

SULTAN PLANNING BOARD  
**AGENDA ITEM COVER SHEET**

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ITEM NO: A-1

DATE: March 16, 2010

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

CONTACT PERSON: Deborah Knight, City Administrator

**ISSUE:**

The issue is to review and approve the planning board changes to the proposed land use goals and policies from the 2008 revisions to the 2004 comprehensive plan.

**STAFF RECOMMENDATION:**

1. Review Attachment A - planning board recommended changes from March 2, 2010 to managing growth potentials (LU-1); creating an identify (LU-2); compact, mixed-use development (LU-4); and industrial centers (LU-5); elements of orderly development (DP-1 and DP-2) and the built environment and health and innovative techniques (LU-6 and LU-7).
2. Approve Attachment B - final changes to the land use goals and policies. Forward the revised land use goals and policies to the city council with a recommendation to adopt the changes.

What's Next

Proposed changes to the transportation element are in the queue for March 16, 2010.

**BACKGROUND:**

- January 5, 2010. The planning board received an introduction to the land use element and briefly discussed the process to review staff proposed changes to the goals and policies.
- February 2, 2010. The planning board made recommended changes to Urban Lands LU-3, LU-3.1, LU-3.2, LU- 3.3, LU-3.4, LU-3.5, and LU-3.6.
- February 16, 2010. The planning board recommended changes to Rural Urban Transition Area – RUTA (LU 3.7); annexation policies (LU-3.8) and essential public facilities policies (LU 3.9).

- March 2, 2010. The planning board recommended changes to managing growth potentials (LU-1); creating an identify (LU-2); compact, mixed-use development (LU-4); and industrial centers (LU-5); elements of orderly development (DP-1 and DP-2) and the built environment and health and innovative techniques (LU-6 and LU-7)

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

The review and recommended changes begin with the goals and policies adopted in the 2008 Revisions (2008 Revisions) to the 2004 Comprehensive Plan (adopted October 2008).

In order to track changes and provide an efficient review, the land use goals and policies are numbered LU = Land Use with headings and subheadings to differentiate goals and policies (e.g. LU 3 is a goal, LU 3.1 is a policy)

Using common editing functions deleted text from the 2008 Revision is shown as ~~strikethrough~~, added text is underlined. Existing text is unchanged.

City staff have created three documents to assist in reviewing proposed changes to the goals and policies:

1. Planning Board recommended changes to the goals and policies by topic (Attachment A - changes from February 2, 2010; February 16, 2010; and March 2, 2010)
2. Comparison Table – Multi-County Planning Policies, County-wide Planning Policies and City of Sultan revised policies (Attachment B)
3. Background information on the Growth Management Act and Small Group comments on the land use element (Attachment C)

**In order to conserve paper, Planning Board members are asked to bring Attachments B and C from the February 2, 2010 and February 16, 2010 meetings. Additional copies are available upon request.**

### **SUMMARY:**

#### Purpose of the Land Use Element

A Land Use Element is one of six mandatory elements required by the Growth Management Act <sup>1</sup>:

The Growth Management Act requires that population, employment and land use be planned together through the Year 2030; and that the Comprehensive Plan and City Code be coordinated to accomplish those targets in a coordinated fashion.

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1 RCW 36.70A.070(1)

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 2030. 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. Once the city council has completed its review and approval, the 2004 goals and policies (LU-1 through LU-7) will be renumbered to match the Vision 2040 topic headings:

1. Urban Lands - LU-3.1 through LU 3.6
2. Regional Coordination and Cooperation (LU-3.7, LU-3.8, LU-3.9)
- 3. Centers - new for Sultan** (LU-4 and LU-5)
4. Cities in Rural Areas (LU-1 and LU-2)
5. Elements of Orderly Development and Design (DP-1, DP-2)
- 6. Built Environment and Health - new for Sultan** (LU-6)
- 7. Innovative Techniques - new for Sultan** (LU-7)
8. Incompatible Land Uses (LU-5)
9. Concurrency (covered under capital facilities section)

The planning board noted the land use element should include a recognition and discussion of Sultan's pre-European history.

## Changes from the Planning Board Meeting on March 2, 2010

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

Editor's Note 02-16-10: The planning board requested staff simplify LU 3.8.1 (d). The idea is to allow annexations of residential properties that won't meet urban densities because the land is constrained by wetlands and/or critical areas. This is a concern for Sultan since the annexation area is impacted by wetlands and other critical areas. Staff recommends adding "wetlands, critical areas or other" per PB 02-16-10

Editor's Note 03-02-10. Revised as follows:

- a. The annexation achieves the growth, ~~social~~ and economic needs and goals for the city as set forth in the comprehensive plan; (Remove "social" per PB 02-16-10)
- b. The city can eventually provide effective and efficient urban levels of public services;
- c. The city has an adopted land use plan for the annexation area;
- d. ~~Residential areas can achieve urban densities unless wetlands, critical areas or other environmental constraints preclude these densities.~~ Properties with wetlands and critical areas may be annexed even if the property can't achieve urban densities. (Revised by PB 03-02-10)

LU 4.1 Create vibrant compact centers that are inviting places to work, shop, live and ~~socialize~~ meet together to interact (PB 03-02-10)

LU 4.7 Require ~~non-motorized transportation facilities~~ bike and pedestrian paths throughout centers to promote pedestrian activity and ease of access to and from housing and retail areas. (PB 03-02-10)

LU 4.9 Encourage uses that will ~~support day and evening activities~~ generate community not just commerce for all ages. (PB 03-02-10)

LU 5.2 Protect industrial lands from encroachment by other land uses, which would reduce the **present and future** economic vitality of industrial lands. (PB 03-02-10)

LU 2.2 Encourage Sultan to develop as the focal point of rural based industries and commerce. Schools and other institutions and facilities serving rural populations should be sited in Sultan. (remove "s" from points – PB 03-02-10)

### **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~~area. (PB 03-02-10)

~~Consider establishing special tax incentives or other financial assistance to help with historical building restoration and exhibition costs. (PB 03-02-10)~~

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~~Sultan's downtown business district into a cohesive, pleasing identity. Editor's note: should we shorten this planning policy? (PB 03-02-10)

### **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. (PB 03-02-10)

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**

~~Encourage protection of~~ ~~Protect~~ lands, natural features or related activities that provide unique landmarks in the natural landscape. ~~Encourage protection of~~ ~~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. (PB 03-02-10)

### **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. (PB 03-02-10)

### **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~~Sultan's downtown business district into a cohesive, pleasing identity. Editor's note: should we shorten this planning policy? (PB 03-02-10)

### **DP 2.3 Architectural quality**

~~Where appropriate, and when downtown property owners desire, implement~~ ~~establish special overlay zones providing an architectural design review process service for building owners and business operators.~~ (Editor's note – remove “establish” and replace with “implement”)

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

LU 6 Goal: Recognize that the well-being of all Sultan residents is affected by the built environment, land use, density, transportation strategies and street design. (PB 03-02-10)

## 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.~~

~~DP 48 LU 7.1 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.~~

~~DP 49 LU 7.2 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.~~

~~DP 50 LU 7.3 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 types consistent with regional vision.~~

### **DISCUSSION:**

The planning board has done exemplary work in discussing the policy impacts of proposed changes to the land use goals and policies. Board members have taken the time to consider public input and the requirements under the Growth Management Act to align the goals and policies with Vision 2040 and the County-wide Planning Policies.

The proposed changes are ready with the board's approval.

### **ALTERNATIVES:**

1. Review the proposed changes to the land use goals and policies. Approve the changes and make a motion to recommend the adopted changes to the city

council. The planning board's recommendation will be a discussion item on the city council's March 25, 2010 agenda.

This action implies the planning board is comfortable with the process to review and make changes to the land use goals and policies and is prepared to move the planning board's recommendation forward to the city council for discussion.

2. Review the proposed changes to the land use goals and policies. Do not approve the changes and direct staff to areas of concern.

This action implies the planning board is not comfortable with the proposed changes. The planning board may need additional time to discuss the land use goals and policies before making a recommendation.

### **RECOMMENDED ACTION:**

1. Review Attachment A - planning board recommended changes from March 2, 2010 to managing growth potentials (LU-1); creating an identify (LU-2); compact, mixed-use development (LU-4); and industrial centers (LU-5); elements of orderly development (DP-1 and DP-2) and the built environment and health and innovative techniques (LU-6 and LU-7).
2. Approve Attachment B - final changes to the land use goals and policies. Forward the revised land use goals and policies to the city council with a recommendation to adopt the changes.

### **ATTACHMENTS:**

A – Mark-up version showing legislative changes to the land use goals and policies by “topic”

B – Clean version (reader friendly) of the proposed land use goals and policies by topic.

## Attachment A

### 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>2</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)

#### Insert discussion of Sultan’s pre-European history

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2 RCW 36.70A.070(1)

## 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 (note – delete per PB 02-02-10)*

~~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. (note: come back and define "small town" per PB 02-02-10)

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 make it possible to safely walk or bike to work and shopping; to ~~R~~reduce reliance on automobiles and to ~~reduce commuting time and distance~~ Rreduce green house gas emissions (Per PB 02-02-10)

### 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. (Per PB 02-02-2010)~~

**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~~ in 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) (Note – need to define “encourage”)

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 Where adopted level of service exists or can be provided; and~~
2. ~~Where adverse environmental impacts can be minimized; and~~
3. ~~Where such development will enhance the area's vitality.~~

(Per PB 02-02-2010)

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 carrying capacity ~~capable or environmentally suitable acreage rather than on the land's gross size or unqualified characteristics.~~

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

(Per PB 02-02-2010. Note – define “carrying capacity”)

**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. (Per PB 02-02-2010)
4. Reduce reliance on automobiles
5. Make area transit service more viable

**Note – starting with Topic 2 February 16, 2010****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; (Remove "social" per PB 02-16-10)
- 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 wetlands, critical areas or other environmental constraints preclude these densities, Editor's Note: The planning board requested staff simplify this statement. The idea is to allow annexations of residential properties that won't meet urban densities because the land is constrained by wetlands and/or critical areas. This is a concern for Sultan since the annexation area is impacted by wetlands and other critical areas. Staff recommends adding "wetlands, critical areas or other" per PB 02-16-10

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 365-196-550.

### 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. Editor's note: The planning board struggled with this statement. Staff reviewed WAC 365-196-550. There is no requirement to consider the social impacts on any particular group of citizens when evaluating a request to site an essential public facility. Staff recommend deleting LU 3.9.3 (PB 02-16-2010)

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.

**Note: Starting with Topic 3 March 2, 2010**

### **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 meet together to interact (PB 03-02-10)

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 bike and pedestrian paths ~~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 generate community not just commerce ~~support day and evening activities~~ for all ages. (PB 03-02-10)

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 present and future economic vitality of industrial lands.(PB 03-02-10)

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. (remove “s” from points – PB 03-02-10)

### **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—shape 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 ~~distriet~~area. (PB 03-02-10)

~~Consider establishing special tax incentives or other financial assistance to help with historical building restoration and exhibition costs. (PB 03-02-10)~~

**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. (PB 03-02-10)

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**

~~Encourage protection of 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. ~~Encourage protection of 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. (PB 03-02-10)

**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. (03-02-10)

~~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~~ Sultan's ~~business~~ district into a cohesive, pleasing identity. Editor's note: should we shorten this planning policy? (PB 03-02-10)

**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 implement special overlay zones providing~~ an architectural design review ~~process~~ service for building owners and business operators. (PB 03-02-10)

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 that 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.~~

~~DP-48~~LU 7.1 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.

~~DP-49~~LU 7.2 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.

~~DP-50~~LU 7.3 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 types consistent with regional vision.

**Topic 8. Incompatible Land Uses**

| [See LU-5](#)

**Topic 9 Concurrency**

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

## **Attachment B – “Clean” Copy 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>3</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:

10. Urban Lands
11. Regional Coordination and Cooperation
- 12. Centers (new for Sultan)**
13. Cities in Rural Areas
14. Elements of Orderly Development and Design
- 15. Built Environment and Health (new for Sultan)**
- 16. Innovative Techniques (new for Sultan)**
17. Incompatible Land Uses
18. Concurrency (covered under capital facilities section)

### **Insert discussion of Sultan’s pre-European history**

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3 RCW 36.70A.070(1)

## **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, and unique character.

Adopt a Comprehensive Plan and development regulations that recognize Sultan's needs and effectively coordinate 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. **(note: come back and define "small town" per PB 02-02-10)**

LU 3.1.2 Delineate 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.

LU 3.1.4 Provide a compatible mix of residential and commercial land uses to make it possible to safely walk or bike to work and shopping; to reduce reliance on automobiles and to reduce green house gas emissions

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

Review land uses to limit conflicts between residential and commercial uses. Review height, mass, traffic, noise, and other characteristics for residential neighborhood compatibility.

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

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

LU 3.3.2 Encourage future development in areas: (MPP DP-2) (Note – need to define "encourage")

1. Where adopted level of service exists or can be provided; and
2. Where adverse environmental impacts can be minimized; and
3. 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**

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 carrying capacity.

LU 3.4.2 Construct zoning regulations to provide incentives that are used appropriately to further the goals and policies of the Comprehensive Plan.

**(Per PB 02-02-2010. Note – define “carrying capacity”)**

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

Editor's note: Deleted LU 3.5 Unnecessary level of regulation. Covered by critical areas and shoreline regulations.

### **LU 3.6 Clustering provisions** (MPP DP-14)

Allow clustering within residential developments to

1. Encourage a variety of housing types,
2. Create common open space
3. Conserve significant 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**

1. The annexation achieves the growth—and economic needs and goals for the city as set forth in the comprehensive plan;
2. The city can eventually provide effective and efficient urban levels of public services;
3. The city has an adopted land use plan for the annexation area;
4. Properties with wetlands and critical areas may be annexed even if the property can't achieve urban densities.

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 365-196-550.**

### **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.~~ **Editor's note: The planning board struggled with this statement. Staff reviewed WAC 365-196-550. There is no requirement to consider the social impacts on any particular group of citizens when evaluating a request to site an essential public facility. Staff recommend deleting LU 3.9.3 (PB 02-16-2010)**

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.

**Note: Starting with Topic 3 March 2, 2010**

**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 meet together to interact

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 bike and pedestrian paths 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 generate community not just commerce 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 present and future economic vitality of industrial lands.(PB 03-02-10)

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 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 point 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 shape 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.

#### ***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 area. (PB 03-02-10)

(PB 03-02-10)

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

Identify design and/or financial incentives that can be used to help with building or site modification costs – particularly within the downtown and floodway zones. (PB 03-02-10)

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***

Encourage protection of lands, natural features or related activities that provide unique landmarks in the natural landscape. Encourage protection of 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. (PB 03-02-10)

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

Encourage retention of existing buildings or sites that provide unique or special landmarks, horizon references, or other interesting visual values.

#### ***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.

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, or military fortifications or similar public or pioneering purposes.

Ensure developments adjacent to sites that house schools and other institutional activities that may be sensitive to use intrusion are compatible with surrounding neighborhoods.

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Where appropriate, and when downtown property owners desire, implement an architectural design review 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 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.

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

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

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

See LU-5

## **Topic 9 Concurrency**

See Capital Facilities Element for LOS standards