



**SULTAN PLANNING BOARD MINUTES
REMOTE MEETING
August 4, 2020**

PLANNING BOARD MEMBERS PRESENT:

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

Colleen Rupke, 1121 Bryant Road – Tortorice Annexation recommends holding off on the annexation until the development code is updated. Feels that there are too many ambiguous areas and holes in the codes for developers to get away with things.

PLANNING BOARD MEMBER COMMENTS:

None.

STAFF COMMENTS:

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

Capital Project Update:

Main Street Sewer Upgrades – update on project for Main Street and maintaining sewer concurrency, hopefully starting at the end of August. There are 3-stages for the improvements and depending on the weather and available funds.

APPROVAL OF MINUTES: Standefer made a motion to approve the July 7, 2020 minutes as submitted. Seconded by Weidman. All Ayes.

Public Hearing

Development Code Update

Hearing opened at 7:10 p.m. Staff gave an overview on the development code update process and introduced Todd Hall with LDC and Aleksander Romanenko with the Livable City Year Program and is now working as city planning intern.

Todd reviews the development code update slides that have been presented at several meetings that began with the initial presentation of the draft code on May 5, 2020, June 16, 2020, July 7, 2020 and now to the public hearing today.

Overall scope of work covers nine existing or proposed code sections. Todd introduced Aleksander to continue the development code updates. Aleksander reviews the slides and explains what was missing in the code and how they updated the code to make it work better.

Staff explains that there will be a couple of meetings for city council to go over the code changes and then to a public hearing.

Public Comments

Colleen Rupke, 1121 Bryant Road – Comments on two areas of the proposed code updates. The Stucker property plat had an empty lot that is absolutely useless, and it does not serve the public or neighborhood good. The second thing is that she is glad to see that PW Director or Staff has the authority to make changes and approvals. There has been a lot of different people in these positions and they may or may not have the city's best interest and may or may not have bent more towards the developers.

Discussion

Mike Wiedman – had a couple of questions. Code section 12.20.030 removal of construction debris. Feels there should be a set value. Sports fields, plaza with lighting etc. is the calculations correct in that code? The fees based on the number of lots; he has mentioned this before. The numbers aren't exactly where he thought they would be. He thought the numbers would be more likely to discourage them to put more lots on the property. Suggests a flat fee of \$75,000 for over 75-lots.

Staff explains how the fees are meant to be used. Board and staff have a discussion over lots and units.

Janet Peterson – was please when she read through this that it was easy to read and understand what they meant. She was surprised at how clear and easy it was to read. Weidman agrees and congratulates everyone for their hard work. She also has a few typos to correct and she will send it to Cyd in an e-mail.

Recommendation

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

Recommendation to City Council to adopt the proposed development code changes as proposed.

Motion by Sandefer to accept the recommendation to City Council. Reedy seconded. All Ayes.

DISCUSSION AND STUDY ITEMS:

Tortorice Annexation.

Staff gave overview of Tortorice Annexation with attached slides.

Emily and Josh comments on Tortorice Annexation. 13003 Sultan Basin Road – encircles their property. They feel that Ms. Tortorice won't feel the effects of her actions. Emily, emotionally read her comments. (Try and get her letter)

Josh reads his concerns about the annexation. The council does not understand the environment on the Basin.

They feel the property is so beautiful and that the land should be valued and respected. They don't wan to see the land mistreated. They have been Sultan residents their whole lives. Their parents and grandparents live here. They don't want to see the land flooded like they have been seeing.

Reedy asks about the landscape and elevation of the properties. Staff shows on a topo map. Discussion about water patterns and drainage. Staff goes over the stormwater management codes to protect the areas.

Reedy asks Emily & Josh if they still have a concern over the water runoff even after Andy explained the process for the water distribution.

Colleen Rupke, 1121 Bryant Road – at the very least, if the PB wishes to recommend to city council is to not recommend until the development code is adopted. The old code leaves lots of room for ambiguity in the development. Also asks that there should be

good public notice because there hasn't been. Feels they must get information from the back door.

Emily – only figured out how to make a comment when the yellow notice board went up. They were scrambling to get comments put together.

Staff and Board discuss the process of the annexation and the process for public notification to make sure that people are aware of the meetings.

Standefer asks Emily and Josh we as a city must grow, however, we do not have to cram them into developments. How would you make the growth happen? Josh has lived in Eagle Ridge for 6-years and that helped him get to here he is now. They would be totally fine if there were developments that had room. Emily put these houses, so they don't add to the congestion.

Peterson asks if the Board wants to send a recommendation. Standefer requests that they be thoughtful about their decision and keeping it low density. Peterson asks if someone wants to add something about waiting till the code is adopted.

Board has discussion about the recommendation. Reedy agrees with Standefer. Wiedman wants to stay mum. Peterson wants a recommendation or not. Wiedman does not want to stop the annexation but delay it. Peterson asks for how long. Wiedman says till after the codes are adopted.

Standefer's recommendation would be to continue to be thoughtful in their consideration of the annexation. He does not know the hard facts about the annexation. Wiedman is neither for nor against the annexation because he also does not know enough about the annexation.

Peterson asks if they want to add anything else.

Standefer's recommendation would be, In the absence of sufficient data our recommendation would be to continue to be thoughtful in their consideration of the annexation and listen to the wants and needs of the citizenry.

Motion Standefer, seconded by Wiedman. All Ayes.

HB 1923 Grant and Code Project

City received a grant from the Department of Commerce with two major aims. One is form based code for multifamily development and update the lot size averaging allowances. The first step will be community outreach. As soon as there is a draft, it will be sent out to the Board. Working with the Blueline Group.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY:

None.

SUMMARY OF MEETING RESULTS AND ACTIONS FOR NEXT MEETING:

Peterson thanks the public for speaking to us and letting us know how you feel.

PLANNING BOARD MEMBER COMMENTS:

None.

STAFF COMMENTS:

None.

ADJOURNMENT:

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

ADJOURNED 9:15 P.M.