

**SULTAN PLANNING BOARD
AGENDA COVER SHEET**

ITEM NO: H-1

DATE: April 6, 2010

SUBJECT: Conduct Public Hearing on:
Removal of Chapter 16.10, Planned Unit Development (PUD)
Adoption of Chapter 16.14, Lot Averaging Code

CONTACT PERSON: Robert Martin, Community Development Director

ISSUE:

Conduct a Public Hearing on Amendments to Sultan Municipal Code (SMC) Title 16 (Unified Development Code) to remove Chapter 16.10, Planned Unit Development (PUD) and Adopt Chapter 16.14, Lot Averaging.

STAFF RECOMMENDATION:

Staff recommends that the Board conduct the Public Hearing advertized and noticed for this date and time. (Action on this proposal is scheduled under Agenda Cover A-1 of this Agenda Packet).

BACKGROUND:

At its March 16, 2010 Meeting the Board determined by consensus to set a Public Hearing on removal of the PUD provisions and adoption of Lot Averaging provisions.

The full background and discussion of these Amendments are presented under Agenda Cover A-3 of this Agenda Packet.

The companion action in this Amendment proposal is removal of SMC Chapter 16.10, Planned Unit Development process.

DISCUSSION:

Lot Averaging is a relatively straight-forward mechanism to accommodate the type of land that most Developers will be dealing with in the Sultan area. Land that is comprised of restricted/ isolated developable land within a matrix of Wetlands and other Critical Areas is a ready-made situation for Lot Averaging.

Planned Unit Development Procedures, particularly as presented in SMC Title 16.10, are very complex and have not been administered or implemented well in the Community. The Council and the Board have determined that these provisions are not necessary or appropriate in Sultan. Prior to removal of these provisions, both bodies wanted a replacement Code that would accomplish recognition of the Critical Areas constraints presented by the Sultan landscape while not allowing the errors and abuses that were prevalent in implementation of the PUD Code.

At its March 16, 2010 meeting the Board reviewed options for calculating the allowances for reduced minimum lot size, the percentage of critical area exclusion permitted, and the minimum lot dimensions. The Board determined that:

1. Lots should be reduced no more than 25% from the minimum required in the applicable Zone.
2. The first 10% of undevelopable critical areas should be excluded from the calculation.
3. If a lot has less than 10% undevelopable critical areas, it does not qualify for the Lot Averaging Program.
4. Minimum lot width should be 40-feet, minimum lot depth should be 70-feet.

Attachment A presents the Draft of the Lot Averaging Code as modified by the Board in the above details. Subject to public input and final Board modifications, this Draft is ready for recommendation to the City Council for adoption as new SMC Chapter 16.14.

Starting with its work in August, 2009 and moving through to the Public Hearing at this meeting, the Board is in a position to make final changes and make a recommendation to the Council on this combined action; creation of a Lot Averaging Code and removal of the Planned Unit Development Code.

STAFF RECOMMENDATION:

Staff recommends that the Board conduct the Public Hearing advertized and noticed for this date and time. (Action on this proposal is scheduled under Agenda Cover A-3 of this Agenda Packet).

ATTACHMENTS:

Attachment A: Planning Board Draft of SMC Chapter 16.14, Lot Averaging