



**SULTAN PLANNING BOARD MINUTES  
HYBRID/REMOTE MEETING  
May 2, 2023**

**PLANNING BOARD MEMBERS PRESENT:**

Janet Peterson  
Michael Weidman  
Emily Keyes  
Judie Cyr  
Andrew Rockwell

**STAFF PRESENT:**

Hal Hart, Planning Director  
Cyd Donk, Assistant Planner  
Mark Bond, Assistant Planner, Absent

**CALL TO ORDER:**

Call to Order at 7:00 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 an update on developments and residential plats. Staff are collaborating with consultants on the Housing Action Plan due at the end of June. Staff went over the proposed schedule for adoption with the Board. Staff reviewed the 2024 Comprehensive Plan kickoff meeting the city is having with Frameworks, the consultant for the update. Staff gave an update on the newest International Code Council, Building Code called the Wildland-Urban Interface (WUI) code. The WUI code is specifically designed to mitigate the risks from wildfire to life and property. Last overview tonight was of the current building in Sultan. Staff stated that building is pick up and there have been 44-permitts issued in the first quarter of 2023 more than anticipated. There are 30-more building permits expected in the next coming week, or so. All information for land use projects, hearings

and decisions are available on-line here: [https://www.ci.sultan.wa.us/167/Land-Use-Planning-Projects/Ing Board Meeting](https://www.ci.sultan.wa.us/167/Land-Use-Planning-Projects/Ing%20Board%20Meeting)

**APPROVAL OF MINUTES:**

Minutes will be available at the May 16<sup>th</sup> Planning Board Meeting.

**PRESENTATION:**

None.

**DISCUSSION AND STUDY ITEMS:**

Public Hearing on May 16<sup>th</sup> for the Housing Action Plan to send recommendation to City Council to adopt the plan. Workshop on Comp Plan update were discussed.

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

Next meeting on May 16<sup>th</sup> – Public Hearing for Housing Action Plan

**PUBLIC COMMENTS ON AGENDA ITEMS ONLY:**

None.

**PLANNING BOARD MEMBER COMMENTS:**

Review of the Draft Housing Action Plan prior to the upcoming Public Hearing.

**Chairperson Janet Peterson's comments:**

Thank you to Blueline and the staff, I have read the entire document. If you can follow it all, it is wonderful.

**Andrew Rockwell's comments:**

Extremely thorough, moving housing forward, it is a great plan.

**Mike Weidman's comments:**

Too much redundancy. Took twenty-three pages to say what could have been done in four pages.

Regarding infrastructure analysis, he thinks it has already been done. That would be helpful if so.

Interested in the "Rural Housing Trust Fund" and collaborating with our neighbors to explore this further.

He stated he was open to increasing or removing density limits because he sees the value and the need there, HOWEVER, he wants to make sure we have adequate parking. He stated that we are rural and need our cars because we have minimal bus service. He is ok with minimal lot sizes if we maintain parking.

He stated he was really worried about the “credit enhancement.” He felt that due to our smaller size and current tax base, this might be riskier for us compared to larger cities. He stated he would like wording that prefaced this to be something like “for future consideration.”

**Emily Keyes comment’s:**

She stated that she really liked the flow of the document.

**Judie Cyr had no comments.**

**STAFF COMMENTS:**

None.

**ADJOURNMENT:**

**XXXX P.M.**