



SULTAN PLANNING BOARD MINUTES February 4, 2019

PLANNING BOARD MEMBERS PRESENT:

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

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:

PLANNING BOARD MEMBER COMMENTS:

None.

STAFF COMMENTS:

Land Use Project Updates - Residential Projects

<i>Project Name</i>	<i>Location</i>	<i>Update</i>	<i>Next Step</i>
Daisy Crossing (FKA Green's Estates) (79-Lots)	Southeast of Sultan Basin and 132 nd Street	Minor Revision approved	Project under construction
Skyridge Estates (249-Lots)	31419 124 th Street SE (East of City's Water Plant)	Project under civil construction. Applicant has submitted a final plat application for phase one.	City will be inspecting the project throughout the summer. Final plat under review.
Wyndham Highlands 1 (171-Lots)	13104 Sultan Basin Road	Hearing held November 22 nd	Working on traffic review and back to Hearing Examiner
Wyndham Highlands 2 (30-lots)	North of 135 th Street SE	Submitted 11.7.19	Public Hearing 2.21.2020

(30-Lots)			
Wyndham Highlands 3 (17-Lots)	1308 9 th St	Approved by Hearing Examiner. Reconsideration requested. Applicant has submitted a minor revision.	Hearing Examiner approved subject to conditions on 10.7.19 with minor revision to 17-lots.
Cobble Hill (115-lots)	31129 124 th Street SE (East of City's Water Plant)	Project under civil construction.	Under review.

PRO Plan Update

Staff gave overview of visit with the class for this quarter.

Code Update

Working with UW student and the consultant LDC to go over and help with updating the Sultan Municipal Code changes.

APPROVAL OF MINUTES:

Green made a motion to approve the January 21, 2020 minutes as written and submitted. Seconded by Reedy . All Ayes.

DISCUSSION AND STUDY ITEMS:

Staff gave an overview of the minor adjustments section of the Sultan Municipal Code and some of the issues that need to be cleaned and cleared up. Minor adjustments could still be reviewed by the City but major adjustments should go back to the Hearing Examiner. Board and Staff discuss variables of minor changes and major changes. Board appreciates the examples from other jurisdictions to compare.

Some other suggestions are to publish a public notice if there are any changes to the plat. Weidman also stated that less is more, like the Monroe's example. He also like Duvall's items B and C.

Reedy suggested that there be a limit to how many yards of material are allowed for the grading permit. She also asks where are the recreational facilities are located in a plat? Staff stated there are no requirements to where they are located inside the plat. Reedy would like the recreational areas more central and easily accessible. Brief discussion over recreational areas within a plat.

Weidman asks if the plats have to connect to each other with sidewalks. Staff gave an overview of sidewalk requirements within and outside of the plat. Staff is excited to have the UW help us with these code updates to clarify the code requirements.

Peterson suggested that they take this material home and go over it some more and come back with more ideas. Weidman asks when this might be getting close to finalization. Staff states April/May for Hearing and June/July for finalization.

E-mail Sean and let him know to bring comments regarding these items.

Reedy asks if we will have the 2nd meeting in February. Staff says if the Board wishes to meet we can but the March 3rd meeting we will have more information.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY:

None.

SUMMARY OF MEETING RESULTS AND ACTIONS FOR NEXT MEETING:

March 3rd Meeting Agenda – PROS Update

PLANNING BOARD MEMBER COMMENTS:

STAFF COMMENTS:

None.

ADJOURNMENT:

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

ADJOURNED 8:00 P.M.