



PLANNING BOARD
DEPARTMENT OF COMMUNITY DEVELOPMENT
319 Main Street, Sultan, WA 98294

REGULAR MEETING AGENDA
January 21, 2016
7:00PM

City of Sultan Council Chambers
319 Main Street, Sultan WA 98294

Call to Order, Pledge of Allegiance, Roll Call

Changes to the Agenda

Public Comments

Citizens are requested to keep Public Comments to a 3-minute maximum (3 minutes or less per person) to allow time for everyone to speak.

Planning Board Member Comments

Approval of Minutes

- December 10, 2015 Meeting

Open Public Hearing if Applicable
Hearing and Action Items

A-1: 2016 Calendar for Planning Board

Discussion Items:

- D-1: Review Questionnaire/Survey
- D-2: Zoning Code Update – Major Issues

Summary of Meeting Results and Actions for Next Meeting
Public Comments on Agenda Items Only
Planning Board Member Comments
Adjournment

PLANNING BOARD MISSION STATEMENT

The City of Sultan Planning Board's mission is to translate its knowledge of the community into recommendations on land use plans and codes that help the community to achieve its goals and desires for health, prosperity and quality of life for present and future generations.

Planning Board Members
Lucy Hitchcock, Chair
Sean Gossett, Chair Pro-Tem
Tom Green
Gloria Reedy
Janet Peterson

Community Development Staff
Brad Collins, FAICP
Cyd Sparks, Secretary of the Board

ADA NOTICE: City of Sultan Community Center is ADA accessible. Accommodations for person with disabilities will be provided upon request. Please make arrangements prior to the meeting by calling City Hall at 360.793.2231. For additional information please contact the City at cityhall@ci.sultan.wa.us or visit our website at www.ci.sultan.wa.us

(360) 793-1311, FAX (360) 793-3344
Staff Email: planning.department@ci.sultan.wa.us



SULTAN PLANNING BOARD MINUTES
December 10, 2015

PLANNING BOARD MEMBERS PRESENT:

Lucy Hitchcock
Gloria Reedy
Sean Gossett
Tom Green, arrived 7:20p.m.
Janet Peterson arrived at 7:10p.m.

STAFF PRESENT:

Ken Walker, City Administrator
Cyd Sparks, Secretary of the Board
Brad Collins, FAICP Interim Planning Director

CALL TO ORDER:

Call to Order at 7:00 p.m.

CHANGES TO THE AGENDA:

None.

PUBLIC COMMENTS:

Bob McCarty, 1203 Loves Hill Drive, Sultan – Water Trails Planning – heads up, boat/float oriented. “Sky to Sound” The City received a Grant from National Park Service to have Park Staff person to help us through this project. To make areas “In/Out” areas for food stops and economic development. Make people want to spend their money here.

PLANNING BOARD MEMBER COMMENTS:

Gossett – Concerns over what is going on at the Sultan Airport. Gossett is going to let his term expire in February.

Reedy – Welcomes Brad to the Planning Board meeting. What do the initials behind your name mean? Are the PB dates changing to Thursdays? Brad explains.

Peterson – Welcomes Brad to the group and looks forward to getting something done.

Collins – Answers questions from the Board and discusses the change in the day for future PB Meetings.

APPROVAL OF MINUTES:

October 20, 2015 Minutes – Peterson moves to approve the minutes as printed. Reedy seconds. All Ayes.

DISCUSSION AND STUDY ITEMS:

D-1: Review Parks Questionnaire/Survey (November Packet) Board discusses the questionnaire and refines some of the questions. Add kayaking and boating. Change 8th to 9th Street. Add a map showing the park locations with numbers. Add question #13 from the phone survey. What about adding equestrian trails? Add a question about horse trails. Redo the questionnaire for the next meeting.

D-2: PROS Plan Edits (November Packet) Talk about FTP file (*FTP* stands for *File Transfer Protocol* and, as the name implies, it is a way of transferring files between computers) or setting up a separate computer for the Board to come to the City and make their edits. PB Members to go over the PROS Plan and pick a section that they would like to work on.

D-3: Planning Board By-Laws (November Packet) information only.

D-4: Planning Board Work List 2016

Brad goes over a work list for 2016 with the Board. Changing the meetings to the 3rd Thursday of the month for Jan thru March.

D-5: Zoning Code Amendments

Staff goes over the two zoning code changes he will be bringing up.

1) Recreational vehicle and boat storage yards and/or buildings. Board and Staff discuss the need for a public hearing at the planning board meeting. Board and Staff have discussion on changes to the By-Laws which list the items on the PB Agenda.

Recommendation to the City Council to Recreational vehicle in HOD in building, recreational vehicle yards in ED Zone. Green makes a motion and Peterson seconds. All Ayes.

2) Staff discusses the shared parking requirements with the Board. Board asks questions, what is Internal Trip Capture? Staff explains that it means cars are going into more than one business at the same parking site.

Recommendation to the City Council to allow shared parking requirement C as written. Green makes a motion and Reedy seconds. All Ayes.

16.60.100 Joint-use parking requirements.

Existing:

A. Places of Public Assembly. Parking spaces already provided to meet off-street parking requirements of stores, office buildings, schools, and industrial establishments, situated on the same site as places of public assembly, and that are not normally in use between the hours of 6:00 p.m. and midnight and are made available for other parking, may be used to meet not more than 50 percent of the total requirements of parking spaces. Written agreement is required for such joint-use parking arrangements between the officials of the place of public assembly and the owner or manager of the other development and parking area on the site.

B. Mixed Use Developments. In the case of mixed uses (such as shopping centers), the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use, except as specified above for joint use. (Ord. 630 § 2 [16.10.030(10)], 1995)

New:

C. Shared Parking Agreement. Parking facilities may be cooperatively used by different land uses, when the times of the use of such parking spaces by each use are not simultaneous. A shared parking agreement signed by all parties who share the parking facilities and approved by the City Community Development Director (Director) shall be required that binds the parking facilities and the parties until the agreement is dissolved by all parties and approved by the Director. The total number of required parking spaces may be reduced from the requirements of Sultan Municipal Code Chapter 16.60, if it is demonstrated through a parking study that complementary uses, internal trip capture or uses with different peak parking needs justify the reduction in required parking spaces at all times. A covenant running with the land shall be made between the property owner (owner) and the City of Sultan (City) stating the

responsibilities of the owner and shall be recorded with Snohomish County. A copy with the recording number and parking layouts and scheduled times of use by the specific uses sharing the on-site parking spaces shall be submitted as part of any permit application for development. When any shared parking agreement subject to the covenant is to be modified or terminated, the owner shall be responsible for notifying the Director and providing a revised site plan and schedule for meeting the parking requirements of all the development on the property subject to the covenant.

D-6: Title 16 - Unified Development Code

Staff goes over some of the historical events on Title 16 & 18. Several different versions have attempted unsuccessfully to update the City's development regulations. This work is identified as one of the principal duties of the Planning Board and the Community Development Director. Before we make another attempt at revising the City's Development/Zoning Code, an objective or set of objectives needs to be determined to guide the review.

The goal of the December Planning Board meeting is to set some work parameters and schedule. Board has discussion with Staff over what happened in the past. Staff wants to work on a way to make the process better this time. Have the Attorney review the updates to the Code as the Board completes them. January's meeting should begin with what are the major issues in Title 16 and Title 18? Look at impact fees, why are they expensive and can they pay them at another time other than when permits are due.

Revise the PB Meetings from the 3rd Tuesday of the month to the 3rd Thursday of the month thru March. Motion by Gossett and seconded by Green. All Ayes.

ACTIONS FOR NEXT MEETING:

- PB Minutes for December 10th
- Updated Survey for 3rd review.
- PROS Plan in shared location - still working on a solution. Shared computer upstairs.
- Bring Zoning Map for each member.
- Publish the PB Calendar in newspaper and webpage.
- Staff to put together materials for review of Code for January meeting.

PLANNING BOARD COMMENTS:

Peterson –Thanks for delivering the PB Packets.

Reedy – Did research on raising the Sultan Sales to what the Monroe tax rate to Sultan Council. Reedy would like the ear marked funds to parks.

Green – would like to find a way to sell cars and keep the sales tax here. Loves to hear that Staff is trying to keep it simple.

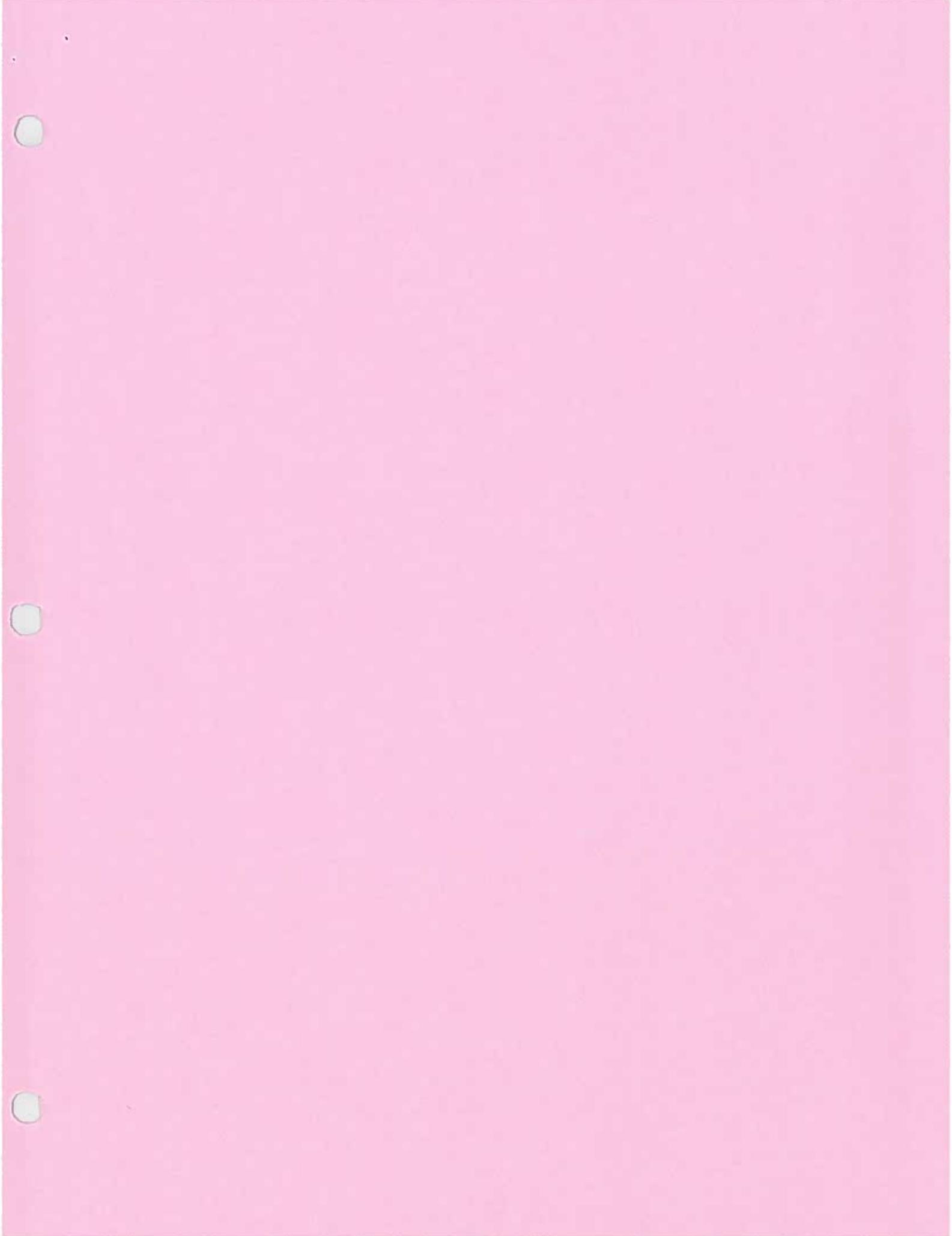
PUBLIC COMMENTS:

McCarty – comments on the SMC Code. Take what is the best from 16 and 18 and make one code.

ADJOURNMENT:

Peterson moves to adjourn the meeting and Reedy seconded the motion. All Ayes.

Adjourned at 9:10 p.m.



**CITY OF SULTAN
PLANNING BOARD COVER SHEET**

ITEM NO: D-1

DATE: January 21, 2016

SUBJECT: Review Survey and Questionnaire for the Park, Recreation and Open Space (PROS) Plan

CONTACT PERSON: Brad Collins, FAICP
Cyd Sparks, Permit Assistant

ISSUE:

After the December 10, 2015 Planning Board Meeting, the Planning Board came up with some new questions and ideas on updating the existing surveys and questionnaires for the Park, Recreation and Open Space (PROS) Plan.

DISCUSSION:

Discussion on survey and questionnaire for the PRO's Plan

Attachment: Updated PROS Survey



Which of the following describes how often you personally visited any of Sultan's parks or recreational facilities during the last year.

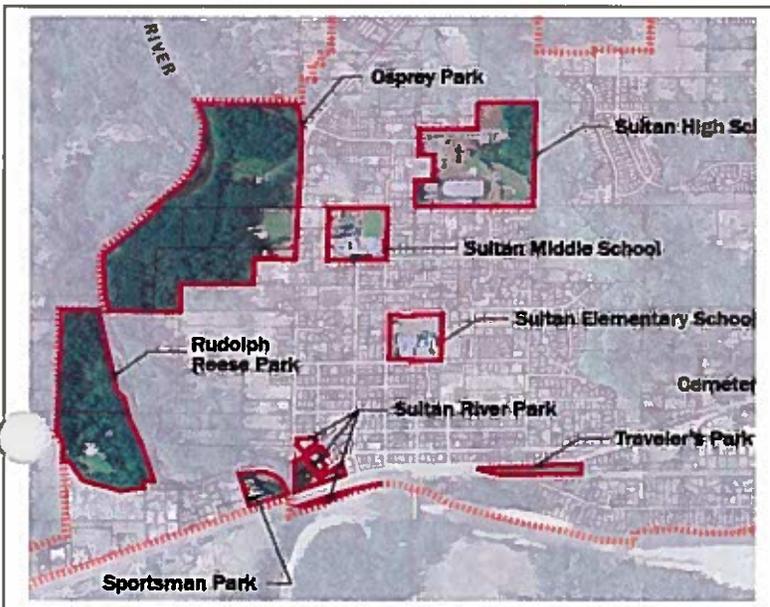
- Never
- Once a year
- Once a month
- Once a week
- More often than once a week but not every day
- Daily

What is the most important reason for not visiting Sultan parks more often?

- No time, too busy
- Do not go out, not an outdoor person
- Health and Age restrictions
- Poor Accessibility
- Use parks outside of Sultan
- Safety
- Other – please describe

Which of the City parks do you visit most often?

- Osprey Park
- Rudolph Reese Park
- Sportsman Park
- Sultan River Park
- Sultan Schools
- Traveler's Park



From the following list of park amenities, please state whether you think Sultan has too few, too many, or just the right amount of each to meet the needs of the community.

	Too few	Too many	Just the right amount
Passive recreation (walking trails, open space)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Active recreation (sports courts/fields, multi-use trails). Picnic facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Boat launches/river access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wetland/Wildlife habitat reserves	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other – please identify: _____

The following is a list of outdoor activities. For each, please identify whether the activity is something you always, often, sometimes or never do.

	Always	Often	Some times	Never
Adult Exercise Equip.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bache Ball	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bicycling/BMX	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Boating/Kayaking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Boat Launch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driving Range	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Equestrian	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Ring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fishing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frisbee/Disc Golf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hiking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Horseshoes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Off-Road Vehicle Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor ice skating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pickle Ball	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Picnicking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Playing/Watching Sports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RC Toys/old BMX area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sand Volleyball	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shuffleboard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Skateboarding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Taking a child to a playground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other – please identify: _____

Do you believe it is very important, somewhat important, somewhat unimportant or very unimportant of the city of undertake the following tasks over the next few years.

	Very important	Somewhat important	Somewhat unimportant	Very unimportant
Acquire additional land for parks/recreational facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Acquire additional land to protect open space and natural resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Increase resources for park maintenance/level of service; e.g. mow fields, trim and clear trails, upgrade and tend restrooms, monitoring landscaping.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Increase outreach and education about city parks and open space lands to young people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provide more volunteer opportunities to help take care of parks and open space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provide diverse recreational opportunities for all ages and levels of ability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improve public access and parking to existing parks and recreational facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improve signage to parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provide more interconnected multi-use trail networks throughout the city	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

There is a proposal to develop a new park in the north-east part of Sultan. This park would include sports fields, trails, picnic facilities, restrooms and open space. Construction would be funded by an increase in property taxes in the City of Sultan of fifteen cents per one thousand dollars of assessed property value, which is \$40.00 a year for the average homeowner in Sultan. In general, would you favor or oppose this proposal?

- Favor Oppose

Would you like more small parks (playground, picnic areas, quarter mile running track, multi-purpose court, jogging trail, or exercise courses) dispersed throughout Sultan's residential neighborhoods?

- Yes No

What way do you usually travel to and from the park?

- Walk/Jog Drive Bicycle Wheelchair

What is your age? _____

What is your gender? Male Female

How many years have you lived in Sultan? _____

How many members are in your household? _____
(including yourself)

Do you live west or east of 9th Street? _____

What changes, if any, would you and members of your household like to see in the Sultan parks? Check all that apply.

- Improve maintenance
 Improve existing park facilities
 Improve or add programs and special events
 Improve public safety
 Improve access

- More active facilities (sports-oriented)
 More passive facilities (relaxation-oriented)
 More trails/paths
 Equestrian trails
 No change needed
 Other _____

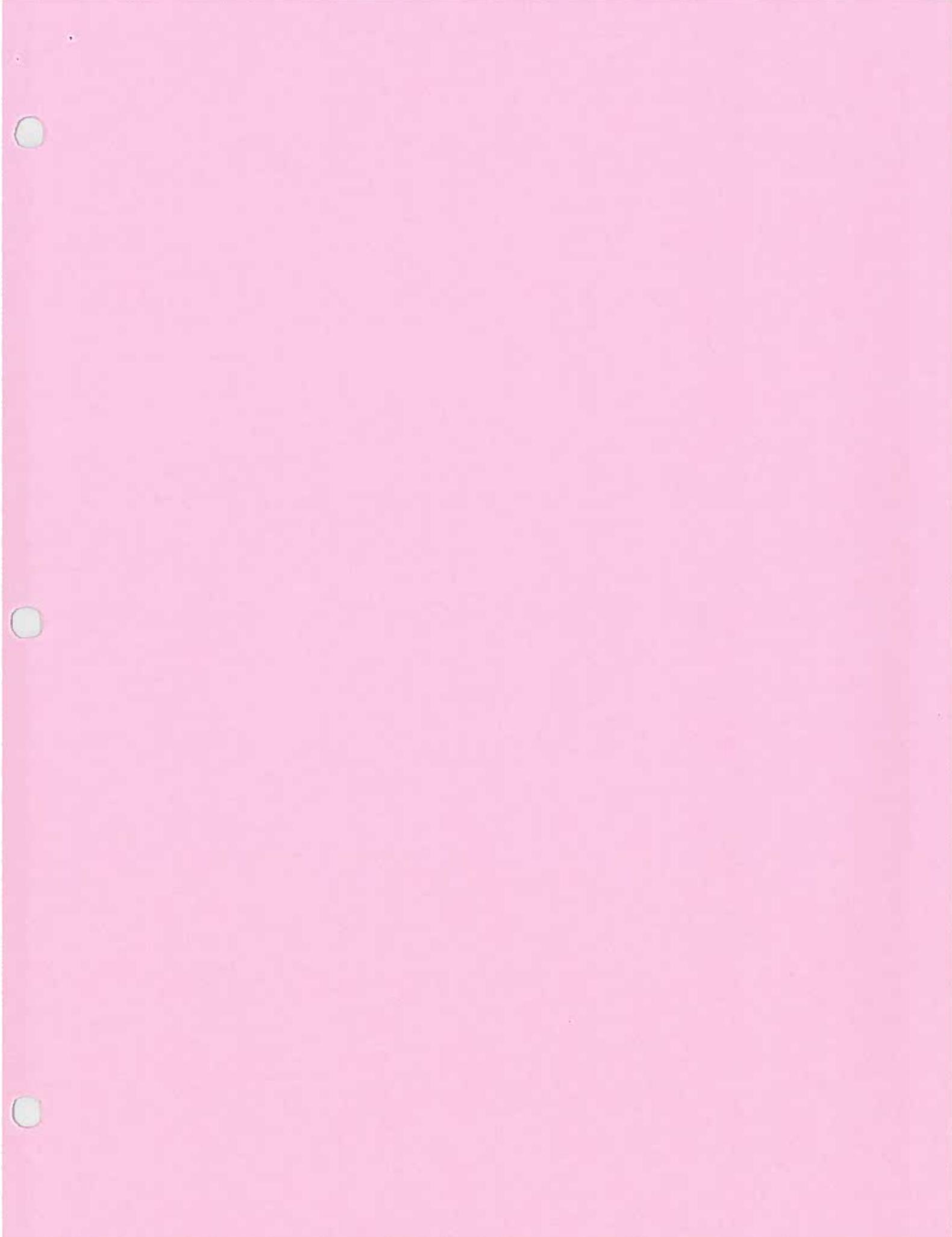
Have you used the Sultan Dog Park on 1st Street? What changes, if any, would you like to see?

- Address dog owner's needs
 Improve dog control
 Other _____

IN YOUR OWN WORDS. Please feel free to use the following space to provide additional thoughts, comments, or further explanations.

PLEASE RETURN YOUR QUESTIONNAIRE IN ONE OF THE FOLLOWING WAYS:

Deliver in person to:
 City Hall at 319 Main Street #200, Sultan
Mail to:
 City of Sultan, PO Box 1199, Sultan WA 98294
Fax to: 360.793.3344
Drop in Utility Payment Drop Box
Fill out On-Line at www.ci.sultan.wa.us



**SULTAN PLANNING BOARD
AGENDA ITEM COVER SHEET**

ITEM NO: A-1
DATE: January 21, 2016
SUBJECT: Planning Board Calendar 2016
CONTACT PERSON: Brad Collins, Interim Planner

ISSUE:
Review and Adopt Planning Board Regular Meeting Calendar for 2016.

STAFF RECOMMENDATION:
Staff recommends that the Board adopt the 2016 Meeting Schedule as shown on Attachment A.

DISCUSSION:
The Board currently meet monthly, on the third Thursday of the month. Due to staffing changes, the Planning Board Meetings are being moved to the 3rd Thursday of the month until further notice. Adopting the monthly meeting schedule does not prevent additional meetings being scheduled.

The attached schedule continues that pattern with alterations for holidays that occur around the third Thursday. Planning Board Meeting dates for November and December may change due to City Council Meetings falling on the same day.

Unless the Board desires to change the meeting day of the month at a later date, the attached schedule is provided for adoption for the 2016 Planning Board Meeting Schedule.

ATTACHMENT:
Attachment A: Regular Planning Board Meeting Calendar for 2016 published January 4, 2016

SULTAN PLANNING BOARD MEETING SCHEDULE 2016

THE BOARD MEETS THE 3rd THURSDAY OF EACH MONTH AT 7:00 PM

ALL MEETINGS HELD AT:
SULTAN COMMUNITY CENTER
319 MAIN STREET
SULTAN WA 98294
360.793.2231
planning.department@ci.sultan.wa.us

DAY	DATE
Thursday – Regular Meeting	January 21, 2016
Thursday – Regular Meeting	February 18, 2016
Thursday – Regular Meeting	March 17, 2016
Thursday – Regular Meeting	April 21, 2016
Thursday – Regular Meeting	May 19 2016
Thursday – Regular Meeting	June 16, 2016
Thursday – Regular Meeting	July 21, 2016
Thursday – Regular Meeting	August 18, 2016
Thursday – Regular Meeting	September 15, 2016
Thursday – Regular Meeting	October 20, 2016
Thursday – Regular Meeting	November 17, 2016*
Thursday – Regular Meeting	December 15, 2016*

NOTE: Planning Board Meeting dates are subject to change due to Staff schedules.

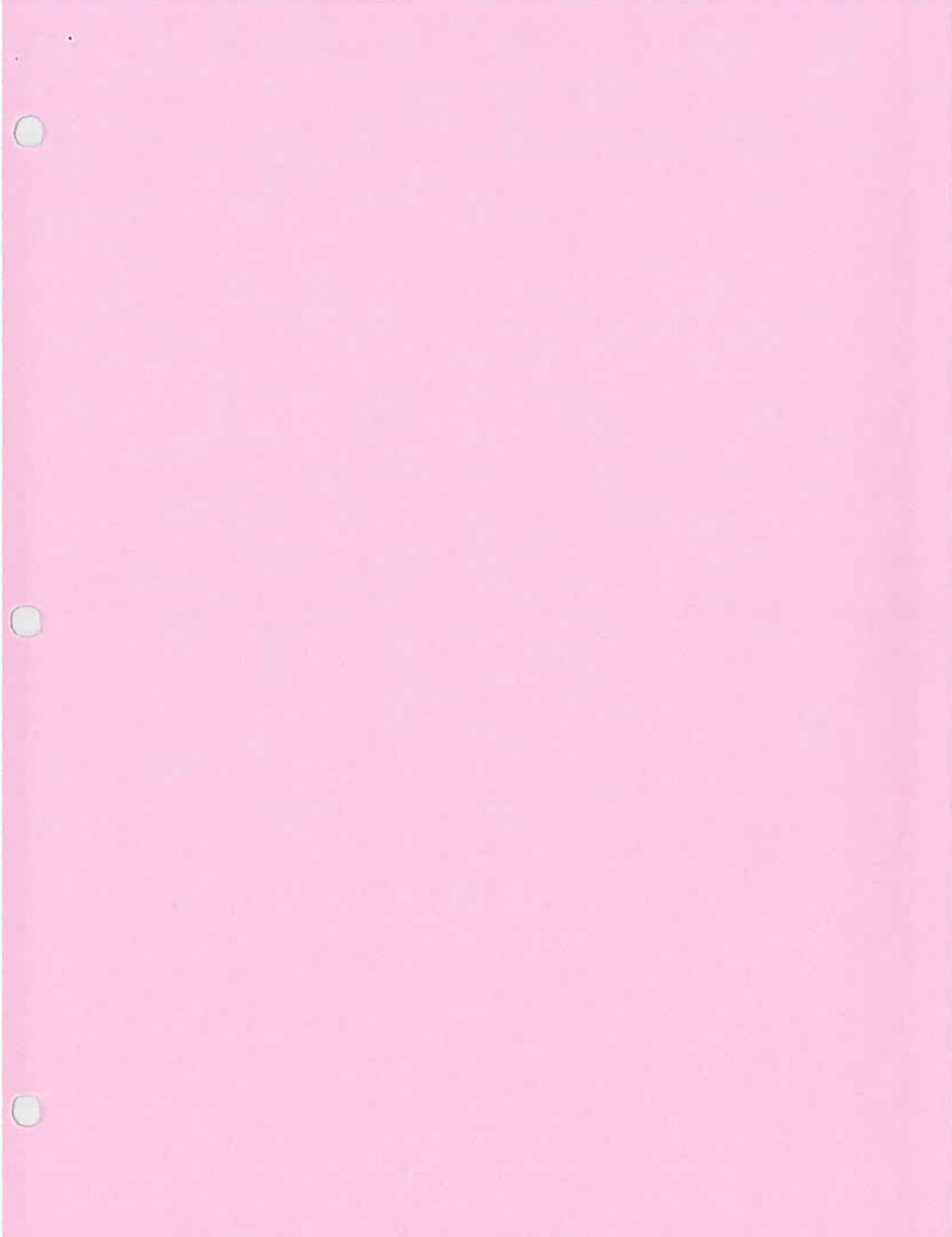
***Subject to change for Holiday schedule with City Council Meetings**

Brad's Work Schedule January – March 2016

Friday January 8
Thursday January 14
Friday January 15
Thursday January 21 (Planning Board)
Friday January 22
Thursday January 28 (and late for City Council if needed)
Friday January 29

Thursday February 4
Friday February 5
Thursday February 11
Friday February 12
Thursday February 18 (Planning Board)
Friday February 19

Thursday March 3
Friday March 4
Thursday March 10
Friday March 11
Thursday March 17(Planning Board)
Friday March 18
Thursday March 31 (tentatively last day as Interim Planning Director)



**CITY OF SULTAN
PLANNING BOARD COVER SHEET**

ITEM NO: D-2
DATE: January 21, 2016
SUBJECT: Zoning Code Update - Major Issues
CONTACT PERSON: Brad Collins, FAICP

DISCUSSION:

Sultan Zoning Code Update 2016

Brad's Major Issues:

- Impact fees update (Commerce, School District, Public Works, City Attorney)
- Conflicts with new state legislation (Commerce, City Attorney)
- Levels of review in one Chapter or at least cross referenced (Planning Board, Planning Staff, City Attorney)
- Levels of review consistent with staff resources and required time deadlines (City Administration, City Attorney, Commerce)
- Missing or confusing language (Planning Board, Planning Staff, City Attorney)
- Permitted uses update (Planning Staff)

ZONING CODE

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- 18.96 Special Residential Uses (16.44)**
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- Appendix A: Official Zoning Map (make distinct from Future Land Use Map in the Comprehensive Plan)**

**SULTAN PLANNING BOARD
AGENDA ITEM COVER SHEET**

ITEM NO: D-2
DATE: November 18, 2014
SUBJECT: Development Regulation Major Rewrite
CONTACT PERSON: Stacy MacGregor, Senior Planner

ISSUE:

City Council suspended adoption of the proposal development code and moved to refer the update of the development regulations back to staff for further updates under the 2015 work plan. The purpose of this discussion is to keep the Planning Board apprised of the status and the future work plan.

DISCUSSION:

Previous staff and the planning board devoted a tremendous amount of time into drafting a new development code. The City Council, following staff's recommendation, voted to not adopt the proposed Title 18 in its current form. The proposed code would have created a series of legally non-conforming uses, allow potential land-use incompatibilities, and would be out of compliance with the vision for the city as described in the 2011 comprehensive plan¹. Failure to amend the development code would leave Sultan with a code that is difficult to administer, inconsistent with Council direction, and lagging behind state statutes.

An update of the current Unified Development Code is appropriate. The current code appears to have not kept current with land use statutes or the 2011 Comprehensive Plan. Noted items include the lack of consolidated permit review, a development agreement process that is absent from the current code, and a convoluted permit process that is neither time-efficient or development friendly. The development code also needs updating because policy direction has been implemented based on an understanding that a new zoning code is under development².

¹Sultan's Vision (from the 2011 Comprehensive Plan, page 2-28)

The Setting

- Maintain the city's small town character
- Emphasize the recreation opportunities outside the immediate community and within the city
- Improve the visual image (buildings, landscape, and streetscape)

The Economy

- Diversity services so the shopping needs of Sultan residents can be met within the city
- Encourage small business
- Seek employment opportunities by accommodating industry and manufacturing

Housing

- Maintain the single family character while recognizing the need to provide housing for all income ranges

²An example of this is the elimination of the design standards as part of development review. Council approved a resolution to eliminate required design standards and adopt the design standards manual as a recommendation in the future code development. The result is that, at the present time, there are no

Zoning and development standards evolve over time and reflect a community's unique character, goals, and circumstances. In proposing a new code, that historic code language may be lost. For this reason, it is more common to do a minor or major overhaul, rearrange and update, rather than embark in a total rewrite. The proposed zoning code was rewrite. In addition to the possible loss of historically-specific code language, the proposed code created new standards without apparent consideration for the standards currently in place³.

NEXT STEPS:

The City Council has directed staff to amend the existing development regulations. This will require re-ordering and consolidating code chapters under one title; adding sections and language to address statues and policies required or allowed from the state code that are currently lacking or incomplete; and, amending the process portion of the code to streamline, define, clarify, and make the code legally defensible. Additional amendments could address content changes discussed under the planning board review process.

Prior to recommending adoption, the proposed code will be reviewed by other stakeholders to include the fire district and the city's insurance provider. The input of those tasked with administering and defending the code will increase the ability to implement a sound and useable document. After adoption, expect revisions. Drafting of extensive new code language invariably

design standards in place. (The proposed code inadvertently does not implement Council direction and does not include design standards.)

³ Some examples of changes between the current and proposed codes that need to be carefully considered include:

Building Height:

- Current code: measured to the midpoint of the roof;
- Proposed Code: measured to the top of the roof.

On a residential home with a hip roof, this could result in a reduction of as much as 7-8' in total allowed building height. On a hilly site, a two story home may not be possible.

Use Table: In the proposed code,

- Restaurants are not permitted in the Urban Center (historical downtown) zone,
- Retail sales, when allowed, cannot have outside sales or storage as many of our retail businesses currently do;
- Multifamily dwellings (apartments) become an outright permitted use without public notice or extensive review in MDR and HDR zones where most of our current and future subdivisions will occur;
- Garage Sales require a land use permit which would legally vest a garage sale as a use; and
- Animal (veterinary) Clinics are not allowed anywhere in the cit.

Accessory Structures (for example, detached garage, shed, greenhouse accessory to a residence)
There are standards for accessory structures "where allowed by Chapter 18.70" but Chapter 18.70 does not consider accessory uses; uses are based on review type rather than the typical "permitted, accessory, condition, & unclassified use"

Landscape Standards:

There is no landscaping required beyond parking lot landscaping. The proposed code should include a table with required site perimeter and building foundation landscaping standards based on zone.

means omissions and unintended consequences. A series of code amendments should be anticipated as part of future annual work plan development.

The planning board can assist staff by detailing the discussion items and policy direction recommended during the initial drafting of the proposed development code. The ideas and direction can be incorporated into the new code.

RECOMMENDED ACTION:

There is no action under this discussion item. It is for information only.