

## SULTAN PLANNING BOARD AGENDA ITEM COVER SHEET

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**ITEM NO:** A-1

**DATE:** March 3, 2009

**SUBJECT:** Set Public Hearing Public & Institutional Zone, adding Section 16.12.070 to Sultan Municipal Code

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

**ISSUE:**

Development of zone text for Public & Institutional Zone to be placed on property owned and/or operated by governments, public agencies, and quasi-public service agencies. Set Public Hearing for March 17, 2009.

**RECOMMENDATION:**

Discuss "**Attachment A**", review and direct Staff to return with revisions as appropriate, and set March 17, 2009 as the date for a Public Hearing on Amendment of the Sultan Municipal Code to add Section 16.12.070, Public & Institutional Zone.

**DISCUSSION:**

At its regular meetings of January 20, February 3, and February 17, 2009, the Planning Board has discussed concepts and issues related to establishment of a P/I Zone in the Sultan Zoning Code.

At its February 17<sup>th</sup> Meeting, the Planning Board made the following policy determinations:

- Designation as P/I is mandatory for properties owned and/or managed for public use by governments, districts, and quasi-public service agencies.
- The function of land owned by governments, districts, and quasi-public service agencies is to be considered when placing the P/I Zone.
  - Land that is undeveloped but is owned by the public or quasi-public entity with the intent of developing the site for public use at some point in the future is to be placed in the P/I Zone.
  - Land that is owned by the public or quasi-public entity on a short-term basis that is not considered part of the development plan for the entity and is intended to be sold out of public or quasi-public ownership within one year of acquisition is not to be placed in the P/I Zone.
- Quasi-public service agencies such as Volunteers of America are to be included in the P/I Zone.

- Governments, districts, and quasi-public service agencies that acquire land or facilities for long-term ownership and/or management (greater than one year) shall notify the City of the ownership/acquisition, and request the City to undertake the zone map amendment to include the property in the P/I Zone. This shall be done at no expense to the requesting entity.
- Governments, districts, and quasi-public service agencies who determine that a facility or property in their ownership is no longer included in their future plans and determine to sell the property to the private sector must apply for a Zone Map Amendment to remove the P/I Zone and revert the site to the appropriate zone as called for by the Comprehensive Plan Map. This Zone Map Amendment shall be at the expense of the owning agency.

“**Attachment A**” represents the Planning Board’s work to date. The Policy Determinations indicated above are included in the attached draft.

**ATTACHMENTS:**

Attachment A: Staff draft of P/I Zone (Version 3 incorporating February 3<sup>rd</sup> Policy Determinations).