



**SULTAN PLANNING BOARD MINUTES
HYBRID/REMOTE MEETING
May 16, 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

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.

PUBLIC HEARING:

Public Hearing opened at 7:05 pm

Staff gave a brief introduction on the Housing Action Plan (HAP) and introduced Amanda from Blueline. Amanda gave a brief presentation on the Housing Action Plan. Peterson opened the hearing for comments.

Rockwell stated that the Housing Action Plan is a visionary document to guide the process and is used for reference. When the city does move forward, the HAP will be a helpful guide to raise the right questions and to be very thoughtful about moving forward.

Wiedman stated that he is concerned about the lot sizes. He is opposed to smaller size townhomes and is not supportive of lots of townhomes, but a few are okay. He is not opposed to low-income multi-family duplexes but shares concerns about low-income housing people here. He thinks that even if we had low-income housing, most people would not be able to afford the home.

John Crowley – 765 – 5th Street, Sultan

John would like to see more research being done, he moved to Sultan in 2008. John has been in social services for 37-years and he knows the kind of people that move into low-income housing. He can tell us stories about his experiences' population will be different with the new influx of people. What research have you done about population on who would be coming and the population that is already here.

How are we going to keep the city in tune with nature? What has Blueline done? 1% of the population participated in the outreach. He never heard about the plan and was not contacted. Amanda explained that the public outreach was limited to how the grant is written, there usually is not as lot of money allocated for outreach.

Staff gave a brief presentation on the history of the Growth Management Act.

Amanda discusses the housing crises and addresses John's concerns about housing types and addressed Weidman's concern about lot sizes. Amanda went over what the HAP does and does not do. Funding for the grant comes from Department of Commerce and the cost to the city was zero. Amanda addressed the comments that were submitted before the Planning Board meeting started.

Members feel another meeting is not necessary to go over the HAP and can send a recommendation to the City Council.

Rockwell made a motion to recommendation to move this to City Council as presented. Seconded by Keyes. All Ayes.

Public Hearing closed at 7:45 pm

APPROVAL OF MINUTES:

Approval of minutes for the following meetings, April 4th, 14th, and May 2, 2023. Motion was made by Rockwell to approve all minutes as submitted. Wiedman seconded. All Ayes.

STAFF COMMENTS:

Staff gave an update on developments and residential plats. Staff reviewed the 2024 Comprehensive Plan kickoff meeting the city is having with Frameworks, the consultant for the update and updated the Comp Plan outreach calendar with community events.

Staff stated that building is still picking up. Most of the property in downtown is in a floodplain which makes building downtown more difficult/expensive. With all the

development residential and commercial, the fire district may need to get a ladder truck soon. If future buildings are 30-feet or taller, firefighters would not be able to attack the fire from above.

Traffic on US 2/WSDOT safety studies for bikes, trucks, cars, and people. Commercial businesses are looking for more space and providing more jobs for the valley. 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>

SUMMARY OF MEETING RESULTS AND ACTIONS FOR NEXT MEETING:

We had 1-person from the public to give comments on the HAP. No meeting on the May 30th. Board members agreed that they do not need the additional flex meeting. They feel that they have thoroughly gone through the HAP and is ready to move it forward. Next meeting on June 6th.

Rockwell made a motion to recommendation to move this to City Council as presented. Seconded by Keyes. All Ayes.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY:

None.

PLANNING BOARD MEMBER COMMENTS:

Judie Cyr will be absent at the next meeting.

STAFF COMMENTS:

None.

ADJOURNMENT:

Motion by Rockwell to adjourn the meeting and seconded by Cyr. All Ayes.

8:10 P.M.