

**SULTAN CITY COUNCIL
AGENDA ITEM COVER SHEET**

ITEM NO: SR-1

DATE: December 10, 2009

SUBJECT: Planning Board Minutes, November 10, 2009

CONTACT PERSON: Robert Martin, Community Development Director

ISSUE:

Transmittal of Planning Board Minutes for the November 10, 2009 Planning Board Meeting

STAFF RECOMMENDATION:

Receive Report, no action required.

BACKGROUND:

This Meeting included:

1. A Public Hearing on 2009 Comprehensive Plan Docket Item #6 by Terra-Ex Land Group.
2. Planned Unit Development Code Revisions discussion and direction to remove PUD Code from Sultan Municipal Code.
3. Review of the Planning Board Prioritized Work Plan

ATTACHMENTS

Attachment A: Planning Board Minutes

PLANNING BOARD MEETING MINUTES
November 10, 2009

Meeting called to Order at 8:15 pm

Planning Board Present:

Chair Linth
Knuckey
Harris
Knox

City Staff:

Martin
Knight – Sec

Call to order – changes to agenda

1. defer October 20, 2009 minutes to next meeting
2. D-2 Planning Board Work Plan

No public comment

PB comments – none

Chair LInth reported trip to Snohomish to meet with Planning Staff

1. Planning Application
2. PUD's
Want to discuss if time allows

Public Hearing

- Terra-Ex
Harris recused himself from Public Hearing and left the room
- Linth opened Public Hearing –Martin introduces Docket item for PB consideration
 - Last Docket item for 2009
 - Council will hear Docket items on November 12, 2009
 - PB should attend Council on November 12th to hear verbal report from Staff to Council.
 - This is one Public Hearing held by PB on this Docket item
 - Property under consideration
 - Located on SBR & US2
 - Change zoning to HOD
 - Now mod. Density and Econ. Dev.
 - Mr. Martin review key components of Staff Report and how comprehensive supports proposal – Land Use, Housing Population and Economic Development.
 - Action under Agenda Item A-1

Presentation by Applicant: Sheri Harris is presenting for applicant 18008 124th St SE, Sno 98290

Project Assets

Create jobs	add parks
Beautify City	increase tax re.
	Clean environment

Economic/industrial to retail area

- Highway is front line
- Beautify SBR/US2
- Make people stop

Light industrial doesn't need highway front

Destination location

Sultan is changing look. Will take time opportunity to change future look.

Proposal

- 3 story building with court yard and gathering areas
- Village feel. Pedestrian friendly
 - Northwest woodland character/logging
 - Outdoor recreation
- 44 units assisted living. Close to retail
4-acre park. Wetland nature park respect environment. Trail, paths, etc.
- Museum, hotel, culture center. Kid friendly
 - Supported by tribes
- Proposed look for Sultan/design ideas foot print 8,000 sq/ft. Separate pads. Seniors are "low" impact compared to other pops.
 - Shop and support community businesses
 - Creates job market. 3 seniors create 1 job. 50% customers will be region shoppers.
 - Capture travelers and tourists

Questions

Knox

Seniors are low impact on community?

Sheri

- Transportation is via bus and walking
- No school impacts
- Small studio/1 bedroom apartments

Knox

Destination shopping?

Sheri

Like Duvall with good design features
Want both community services and boutique niche stores
No proposed drive through
Convenience stores are an option

Linth

- We are talking about a change in zoning any further questions?
- Board motion to close P.H.
Knuckey 1st Knox 2nd
- P.H. closed

Linth

- Any questions on proposal?
- None

Linth

- Feels strongly zoning change is appropriate
- Beautiful proposal zoning change is important regardless of project.

Knuckey

- Like project. Supports change

Action Item A-1

Linth

- Anything for staff to add

Martin

- Review board's alternatives
 - o #1-#4 as outlined in staff report
- Staff recommendation

Knuckey motion

- Move to adopt – read recommended motion as presented (See agenda cover)

Knox – second

Linth – discussion

- Sensitive to concern that community has no public hearing required
- Community may

Passed unanimous

Linth

Knox

Knuckey

Five minute break

Reconvened at 9:00

Mr. Harris returned

D-1 PUD code revision

Linth

Staff present

Martin

- Time on rewriting PUD code
- Linth & Knox took trip to Snohomish to meet with planning staff
 - o PUD was discussed
- Staff prepared changes for PB consideration
 - o Need final review by City attorney
 - o Graphical depictions have not been added
- Discussion
 - o Has the board reached conclusion that PUD code is more regulation than Sultan needs?
 - o Substitute for PUD is "lot averaging" easy code to construct
 - Staff could adopt lot averaging provision quickly

Linth

- Please clarify for Board attachment A-10

Martin

- Text not constructed on amendments to PUD's

Knox

Discussion continued, does the board want to continue with PUD code construction, or set it aside, or what other option?

Linth

- Discuss future PUD
- Challenge to create, manage and maintain PUD's in Sultan
- Reservations about whether PUD's work in Sultan
- Other communities don't have PUD's (e.g. Monroe and Snohomish)
- "Creative" and "innovative" is too discretionary
 - o Needs larger staff to implement and oversee

Linth

- PUD left to interpretation
- Result has not been satisfactory. Not real PUD's
 - o Benefited developer but not community

Knox

Can community accomplish goals set for development as described on page 23 of the Comprehensive Plan if there is no PUD code?

- High quality of life
- Useable open space (attachment A-3)
- Community gathering meeting spaces

How to accomplish w/o PUD's

Martin

- A PUD submitted under existing code does not achieve any of the quality of life issues in any way differently from a standard subdivision.
- Past PUD's did not accomplish any quality of life issues differently from a standard subdivision.
- Other code regulations can achieve quality of life standards "if properly developed"

Knox

- Yes, other development regulations can achieve quality of life standards

Martin

- Critical areas in Sultan force lot averaging

Knox

- Critical areas can be asset

Martin

- Don't need PUD to accomplish goals of critical area preservation and quality of life as currently expressed in Comprehensive Plan.

Harris

- Is there any flexibility if there is no PUD code?

Martin

- Not as much, but at this time Sultan needs base-line certainty, there has been more than enough "flexibility".

Linth

- Snohomish has a limited PUD code. For properties w/critical areas

Harris

- Still wondering about flexibility

Linth

- Can see landscape changing at national level and economic development
- Wants to see PUD completed even if it isn't adopted, and then Shelved until needed.

Harris

- Doubtful it could be used if any amount of time passes after being shelved.

Knox

- Harm in finishing?

Martin

- Investment in time.
- Likely will never be adopted

Knuckey

- Disagrees. Information will not change
- Why was this given to PB for discussion and when, how did it get onto the Work List?

Martin

- It was Staff recommendation to amend PUD code because of all of the confusion it had created over the last 6 or 7 years.
- Recommendation was to eliminate PUD code

Knuckey

- Doesn't matter if we stop now or finish

Linth

- We should finish what we've started
- We are at 70% now. 10% more work will complete.
- We can shelve.

Martin

- Need lot averaging. Provides flexibility to work with land.

Knox

- Snohomish does density

Linth

- Lot averaging is black and white. PUD is too flexible

Harris

- Flexibility drives builders

Knuckey

- We will all be gone. Things change
- OK with finishing. It's wasted time.

Linth

- Questions: Should pursue PUD code?

Harris

- Flexibility is important to change with times

Knuckey

- Propose shelving PUD here and now

Knox

- If goals can be accomplished with standard subdivision. High standards implemented, then we should shelve it now.

Knuckey

- If we complete and shelve. No guarantee ideas will be implemented

Knox

- Agrees
- Downside to complete is staff time

Linth

- Support continuing with development of PUD code?
 - o Knox – no
 - o Harris – yes
 - o Knuckey – no
 - o Linth – no

Linth

- Commercial PUD's mixed-use may still be important to commercial development.

Martin

- You can accomplish goals without commercial PUD's

Linth

- Let's discuss commercial PUD's at next meeting
- How do members feel regarding a recommendation to drop residential PUD's

Knuckey

- Shelve for time being "as is"

Knox

- Shelve "as is"

Harris

- Tool for development must be useful, if this code doesn't help here than it isn't useful.

Consensus: Work on PUD code should stop at this time, save current work for future reference.

D-2 Planning Board Work Plan

Updated for board discussion

Martin review changes to planning board work plan

Industrial min lot size to council in January 2010

Meeting Adjourned at 10:00pm