

Snohomish County
2006 GMA Comprehensive Plan: 10-Year Update Remand
Planning Commission Hearing and Deliberations
September 26, 2006

Applicant: Sultan (Remanded)

File: Sultan 3B

DESCRIPTION OF PROPOSAL

GPP FLUM Designation: Proposed: Urban Low Density Residential
Existing: Rural Residential-5 Basic

GPP Text Amendments: Proposed: N/A

UGA Expansion: Yes

Acres: 60

Zoning: Proposed: R-7200
Existing: R-5

SITE RELATED INFORMATION

Location: North of the City of Sultan; adjacent to Sultan UGA; north of 124th Street SE.

Existing Land Use/Site Characteristics: This 60-acre site includes nine parcels, and is comprised of rural residential development, and a small quarry of less than 10 acres.

Adjacent land Use: The character of surrounding land is generally low density residential land. The area to the west is owned by the City of Sultan Water Utility and is used for water storage. Land to the south is within the City of Sultan.

Adjacent GPP FLUM Designation: Rural Residential-5 Basic to the north, west, and southeast; Urban Low Density Residential to the southwest; City of Sultan to the west, designated Public Facility.

Infrastructure: City water lines abut the site. There is currently no sewer service to the site. Access to the site is from 124th Street NE.

Critical Areas: Yes – small area of steep slopes on the western portion of the site.

SEPA:

The proposed action was analyzed in the December 2005 Final Environmental Impact Statement (FEIS) for the 10-Year Update to the GMA Comprehensive Plan. An Addendum to the FEIS was issued on September 8, 2006, on the 2006 Final Docket and Remand, which includes this proposal.

EVALUATION

Consistent with Requirements of Motion 05-601		
(a) Reconciliation:	(b) Utility Planning:	(c) SEPA Review:
Yes	No	Yes

Motion No. 05-601 stated that, as part of the 10-Year Update to the GMA Comprehensive Plan, decisions on the proposed amendment should be deferred pending (a) the population reconciliation process, (b) joint county-city utility service planning, or (c) the completion of environmental review as required under SEPA.

Criterion “a”: Have the county and the affected city reconciled population targets, as provided for in Countywide Planning Policy (CPP) UG-2?

Yes. The city and county agree to a 2025 reconciled population target of 11,119 and a 2025 employment target of 2,000. Snohomish County Tomorrow considered these targets and included them in their recommendation to the County Council, as provided for in CPP UG-2.

Criterion “b”: Have the county and the affected city completed joint utility service planning and/or study to determine whether appropriate urban services can be provided within a reasonable timeframe?

No. The county requested evidence that city water and sewer systems will be able to serve the additional population and additional land development within the expansion areas (i.e., completed utility system plans, schedules for construction and/or improvements, and a Capital Facilities Plan that supports the expansions). The city has made strides in this effort by amending their General Sewer Plan and General Water Plan to reflect the reconciled population target and UGA expansion areas, and by developing a draft Wastewater Treatment Plant Upgrade Engineering Report. However, on June 29, 2006, the Central Puget Sound Growth Management Hearings Board (GMHB) concluded the City of Sultan’s Transportation Improvement Program, General Sewer Plan, and General Water Plan were inconsistent with the city’s comprehensive plan, and noncompliant with the Growth Management Act. Given these circumstances, Planning & Development Services (PDS) staff cannot determine that utility planning in the City of Sultan is complete.

Criterion “c”: Has the proposed amendment received environmental review as required under SEPA?

Yes. The proposed action was analyzed in the December 2005 Final Environmental Impact Statement (FEIS) for the 10-Year Update to the GMA Comprehensive Plan. An Addendum to the FEIS was issued on September 8, 2006, on the 2006 Final Docket and Remand, which includes this proposal. No additional mitigation measures were identified.

RECOMMENDATION:

Based on existing adopted county policy and legal advice on Growth Management Hearings Board rulings, PDS recommends denial of this proposal unless the following conditions are met:

1. The financial plan for the development of the Wastewater Treatment Plant upgrades is reflected in the City of Sultan’s adopted Capital Improvement Program in its Capital Facilities Plan; and
2. The Central Puget Sound Growth Management Hearings Board finds the City of Sultan’s adopted Transportation Improvement Program, Water System Plan, and General Sewer Plan consistent with its Comprehensive Plan and compliant with the Growth Management Act.

Presently, PDS does not have evidence that these three conditions have been met.