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# SHOCKEY BRENT, INC.

Land Use ■ Environmental Analysis



Permitting ■ Public Policy

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March 1, 2007

Sultan City Council  
City of Sultan  
319 Main Street  
Sultan, WA 98294-1199

Members of Council,

Enclosed is the most recent draft of the Comprehensive Plan update for 2007. This update has been prepared pursuant to a Final Decision and Order of the Growth Management Hearing Board. It is intended to reflect most of the adopted 2004 Plan with adjustments as necessary to meet the GMHB requirements. We have also updated information where appropriate and reformatted the document for easier reading by the public. Specifically, the attached update includes the following:

#### FORMATTING

1. Information from the 2004 Plan has been reorganized into Chapters and Appendices. Chapters are organized into text description, goals and objectives.
2. Highly technical information (e.g. soil descriptions) has been removed for easier reading by the public. The technical information is available from City sources for those wishing to review it.
3. Extraneous information, not relevant to Sultan, has been removed. For example, the 2004 Plan has an extensive list of possible loan and grant descriptions that are not used by the City.

#### INTERNAL CONSISTENCY

1. Some 1994 information contained in the 2004 Plan was out of date. This information has been updated.
2. Chapters are now consistent with one another (e.g. level of service information is now consistent with the capital facilities section, etc.).

#### EXTERNAL CONSISTENCY

1. The Comprehensive Plan is now consistent with other City plans (e.g. sewer plan, water plan, wastewater treatment plan, future stormwater utility)

2. The Plan will be consistent with County target population and employment figures for 2025.
3. The Plan includes UGA expansions approved in 2006.

#### LEVEL OF SERVICE ANALYSIS

##### A. Parks:

1. The Park inventory has been updated
2. There is a clearer discussion of how Parks Level of Service is defined in the City of Sultan.
3. The Level of Service Analysis for 2004 and 2025 has been calculated
4. The six year park plan is confirmed in the Park Element and the Capital Facilities Element.

##### B. Transportation

1. The Arterial Street Plan is being developed by Perteet Inc. It will include Level of Service calculations based on trip generation. Trip generation will be consistent with land use plan, buildable lands and population/employment projections.

##### C. Police

1. The existing LOS has been updated.

#### MAPPING

Maps are being updated and redesigned for reader clarity.

The enclosed material has been reviewed by the Planning Board. The Transportation Element will be added upon its completion by Perteet, Inc. I will be available at your meeting on March 6 to discuss our progress and receive your comments on the enclosed Plan sections.

Sincerely,  
SHOCKEY/BRENT, Inc.

Reid H. Shockey, AICP  
President