



**SULTAN PLANNING BOARD MINUTES
REMOTE MEETING
May 5, 2020**

PLANNING BOARD MEMBERS PRESENT:

Janet Peterson
Gloria Reedy
Sean Standefer
Michael Weidman
Tom Green, Excused (via e-mail)

STAFF PRESENT:

Andy Galuska, Planning Director
Cyd Donk, Assistant Planner

CALL TO ORDER:

Call to Order at 7:00 p.m.

CHANGES TO THE AGENDA:

None.

PUBLIC COMMENTS ON MATTERS NOT ON THE AGENDA:

None.

PLANNING BOARD MEMBER COMMENTS:

None.

STAFF COMMENTS:

Staff gave update on preliminary plats. All information for Hearings and Decisions are available on-line here: <https://www.ci.sultan.wa.us/167/Land-Use-Planning-Projects>

Land Use Project Updates - Residential Projects

<i>Project Name</i>	<i>Location</i>	<i>Update</i>	<i>Next Step</i>
Daisy Meadows (70-lots)	923 Bryant Road	Major Modification Hearing held on 4.16.2020	HE Decision – approve in part and deny in part

Daisy Crossing (AKA Green's Estates) (79-Lots)	Southeast of Sultan Basin and 132 nd Street	Final Plat punch list.	Apply for building permits.
Skyridge Estates (249-Lots)	31419 124 th Street SE (East of City's Water Plant)	Issued 30-building permits – under construction	Project on hold due to COVID-19
Wyndham Highlands 1 (171-Lots)	13104 Sultan Basin Road	Major Modification Hearing held on 4.16.2020	HE Decision – approve in part and deny in part
Wyndham Highlands 2 (30-lots)	North of 135 th Street SE	Major Modification Hearing held on 4.16.2020	HE Decision – approve in part and deny in part
Wyndham Highlands 3 (17-Lots)	1308 9 th St	Major Modification Hearing held on 4.16.2020	HE Decision – approve in part and deny in part
Cobble Hill (115-lots)	31129 124 th Street SE (East of City's Water Plant)	Public Hearing scheduled for June 1 st at 10:00 a.m.	

PRO Plan Update

Staff gave an overview of the May 1st Community Zoom Meeting. There were over 160-comments received on the on-line survey. They are planning two more on-line meetings on May 7th and May 14th. Everyone is invited to attend.

APPROVAL OF MINUTES:

Weidman made a motion to approve the March 3, 2020 minutes as submitted. Seconded by Standefer . All Ayes.

DISCUSSION AND STUDY ITEMS:

Development Code Project update with LDC and UW Livable City Year Program

Presentation of the collaboration between the City, LDC, Matt and Todd and UW Livable City Year Program, Aleksander. The PowerPoint Presentation has been attached for reference. Once they started digging into the City's Code was like opening Pandora's Box. Once they opened up a section it just opened up so many more challenges.

Discussion on stronger language in areas of the code updates. Open space areas, fee in lieu of, etc. Clarify a couple of approaches to strengthen the code by making the fees prohibitive and creating stronger language. The Board would like the code to have more influence to create more open space and feels that not enough money has been collected for open space, parks and recreation.

Staff gave a presentation on impact fees and the need to update them. The last time the impact fees were updated was in 2011. Presentation slides attached.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY:

None.

SUMMARY OF MEETING RESULTS AND ACTIONS FOR NEXT MEETING:

June 2nd Meeting Agenda: Public Hearing for code development soon. References – staff will try to do some referencing to save money.. Red-lines will come soon.

PLANNING BOARD MEMBER COMMENTS:

None.

STAFF COMMENTS:

None.

ADJOURNMENT:

Standefer made a motion to adjourn and close the meeting, Reedy seconded the motion. All Ayes.

ADJOURNED 8:15 P.M.