

**SULTAN PLANNING BOARD  
AGENDA ITEM COVER SHEET**

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**ITEM NO:** A-6

**DATE:** January 5, 2009

**SUBJECT:** Accessory Dwelling Units (ADU's)  
Set Public Hearing

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

**ISSUE:**  
Updating the Planned Unit Development provisions (SMC Chapter 16.10)

**RECOMMENDATION:**  
Staff recommends that the Board receive the Council's direction and begin to prepare a Lot Averaging provision to replace the PUD code.

**BACKGROUND:**  
At the August 18, 2009 regular meeting, the Planning Board reviewed a Staff report detailing the need for significant revision of the Planned Unit Development provisions of the Sultan Municipal Code (SMC Chapter 16.10). The Board indicated that the need for significant modification was clear.

At its September 1, 2009 Meeting, the Board reviewed and discussed PUD Codes from Bothell, Mill Creek, Shelton, Tukwilla, and Walla Walla to become familiar with the construction of codes that provide for PUD as a type of development instead of an overlay zone.

The Board reviewed the first portion of a draft revision of the PUD code. The Board indicated that a draft PUD Zone should be developed for review that addresses PUD's as Mixed-Use Developments that are conditioned to be innovative large-scale projects providing higher amenity and quality-of-life opportunities to residents and the Community at large.

At the September 15<sup>th</sup> meeting, the Board began a more detailed review of draft language.

At the October 6<sup>th</sup> meeting, the Board engaged in an extensive discussion of the intent and implementation of the draft PUD provisions. This discussion explored the types of development that could be approved under the staff draft and the long-term implications for the community of the various options. Variations in street standards, access requirements, and overall design concepts of PUD's were discussed.

At the November 10<sup>th</sup> meeting, the Board reviewed and discussed further language changes for the zone text. An extensive discussion of how a PUD code would be implemented in Sultan lead to a decision to terminate work on the code and recommend to the Council that the PUD Section 16.10 be removed from the code and replaced by a Lot Averaging provision.

At the December 10, 2009 City Council meeting, the Council accepted the Board's recommendation and, by consensus, directed the board to undertake proceedings to remove Section 16.10 and replace it with a Lot Averaging program.

**DISCUSSION:**

Lot Averaging is a relatively straight-forward mechanism to accommodate the type of land that most developers will be dealing with in the Sultan area. Land with restricted/isolated developable land within a matrix of wetlands and other critical areas is a ready-made situation for lot averaging.

**Attachment A** is a definition and description of lot averaging from the *The Latest Illustrated Book of Development Definitions*.

In preparation for work on lot averaging, the Board can Google “Lot Averaging” and come up with several sources from the real estate industry and planning sites. One is:

[www.warealtor.org/government/housing\\_policy/Lot\\_Size\\_Averaging.pdf](http://www.warealtor.org/government/housing_policy/Lot_Size_Averaging.pdf)

**ATTACHMENTS:**

Attachment A: Definition excerpt from *The Latest Illustrated Book of Development Definitions*