



**SULTAN PLANNING BOARD MINUTES
REMOTE MEETING
March 16, 2021**

PLANNING BOARD MEMBERS PRESENT:

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

STAFF PRESENT:

Andy Galuska, Planning Director
Cyd Donk, Assistant Planner

CALL TO ORDER:

Call to Order at 7:05 p.m.

CHANGES TO THE AGENDA:

None.

PUBLIC COMMENTS ON MATTERS NOT ON THE AGENDA:

None.

PLANNING BOARD MEMBER COMMENTS:

None

STAFF COMMENTS:

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 very busy and we have had some interest in commercial properties, but no development permits submitted yet.

Capital project update. Finishing Main Street sewer extension which goes from City Hall to the Ped Bridge, basically putting in a larger pipe and then a full overlay Main Street. Water plant updates, cell tower

Offered 3-interns to join the team to work on the strategic planning project. This project will start closer to summer.

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 March 2, 2021 as submitted. Seconded by Reedy All Ayes.

PUBLIC HEARING:

Lot Size Averaging/Cluster Subdivisions

Public Hearing opened at 7:10 p.m.

Presentation from Staff (attached)

Made the old code more understandable and easier to use. The old code had a lot of acronyms that were very confusing, so the process was simplified and easier to calculate. This does not include critical areas. These areas would still be undevelopable.

New Cluster Subdivision is to make new requirements for smaller lots that are incumbered by wetlands. LSA – Lot size averaging. There are no changes to parking or open space and recreation. Road standards must still be met.

No public comments.

3-letters submitted:

- Judy Heydrick
- Mark and Ana Davis
- Emily Dir

Planning Board comments:

Weidman asks if there are any developments in the area that they could look at to see how it works. Staff said yes and showed an example. Weidman asks who would be responsible for the open areas. Staff stated the HOA would probably take care of it. It is not public land. Staff stated that this gives the city the opportunity to keep more areas protected.

Weidman like the concept and it seems really sound but he would like to see it in action. The example last week was not a good example for him. Staff explained that future projects will be more encumbered with wetlands and we can see how the code works. We can always come back and redefine the code to make sure the wetlands are protected. Staff has researched to make sure the code changes are going in the right direction.

Peterson as she understands it is to make the development work better and not encourage more developments. Adoption does not change the fact that the other issues we have go away. We still have the issues.

Motion to close the public portion of the hearing. Reedy made the motion and Weidman seconded.

Weidman made a motion to recommend that the code changes are sent to Council for approval. Reedy seconded. All Ayes.

DISCUSSION AND STUDY ITEMS:

None.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY:

None.

SUMMARY OF MEETING RESULTS AND ACTIONS FOR NEXT MEETING:

Next Planning Board Meeting will be April 6, 2021.
Explored the code and it appears to be helpful and was moved to Council for approval.
Council would like to look at the fence regulations.
Short update on the visioning project.

PLANNING BOARD MEMBER COMMENTS:

Weidman asked about the cell tower and when it might be done.

STAFF COMMENTS:

None.

ADJOURNMENT:

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

ADJOURNED 7:45 P.M.