

**SULTAN PLANNING BOARD  
AGENDA ITEM COVER SHEET**

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**ITEM NO:** D-1

**DATE:** March 17, 2009

**SUBJECT:** Planning Board Prioritized Work Plan

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

**ISSUE:** Update and Consideration of New Projects

**RECOMMENDATION:**  
Discuss and direct City Staff regarding New Projects and Prioritization of Work List

**DISCUSSION:**  
The Planning Board adopted its Prioritized Work Topic List at its September 16, 2008 Meeting. The Council and the Board collectively reviewed the List at their joint meeting on November 18, 2008.

The Board and Council have completed all Short Term-High Priority and Short Term-Mid Priority items. The Mid Term-High Priority item of removing all quasi-judicial review from the Board and Council is substantially complete.

It is appropriate to review the Work Topic List, review New Projects that need to be worked on, and begin to prioritize the revised list.

**SUMMARY OF NEW WORK TOPICS:**

1. Pre-zone the Urban Growth Area (UGA). State Statutes provide that property must be pre-zoned before it can be annexed. This is a step that was not followed up on when the Plan was updated due to time constraints. According to the Future Residential Land Use with Critical Areas Map (Comprehensive Plan Figure 4, **Attachment A**), the appropriate pre-zone would be Low-Moderate Density Residential. This is a Level IV Amendment of the Official Zoning Map under the recently adopted Public Participation Policies.
2. Annex River Park, a City-owned facility at the north-west corner of the confluence of the Sultan and Skykomish Rivers. This is an island of Unincorporated County within the City Limits. State Statutes provide for a simplified procedure for such municipal annexations. This is necessary to bring consistency to management and operations of this City Park facility. This is a statutory process.
3. Consider repeal of the Planned Unit Development (PUD) regulations in the Unified Development Code. The current PUD code, Sultan Municipal Code (SMC) 16.10 is in need of significant modification. The time necessary to do a proper job of that task is also significant because there are so many variables and different approaches to PUD that the Board is going to be involved in several policy level discussions before a draft text can be assembled for Public Hearing. The PUD Section is the most "stand-alone" Section of the Code. It can be deleted without disrupting operation of the remainder of the Code.

PUD is an add-on to other methods of land development. The other methods that remain in place are: Standard Subdivisions; Short Plats; Binding Site Plans; and Cluster Subdivisions. Staff proposes that in this down-time for submittal of new Plats, the remaining land division processes are sufficient until the PUD Section can be properly reconstructed and placed back into Title 16. It is important that a developer not be able to file Application for a PUD under the existing provisions which have been the source of so much controversy and difficulty between the City, Developers, and the Hearing Examiner.

**ATTACHMENTS:**

Attachment A: Current Prioritized Work Topic List, Text Format

Attachment B: Current Prioritized Work Topic List, Gantt Chart Format