

## March 17, 2009 PLANNING BOARD MEETING MINUTES

### PLANNING BOARD MEMBERS PRESENT:

Frank Linth  
Steve Harris –Absent  
Keith Arndt  
Robin Shaw  
Jerry Knox

### CITY STAFF:

Bob Martin, DCD  
Carole Feldmann, Secretary

**CALL TO ORDER:** Meeting called to Order at 7:00 PM

**Pledge of Allegiance:**

**Roll Call:** See Above

**Changes to the Agenda:** None

Reverse the order on the Agenda items between Planning Board Training and Public Comments so people don't have to wait to the end of the meeting to speak if they desire to do so. The Public Hearing which was initially scheduled for tonight has been deferred which Mr. Martin will explain shortly.

**Public Comments:** None

### Planning Board Member Comments:

Arndt: Apologizes for being absent at the March 3, 09 meeting, thanks City Staff for recent support shown to his family.

### Approval of Minutes:

Shaw moves to accept the minutes of March 3, 2009 meeting, 2<sup>nd</sup> by Linth, all ayes.

### HEARING AND ACTION ITEMS:

H-1: Postpone the Public Hearing on Public and Institutional zone, adding Section 16.12.070 to Sultan Municipal Code.

Martin: Comments on postponing the hearing and Action Item-1. The best way to give the board and public the understanding of what is going in zoning areas is to finalize the text of the zone and map together.

The additional delay is needed to finalize both the text and map. I attended a school board meeting last night to explain the current zoning process underway and how those changes will affect the City. The School Board seemed pleased and understood the zone and their specified uses. The old maps were not detailed enough and left people with questions or concerns. The new map and it's land use patterns tell people what is going on and what is allowed or not allowed in the P/I zone. Any people coming into the community have a clear understanding of what public land uses are within the city boundaries so there are no misunderstandings, no area has been left out.

Linth: Another reason for postponement is the goal of transparency so citizens fully understand what is taking place.

Arndt: Questions what he feels is “grey” area stuff, such as privately owned land designated for public uses like 132<sup>nd</sup> St.. If it gets developed under the current zoning, which is housing, it would probably be used for public trails or something similar. It would also be like a PUD easement. How does that fit with the P/I Zone. Current developments are required to have parks that are privately owned and retention ponds are privately owned by HOA. It may in the future be used in the part with the City Stormwater Plan, could you clarify these questions?

Linth: Good questions, Sky Harbor has undeveloped properties specifically for park use. They have playgrounds and trails through them, I would like to make sure the city has no liability with those properties being rezoned.

Martin: These things are contractual with plat approval. Typically the function is not public, its part of the HOA and these facilities are not rezoned. The function(s) are not public, they are private owned functions of that local neighborhood.

Knox: What about Eagle Ridge detention pond outflows, the water percolates before entering a drain into Wagley Creek, that’s its dedicated purpose.

Martin: It’s privately owned for a specific purpose, as a condition of development.

Linth: The definition for the designation is P/I mandatory for public use and government only.

Arndt: Storm water utility would have jurisdiction over the detention ponds, correct.

Martin: Ponds in plats are a condition of approval of the development. They have established guidelines on how it will be managed by the H.O.A.

Arndt: Until deeded to the city it doesn’t qualify for a PI Zone. What if it is a BPA easement, it’s not ever deeded to BPA but it is theirs, how does that fit?

Martin: That is more grey. You could make such an easement for a public purpose, but typically they are not zoned P/I. It’s similar to a street, which is a right of way. But it not zoned P/I.

Arndt: But BPA easements are not put on maps and everyone should be aware of where these things are located.

Martin: It could be included on a base map, not zoned P/I but delineated on all City base maps.

Arndt: I would suggest you make sure you clarify these item’s. They are areas that could be confusing to anyone looking at a zoning map.

Martin: The staff will come back to the board on what land is not going to be in the P/I zone.

## A-1 Comprehensive Plan Annual Docket, 2009; Review and Recommendation to City Council

Martin: April 1, 2009 is the deadline for items to be added to the docket. Staff is recommending the following items be added to the docket. 1. Amend Comprehensive Plan Text to provide for P/I Zone as overlay in the Zoning Section of the UDC, Sultan Municipal Code Title 16. 2. Amend the Comprehensive Plan future Land Use Map (Figure LU-1) to designate the north portion of Reese Park and the Water Treatment Plant site as Low-Moderate Density Residential, and provide Comprehensive Plan direction for zoning the properties as P/I on the Official Zoning Map. 3. Assessment and possible Amendment of Comprehensive Plan Policies on Population and Economic Development, Section 2.2, Goals and Policies, General, #12, #13, and #14. 4. Industrial Park Master Plan (Reference Document to Comprehensive Plan) at page 3.7, Development Review Process, Binding Site Plan. 5. Road Functional Classification categories.

Much discussion between Staff and Board Members on the stated purposes for the suggested additions to the Annual Docket Process as described in the documents given to Planning Board members.

Arndt: Compliments Martin on his effort, work product, and presentation of these issues.

Arndt: I move we forward all 5 recommendations to City Council, 2<sup>nd</sup> by Knox, all ayes.

### **Staff Presentations and Discussion by Board**

#### D-1: Prioritized Work Topic List

Martin: Reviews with Planning Board Members the current Work Plan and status of projects and the need to add new items and prioritize and amend the Work Plan as necessary. He is requesting input on what should be cycled into the work plan? The Board can do as many Zoning Code Amendments as they wish. Staff recommendations include Pre-zoning in the UGA, Annexation of River Park, Consider repealing the Planned Unit Development.

Staff and Planning Board Members discuss the current list and the staff suggestions that should be added and ranking the priority of each. Staff further explains the purposes of the each suggestion and the priority it should take in the work plan.

Linth: Would like to specifically add language that states we start the docket change process by Feb 15 to be completed by April 1, we start workups to comp plan docket changes making it high priority which starts at the 2<sup>nd</sup> meeting in February 2010, with the docket period ending April 1, 2010, and April 1, 2009. They don't know what the current docket changes are for city council but they will be forth coming.

Board accepted work list proposals except for repeal of the PUD provisions, (SMC 16.10). Directed staff to prepare new PUD Code (Item 11 on Prioritized Work List and be ready to repeal existing PUD provisions when new ones are ready for adoption. Staff will provide updated Work List at future meeting.

Linth: If we are good with the work plan we can take public comments.

**Public Comments:**

Knuckey: States he is very glad to see the work that is being done, and the massive change going through the city.

Arndt: Coffee was really good.

Arndt: Moves for 10 minute break, all agree.

Linth: Suggest limiting it to a 5 minute break.

Linth calls the meeting back to order at 9:25 PM

**Planning Board Education and Development**

E-1 American Planning Association Slide Show

Deferred to next meeting..

Meeting adjourned at 10:00 PM