



**SULTAN PLANNING BOARD MINUTES
HYBRID/REMOTE MEETING
August 16, 2022**

PLANNING BOARD MEMBERS PRESENT:

Janet Peterson
Michael Weidman
Emily Keyes
Judie Cyr
Andrew Rockwell

STAFF PRESENT:

Andy Galuska, 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.

STAFF COMMENTS:

Staff gave update on future residential plats. Things have slowed down quite a bit. Maria's Restaurant opening soon. O'Reilly Auto is open now. 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>

APPROVAL OF MINUTES: Rockwell made a motion to approve the July 19, 2022, as submitted. Seconded by Wiedman. All Ayes.

PUBLIC HEARING

Peterson opens the Public Hearing for the Chapter 9 CFP.

Chapter 9: Capital Facility Element (2022 Comp Plan Docket)

Staff gave an overview beginning from last year of the Chapter 9 update. There was an error in the plan, so this is an update and correction of the missteps. The city also gave the public more time to review the plan. Board has received one comment letter from Judy Heydrick.

Board members did not have any questions.

Motion to close the public portion of the Public Hearing and move the plan to City Council for adoption by Rockwell and seconded by Cyr. All Ayes.

Chapter 9: Sultan School District - Capital Facility Plan – School Impact Fee

Staff gave an overview of the increase in the school impact fee. The city does have the authority to adopt a lower fee of the requested amount. Some of the other rates of school impact fees are Mukilteo \$5,000 Everett \$3,000, Auburn \$3,600. The Board can recommend an amount to City Council, 50% of the requested amount or a different amount. Developers are concerned about the increase in impact fees.

Tony Balk, President, East County Regional, Housing Hope – Snohomish, Monroe, Sultan School Districts. Requested waivers for affordable housing. He said if the city had the HAP in place this wouldn't be an issue.

Rockwell asked how long they have been working on the Blue Mountain Meadows. Mr. Balk responded for over a year.

Mr. Balk explains the process of the project and the homeowners must put in 2,000-hours of work on their homes. Rockwell thanked Mr. Balk.

Motion to close the Public Hearing

Rockwell read the Housing Hope letter and appreciates Mr. Balk attendance. Rockwell feels that having the language and flexibility to review waivers would be a positive move.

Peterson read through the packet and saw the fee went up to \$14K is too much. Peterson feels that the number is ridiculous.

Wiedman wants to support the schools, but the \$14K sounds like too much.

The Board can send a recommendation to City Council, and the Council will make their own decision. Staff stated the School District will have a chance to respond.

Cyr asked what the impact fee goes to. Staff stated that the impact fees go towards capital projects that are on the schools CFP. There are limits to what they can spend the money on. Staff looked at what the school's expenditure, elementary and middle school,

and the existing buildings. Cyr wants to review and investigate some more. Staff stated that they always want to be forward looking. This is not supposed to be the primary source of funding. Cyr asked can there be a percentage of the fee. Staff stated there is and explained. Cyr asked if there could be a percentage of the house value. Staff explained the process of sourcing the impact fees. Staff has not seen it used against the valuation of the building. Wiedman likes the idea or maybe on the average price of the home. Staff stated that this would take a recommendation to send it back to the school to re-calculate the fees.

Peterson would like to send it on to Council with no approval from the Planning Board.

Rockwell would like to come up with a more cohesive motion to send to Council and not just a no. Rockwell said thinking about the economics behind the numbers, over 30-years, it's not that much. Board has a brief discussion of rates over 3-years at a 5.5% interest rate. Wiedman asked if the School District asks for more money because they know they will get less? Staff stated that the Council has the authority to change the fee.

Peterson says the fee is closer to \$15K and half of that is \$7,500 and that is still too much. Peterson said 1/3 would be better. Board has discussion of different fees and what would be reasonable. Peterson stated that the school can get money from other places too, not just from impact fees and give Housing Hope a way to have reduced or no impact fees. Staff stated it is not unusual to have a waiver to allow no impact fees are to be collected for affordable or low-income or non-profit housing agencies. Discussion on people abusing the system to get the waiver of impact fees.

Motion by Wiedman to recommend to City Council that impact fees presented by school board are too high. The Board would like to see a deeper assessment. The fee should be more in-line with other schools in the area at \$3,500 to \$5,300 and there should also be a non-profit exemption. Seconded by Rockwell. All Ayes.

PRESENTATION:

None.

DISCUSSION AND STUDY ITEMS:

- a. Housing Action Plan Update – September 20th and October 19th the stakeholder groups will be meeting at 5:00 p.m. to discuss the HAP. Board members are planning on attending the meetings.

SUMMARY OF MEETING RESULTS AND ACTIONS FOR NEXT MEETING:

Next meeting, September 20, 2022.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY:

None.

PLANNING BOARD MEMBER COMMENTS:

None.

STAFF COMMENTS:

None.

ADJOURNMENT:

Peterson made a motion to adjourn and close the meeting, Rockwell seconded the motion. All Ayes.

ADJOURNED 7:58 P.M.