

SULTAN PLANNING BOARD AGENDA ITEM COVER SHEET

ITEM NO: D-1

DATE: February 17, 2009

SUBJECT:

Continued discussion on Sultan Municipal Code (SMC), adding Section 16.12.070, Public and Institutional (P/I) Zone

CONTACT PERSON: Robert Martin, Community Development Director

ISSUE:

Review of uses and development standards proposed for the P/I Zone. This report covers the next two policy questions for the Board to continue development of the P/I Zone.

1. Should the P/I Zone be mandatory or optional on quasi-public service agencies?
2. Should agencies that have property zoned P/I be required to undertake a Comprehensive Plan and Zone Map amendment prior to placing their public property for sale to the private sector?

RECOMMENDATION:

Discuss "**Attachment A**", review and direct Staff to return with revisions as appropriate.

DISCUSSION:

At its regular meetings of January 20, and February 3, 2009, the Planning Board has reviewed and discussed concepts and issues related to establishment of a P/I Zone in the Sultan Zoning Code.

At the February 3 meeting, the Planning Board indicated an interest in looking at the development standards and policies that could be part of such a zoning concept.

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.

"**Attachment A**" is a draft text of such a zone description including development standards and policies for how the zone would be placed and removed. Of note in this draft is the policy that an agency desiring to change plans and place a piece of publicly owned property for sale to the private sector would have to pursue a Comprehensive Plan and Zoning Code amendment before the property could be put to private use.

“**Attachment B**” is pertinent portions of the Public/Open Space Zone program from the City of Monroe Zoning Code.

“**Attachment C**” is pertinent portions of the Public Designation description from the City of Snohomish Zoning Code.

POLICY ANALYSIS and ALTERNATIVES:

One policy question that is important for Planning Board consideration relates to mandatory or optional designation of quasi-public service agencies. Public Utility Districts, School Districts, and Fire Districts are obvious in their public mission and in their public ownership. Quasi-public service agencies resemble these agencies in terms of their mission. However, they resemble churches more than School Districts in terms of their ownership and governance.

The policy question for the Planning Board to consider is whether or not quasi-public service agencies such as food banks should be involved in the first-round legislative designation of Public in the Comprehensive Plan and P/I on the Official Zoning Map.

If the zone is to be applied in a holistic fashion, quasi-public service agencies would be included in the first-round legislative process (**Attachment A, 16.12.070 (E)**). This would make clear the status of properties such as that owned and operated by the Volunteers of America.

The second policy question for the Board to consider is whether public entities who have changed plans should be required to undertake a Comprehensive Plan Map and Zoning Map amendment if they no longer intend to use or develop their property for public use, and choose to sell it to the private sector for future private development (**Attachment A, 16.12.070 (G)**).

ATTACHMENTS:

Attachment A: Draft of P/I Zone

Attachment B: City of Monroe Public/Open Space Zone (pertinent part)

Attachment C: City of Snohomish Public Designation (pertinent part)