

**SULTAN CITY COUNCIL
AGENDA ITEM COVER SHEET**

ITEM NO: Consent C 1C

DATE: June 10, 2010

SUBJECT: Council Meeting Minutes

CONTACT PERSON: Laura Koenig, Clerk/Deputy Finance Director

SUMMARY:

Attached are the minutes of the May 6, 2010 Special Council Meeting as on file in the office of the City Clerk.

RECOMMENDED ACTION:

Approve as submitted

CITY OF SULTAN COUNCIL MEETING – May 6, 2010

The special meeting of the Sultan City Council was called to order in the Sultan Community Center by Mayor Eslick. Councilmembers present: Slawson, Flower, Beeler, Blair and Davenport-Smith

COMMENTS FROM THE PUBLIC:

Josie Fallgatter: The city has made great strides in planning and should be commended but they have the opportunity to move forward. There is a need to implement plans and provisions in the plan. There is a great vision but a stumble to implement it. The downtown is an issue – where to locate it. There have been numerous workshops, some signs; and design review with no criteria for reviewing projects. Changes were made because property owners want something different. Industrial master plan started out as great idea but there is a need for living wage jobs; housing is cheaper. People are poor here and can't afford homes. The city is constrained by Highway 2 and the State is not required to meet concurrency. Need to encourage alternate forms of transportation. It was said the city needs a cluster ordinance but have one already. Need develop regulations you can live with and follow.

COUNCILMEMBER COMMENTS

Blair: Thanks for the comments. Shares the concern about visioning but not following through. Thankful for staff that are taking the issues to the next degree to implement and carry out the ideas. Planning board has done good job of working through the issues. The cluster issue will be addressed.

Davenport-Smith: Thanks for the comments. The Council discussed some of the issues at the last meeting. Small town character and what that means was addressed. The 2004 plan includes the vision of small town “feeling” and the words has been changed to “character”.

Slawson: They could be like other cities and not deal with the comprehensive plan now since the governor gave them an out for three years. Hope Ms. Fallgatter works with the city this time.

DISCUSSION**Comp Plan Land Use elements:**

The issue before the city council is to review the proposed goal and policy changes to the land use element of the 2004 comprehensive plan and provide direction to staff.

City Council's Role

The city council's role is to:

1. Synthesize information received from the planning board, small group meetings and public outreach. Ensure the community's vision is represented.
2. Translate input into proposed text changes to the goals and policies consistent with Vision 2040 and county-wide planning policies.
3. Approve and adopt changes to the goals and policies in the comprehensive plan.

Summary Small Group Feedback

1. Decommission the Industrial Park Master Plan. Difficult to implement and need other methods to achieve goals.

CITY OF SULTAN COUNCIL MEETING – May 6, 2010

2. Do only what is required. Reduce unnecessary regulations. When adopt multi level planning policy do only the minimum level of concurrency
3. Create new business centers. Additional town centers are valuable. Downtown should be one of the centers but not the only one. Need to look at both ends of the city also. Multi level plans encourage centers.
4. Support mixed-use centers with caveats: retain views and focus commercial on US 2.
5. Ensure Sultan provides shopping and commercial services to surrounding rural areas.
6. Provide incentives for preserving historic buildings, view corridors and other scenic assets. Don't mandate preservation.
7. Basic design standards should be a part of the development code. Involve the business community.

Planning Board Recommendations

1. Define "small town character" – what does "small town character" mean to the council and community?
2. Focus growth in limited number of designated "centers" at key intersections along US 2 such as Old Owen Road, 5th Street and Rice Road.
3. Encourage a mix of commercial, office and residential land uses to locate in centers.
4. Locate parks, civic and public places with or adjacent to centers.
5. Plan to connect neighborhoods to each other and the commercial centers so people can walk and bike around the community.
6. Protect industrial lands from encroachment by other land uses.
7. Limit conflicts such as light, noise, and traffic between commercial, industrial, retail and residential uses.
8. Focus commerce to support the surrounding rural areas in Sultan.
9. Encourage high-density development to relocate outside the floodplain
10. Move away from the strict requirements to phase growth and utility extension outlined in the 2004 Plan.
11. Support annexation proposals where the city can eventually provide efficient and effective urban levels of public services.
12. Adopt policies to site essential public facilities as required by GMA.
13. Work with property owners to establish standards to organize Sultan's centers into a cohesive pleasing identity.

A Land Use Element is one of six mandatory elements required by the Growth Management Act:

The Growth Management Act requires that population, employment and land use be planned together through the Year 2040; and that the Comprehensive Plan and City Code be coordinated to accomplish those targets in a coordinated fashion.

The Land Use section of the Comprehensive Plan establishes the framework for the City's future land use development. It presents the community's policy for growth through 2040. It deals directly with how citizens will be able to use their land and therefore is among the most sensitive topics of government regulation. Most important to this Plan update, it shows where development will occur as a basis for a Capital Facilities Plan. It considers the general location, intensity and density of land uses so that traffic, drainage, community services, utilities, etc. can be properly planned for.

CITY OF SULTAN COUNCIL MEETING – May 6, 2010**Organization**

Under Vision 2040, the Land Use section is divided into nine topic headings:

1. Urban Lands
2. Regional Coordination and Cooperation
- 3. Centers (new for Sultan)**
4. Cities in Rural Areas
5. Elements of Orderly Development and Design
- 6. Built Environment and Health (new for Sultan)**
- 7. Innovative Techniques (new for Sultan)**
8. Incompatible Land Uses
9. Concurrency (covered under capital facilities section)

The Council reviewed the Land Use elements in detail; recommended changes in language and some policy. The full text of the changes are included in the staff report submitted for review at the May 20, 2010 special council meeting as on file in the office of the City Clerk.

Adjournment: On a motion by Councilmember Beeler, seconded by Councilmember Flower, the meeting adjourned at 9:40 PM. All ayes.

Carolyn Eslick, Mayor

Laura J. Koenig, City Clerk