

## SULTAN PLANNING BOARD AGENDA ITEM COVER SHEET

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**ITEM NO:** P-1

**DATE:** January 20, 2009

**SUBJECT:** Presentation and discussion of proposed Amendment to: Sultan Municipal Code (SMC), adding Section 16.12.070, Public and Institutional Zone, Amendment of the Comprehensive Plan Future Land Use Map, and Amendment of the Official Zoning Map (Sultan Municipal Code Section 16.08.020) to Zone "Unzoned" properties owned by the City.

**CONTACT PERSON:** Robert Martin, Community Development Director

**ISSUE:** Establish a Public and Institutional Zone in the Unified Development Code, and amend the Comprehensive Plan Future Land Use Map and the Official Zoning Map to place the newly-created zone on two parcels of "Unzoned" property owned by the City.

**DISCUSSION:**

Zoning Codes and Unified Development Codes typically contain a separate zone that is applied to public lands such as parks, public works yards, schools, hospitals, and other public and institutional properties and facilities.

The Sultan Unified Development Code, Title 16, does not provide for this Zone.

Presumably due to the absence of such a Zone in Chapter 16.12, there are two major properties owned by the City that are shown on the Comprehensive Plan Future Land Use Map and on the Official Zoning Map as "Unzoned". It is not appropriate to have a Comprehensive Plan developed under the Growth Management Act that explicitly designates properties as "unzoned".

Three steps are required to address this deficiency:

1. The text of a Public and Institutional Zone must be developed and amended into the Unified Development Code. The location for this Zone would be a new Section 16.12.070.
2. The "Comprehensive Plan Future Land Use Map" is amended to remove the "Unzoned" designation from a portion of Randolph Reese Park and the Water Treatment Plant property.
3. The "Official Zoning Map" as established by SMC 16.08.020, is amended to conform with the new land use designation of these properties as provided in the newly-amended Comprehensive Plan Future Land Use Map.

**AMENDMENT PROCEDURE:**

RCW 36.70A.130(2) provides that the Comprehensive Plan can only be amended once each year. The City has a docket process for Plan amendment. As the Comprehensive Plan Future Land Use Map must be amended before the Zoning Map can be amended, these map changes need to wait for the Docket process for 2009.

Development of the text of a Public and Institutional Zone, however, does not affect the Comprehensive Plan. As an Amendment to a Development Regulation, it receives public notice and Public Hearings as part of its adoption process, but it does not need to wait for the Comprehensive Plan Docket.

At this time, Staff is recommending that the Board undertake development of the text of a Zone that provides for Public and Institutional Uses as a separate use from the Residential, Commercial, and Industrial categories that are provided for in the Comprehensive Plan and the Unified Development Code.

This Zone can be amended into the Unified Development Code so that it will be available when the Comprehensive Plan docket can include amendment of the Future Land Use Map. Once the Comprehensive Plan map designates the subject properties as Public, the Official Zoning Map can be amended to remove the "Unzoned" label and Zone them as Public and Institutional.

There are other properties in the community that would also be appropriately zoned Public and Institutional. This includes other major city-owned sites such as the Public Works yard and related properties, and the several school sites.

The text of a typical Public and Institutional Zone is included as "Attachment A". Only the uses are proposed in this discussion draft. Dimensional and Density Standards will be provided once the Board has an initial review of the use listing.

**RECOMMENDATION:**

Review Attachment A with Staff and discuss the concept and any changes that the Board feels appropriate.

Staff will bring the proposed Zone text back to the Board at its next regular Meeting with any requested changes. If the Board is satisfied with the language at that time, a Public Hearing date could be set to gather public input on the proposal.

**ATTACHMENTS:**

Attachment A: Discussion Draft of Public and Institutional Zone