



**SULTAN PLANNING BOARD MINUTES  
REMOTE MEETING  
March 2, 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 7:02 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 Planning Board Members a reminder to take the OPMA and Public Records webinar and send in the certificate of completion.

Staff gave update on projects. Pretty much the same as the last meeting. Residential is picking up. Daisy Meadows is closer to final. 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 last 2-plats submitted have taken all the capacity for traffic. The city cannot allow any more residential projects until the traffic issues are addressed. Items to be addressed are 5<sup>th</sup> & us 2, Main Street & US 2, design a new East/West Connector that goes from 8<sup>th</sup> Street to Bryant Road. Looking

6-years into the future for capacity and concurrency. We have been working on this for the last 1.5 years and have been planning for traffic concurrency.

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 February 16, 2021 as submitted. Seconded by Reedy. All Ayes.

**DISCUSSION AND STUDY ITEMS:**

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

Staff feels a need for more discussion on lot averaging and cluster subdivisions. Staff would like to delay the form based multi-family code. Would like to discuss the downtown design standards/urban center design regulations. We'll have some grad UW students to assist in the process.

Reedy asks under the purpose and intent section of lot size averaging how mid-sized lots would make the plat uniform. Staff explained how that would work to end up with a better product. Board and Staff discuss in depth the slides in the presentation from Blue Line.

Urban Center Design Standards. Staff stated there would be a steering committee to start work on this. Weidman spoke about the western theme and covered sidewalks as an example.

There will be a kick-off meeting/joint meeting once all the pieces are in place. A professor and students would be included as well as the consultants to get everyone on the same page.

**PUBLIC COMMENTS ON AGENDA ITEMS ONLY:**

None.

**SUMMARY OF MEETING RESULTS AND ACTIONS FOR NEXT MEETING:**

Next Planning Board Meeting will be March 16, 2021.  
ADU Code, waiting for State direction.  
Update on the Visioning Project for Downtown.

**PLANNING BOARD MEMBER COMMENTS:**

Reedy asks about a tree issue. Staff stated to get a hold of Ben in PW to take care of it. Staff will email the information.

**STAFF COMMENTS:**

None.

**ADJOURNMENT:**

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

**ADJOURNED 7:50 P.M.**