



**SULTAN PLANNING BOARD MINUTES
REMOTE MEETING
June 16, 2020**

PLANNING BOARD MEMBERS PRESENT:

Janet Peterson
Gloria Reedy
Sean Standefer
Michael Weidman
Tom Green (un-excused)

STAFF PRESENT:

Andy Galuska, Planning Director
Cyd Donk, 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.

STAFF COMMENTS:

Staff gave update on preliminary plats. All information for Hearings and Decisions are available on-line here: <https://www.ci.sultan.wa.us/167/Land-Use-Planning-Projects>

Land Use Project Updates - Residential Projects

| <i>Project Name</i> | <i>Location</i> | <i>Update</i> | <i>Next Step</i> |
|---|--|--|--|
| Daisy Meadows (70-lots) | 923 Bryant Road | Civil plan review | Issued demo and grading permits |
| Daisy Crossing (AKA Green's Estates) | Southeast of Sultan Basin and 132 nd Street | Final Plat punch list and civil review | Apply for building permits. Builder Lennar Northwest |

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|--------------------------------|--|--|--|
| (79-Lots) | | | |
| Skyridge Estates (249-Lots) | 31419 124 th Street SE (East of City's Water Plant) | Issued 30-building permits – under construction | Construction has started, houses are being sold. |
| Wyndham Highlands 1 (171-Lots) | 13104 Sultan Basin Road | Major Modification Hearing held on 4.16.2020 | HE Decision – approve in part and deny in part |
| Wyndham Highlands 2 (30-lots) | North of 135 th Street SE | Major Modification Hearing held on 4.16.2020 | HE Decision – approve in part and deny in part |
| Wyndham Highlands 3 (17-Lots) | 1308 9 th St | Major Modification under review | |
| Cobble Hill (115-lots) | 31129 124 th Street SE (East of City's Water Plant) | Held Public Hearing June 1 st at 10:00 a.m. | Continuation Hearing July 14, 2020 at 1:00 p.m. |

PRO Plan Update

Staff gave an overview of the spring quarter results. Drafted a PRO's Plan into a complete document. We have two interns to finish things up.

APPROVAL OF MINUTES:

Standefer made a motion to approve the May 5, 2020 minutes as submitted. Seconded by Weidman . All Ayes.

DISCUSSION AND STUDY ITEMS:

Development Code Project update with LDC and UW Livable City Year Program

Discussion of the collaboration between the City, LDC, Todd and UW Livable City Year Program, Aleksander and where they are now.

Board asks questions about the fee in lieu, section 16.62.070 and want to make sure the criteria checks off all the boxes and if they can't meet them the last option would be the fee in lieu of. Aleksander suggested at some point the city look into a design guideline approach that would give more details to requirements. Using design guidelines, the city could have significantly more involved criteria to make sure all discussed items are met.

Todd stated that the code needs an omnibus rebuild to meet all the goals of the Board. At the moment, we are doing patchwork fixes to codes and it is difficult to include all of the Board's suggestions. The Board will revisit this section of the code.

Board has discussion over making thoughtful improvements in future proposed developments and hold the applicants/developers feet to the fire to make sure all of the improvements are in place.

Board and staff have discussion over the Hearing Examiners decision and what the Hearing Examiners role is. Board wants to make sure that they are thoughtful of the code and only wants Sultan to be an enjoyable place to live. We want to make Sultan a place people want to be and not a place where people do not want to be. Staff will add criteria that adds more defensible language. Discussion over walking distances to parks in the city of Sultan.

Todd and Aleksander have lots of information to add to the criteria lists and begin to go over the code sections and the updates that are being integrated based on information they have received. (Code section red-lines attached to minutes). Staff stated they will bring this back to the Board one more time for discussion before a public hearing is scheduled.

Staff presented the Traffic Impact Fee update with changes to the Capital Facilities Plan. (slides attached to minutes). Council has had a public hearing and will adopt the new fees at the June 25th Council Meeting.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY:

None.

SUMMARY OF MEETING RESULTS AND ACTIONS FOR NEXT MEETING:

Review policy part of the Capital Facilities Plan. Go over increase to impact fees for Options 1 through 3. Staff to notice the public hearing for the Transportation Element of the Capital Plan.

PLANNING BOARD MEMBER COMMENTS:

Standefer – the mobile home that caused a traffic issue asked if it was permitted. Discussion over future deliveries and impacts to US 2 traffic.

STAFF COMMENTS:

None.

ADJOURNMENT:

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

ADJOURNED 8:30 P.M.