

CITY OF SULTAN COUNCIL WORKSHOP– May 6, 2021

Mayor Wiita called the workshop to order at approximately 7:00 p.m. The meeting was held via Zoom Internet Conference Service with all members in attendance at remote locations via computer or phone. Mayor called roll and the following were in attendance:

Councilmembers in attendance: Aldrich, Walker, Neigel, Vaughn, Sivewright, Beeler, and Student Rep DeBock;
Absent: McCarty

Staff in attendance: Administrator Ibershof, Public Works Director Morgan, Planning Director Galuska, and City Clerk Pevey.

CHANGES/ADDITIONS TO THE AGENDA

None noted.

DISCUSSION

Improving the Parks System for our Community

Administrator Ibershof started the meeting by explaining how a city determines the need for a potential park and the steps the city has followed to date to bring us to this discussion. Explained no staff recommendation being presented but providing information to council and asking questions councilmembers have regarding a potential park space. Ibershof explained the difference between a community park and neighborhood park and shared information developed in 2012 called the VanWyngarden Community Park that was not completed due to a failed RCO grant application. Ibershof shared the park design and amenities developed during the initial concept phase; today that space is known as the Wyndham Highlands Phase 1 development. Ibershof then explained the current market value to purchase 20 acres to include the bond information of \$5 to \$6 Million Dollar range financed over 20 to 30 years required to develop a park from the ground up. Ibershof shared some current property for sale and the potential issues that come along with them when working to develop a park.

Ibershof then discussed the current property the city owns known as the Hammer Property. In the 2021-2023 State Capital Budget the city secured \$26,000 for the design of a park. Ibershof then provided the pros and cons with developing the property into a park.

These questions are as follows:

1. Does council wish to invest in a park on Basin Road?
2. What type of amenities do our parks need?
3. As the city looks for additional property, does council desire a large regional park or neighborhood park?
4. Does council want to wait to find a large parcel over the next few years or build a neighborhood park now?

Vaughn: Sees things thru a value differential view and unsure what is the best option at this point for the future growth of the city. Acknowledged the city needs a parks and recreational department and the city does need more parks, but still unsure at this point of the right decision.

Beeler: Confirmed with staff the size of the Hammer Property is four (4) acres. Ibershof stated the usable portion is four (4) acres, but property encompasses more acreage that is not usable due to the steep slope of the terrain. Questioned impact fees being collected that must be used for new or expanded public facilities and acknowledged that the Basin is lacking park access and that it is a good investment for the community. Not fond of the Hammer Property due to location as it is not accessed from the main roadways and must be accessed through a neighborhood road. Feels could support a park if the right elements are in place.

Discussion about the potential development if it were sold and homes built, staff estimated to be 16 to 30 lots available for development.

DeBock: Questioned traffic impact; Ibershof explained it depends on the amenities and traffic study has not been completed yet as a design has not been developed yet; Galuska explained a neighborhood park would not have as much traffic impact as a larger park. Parks with sport fields draw more traffic during peak hours, but most parks do not see maximum impact during peak hours of travel.

Walker: Know the city is planning some extensive work on the comp plan and would be interesting to see what might be available in the future for UGA boundary area being added to the city before the city makes a decision on the Hammer Property to see if expanded UGA boundaries allows for other property options. Feels there are more things to consider.

Vaughn: Acknowledged that current downtown parks do have some things but that they have drainage issues and feels the equipment is outdated. Questioned what goes into new neighborhoods versus existing neighborhoods. Mayor acknowledged work being done in current city parks such as new amenities at Osprey and trail upgrades in progress at current park facilities.

Sivewright: Acknowledged the downtown is full of parks and acknowledged continued investments in maintenance and upgrades. Confirmed the need for a park in the Basin area. Recalled discussion about gravel pit property considered in the past for a park space and the controversial issues that were addressed. Asked council and staff to seriously consider a parks and recreation department if adding a large additional park so that maintenance and future growth can be managed properly with staffing. Feels the Hammer Property is a good start for a neighborhood park on the Basin as the city looks for other park properties in that area. Does not feel it would be a smart move to give up the property, but also recognized it would not be wise to sit on it too long.

Walker: Realized his perspective is looking at the long term and prefers to wait to see what other properties might come available based on the past lost opportunities.

Vaughn: Questioned how to balance valuing the families that have lived here for generations, but also include the new families coming to the community. Mayor confirmed council has a responsibility to all residents of Sultan and that the city has and will continue to invest in parks as they look at new opportunities. Currently staff is prioritizing where there is a need for parks and the Basin is clearly showing the need.

Beeler: Google map shows a much larger section of the property on a hill that eventually connects to the highway. If there was a decision to develop a park across the whole property, questioned if there is value in developing other areas of the property to expand and create an access point in a secondary location. Public Works Director Morgan explained there is no current connection from the bottom to the top as it was ripped out prior to the city taking ownership. Morgan explained the setbacks the city would need to address to be able to develop the remainder of the property. Total acreage confirmed at 35.5 acres. Beeler confirmed the city could start work on a small piece of the property and plan to work on developing the rest of the property over the years based on community support.

Mayor Wiita agreed and confirmed that the city will continue to look at future property investments for additional park space but acknowledges there is a desperate need in the Basin area for a park facility and has been needed there for a long time.

Niegel: Discourages pocket parks and prefers a showpiece park with fields, facilities, and amenities. Concerns with limited access, limited amenities, and feels most of what is being presented on the property is already available in the smaller development owned parks already in the area.

Aldrich: Acknowledged the need for a park in the area, but still attempting to ascertain where and what amenities. Acknowledged comments of CM Sivewright in utilizing what the city has and the amenities it offers as we seek more opportunities.

Mayor disagreed with a pocket park thought process and stated the property does allow for a potential "showpiece" opportunity that could be discovered and confirmed in the design phase of the property.

Discussion on budget and funds available, challenges the city will face on future property opportunities to include challenges with the urban growth boundary and the process to move it to allow for more property opportunities. Also gave an update on building growth occurring now within the city at a rapid-fire pace that requires the city to address the park conversation now.

Galuska explained the process to change the UGA so that more properties would be available to the city as the city is limited to property purchases within the city limits and city UGA. Galuska is aware of other cities that have gone through the process and could reach out to the county to start the discussion if council is interested in reviewing that as a potential option. Mayor confirmed it would be prudent to obtain that information from the county to bring to a future council meeting for review.

Mayor asked council for input on next steps to move the conversation forward. Sivewright: move forward with design process to see what can be created as well as look at other options to purchase; Neigel and Aldrich expressed agreement. Walker stated he had no problem with that thought but is still concerned if money is spent now, it wouldn't be available for something that would be missed down the road but remains open to options. Vaughn prefers to continue to explore all options. Beeler acknowledged and agreed with the community that traffic is a concern; however, confirmed his agreement to move forward on design and concurrent traffic study to make a better decision.

PUBLIC COMMENT

Ginny Smith: Written comments received and attached regarding support for passive park design on the Hammer Property and improvement of other parks owned by the city. Thanked public works for cleanliness of bathrooms at Osprey Park.

Rose Donner: Questioned the developer impact fees collected for new development as is aware those fees typically pay for the new parks; likes options for more pocket parks as people she has spoken to enjoy those pocket parks as it is for the neighbors in that location; concerned with issues occurring in parks already in play such as Osprey and Reese to include vandalism, homeless, etc. Feel the Basin Road area does not need a huge community park, but one a family can walk to with children. Questioned the city to reconsider pocket parks or an in between size. Recommended meeting in the middle and start with smaller parks and the city can build up from there.

Angela Simons: Expressed gratitude and appreciation as feel council is hearing citizens and coming up with resolutions for those concerns raised. Suggested city could possibly purchase property from another family that has lived here for generations that would like to leave a legacy. Acknowledged comments of a larger park but agree with immediate need for smaller parks within the neighborhoods as they are needed all throughout the Basin area. Simons acknowledged has walked the Hammer property and feels if going to move forward creating a design for the property feels it would be more appealing for the residents to allow for parking as it is needed and considering opening the property for access from another location it would alleviate a lot of the residents' concerns.

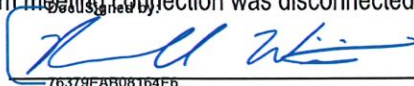
Craig & Laura Dailey, 138th Street: Acknowledged the two neighborhood roads to access the property and stated they cannot handle cars in both directions at the same time due to parking. This issue combined with the thought of additional traffic is causing residents in the neighborhood great concern. Suggested a conceptual concept distributed to the nearby communities would probably help alleviate the fears of the residents and their traffic concerns.

Karen Johnson, Marguerite Lane: Confirmed Citizen Dailey comments about traffic/parking issues occurring in the

neighborhood. Acknowledge the comments of council/staff attentiveness to citizen concerns/comments; Voiced support for pocket park that is smaller. Also, in support of secondary access point from US2 into the Hammer Property to alleviate neighborhood access.

ADJOURNMENT

On a motion by Councilmember Walker, seconded by Councilmember Vaughn, the council meeting was adjourned at approximately 8:28 p.m. Motion passed 7-0. The Zoom meeting connection was disconnected shortly thereafter.


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Russell Wiita, Mayor

DocuSigned by:

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Tami J. Pevey, City Clerk

**WRITTEN COMMENTS RECEIVED
AND ATTACHED AS REFERENCE**

From: noreply@civicplus.com
To: [City Hall](#)
Subject: Online Form Submittal: Submit a Request
Date: Sunday, May 9, 2021 11:39:11 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submit a Request

The City of Sultan values input from our citizens. *An easy way to send your questions, concerns, requests, and compliments directly to the City staff person who can help you. We hope you enjoy this service and we look forward to getting back to you.*

Please complete the online form below to submit your request.

First Name	Genny
Last Name (required)	Smith
Email Address (required)	[REDACTED]
Phone Number	<i>Field not completed.</i>
Business Name	<i>Field not completed.</i>
Response requested? (required)	Yes, I would like a response
Preferred Contact Method (required)	Email
Address 1	[REDACTED] Marguerite LN.
Apt No.	<i>Field not completed.</i>
City	Sultan
State	Wa
Zip	98294
Request Type (required)	Compliment
Your Request	Hello, I was unable to make public comment during last Thursday's Counsel's study session. Because of that I thought I

would email my thoughts.

The discussion was informative and helped me to understand, that regardless of, all your thoughts and ideas that may not all be aligned, Counsel will work hard to make sure they are going to make a decision that will will make a positive impact on the residents of Sultan.

I do would support a passive park design- walking trail around the park, benches throughout, bird watching, wild flowers etc. I would not be in favor of a huge bright play structure like the one at Osprey Park. As nice as that one is I would think it would be an "eye sore" in such a natural setting.

I also believe that the existing parks we have on the river or with river access could be or should be the "show stopper" of Sultan parks if some of the funds were allocated for that. I think out of respect for the City as well as all residents taking care of what we already have is an important element I look at you all for.

I appreciate knowing you are spending time on this and trying to do best for all citizens.

I also want to add a thank you to the Parks Department. Two weeks ago I was at Osprey Park with my grandsons and a trip to the bathroom for him was needed. I dreaded the public bathroom visit with a young child but I was pleasantly surprised. The bathrooms were clean, supplies were full, and there was no garbage laying around. We are very appreciative.

Thank you all,
Genny Smith
Marguerite LN. Sultan

Public Disclosure

Please note that all communications with the City of Sultan are considered to be public records and subject to disclosure under state law.

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