

## **SULTAN PLANNING BOARD MEETING**

**319 MAIN STREET**

**May 27, 2008**

The meeting was called to order at 7:03 p.m. by PB Latimore

Planning Board members Present: Kurt Latimore, Jeff Cofer, Charles Van Pelt, and, George Schmidt.

Council members Present: Jim Flower, Steve Slawson, Kristina Blair,

Staff Present: City Administrator Deborah Knight, and Planning Board Secretary Tami Pevey.

Consultants Present: Interim Planner Brad Collins; Perteet Engineering; Land Use Attorney Andy Lane; Reid Shockey, Shockey Brent; John Wilson; Financial Consultant Pat Dugan; Storm water Consultant Dean Franz.

### **Changes to agenda**

A request was made by several members to change meeting venue to the local park due to the nice weather

### **Public Comment**

Keith Arndt, 33311 132<sup>nd</sup> St SE: Focus on 8.2 and the comp goals and polices; and 8.11.4 regarding storm water and storm water monitoring – heard the city wasn't going to do monitoring due to the cost involved yet still see it in there; requesting an explanation if he is wrong or if it is in there in error. 8.9.3 does not have the discussion on non serviced property – that means my 2 bedroom house can't be a 4 bedroom house unless someone builds a sewer system outside. Explained the city has effectively stopped anybody from adding on to their house because of this language. No building permits. If you have a failed septic system you'd have to move out. There are 430 current septic tanks within city limits. No one can increase capacity without hooking up. Hope some remedy for people in town on septic. Property can't build. 8.2 discussion last week, changes made were good changes; however, first word "prioritize" does not point to how that is going to happen; this includes half a dozen policies that may or may not be used; Stand alone water/sewer allocation policy needs to be right here. As the policy it fails, we chose not to challenge the city based on this policy. The next person may not be so nice.

They'll take it to court and win. City needs to include language in that goal, or list the policy below that goal.

## **JOINT PLANNING BOARD/CITY COUNCIL WORKSHOP DISCUSSION**

Administrator Knight formally welcomed new City Planner Bob Martin. Planner Martin spoke explaining he felt Sultan has a bright future and potential. He has developed some thoughts and sees possibilities for the future as a community with a great sense of volunteerism is here.

### **D-1 Park Impact Fee**

Financial Consultant Pat Dugan stated his main focus tonight was on impact fee. Currently the city is giving a credit for mini parks and they need to address that in the plan. He explained the fee without a credit would be \$3175; the fee with a credit would be \$4588; and the current fee is \$3415. CM Flower stated two years ago they increased the fee by a multiplier of 10 and it is a sensitive issue to raise it anymore. Administrator Knight discussed tot lot and Mini Park. A tot lot is required in the development standards and is maintained by the homeowner's association. A mini park is maintained by the city. Consultant Shockey also pointed out that a tot lot is defined as 10,000 square feet and a mini park is 1 ½ acres. Consultant Collins added that a PUD ordinance required at least 2,000 square feet or larger to review a credit. Discussion continued on the differences between the two parks and a maintenance issue was considered as the city currently cannot keep up with the parks they have. CM Blair expressed support of a mini park. Mayor Eslick pointed out that they will be looking at this issue again in two years and can change it at that point if they are in better financial shape. PB Latimore questioned when the impact fee is due. Administrator Knight pointed out it is due at the time of permit and needs to have a council decision. Consultant Shockey suggested setting it at the time of plat approval and collect it at the time of permitting. Consultant Collins requested an explanation of the credit. Mr. Dugan explained it depends on the details of the ordinance and how it is written. Consultant Shockey suggested accepting a mini park before it is built at the preliminary plat approval for the developer to gain a credit. He explained the scenarios. Discussion continued for several minutes. Finally it was agreed to focus on a community park and not allow credits as tot lots were still required by the state.

PB Latimore opened the discussion to public comment. An unknown citizen requested to give the builder an option such as to pay the fee in lieu of. Keith Arndt is in support of the community park option and felt that a credit creates mini parks on steroids.

CM Blair explained that they had been shot down for a fee in lieu of a tot lot. PB Cofer stated he felt the community park option was “gourmet taste on a cheeseburger budget”.

### **D -2 Transportation Impact Fees**

Eric Ireland presented the transportation model and explained the revisions were located at T29A, Kessler extension and that T29B, T42B, and T62B were now specified as being outside the UGA and were removed from the cost impact fee. Discussion continued for several minutes on materials as presented in the agenda packet.

The board members addressed the Dyer Skywall connection. PB Latimore questioned the discussion as the planning board had made a recommendation to delete the connection. CM Flower and PB Van Pelt were also in agreement with that decision. Deep debate and discussion ensued for several minutes and finally Mr. Ireland explained it did not affect the recommended transportation cost.

Mr. Ireland next explained the funding capability. Discussion held on project costs and options available. He explained it had previously been decided to lower the level of service from B to D and to increase revenue from existing sources; i.e. the traffic impact fee which hasn't been changed since 1995. He reference page A3 in the packet which showed the ordinance and page A5 which showed the calculation. PB Van Pelt questioned frontage improves costs and Mr. Ireland explained this was new roads that needed to be built. PB Van Pelt questioned the short and long range plans and Mr. Ireland stated that work would be completed in the 6 year TIP, but was not a GMA requirement for the comprehensive plan.

Administrator Knight references the table on page A6 and gave examples of types of projects that no developer improvements would cover and that the city must pay for; i.e. Sultan Basin sidewalk gaps. CM Slawson preferred Option D and to charge the full impact fee. He felt if grants could cover it a refund could be given back to the builder. CM Blair questioned how the calculating for A was being completed. Mr. Ireland stated it isn't and hasn't seen an A type of submittal in the last 5 years of Sultan's building history. He explained it is also addressed on page 7 and 8 as well.

CM Flower referenced the table on page A7 and felt the fee was too much for economic development and that it should be reconsidered. An unknown citizen commented that he owned the Chevron on the four lanes and has been attempting to replace the Burger King establishment by contacting other restaurant chains and has been unsuccessful because of the high fee. CM Flower suggested 18%. Peer review discussion continued and it was agreed that an umbrella fee that can be readdressed, is easy to understand, and defensible needed to be considered. CM Blair stated that a B&O tax is already in place on business sales in other cities and that an impact fee is a one time shot, whereas B&O tax is an infinite fee.

Mr. Ireland reviewed the project reduction of T65/T64 and stated it reduced it by \$80. Citizen Arndt questioned if T41 included both sides of the road would that increase or decrease the impact fee. Mr. Ireland assumed completely on projects in UGA. He stated T41/T32A where there because of a UGA expansion that is a two year process.

Administrator Knight clarified the question on the table is do people coming into the city pay or does the city look to other means of financing.

Mr. Dugan then focused on the financial aspect. He explained T57 was a capacity project required to maintain the level of service. Administrator Knight pointed that at the Sultan Basin road no impact fees were collected and the developer was allowed to carry excess credit over to another development. Mr. Ireland stated the credit allows an entire reduction of the impact fee and he is proposing a frontage and collector fee. A credit would only be applied to a street classified as a collector. Mr. Dugan ran scenarios and stated 15% would be required if an assumption of 50% grants received; 18% required if 60% grant money. Mr. Dugan recommended the lesser grant amount of 15% collection. Consultant Collins reminded the board the fee had not increased since 2004 which has caused the increase this time around to be so high and they need to be able to present it to the hearings board. Planner Martin suggested a fee to new customers coming in. CM Blair questioned how manageable it would be to review the fee on a yearly basis. Planner Martin stated the review was completed by a high quality team and staff expenditure is easier to keep up yearly. He commented that the background was well laid out.

PB Latimore recommended option B. CM Slawson questioned what would be cut if it doesn't go through. Administrator Knight stated REET. Concerned expressed about obtaining grants and the current deficit the city already faces. All board members in agreement on option B.

10 minute break from 9:10 p.m. to 9:20 p.m.

### **D-3 Capital Facility Goals & Policies – Section 8.2 revised language**

Administrator Knight presented the proposed language for Section 8.2 from the prior meetings discussion. CM Flower, Blair, & Slawson approved of the language presented. Mayor Eslick asked if it addressed Citizen Arndt's concerns and Administrator Knight stated no. A discussion ensued that explained it needed to be addressed in the next review because of the impacts to the entire comprehensive plan. No objections from board members to language presented.

### **D-4 Comprehensive Plan Goals & Policies**

Administrator Knight stated the policies from 2004 were reviewed and were presented with strikethroughs and rewording corrections. She questioned which policies were of concern to board members.

CM Slawson reference 5.2.4 and stated it appeared to be the same as 7.2 and 7.2.1. CM Blair added that the copies didn't identify what it was relating to.

CM Flower referenced 8.9.3 regarding septic tanks and felt it needed wiggle room. Mr. Shockey suggested leaving it in or taking it out. The hearings board required to show how unconnected sewers would be connected. It was simply a policy issue for council. CM Flower expressed concern for the mom and pop setup. Consultant Shockey stated he would review it and bring back suggestions. Consultant Wilson suggested compelling people to hook in and that shows a way to extend the lines. He also suggested coming back with language for the board to consider.

CM Blair referenced 6.9 and asked if the city has "designated socially valuable landmarks & sites"? Mr. Shockey stated no.

CM Slawson reference 6.14 and questioned the verbiage of "both sides of the Skykomish River". Administrator Knight questioned why it was so specific and recommended staying with

the italicized language. CM Blair questioned critical areas and shorelines. CM Flower suggested inserting language reference consistency with document "X". Administrator Knight suggested on 6.13 and 6.14 thru 18 to delete the language making the section more generic. PB Latimore questioned if the Shoreline Master Plan was complete and questioned changing the language until that document was finished. All in agreement to leave the section as is for now.

CM Blair referenced 8.7.10 referencing coordination with the fire department and recommended striking it as they were not involved in the process.

Administrator Knight questioned 7.7 and no level of service for neighborhood parks. Mr. Shockey stated he would review it for a later discussion.

CM Slawson referenced 7.6 and improving school parks, Mr. Shockey stated he would clean up the language there.

CM Davenport Smith reference 8.11.4 and a question raised by Mr. Arndt. Mr. Franz stated it did address his issue. CM Slawson questioned storm water versus surface water and Mr. Franz stated he could give it a definition to make it clearer.

PB Latimore referenced 8.9.8 and questioned if policy would allow annexing an island be classified as "urban". Mr. Shockey stated yes and would look into the language.

### **Public Comment on Agenda Items Only**

Steve Harris gave a word of encouragement as the board is focusing on a big task. He suggested exploring option to stretch out a payment plan. Board members are working on responsible growth and are doing a good job.

### **Planning Board & Council Comments**

PB Van Pelt thanked the consultants and the public for their participation.

Mayor Eslick reminded the board they would meet again jointly one last time on June 3<sup>rd</sup>.

### **Adjournment**

On a motion by PB Cofer, seconded by PB Van Pelt the meeting ended at 10:15 p.m.