



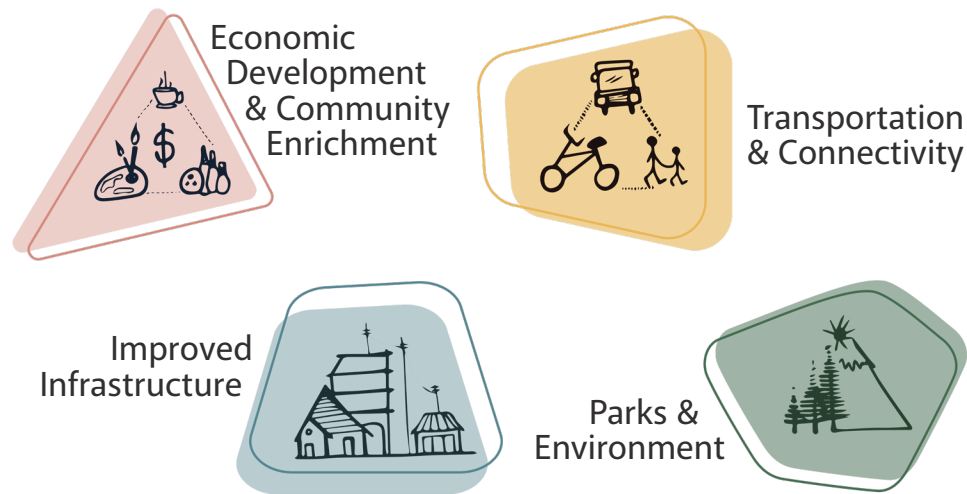
Land Use Element

Element Purpose:

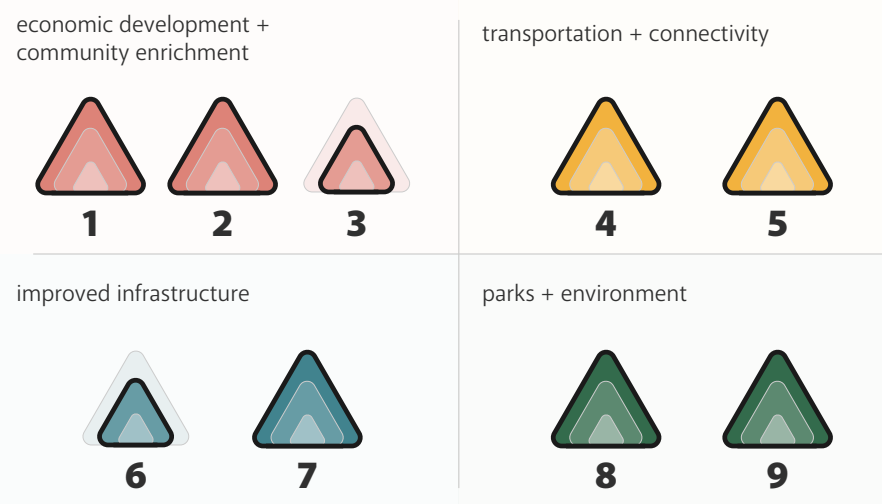
The Land Use Element of Sultan's 2044 Comprehensive Plan aims to enhance residential areas, expand mixed-use districts, and introduce new future land use designations. It updates zoning policies to support affordable housing and commercial uses along key corridors like US-2 and Sultan Basin Road. The plan balances growth with natural rural characteristics, ensuring walkable neighborhoods with access to daily goods, services, and amenities.

Community priorities include maintaining parks, improving infrastructure, and ensuring local access to everyday needs. The Future Land Use Map (FLUM) outlines strategies for creating connected, vibrant neighborhoods with diverse housing options, protecting natural areas, and supporting economic development. The FLUM guides growth to meet Snohomish County's housing and employment targets, aligning development with infrastructure and environmental goals.

How it relates to Sultan's Community Vision:



Relationship to Vision Strategies (Nine Big Ideas):



Key:



Why does the Land Use Element matter:

The Land Use Element is essential to Sultan's 2044 vision, providing access to daily goods and services, creating vibrant destinations, and expanding job and housing opportunities while preserving the city's rural character. It introduces new future land use designations to promote mixed-use development, affordable housing, and desired commercial uses, ensuring the City meets its growing needs. By guiding where Sultan focuses growth, and balancing infrastructure and environmental stewardship, the Land Use Element supports economic development, community enrichment, and sustainable growth. It integrates community input to create walkable neighborhoods with diverse housing choices and commercial offerings, making it vital to Sultan's comprehensive plan.

What's New:

- 1. New Future Land Use Designations:** The Land Use Element introduces new designations along US-2 and Sultan Basin Road to unlock opportunities for mixed-use development and social gathering, catering to the everyday needs of Sultan's growing population.
- 2. Emphasis on Mixed-Use and Affordable Housing:** Updated land use policies and zoning regulations focus on expanding housing types and promoting mixed-use developments to increase affordable housing and diverse commercial offerings.
- 3. Future Land Use Map (FLUM):** The FLUM, a key tool within the Land Use Element, creates flexibility in zoning decisions, identifying strategic areas for growth, such as Neighborhood Hubs and Mixed-Use Corridors, and guiding the development of vibrant, walkable centers.
- 4. Integration of Community Input:** The Land Use Element incorporates feedback from community engagement events, emphasizing the balance of growth, affordability, well-connected and accessible community destinations, infrastructure, and environmental stewardship.
- 5. Focus on Community Assets & Environmental Stewardship:** The Element highlights preserving environmental assets like parks and natural habitats, while integrating new development patterns to support economic growth and community wellbeing.

Future Land Use Map

