



**SULTAN PLANNING BOARD MINUTES
REMOTE MEETING
January 5, 2021**

PLANNING BOARD MEMBERS PRESENT:

Janet Peterson
Michael Weidman
Gloria Reedy
Sean Standefer
Tom Green, Absent

STAFF PRESENT:

Andy Galuska, Planning Director
Cyd Donk, Assistant Planner

CALL TO ORDER:

Call to Order at 7:03a p.m.

CHANGES TO THE AGENDA:

Adding the action items for the public hearing items

PUBLIC COMMENTS ON MATTERS NOT ON THE AGENDA:

Dan Chaplik asked about the Sultan Basin Road project. Charlie Weaver stated that his wife Heather talked to a civil engineer that they are done for the most part.

PLANNING BOARD MEMBER COMMENTS:

None

STAFF COMMENTS:

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

Andy showed the project map (attached) and updated the Board on the status of all the projects in town and how the traffic study is used to figure out if we can accept any more projects. Staff will be asking Council for some money to start designing some improvements to Highway 2. The city is in a holding pattern on any future developments.

RV parks is slowly moving along and the Fire District Building as well.

Reedy asks what is happening on 8th Street. Staff stated the developer is going to build 2 4-plex buildings. They had to do work in the street for utilities. Reedy also asked about Drury Lane and how many houses will be built. Staff said the plat was designed for 9-but 1-lot is an existing house. Reedy also asked if there is a time limit to the residents to live in the Housing Hope homes. Staff was not sure, but they have a meeting with them soon where we can get the details and share them at the next meeting.

APPROVAL OF MINUTES: Reedy made a motion to approve the November 6, 2020 but correct Weidman's name. Seconded by Weidman. All Ayes.

PUBLIC HEARING:

School District Capital Facilities Plan

Staff presents an update on the School's Capital Facility Plan and explained that this helps determine the school impact fees. The County has adopted it and now the City needs to adopt it. The City will be adopting it as part of a budget amendment. It is usually done with the Comp Plan Update, but the City can also do it as a budget amendment.

Charlie explained the timing of the CFP. Dan gave the Board an update on the process and history of the school impact fee and want the fees will be used for.

School impact fees for a SFR is currently \$1,501.00 and will increase to \$2,966.00 and Multi-Family will increase to \$2,685.00.

Board and School representatives have a brief discussion. Reedy asks if inflation is included and Standefer would like to see the raw data used to calculate the fees. School explained the uses for the impact fees that are collected. Discussion over cost per square foot to build a new building and the amount of space students need. Approximately 40 to 60 million to build a new middle school, 15 to 20 million for an elementary school, if they own the land. New development could bring up to 500 new students to town.

On a motion from Standefer and seconded by Reedy, the public hearing is closed. All Ayes.

Weidman made a Motion to recommend to the City Council to adopt the School CFP into the City Comp Plan. Seconded by Reedy. All Ayes.

DISCUSSION AND STUDY ITEMS:

ESHB 1923 Project
Lot Size Averaging/Cluster Subdivisions
Form Based Multi-Family Code

Staff gave an overview of the discussion items and the need to address them with all the new development that is coming to town. Digging into the code, we are finding a lot of the areas that are lacking and need to be addressed and updated.

Board has discussion with Staff on worse case scenarios for introducing multi-family into high-density single-family home neighborhood. Standefer asks what would the parking requirements be? Are there any offsets in the codes? Staff goes over the zoning code and the setbacks that are required now. For example, Staff discussed reducing the front setback and giving credits for certain designs of the buildings. Standefer is concerned about the darkness and shadows that a larger building could create on existing properties and gave an example of what happened in Maryland when he went to college there. Standefer stated that it ruined neighborhoods, infrastructures and the economy. Staff stated that the height allowance is only 30-feet so that may help. Drainage requirements, design guidelines, architectural requirements, apartments, multi-housing versus single-family and finding a good mix. Parking lot concerns were also discussed. Update on O'Reilly's building. They plan on starting in Spring of 2021. Staff is trying to get them to put up a coming soon sign up.

3rd and Main Street new business opening, Red Pepper Pizza and Curtson Distillery are working on opening soon. Reedy asks about the percentage of elderly people in Sultan. Standefer stated for the population of 5,166, the medium age is 37.4. 60-70 is 6% and over 80 is 7%.

Reedy asked about the downtown visioning project. Staff stated that the Mayor put together a team and they are in the very early stages of planning and what should the city do, find projects that work together to make a positive change.

Peterson asked the Board to send Staff an email with their code concerns and changes and she would like Standefer to send Staff more info on the shadow business, she likes that idea.

Staff is looking into working with UW students again because the PRO's Plan outreach program worked out well. Standefer asked Staff if they could use any drone shots of town we could use. Staff said yes.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY:

None.

SUMMARY OF MEETING RESULTS AND ACTIONS FOR NEXT MEETING:

Next Planning Board Meeting will be February 2, 2021.

Present at next meeting (who and what)

Housing Issue – ES 1923

Downtown Visioning

Traffic modeling update

State Legislature – altered housing types

Applications for Comp Plan presentation.

PLANNING BOARD MEMBER COMMENTS:

None.

STAFF COMMENTS:

None.

ADJOURNMENT:

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

ADJOURNED 8:20 P.M.