

## Memo

To: Hal Hart, Community Development Director  
Cc: Mayor Wiita; City Council; Planning Board  
From: Tyler Quinn-Smith – Framework  
Date: March 5, 2024  
Re: Preliminary List of Growth Strategies for March 7 Workshop

## Overview

This memo provides a high-level list of growth strategies under consideration for the 2024 Comprehensive Plan Periodic Update. These growth strategies cover several ways of creating new jobs and homes in Sultan and will be the focus of Thursday’s workshop.

## Sultan 2044 Growth Strategies

The City of Sultan is exploring growth strategies for new homes and jobs as part of its 2024 Comprehensive Plan Periodic Update. Beginning on March 7, the project team will work with City Council and Planning Board to identify appropriate growth strategies that comply with the City’s 2044 growth targets and satisfy the community vision. At this point in the project, the focus will be limited to *land use* strategies—those that imply either land use designations or adjustments to zoning and development standards—to inform the growth alternative and future land use map.

What follows is a preliminary list of strategies that could increase residential and employment capacity. An explanation and visual examples for each will be given during the March 7 workshop. City Council and Planning Board members will then determine which strategies are most appropriate, and, in doing so, discuss considerations for implementation like location, mitigation, and aesthetics.

### Strategies to Increase Residential Capacity

- Allow residential development on publicly owned land
- Allow residential development on religious organization owned land
- Permit middle housing (duplexes, fourplexes, cottage housing, townhomes, and other forms of small multi-family housing) in more zoning districts
- Increase building heights for residential or mixed-use development
- Allow and encourage residential and mixed-use development in more areas
- Allow and encourage more infill housing
- Allow multi-family development on smaller lots

- Allow and encourage mobile home parks
- Allow two accessory dwelling units per lot (mandated by State legislation as of 2023)
- Mandate minimum residential densities
- Transfer/purchase of development rights
- Provide residential density bonuses to developers in exchange for affordable units
- Pursue subarea planning for specific neighborhoods, districts, or corridors
- Allow and encourage live-work units
- Allow planned unit development projects

## Strategies to Increase Employment Capacity

- Allow commercial development in additional areas
- Allow and encourage residential and mixed-use development in more areas
- Provide commercial bonuses in exchange for affordable housing units
- Allow and encourage live-work units
- Pursue subarea planning for specific neighborhoods, districts, or corridors
- Plan for commercial uses that have a higher density of employees

## March 7<sup>th</sup> Workshop

City Council and Planning Board members are encouraged to review the memo dated February 28<sup>th</sup> and this memo ahead of the workshop this Thursday. During the workshop, the project team will provide an overview of the technical background material related to growth targets, parcel capacity, and new State mandates before introducing each of the growth strategies listed above. Workshop attendees will then engage in a few exercises and discussions to accomplish the following:

- Produce a refined list of appropriate strategies for new housing and employment growth in Sultan
- Develop implementation and policy considerations for each strategy (e.g. mitigation measures, aesthetics)
- Allocate strategies to general areas of the City