

**SULTAN PLANNING BOARD  
AGENDA ITEM COVER SHEET**

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ITEM NO: D-1

DATE: February 2, 2010

SUBJECT: 2011 Comprehensive Plan Update – Land Use Element Goals and Policies

CONTACT PERSON: Deborah Knight, City Administrator

**ISSUE:**

The issue before the planning board is to review the proposed goal and policy changes to the land use element of the 2004 comprehensive plan and provide direction to staff.

**SUMMARY:**

Reviewing and revising the goals and policies of the 2004 comprehensive plan is the second phase of the mandatory 7-year update of the city's comprehensive plan required by the Growth Management Act<sup>1</sup>.

The third phase is to complete the technical analysis of the proposed revisions and update as necessary the data that is the foundation of the comprehensive plan. This work will begin in February 2010 and continue into early 2011.

The final phase is the required process to adopt the plan. This work will begin in early 2011 and be completed by December 1, 2011 as required by the Growth Management Act.

Proposed changes to goals and policies for the housing, environmental and transportation elements are in the queue and ready for the planning board to review. Staff will bring forward the proposed changes to each element as directed by the planning board.

The planning board received an introduction to land use element at its January 5, 2010 meeting. At the meeting, the planning board briefly discussed the process to review staff proposed changes to the goals and policies.

The planning board directed staff to return on February 2, 2010 with the proposed changes to the goals and policies in the land use element and "queue" proposed changes to the goals and policies in the transportation element for the February 16, 2010 planning board meeting.

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<sup>1</sup> [RCW 36.70A.130\(4\)](#)

## Planning Board's Role

The planning board's role is to:

1. Synthesize information received in the small group meetings and public outreach.
2. Translate public input into proposed text changes to the goals and policies consistent with Vision 2040 and county-wide planning policies.
3. Recommend changes in the comprehensive plan to the city council.

The planning board must be careful to separate policy from process. The planning board's role at this point is to ensure the policy direction provided through public participation, as well as the direction from Vision 2040 and the countywide planning policies are incorporated into the revised goals and policies.

Process issues will be addressed by the planning board during its review of the development regulations after the goals and policies are revised.

## Action Words

Recommendations by the planning board made at the policy level have real world impacts that take time to unfold. The planning board should carefully consider the verbs used for each goal and policy. "Promoting" an idea such as green buildings implies a different level of action than "require".

## Goal

The planning board should keep focused on the overall goal and the following guiding principles during the review process:

Update the comprehensive plan goals and policies to be consistent with the multi-county planning policies (MPP) and Snohomish County planning policies (CPP).

## Guiding Principals

- Provide city staff with policy direction to amend goals and policies for review by small groups.
- Keep goal and policy language simple and easy to understand. Use "plain" language. Mean what you say.
- Split long phrases and sentences into separate single sentence statements for easier reading.
- Eliminate unnecessary phrases in the goals and policies that belong in the city's development regulations (e.g. "disallow or disapprove proposals that violate the original use intent...")

- Update goals and policies to reflect multi-county planning policies (MPP) and Vision 2040
- Update goals and policies to reflect county-wide planning policies (CPP)
- Update goals and policies to reflect citizen input and feedback.

## **DISCUSSION OF THE LAND USE ELEMENT:**

### Purpose of the Land Use Element

A Land Use Element is one of six mandatory elements required by the Growth Management Act 2:

The Growth Management Act requires that population, employment and land use be planned together through the Year 2040; and that the Comprehensive Plan and City Code be coordinated to accomplish those targets in a coordinated fashion.

The Land Use section of the Comprehensive Plan establishes the framework for the City's future land use development. It presents the community's policy for growth through 2040. It deals directly with how citizens will be able to use their land and therefore is among the most sensitive topics of government regulation. Most important to this Plan update, it shows where development will occur as a basis for a Capital Facilities Plan. It considers the general location, intensity and density of land uses so that traffic, drainage, community services, utilities, etc. can be properly planned for.

### Vision 2040 Land Use Goal

The region will focus growth within already urbanized areas to create walkable, compact, and transit-oriented communities that maintain unique local character. Centers will continue to be the focus of development. Rural and natural resource lands will continue to be permanent and vital parts of the region.

### Organization of the Land Use Element

Under Vision 2040, the Land Use section is divided into nine topic headings:

1. Urban Lands
2. Regional Coordination and Cooperation
- 3. Centers (new for Sultan)**
4. Cities in Rural Areas
5. Elements of Orderly Development and Design

6. **Built Environment and Health (new for Sultan)**
7. **Innovative Techniques (new for Sultan)**
8. Incompatible Land Uses
9. Concurrency (covered under capital facilities section)

#### Staff Changes from the Small Group Meeting on 11-10-2009

- List criteria for annexations under LU 3.8
- Add policies for siting essential public facilities (required by state law)<sup>3</sup>

#### How to Review Proposed Changes to the Goals and Policies

**Step 1.** Review the Land Use Element and goals and policies adopted in the 2008 Revised Comprehensive Plan (Attachment A).

**Step 2.** Review the comments received from the small group meeting on the Land Use Element (Attachment B).

**Step 3.** Review the Comparison Table detailing the Multi-County Planning Policies, County-wide Planning Policies and City of Sultan revised land use goals and policies (Attachment C).

- **Numbering System.** The proposed land use policies have been numbered (e.g. LU=Land Use) following standard government practice to aid in referencing the goals and policies during the revision process.

Main goals have primary headings (e.g. LU-1). With supporting concepts given sub-numbers (e.g. LU-1.1)

- **Legislative Markup.** The Microsoft Word “track changes” function is used to identify staff proposed changes to the goals and policies.

**Newly added text is underlined. Deleted text is indicated by striking through existing text.**

**Step 4.** Review the Goals and Policies by Topic (Attachment D). The “topics” are taken from the Puget Sound Regional Council (PSRC) adopted Vision 2040 and the multi-county planning policies (MPP).

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<sup>3</sup> **RCW 36.70A.200 Siting of essential public facilities — Limitation on liability.** (1) The comprehensive plan of each county and city that is planning under RCW <sup>36.70A.040</sup> shall include a process for identifying and siting essential public facilities. Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW <sup>47.06.140</sup>, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW <sup>71.09.020</sup>.

Changes to the goals and policies in Attachments C and D should be exactly the same. The changes are simply presented in different formats to assist the planning board.

Staff anticipate this will be an iterative process. It should take the planning board several meetings to work through the land use element. Revisions to the transportation Element and other chapters should go more quickly.

**The following demonstrates how proposed text changes are identified with corresponding multi-county planning policies.**

Topic 1. Urban Lands

Vision 2040 Goal: The region will promote the efficient use of land, prevent urbanization of rural and resource lands, and provide for the efficient delivery of services within the designated urban growth area.

Sultan 2040 Goal

*LU3 Goal: Create an effective land use management process to guide the city's population growth in a manner that maintains or improves Sultan's quality of life, environmental resources and unique character*

~~Establish a planning and review document and process~~ Adopt a Comprehensive Plan and development regulations that recognizes Sultan's needs, and ~~that~~ effectively coordinates development efforts.

LU 3.1 Planning unit boundaries

LU 3.1.1 Preserve the existing small town character of Sultan while accommodating the state's 20-year growth forecast for Sultan.

LU 3.1.2 Delineate ~~planning unit boundaries~~ different land uses using natural features, road or other physical improvements.

LU 3.1.3 Identify and resolve critical transition areas or points of conflict with adjacent properties or incompatible land uses, ~~to be resolved in neighborhood planning processes, and respected in future development reviews.~~

LU 3.1.4 Provide a compatible mix of residential and commercial land uses to:

1. ~~Make it possible to safely walk or bike to work and shopping/~~
2. ~~Reduce reliance on automobiles and reduce commuting time and distance~~
3. ~~Reduce green house gas emissions~~

## **BACKGROUND:**

### Growth Management Act Requirements

For the 2011 update to the 2004 comprehensive plan, the city is required to align the goals and policies in the comprehensive plan with the Puget Sound Regional Council Vision 2040 and multi-county planning policies (MPP). The city is also required to align its goals and policies with the Snohomish County countywide planning policies (CPP).

The policy questions presented to the Sultan community are framed around the Puget Sound Region Council's Vision 2040, multi-county planning policies (MPP), and countywide planning policies (CPP). Copies of these documents were provided to the Planning Board at the June 30, 2009 joint meeting.

### Council Approved 2011 Update Process

The process to update the comprehensive plan is broken into four phases:

1. Project Set-Up (July 2009-September 2009). This phase was completed in September with approval of the Comprehensive Plan Approach and Schedule and the comprehensive plan kick-off meeting on September 30, 2009.
2. Drafting the Plan Policies (October 2009-July 2010). The city is currently in Phase II of the update process.
3. Existing conditions and trends (January 2010 – December 2010). The technical analysis of existing conditions and trends will start in January with revisions to the water and sewer plans. The water plan must be updated by November 2010. Other technical work will begin in February 2010. Technical work may continue into 2011.
4. Adoption (January 2011 – September 2011). This is the formal adoption process including revisions to the development regulations to be consistent with proposed comprehensive plan revisions. Changes to the development regulations and comprehensive plan must occur simultaneously.

### Phase II Drafting the Plan Policies

The city is currently in Phase II of the Plan update. In accordance with the adopted Comprehensive Plan Approach (Attachment C), the city is in the process of working with the community through small group meetings to review and recommend changes to the goals and policies in the city's 2004 comprehensive plan.

A small group of about 20 people met together October 27, 2009 to review the land use element of the comprehensive plan and answer policy questions (Attachment D). The policy questions are intended to give direction to the council, planning board and staff in updating the goals and policies to reflect the community's vision of its future.

The original idea was to create three small work groups and assign each work group three or four chapters of the comprehensive plan. Each work group would answer the policy questions in the assigned chapters (elements) of the comprehensive plan and review the proposed changes to the goals and policies. Instead, the community has been working to review the chapters as a single group.

#### **FISCAL IMPACT:**

This is a planning level activity. The fiscal impact of land use goals and policies will be determined during the technical analysis of the goals and policies later in 2010. However, the planning board should keep in mind the connection between land use, housing, transportation and capital facilities costs.

One of the primary components of Vision 2040 is to focus future development in “centers”. Decisions to create new “centers” in Sultan as recommended by the small group come with a cost. The city will need to provide water, sewer, stormwater and roads to new commercial areas within the city.

Typically, the cost to redevelop an existing area is lower than new development because the services are already in place. The cost of providing services is translated into developer paid impact fees and infrastructure improvements. Impact fees are in turn folded into the cost of new housing and commercial development.

#### **RECOMMENDED ACTION:**

Review the proposed goal and policy changes to the land use element of the 2004 comprehensive plan and provide direction to staff.

#### **ATTACHMENTS:**

- A – 2008 Revised Comprehensive Plan – Land Use Element
- B - Land Use Element Policy Responses from Small Group Meeting
- C – Proposed Changes to the Land Use Goals and Policies Comparison Table (MPP, CPP and Sultan)
- D – Proposed Changes to the Land Use Goals and Policies by “Topic”

## 2.5 Land Use

A Land Use Element is one of six mandatory elements required by the Growth Management Act<sup>4</sup>:

*“ The City must adopt a ‘Land Use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses. [It] shall include population densities, building intensities and estimates of future population growth. The land use element shall provide for protection of the quality and quantity of groundwater used for public water supplies. Where applicable, the land use element shall review drainage, flooding, and storm water run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state...’ ”*

The Growth Management Act requires that population, economic development and land use be planned through a twenty-year planning horizon (2025 for Sultan); and that the Comprehensive Plan and City Code be coordinated to accomplish those targets in a coordinated fashion.

The Land Use section of the Comprehensive Plan establishes the framework for the City's future land use development. It presents the community's policy for growth through 2025. It deals directly with how citizens will be able to use their land and therefore is among the most sensitive topics of government regulation. Most important to this Plan update, it shows where development will occur as a basis for a Capital Facilities Plan. It considers the general location, intensity and density of land uses so that traffic, drainage, community services, utilities, etc. can be properly planned for.

Throughout the completed Comprehensive Plan there will be discussion of groundwater, drainage, flooding, stormwater run-off and other elements mandated for review by GMA. These, along with traffic, community services, etc. are all related to land use. So, while there may not be extensive discussion of these issues within the Land Use section itself, they are a prime consideration in developing the Land Use Map for the City.

### Land Uses to be Served

The Land Use Map is shown on Figure LU-1. Adopted as part of the 2004 Update, it shows how residential, business, industrial, open space and other land uses are to be encouraged through 2025. The amount of land dedicated to these various uses must be founded on an analysis of future housing and employment needs, must protect critical environmental elements and must be capable of accommodation within the adopted Urban Growth Area (UGA). These factors are summarized as follows:

### Population Growth

Table 1 shows the “planning assumption” used to develop the Land Use plan and to analyze infrastructure needs. The population will grow to 11,119 by the year 2025. For planning purposes it is assumed that by about Year 2020 the current UGA will have been annexed to the City, although actual timing can not be predicted.

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<sup>4</sup> RCW 36.70A.070(1)

### Population Density

The total area within the Urban Growth Area is 2,304 acres, with 1,971 acres designated for residential uses. In 2006, the UGA had a population of 4,785 persons<sup>5</sup>, This would amount to a gross population density of about 2.4 persons per acre or 1,550 person per square mile. With allowance for critical areas, in 2006 there were approximately 252 acres of developable land that was actually being used for residential development. This would produce a net current density of about 19 persons per acre (6.8 dwelling units per acre).

### Housing Stock

A total housing demand for 4,464 housing units is indicated for 2025, an increase of 2,725 units over that existing in 2007. It is in the City's interest to maintain an overall density above GMA guidelines of 4.0 dwelling units per acre. With about 2.78 persons per occupied household, the 2006 net density was about 6.8 units per acre. With a population forecast of 11,119 in 2025, this would require approximately 355 acres of vacant, developable land. There are currently 529 acres in the inventory (Table LU-3, Page 54).

According to the 2007 Buildable Lands Report (BLR)<sup>6</sup>, the City of Sultan has sufficient buildable land to accommodate 1,966 additional single family units and 759 Multiple Family units by 2025. In the Low to Moderate Density (LMD) designation there is additional capacity for 469 single family units. In the Moderate Density (MD) designation there is additional capacity of 119 single family units and 8 Multiple Family units. In the High Density (HD) designation there is additional capacity for 149 single family units and 43 Multiple Family units. In the Highway Oriented Development (HOD) designation, residential units are not currently allowed according to the Sultan Municipal Code.

### Housing Density

Historical trends in the density of development help to explain how Sultan has developed in the past as an indicator of how it will develop in the future. Table LU-1, taken from the County's 2007 Buildable Lands Report, describes how new development densities occurred in Sultan between 1995 and 2005.

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<sup>5</sup> See Table 1, Planning Assumptions

<sup>6</sup> See Table 8, Appendix B

**Table LU-1: Density of Recent Housing Developments 1995-2005**

Zone		Buildable Acres Developed	Residential Dwelling Units	Density Units/Acre
Low to Moderate Density (LMD)	Single Family Units	24.69	69	2.79
Moderate Density (MD)	Single Family Units	60.30	264	4.38
	Multi-Family Units	2.13	24	11.3
	Total	62.43	288	4.61
High Density (HD)	Single Family Units	14.42	76	5.27
	Multi-Family Units	15.34	161	10.5
	Total	29.76	237	7.96

Sultan's expected population will require a diverse range of housing. The types and density of housing are crucial elements of this Plan. The City must be ready to accommodate the

Source: Table 3, Appendix B

types of housing needed and, depending on the type and density will dictate how much land is allocated to different land use zones. This distribution will, in turn, affect how capital facilities and services will be provided. The distribution shown in Table LU-1 reflects the City intention to provide sufficient land within different residential areas to achieve diversity and affordability.

### Employment Growth and Density

As with housing, a measure for employment density (i.e. jobs per acre) helps to determine how much land will be needed to develop Sultan's target employment base of 2,000 jobs in 2025. Table LU-2 illustrates the development history between 1995 and 2005 within the commercial zones in Sultan. It provides a snapshot of current employment densities in newly developing areas.

**Table LU-2: Commercial Land Development Density 1995-2005**

Zone	Developed Acres	New Employment	Employees per Developed Acre
Urban Center	0.37	9	23.90
Economic Development	6.23	92	14.77
Hwy Oriented Development-New	4.71	31	6.68
Hwy Oriented Development-Infill	4.06	43	10.61
Total	15.37	175	11.4

Source: Table 9, Appendix B and Buildable Lands Report, 2007

### Commercial Floor Area Potential

The intensity of commercial development allowed by City planning policy and regulations will determine the City's ability to accommodate its projected growth of 1,000 jobs between now and 2025. Development intensity is typically defined as a "floor area ratio" or FAR, which measures the total floor area of a building as a percentage of the total land area. Where 30,000 square feet of building space occurs on 10,000 square feet of land, the FAR equals 3.0. A three story building occupying 100% of a parcel would have a FAR of 3.0; as would a six story building occupying half the parcel.

City of Sultan development standards are fairly common. Commercial buildings are allowed to occupy an unlimited portion of a parcel, provided off-street parking and some perimeter buffers are installed. Off-street parking requirements for Sultan businesses are also fairly typical (SMC 16.60.140).

A rule of thumb is that in these typical situations, approximately 25% of the surface land area can be used for actual building area. This Plan assumes that most commercial structures in Sultan will be built to no more than two stories, a FAR of 0.5.

### Commercial/Industrial Land Area Need

To determine the amount of acreage necessary to accommodate the projected growth of 1,000 employees by 2025, it was assumed that approximately 1,000 square feet of building area is required for each employee. This is an average of the 500 square feet use for retail uses and 1,500 square feet applied to industrial uses.

The resulting assumption of 1 million square feet of commercial/industrial land area, with a FAR ration of 0.5, calls for 2 million square feet of land area or 45 acres of land.

### Land Area Available for Growth

As part of the 2008 revision, the City re-analyzed the current amount of vacant and buildable lands to ensure that the population and employment targets can be met with the Land Use Map designations as proposed. Table LU-3 shows how the vacant and developable land is distributed among the various land use districts around the community. The amount of available land was determined by combining the analysis of existing land use, critical area and vacant land. (Figure 4A, Page 40).

The distribution of acreage on Table LU-3 by Traffic Analysis Zone assures consistency between growth forecasts and the land use distribution used in determining road, sewer and other infrastructure needs. Figure 2 (Page 25) shows the distribution of new residences and jobs through 2025.

With approximately 530 acres available for an additional 2,700 dwelling units and 114 acres available for another 1,000 jobs, the City has sufficient land to meet its needs. Provided the infrastructure is developed to serve these land uses (see Section 3.4), the Urban Growth Area is of a satisfactory size to accommodate Year 2025 growth.

Figure LU-1 reflects the balance of all these elements. It is the official Land Use Map of the City upon which future development decisions will be based.

**Table LU-3: Buildable and Vacant Acreage Sultan UGA**

Traffic Analysis Zone	Available or Developable Acreage						Total Residential	Total Commercial	
	Residential			Commercial					
	LMD	MD	HD	HO	UC	ED			
1		11.25		7.76			11.25	7.76	
2	4.5	15.3					19.8		
3		16.5	20.63		1.68		37.13	1.68	
4		21.6	4.5				26.1		
5	8.8	11.85					20.65		
6	17.4						17.4		
7	61						61		
8	57.6						57.6		
9	30						30		
10	9.35	-5					4.35		
11	8	2.5	39.65	4.77	0.9		50.15	5.67	
12		1.5					1.5		
13				6		13.5		19.5	
14		54.4				6.3	54.4	6.3	
15	31.45						31.45		
16	20						20		
19	57.6						57.6		
20	2						2		
21		26.4		10.35		6.5	26.4	16.85	
22				16				16	
23				39.9				39.9	
<b>TOTAL</b>	<b>307.7</b>	<b>156.3</b>	<b>64.77</b>	<b>84.78</b>	<b>2.58</b>	<b>26.3</b>	<b>528.77</b>	<b>113.66</b>	
Residential Land Uses LMD: Low to Moderate Density MD: Moderate Density HD: High Density				Commercial Land Uses HO: Highway Oriented UC: Urban Commercial ED: Economic Development					

## Goals and Policies

The following goals and policies are based on an analysis of existing land use conditions and the results of workshop planning sessions.

### **LU 1 Goal: Manage growth potentials**

Maintain a realistic balance between the land's capable, suitable potentials and Sultan's ability to provide urban services.

#### **LU 1.1 Capable areas**

Allocate urban development onto lands that are capable of supporting urban uses and/or that pose fewest environmental risks. To the extent necessary, locate urban uses away from lands or soils that have severe environmental hazards – such as the Sultan and Skykomish Rivers floodways.

#### **LU 1.2 Suitable areas**

Allocate urban development onto lands that are suitable for urban use and/or that have the least social value in an undeveloped state. To the extent necessary, locate urban uses away from sites that have significant archaeological, historical, cultural or special social significance.

#### **LU1.3 Serviceable areas**

Allocate urban uses onto capable, suitable lands that Sultan can provide sewer, water, storm, and other basic urban utilities. Delineate boundaries between areas that will always be rural and transition or reserve areas that may be included within the future expansion of the Sultan urban area – such as the lands north along Sultan Basin Road.

### **LU 2 Goal: Create identity**

Define a pattern of urban development that is recognizable, provides an identity, and reflects Sultan values and opportunities.

#### **LU 2.1 Urban form**

Create a recognizable urban pattern that distinguishes between urban and rural, and establishes a harmonious relationship with the natural and man-made environment. Protect area differences in architecture, physical and social composition, visual character, and other features that make each part of the Sultan urban form unique and valuable – such as downtown Sultan.

### **LU 3. Goal: Create an effective land use management process**

Establish a planning and review document and process that recognizes Sultan's needs, and that effectively coordinates development efforts.

#### **LU 3.1 Planning unit boundaries**

Delineate planning unit boundaries using natural features, road or other physical improvements. Identify critical transition areas or points of conflict with adjacent properties or incompatible land uses, to be resolved in neighborhood planning processes, and respected in future development reviews.

#### **LU 3.2 Institutional master planning**

Establish an institutional planning review of land uses that may be conditionally allowed within residential areas including schools, churches, home occupations, incubator businesses, clubs and similar activities. Review proposed expansion plans including height, mass, traffic, noise,

**Attachment A**  
**2008 Revised Comprehensive Plan**

and other characteristics for residential neighborhood compatibility. Disallow or disapprove proposals that violate the original conditional use intent, that do not fit the scale of the neighborhood, and that will do harm to the residential integrity of the area.

**LU 3.3 Official land use plan**

Maintain a coded map overlay designating the preferred future developed state of the Sultan corporate limits and urban growth area. Define proposed categories of land use. Coordinate all implementing ordinances, programs, proposals and projects to conformance with the intentions of this official land use plan. Periodically update the plan to reflect changes, opportunities and desires.

**LU 3.4 Performance based zoning ordinance**

Consider amending the zoning ordinance to utilize performance rather than dimensional standards. Define density based on the land's capable or environmentally suitable acreage rather than on the land's gross size or unqualified characteristics.

**LU 3.5 Environmental zoning designation**

Consider amending the zoning ordinance to include an environmental zoning designation for sensitive lands and soils that should not be developed for urban use. Base the new environmental zone on performance standards that will allow uses that will not cause hazard or risk conditions. Include the buffer and transitional protections that are now defined in the Sultan, Snohomish County, and Washington State Office of Community Development critical areas ordinances in accordance with the requirements of the Washington State Growth Management Act.

**LU 3.6 Clustering and planned unit development provisions**

Amend the zoning ordinance to allow clustering and planned unit residential developments where the objective is to allow for a variety of housing products, create common open space and/or conserve significant social characteristics of the land - like wooded areas and scenic views.

**Lu 3.7 Rural/Urban Transition Area (RUTA)**

Jointly create a Rural/Urban Transition Area (RUTA) with Snohomish County to preserve the existing, undeveloped character of the lands adjacent and north of the urban growth area. The purpose of the Rural/Urban Transition Area will be to prevent properties from being subdivided or otherwise altered into a use or pattern that:

- **could not be developed for additional urban uses** - should there ever be a need, and that
- **would detract** - from the rural, agricultural character and productivity of existing activities.

**LU3.8 Interlocal agreements with Snohomish County**

Enter into an interlocal agreement with Snohomish County to jointly agree upon and coordinate the:

- **the proposed boundaries** - of the Sultan urban growth area, and
- **suitable zoning protection** - of the lands within the proposed urban/rural transition area.

## Attachment B

### 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 27<sup>th</sup> 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.

**DRAFT**

**COMPARISON OF PUGET SOUND REGIONAL COUNCIL (PSRC) VISION 2040 MULTICOUNTY PLANNING POLICIES;  
SNOHOMISH COUNTY TOMORROW (SCT) COUNTYWIDE PLANNING POLICIES; AND SULTAN PLANNING POLICIES**

Multicounty Planning Policies (MPPs)	Comparable Countywide Planning Policies (CPPs) <b>Draft Policies Under Development by County</b>	Comparison Sultan Planning Policies
<p><b>Vision 2040 Goal: The region will focus growth within already urbanized areas to create walkable, compact, and transit-oriented communities that maintain unique local character. Centers will continue to be a focus of development. Rural and natural resource lands will continue to be permanent and vital parts of the region.</b></p>		
<p><b>Urban Lands</b>  <b>Goal: The region will promote the efficient use of land, prevent urbanization of rural and resource lands, and provide for the efficient delivery of services within the designation urban growth area.</b></p> <ul style="list-style-type: none"> <li>✓ DP-1 Provide a regional framework for the designation and adjustment of the urban growth area to ensure long-term stability and sustainability of the urban growth area consistent with the regional vision.</li> <li>✓ DP-2 Encourage efficient use of urban land by maximizing the development potential of existing urban lands, such as advancing development that achieves zoned density.</li> </ul> <p><b>Goal: The region, countywide planning bodies, and local jurisdictions will work together to set populations and employment growth targets consistent with the regional vision</b></p> <ul style="list-style-type: none"> <li>✓ DP-3 Use consistent countywide targeting processes for allocating population and employment growth consistent with the regional vision, including establishing: a) local employment targets, b) local housing</li> </ul>	<p><b>DP-1</b> Maintain Urban Growth Areas (UGAs) which:</p> <ol style="list-style-type: none"> <li>a. when aggregated, at a minimum shall accommodate the county's 20 year urban allocated population projection;</li> <li>b. include all cities within Snohomish County;</li> <li>c. can be supported by an urban level of service consistent with capital facilities plans for public facilities and utilities;</li> <li>d. are based on the best available data and plans regarding future urban growth including new development, redevelopment, and infill</li> <li>e. have identifiable physical boundaries such as natural features, roads, or special purpose district boundaries when feasible;</li> <li>f. do not include designated resource lands (e.g., agricultural or forest lands) unless the city or county has enacted a program authorizing transfer or purchase of development rights;</li> <li>g. have been evaluated for the presence of geographic and critical environmental areas;</li> <li>h. where possible, include designated greenbelts or open space within their boundaries and on the periphery of the UGA to provide separation from adjacent urban areas, rural areas, and resource lands;</li> <li>i. will consider the vision of each jurisdiction regarding the future of their community during the next 20 years; and</li> <li>j. are large enough to ensure an adequate supply of land for an appropriate range of urban land uses to accommodate the planned growth; and</li> <li>k. support pedestrian, bicycle and transit compatible design.</li> </ol>	<p><i>LU3 Goal: Create an effective land use management process <u>to guide the city's population growth in a manner that maintains or improves Sultan's quality of life, environmental resources and unique character</u></i></p> <p><del>Establish a planning and review document and process</del><u>Adopt a Comprehensive Plan and development regulations</u> that recognizes Sultan's needs, and <del>that</del> effectively coordinates development efforts.</p> <p><b><u>LU 3.1 Planning unit boundaries</u></b></p> <p><u>LU 3.1.1 Preserve the existing small town character of Sultan while accommodating the state's 20-year growth forecast for Sultan.</u></p> <p><u>LU 3.1.2 Delineate <del>planning unit boundaries</del> different land uses</u> using natural features, road or other physical improvements.</p> <p><u>LU 3.1.3 Identify <u>and resolve</u> critical transition areas or points of conflict with adjacent properties or incompatible land uses, <del>to be resolved in neighborhood planning processes, and respected in future development reviews.</del></u></p> <p><u>LU 3.1.4 Provide a compatible mix of residential and commercial land uses to:</u></p>

**D R A F T**

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<p>targets based on population projections; c) local housing and employment targets for each designated regional growth center.</p> <p>✓ DP-4 Accommodate the region’s growth first and foremost in the urban growth area. Ensure that development in rural areas is consistent with the regional vision.</p>	<p><b>DP-2</b> Expansion of the boundary of an individual Urban Growth Area (UGA) to include additional residential, commercial and industrial land shall not be permitted unless supported by a land capacity analysis adopted by the County Council pursuant to RCW 36.70A.110. This analysis must show that:</p> <p>a. the new UGA sizing does not exceed a 15% safety factor above the adopted target,</p> <p>b. the expansion otherwise complies with the Growth Management Act,</p> <p>c. the decision to expand includes consultation with appropriate jurisdictions in the UGA or Municipal UGA, and</p> <p>d. one of the following conditions are met:</p> <ol style="list-style-type: none"> <li>1. The expansion is a result of the most recent buildable lands review and evaluation required by RCW 36.70A.215 and performed per policy GF-7.</li> <li>2. The expansion is a result of the review of UGAs at least every ten years to accommodate the succeeding twenty years of projected growth, as projected by the state Office of Financial Management, and as required by RCW 36.70A.130(3).</li> </ol>	<p><u>4. Make it possible to safely walk or bike to work and shopping/</u></p> <p><u>5. Reduce reliance on automobiles and reduce commuting time and distance</u></p> <p><u>6. Reduce green house gas emissions</u></p> <p><b><u>LU 3.2 Institutional master planning</u></b></p> <p><u>Editor’s note: not sure the purpose of this policy. Discuss deleting or rewrite in plain language.</u></p> <p><u>Establish an institutional planning review of Review land uses that may be conditionally allowed within residential areas including schools, churches, home occupations, incubator businesses, clubs and similar activities to limit conflicts between residential and commercial uses. Review proposed expansion plans including height, mass, traffic, noise, and other characteristics for residential neighborhood compatibility. Disallow or disapprove proposals that violate the original conditional use intent, that do not fit the scale of the neighborhood, and that will do harm to the residential integrity of the area.</u></p>

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	<p>3. Both of the following conditions are met for expansion of the boundary of an individual UGA to include additional residential land:</p> <p style="padding-left: 40px;">(a) Population growth within the UGA (city plus unincorporated UGA combined) since the start of the twenty-year planning period, equals or exceeds fifty percent of the additional population capacity estimated for the UGA at the start of the planning period. Acceptable sources of documentation are the most recent Snohomish County Tomorrow Growth Monitoring Report or the buildable lands review and evaluation (Buildable Lands Report).</p> <p style="padding-left: 40px;">(b) An updated residential land capacity analysis conducted by city and county staff for the UGA confirms the accuracy of the above finding using more recent residential capacity estimates and assumptions, and any new information presented at public hearings by any jurisdiction that confirms or revises the conclusions is considered.</p> <p>4. For expansion to include additional commercial and industrial land, the county and the city or cities within that UGA document that land consumption since the start of the twenty-year planning period, equals or exceeds fifty percent of the developable commercial or industrial land supply within the UGA at the start of the planning period. In UGAs where this threshold has not yet been reached, the boundary of an individual UGA may be expanded to include additional commercial or industrial land if the expansion is based on an assessment that concludes there is a deficiency of larger</p>	<p><u><b>LU 3.3 Official land use plan</b></u></p> <p><del>Maintain a coded map overlay designating the preferred future developed state of the Sultan corporate limits and urban growth area. Editor's note: This is the existing comprehensive plan and future land use map.</del></p> <p><u>LU 3.3.1</u> Define proposed categories of land use. Coordinate all implementing ordinances, programs, proposals and projects to conformance with the intentions of <del>this official land use plan</del> <u>the Comprehensive Plan.</u></p> <p><u>LU 3.3.2 Encourage future development in areas: (MPP DP-2)</u></p> <p style="padding-left: 20px;"><u>1. With the capacity to absorb development (i.e. areas with vacant or underdeveloped land and available utility, street, park and school capacity, or where such facilities can be effectively provided), and</u></p> <p style="padding-left: 20px;"><u>2. Where adverse environmental impacts can be minimized; and where such development will enhance the area's vitality.</u></p> <p><u>LU 3.3.3 Provide an adequate supply of land zoned for housing to support 20-year population allocations as required by Snohomish County Planning Policies.</u></p>

**D R A F T**

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	<p>parcels within that UGA to accommodate the remaining commercial or industrial growth projected for that UGA.</p> <p>√ <b>DP-3</b> Use land capacity analysis methods that are consistent among jurisdictions to calculate holding capacity as approved by the Snohomish County Tomorrow Steering Committee.</p> <p><b>DP-4</b> The regional growth, economic and transportation strategy (Vision 2040) should be implemented through a collaborative participatory planning process between the cities and the county that produces effective comprehensive plans and development regulations.</p> <p>√</p>	<p><a href="#"><u>LU 3.3.4 Provide an adequate supply of land zoned for employment to support 20-year employment allocations as required by the Snohomish County Planning Policies.</u></a></p> <p><a href="#"><u>LU 3.3.5 Improve the fiscal condition of the City, Ensure fiscally sustainable City, in part, by providing adequate land for uses that generate tax revenue for the City.</u></a></p> <p><a href="#"><u>LU 3.3.6</u></a> Periodically update the <a href="#"><u>comprehensive</u></a> plan to reflect changes, opportunities and desires.</p> <p><b><u>LU 3.4 Performance based zoning ordinance</u></b></p> <p><del>Consider amending the zoning ordinance to utilize performance rather than dimensional standards. Editor's Note: higher level of administrative process required. Not necessary for small towns.</del></p> <p><a href="#"><u>LU 3.4.1</u></a> Define density based on the land's capable or environmentally suitable acreage rather than on the land's gross size or unqualified characteristics.</p> <p><a href="#"><u>LU 3.4.2 Ensure regulations governing zoning incentives are used appropriately to further the goals and policies of the Comprehensive Plan.</u></a></p>

**D R A F T**

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		<p><u><i>LU 3.5 Environmental zoning designation</i></u>  <del>Editor's note: Consider deleting. Unnecessary level of regulation. Covered by critical areas and shoreline regulations.</del></p> <p><del>Consider amending the zoning ordinance to include an environmental zoning designation for sensitive lands and soils that should not be developed for urban use. Base the new environmental zone on performance standards that will allow uses that will not cause hazard or risk conditions. Include the buffer and transitional protections that are now defined in the Sultan, Snohomish County, and Washington State Office of Community Development critical areas ordinances in accordance with the requirements of the Washington State Growth Management Act.</del></p> <p><u><i>LU 3.6 Clustering and planned unit development provisions (MPP DP-14)</i></u></p> <p><del>Amend the zoning ordinance to allow clustering within and planned unit residential developments where the objective is to</del></p> <p><del>1. allow for</del><u>Encourage</u> a variety of housing <del>product</del><u>types</u>,</p> <p><del>2. e</del><u>C</u>reate common open space <del>and/or</del></p> <p><del>3. e</del><u>C</u>onserve significant social characteristics of the land -</p>

**D R A F T**

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		<p>like wooded areas and scenic views-</p> <p><u>4. Reduce reliance on automobiles</u></p> <p><u>5. Make area transit service more viable</u></p> <p><b><u>LU 3.7 Rural/Urban Transition Area (RUTA)</u></b>  <u>LU 3.7.1 Coordinate with adjacent jurisdictions to ensure compatible land uses in areas along contiguous boundaries. (MPP DP 18-19)</u>  <u>LU 3.7.2 Identify steps to limit development in resource areas (MPP DP 29-32)</u>  <u>LU 3.7.3</u> Jointly create a Rural/Urban Transition Area (RUTA) with Snohomish County to preserve the existing, undeveloped character of the lands adjacent and north of the urban growth area.  <u>LU 3.7.4</u> The purpose of the Rural/Urban Transition Area will be to prevent properties from being subdivided or otherwise altered into a use or pattern that:</p> <ul style="list-style-type: none"> <li>• <u>could not be developed for additional urban uses</u> - should there ever be a need, and that</li> <li>• <u>would detract</u> - from the rural, agricultural character and productivity of existing activities.</li> </ul> <p><b><u>LU 3.8 Interlocal agreements with Snohomish County</u></b>  <u>LU 3.8.1 Phase annexations in accordance with efficient</u></p>

**D R A F T**

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		<p><u>provision of necessary services. Support annexation proposals that meet the following criteria:</u>  <u>Editor's Note: Add criteria for annexations 11-24-09</u></p> <ul style="list-style-type: none"> <li>a. <u>The annexation achieves the growth, social and economic needs and goals for the city as set forth in the comprehensive plan;</u></li> <li>b. <u>The city can eventually provide effective and efficient urban levels of public services;</u></li> <li>c. <u>The city has an adopted land use plan for the annexation area;</u></li> <li>d. <u>Residential areas can achieve urban densities unless environmental constraints preclude these densities, and</u></li> </ul> <p><u>LU 3.8.2</u> Enter into an interlocal agreement with Snohomish County to jointly agree upon and coordinate the:</p> <ul style="list-style-type: none"> <li>• <b><i>the proposed boundaries</i></b> - of the Sultan urban growth area, and</li> </ul>

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		<ul style="list-style-type: none"> <li>• <u><b>suitable zoning protection</b></u> - of the lands within the proposed urban/rural transition area.</li> </ul> <p><a href="#">LU 3.8.3 Continue to participate in the activities of regional entities as deemed appropriate, such as the US 2 Safety Coalition, Snohomish County Tomorrow and Snohomish County Cities and Towns.</a></p> <p><b><u>Editor’s Note: Add policies for siting essential public facilities consistent with WAC 365-195-340.</u></b></p> <p><b><u>LU 3.9 Essential Public Facilities</u></b></p> <p><a href="#">LU 3.9.1 Define essential public facilities consistent with the Growth Management Act.</a></p> <p><a href="#">LU 3.9.1 Site essential public facilities consistent with the Growth Management Act, Snohomish County Comprehensive Plan and the Countywide Planning Policies.</a></p> <p><a href="#">LU 3.9.2 Cooperate with Snohomish County and neighboring cities to share essential public facilities and increase efficiencies of operation.</a></p> <p><a href="#">LU 3.9.3 Do not unduly impact any ethnic, cultural or class group by essential public facility siting or expansion.</a></p> <p><a href="#">LU 3.9.4 Determine a facility to be an essential public facility if it has one or more of the following characteristics:</a></p>

**DRAFT**

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		<p><a href="#"><u>a. The facility meets the Growth Management Act definition of an essential public facility;</u></a></p> <p><a href="#"><u>b. The facility is on a state, county or local community list of essential public facilities;</u></a></p> <p><a href="#"><u>c. The facility serves a significant portion of the County or metropolitan region or is part of a Countywide service system;</u></a></p> <p><a href="#"><u>d. The facility is difficult to site or expand.</u></a></p> <p><a href="#"><u>LU 3.9.5 Siting proposed new or expansions to existing essential public facilities shall consist of the following:</u></a></p> <p><a href="#"><u>a. An inventory of similar existing essential public facilities, including their locations and capacities;</u></a></p> <p><a href="#"><u>b. A forecast of the future needs for the essential public facility;</u></a></p> <p><a href="#"><u>c. An analysis of the potential social and economic impacts and benefits to jurisdictions receiving or surrounding the facilities;</u></a></p> <p><a href="#"><u>d. An analysis of the proposal's consistency with County and City policies;</u></a></p> <p><a href="#"><u>e. An analysis of alternatives to the facility, including decentralization, conservation, demand</u></a></p>

**D R A F T**

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		<p><a href="#">management and other strategies;</a></p> <p><a href="#">f. An analysis of alternative sites based on siting criteria developed through an interjurisdictional process;</a></p> <p><a href="#">g. An analysis of environmental impacts and mitigation;</a></p> <p><a href="#">h. Extensive public involvement.</a></p>
<p><b><u>Centers</u></b>  <b>Goal: The region will direct growth and development to a limited number of designation regional growth centers</b></p> <ul style="list-style-type: none"> <li>✓ DP-5 Focus a significant share of population and employment growth in designated regional growth centers.</li> <li>✓ DP-6 Provide a regional framework for designating and evaluating regional growth centers.</li> <li>✓ DP-7 Give funding priority – both for transportation infrastructure and for economic development – to support designated regional growth centers consistent with the regional vision. Regional funds are prioritized to regional growth centers. County-level and local funding are also appropriate to prioritized</li> </ul>	<p><b>DP-5</b> Accommodate growth and development in Snohomish County by designating a system of centers.</p> <p><b>DP-6</b> Develop a classification system for urban centers that both recognizes the centers designated by the Puget Sound Regional Council and allows designation of other centers according to their employment and community functions.</p> <p><b>DP-7</b> Local plans should designate, as appropriate, regional growth centers as well as regional manufacturing and industrial centers, pursuant to the regional growth strategy presented in Vision 2040.</p> <p><b>DP-8 [Version 1]</b> Coordinate the designation and planning of urban centers with the appropriate transit planning agencies to foster well-designed transit oriented developments that will enhance economic development opportunities, address environmental goals, and reduce vehicle miles travelled.</p> <p><b>DP-8 [Version 2]</b> Coordinate the designation and planning of urban</p>	<p><i><a href="#">LU-4 Goal: Establish land use patterns that encourage one or more central places as locations for more compact, mixed-use development. (MPP DP-11)</a></i></p> <p><a href="#">Editor’s Note: Centers are a new concept in Vision 2040. Proposed goals and policies under LU-4 are new to Sultan’s Comprehensive Plan.</a></p> <p><a href="#">LU 4.1 Create vibrant compact centers that are inviting places to work, shop, live and socialize</a></p> <p><a href="#">LU 4.2 Encourage a mix of commercial, office and residential land uses to locate in centers.</a></p> <p><a href="#">LU4.3 Locate centers of retail, commercial, and residential uses nearest highway access and major streets and away from flood prone and critical areas.</a></p> <p><a href="#">LU 4.4 Locate centers where water, sewer, and other</a></p>

**D R A F T**

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<p>to regional growth centers. <b>Editor’s note: Everett, Lynnwood and Bothell Canyon Park are designated as “regional growth centers”.</b></p> <p><b>Goal: The region will continue to maintain and support viable regional manufacturing/industrial centers to accommodate manufacturing, industrial, or advanced technology uses.</b></p> <ul style="list-style-type: none"> <li>✓ DP-8 Focus a significant share of employment growth in designated regional manufacturing/ industrial centers.</li> <li>✓ DP-9 Provide a regional framework for designating and evaluating regional manufacturing/ industrial centers.</li> <li>✓ DP-10 Give funding priority - both for transportation infrastructure and for economic development – to support designated regional manufacturing/ industrial centers consistent with the regional vision. Regional funds are prioritized to regional manufacturing/ industrial centers. County-level and local funding are also appropriate to prioritized to regional manufacturing/ industrial centers. <b>Editor’s note: Paine Field is designated as “regional manufacturing/ industrial centers”.</b></li> </ul>	<p><b>DP-9</b> centers with the appropriate transit planning agencies. Develop regulations and incentives that encourage higher densities and employment concentrations so that the majority of growth locates within UGAs.</p> <p><b>DP-10</b> Ensure UGAs allow sufficient density of development, developable land, public facilities and public services to accommodate at least 90% of the projected population and 94% of the employment growth in Snohomish County. In addition, the allowed density should support transit services and the efficient utilization of infrastructure.</p> <p><b>DP-11.1</b> (part v.1) Integrate the desirable qualities of existing residential neighborhoods when planning for urban centers and mixed use developments within urban growth areas.</p> <p><b>DP-11.2</b> (part v.1) In urban centers, provide for efficient site development that integrates building use and design with non-motorized transportation and transit facilities as well as public open spaces.</p> <p><b>DP-11</b> (v.2) Respect the positive character of existing residential neighborhoods and non-residential areas when planning for urban centers and mixed use developments within urban growth areas. Develop planning and design processes</p>	<p><u>utility services are available or planned for.</u></p> <p><u>LU4.5 Encourage mixed-use development that balances residential and business uses with commercial areas.</u></p> <p><u>LU 4.6 Ensure that development in centers is compatible with surrounding residential and commercial neighborhoods.</u></p> <p><u>LU 4.7 Require non-motorized transportation facilities throughout centers to promote pedestrian activity and ease of access to and from housing and retail areas.</u></p> <p><u>LU 4.8 Where feasible and desirable, incorporate transit amenities into the design of commercial and residential development.</u></p> <p><u>LU 4.9 Encourage uses that will support day and evening activities for all ages.</u></p> <p><u>LU 4.10 Encourage linkage of paths and trails from neighborhoods to centers</u></p> <p><u>LU 4.11 Identify and create opportunities to develop parks, civic places and public spaces, especially in or adjacent to centers.</u></p>

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<p><b>Goal: Subregional centers, such as those designated through countywide processes or identified locally, will also play important roles in accommodating planned growth according to the regional vision. These centers will promote pedestrian connections and support transit-oriented uses.</b></p> <ul style="list-style-type: none"> <li>✓ DP-11 Support the development of centers within all jurisdictions, including town centers and activity nodes.</li> <li>✓ DP-12 Establish a common framework among the countywide processes for designating subregional centers to ensure compatibility within the region.</li> <li>✓ DP-13 Direct subregional funding, especially county-level and local funds, to centers designated through county-wide processes, as well as to town centers, and other activity nodes.</li> </ul> <p>Editor's note: VISION 2040 expects each city in the region to take steps to further evolve one or more central places as missed-use areas of residences, employment, shops, cultural facilities and</p>	<p style="text-align: center;"><b>DP-13</b></p> <p>implementing strategies to:</p> <ol style="list-style-type: none"> <li>1. require all new residential and commercial development to achieve a high level of quality pedestrian scaled, bicycle and public transit compatibility,</li> <li>2. encourage positive infill development, and</li> <li>3. enhance the existing high quality and positive community character and mix of uses.</li> </ol> <p>As a means of encouraging efficient use of non-residential land areas, local jurisdictions should provide incentives for multi-story commercial and mixed-use development.</p>	<p><u><i>LU 5 Goal: Provide active and diverse industrial centers that promote economic growth and meet the 20-year employment growth targets set by Snohomish County Planning Policies.</i></u></p> <p><u><i>Editor's Note: Proposed goals and policies under LU-5 are new to Sultan's Comprehensive Plan. On October 27, 2009 small group participants emphasized maintaining and enhancing Sultan's commitment to encouraging industrial uses which provide family wage jobs.</i></u></p> <p><u><i>LU 5.1 Limit non-industrial use of industrial lands to uses which are complementary to industrial activities.</i></u></p> <p><u><i>LU 5.2 Protect industrial lands from encroachment by other land uses, which would reduce the economic vitality of industrial lands.</i></u></p> <p><u><i>LU 5.3 Develop industrial lands so as to minimize impacts on surrounding land uses, especially residential land uses.</i></u></p> <p><u><i>LU 5.4 Establish new or additional industrial development where utilities are available or planned for and have convenient access to existing or planned highways or major streets.</i></u></p>

**D R A F T**

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<p>entertainment. Centers should serve as the focal point of community, be walkable, and have access to transit.</p>		
<p><b><u>Compact Urban Communities</u></b></p> <ul style="list-style-type: none"> <li>✓ DP-14 Preserve and enhance existing neighborhoods and create vibrant, sustainable compact urban communities that provide diverse choices in housing types, a high degree of connectivity in the street network to accommodate walking, bicycling and transit use, and sufficient public spaces.</li> <li>✓ DP-15 Support the transformation of key underutilized lands, such as brownfields and greyfields, to higher density, mixed-use areas to complement the development of centers and the enhancement of existing neighborhoods.</li> </ul> <p><b><u>Cities in Rural Areas</u></b>  <b>There are a number of freestanding incorporated cities surrounded by rural lands throughout the region (e.g. Sultan). Under the Growth Management Act, these cities are part of the urban growth area. Cities in rural areas should also be the focal points of rural based industries and commerce. Schools and other institutions and facilities serving rural populations should be sited</b></p>	<p><b>DP-14</b> Promote and focus new compact urban growth within urban centers in order to use land efficiently, add certainty to capital facility investments, and allow timely and coordinated extension of urban services and utilities for new development. Coordinate the land use, capital facilities, and transportation elements of comprehensive plans in order to provide a full range of urban services in Urban Growth Areas.</p> <p><b>DP-15</b> Allow development within the incorporated and unincorporated portions of the UGA as follows:</p> <ol style="list-style-type: none"> <li>a. City comprehensive plans shall include strategies and land use policies to achieve urban densities, provide for urban governmental services/ capital facilities, and program annexations within their respective Urban Growth Areas.</li> <li>b. The county will regulate development within the unincorporated portions of urban growth areas in a manner that does not preclude urban densities, based on strategies which will be developed as part of the joint comprehensive planning process for each urban growth area. These strategies will consider the unique development opportunities and constraints in each urban growth area and could range from development limitations in one area to the authorization of</li> </ol>	<p><b><u>LU-1 Goal: Manage growth potentials</u></b>            Maintain a realistic balance between the land's <del>capable, suitable potentials and capability and</del> Sultan's ability to provide urban services.</p> <p><b><u>LU 1.1 Capable areas</u></b>            Allocate urban development onto lands that are capable of supporting urban uses and/or that pose fewest environmental risks.            To the extent necessary, locate urban uses away from lands or soils that have severe environmental hazards – such as the Sultan and Skykomish Rivers floodways.</p> <p><b><u>LU 1.2 Suitable areas</u></b>            Allocate urban development onto lands that are suitable for urban use and/or that have the least social value in an undeveloped state.            To the extent necessary, locate urban uses away from sites that have significant archaeological, historical, cultural or special social significance.</p> <p><b><u>LU 1.3 Serviceable areas</u></b>            Allocate urban uses onto capable, suitable lands that Sultan can provide sewer, water, storm, and other basic urban utilities.            Delineate boundaries between areas that will always be</p>

**D R A F T**

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<p><b>in rural cities. Commerce should cluster in the town center(s), which should be walkable and compact.</b></p> <ul style="list-style-type: none"> <li>✓ DP-16 Direct commercial, retail and community services that serve rural residents into neighboring cities and existing activity areas to prevent the conversion of rural land into commercial uses.</li> <li>✓ DP-17 Promote transit service to and from existing cities in rural areas.</li> </ul>	<p>development at planned urban densities in those areas that have urban governmental services and capital facilities available.</p> <p>c. Development will be consistent with land use and capital facilities plans.</p> <p><b>DP-16</b> In general, allow extension of urban infrastructure and urban levels of service only within Urban Growth Areas (UGAs). Extensions of sanitary sewer mains beyond UGAs may be allowed if shown to be necessary to protect basic public health and safety and the environment, when such extensions are financially supportable at rural densities and will not result in the inducement of future urban development.</p> <p><b>DP-17</b> Establish appropriate levels of service for public facilities and services for areas within Urban Growth Areas to achieve efficiency of service delivery while maintaining appropriate levels of service in rural and resource areas.</p> <p><b>DP-18</b> Adopt urban center policies to ensure the capital facility plans of jurisdictions and other service providers (public utility districts and transit agencies) within the Urban Growth Area will provide appropriate Level of Service for planned growth and urban center development.</p> <p><b>DP-19</b> Develop and coordinate compatible capital facility construction standards for all service providers within individual Urban Growth Areas.</p> <p><b>DP-20</b> City and county comprehensive plans should provide land use, economic development and housing policies that promote the location of employment areas and living areas</p>	<p>rural and transition or reserve areas that may be included within the future expansion of the Sultan urban area – such as the lands north along Sultan Basin Road.</p> <p><b><u>LU 2 Goal: Create identity</u></b> Define a pattern of urban development that is recognizable, provides an identity, and reflects Sultan <b><u>small town character</u></b>, values and opportunities.</p> <p><b><u>LU 2.1 Urban form</u></b> Create a recognizable urban pattern that distinguishes between urban and rural, and establishes a harmonious relationship with the natural and man-made environment. Protect area differences in architecture, physical and social composition, visual character, and other features that make each part of the Sultan urban form unique and valuable – such as downtown Sultan.</p> <p><b><u>LU 2.2 Encourage Sultan to develop as the focal points of rural based industries and commerce. Schools and other institutions and facilities serving rural populations should be sited in Sultan.</u></b></p>

**D R A F T**

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	<p>in close proximity in order to maximize transportation choices and minimize vehicle miles travelled.</p> <p><b>DP-21</b> Develop comprehensive plan policies and development regulations that provide for the orderly transition of unincorporated to incorporated areas within Municipal Urban Growth Areas and Urban Growth Areas. Such policies may include urban design standards or guidelines. The County and affected cities should collaborate on the development of appropriate urban design measures, such as:</p> <ol style="list-style-type: none"> <li>1. Pedestrian orientation;</li> <li>2. Compatibility and access among adjacent developments;</li> <li>3. Appropriate open spaces and gathering places;</li> <li>4. Adequate landscaping;</li> <li>5. Attractive streetscapes and parking arrangements.</li> <li>6. Historic Preservation;</li> <li>7. Arts to enhance livability;</li> <li>8. Health and well-being; and</li> <li>9. Public safety.</li> </ol> <p><b>DP-22</b> Adopt policies that allow for infill and redevelopment of suitable areas in their comprehensive plans, development regulations, and design guidelines.</p> <p><b>DP-23</b> Encourage the use of innovative development approaches and techniques to provide for more compact quality urban communities. Examples of approaches include the use of mixed use zone districts, flexible parking standards, design guidelines and standards, floor area ratios, density and</p>	

**D R A F T**

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	height bonuses for green buildings/design applications, low impact development techniques and relaxation of concurrency standards.	
<p><b><u>Unincorporated Urban Growth Areas</u></b>  <b>Goal: All unincorporated lands within the urban growth area will either annex into existing cities or incorporate as new cities.</b></p> <ul style="list-style-type: none"> <li>✓ DP-18 Affiliate all urban unincorporated lands appropriate for annexation with an adjacent city or identify those that may be feasible for incorporation. To fulfill the regional growth strategy, annexation is preferred over incorporation.</li> <li>✓ DP-19 Support joint planning between cities and counties to work cooperatively in planning for urban unincorporated areas to ensure an orderly transition to city governance...</li> <li>✓ DP-20 Support the provision and coordination of urban services to unincorporated urban areas by the adjacent city or, where appropriate, by the county as an interim approach</li> </ul>	<p><b>DP-24</b> Identify all unincorporated urban growth areas with the exception of the Maltby Urban Growth Area with adjacent affiliated cities for annexation purposes and to discourage new incorporations.</p> <p><b>DP-25</b> Municipal Urban Growth Areas (MUGAs) shall be established within the Southwest Urban Growth Area (SWUGA) and documented in county and city comprehensive plans for the purposes of allocating population as required by GMA and delineating future annexation areas for each of the nine cities in the SWUGA as portrayed on the map in Appendix B. Inconsistent MUGAs may be reconciled between the affected cities within Snohomish County and the county. For purposes of <b>DP-24</b>, “affected cities” may also include cities located outside of Snohomish County only at such time that interlocal agreements between the affected cities and Snohomish County have been adopted by all parties pursuant to Countywide Planning Policy <b>OD-12</b><sup>7</sup>. MUGA boundaries that are congruent with the Southwest UGA boundary may be amended by agreement and action by the County and affected cities following consultation with the</p>	<p><b><u>Unincorporated Urban Growth Areas</u></b>  <b>Vision 2040 Goal: All unincorporated lands within the urban growth area will either annex into existing cities or incorporate as new cities.</b>  <b><u>Sultan 2040 Goal</u></b></p> <p>✓ <a href="#">SEE LU 3.7 and LU 3.8</a></p>

[Editor’s Note: The proposal shown here deletes an old note that corrects an incorrect reference.]

**D R A F T**

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<p><b><u>Rural Lands</u></b>  <b>Goal: The region will permanently sustain the ecological functions, resource value, lifestyle, and character of rural lands for future generations by limiting the types and intensities of development in rural areas.</b>                      Editor's Note – Policies DP-21 through DP-28 do not apply to Sultan as an incorporated city.</p> <p><b><u>Resource Lands</u></b>  <b>Goal: The region will conserve its natural resource land permanently by designating, maintaining and enhancing farm, forest and mineral lands.</b></p> <ul style="list-style-type: none"> <li>✓ DP-29 Protect and enhance significant open spaces, natural resources, and critical areas.</li> <li>✓ DP-30 Establish best management practices that protect the long-term integrity of the natural environment, adjacent land uses, and the long-term productivity of resource lands.</li> <li>✓ DP-31 Support the sustainability of designated resource lands. Do not convert these lands to other uses.</li> <li>✓ DP-32 Ensure that resource lands and their related economic activities are not adversely impacted by development on adjacent non-resource lands.</li> </ul>	<p>cities. MUGA boundaries that are not congruent with the Southwest UGA boundary may be amended by agreement and action by the affected cities following consultation by the County. Legally binding agreements executed by the County and a city will define terms of the transfer of responsibilities for planning and/or development.</p> <p><b>DP-26</b> Coordinate among jurisdictions within a particular Urban Growth Area, the data, analysis and methodologies relating to the Levels of Service (LOS) standards for all public facilities and services, as required by GMA. Each jurisdiction may implement and monitor its own LOS standards in accordance with each jurisdiction's adopted comprehensive plan.</p> <p><b>Narrative:</b> This sub-section of the Development Patterns section meets three purposes. First, it updates an existing countywide response to Growth Management Act (GMA) requirements. Second, it includes policies to support parts of the regional plan, Vision 2040, that go beyond state mandates. Third, it provides policies for issues that are specific to Snohomish County and its cities. GMA distinguishes between Rural Lands and Resource Lands. In rural areas, there is a mix of low intensity uses including; housing, agriculture, forested areas, recreation, and appropriately scaled business and services, often following historic development patterns. Resource Lands are primarily for agriculture, forestry, or mineral extraction. Other activities on resource lands are to be of a subordinate nature.</p> <p>In addition to distinguishing between rural and resource activities, Vision</p>	

**D R A F T**

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	<p>2040 calls for cities in rural areas to “be the primary places for meeting service needs” as well as the “focal points of rural-based industries and commerce.”</p> <p>Beyond the guidance in GMA and Vision 2040, these Countywide Planning Policies (CPPs) give direction for coordination of local issues outside of the UGA that may arise between jurisdictions.</p> <p>The goal of these policies is to ensure a future that maintains the character of rural areas, an active resource economy, and prosperous rural cities.</p>	
<p><b>ELEMENTS OF ORDERLY DEVELOPMENT AND DESIGN</b> <u>Regional Design</u> <b>Goal: The region will use design to share the physical environment in order to create more livable communities, better integrate land use and transportation systems, and improve efforts to restore the environment.</b></p> <ul style="list-style-type: none"> <li>✓ DP-33 Identify, protect and enhance those elements and characteristics that give the central Puget Sound region its identity, especially the natural visual resources and positive urban form elements.</li> <li>✓ DP-34 Preserve significant regional historic, visual and cultural resources, including public views, landmarks, archaeological sites, historic and cultural landscapes, and area of</li> </ul>	<p><b>DP-35</b> Preserve transit service between cities in rural areas and urban areas.</p> <p><b>DP-36</b> Encourage the use of transfer of development rights (TDR), the purchase of development rights, and conservation incentives. The objective is to focus growth in the Urban Growth Areas while lessening development pressure on rural and resource areas. Specific steps regarding TDR include:</p> <ul style="list-style-type: none"> <li>a. Designating additional TDR sending and receiving areas,</li> <li>b. Developing zoning incentives to use TDR in urban areas not already designated as receiving areas, and</li> <li>c. Coordinating with efforts to establish a regional TDR program.</li> </ul> <p><b>DP-37</b> Minimize the adverse impacts on resource lands and critical areas from storm water drainage, light and glare, and pedestrian, bicycle, and automobile traffic in designing new developments within towns and cities.</p>	<p><u><i>DP-1 Goal: Protect valuable features of the manmade environment</i></u></p> <p>Blend new land uses with the features and characteristics that have come to be valued from past developments of Sultan's manmade environment. <del>Enforce exacting performance standards governing possible land use developments on lands or sites, or possible conversions of existing buildings or sites that have unique social value. Use standards that guarantee into perpetuity the set asides or protection methods that are selected to further the intent of this goal.</del></p> <p><u><i>DP 1.1 Historical/cultural sites</i></u></p> <p>Protect lands, buildings or other site features that are unique archaeological sites, historic areas, publicly designated landmark districts or buildings. Develop an historical plaque system identifying sites and buildings of interest in Sultan – particularly within the downtown district.</p>

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<p>special character.</p> <ul style="list-style-type: none"> <li>✓ DP-35 Develop high quality, compact urban communities throughout the region’s urban growth area that impact a sense of place, preserve local character, provide for mixed uses and choices of housing types, and encourage walking, bicycling, and transit use.</li> <li>✓ DP-36 Provide a wide range of building and community types to serve the needs of a diverse population.</li> <li>✓ DP-37 Support urban design, historic preservation, and arts to enhance quality of life, improve the natural and human-made environments, promote health and well-being, contribute to a prosperous economy, and increase the region’s resiliency in adopting to changes or adverse events.</li> <li>✓ DP-38 Design public buildings and spaces that contribute to a sense of community and a sense of place.</li> <li>✓ DP-39 Identify and create opportunities to develop parks, civic places and public spaces, especially in or adjacent to centers.</li> <li>✓ DP-40 Design transportation projects and other infrastructure to achieve community</li> </ul>	<p><b>DP-38</b> Design public buildings and spaces, transportation facilities, and infrastructure so they contribute to livability, a positive sense of place and community.</p> <p><b>DP-39</b> Develop high quality compact communities and centers which include the positive attributes of urban life including;</p> <ul style="list-style-type: none"> <li>a. The arts,</li> <li>b. Historic preservation,</li> <li>c. Healthy activity areas,</li> <li>d. Civic places, open spaces and parks,</li> <li>e. Choices in housing types,</li> <li>f. A strong and resilient economy with adequate land area for jobs,</li> <li>g. A variety of transportation options, and</li> <li>h. Attractive landscaping.</li> </ul> <p><b>DP-40 (v. 1)</b> Design a transportation system and infrastructure which:</p> <ul style="list-style-type: none"> <li>a. improves community’s quality of life and livability, and</li> <li>b. is sensitive to natural boundaries when doing community planning, development, and design elements with the recognition of the importance of the linear natural and manmade environment.</li> </ul> <p><b>DP-40 (v. 2)</b> Design of transportation and infrastructure systems should improve a community’s livability.</p> <p><b>DP-41</b> Preserve land for future jobs in urban areas while providing opportunities for housing, parks, recreation, and other community services. The jobs/housing/services mix is very important for communities to achieve their planned</p>	<p>Consider establishing special tax incentives or other financial assistance to help with historical building restoration and exhibition costs.</p> <p><b><i>DP 1.2 Special social or visual interest</i></b>  <del>Enforce exacting performance standards governing possible land use development or possible alteration of existing building or sites that have socially valued, interesting or unique facilities or characteristics, including visual values.</del> Identify acceptable adaptive reuse concepts and design and/or financial incentives that can be used to help with building or site modification costs – particularly within the downtown and floodway zones. Create a program that allows architecturally pleasing, older buildings to be relocated to other, more compatible sites when the structures can not be accommodated at present locations.</p> <p><b><i>DP 1.3 Scenic assets</i></b>  <del>Protect lands, natural features or related activities including agricultural structures like barns, sheds, fences, and other features</del> that provide unique landmarks in the natural landscape. Protect lands or sites that have unique views or vistas of natural landforms and landmarks, particularly of the Wallace, Sultan, and Skykomish Rivers,</p>

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<p>development objectives and improve communities.</p> <ul style="list-style-type: none"> <li>✓ DP-41 Allow natural boundaries to help determine the routes and placement of infrastructure connections and improvements.</li> <li>✓ DP-42 Recognize and work with linear systems that cross jurisdictional boundaries – including natural systems, continuous land use patterns, and transportation and infrastructure systems – in community planning, development and design.</li> <li>✓</li> </ul>	<p>densities.</p> <p><b>DP-42</b> Preserve industrial land for future industries and related jobs.</p> <p><b>DP-43</b> Each community should create places where people can live, work and play. Examples are Mill Creek Town Center, Downtown Everett, Harbor Point Village Center in Mukilteo and Downtown Edmonds.</p> <p><b>DP-44</b> In order for each community to meet its population and employment growth targets there needs to be the combined local, regional, and state commitment to fund the needed public infrastructure and urban services.</p> <p><b>DP-45 (v. 2)</b> The process for establishing growth targets shall consider each community’s vision and its regional role as described in Vision 2040.</p>	<p>and Cascade Mountains.</p> <p><b><u>DP 1.4 View corridors</u></b>  <del>Enforce exacting performance standards governing possible alterations</del> <u>Encourage retention</u> of existing buildings or sites that provide unique or special landmarks, horizon references, or other interesting visual values. <del>Enforce exacting performance standards governing possible land use development of lands or sites that have natural views or vistas of interesting scenic assets or features.</del></p> <p><b><u>DP 1.5 Buffer corridors</u></b>            Maintain pleasing visual corridors along major roads to reflect natural beauty and a semi-rural atmosphere. Provide landscape screens, earth berms, and other natural material or design buffers, particularly about urban commercial or industrial uses that front or are visible from adjacent residential areas or roads or U.S. 2.</p> <p><b><u>DP 1.6 Open spaces</u></b>            Protect lands, sites or improvements that have been or may be held in trust or common for parks, conservancies, recreation, or other open space preserves within Sultan’s developing area. <del>Enforce exacting performance standards governing possible alterations of existing sites that provide unique open or natural space buffers to more urban land use developments.</del>            Preserve, where possible and desirable, the open or natural</p>

**D R A F T**

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		<p>space features within potential future land use developments – especially along the shorelines, bluffs, and wetlands.</p> <p><b><i>DP 1.7 Institutional lands</i></b> Protect lands, sites or improvements that have been improved for cemeteries, old farm, or military fortifications or similar public or pioneering purposes.</p> <p><del>Enforce exacting performance standards governing possible</del> <b>Ensure</b> developments adjacent to sites that house schools and other institutional activities that may be sensitive to use intrusion <del>and that provide a special physical place within Sultan's developed area</del> <b>are compatible with surrounding neighborhoods.</b></p> <p><b><i>DP 2 Goal: Create visual interest</i></b> Create local visual identities and interests, retain natural landscape features, and generally develop a quality urban environment.</p> <p><b><i>DP 2.1 Visual identity</i></b> Create special identities for unique districts or places, particularly of the Sultan downtown business district.</p> <p>Work with property owners to establish standards coordinating informational and advertisement signing, street trees, landscape materials, streetscape furnishings, building materials or styles, even colors, to create visual</p>

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		<p>images that organize the disparate elements of the special district into a cohesive, pleasing identity. <u>Editor’s note: should we shorten this planning policy?</u></p> <p><b><u>DP 2.2 Landscape</u></b> Retain the natural landscape as much as possible in land development projects, including trees, site contours, natural drainage features, and other characteristics. <del>Enforce replanting schemes and landscaping requirements, particularly along buffer or dividing zones with different uses, major arterial roads, and within parking lots and other large improved areas—especially along U.S. 2.</del></p> <p><b><u>DP 2.3 Architectural quality</u></b> Where appropriate, and when downtown property owners desire, establish <del>special overlay zones providing</del> an architectural design review <del>process</del> <u>service for building owners and business operators</u>. Provide illustrations of preferred concepts, solutions, materials, styles, and other particulars affecting quality architectural solutions within the downtown.</p> <p><b><u>DP 2.4 Coordinate preservation efforts</u></b> Coordinate the land and financial resources that are available <del>of Sultan, Snohomish County, Washington State, and other preservation-oriented agencies within the Sultan Urban Growth Area in order</del> to realize a more effective, balanced local system of historical and cultural heritage</p>

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		<p>resources. Work with land trust and other preservation groups to acquire and protect development rights on sensitive lands, environments, viewpoints, habitats, and other important resources.</p> <p><u><i>DP 2.5 Historical/cultural impact assessment methodology</i></u> With the participation of the Snohomish County and the Washington State Historical Office, develop a methodology for determining the design and historic impact of proposed development projects on sensitive heritage sites within the Sultan Urban Growth Area. <del>The methodology could determine the potential facility design impacts that will be caused by a proposed urban development project, and an equitable design performance that is in accordance with the objective of the overlay design district standards.</del></p> <p><u><b>Editor’s Note: Move DP 2.6 to DP 2.10 to Implementation Strategies</b></u></p>

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		<p><b><u>DP 2.6 Develop major gateways on U.S. 2 at 299th Street and Sultan Startup Road</u></b> – to indicate the edge of the developed Sultan urban area and establish a city identity.</p> <p><b><u>DP 2.7 Install landscaping along U.S. 2 through the developed downtown and commercial areas</u></b> – to control parking and access, and improve visual appearances.</p> <p><b><u>DP 2.8 Develop minor gateways into the downtown from 2nd, 5th, 8th, and Main Streets</u></b> – to indicate entry into the historic city center and establish a downtown identity.</p> <p><b><u>DP 2.9 Develop a downtown streetscape</u></b> – creating on-street parking areas, consolidating off-street parking lots, installing street trees, lights, benches, paving areas, and other design amenities.</p> <p><b><u>DP 2.10 Establish downtown design standards</u></b> – to govern and help create storefront and building character and amenities.</p>
<p><b><u>The Built Environment and Health</u></b> <b>Goal: The region’s communities will be planned and designed to promote physical, social, and mental well being so that all people can live healthier and more active lives.</b></p>	<p><b>DP-46</b> Encourage mixed use, pedestrian and bicycle friendly and transit compatible development in areas within the urban growth area designated for multiple residential and non-residential development.</p> <p><b>DP-47</b> Development Regulations should include standards addressing the physical and mental health, as well as</p>	<p><b><u>LU 6 Goal: Recognize the well-being of all Sultan residents is affected by the built environment, land use, density, transportation strategies and street design.</u></b></p> <p><b><u>Editor’s Note: The built environment and health are new</u></b></p>

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<ul style="list-style-type: none"> <li>✓ DP-43 Design communities to provide an improved environment for walking and bicycling.</li> <li>✓ DP-44 Incorporate provisions addressing health and well-being into appropriate regional, countywide and local planning and decision making processes.</li> <li>✓ DP-45 Promote cooperation and coordination among transportation providers, local government, and developers to ensure that joint and mixed use developments are designed to promote and improve physical, mental, and social health and reduce the impacts of climate change on the natural and built environment.</li> <li>✓ DP-46 Develop and implement design guidelines to encourage construction of healthy buildings and facilities to promote healthy people.</li> <li>✓ DP-47 Support agricultural, farmland, and aquatic uses that enhance the food system in the central Puget Sound region and its capacity to produce fresh and minimally processed foods.</li> </ul>	<p><b>DP-48 (v. 2)</b> physical safety, of residents and employees. The County and cities should adopt land use standards and building regulations that support and promote a healthy and safe lifestyle.</p> <p><b>DP-49</b> The cities and the county should encourage policies that balance the needs for food production with the needs to protect critical areas and habitat of endangered species.</p>	<p><a href="#"><u>concepts in Vision 2040. Proposed goals and policies under LU-6 are new to Sultan’s Comprehensive Plan.</u></a></p> <p><a href="#"><u>LU 6.1 Adopt mixed-use residential, commercial and office zoning where appropriate to support transit use and encourage walkability.</u></a></p> <p><a href="#"><u>LU 6.2 Work with the Sultan School District to encourage walkable school sites.</u></a></p> <p><a href="#"><u>LU 6.3 Pursue joint-use agreements to share facilities with schools to provide neighborhoods with safe and attractive places for recreation.</u></a></p> <p><a href="#"><u>LU 6.4 Identify opportunities to increase acreage of total recreation areas especially areas that can accommodate youth and adult sports fields.</u></a></p> <p><a href="#"><u>LU 6.5 Prioritize the development of safe, well-maintained walking routes along streams, rivers, and waterfronts.</u></a></p> <p><a href="#"><u>LU 6.6 Adopt sufficient density standards for residential, commercial and retail development to ensure development that supports transit and walkable environments.</u></a></p> <p><a href="#"><u>LU 6.7 Where feasible, ensure that pedestrian routes and sidewalks are integrated into continuous networks.</u></a></p> <p><a href="#"><u>LU 6.8 Support efforts to protect local farmland and local access to fresh fruits and vegetables.</u></a></p>

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		<p><a href="#"><u>LU 6.9 Support strategies that capitalize on the mutual benefit of connection between rural economies as food suppliers and Sultan as processors and consumers.</u></a></p> <p><a href="#"><u>LU 6.9 Encourage the use of vacant lots for community gardens.</u></a></p> <p><a href="#"><u>LU 6.10 Encourage new building construction to incorporate green roofs.</u></a></p>
<p><b><u>Innovative Techniques</u></b></p> <ul style="list-style-type: none"> <li>✓ DP-48 Encourage the use of innovative techniques including, the transfer of development rights, purchase of development rights, and conservation incentives. Use techniques to focus growth within the urban area.</li> <li>✓ DP-49 Support and provide incentives to increase the percentage of new development and redevelopment – both public and private – to be built at higher performing energy and environmental standards.</li> <li>✓ DP-50 Streamline the development standards and regulations for residential and commercial development, especially in centers, to provide flexibility and to accommodate a broader range of project</li> </ul>		<p><a href="#"><u>LU 7 Goal: Support innovative techniques in land use planning to create mixed-use central places and a vibrant sustainable economy which preserves our natural resources.</u></a></p> <p><a href="#"><u>Editor’s Note: Innovative techniques are a new concept in Vision 2040. Proposed goals and policies under LU-7 are new to Sultan’s Comprehensive Plan.</u></a></p> <p><a href="#"><u>LU 7.1 Consider adopting energy efficient development standards that meet the requirements of the Council on Leadership in Energy and Environmental Design (LEED).</u></a></p> <p><a href="#"><u>LU 7.2 Provide incentives for developers to use energy efficient methods and materials for new and substantially improved buildings.</u></a></p> <p><a href="#"><u>LU 7.2 Allow, under certain conditions, an increase in increment of development density in exchange for land in</u></a></p>

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<p>types consistent with regional vision.</p> <p>✓</p>		<p><a href="#">designated conservation or resource protection areas either through direct acquisition or through payment of density transfer fees.</a></p> <p><a href="#">LU 7.3 Ensure development standards and zoning regulations encourage creative approaches in land use planning to achieve mixed-use central places and a vibrant economy served by an efficient transportation system.</a></p>
<p><b><u>Incompatible Land Uses</u></b></p> <ul style="list-style-type: none"> <li>✓ DP-51 Protect the continued operation of general aviation airports from encroachment by incompatible uses and development on adjacent land</li> <li>✓ Protect military lands from encroachment by incompatible uses and development on adjacent lands.</li> <li>✓ Protect industrial lands from encroachment by incompatible uses and development on adjacent land.</li> </ul>	<p><b>DP-50</b> Protect industrial lands from encroachment by incompatible uses and development on adjacent land.</p> <p><b>DP-51</b> Land uses that generate hazards that conflict with safe flight operations should be discouraged adjacent to general aviation airports. Such land uses include those that attract birds, create visual hazards, discharge particulate matter in the air that could alter atmospheric conditions, emit transmissions that would interfere with aviation communications and/or instrument landing systems, or otherwise conflict with aircraft patterns, or result in potential hazards to aviation.</p> <p><b>DP-52</b> Protect the continued operation of general aviation airports from encroachment by incompatible uses and development on adjacent land.</p> <p><b>DP-53</b> General aviation-related uses and economic development opportunities that support aerospace industries and general aviation should be encouraged adjacent to general aviation</p>	<p><a href="#">SEE LU 5</a></p>

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	<p><b>DP-54</b> airports. Land uses that support military uses should be encouraged adjacent to military lands while land uses that are incompatible with military uses should be discouraged.</p>	
<p><b><u>Concurrency</u></b></p> <ul style="list-style-type: none"> <li>✓ DP-54 Develop concurrency programs and methods that fully consider growth targets, service needs, and level-of-service standards. Focus level of service standards for transportation on the movement of people and goods instead of only the movement of vehicles.</li> <li>✓ DP-55 Address non-motorized, pedestrian, and other multi-modal types of transportation options in concurrency programs – both in assessment and mitigation.</li> <li>✓ DP-56 Tailor concurrency programs for centers and other subareas to encourage development that can be supported by transit.</li> </ul>		<p><a href="#">See Capital Facilities Element for LOS standards and concurrency</a></p>

## **Attachment D**

### **Proposed Changes to the Land Use Goals and Policies by “Topic”**

#### **Purpose**

A Land Use Element is one of six mandatory elements required by the Growth Management Act<sup>8</sup>:

The Growth Management Act requires that population, employment and land use be planned together through the Year 2040; and that the Comprehensive Plan and City Code be coordinated to accomplish those targets in a coordinated fashion.

The Land Use section of the Comprehensive Plan establishes the framework for the City’s future land use development. It presents the community's policy for growth through 2040. It deals directly with how citizens will be able to use their land and therefore is among the most sensitive topics of government regulation. Most important to this Plan update, it shows where development will occur as a basis for a Capital Facilities Plan. It considers the general location, intensity and density of land uses so that traffic, drainage, community services, utilities, etc. can be properly planned for.

#### **Vision 2040 Land Use Goal**

The region will focus growth within already urbanized areas to create walkable, compact, and transit-oriented communities that maintain unique local character. Centers will continue to be the focus of development. Rural and natural resource lands will continue to be permanent and vital parts of the region.

#### **Organization**

Under Vision 2040, the Land Use section is divided into nine topic headings:

1. Urban Lands
2. Regional Coordination and Cooperation
- 3. Centers (new for Sultan)**
4. Cities in Rural Areas
5. Elements of Orderly Development and Design
- 6. Built Environment and Health (new for Sultan)**
- 7. Innovative Techniques (new for Sultan)**
8. Incompatible Land Uses
9. Concurrency (covered under capital facilities section)

## **Topic 1. Urban Lands**

**Vision 2040 Goal:** The region will promote the efficient use of land, prevent urbanization of rural and resource lands, and provide for the efficient delivery of services within the designated urban growth area.

### **Sultan 2040 Goal**

*LU3 Goal: Create an effective land use management process to guide the city's population growth in a manner that maintains or improves Sultan's quality of life, environmental resources and unique character*

~~Establish a planning and review document and process~~Adopt a Comprehensive Plan and development regulations that recognizes Sultan's needs; and ~~that~~ effectively coordinates development efforts.

#### **LU 3.1 Planning unit boundaries**

LU 3.1.1 Preserve the existing small town character of Sultan while accommodating the state's 20-year growth forecast for Sultan.

LU 3.1.2 Delineate ~~planning unit boundaries~~different land uses using natural features, road or other physical improvements.

LU 3.1.3 Identify and resolve critical transition areas or points of conflict with adjacent properties or incompatible land uses, ~~to be resolved in neighborhood planning processes, and respected in future development reviews.~~

LU 3.1.4 Provide a compatible mix of residential and commercial land uses to:

7. Make it possible to safely walk or bike to work and shopping/
8. Reduce reliance on automobiles and reduce commuting time and distance
9. Reduce green house gas emissions

#### **LU 3.2 Institutional master planning**

Editor's note: not sure the purpose of this policy. Discuss deleting or rewrite in plain language.

~~Establish an institutional planning review of~~Review land uses ~~that may be~~ conditionally allowed within residential areas including schools, churches, home occupations, incubator businesses, clubs and similar activities to limit conflicts between residential and commercial uses. Review ~~proposed expansion plans including~~ height, mass, traffic, noise, and other characteristics for residential neighborhood compatibility. ~~Disallow or disapprove proposals that violate the original conditional use intent, that do not fit the scale of the neighborhood, and that will do harm to the residential integrity of the area.~~

### **LU 3.3 Official land use plan**

~~Maintain a coded map overlay designating the preferred future developed state of the Sultan corporate limits and urban growth area. Editor's note: This is the existing comprehensive plan and future land use map.~~

LU 3.3.1 Define proposed categories of land use. Coordinate all implementing ordinances, programs, proposals and projects to conformance with the intentions of ~~this official land use plan~~the Comprehensive Plan.

LU 3.3.2 Encourage future development in areas: (MPP DP-2)

3. With the capacity to absorb development (i.e. areas with vacant or underdeveloped land and available utility, street, park and school capacity, or where such facilities can be effectively provided), and
4. Where adverse environmental impacts can be minimized; and where such development will enhance the area's vitality.

LU 3.3.3 Provide an adequate supply of land zoned for housing to support 20-year population allocations as required by Snohomish County Planning Policies.

LU 3.3.4 Provide an adequate supply of land zoned for employment to support 20-year employment allocations as required by the Snohomish County Planning Policies.

LU 3.3.5 Improve the fiscal condition of the City, Ensure fiscally sustainable City, in part, by providing adequate land for uses that generate tax revenue for the City.

LU 3.3.6 Periodically update the comprehensive plan to reflect changes, opportunities and desires.

### **LU 3.4 Performance based zoning ordinance**

~~Consider amending the zoning ordinance to utilize performance rather than dimensional standards. Editor's Note: higher level of administrative process required. Not necessary for small towns.~~

LU 3.4.1 Define density based on the land's capable or environmentally suitable acreage rather than on the land's gross size or unqualified characteristics.

LU 3.4.2 Ensure regulations governing zoning incentives are used appropriately to further the goals and policies of the Comprehensive Plan.

### **LU 3.5 Environmental zoning designation**

~~Editor's note: Consider deleting. Unnecessary level of regulation. Covered by critical areas and shoreline regulations.~~

~~Consider amending the zoning ordinance to include an environmental zoning designation for sensitive lands and soils that should not be developed for urban use. Base the new environmental zone on performance standards that will allow uses that will not cause hazard or risk conditions. Include the buffer and transitional protections that are now defined in the Sultan, Snohomish County, and Washington State Office of Community Development critical areas ordinances in accordance with the requirements of the Washington State Growth Management Act.~~

**LU 3.6 Clustering and planned unit development provisions (MPP DP-14)**

~~Amend the zoning ordinance to a~~ Allow clustering within ~~and planned unit~~ residential developments ~~where the objective is to~~

1. ~~allow for~~ Encourage a variety of housing ~~product~~ types,
2. ~~e~~ Create common open space ~~and/or~~
3. ~~e~~ Conserve significant social characteristics of the land - like wooded areas and scenic views.
4. Reduce reliance on automobiles
5. Make area transit service more viable

## **Topic 2. Regional Coordination and Cooperation**

**Vision 2040 Goal:** The region, countywide planning bodies, and local jurisdictions will work together to set populations and employment growth targets consistent with the regional vision

### **Sultan 2040 Goal**

#### **LU 3.7 Rural/Urban Transition Area (RUTA)**

[LU 3.7.1 Coordinate with adjacent jurisdictions to ensure compatible land uses in areas along contiguous boundaries. \(MPP DP 18-19\)](#)

[LU 3.7.2 Identify steps to limit development in resource areas \(MPP DP 29-32\)](#)

[LU 3.7.3](#) Jointly create a Rural/Urban Transition Area (RUTA) with Snohomish County to preserve the existing, undeveloped character of the lands adjacent and north of the urban growth area.

[LU 3.7.4](#) The purpose of the Rural/Urban Transition Area will be to prevent properties from being subdivided or otherwise altered into a use or pattern that:

- **could not be developed for additional urban uses** - should there ever be a need, and that
- **would detract** - from the rural, agricultural character and productivity of existing activities.

#### **LU 3.8 Interlocal agreements with Snohomish County**

[LU 3.8.1 Phase annexations in accordance with efficient provision of necessary services. Support annexation proposals that meet the following criteria:](#)

##### **Editor's Note: Add criteria for annexations 11-24-09**

- [e. The annexation achieves the growth, social and economic needs and goals for the city as set forth in the comprehensive plan;](#)
- [f. The city can eventually provide effective and efficient urban levels of public services;](#)
- [g. The city has an adopted land use plan for the annexation area;](#)
- [h. Residential areas can achieve urban densities unless environmental constraints preclude these densities, and](#)

[LU 3.8.2](#) Enter into an interlocal agreement with Snohomish County to jointly agree upon and coordinate the:

- **the proposed boundaries** - of the Sultan urban growth area, and
- **suitable zoning protection** - of the lands within the proposed urban/rural transition area.

LU 3.8.3 Continue to participate in the activities of regional entities as deemed appropriate, such as the US 2 Safety Coalition, Snohomish County Tomorrow and Snohomish County Cities and Towns.

**Editor's Note: Add policies for siting essential public facilities consistent with WAC 365-195-340.**

### **LU 3.9 Essential Public Facilities**

LU 3.9.1 Define essential public facilities consistent with the Growth Management Act.

LU 3.9.1 Site essential public facilities consistent with the Growth Management Act, Snohomish County Comprehensive Plan and the Countywide Planning Policies.

LU 3.9.2 Cooperate with Snohomish County and neighboring cities to share essential public facilities and increase efficiencies of operation.

LU 3.9.3 Do not unduly impact any ethnic, cultural or class group by essential public facility siting or expansion.

LU 3.9.4 Determine a facility to be an essential public facility if it has one or more of the following characteristics:

- a. The facility meets the Growth Management Act definition of an essential public facility;
- b. The facility is on a state, county or local community list of essential public facilities;
- c. The facility serves a significant portion of the County or metropolitan region or is part of a Countywide service system;
- d. The facility is difficult to site or expand.

LU 3.9.5 Siting proposed new or expansions to existing essential public facilities shall consist of the following:

- a. An inventory of similar existing essential public facilities, including their locations and capacities;
- b. A forecast of the future needs for the essential public facility;
- c. An analysis of the potential social and economic impacts and benefits to jurisdictions receiving or surrounding the facilities;
- d. An analysis of the proposal's consistency with County and City policies;
- e. An analysis of alternatives to the facility, including decentralization, conservation, demand management and other strategies;
- f. An analysis of alternative sites based on siting criteria developed through an interjurisdictional process;
- g. An analysis of environmental impacts and mitigation;
- h. Extensive public involvement.

### **Topic 3. Centers**

**Vision 2040 Goal:** The region will direct growth and development to a limited number of designated regional growth centers.

### **Sultan 2040 Goal**

Editor's Note: Centers are a new concept in Vision 2040. Proposed goals and policies under LU-4 are new to Sultan's Comprehensive Plan.

*LU-4 Goal: Establish land use patterns that encourage one or more central places as locations for more compact, mixed-use development. (MPP DP-11)*

LU 4.1 Create vibrant compact centers that are inviting places to work, shop, live and socialize

LU 4.2 Encourage a mix of commercial, office and residential land uses to locate in centers.

LU4.3 Locate centers of retail, commercial, and residential uses nearest highway access and major streets and away from flood prone and critical areas.

LU 4.4 Locate centers where water, sewer, and other utility services are available or planned for.

LU4.5 Encourage mixed-use development that balances residential and business uses with commercial areas.

LU 4.6 Ensure that development in centers is compatible with surrounding residential and commercial neighborhoods.

LU 4.7 Require non-motorized transportation facilities throughout centers to promote pedestrian activity and ease of access to and from housing and retail areas.

LU 4.8 Where feasible and desirable, incorporate transit amenities into the design of commercial and residential development.

LU 4.9 Encourage uses that will support day and evening activities for all ages.

LU 4.10 Encourage linkage of paths and trails from neighborhoods to centers

LU 4.11 Identify and create opportunities to develop parks, civic places and public spaces, especially in or adjacent to centers.

**Vision 2040 Goal: The region will continue to maintain and support viable regional manufacturing/industrial centers to accommodate manufacturing, industrial, or advanced technology uses.**

**Sultan 2040 Goal**

Editor's Note: Proposed goals and policies under LU-5 are new to Sultan's Comprehensive Plan. On October 27, 2009 small group participants emphasized maintaining and enhancing Sultan's commitment to encouraging industrial uses which provide family wage jobs.

*LU 5 Goal: Provide active and diverse industrial centers that promote economic growth, provide family wage jobs and meet the 20-year employment growth targets set by Snohomish County Planning Policies.*

LU 5.1 Limit non-industrial use of industrial lands to uses which are complementary to industrial activities.

LU 5.2 Protect industrial lands from encroachment by other land uses, which would reduce the economic vitality of industrial lands.

LU 5.3 Develop industrial lands so as to minimize impacts on surrounding land uses, especially residential land uses.

LU 5.4 Establish new or additional industrial development where utilities are available or planned for and have convenient access to existing or planned highways or major streets.

#### **Topic 4. Cities in Rural Areas**

**Vision 2040 Goal:** There are a number of freestanding incorporated cities surrounded by rural lands throughout the region (e.g. Sultan). Under the Growth Management Act, these cities are part of the urban growth area. Cities in rural areas should also be the focal points of rural based industries and commerce. Schools and other institutions and facilities serving rural populations should be sited in rural cities. Commerce should cluster in the town center(s), which should be walkable and compact.

#### **Sultan 2040 Goal**

##### **LU-1 Goal: Manage growth potentials**

Maintain a realistic balance between the land's ~~capable, suitable potentials and capability and~~ Sultan's ability to provide urban services.

##### **LU 1.1 Capable areas**

Allocate urban development onto lands that are capable of supporting urban uses and/or that pose fewest environmental risks.

To the extent necessary, locate urban uses away from lands or soils that have severe environmental hazards – such as the Sultan and Skykomish Rivers floodways.

##### **LU 1.2 Suitable areas**

Allocate urban development onto lands that are suitable for urban use and/or that have the least social value in an undeveloped state.

To the extent necessary, locate urban uses away from sites that have significant archaeological, historical, cultural or special social significance.

##### **LU 1.3 Serviceable areas**

Allocate urban uses onto capable, suitable lands that Sultan can provide sewer, water, storm, and other basic urban utilities.

Delineate boundaries between areas that will always be rural and transition or reserve areas that may be included within the future expansion of the Sultan urban area – such as the lands north along Sultan Basin Road.

##### **LU 2 Goal: Create identity**

Define a pattern of urban development that is recognizable, provides an identity, and reflects Sultan small town character, values and opportunities.

##### **LU 2.1 Urban form**

Create a recognizable urban pattern that distinguishes between urban and rural, and establishes a harmonious relationship with the natural and man-made environment.

Protect area differences in architecture, physical and social composition, visual character, and other features that make each part of the Sultan urban form unique and valuable – such as downtown Sultan.

LU 2.2 Encourage Sultan to develop as the focal points of rural based industries and commerce. Schools and other institutions and facilities serving rural populations should be sited in Sultan.

### **Unincorporated Urban Growth Areas**

**Vision 2040 Goal:** All unincorporated lands within the urban growth area will either annex into existing cities or incorporate as new cities.

### **Sultan 2040 Goal**

SEE LU 3.7 and LU 3.8

## **Topic 5. ELEMENTS OF ORDERLY DEVELOPMENT AND DESIGN**

### **Regional Design**

**Vision 2040 Goal:** The region will use design to share the physical environment in order to create more livable communities, better integrate land use and transportation systems, and improve efforts to restore the environment.

### **Sultan 2040 Goal**

#### ***DP-1 Goal: Protect valuable features of the manmade environment***

Blend new land uses with the features and characteristics that have come to be valued from past developments of Sultan's manmade environment. ~~Enforce exacting performance standards governing possible land use developments on lands or sites, or possible conversions of existing buildings or sites that have unique social value. Use standards that guarantee into perpetuity the set-asides or protection methods that are selected to further the intent of this goal.~~

#### ***DP 1.1 Historical/cultural sites***

Protect lands, buildings or other site features that are unique archaeological sites, historic areas, publicly designated landmark districts or buildings.

Develop an historical plaque system identifying sites and buildings of interest in Sultan – particularly within the downtown district.

Consider establishing special tax incentives or other financial assistance to help with historical building restoration and exhibition costs.

#### ***DP 1.2 Special social or visual interest***

~~Enforce exacting performance standards governing possible land use development or possible alteration of existing building or sites that have socially valued, interesting or unique facilities or characteristics, including visual values.~~ Identify acceptable adaptive reuse concepts and design and/or financial incentives that can be used to help with building or site modification costs – particularly within the downtown and floodway zones.

Create a program that allows architecturally pleasing, older buildings to be relocated to other, more compatible sites when the structures can not be accommodated at present locations.

#### ***DP 1.3 Scenic assets***

Protect lands, natural features or related activities ~~including agricultural structures like barns, sheds, fences, and other features~~ that provide unique landmarks in the natural landscape. Protect

lands or sites that have unique views or vistas of natural landforms and landmarks, particularly of the Wallace, Sultan, and Skykomish Rivers, and Cascade Mountains.

#### **DP 1.4 View corridors**

~~Enforce exacting performance standards governing possible alterations~~ Encourage retention of existing buildings or sites that provide unique or special landmarks, horizon references, or other interesting visual values. ~~Enforce exacting performance standards governing possible land use development of lands or sites that have natural views or vistas of interesting scenic assets or features.~~

#### **DP 1.5 Buffer corridors**

Maintain pleasing visual corridors along major roads to reflect natural beauty and a semi-rural atmosphere.

Provide landscape screens, earth berms, and other natural material or design buffers, particularly about urban commercial or industrial uses that front or are visible from adjacent residential areas or roads or U.S. 2.

#### **DP 1.6 Open spaces**

Protect lands, sites or improvements that have been or may be held in trust or common for parks, conservancies, recreation, or other open space preserves within Sultan's developing area.

~~Enforce exacting performance standards governing possible alterations of existing sites that provide unique open or natural space buffers to more urban land use developments.~~

Preserve, where possible and desirable, the open or natural space features within potential future land use developments – especially along the shorelines, bluffs, and wetlands.

#### **DP 1.7 Institutional lands**

Protect lands, sites or improvements that have been improved for cemeteries, old farm, or military fortifications or similar public or pioneering purposes.

~~Enforce exacting performance standards governing possible~~ Ensure developments adjacent to sites that house schools and other institutional activities that may be sensitive to use intrusion and that provide a special physical place within Sultan's developed area are compatible with surrounding neighborhoods.

#### **DP 2 Goal: Create visual interest**

Create local visual identities and interests, retain natural landscape features, and generally develop a quality urban environment.

#### **DP 2.1 Visual identity**

Create special identities for unique districts or places, particularly of the Sultan downtown business district.

Work with property owners to establish standards coordinating informational and advertisement signing, street trees, landscape materials, streetscape furnishings, building materials or styles, even colors, to create visual images that organize the disparate elements of the special district into a cohesive, pleasing identity. Editor's note: should we shorten this planning policy?

#### **DP 2.2 Landscape**

Retain the natural landscape as much as possible in land development projects, including trees, site contours, natural drainage features, and other characteristics. ~~Enforce replanting schemes and landscaping requirements, particularly along buffer or dividing zones with different uses, major arterial roads, and within parking lots and other large improved areas—especially along~~

| U.S. 2.

**DP 2.3 Architectural quality**

Where appropriate, and when downtown property owners desire, establish ~~special overlay zones providing an architectural design review process~~ service for building owners and business operators.

Provide illustrations of preferred concepts, solutions, materials, styles, and other particulars affecting quality architectural solutions within the downtown.

**DP 2.4 Coordinate preservation efforts**

Coordinate the land and financial resources that are available ~~of Sultan, Snohomish County, Washington State, and other preservation oriented agencies within the Sultan Urban Growth Area in order~~ to realize a more effective, balanced local system of historical and cultural heritage resources.

Work with land trust and other preservation groups to acquire and protect development rights on sensitive lands, environments, viewpoints, habitats, and other important resources.

**DP 2.5 Historical/cultural impact assessment methodology**

With the participation of the Snohomish County and the Washington State Historical Office, develop a methodology for determining the design and historic impact of proposed development projects on sensitive heritage sites within the Sultan Urban Growth Area. ~~The methodology could determine the potential facility design impacts that will be caused by a proposed urban development project, and an equitable design performance that is in accordance with the objective of the overlay design district standards.~~

**Editor's Note: Move DP 2.6 to DP2.10 to Implementation Strategies**

**DP 2.6 Develop major gateways on U.S. 2 at 299th Street and Sultan Startup Road** – to indicate the edge of the developed Sultan urban area and establish a city identity.

**DP 2.7 Install landscaping along U.S. 2 through the developed downtown and commercial areas** – to control parking and access, and improve visual appearances.

**DP 2.8 Develop minor gateways into the downtown from 2nd, 5th, 8th, and Main Streets** – to indicate entry into the historic city center and establish a downtown identity.

**DP 2.9 Develop a downtown streetscape** – creating on-street parking areas, consolidating off-street parking lots, installing street trees, lights, benches, paving areas, and other design amenities.

**DP 2.10 Establish downtown design standards** – to govern and help create storefront and building character and amenities.

## **Topic 6. The Built Environment and Health**

**Vision 2040 Goal:** The region's communities will be planned and designed to promote physical, social, and mental well being so that all people can live healthier and more active lives.

### **Sultan 2040 Goal**

Editor's Note: The built environment and health are a new concepts in Vision 2040. Proposed goals and policies under LU-6 are new to Sultan's Comprehensive Plan.

*LU 6 Goal: Recognize the well-being of all Sultan residents is affected by the built environment, land use, density, transportation strategies and street design.*

LU 6.1 Adopt mixed-use residential, commercial and office zoning where appropriate to support transit use and encourage walkability.

LU 6.2 Work with the Sultan School District to encourage walkable school sites.

LU 6.3 Pursue joint-use agreements to share facilities with schools to provide neighborhoods with safe and attractive places for recreation.

LU 6.4 Identify opportunities to increase acreage of total recreation areas especially areas that can accommodate youth and adult sports fields.

LU 6.5 Prioritize the development of safe, well-maintained walking routes along streams, rivers, and waterfronts.

LU 6.6 Adopt sufficient density standards for residential, commercial and retail development to ensure development that supports transit and walkable environments.

LU 6.7 Where feasible, ensure that pedestrian routes and sidewalks are integrated into continuous networks.

LU 6.8 Support efforts to protect local farmland and local access to fresh fruits and vegetables.

LU 6.9 Support strategies that capitalize on the mutual benefit of connection between rural economies as food suppliers and Sultan as processors and consumers.

LU 6.9 Encourage the use of vacant lots for community gardens.

LU 6.10 Encourage new building construction to incorporate green building techniques and materials.

## **Topic 7 Innovative Techniques**

### **Sultan 2040 Goal**

Editor's Note: Innovative techniques are a new concept in Vision 2040. Proposed goals and policies under LU-7 are new to Sultan's Comprehensive Plan.

[LU 7 Goal: Support innovative techniques in land use planning to create mixed-use central places and a vibrant sustainable economy which preserves our natural resources.](#)

[LU 7.1 Consider adopting energy efficient development standards that meet the requirements of the Council on Leadership in Energy and Environmental Design \(LEED\).](#)

[LU 7.2 Provide incentives for developers to use energy efficient methods and materials for new and substantially improved buildings.](#)

[LU 7.2 Allow, under certain conditions, an increase in increment of development density in exchange for land in designated conservation or resource protection areas either through direct acquisition or through payment of density transfer fees.](#)

[LU 7.3 Ensure development standards and zoning regulations encourage creative approaches in land use planning to achieve mixed-use central places and a vibrant economy served by an efficient transportation system.](#)

## **Topic 8. Incompatible Land Uses**

[See LU-5](#)

## **Topic 9 Concurrency**

[See Capital Facilities Element for LOS standards and concurrency](#)