



**SULTAN PLANNING BOARD MINUTES
REMOTE MEETING
July 7, 2020**

PLANNING BOARD MEMBERS PRESENT:

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

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	All building permits are in from Lennar Northwest

(79-Lots)			
Skyridge Estates (249-Lots)	31419 124 th Street SE (East of City's Water Plant)	Issued 30-building permits – under construction	Received 60-permits so far. Sewer improvements need to be completed before additional permits are issued.
Wyndham Highlands 1 (171-Lots)	13104 Sultan Basin Road	Major Modification Hearing held on 4.16.2020	Waiting for submittal
Wyndham Highlands 2 (30-lots)	North of 135 th Street SE	Major Modification Hearing held on 4.16.2020	Waiting for submittals
Wyndham Highlands 3 (17-Lots)	1308 9 th St	Major Modification under review	Waiting for submittals
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.
Drury Lane	Hickory Lane	Working on final plat	Submitting building permits for 8-homes

APPROVAL OF MINUTES: Weidman made a motion to approve the June 16, 2020 minutes as submitted. Seconded by Green. All Ayes.

I. Public Hearing

Transportation Element Update

Hearing opened at 7:10 p.m. Staff gave an overview on the transportation element. Last update was in 2011. Steps taken to update plan included a citywide traffic study, presented to Planning Board and City Council for feedback throughout the drafting. The three proposed changes are; to revise the traffic analysis to Friday PM peak hours; update list of capital project with a focus on the east/west connectors and update the traffic impact fee. Staff reviews the maps that were included in the packet.

Public Comments

Colleen Rupke – 1121 Bryant Road – main concern with the transportation element, has voiced this to city council. The failing intersections along Hwy 2 for 2040. The connectors for the straight shots into town. Not suggesting that we do not need the east/west roads, for the people who live on the Basin know that they are the Google direct for

weekend travelers. Comment is, any east/west connector that is being built. Hopes to get really creative on how these roads are designed so they are only for the residents in Sultan and not the travelers. Lives on the corner of Brant and Sultan Basin Road and foresees that Bryant road will be a thoroughfare glad to see the traffic impact fees are going up.

Tim Albers – 31129 – 124th Street SE – wanted to address the impact fees. This will impact all the builders that have their projects. Can this be gradually implemented to be gentle to the builders so they can sell the houses.

Mary Lowry – PO Box 886 – looking at the map and thought that somebody sure loves roads! She was a bit hysterical thinking that these roads were going to start tomorrow. She thought that these roads were a done deal. Now seeing that this is a long-range plan, she understands better. She lives up on the Basin in unincorporated Snohomish County, and wants to keep the area rural. Would like the city to commit to the rural character of the area. T-49 & T-57, T-24 east/west connector, there seems to be 7-proposed roads going to Sultan. Also opposed to the 5-lane road through Sultan. This would hurt the city businesses in town.

Staff reads the 2-e-mail comments that were received by Judy Hedrick and Bronn Journey.

Colleen Rupke – 1121 Bryant Road – wanted to add that one of the frustrations she has and have heard from other citizens who have lived here for a long time, that development comes in and we have a very developer friendly code because the code has a lot of loose language. She understands what this does to the developers but hopes as the city draws the plan for the future that they develop a plan for the developer and the community. Glad to see the impact fees increase because we have substandard roads and the community should not have to pay for the developer's progress. Keep in mind the character of the community that we are a rural community, we are the foothills. This would smooth the feathers of the community.

Discussion

None.

Recommendation

Green moves to close the public part of the hearing. Seconded by Weidman. All Ayes. Motion carried.

Board to make a recommendation to Council for adopt the transportation element as shown in the documents in the packet, adopt the changes but with changes or recommend that the Council does not adopt.

Motion by Green to accept the plan as it was presented for City Council to adopt. Weidman seconded. All Ayes.

DISCUSSION AND STUDY ITEMS:

Development Code Update Project with LDC and Aleksander. Last meeting it seemed that everyone was okay with most of the changes except for one. There are red-line changes in the packet.

Staff will hold a public hearing to present the code changes. Staff needs 14-days for a comment period and public noticing. The meeting could be the first meeting in August 4th. No second meeting in July.

Weidman has a question regarding the scheduled improvements on the Old Owen reconstruction was only \$360K similar proposal for work on Rice Road is 9 million. What make the price difference? Staff stated that the Rice Road is a longer section and has 2-stream crossings that would increase the cost. Weidman suggests a little more detail in the description to explain the cost difference.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY:

None.

SUMMARY OF MEETING RESULTS AND ACTIONS FOR NEXT MEETING:

PLANNING BOARD MEMBER COMMENTS:

STAFF COMMENTS:

None.

ADJOURNMENT:

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

ADJOURNED 8:00 P.M.