

SULTAN CITY COUNCIL AGENDA ITEM COVER SHEET

ITEM NO: D-4
DATE: January 19, 2010
SUBJECT: 2011 Comprehensive Plan Update – Status Report
CONTACT PERSON: Deborah Knight, City Administrator

ISSUE:

The issue before the city council and planning board is to review the city's progress in updating the 2004 comprehensive plan (Plan) as required by state law and direct staff to areas of concern.

There are two parts to the discussion – Is the process to update the Plan working and how to address issues where there isn't consensus?

STAFF RECOMMENDATION:

1. Review the comprehensive plan schedule and timeline approved in June 2009 (Attachment A)
2. Assess the city's progress in meeting the timeline milestones
3. Discuss whether the adopted approach is achieving the intended results toward gathering public input necessary to amend the city's goals and policies
4. Discuss general trends expressed during the small group meetings – Where is there consensus and where are there strong differences of opinion. How will differences of opinion be addressed or resolved?
5. Provide direction staff.

SUMMARY:

The city is about half-way through Phase II (Drafting Plan Policies) of the 2011 comprehensive plan update. Phase III (Existing Conditions and Trends) has just started with approval of contracts with RH2 and PMC. The city will issue a request of qualifications (RFQ) for the remaining technical support in February.

This is an opportunity for the council and planning board to assess progress and make changes to the city's approach.

Public Participation

A key requirement of the comprehensive plan is to involve members of the public in the process “early and often”¹. In June 2009, the city council and planning board approved an approach of inviting members of the public to meet in small groups to discuss policy questions specific to each element (chapter) of the comprehensive plan.

The policy questions are intended to spur discussion, debate and thoughtful dialog. Input from the small work groups will be used to guide proposed changes to the goals and policies in each of the elements of the comprehensive plan.

Since September 2009, the city has held six small group meetings covering the land use, environment, transportation, housing and economic elements of the comprehensive plan.

About 10-20 people regularly attend the small group meetings and participate in discussions. There is another group of six to ten people who do not regularly attend the small group meetings but review the discussion materials and provide input by e-mail.

City staff summarize the responses to the policy questions after each meeting (Attachment B). The summaries are provided by e-mail, on-line and in hard-copy form at the next meeting.

The summaries are then translated into proposed revisions to the goals and policies. Proposed revisions include changes to bring the city’s goals and policies into alignment with Vision 2040 and the county wide planning policies as required by state law. Proposed revisions are complete for the land use, environmental and transportation elements. Proposed revisions have been provided as handouts at the small group meetings.

Approximately 30 people receive work group materials by e-mail. All small group materials are posted on the city’s website.² The small group meetings were featured on the first page of the December newsletter mailed to all utility customers. The meetings are noted in the calendar on the city’s homepage. Notices of upcoming meetings are sent to approximately 100 people signed up on the city’s listserve.

Under the approved timeline, the city will host four more small group meetings to cover shorelines and critical areas, parks and open space, utilities and capital facilities. There should be time to revisit the transportation element policy questions. Only the first policy question was covered during the small group meeting.

The city’s public outreach program includes holding two “open houses” tentatively on February 23 and April 27 to present the areas of consensus and differences of opinion

¹ RCW 36.70A.140

² www.ci.sultan.wa.us/community_development

heard at each one of the small group meetings. The objective is to gather comments from a broader group of people on proposed changes to the goals and policies.

Proposed changes to the goals and policies will be reviewed first by the planning board with recommendations to the city council. The city council should receive recommendations from the planning board on the land use element in late February or early March. The timeline anticipates the planning board will continue to review and recommend changes to the goals and policies through June 2010.

Next Steps

In addition to public participation, the Growth Management Act requires the city to provide technical data driven analysis of existing conditions and the impacts of proposed changes to the comprehensive plan.³

The city has contracted with the engineering firm RH2 to update the city's Water System Plan (WSP) and General Sewer Plan (GSP) to meet Department of Health and Department of Ecology permitting requirements. The WSP and GSP will also be amended to be consistent with changes to the comprehensive plan. The council was asked on January 14, 2010 to approve a contract with the planning firm PMC to update the city's park and open space plan. The park and open space plan is also required by the state to be eligible for park grants.

In accordance with the comprehensive schedule and timeline, the city will issue a request for qualifications in late January for a transportation planner for the transportation element, a financial consultant for the capital facilities element, and a project manager to ensure internal consistency between the elements and produce the final document. This work is likely to come from one multi-discipline firm or a partnership of sole proprietors bidding together.

DISCUSSION:

Discussions at the small group meetings have been lively and respectful. Participants agree in their responses to the policy questions about 90 percent of the time. The other 10 percent of the time there are clear divisions. A number of themes are beginning to emerge.

Reduce Regulations and Eliminate Constraints

- Allow market forces to operate efficiently
- Meet minimum state and federal standards to achieve compliance
- Don't impose design standards on commercial development
- Remove policies and regulations such as the Industrial Park Master Plan and binding site plan requirements that add cost without adding value

³ RCW 36.70A.070

- Look for opportunities to maintain or reduce impact fees and other costs to building homes or opening a business

Align Future Land Uses with the Floodplain

- Prepare to remove high and medium density zones from the floodplain and floodway
- Prepare for increasing levels of state and federal floodplain regulations
- Consider additional development tools such as multi-story residential along Main Street

Encourage Development in “Centers”⁴

- Create opportunities to attract customers at the west, center and east ends of Sultan
- Allow residential and commercial development to share space (i.e. mixed-use)
- Plan for 3+ story buildings to use land efficiently

Protect and Preserve Existing Assets

- Focus on maintaining our current infrastructure and facilities before adding new capacity
- Capitalize on Sultan’s natural beauty and open spaces

Differences of Opinion/No Consensus

- Large lots vs. small lots
- Affordable housing – no consensus on tools to create affordable housing
- Property maintenance standards
- Developers vs. taxpayers paying for infrastructure to serve new development.
- Attracting business and residential development while maintaining quality of life.

BACKGROUND:

Required 7-year Update

The city council and planning board met in June 2009 to discuss alternatives for updating the 2004 comprehensive plan by the December 1, 2011 deadline.

The council and planning board directed staff to focus on the mandatory requirement to align the city’s goals and policies with the Puget Sound Regional Council’s Vision 2040 (multi-county planning policies) and the revised county county-wide planning policies (CPP). Proposed changes to the future land use map and urban growth area will be considered during the 10-year update beginning in 2012.

The state requires adopting six mandatory elements (chapters) – land use, housing, transportation, utilities, and capital facilities and economic development. The city has

⁴ Vision 2040 encourages focusing development in centers to reduce sprawl and use infrastructure efficiently

adopted two optional chapters – parks and open space and environmental. These chapters are not required until state funding is available to municipalities to fund the planning work.

The Water Systems Plan, General Sewer Plan, Park and Recreation Open Space Plan, Industrial Park Master Plan and Shoreline Master Plan are also considered part of the city's comprehensive plan. The comprehensive plan is required to be internally consistent. The city's development regulations must be amended concurrent with adoption of the 2011 comprehensive plan to implement the goals and policies adopted in the comprehensive plan.

The city's comprehensive plan is also required to be consistent with other documents such as Snohomish County's Fair Share Housing policy and the Puget Sound Regional Council's Transportation 2030 Plan.⁵

ALTERNATIVES:

1. Review the materials, discuss the current process and findings, and provide direction to staff to change the Comprehensive Plan Approach and Schedule (Attachment A).

The city is approximately half-way through Phase II (Drafting Plan Policies). This alternative implies the city council and planning board would like to amend the process to gather public input to prepare revised goals and policies.

The council and planning board may also want to provide direction to staff on those policy questions where the public has not reached consensus.

If the council and planning board are ready to provide direction, city staff can prepare revised goals and policies for the planning board's consideration. Without specific direction, some difficult policy questions may not be resolved until the end of the process in June.

2. Review the materials. Take no action at this time.

This action implies the city council and planning board are comfortable with the proposed approach and schedule. The city will continue with the small group meetings without making material changes. The council and planning board could direct staff to make minor adjustments without having to amend the approved approach and schedule.

⁵ PSRC is in the process of adopting an updated version called Transportation 2040

RECOMMENDED ACTION:

1. Review the comprehensive plan schedule and timeline approved in June 2009 (Attachment A)
2. Assess the city's progress in meeting the timeline milestones
3. Discuss whether the adopted approach is achieving the intended results toward gathering public input necessary to amend the city's goals and policies
4. Discuss general trends expressed during the small group meetings – Where is there consensus and where are there strong differences of opinion. How will differences of opinion be addressed or resolved?
5. Provide direction staff.

ATTACHMENTS:

- A – Comprehensive Plan Approach and Schedule - approved June 30, 2009
 - B – Small group meeting schedule and timeline
 - C – Small group summaries
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COUNCIL ACTION:

DATE:

Comprehensive Plan Approach and Schedule

Overview

The scope of work has four major phases:

- Phase 1: Project Set-Up
- Phase 2: Drafting Plan Policies
- Phase 3: Analyzing Existing Conditions and Trends
- Phase 4: Adoption

Assumptions

The approach is based upon the following assumptions:

Process Timeline:

City staff assume a 24-month planning process including two months for adoption. This will provide adequate time to complete all tasks, engage the public, and write and deliver a final plan.

Data:

To the greatest extent possible, the data gathered for this project will be based on existing information, reports, etc. There are a number of initiatives such as the Water System Plan Update and Park Plan that are relevant to the comprehensive planning process. These efforts will be integrated into the comprehensive plan.

City Staff and Consultant Support:

City staff will actively participate in the project, including research and writing goals and policies. The city will coordinate the Plan Element Work Groups and public meetings. Staff will review draft documents for initial comment and coordinate with the consultants.

Consultants will be used primarily to gather and analyze data for existing conditions and trends (Phase 3).

Plan Element Work Groups:

City staff recommend forming three small work groups to directly engage the community in updating the goals and policies of the comprehensive plan. Each group would have 2 council members, 2 planning board members and between five and seven appointed community members.

This approach requires a commitment on the part of the city council and planning board for extra meetings each month beginning in September 2009 and continuing through March 2010.

Joint Work Group Meetings:

Joint Work Group meetings will be held at critical times in the process. The first joint meeting in September 2009 would include an introduction to the planning process and gathering input.

Later meetings will focus on the initial direction of the comprehensive plan and draft recommendations.

City Council/Planning Board:

Staff will update the City Council and Planning Board on a regular basis and coordinate joint meetings with the consultants. These meetings would follow roughly the same format as the meetings with the work groups but with more direction provided from consultants with the ultimate goal of plan adoption.

Workshops and Community Meetings:

These meetings would be facilitated by the consultants. A series of meetings will be held to discuss an introduction to the plan and process, input, and findings of the plan. It is anticipated the consultant will direct and attend all workshop and community meetings.

Phase 1: Project Set-Up

The first phase of the project includes several administrative tasks.

Organization of Committees: City staff will facilitate contact and organization of the Plan Element Work Groups and other stakeholders. The makeup of the committees is crucial to establishing a legitimate and open planning process, as well as gathering important information and insight

Project Kick-off Workshop: City staff will facilitate a project kick-off workshop with the Plan Element Work Groups. This workshop will include a review of the scope and schedule; role and responsibilities of the committees, City staff and consultants; and a planning issues exercise to understand the various perspectives of individual committee members.

Deliverables: Phase 1 deliverables include recruiting and forming Plan Element Work Groups, preparing orientation materials, and a “ summary of the issues” exercise.

Staff Support: Staff will prepare meeting notifications, mail, and prepare project notebooks for the Work Groups.

Timeframe: June 2009 – September 2009

Phase 2: Drafting the Plan Policies

The second phase evaluates and incorporates the multi-county planning policies (MPP) and county-wide planning policies (CPP) into the city’s comprehensive plan. Public participation continues in this phase and consensus will be reached regarding goals and policies. The draft goals and policies will be prepared by the end of this phase.

Plan Element Work Group Meetings: Plan Element Work Groups will meet together bi-weekly to evaluate and recommend changes, additions and deletions to the comprehensive plan goals and policies to be consistent with the MPP and CPP. Chapters (Elements) will be forwarded in clusters to the Plan Element Work Groups for review with recommendations from city staff

The following plan elements will be evaluated:

- Land Use / Housing / Economic Development
- Environmental / Parks and Open Space / Shoreline

- Transportation / Utilities / Capital Facilities

Community Workshops: Community workshops will be held throughout Phase 2 to gather input from the community. Workshops will include a short presentation by city staff and Plan Work Group members to summarize key recommendations and changes to the plan. The city will prepare displays summarizing the plan for presentation to the public. The city council, planning board and staff will be present to answer questions on a one-on-one basis. If appropriate, questionnaires can be distributed to participants asking key questions about the draft plan. City staff will prepare and summarize results from the community workshops.

Joint City Council & Planning Board Meeting: The draft plan and results of the Community Workshop will be presented at joint city council/planning board meetings by city staff and Plan Work Group members. Staff will provide an update to the city council and planning board on the progress of the plan. This would be an opportunity to resolve any conflicting goals and provide policy direction.

Drafting the Plan: City staff will prepare the first draft of the plan goals. The draft plan will be reviewed by the Plan Element Work Groups and the draft will be presented for public comment at a Community Workshop.

Deliverables: Phase 2 deliverables include draft and final revised goals and policies and draft plan elements.

Staff Support: Staff will support Plan Work Groups and Community Workshops. Staff will prepare meeting notifications and distribute materials.

Timeframe: October 2009 to April 2010

Phase 3: Existing Conditions and Trends

The third phase of the project establishes a baseline of information on existing conditions, including identification of key issues, problems and long-range goals. The staff will work with Plan Element Work Groups to gathering all relevant data. The consultants will provide data, analyze and document findings. This phase occurs simultaneously with developing goals and policies. Information from Phase 3 will merge with Phase 2 results in the plan for final adoption.

Contracting: City staff will manage consultant selection, negotiate fees and expenses, and prepare contracts for council consideration.

Existing Plans and Reports: City staff will provide the consultants with existing plans, reports, aerials, and data that pertain to the plan. The consultant will review these documents as background to undertaking this phase of the project.

Data Gathering: City staff will provide available base maps. The county's buildable lands report will be used as a resource. Consultants will inventory existing condition information. Staff will work with Plan Element Work Groups to gathering and present additional information. Some elements will require support by the selected consultant team members, e.g. land use, economic and transportation, water/sewer, parks, and capital facilities.

Data Analysis: The selected consultant will inventory and assess a host of existing conditions and trends as the baseline piece of the planning process.

Demographics

- Regional Trends: The selected consultant will prepare an analysis of regional and county growth trends that impact the city. These include population and development forecasts, development trends, and major infrastructure projects. This will serve as a basis for the economic analysis.

Land Use

- Land Capability Analysis: The selected consultant will review the overall land composition of the planning area and address constraints for development and environmentally sensitive areas.
- Existing Land Use and Development: The selected consultant will analyze existing land use for the planning area using the recent land use inventories and aerial photographs. The inventory will be mapped and quantified, and planning issues identified by staff will be analyzed including: annexation potential, industrial development potential, flood plain restrictions, residential and commercial development patterns, and utility availability. Development trends will also be analyzed (annexations and building permit activity) for patterns and planning issues.

Housing

- The consultant will prepare a summary of housing conditions and trends based on existing data from the county's buildable lands report and fair share housing allocation.

Economic Development

- The consultant will review existing available analyses concerning the economic base of the City and surrounding region. As appropriate, the consultant will validate or challenge the findings of these existing analyses, and confirm and/or identify current business and economic conditions and future trends that could impact the plan.
- It is the intent with this assessment to build upon all relevant earlier economic development plans, strategies and studies (e.g., industrial park master plan) that can inform the comprehensive planning process.
- Key local and external factors driving city and county economic changes may be identified and/or summarized from existing reports – to include the restructuring of the area's major established industries, new global business realities impacting the city and county's industrial competitiveness, broader regional competition for economic development opportunities, the role of tourism in the sky valley, downtown revitalization, entrepreneurship, innovation and technology in stimulating local economic growth, and other key factors and trends.
- Using existing studies, the economic development assessment may identify and analyze growth trends by major business and industry sector, employment and labor market dynamics, commercial and industrial real estate market trends, building and construction activities, and personal income trends. Assets and resources in support of economic development, including available business sites, infrastructure and technology availability will be analyzed. The recommendations of the previous economic development plans, strategies and studies will be assessed to ensure that resources and approaches are in alignment.
- Working with staff, recommendations for future action will be documented – to include proposals for appropriate changes to the existing economic development system serving the community. The consultant will also work to ensure that land use,

infrastructure and other appropriate recommendations complement and support a vibrant economy.

Environmental Stewardship

- **Natural Resources:** The consultant will utilize city and county natural resource data in order to assess important and unique natural resources, including clean air and water initiatives, wetlands, flood plains, and natural areas. The importance of the city's shorelines may also be examined. Climate change will be addressed.
- **Parks and Recreation:** The selected consultant will inventory existing parks and recreation facilities. This inventory may include a review of resource uses/conflicts, resource problems of particular concern and significant resources requiring preservation efforts. The consultant will analyze this data.

Transportation

- The selected consultant will review data, existing plans and studies. Existing traffic counts, traffic forecasts, selected arterials and significant corridors (street and right-of-way widths, bridges, etc.), and existing and proposed bikeways will also be reviewed.
- The implementation plan will identify responsibilities and time frames for carrying out strategies that can easily be incorporated into a capital improvement plan.
- The analysis will focus on area significant land use transportation policies. Issues of connectivity, pedestrian and bike routes, transit issues and transportation sensitive development may be evaluated.

Public and Private Utilities

- City staff will incorporate utility planning efforts to update the water system plan and general sewer plan.

Development Regulations: Recommendations will be made with respect to amending the development regulations to be consistent with changes to the comprehensive plan.

Findings: The findings of the previous tasks will be summarized in a series of memoranda. The findings will identify relevant planning issues, a summary of the findings, and policy implications for the Plan. The findings will be reviewed by the Plan Work Groups.

Workshops: The consultant will facilitate workshops to review the findings of this phase and to consider the implications on the next steps of the process.

Deliverables: Phase 3 deliverables include reports for topics outlined above and other materials for workshops and joint meetings.

Staff Support: Staff will prepare meeting notification and mail materials prepared by the consultant.

Timeframe: January 2010 to December 2010

Phase 4: Adoption

The final phase of the project includes formal adoption of the plan and its reproduction and delivery.

Joint City Council/Planning Board Meeting: City Staff and consultant will present the final draft plan to the Adopting Bodies.

Planning Board Action: Staff will circulate the final draft to the Planning Board.

City Council Adoption: Staff will be responsible for this task. Staff will circulate the Planning Board's recommendation to the City Council. The City Council and Planning Board will each hold public hearings for the adoption process. The Plan Element Work Groups and city staff will present a summary of the Plan and manage the adoption process. Staff will make final edits and prepare document for production.

Deliverables: Following adoption of the Plan, staff will prepare the final document.

Staff Support: Staff will support meetings and prepare documents.

Timeframe: January 2011 to September 2011

Comprehensive Plan Timeline

Comprehensive Plan Timeline	
Phase/Tasks	Time Frame
Phase 1: Project Set-Up	July 2009 – September 2009
1.1 Organization of Work Groups	07/09-08/09
1.2 Comprehensive Plan Kick-off Meeting 1	09/09
Phase 2: Drafting the Plan Policies	October 2009 – April 2010
2.2 Work Group Meetings (2 x month)	10/09 – 01/10
2.3 Joint Work Group Meeting	01/10-02/10
2.4 Community Workshop	02/10 – 03/10
2.5 Joint City Council/Planning Board Meeting	4/10
2.6 Work Group Meetings (2 x month)	04/10-06/10
2.7 Joint Work Group Meeting	06/10
2.8 Draft Plan Goals and Policies	06/10-07/10
2.9 Community Workshop	07/10
2.10 Final Comprehensive Plan Goals and Policies	07/10
Phase 3: Existing Conditions and Trends	January 2010 – December 2010
3.1 Contracting	11/09 – 01/10
3.2 Review Existing Plans and Reports	01/10-02/10
3.3 Review and Evaluate Development Regulations	02/10-04/10
3.4 Base Mapping and Data Gathering	02/10-05/10
3.5 Data Analysis	05/10-09/10
3.6 Findings	09/10-11/10
3.7 Comprehensive Plan Work Group Meetings	02/10, 04/10, 06/10, 08/10
3.8 Comprehensive Plan Workshops	03/10, 05/10, 07/10
3.9 Public Open Houses	07/10, 09/10
Phase 4: Adoption	January 2011- September 2011
4.1 Joint City Council/Planning Board Meeting	01/11
4.2 Planning Board Public Hearing	03/11
4.3 60-day Review Period	03/11-04/11
4.4 Council Public Hearing	05/11
4.5 Council adoption	06/11
4.6 60-day appeal period	07/11-09/11



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You're Invited



Roll up your Sleeves and Change Sultan's Future

What: Meet with your friends and neighbors in small groups to determine how Sultan will look and grow in the future.

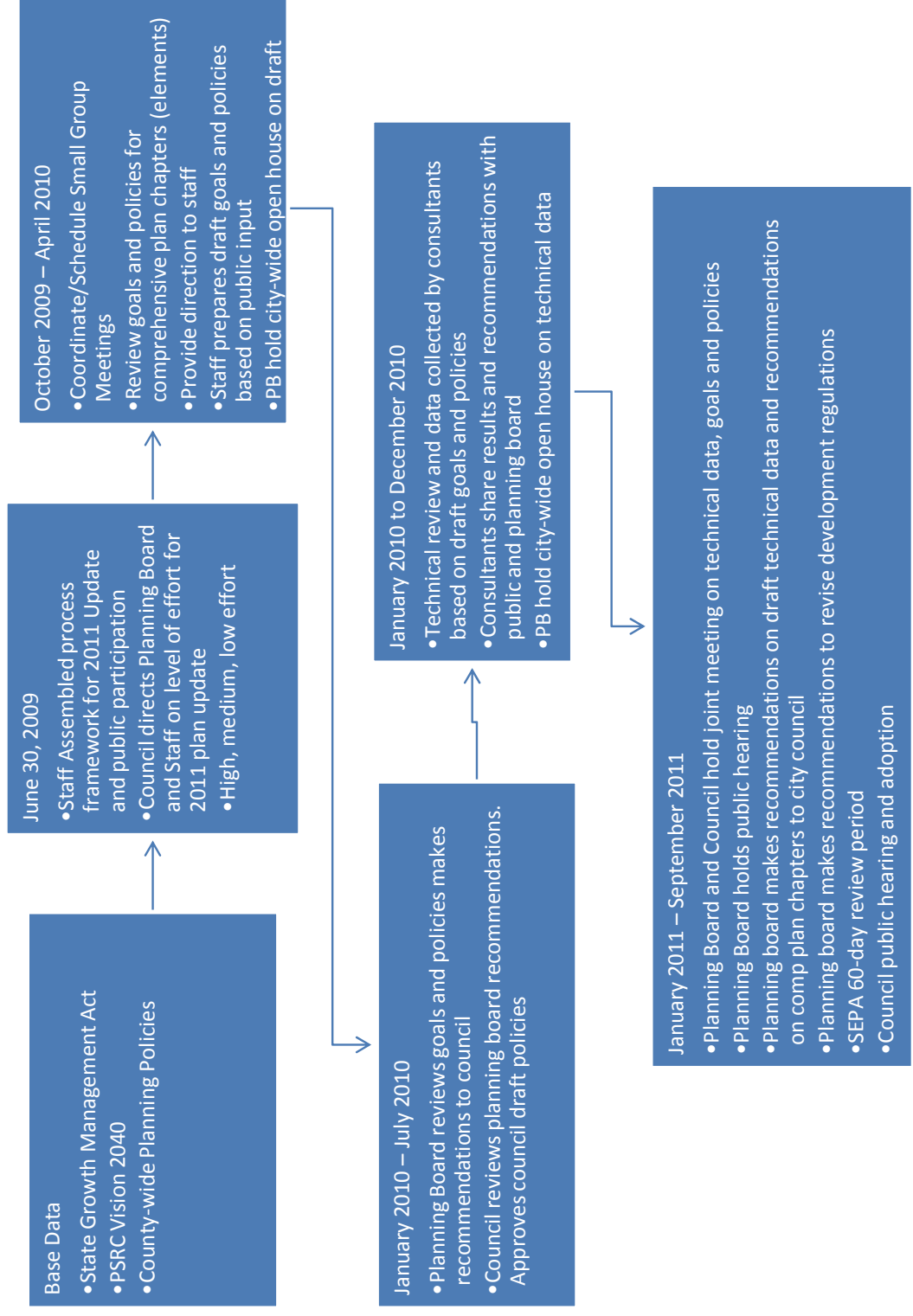
**All meetings begin at 6:30PM (unless otherwise noted) at City Hall located at 319 Main St
Come to one or more meetings**

When: Tuesday, January 12, 2010—Economic Development
Tuesday, Jan 19, 2010— Joint City Council/Planning Board meeting (7:00PM)
Tuesday, February 9, 2010 - Shoreline & Critical Areas
Tuesday, Feb 23, 2010—Public Open House on proposed changes (4:30pm)
Tuesday, March 9, 2010—Parks and Open Space
Tuesday, March 23, 2010—Utilities including water, sewer and stormwater
Tuesday, April 13, 2010—Capital Facilities including roads, parks, water, etc.
Tuesday, April 27, 2010— Public Open House on proposed changes (4:30pm)
Tuesday, April 27, 2010—Joint City Council/Planning Board meeting (7:00pm)

Why: The City is updating its long-range plans as required by state law. The long-range plan will affect property taxes and utility rates; the fees paid to open a new business; future housing costs; and where new roads and parks will be located.

We need your help to make a plan that reflects your values.

City of Sultan 2011 Comprehensive Plan Update Process



Attachment D

2011 COMPREHENSIVE PLAN UPDATE CITIZEN INVOLVEMENT TOPIC GROUP MEETING OCTOBER 27, 2009

This is a summary of the comments received at the first of the four scheduled initial topic group meetings. The purpose of the meetings is to introduce interested citizens to the update process and to the various standards that the City must meet for this update and to explain and gather input on the options related to those standards. Based on the input received, staff will review policies of the existing Comprehensive Plan and construct draft revised policies. These will be brought back to the work group for feedback before moving on in the update process.

At the October 27th meeting, the **Land Use Element** was reviewed by the whole group. The questions brought to the group are listed below with the responses and options recorded during the meeting.

Question 1: Should the city de-commission (un-adopt) the Industrial Park Master Plan and use existing regulations to manage growth and development in the area north of US 2 between Sultan Basin Road and Rice Road?

Responses: Do only what is required. Reduce unnecessary regulations. Take out the additional master plan. It cost (our business) a lot of additional money when we expanded.

Consensus: De-commission Industrial Park Master Plan and include appropriate/necessary development standards in zoning code.

Question 2: Should the city continue to focus on the historic business district as the primary town center or should additional town center areas be developed at the east and/or west ends of Sultan on US 2?

Responses: New centers are a good way to go. West-end center would provide better access/connect with Monroe. East-end center will provide local service and capture upper-valley market. We need to do whatever we can to capture HWY-2 traffic for commercial visits.

Consensus: Additional town centers are valuable. Downtown should be one of the centers, but not the only one.

Question 3: Should the city add policies to encourage mixed-use development (different housing types with retail stores), multi-story structures, transit and pedestrian oriented design?

Responses: Neighborhood convenience stores would be good for quick access and reducing traffic. Don't want mixed use to build high and block views and values of others who will want to build higher. Will cost community for fire service vehicles if go too high. Mixed use as in Mill Creek with condos and boutiques probably won't work here. Mixed use good to provide lower cost housing. Commercial needs to be along HWY-2 with houses behind.

Consensus: No consensus was reached on this question. Staff will return with additional information.

Question 4: Should Sultan become the place to provide services (commercial, retail, medical, (not utility services)) to rural populations in unincorporated Snohomish County?

Responses: This would increase the tax base. We need to grow retail. It can only help.

Consensus: The community should invest in becoming a service center for the upper valley area.

Question 5: Should the city protect view corridors and scenic assets such as barns, sheds, fences and other features that provide unique landmarks in the natural landscape even if the property owner wants to eliminate the structure?

Responses: This is not necessary, so don't do it. It would be good to allow people to be recognized for their effort to do this, but it should not be required. Can we provide some incentives for people to preserve historic buildings? There are buildings in town that are important and should be preserved. The old-town feel is what made me want to locate here, it should not be ignored.

Consensus: Assistance and incentives should be explored, but laws requiring historic preservation and views should not be enacted.

Question 6: Should the city establish and enforce downtown design standards even if it increases the cost of opening a new business or storefront in Sultan?

Responses: The look of downtown is important. People won't stop to shop if it doesn't look good. People drive through on HWY-2 and see empty and unkempt buildings and messy property and just keep driving. Downtown needs to invest in a theme. We should work to organize business owners to work together.

Consensus: Basic design standards should be part of the code. The business community needs to get involved.

**2011 COMPREHENSIVE PLAN UPDATE
CITIZEN INVOLVEMENT TOPIC GROUP MEETING
November 10, 2009**

This is a summary of the comments received at the second of the four scheduled initial topic group meetings. The purpose of the meetings is to introduce interested citizens to the update process and to the various standards that the City must meet for this update and to explain and gather input on the options related to those standards. Based on the input received, staff will review policies of the existing Comprehensive Plan and construct draft revised policies. These will be brought back to the work group for feedback before moving on in the update process.

At the November 10th meeting, the planning concepts and Plan Policies related to environmental management were reviewed by the whole group. The questions brought to the group are listed below with the responses and options recorded during the meeting.

Question 1: Should the city do the minimum, medium, or maximum level of effort to protect our natural environment even if it means higher development costs and housing prices?

Responses: Agencies at county, State, and Federal level are doing the maximum already, and increasing beyond that. The City can realistically do the minimum required by these agencies, and it will be doing all that should be done to protect our natural resources.

Consensus: Do the minimum required by law.

Question 2: Should the city simply “promote” innovative design or adopt innovative environmentally sensitive development regulations (such as “green building” standards) to minimize the impacts to natural features?

Responses: “Promote” is sufficient. Private sector and State and Federal programs provide economic incentives including tax relief to builders using these programs. City helping to make builders aware of these programs is sufficient.

Consensus: City providing some information on these programs is sufficient, the city doesn't need to adopt additional regulations.

Question 3: Should the city do the minimum, medium, or maximum level of effort to identify and address the impacts of climate change on the region even if it means higher developments costs and housing prices?

Responses: Agencies at county, State, and Federal level are doing the maximum already, and increasing beyond that. The City can realistically do the minimum required by these agencies, and it will be doing all that should be done to protect our natural resources.

Consensus: Do the minimum required by law.

Question 4: How should the city balance shorelines restoration requirements, floodplain regulations required under Federal and State law and the pressure to build or re-build in the floodplain?

Responses: Allow Federal Emergency Management Agency, National Oceanic and Atmospheric Administration, National Marine Fisheries Service, Washington Department of Ecology, Washington Dept. of Fish and Wildlife, and the many other Federal and State agencies involved in this issue to adopt the rules that the city must abide by and administer. The flood management issues will be handled by the city implementing the laws that it needs to for compliance with all of the regulations from higher agencies and jurisdictions.

Consensus: The city doesn't need to adopt additional flood management regulations.

2011 COMPREHENSIVE PLAN UPDATE

CITIZEN INVOLVEMENT TOPIC GROUP MEETING

November 24, 2009

This is a summary of the comments received at the third of the four scheduled initial topic group meetings.

The purpose of the meetings is to introduce interested citizens to the update process and to the various standards that the City must meet for this update and to explain and gather input on the options related to those standards.

Based on the input received, staff will review policies of the existing Comprehensive Plan and construct draft revised policies. These will be brought back to the work group for feedback before moving on in the update process.

At the November 24th meeting, the **Mission Statement** and **Transportation Element** policies were reviewed by the whole group. Changes to the mission statement and questions brought to the group are listed below with the responses and options recorded during the meeting.

Mission Statement

We are a community of people dedicated to working together to:

- Streamline, and simplify ~~and reduce~~ regulations to support economic growth
- Preserve, promote and protect our natural resources
- ~~Provide~~ Promote quality housing ~~for people of all walks of life to meet the community's needs~~
- Enhance how we move about the community and the region
- Create quality parks, open spaces, and ~~gathering public~~ places for everyone to enjoy
- Wisely ~~invest our tax dollars~~ use public funds to care for our public places and meet our future needs and enhance quality of life
- Attract businesses to create family wage jobs ~~to the private sector~~

**2011 COMPREHENSIVE PLAN UPDATE
CITIZEN INVOLVEMENT TOPIC GROUP MEETING
November 24, 2009**

The group spent the discussion time answering the first question. City staff recommend revisiting the transportation element in January/February 2010. Draft changes to the transportation element based on the limited feedback will be provided for future discussion.

1. What are the transportation challenges, opportunities and/or threats facing Sultan?

- US 2 is a blessing and a curse
- Bridges at both ends of town must be widened to accommodate future traffic levels. Expensive projects with state in the lead role.
- Develop pedestrian access across US 2 especially between the business areas east of the historic downtown region.
- Limited job opportunities force residents to drive to work for employment.
- US 2 is both a state highway and local access street for residents to get from one part of town to another.
- A future challenge may include possible tolling on US 2. May be opportunity if it encourages residents to shop in Sultan. Threat may include further isolation and economic growth opportunities.
- Connecting walking and biking trails can attract outside visitors.

2. There is a strong connection between land use and transportation. The transportation system must serve the designated land use – big box retail requires a larger transportation system than small mom and pop stores. How should the city balance the need for roadway connections to serve future development with the need to fund transportation improvements?

3. Should new development be required to provide sidewalks, trails and bike lanes to connect neighborhoods to each other and to retail and cultural centers even if it increases the cost of new development?

4. How should the city protect the taxpayer's investment in the existing roadway system to maintain and preserve the system that is already in place?

**2011 COMPREHENSIVE PLAN UPDATE
CITIZEN INVOLVEMENT TOPIC GROUP MEETING
November 24, 2009**

5. Since tax dollars don't support developing new roadways, how should the city protect the transportation system against disaster and ensure residents can safely evacuate the city when necessary?
6. What role should the city play in regional transportation planning (e.g. US 2 Safety Coalition) – active leadership, active support, passive support, no role?
7. How should our transportation system serve the young, elderly and disabled?

Housing Element Public Comment #



2011 Comprehensive Plan Update
Small Work Group Meeting- HOUSING
December 8, 2009

HOUSING ELEMENT

Regional Context

The regional plan, Vision 2040, contains an "overarching goal" for housing that calls for the region to

"preserve, improve, and expand its housing stock to provide a range of affordable, healthy, and safe housing choices for every resident. The region will continue to promote fair and equal access to housing for all people."

Vision 2040 places significant emphasis on the location of housing in proximity to growth and employment centers and promotes fair and equal access to housing. Increasing housing choices and opportunities in growth and employment centers is also a primary goal that strives to improve the efficiency of our transportation system and strengthen the region's economy.

Growth Management Requirements

Pursuant to RCW 36.70A.070(2) A housing element ensuring the vitality and character of established residential neighborhoods identifies:

- Sufficient land for housing, including, but not limited to,
 - government-assisted housing
 - housing for low-income families
 - manufactured housing
 - multifamily housing
 - group homes and foster care facilities
- Makes adequate provisions for existing and projected needs of all economic segments of the community.

Snohomish County Fair Share Housing Policy

The purpose of the Fair Share Housing Policy is to ensure an equitable distribution of low-income households across the county. The goal is to prevent further concentration of low-income households in only a few areas.

2011 Comprehensive Plan Update
Small Work Group Meeting- HOUSING
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Based on Sultan's population allocation of 11,119 by 2025, the city's allocation of affordable housing units is 825 or 33% of the total anticipated 2500 housing units (6500 new residents/2.6 people per household in 2025 = 2500 housing units).

Policy Questions

1. How can the city balance the growth management act requirements to have a minimum 4 housing units per acre and preserve critical areas with the communities stated desire to have larger lot sizes?

2. The city is required to provide "affordable" housing. When housing costs exceeds 30% of a total household's income; the housing is no longer considered affordable. With a median income in Sultan of \$47,600 (2007) this allows for the purchase of an approximately \$180,000 home. **How can the city encourage quality affordable housing? For example, should we preserve and maintain existing affordable housing, lower permit costs for affordable housing or take other approaches?**

3. Should the city adopt a property maintenance code for rental housing to preserve and maintain affordable housing?

4. Should the city adopt a property maintenance code for owner occupied housing? How should the city pay for enforcing a maintenance code?

5. Should the city participate with other Snohomish County cities in forming a housing coalition to locate affordable housing throughout the county even if the city has to pay an annual fee based on population to participate?

6. Should the city allow accessory dwelling units in single-family housing or on single-family lots subject to specific development, design and occupancy standards?

**2011 Comprehensive Plan Update
Small Work Group Meeting- HOUSING
December 8, 2009**

7. Should the city require common, convenient, and usable open space in residential developments such as on site tot-lots and trails?
8. A builder must pay approximately \$26,000 in impact and connection fees for each house at the time of building permit application. **Should growth pay for growth or should current residents pay higher taxes to underwrite the cost of mitigating the impacts of new development by lowering impact fees and connection fees?**
9. When should the city collect impact fees for parks and roads (e.g. before the building permit is due, when the building permit is issued, at the time of occupancy)?
10. Should the city encourage in-fill development on existing lots before allowing the subdivision of large parcels?
11. Should the city encourage mixed use (commercial/residential) developments in "centers"?
12. Should housing be located within walking and biking distance to Sultan's job centers?
13. How can the city mitigate conflicts between residential and commercial uses located close together?

Al Wirta

Deborah Knight

From: Al Wirta [alwirta@verizon.net]
Sent: Tuesday, January 12, 2010 12:44 PM
To: 'Deborah Knight'
Subject: RE: Roll up your Sleeves and Change Sultan's Future - Housing Element

Deborah,

My responses forthwith:

- 1) Affordable housing, (will never happen with all of the current regulations and coming regulations) low-income housing, (not everyone should own a house) government-assisted housing (Person A gets the house, person B ..taxpayer.. is responsible to supply person A with a house after the government takes its cut from the taxpayer for this program). the GMA has created the taking of property legally through the critical areas ordinances. driving up the cost of all properties . Some people want larger lots, some people want smaller lots. Let the housing market determine that.
- 2) See # 1.
- 3) How is a property maintenance code for rental housing going to maintain affordable housing?
- 4) No way ! We do not need more bureaucrats telling how we should be living. If I wanted that, I would live in a development that has a HOA.
- 5) We don't need the City of Sultan joining with anyone concerning affordable housing (see # 1 again). The City is always looking for more funding, why would you want to spend more of what you don't have? The housing market will determine what a house and property cost will be based to great degree on the regulations and fees placed on the builder. I don't ever see affordable housing happening as long as the regulations and fees continue to climb.
- 6) Of course. If one of your goals is to supply affordable housing , then ADU's will help. If the median income of Sultan residents is \$47,000 , I don't think a mortgage or bank would loan on that income, especially in this economy.
- 7) See # 1 again. Affordable housing is once again hurt by more regulation.
- 8) Growth can pay for growth when investors see incentive (profit) to do so.
- 9) The impact fees should be due when the services are provided. I don't pay for my bread until I take it out of the store.
- 10) The City should let the market determine infill or new development. There needs to be a profit (sounds nasty and heartless doesn't it) incentive because that is how the economy works. No profit - no incentive.
- 11 and 12) Of course, although the government (schools, police, City hall, fire stations) are the big job centers.
- 13) We already have zoning laws?

Thank you,

Al Wirta

From: Deborah Knight [mailto:deborah.knight@ci.sultan.wa.us]
Sent: Friday, December 18, 2009 2:47 PM
To: Deborah Knight
Subject: FW: Roll up your Sleeves and Change Sultan's Future - Housing Element

The city hosted a comprehensive small group meeting on November 24, 2009 to review the requirements for the housing chapter (element) of the comprehensive plan. The group discussed 13 policy questions (see below). Following each policy question are responses sent to the city by Stan and Judy Heydrick. Stan and Judy's comments are part of the public record. Feel free to send me your responses or share additional thoughts.

You can view the materials presented at the four small group meetings on the city's website at:
http://www.ci.sultan.wa.us/City_Hall/City_Departments/Community_Development/

Loretta Storm

Deborah Knight

From: Loretta Storm [mailto:lorettastorm@seanet.com]
Sent: Tuesday, January 12, 2010 8:07 AM
To: Knight Deborah
Cc: Eslick Carolyn
Subject: City Liabilities and 2011 Comp Plan Survey comment

Importance: High

Dear City Administrator Knight:

First, I am requesting you to ensure this email is received by all city council members, ideally before the Jan. 14th meeting.

Peacock Problems in Sultan: Apparently, more than one genus of peacock resides in Sultan: [KOMO-TV Story \(Link: http://www.komonews.com/news/local/80316327.html?tab=video\)](http://www.komonews.com/news/local/80316327.html?tab=video) And the [Herald story of this morning: http://www.heraldnet.com/article/20100112/NEWS01/701129873&news01ad=1#Rogue.peacocks.a.pain.for.Sultan.neighbors](http://www.heraldnet.com/article/20100112/NEWS01/701129873&news01ad=1#Rogue.peacocks.a.pain.for.Sultan.neighbors)

Liability from property damage, the presence of feces and other health-related problems abound, not only to the peacock's owner(s) but to the people of Sultan. Moreover, this incident represents, in a nutshell, Sultan's traditional, time-honored lack of code enforcement, and this fault has a direct and detrimental effect in terms of how it affects the general community surrounding Sultan's ongoing deterioration, and the perception of Sultan by potential new residents and business owners. Almost every time we drive through Sultan, we grow alarmed at the swiftness with which the city's physical appearance is decaying, despite the valiant and worthy efforts by many good-hearted, hard-working volunteers, and the Sky Chamber's substantial, energetic dedication to raise Sultan's image.

It's not only the physical deterioration that concerns us; we also fear the increase in the transient population in and around Sultan. Even to the casual observer, it is clearly growing once again, assisted by the presence of drug trafficking and the recent murder on the east side of City Hall.

Related to that murder, I wish to voice substantial kudos to Brian Copple's long-term advocacy of, and independent action for, security around city hall and the VIC: were it not for his efforts, instead of facing jail terms the murderers would still be roaming Sultan's streets (and perhaps beyond).

What Ray and I fear most, however, is the certain growth and movement of these unsavory forces, which will soon be headed up the Sultan Basin Road to infect the families living outside the Sultan's city limits in the No Man's Land, deemed unworthy to provide input for the City's 2011 Comprehensive Plan survey.

I will appreciate if you will *now* consider our comments.

Ray Kistenmacher and Loretta Storm
33520 - 116th St. SE
Sultan WA 98294

Ray & Kay George

Deborah Knight

From: Ray & Kay George [redacted]
Sent: Thursday, December 31, 2009 8:45 AM
To: 'Deborah Knight'
Subject: RE: Responses to Housing Policy Questions

Absolutely. Please share this with whomever will listen. Please also list my name, address, qualifications and comments with these answers. I would like you to answer my question as to who wrote this survey. I am sorry, but because my plate is quite full I am unavailable to formulate surveys for the City of Sultan.

From: Deborah Knight [mailto:deborah.knight@ci.sultan.wa.us]
Sent: Thursday, December 31, 2009 8:05 AM
To: 'Ray & Kay George'
Subject: RE: Responses to Housing Policy Questions

Kay,

Did you want me to share your responses with the council, planning board and comprehensive plan small group members?

In your response you expressed dissatisfaction with the housing policy questions. Are there other housing policy questions the city should be asking community members?

Deborah Knight
City Administrator
360-793-1164 (phone)
360-793-3344 (fax)
deborah.knight@ci.sultan.wa.us
www.ci.sultan.wa.us

From: Ray & Kay George [mailto:inov8@comcast.net]
Sent: Thursday, December 31, 2009 7:50 AM
To: 'Deborah Knight'
Subject: Responses to Housing Policy Questions

Attached are my responses to the housing policy questions you recently distributed. Having owned a real estate brokerage since 1996, located that brokerage within the city limits of Sultan for about 10 years, being a citizen of the city for the same period of time and also building 1 duplex and 1 6-plex within this jurisdiction, I feel as though I am pretty qualified to answer these questions. Thank you. Kay George, 1304 Skywall Drive, Sultan, WA 98294, 360-793-2305.

1. Not all the community wants larger lot sizes. I live on .18 of an acre, and sometimes feel with our busy lifestyle our lot is too large to maintain in the fashion I would like. I know of many people who feel that way. Larger lots mean less affordable housing. Everybody would prefer to live on large lots, but the bottom line is most people who live here or who will move here cannot afford to purchase or rent homes on large lots. Existing buffer requirements from critical areas should be reduced.

2. Several years ago, I worked with staff to come up with ADU regulations. In the end, my suggested fees for creation of an ADU were doubled. Additionally, the city ultimately adopted a policy that any ADU must be owner-occupied. Because my suggestions were ignored, few ADUs have been created in Sultan. Therefore, this issue should be revisited. Other easy ways the city could encourage affordable housing is to stop chasing business and development away with oppressive fees and regulations. It does not take a genius to understand these factors make this community undesirable to investors.
3. Absolutely not. Expanding city government to the point to where a city employee determines and enforces “pretty laws” is not the answer. Adequate measures are already in place in numerous other regulations addressing this issue. If city employees are even considering this issue, they should first focus their attention on rundown rental property it owns. Instead of paying expensive salaries to city employees to ponder and hash over and over such issues, why should we not instead spend the money to put a coat of trim paint on the post office?
4. Absolutely not. See No. 3 above. We have neighbors whose idea of property maintenance is far below our standards; however, creating a new division of city government to oversee maintenance of individual citizens’ properties will be costly and like all government entities will eventually get so out of control they will be harassing property owners who have relatively well-maintained properties. There is already existing regulations on the books regarding health and safety.
5. No. All cities know that reduced fees and regulation will improve affordable housing. We do not need to pay to be part of a coalition to look into this issue.
6. With the median income in Sultan being \$47,600, it is unlikely the bank would give the average citizen a loan to purchase a home. That means in order to accommodate the average citizen in Sultan, there needs to be more rentals. Existing city employees, fees and regulations makes it unprofitable to build new rentals, so the only answer is creating affordable rentals with the existing housing we have. If the cost and regulations to create an ADU were adjusted to where it was economically feasible, this would allow for more affordable housing.
7. No more regulations. The existing ones already chase away investment in our community. Besides, there are often issues with maintenance of private parks and open spaces and the city cannot afford to properly maintain the existing parks and open spaces.
8. Growth will pay for growth if the city reduces its fees and regulations to make it profitable for an investor to invest in our community. As I publically stated when the city passed the progressive increases in utility fees: as the city continues to chase away development with its employees, oppressive regulation, high fees and costs which makes it economically non-feasible for anyone to invest in our community, the only resource left to pay for the escalating numbers and salaries of city employees are the pockets of its current citizens.
9. Developers should not have to pay for services not rendered. Until a dwelling is completed these services are not rendered. Therefore, they should not be required to pay for services prior to receipt of said services. These fees should be due in exchange for the certificate of occupancy of the dwelling. This should also be true for water and sewer fees.
10. The city should encourage development within its jurisdiction wherever the open market sees fit. If you do not allow subdivisions of large parcels prior to infill, an individual or small group of anti-developers can simply refuse to develop their infill property in order to halt any development whatsoever in Sultan. Additionally, in our city most infill property is in the flood plane in the downtown area, which property would be more costly to build and more importantly more costly to insure on an ongoing basis (which leads to less affordable housing).
11. Absolutely. If done right, it is yet another way to reduce housing costs.
12. No. Collectively, government is Sultan’s primary employer. City hall, schools, the school district, the police station and 1 of our 2 fire stations are located in the downtown area within the flood plane. This is not the best location to build houses. If you let the common sense of the open market make this decision, I am certain you will find they will focus development outside this area.
13. Refer to existing zoning laws.

In general, I wonder who came up with these questions. The answers to most of these questions should be obvious to most persons who have had even the slightest experience in business or development.

Ray George

1. The whole critical areas issue is an attack on private property rights. It effectively makes property worth less, and in some cases, worthless. Actually, worse than worthless, since the property owner would still be expected to pay taxes on land he is forbidden to use.

The price tag required to market a house cannot support the cost of building the house, plus a lot of excess land. What may be desired by the community at large, in the form of large open spaces, may not produce willing or qualified buyers.

2. All housing is affordable, but not to all buyers. People with low incomes need low cost housing. Unfortunately, one of the unintended consequences of the GMA has been to increase the cost of housing, and quite substantially.

For your hypothetical \$180,000 dwelling, nearly 1/6 of that cost is needed to cover fees to the City. That's before any land, material, expenses, or labor is factored in. Is the cost of the land any less per acre for low cost housing? Of course not. All the restrictions being placed on land use, along with the high connection and impact fees, can only be supported by the prices that larger, more expensive houses command.

The State is pushing new energy efficiency standards that are estimated to raise the cost of each house an average of \$24,000. What part of the \$180,000 target is this expected to come out of? This is a perfect example of why government is never as efficient as private enterprise. Someone spending his own money would go through a thought process something like this: 1. This would probably save about \$50/month, which would require 40 years to recapture; 2. If the \$24,000 is financed, which it almost certainly would be, it could add \$200/month to the mortgage, while only saving \$50/month in utilities. This does not pass the reasonable man test. However, for a bureaucrat, forcing other people to spend their money, this sounds like a great idea; we're saving energy, great, let's do it!

3. Two problems with this. First it singles out a certain class of property owner, which doesn't afford equal protection under the law. Second, it has a tone of rent controls. Price controls do not work – never have. This ultimate effect of this will be to reduce the supply of low-rent housing.

It is not uncommon for rent paid by a tenant to be less than mortgage, taxes, and maintenance paid by the landlord. The landlord subsidizes the actual cost, counting on future appreciation of the property value. If it becomes too costly to have renters, then the number of vacant houses could increase, in which case they would be more likely to become run down.

Government regulation will have the opposite of the intended effect; it will reduce the supply of low cost housing.

4. No. The City should start maintaining its own properties. How long does the paint have to peel off of the Post Office building before it's taken care of?
5. Absolutely not. The free market is much better equipped to take care of this than the government. Stop taking on new ways to spend money you don't have.

6. Yes. You want low cost housing? This is one of the most effective ways to provide quality, low rent, dwellings, especially for single adults (of any age).
7. This will raise the cost of housing. I thought the goal was lower cost housing. Also, Tot-Lots can be a huge liability for local neighborhoods. Large lots, plus common open space? Wonder why you can't get more than four houses per acre?
8. This overlooks the fact that investors have the free will to go where they can get the best deal. Maybe we should just make the connection/impact fees \$100,000 per unit to solve our money problems.

Growth will occur when and where it is encouraged and welcomed. It will only happen when investors freely choose to invest in this community because they feel it is in their own self interest. The City cannot mandate growth, but it has a great capacity to chase it away.

9. The fairest system would be to charge at the time of occupancy. After all, that's when the impacts start to have an impact. The City prefers to collect for services not yet rendered, but this also adds to the strain on funds available for use to build with.

Say the City collects all these fees at the time the permit is issued. If the project is cancelled, and the building doesn't get built, would the City be willing to refund the fees?

10. The City should encourage ALL development. You cannot refuse someone the right to build on his property until all infill is developed. What if someone is happy with their double lot, and has no desire to build on it?

11. Yes.

12. What job centers? The only job center in Sultan is government, and we don't need it to be a growth industry. Again, the market is much better at sorting these things out. If the City is in favor of this, then accommodate it, but refrain from trying to force it. If this is how the market decides to go, it will happen. Otherwise, it won't.

13. That's what zoning is for.

Ray E. George

Stan & Judy Heydrick

Deborah Knight

From: judystan@speakeasy.net
Sent: Thursday, December 10, 2009 12:35 PM
To: Deborah Knight; robert.martin@ci.sultan.wa.us
Cc: carolyn.eslick@ci.sultan.wa.us
Subject: Re: Roll up your Sleeves and Change Sultan's Future - Housing Element

Mayor Eslick; Deborah; Robert

Responses to Housing Policy questions.

Judy Heydrick

HOUSING ELEMENT

Growth Management Requirements

Pursuant to RCW 36.70A.070(2) A housing element ensuring the vitality and character of established residential neighborhoods identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and makes adequate provisions for existing and projected needs of all economic segments of the community.

Policy Questions

1. How can the city balance the growth management act requirements to have a minimum 4 housing units per acre and preserve critical areas with the communities stated desire to have larger lot sizes?

RESPONSE: Per GMA, before a parcel of land is considered for development, critical areas and their buffers must first be identified, delineated and set aside. The remaining land is developable. Since Sultan residents do not favor dense developments and some properties do not yield 4 du per acre, the city should encourage the transfer of development rights to more capable lands.

2. The city is required to provide "affordable" housing. When housing costs exceeds 30% of a total household's income; the housing is no longer considered affordable. With a median income in Sultan of \$47,600 (2007) this allows for the purchase of an approximately \$180,000 home. How can the city encourage quality affordable housing (e.g. preserve and maintain existing affordable housing, lower permit costs for affordable housing, etc.)?

3. Should the city adopt a property maintenance code for rental housing to preserve and maintain affordable housing?

RESPONSE: Yes a maintenance code should be adopted so rental housing units don't become run down, unsafe eyesores impacting other people's property values.

4. Should the city adopt a property maintenance code for owner occupied housing? How should the city pay for enforcing a maintenance code?

RESPONSE: Set up a town housing authority to be funded by city revenues.

5. Should the city participate with other Snohomish County cities in forming a housing coalition to locate affordable housing throughout the county even if the city has to pay an annual fee based on population to participate?

RESPONSE: Perhaps, depending upon the terms and cost factors. This could be cheaper for the city than paying for expensive new infrastructure and services.

6. Should the city allow accessory dwelling units in single-family housing or on single-family lots subject to specific development, design and occupancy standards?

RESPONSE: No, too many problems associated with ADU's.

7. Should the city require common, convenient, and usable open space in residential developments such as on site tot-lots and trails?

RESPONSE: Yes, it's a good use of common open space. Tot lots and trails offer quality of life benefits.

8. A builder must pay approximately \$26,000 in impact and connection fees for each house at the time of building permit application. Should growth pay for growth or should current residents pay higher taxes to underwrite the cost of mitigating the impacts of new development by lowering impact fees and connection fees?

RESPONSE: Growth should pay for growth. 75% of Sultan schoolchildren qualify for low cost or free lunches. If parents don't have the resources to feed their children how can they afford to subsidize development?

9. When should the city collect impact fees for parks and roads (e.g. before the building permit is due, when the building permit is issued, at the time of occupancy)?

RESPONSE: When the building permit is issued.

10. Should the city encourage in-fill development on existing lots before allowing the subdivision of large parcels?

RESPONSE: Absolutely!! The objective of the GMA is to reign in sprawl. Policy language in previous and current Comp Plan supports this objective "Complete development - of the available lands that are within present city limits." In an October 9, 2006 Memo from Washington State Fish and Wildlife GMA biologist Pam Erstad to Snohomish County Planner Will Hall, the WDFW official urged "Local jurisdictions should make every effort to first provide for efficient use of current urban areas before proposing growth into undeveloped, relatively pristine areas that potentially contain highly valuable habitat for fish and wildlife."

In accordance with RCW36.70A.110(3) Urban growth should be located first in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas.

11. Should the city encourage mixed use (commercial/residential) developments in "centers"?

RESPONSE; Yes, it's an efficient use of property.

12. Should housing be located within walking and biking distance to Sultan's job centers?

RESPONSE: Yes. Good way to reduce harmful greenhouse gas emmissions.

13. How can the city mitigate conflicts between residential and commercial uses located close together?

RESPONSE: Encourage quality design standards and ensure that there is adequate parking for all.

Gerry Gibson

Deborah Knight

From: bonger@comcast.net
Sent: Tuesday, November 24, 2009 9:36 AM
To: CAROLYN ESLICK; Knight@Ci. Sultan. Us; Robert martin
Subject: Comp. Plan Meetings
Attachments: Comp Plan.pdf

I have not been able to attend the Comprehensive Plan Meetings. Input was, however, invited so I am submitting the following. Please share with the Work Group, Planning Board, and Council.

I submitted the attached letter last year and wanted to include it as much of it applies today, especially items 3, 4, 5, 6, 7, 8, and 10 under General Comments and items 1 and 2 under Neighborhood Related Comments.

Items 3, 4, 5, 7 and under my General Comments relate to the meeting this evening.

Other general comments are as follows:

I am even more concerned with the housing element in the Plan (see item 8 on page 3 of the attachment), since my neighborhood is currently experiencing the effect of an Accessory Dwelling Unit matter.

Any revision to the Comprehensive Plan should address the new state laws pertaining to restricting development and redevelopment in flood prone areas and the proposed FEMA map revisions which will dramatically change (increase) flood zones. This should change projected population growth and change some areas to low density zoning. RCW 36.70.A.070(2) would also rule.

Again, I feel strongly about the city having a responsibility to notify residents that may or will be affected by the Plan. See item #7, pg 3 on the attached which discusses the details of this. At that time Council was interested in this and asked for sample letters which I included.

Gerry Gibson

1102 Dyer Rd.

August 24, 2008

Mayor
City Administrator
City Council
Planning Board
319 Main Street
Sultan, WA 98294

RE: Draft Comprehensive Plan Comments

I have read every page of the Draft Comprehensive Plan. While I don't pretend to understand all of it, I have attended as many Planning Board and City Council meetings as possible and I have tried to learn as much as I can. I do wish to make comments concerning the Draft Comprehensive Plan:

According to the state's web cite, the GMA was adopted because "uncoordinated and unplanned growth posed a threat to the environment, sustainable economic development, and the quality of life". It requires state and local governments to manage growth "by identifying and protecting critical areas and natural resource lands, designating urban growth areas, preparing comprehensive plans and implementing them through capital investments and development regulations". I have tried to keep this in mind when reading the Plan and in making these comments.

GENERAL COMMENTS

1. Water flow levels will be decreased. Why would anyone want the standards for fire water flow level lowered? If the City already has a standard higher than the minimum required, why would anyone want it lowered? If my house is burning, I want the highest water flow level possible. This appears to be just another example of everyone else paying for or giving up something for development.
2. Maintaining a minimum police level of service will no longer be required. Presently, the City is required to have a certain level of police officers. This will be eliminated in the revision to the Plan. I do not see this as a good thing for Sultan. Presently in the Capital Facilities section it states "Ensure that adequate public facilities and services serving new developments are concurrent at the time of land use approval of such developments or that a financial commitment is in place to complete the improvements or strategies within six years of the time of development and that services for new developments will not negatively impact existing levels". Page 71 This will be removed in the revised plan. In other words, the level of police protection for the City's residents will be like a yoyo depending upon the flow of revenue into the General Fund, the quality of planning, and revenue prediction. The City will balance its budget with the police force. Each resident will get less and less police protection as the city grows because there will be no required increase in police with growth. We have already experienced this and this is the reason we currently

have only 5 officers. As far as I know, this is the only level of service issue that the City sought public opinion. The opinion of the residents was eight police officers are "about right". Town meeting on levy In addition to not following the required formula of police to resident ratio, the City has also failed at maintaining a level of eight officers. On page 20 of the Plan is a list of 7 negative impacts to the public from changing the requirements. These include an increase in overtime costs, police responses will take longer, responses will be mainly on emergency calls, policing will be reactive and not proactive, response times will be slower, police will not be available at the police station, follow up investigations may be delayed, and community policing may receive less attention. Who in their right mind would support this for the City and its residents? When I call the police, I'd like them to respond as soon as possible and not in the next day or two or never. The list on page 20 left out one of the most important drawbacks: attracting applicants for police officer positions when funding is uncertain and can change with a whim. We have experienced this in trying to hire a police chief and an officer. Why would any police candidate come to Sultan under these essentially temporary conditions?

3. The current ratio of park and recreational area to residents will be decreased. I agree with this as the current ratio is too high and the City has failed horribly at maintaining some very beautiful parks for lack of funds to do so. Reducing the park impact fees for new development is crazy in my mind. A reduction of \$415,000 in park revenue doesn't make sense, especially when the City doesn't have funds to maintain the parks it currently has, is planning to build more parks, and the "first priority over the next six years will be acquisition of land" page 20 Why would anyone support reducing the impact fees? I wonder what the public wants; no one knows.
4. The Plan proposes to lower the level of service for some roads, meaning that there will be more congestion and slower movement of traffic. Why would anyone who travels these roads want this? Congestion will only get worse with additional development. By lowering the LOS, additional development cannot be denied for not being concurrent and development will not have to make improvements to maintain the higher LOS. The costs of later improvements to ease congestion will be made by the residents and not development. This is not right and I again wonder if this is what the public wants; again no one knows.
5. The Plan relies heavily upon developer financing. I think this is a strategy that is not as well thought out as it should be. Developer financing in my opinion is a petre dish for corruption. There are also current examples in which the City relied upon development to pay for infrastructure and then the development did not materialize or has been delayed. The resulting domino effect is damaging to the City's budget and plans.
6. The Plan includes huge wastewater treatment estimates. I do not see anything that would fix the overflow problems during flooding that discharges raw sewage into the rivers. This should be a top priority and be fixed before any expansion.

7. I have been to as many meetings regarding the Plan as possible and know that there has been very little citizen participation. I think one reason for this is that most do not think that the plan will affect them in any significant way. The city has held quite a few meetings to inform the public about the general plans. I think that many more citizens would participate if they knew minor details that would actually affect them. I am disappointed that the city has not notified all those who will be impacted by the Plan. These include a number of items:
- The 490 households that will be paying for sewer lines constructed on their streets and then essentially and eventually being required to pay also for the hook up fee, additional construction costs to run the line from the street to your house and take care of the old septic tank, and then a monthly fee. This also includes those citizens who will have a pump station next to or in the immediate vicinity of their house. I think these residents need to be notified and provided the opportunity to participate in this important public process.
 - The plan also requires "property acquisition where appropriate". Sewer Plan top of page 8 The proposed or potential properties are not, however, identified. Such properties need to be identified and, of course, related acquisition costs must be included in the Capital Facilities Plan. All citizens that would be affected by the possibility of losing their property or those in the vicinity of such property acquisition by the City should be notified so they can participate in the process. Certainly these people have a right to know that the City is planning to take their land and the City has an obligation to so advise.
 - The plan identifies a substantial area that is or will be within the UGA. All these property owners should be notified and provided the opportunity to participate in this process. Further, the plan calls for those annexed into the city to hook up to sewer and water. Those affected should be notified of this so they can participate in the process. The additional costs of sewer hook up and monthly fees in addition to being required to connect to the city water system from a well could have a very significant effect on these people.
 - The plan proposes some new streets. The property owners affected by these new streets need to be notified so they can participate in the process.
8. The housing element of the Plan is frustrating to me. Page 50-54 The vision I have of Sultan is different than that in the Plan. The Plan suggests needs for more "affordable housing" and targets housing in the \$180,000 area. It suggests this can be attained with higher density and encourages manufactured housing units, more mother-in-law units, village patio units, and row units – everything but campers and tents. I am confident this is not what the public wants. I suggest this be looked at again as it greatly amplifies the requirements of the GMA.
9. The city is making a number of changes, yet does not know, in most instances, what its citizens want. It has been suggested a number of times that a survey be sent to all

those affected by the CP. This was not done. The comments from the city were that there was not enough time and not enough money. Over a year has passed since the survey was suggested and several hundred thousands of dollars have been spent on the many consultants involved in the preparation of the CP. The City should know what the residents want in my opinion.

10. There has been concern by citizens for some time that development should pay for the increased costs of added infrastructure from development. A former Interim Financial Advisor for the City once reported that development was only paying 60% of the added infrastructure costs of development and the remaining 40% of such costs are paid by residents. Certainly this seems unfair; development must pay for these added costs. It appears the complete "fair share" costs of the new sewer extensions will be charged only to those where the benefit is conferred. Why is this not the same for development? This is illustrated in the table (VIII-7) included in a recent brochure mailing from the City and titled "Our Community's Planned Infrastructure (2008-2025)". It shows that of the \$252 million total costs, the developer provided amount is \$125.7 million.

NEIGHBORHOOD RELATED COMMENTS

1. The Plan claims there are about 409 residences (page 126) within the City limits that are not sewerred and list the costs to provide sewer services to these parcels. I am concerned with these costs at least in my neighborhood on Dyer Road as I don't believe there is anyone that can afford the approximate \$50,000 per residence. (\$1,204,000 for the sewer extension (page 132) plus \$434,000 for the pump station and force mains (page 133) = 1,638,000 divided by the approximate 80 residences = \$20,475 per house. Adding \$13,800 for hook-up fees is \$34,275 and then around \$10,000 to run the line from the street to your house, plus whatever needs to be done with the old septic system, would be nearly \$50,000). And then the monthly fee begins. While the Plan most likely will not mandate immediate hook up, it does mandate paying "fair share costs" and paying for the "benefit conferred" and I am sure the following code revisions will include late-comer fees. No one can afford this. Further, this was all based upon assumptions that the developer for the Twin Rivers Estates would pay to extend the sewer line under the BNSF railroad tracks and also assumptions that BNSF would permit the sewer line to go under the tracks. It appears the developer has now decided that such costs are prohibitive for the development. The property is now listed for sale and it appears the proposed development is abandoned. The Plan does not address such development abandonment which is the foundation for this sewer project.

There is nothing in the Plan to indicate that other routes for the sewer extension were considered. For example, could the costs of property acquisition be avoided by running the sewer line under the tracks on 10th Street and would this change the location of or need for a pump station?

I am also concerned in that the General Sewer Plan Amendment 2 advises that there will be property acquisition where appropriate. (page 8) The property owners where the City plans to take property need to be notified and the City has an obligation to notify all who could be affected. The location of a proposed pump station is listed as 10th and Dyer. A community-owned river access lot is located at 10th and Dyer. If the City is intending to put the pump station at this location, the owners need to be notified.

2. The storm water management portion of the Plan is confusing. Table VIII-14 on page 194 identifies planned projects on Dyer Road. Projects C-10 is \$5,100, E-11 is \$10,800, and E-12 is \$9,100 all to correct standing water on "Cul-de-sac at Dyer Road". I have seen the proposals for this. It is simply to correct potholes that make puddles when it rains. People who live in this area have called the City many times and asked for the roads to be graded to solve the standing water problem. When the City did not respond, several neighbors got together with picks and shovels and fixed the problem. It doesn't seem that these projects are very well thought out. The \$25,000 seems quite costly to fix a few potholes.

Project E-16a is \$46,700 and apparently involves debris removal from Wagleys Creek. Again this seems exorbitant to periodically remove debris. Included here is \$7,000 in easements or land acquisitions. The property involved is not identified. I feel strongly that all property owners involved need to be notified so they have the opportunity to participate in this process.

Project E-16b is \$464,200 and, I assume by the amount, is for replacing the culvert where Dyer crosses Wagleys Creek. Included here is also \$21,000 for easements or land acquisitions. The property involved is not identified. Again, all property owners involved need to be notified so they have the opportunity to participate in this process.

Project E-16c is \$14,700 and is listed as ditches and culverts and not further described.

There has been no detail of these projects other than the potholes presented to the public that I know of and there has been no public involvement. All those who live on Dyer Road should be notified of these project and provided the opportunity to participate in the process and especially so when easements or property acquisition is involved.

3. I have submitted public comment regarding the City's Determination of Non Significance regarding the General Sewer Plan portion of the Plan. The SEPA checklist for this determination is significantly flawed due to vague, incomplete, and inaccurate responses to many questions and should not be relied upon in my opinion.

Gerry Gibson
1102 Dyer Road
Sultan, WA 98294

9/11/2008

Steve,

At last night's joint Council/PB meeting I made a lot of comments about the City notifying property owners when the Comp Plan anticipates a direct impact upon them or their property. You asked that I provide examples of such notifications. Attached are some examples. These don't cover all the potential situations, but here are four.

To me, this just seems to be the right thing to do. I am sure it would cause a lot of hassle at first, but in the long run there will be a better relationship between the City and the residents.

Gerry

Joe Propertyowner --
1111 Dyer Place
Sultan, WA 98294

there are 4 properties where Wagley crosses
10th street

RE: Comprehensive Plan

Dear Mr. Propertyowner:

This letter is being sent to you to inform you of matters within the Sultan Comprehensive Plan which may have a direct impact upon you and your property. The following projects contained in the Comprehensive Plan include potential easements or land acquisition by the City:

Project E-16b Work on Wagleys Creek

Project E-16a Work on Wagleys Creek

These projects are listed in the Comprehensive Plan on page 194, copy attached. Additional information can be found by contacting XXXXXX, phone number.

Sincerely,

XXXXXX

DRAFT City of Sultan Comprehensive Plan/SEIS for Public Comment

Storm Sewer

Storm Water Capital Project Needs

Table VIII-14: Unconstrained Storm Water Needs List.

Basic Projects		Permits &			Easements or		Total
Project ID	Project Name	Study	Design/Plans	Construction	Land Acq		
C-2	Date & 3rd, Standing Water	\$ -	\$ 5,000	\$ 50,400	\$ -	\$ -	\$ 55,500
C-3	Birch & 3rd, Infiltration	\$ -	\$ 2,200	\$ 22,300	\$ -	\$ -	\$ 24,500
C-6a	Main Street, 1st to 5th, Stormwater	\$ 5,000	\$ 2,900	\$ 28,800	\$ -	\$ -	\$ 36,600
C-6b	Regional Water Quality Facility for	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ 60,000
C-7 / C-14	Murphy Way Entrance Standing W	\$ -	\$ 3,200	\$ 32,000	\$ -	\$ -	\$ 35,200
C-8	5th Place & 6th Street, Gravel Rce	\$ -	\$ 8,400	\$ 64,000	\$ -	\$ -	\$ 70,400
C-10	Cul-de-Sac at Dyer Road, Standin	\$ -	\$ 500	\$ 4,600	\$ -	\$ -	\$ 5,100
C-12	Culvert at Bus Maint. Drive for Sch	\$ -	\$ 140	\$ 1,400	\$ -	\$ -	\$ 1,500
C-15	2nd and Cedar, Standing Water	\$ -	\$ 2,200	\$ 22,400	\$ -	\$ -	\$ 24,600
C-16	1st & Date, Standing Water	\$ -	\$ 600	\$ 6,400	\$ -	\$ -	\$ 7,000
C-17	2nd and Birch, Standing Water	\$ -	\$ 2,200	\$ 22,400	\$ -	\$ -	\$ 24,600
C-18	High Ave. Standing Water at Bus I	\$ -	\$ 1,200	\$ 12,300	\$ -	\$ -	\$ 13,500
C-20	4th & Birch, Flooding	\$ -	\$ 2,600	\$ 26,000	\$ -	\$ -	\$ 28,600
N-2A	311st & Wisteria, Street Flooding	\$ -	\$ 900	\$ 9,300	\$ 12,800	\$ -	\$ 23,000
N-4	Wisteria Ave & Gohr Rd, Northeast	\$ -	\$ 4,100	\$ 41,300	\$ -	\$ -	\$ 45,400
W-1	Highway US 2, Illicit Discharge In :	\$ -	\$ 1,500	\$ 14,900	\$ -	\$ -	\$ 16,400
W-3	Marcus Road and Hwy US 2, Sen	\$ -	\$ 600	\$ 8,000	\$ -	\$ -	\$ 8,600
E-11	Cul-de-Sac at Dyer Road, Standin	\$ -	\$ 1,000	\$ 9,800	\$ -	\$ -	\$ 10,800
E-12	Cul-de-Sac at Dyer Road, Standin	\$ -	\$ 800	\$ 8,300	\$ -	\$ -	\$ 9,100
E-16b	Dyer Rd. at Wagleys Creek, Cons	\$ 30,000	\$ 37,560	\$ 375,600	\$ 21,000	\$ -	\$ 464,200
E-16c	Dyer Road, Ditches and Culverts /	\$ -	\$ 1,300	\$ 13,400	\$ -	\$ -	\$ 14,700
SE-1	Level Spreader at 339th & Old Sul	\$ -	\$ 800	\$ 8,000	\$ -	\$ -	\$ 8,800
Non-Impact Projects Total							\$ 988,100

Projects Related to Development

Project ID	Project Name	Permits &			Easements or		Total
		Study	Design & Plans	Construction	Land Acq		
C-11	High School South Lot, Filling of Infiltration Ditch	\$ -	\$ 1,600	\$ 15,900	\$ -	\$ -	\$ 17,500
C-13	1st Street Culvert Crossing, 200 Ft. South of Willow	\$ -	\$ 400	\$ 3,800	\$ 500	\$ -	\$ 4,700
C-19	8th Street at Depot Ln, Regional Flooding	\$ 5,000	\$ 900	\$ 9,000	\$ 11,800	\$ -	\$ 26,700
N-2B	311st & Wisteria, Winters Creek Culvert	\$ -	\$ 330	\$ 3,300	\$ 14,200	\$ -	\$ 17,800
N-3	Gohr Road 310' south of N Park Drive, Lot Flooding	\$ 8,000	\$ 1,500	\$ 15,300	\$ 16,900	\$ -	\$ 41,700
N-5	Gohr Road, Drainage Improvements	\$ -	\$ 870	\$ 8,700	\$ 2,300	\$ -	\$ 11,900
E-3	Wagleys Creek Crossing at 339th Ave	\$ 15,000	\$ 2,300	\$ 23,300	\$ 4,000	\$ -	\$ 44,600
E-8	132nd St., Plugged Culvert	\$ -	\$ 100	\$ 900	\$ 1,000	\$ -	\$ 2,000
E-10	E. Main Street, Drainage Problems at Gravel Rd &	\$ 40,000	\$ 26,300	\$ 262,700	\$ -	\$ -	\$ 329,000
E-16a	Dyer Rd. Culverts at Wagleys Creek, Debris	\$ 20,000	\$ 1,800	\$ 17,900	\$ 7,000	\$ -	\$ 46,700
E-21	Foundry Drive, Connecting Riser & Storm	\$ -	\$ 22,400	\$ 223,600	\$ 39,000	\$ -	\$ 295,000
SE-2	Extend 36" Culvert Under US 2, 400 Ft. East of	\$ -	\$ 24,800	\$ 248,400	\$ -	\$ -	\$ 273,200
SE-3	Ditch on South Side of US 2, East of Rice Rd.	\$ -	\$ 16,200	\$ 161,500	\$ -	\$ -	\$ 177,700
Basic Projects Related to Development							\$ 1,289,000
E-4	Developer Funded Improvement Project Sultan Basin Rd, Flooding in Area North of Bryant	\$ 8,000	\$ 3,200	\$ 32,100	\$ 35,300	\$ -	\$ 78,600
E-7A	132nd Street, Storm Conveyance	\$ 12,000	\$ 6,700	\$ 66,700	\$ -	\$ -	\$ 85,400
E-7B	132nd Street Storm Conveyance - Storm Pipe	\$ 10,000	\$ 13,700	\$ 137,400	\$ 11,800	\$ -	\$ 172,900
E-19	Wagleys Creek Culvert at 140th Street SE	\$ 10,000	\$ 1,000	\$ 9,800	\$ -	\$ -	\$ 20,800
N-1	Deteriorating Culvert at Trout Farm Road	\$ 8,000	\$ 5,100	\$ 50,700	\$ 12,800	\$ -	\$ 76,600
Projects Related to Development Funded by Developers							\$ 434,000
Likely, Total =							Total = \$ 1,723,000

Joe Propertyowner --
1111 Dyer Place
Sultan, WA 98294

I don't know how many property owners
are involved

RE: Comprehensive Plan

Dear Mr. Propertyowner:

This letter is being sent to you to inform you of matters within the Sultan Comprehensive Plan which may have a direct impact upon you and your property.

The Comprehensive Plan anticipates building a road adjacent to/ through certain properties. This may involve your property. Additional information can be found by contacting XXXXX, phone number XXXXXXXXXXXXX

Sincerely,

XXXXX

Joe Propertyowner --
1111 Dyer Place
Sultan, WA 98294

There are 409 households within the city
and I don't know how many to be annexed

RE: Comprehensive Plan

Dear Mr. Propertyowner:

This letter is being sent to you to inform you of matters within the Sultan Comprehensive Plan which may have a direct impact upon you and your property.

The Comprehensive Plan includes providing sewer services to all households within the city limits and to all new properties added to the city. Your property is included. Further, these projects may involve pump stations and potential property acquisition by the City. For more details, you may contact XXXXXX, phone number XXXXXX

Sincerely,

XXXXXX

Joe Propertyowner --
1111 Dyer Place
Sultan, WA 98294

I don't know how many property owners
are involved

RE: Comprehensive Plan

Dear Mr. Propertyowner:

This letter is being sent to you to inform you of matters within the Sultan Comprehensive Plan which may have a direct impact upon you and your property.

The Comprehensive Plan anticipates annexing certain properties. This may involve your property. Along with the annexation, there are certain requirements mandated by the Comprehensive Plan. These include requirements to connect to the City sewer and water systems as well as other requirements. Additional information can be found by contacting XXXXX, phone number XXXXXXXXXXXXX

Sincerely,

XXXXX

DRAFT City of Sultan Comprehensive Plan/SEIS for Public Comment

Storm Sewer

Storm Water Capital Project Needs

Table VIII-14: Unconstrained Storm Water Needs List.

Basic Projects						
Project ID	Project Name	Permits &			Easements or	
		Study	Design/Plans	Construction	Land Acq	Total
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C-3	Birch & 3rd, Infiltration	\$ -	\$ 2,200	\$ 22,300	\$ -	\$ 24,500
C-6a	Main Street, 1st to 5th, Stormwater	\$ 5,000	\$ 2,900	\$ 28,800	\$ -	\$ 36,600
C-6b	Regional Water Quality Facility for	\$ 60,000	\$ -	\$ -	\$ -	\$ 60,000
C-7 / C-14	Murphy Way Entrance Standing W	\$ -	\$ 3,200	\$ 32,000	\$ -	\$ 35,200
C-8	5th Place & 6th Street, Gravel Ros	\$ -	\$ 6,400	\$ 64,000	\$ -	\$ 70,400
C-10	Cul-de-Sac at Dyer Road, Standin	\$ -	\$ 500	\$ 4,600	\$ -	\$ 5,100
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Non-Impact Projects Total						\$ 986,100
Projects Related to Development						
Project ID	Project Name	Permits &			Easements or	
		Study	Design & Plans	Construction	Land Acq	Total
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Projects Related to Development Funded by Developers Likely, Total =						\$ 434,000
Total =						\$ 1,723,000