize that the well-being of all Sultan residents is affected by the built environment, land use, density, transportation strategies and street design.

LU 6.1 Adopt mixed-use residential, commercial and office zoning where appropriate to support transit use and encourage walkability.

LU 6.2 Work with the Sultan School District to encourage walkable school sites.

LU 6.3 Pursue joint-use agreements to share facilities with schools to provide neighborhoods with safe and attractive places for recreation.

LU 6.4 Identify opportunities to increase acreage of total recreation areas especially areas that can accommodate youth and adult sports fields.

LU 6.5 Prioritize the development of safe, well-maintained walking routes along streams, rivers, and waterfronts.

LU 6.6 Adopt sufficient density standards for residential, commercial and retail development to ensure development that supports transit and walkable environments.

LU 6.7 Where feasible, ensure that pedestrian routes and sidewalks are integrated into continuous networks.

LU 6.8 Support efforts to protect local farmland and local access to fresh fruits and vegetables.

LU 6.9 Support strategies that capitalize on the mutual benefit of connection between rural economies as food suppliers and Sultan as processors and consumers.

LU 6.9 Encourage the use of vacant lots for community gardens.

LU 6.10 Encourage new building construction to incorporate green building techniques and materials.

Topic 7 Innovative Techniques

Sultan 2040 Goal

Editor's Note: Innovative techniques are a new concept in Vision 2040. Proposed goals and policies under LU-7 are new to Sultan's Comprehensive Plan.

LU 7 Goal: Support innovative techniques in land use planning to create mixed-use central places and a vibrant sustainable economy which preserves our natural resources.

~~LU 7.1 Consider adopting energy efficient development standards that meet the requirements of the Council on Leadership in Energy and Environmental Design (LEED).~~

~~LU 7.2 Provide incentives for developers to use energy efficient methods and materials for new and substantially improved buildings.~~

~~LU 7.2 Allow, under certain conditions, an increase in increment of development density in exchange for land in designated conservation or resource protection areas either through direct acquisition or through payment of density transfer fees.~~

~~LU 7.3 Ensure development standards and zoning regulations encourage creative approaches in land use planning to achieve mixed use central places and a vibrant economy served by an efficient transportation system.~~

~~DP-48~~LU 7.1 Encourage the use of innovative techniques including such as, the transfer of development rights, purchase of development rights, and conservation incentives. Use techniques to focus growth within the urban area. (PB 03-16-10)

~~DP-49~~LU 7.2 Support and provide incentives to increase the percentage of new development and redevelopment – both public and private – to be built at higher performing energy and environmental standards.

~~DP-50~~LU 7.3 Streamline the development standards and regulations for residential and commercial development, especially in centers, to provide flexibility and to accommodate a broader range of project types consistent with regional vision. (PB 03-16-10)

Topic 8. Incompatible Land Uses

See LU-5

Topic 9 Concurrency

See Capital Facilities Element for LOS standards and concurrency

Attachment E – “Clean” Copy Proposed Changes to the Land Use Goals and Policies by “Topic”

Purpose

A Land Use Element is one of six mandatory elements required by the Growth Management Act⁷:

The Growth Management Act requires that population, employment and land use be planned together through the Year 2040; and that the Comprehensive Plan and City Code be coordinated to accomplish those targets in a coordinated fashion.

The Land Use section of the Comprehensive Plan establishes the framework for the City’s future land use development. It presents the community’s policy for growth through 2040. It deals directly with how citizens will be able to use their land and therefore is among the most sensitive topics of government regulation. Most important to this Plan update, it shows where development will occur as a basis for a Capital Facilities Plan. It considers the general location, intensity and density of land uses so that traffic, drainage, community services, utilities, etc. can be properly planned for.

Vision 2040 Land Use Goal

The region will focus growth within already urbanized areas to create walkable, compact, and transit-oriented communities that maintain unique local character. Centers will continue to be the focus of development. Rural and natural resource lands will continue to be permanent and vital parts of the region.

Organization

Under Vision 2040, the Land Use section is divided into nine topic headings:

10. Urban Lands
11. Regional Coordination and Cooperation
- 12. Centers (new for Sultan)**
13. Cities in Rural Areas
14. Elements of Orderly Development and Design
- 15. Built Environment and Health (new for Sultan)**
- 16. Innovative Techniques (new for Sultan)**
17. Incompatible Land Uses
18. Concurrency (covered under capital facilities section)

Insert discussion of Sultan’s pre-European history

⁷ RCW 36.70A.070(1)

Topic 1. Urban Lands

Vision 2040 Goal: The region will promote the efficient use of land, prevent urbanization of rural and resource lands, and provide for the efficient delivery of services within the designated urban growth area.

Sultan 2040 Goal

LU3 Goal: Create an effective land use management process to guide the city's population growth in a manner that maintains or improves Sultan's quality of life, and unique character.

Adopt a Comprehensive Plan and development regulations that recognize Sultan's needs and effectively coordinate development efforts.

LU 3.1 Planning unit boundaries

LU 3.1.1 Preserve the existing small town character of Sultan while accommodating the state's 20-year growth forecast for Sultan. **(note: come back and define "small town" per PB 02-02-10)**

LU 3.1.2 Delineate different land uses using natural features, road or other physical improvements.

LU 3.1.3 Identify and resolve critical transition areas or points of conflict with adjacent properties or incompatible land uses.

LU 3.1.4 Provide a compatible mix of residential and commercial land uses to make it possible to safely walk or bike to work and shopping; to reduce reliance on automobiles and to reduce green house gas emissions

LU 3.2 Institutional master planning

Review land uses to limit conflicts between residential and commercial uses. Review height, mass, traffic, noise, and other characteristics for residential neighborhood compatibility.

LU 3.3 Official land use plan

LU 3.3.1 Define proposed categories of land use. Coordinate all implementing ordinances, programs, proposals and projects in conformance with the intentions of the Comprehensive Plan.

LU 3.3.2 Encourage future development in areas: (MPP DP-2) (Note – need to define "encourage")

1. Where adopted level of service exists or can be provided; and
2. Where adverse environmental impacts can be minimized; and

3. Where such development will enhance the area's vitality.

LU 3.3.3 Provide an adequate supply of land zoned for housing to support 20-year population allocations as required by Snohomish County Planning Policies.

LU 3.3.4 Provide an adequate supply of land zoned for employment to support 20-year employment allocations as required by the Snohomish County Planning Policies.

LU 3.3.5 Improve the fiscal condition of the City, Ensure fiscally sustainable City, in part, by providing adequate land for uses that generate tax revenue for the City.

LU 3.3.6 Periodically update the comprehensive plan to reflect changes, opportunities and desires.

LU 3.4 Performance based zoning ordinance

Editor's Note: higher level of administrative process required. Not necessary for small towns.

LU 3.4.1 Define density based on the land's carrying capacity.

LU 3.4.2 Construct zoning regulations to provide incentives that are used appropriately to further the goals and policies of the Comprehensive Plan.

(Per PB 02-02-2010. Note – define “carrying capacity”)

LU 3.5 Environmental zoning designation

Editor's note: Deleted LU 3.5 Unnecessary level of regulation. Covered by critical areas and shoreline regulations.

LU 3.6 Clustering provisions (MPP DP-14)

Allow clustering within residential developments to

1. Encourage a variety of housing types,
2. Create common open space
3. Conserve significant characteristics of the land - like wooded areas and scenic views
4. Reduce reliance on automobiles
5. Make area transit service more viable

Topic 2. Regional Coordination and Cooperation

Vision 2040 Goal: The region, countywide planning bodies, and local jurisdictions will work together to set populations and employment growth targets consistent with the regional vision

Sultan 2040 Goal**LU 3.7 Rural/Urban Transition Area (RUTA)**

LU 3.7.1 Coordinate with adjacent jurisdictions to ensure compatible land uses in areas along contiguous boundaries. (MPP DP 18-19)

LU 3.7.2 Identify steps to limit development in resource areas (MPP DP 29-32)

LU 3.7.3 Jointly create a Rural/Urban Transition Area (RUTA) with Snohomish County to preserve the existing, undeveloped character of the lands adjacent and north of the urban growth area.

LU 3.7.4 The purpose of the Rural/Urban Transition Area will be to prevent properties from being subdivided or otherwise altered into a use or pattern that:

- **could not be developed for additional urban uses** - should there ever be a need, and that
- **would detract** - from the rural, agricultural character and productivity of existing activities.

LU 3.8 Interlocal agreements with Snohomish County

LU 3.8.1 Phase annexations in accordance with efficient provision of necessary services. Support annexation proposals that meet the following criteria:

Editor's Note: Add criteria for annexations 11-24-09

1. The annexation achieves the growth—and economic needs and goals for the city as set forth in the comprehensive plan;
2. The city can eventually provide effective and efficient urban levels of public services;
3. The city has an adopted land use plan for the annexation area;
4. Properties with wetlands and critical areas may be annexed even if the property can't achieve urban densities.

LU 3.8.2 Enter into an interlocal agreement with Snohomish County to jointly agree upon and coordinate the:

- **the proposed boundaries** - of the Sultan urban growth area, and
- **suitable zoning protection** - of the lands within the proposed urban/rural transition area.

LU 3.8.3 Continue to participate in the activities of regional entities as deemed appropriate, such as the US 2 Safety Coalition, Snohomish County Tomorrow and Snohomish County Cities and Towns.

Editor's Note: Add policies for siting essential public facilities consistent with WAC 365-196-550.

LU 3.9 Essential Public Facilities

LU 3.9.1 Define essential public facilities consistent with the Growth Management Act.

LU 3.9.1 Site essential public facilities consistent with the Growth Management Act, Snohomish County Comprehensive Plan and the Countywide Planning Policies.

LU 3.9.2 Cooperate with Snohomish County and neighboring cities to share essential public facilities and increase efficiencies of operation.

~~LU 3.9.3 Do not unduly impact any ethnic, cultural or class group by essential public facility siting or expansion.~~ **Editor's note: The planning board struggled with this statement. Staff reviewed WAC 365-196-550. There is no requirement to consider the social impacts on any particular group of citizens when evaluating a request to site an essential public facility. Staff recommend deleting LU 3.9.3 (PB 02-16-2010)**

LU 3.9.4 Determine a facility to be an essential public facility if it has one or more of the following characteristics:

- a. The facility meets the Growth Management Act definition of an essential public facility;
- b. The facility is on a state, county or local community list of essential public facilities;
- c. The facility serves a significant portion of the County or metropolitan region or is part of a Countywide service system;
- d. The facility is difficult to site or expand.

LU 3.9.5 Siting proposed new or expansions to existing essential public facilities shall consist of the following:

- a. An inventory of similar existing essential public facilities, including their locations and capacities;
- b. A forecast of the future needs for the essential public facility;

- c. An analysis of the potential social and economic impacts and benefits to jurisdictions receiving or surrounding the facilities;
- d. An analysis of the proposal's consistency with County and City policies;
- e. An analysis of alternatives to the facility, including decentralization, conservation, demand management and other strategies;
- f. An analysis of alternative sites based on siting criteria developed through an interjurisdictional process;
- g. An analysis of environmental impacts and mitigation;
- h. Extensive public involvement.

Topic 3. Centers

Vision 2040 Goal: The region will direct growth and development to a limited number of designated regional growth centers.

Sultan 2040 Goal

Editor's Note: Centers are a new concept in Vision 2040. Proposed goals and policies under LU-4 are new to Sultan's Comprehensive Plan.

LU-4 Goal: Establish land use patterns that encourage one or more central places as locations for more compact, mixed-use development. (MPP DP-11)

LU 4.1 Create vibrant compact centers that are inviting places to work, shop, live and interact

LU 4.2 Encourage a mix of commercial, office and residential land uses to locate in centers.

LU4.3 Locate centers of retail, commercial, and residential uses nearest highway access and major streets and away from flood prone and critical areas.

LU 4.4 Locate centers where water, sewer, and other utility services are available or planned for.

LU4.5 Encourage mixed-use development that balances residential and business uses with commercial areas.

LU 4.6 Ensure that development in centers is compatible with surrounding residential and commercial neighborhoods.

LU 4.7 Require bike and pedestrian paths throughout centers to promote pedestrian activity and ease of access to and from housing and retail areas.

LU 4.8 Where feasible and desirable, incorporate transit amenities into the design of commercial and residential development.

LU 4.9 Encourage uses that will generate community not just commerce for all ages.

LU 4.10 Encourage linkage of paths and trails from neighborhoods to centers

LU 4.11 Identify and create opportunities to develop parks, civic places and public spaces, especially in or adjacent to centers.

Vision 2040 Goal: The region will continue to maintain and support viable regional manufacturing/industrial centers to accommodate manufacturing, industrial, or advanced technology uses.

Sultan 2040 Goal

Editor's Note: Proposed goals and policies under LU-5 are new to Sultan's Comprehensive Plan. On October 27, 2009 small group participants emphasized maintaining and enhancing Sultan's commitment to encouraging industrial uses which provide family wage jobs.

LU 5 Goal: Provide active and diverse industrial centers that promote economic growth, provide family wage jobs and meet the 20-year employment growth targets set by Snohomish County Planning Policies.

LU 5.1 Limit non-industrial use of industrial lands to uses which are complementary to industrial activities.

LU 5.2 Protect industrial lands from encroachment by other land uses, which would reduce the present and future economic vitality of industrial lands.(PB 03-02-10)

LU 5.3 Develop industrial lands so as to minimize impacts on surrounding land uses, especially residential land uses.

LU 5.4 Establish new or additional industrial development where utilities are available or planned for and have convenient access to existing or planned highways or major streets.

Topic 4. Cities in Rural Areas

Vision 2040 Goal: There are a number of freestanding incorporated cities surrounded by rural lands throughout the region (e.g. Sultan). Under the Growth Management Act, these cities are part of the urban growth area. Cities in rural areas should also be the focal points of rural based industries and commerce. Schools and other institutions and facilities serving rural populations should be sited in rural cities. Commerce should cluster in the town center(s), which should be walkable and compact.

Sultan 2040 Goal

LU-1 Goal: Manage growth potentials

Maintain a realistic balance between the land's capability and Sultan's ability to provide urban services.

LU 1.1 Capable areas

Allocate urban development onto lands that are capable of supporting urban uses and/or that pose fewest environmental risks.

To the extent necessary, locate urban uses away from lands or soils that have severe environmental hazards – such as the Sultan and Skykomish Rivers floodways.

LU 1.2 Suitable areas

Allocate urban development onto lands that are suitable for urban use and/or that have the least social value in an undeveloped state.

To the extent necessary, locate urban uses away from sites that have significant archaeological, historical, cultural or special social significance.

LU 1.3 Serviceable areas

Allocate urban uses onto capable, suitable lands that Sultan can provide sewer, water, storm, and other basic urban utilities.

Delineate boundaries between areas that will always be rural and transition or reserve areas that may be included within the future expansion of the Sultan urban area – such as the lands north along Sultan Basin Road.

LU 2 Goal: Create identity

Define a pattern of urban development that is recognizable, provides an identity, and reflects Sultan small town character, values and opportunities.

LU 2.1 Urban form

Create a recognizable urban pattern that distinguishes between urban and rural, and establishes a harmonious relationship with the natural and man-made environment.

Protect area differences in architecture, physical and social composition, visual character, and other features that make each part of the Sultan urban form unique and valuable – such as downtown Sultan.

LU 2.2 Encourage the development of Sultan as the focal point of rural based industries and commerce. Schools and other institutions and facilities serving rural populations should be sited in Sultan.

Unincorporated Urban Growth Areas

Vision 2040 Goal: All unincorporated lands within the urban growth area will either annex into existing cities or incorporate as new cities.

Sultan 2040 Goal

SEE LU 3.7 and LU 3.8

Topic 5. ELEMENTS OF ORDERLY DEVELOPMENT AND DESIGN

Regional Design

Vision 2040 Goal: The region will use design to shape the physical environment in order to create more livable communities, better integrate land use and transportation systems, and improve efforts to restore the environment.

Sultan 2040 Goal

DP-1 Goal: Protect valuable features of the manmade environment

Blend new land uses with the features and characteristics that have come to be valued from past developments of Sultan's manmade environment.

DP 1.1 Historical/cultural sites

Protect lands, buildings or other site features that are unique archaeological sites, historic areas, publicly designated landmark districts or buildings.

Develop an historical plaque system identifying sites and buildings of interest in Sultan – particularly within the downtown area. (PB 03-02-10)

DP 1.2 Special social or visual interest

Identify design and/or financial incentives that can be used to help with building or site modification costs – particularly within the downtown and floodway zones. (PB 03-02-10)

Create a program that allows architecturally pleasing, older buildings to be relocated to other, more compatible sites when the structures need to be relocated from present locations. (PB 03-16-10)

DP 1.3 Scenic assets

Encourage protection of lands, natural features or related activities that provide unique landmarks in the natural landscape. Encourage protection of lands or sites that have unique views or vistas of natural landforms and landmarks, particularly of the Wallace, Sultan, and Skykomish Rivers, and Cascade Mountains. (PB 03-02-10)

DP 1.4 View corridors

Encourage retention of existing buildings or sites that provide unique or special landmarks, horizon references, or other interesting visual values.

DP 1.5 Buffer corridors

Maintain pleasing visual corridors along major roads to reflect natural beauty and a semi-rural atmosphere.

Provide landscape screens, earth berms, and other natural material or design buffers, particularly about urban commercial or industrial uses that front or are visible from adjacent residential areas or roads or U.S. 2.

DP 1.6 Open spaces

Protect lands, sites or improvements that have been or may be held in trust or common for parks, conservancies, recreation, or other open space preserves within Sultan's developing area.

Preserve, where possible and desirable, the open or natural space features within potential future land use developments – especially along the shorelines, bluffs, and wetlands.

DP 1.7 Institutional lands

Protect lands, sites or improvements that have been improved for cemeteries, or military fortifications or similar public or pioneering purposes.

Ensure developments adjacent to sites that house schools and other institutional activities that may be sensitive to use intrusion are compatible with surrounding neighborhoods.

DP 2 Goal: Create visual interest

Create local visual identities and interests, retain natural landscape features, and generally develop a quality urban environment.

DP 2.1 Visual identity

Create special identities for unique districts or places, particularly of the Sultan downtown business district.

Work with property owners to establish standards to create visual images that organize the disparate elements of Sultan's business district into a cohesive, pleasing identity. Editor's note: should we shorten this planning policy? (PB 03-02-10)

DP 2.2 Landscape

Retain the natural landscape as much as possible in land development projects,

including trees, site contours, natural drainage features, and other characteristics.

DP 2.3 Architectural quality

Where appropriate, and when downtown property owners desire, implement an architectural design review consultation for building owners and business operators. (PB 03-16-10)

Provide illustrations of preferred concepts, solutions, materials, styles, and other particulars affecting quality architectural solutions within the downtown.

DP 2.4 Coordinate preservation efforts

Coordinate the land and financial resources that are available to realize a more effective, balanced local system of historical and cultural heritage resources. Work with land trust and other preservation groups to acquire and protect development rights on sensitive lands, environments, viewpoints, habitats, and other important resources.

DP 2.5 Historical/cultural impact assessment methodology

With the participation of the Snohomish County and the Washington State Historical Office, develop a methodology for determining the design and historic impact of proposed development projects on sensitive heritage sites within the Sultan Urban Growth Area.

Editor's Note: Moved DP 2.6 to DP2.10 to Implementation Strategies

Topic 6. The Built Environment and Health

Vision 2040 Goal: The region's communities will be planned and designed to promote physical, social, and mental well being so that all people can live healthier and more active lives.

Sultan 2040 Goal

Editor's Note: The built environment and health are a new concepts in Vision 2040. Proposed goals and policies under LU-6 are new to Sultan's Comprehensive Plan.

LU 6 Goal: Recognize that the well-being of all Sultan residents is affected by the built environment, land use, density, transportation strategies and street design.

LU 6.1 Adopt mixed-use residential, commercial and office zoning where appropriate to support transit use and encourage walkability.

LU 6.2 Work with the Sultan School District to encourage walkable school sites.

LU 6.3 Pursue joint-use agreements to share facilities with schools to provide neighborhoods with safe and attractive places for recreation.

LU 6.4 Identify opportunities to increase acreage of total recreation areas especially areas that can accommodate youth and adult sports fields.

LU 6.5 Prioritize the development of safe, well-maintained walking routes along streams, rivers, and waterfronts.

LU 6.6 Adopt sufficient density standards for residential, commercial and retail development to ensure development that supports transit and walkable environments.

LU 6.7 Where feasible, ensure that pedestrian routes and sidewalks are integrated into continuous networks.

LU 6.8 Support efforts to protect local farmland and local access to fresh fruits and vegetables.

LU 6.9 Support strategies that capitalize on the mutual benefit of connection between rural economies as food suppliers and Sultan as processors and consumers.

LU 6.9 Encourage the use of vacant lots for community gardens.

LU 6.10 Encourage new building construction to incorporate green building techniques and materials.

Topic 7 Innovative Techniques

Sultan 2040 Goal

Editor's Note: Innovative techniques are a new concept in Vision 2040. Proposed goals and policies under LU-7 are new to Sultan's Comprehensive Plan.

LU 7 Goal: Support innovative techniques in land use planning to create mixed-use central places and a vibrant sustainable economy which preserves our natural resources.

LU 7.1 Encourage the use of innovative techniques such as, the transfer of development rights, purchase of development rights, and conservation incentives. Use techniques to focus growth within the urban area.

LU 7.2 Support and provide incentives to increase the percentage of new development and redevelopment – both public and private – to be built at higher performing energy and environmental standards.

LU 7.3 Streamline the development standards and regulations for residential and commercial development, especially in centers, to accommodate a broader range of project types consistent with regional vision. (PB 03-16-10)

Topic 8. Incompatible Land Uses

See LU-5

Topic 9 Concurrency

See Capital Facilities Element for LOS standards