

Attachment E

**CITY OF SULTAN
Sultan, Washington**

Ordinance 781-02

AN ORDINANCE OF THE CITY OF SULTAN CITY COUNCIL, AMENDING THE COMPREHENSIVE PLAN AND UNIFIED DEVELOPMENT CODE AND ADOPTING THE INDUSTRIAL PARK MASTER PLAN AND FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT AND DEVELOPMENT CODE AMENDMENTS.

WHEREAS, the City of Sultan adopted a Comprehensive Plan on October 11, 1995 in accordance with the Growth Management Act; and

WHEREAS, the City of Sultan has been working with stakeholders since January 1997 to prepare a master plan for the area identified as the Sultan Industrial Park attached as exhibit "A"; and

WHEREAS, substantial analysis of existing land use, real estate market demand, traffic conditions, and environmental features was completed; and

WHEREAS, a number of possible land use and transportation alternatives were prepared, presented to the community, and evaluated;

WHEREAS, a Draft Master Plan and Draft Supplemental Environmental Impact Statement was prepared to review the environmental impacts of the alternatives; and a public hearing was held on the Draft; and

WHEREAS, several City Planning Commission and City Council workshops were held to obtain stakeholders' requests for specific land use designations; and

WHEREAS, a "Recommended Master Plan" and Final Supplemental Environmental Impact Statement was prepared for public review; and

WHEREAS, the Planning Commission held two public hearings on March 19 and April 2, 2002 to obtain public comments on the "Recommended Master Plan"; and

WHEREAS, the Planning Commission at a regular meeting on April 16, 2002 reviewed and considered the proposed Master Plan recommendations and testimony received at the two public hearings in order to prepare a recommendation to the City Council; and

WHEREAS, the Planning Commission on April 16, 2002 passed a resolution recommending adoption of the Master Plan by the City Council; and

WHEREAS, the City Council conducted a Public Hearing on May 15, 2002 to obtain additional public comments and consider the recommendation of the Planning commission; and

WHEREAS, the City Council reviewed the Master Plan and considered the recommendation of the planning commission and public hearing comments,

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SULTAN, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. The following amendments to the Comprehensive Plan, as recommended by the Planning Commission, are hereby adopted to amend Section II: Plan Elements, by adding a new element entitled "Industrial Park Sub Area Plan". The amendments hereby adopted are attached to this Ordinance and by this reference incorporated herein as though fully set forth at this point, and made part of the Plan Section II.

Section 2. The land use map of the City of Sultan's Comprehensive Plan and zoning map are hereby amended to incorporate the zoning designations and locations of "Map #3 dated April 8, 2002.

Section 3. The Master Plan recommends the Highway-Oriented and Economic Development zoning districts of the Unified Development Code of the City of Sultan be amended to incorporate the "Recommended Zoning Use Changes" of Table 3-1, Chapter 3 of the Industrial Park Master Plan. The City Council directs staff to prepare an ordinance amending the Unified Development code to implement this recommendation.

Section 4. The City Council hereby directs City Staff to continue with further analysis of the sub area plan to implement the various recommendation of the Industrial Park Master Plan, not included in this ordinance, and to incorporate those provisions and amendments into future Comprehensive Plan and Unified Development Code revisions.

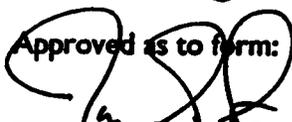
Section 5. Effective Date. This ordinance shall be in full force and effect five days after publication as required by law.

REGULARLY adopted this 5th day of June 2002.


C.H. Rowe, Mayor

ATTEST:


Laura J. Koenig, Clerk/Treasurer

Approved as to form:

Thom H. Graafstra, City Attorney

Published: June 11, 2002