

[THIS WAS SENT TO MR. CISAR VIA EMAIL]

From: Jeff Kirkman

To: "Rick Cisar" rick.c@cityofsultan.com

Subject: Comments on the Draft *[Comprehensive Plan]* EIS

Date: Sun, 6 Apr 2003 23:22:00 -0700

Dear Rick -

In reviewing the Draft EIS dated 20 February 2003, I wish to comment on the following:

I feel that misleading information was presented to the Planning Commission as to the urgency for the completion of the Comprehensive Plan for the City of Sultan, and, as a result, the spirit of the process was not upheld. The Comprehensive Plan is much too important to be assembled in a hurried manner. I still feel that the process should be slowed down to ensure better and more public input on the plan.

I suggest that the four Alternative Plans be renumbered beginning with one (1) as the "No Action" Alternative through four (4) as the "High Growth" scenario. The "No Action" alternative is viable and using zero (0) as its indicator could be confusing to the public.

All of the maps do not have the specifics and quality I would expect in an official document that is going to govern the future growth of Sultan. It is imperative that color maps with better quality details, such as submitted to the Planning Commission for the Shoreline Management project, would be extremely helpful to specify the inventory of land, zoning and the UGA of Sultan. After all, the Comprehensive Plan is a "scientific" planning tool - the more details and specifics each map has the better. I have found great and very detailed maps available on various Snohomish County websites.

On page 255, the "Parks, recreation and open space" map is missing the future park of Willow Run to the north of Winters Creek. The park should be listed as a "Proposed Park", as it is a part of the condition of the Willow Run Plat. Again, the map is too general and lacks the details one should expect in the Comprehensive Plan document. Also, there should be a note that the City has failed to enforce the open space and park requirements in the past and that more care must be taken in the enforcement of required park and open space as land is developed.

The 72 page "Comprehensive Plan Update" should have better maps showing the details and specifics of the various inventories.

Reference to the development of an "Annexation Policy" should be included in the document, and when the policy has been developed and ratified that it is included as a part of the Comprehensive Plan.

Pages left intentionally blank should be noted as such.

A statement of some sort should be made that whatever alternative or combination of alternatives are chosen, that a Capital Facilities Plan and Budget must be adopted to ensure the level of growth is concurrent with the expansion of services, recreational facilities, etc. Without the necessary capital to make improvements growth cannot occur.

On page 91, "Unavoidable adverse impacts" should be expanded to list some of the results of the adverse impacts for future planners to consider.

Regards,
Jeff Kirkman