



SULTAN PLANNING BOARD MINUTES REMOTE MEETING February 16, 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 7:03 p.m.

CHANGES TO THE AGENDA:

PUBLIC COMMENTS ON MATTERS NOT ON THE AGENDA:

PLANNING BOARD MEMBER COMMENTS:

None

STAFF COMMENTS:

Staff gave update on projects. Residential construction is kicking off. Daisy Meadows is getting close to final plat. Pre-construction meeting on the Cobble Hill development. RV Storage project across the highway from the RV Park will be starting soon. Builders are selling houses quickly. Staff talked to City Council about the traffic constraints and asked them for the okay to get funding to start on the design of the projects for US 2. The city cannot allow any more residential projects until the traffic issues are addressed.

Gave Planning Board Members a reminder to take the OPMA and Public Records webinar and send in the certificate of completion.

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

APPROVAL OF MINUTES: Weidman made a motion to approve the January 5, 2021 as written. Seconded by Standefer. 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. Blue Line Consultants were here to review the draft code with the Board Members. Staff stated that we received grant money to work on HB 1923 and partnered with Blue Line to come up with the draft code.

Lot averaging and cluster subdivision was to create more open space. One goal was to simplify the current calculation. This will apply to all 3-zones and applies to SFR including duplexes, townhomes and triplexes. Lot cannot be reduced to 80% and the lots must be at least 3,000 feet.

Cluster subdivisions code is strategically designed for property that is encumbered with critical areas. This code is like other cities and they are called cottage developments. Brief discussion with consultants on cottage subdivisions.

Discussion about design Standards for Main Street to enhance downtowns Main Street character.

Discussion on the Urban Center Design Regulations. It's outcome is to create a more cohesive identity downtown, enhance the existing traditional Main Street and create a safe and vibrant pedestrian area with covered walking paths. Also something to give dimension to the buildings downtown and makes the business inviting and brings business in. Create parking areas that are pleasant to look at by using landscaping or tucking them behind the businesses.

Discussion about the High Density Residential Design Regulations. It will be split into 2-sections.

- General Density Regulations for the HDR Zone. Including ADU's, walls and fences and equipment screening.
- Design regulations for duplexes, townhouses and multi-family developments. Including landscaping, building modulation, roof and porches.

Board had discussion with consultants on the presentation and a few of their concerns. Consultants will take their concerns and address them in the next update in March's meetings.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY:

None.

SUMMARY OF MEETING RESULTS AND ACTIONS FOR NEXT MEETING:

Next Planning Board Meeting will be March 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:

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

All Ayes.

ADJOURNED 8:15 P.M.