

## **CITY OF SULTAN COUNCIL WORKSHOP (JOINT WITH PLANNING BOARD) – March 7, 2024**

Mayor Wiita called the workshop to order at approximately 7:00 p.m. The meeting was a hybrid with attendees both in person at City Hall Council Chambers and via Zoom Internet Conference Service. Mayor Wiita called roll and the following were in attendance:

Councilmembers: Aldrich, Dearborn, Hund, Sivewright, & Beeler.

Planning Board Members: Peterson, Keyes, & Weidman

Absent: Councilmember Morgan, Councilmember Dawson, and Planning Board Member Cyr

Staff: City Administrator Christian, Community Development Director Hart, Assistant Planner Donk, Assistant Planner Bond, and City Clerk Pevey.

### **CHANGES/ADDITIONS TO THE AGENDA**

None Noted

### **DISCUSSION ITEMS**

#### **AB23-09\_ Comprehensive Plan Update - Joint Workshop #2 Growth Targets and Housing/Job Strategies**

*(Presentation slides on file with the City Clerk's Office)*

Tyler Quinn-Smith, Framework Project Manager, provided the policy framework of the comprehensive plan, along with the process for the comp plan engagement process scheduled for March. He then explained the state growth targets and the newly implemented Washington State House Bill 1220 (RCW 36.70A.020, which requires cities in Washington State to plan for affordable housing utilizing the moderate-income percentages. He explained the Average Median income applied to Sultan is less than 80% up to 120%.

Discussion on the 2044 Growth Targets & Housing Needs mandated by the State for Sultan to include 1,425 homes and 1,329 jobs, area median income of \$108,843 in Snohomish County and \$89,150 in Sultan. The presentation continued on the estimated parcel capacity and estimated progress toward the 2044 housing needs. The review of current data shows the city is on track for meeting their housing requirements, but job growth has not experienced any change at this time. The presentation continued on the areas for more housing capacity and the barriers currently in place. The current job count showed 1,210 jobs available in the city, the industries where they were represented, and the areas where they were located.

#### **Residential growth strategies**

Matt Campbell, Frameworks Planner and Urban Designer, presented the various growth strategies available for the city to consider as it correlates to the 2044 Vision and goals, as well as the current code limitations for each strategy to include, but not limited to, allowing residential development on publicly or religiously owned land; middle housing in more zoning districts; infill housing; multi-family development on smaller lots; manufactured home parks; accessory dwelling units (ADU's); minimum residential densities; transfer/purchase of development rights (TDR); and planned unit development/planned residential development.

#### **Residential & Employment Growth Strategies**

Quinn Smith discussed the potential allowance to increase building heights for residential/mixed use development; residential or mixed-use development in more areas; density bonuses, subarea planning, as well as live work units.

#### **Employment Growth Strategies**

Campbell discussed possible commercial development in more areas, along with higher job density commercial uses.

It was noted that the council took a 5-minute break at approximately 8:02 p.m. resuming the meeting at 8:07 p.m.

**CITY OF SULTAN COUNCIL WORKSHOP (JOINT WITH PLANNING BOARD) – March 7, 2024 (Continued)**

Workshop Activities

Frameworks staff led council, planning board, and city staff in an interactive discussion on the strategies presented, policies that needed to be addressed, and potential barriers as they provided input on the following questions as follows:

- 1) Refine list of preliminary growth strategies
  - a) Are there any missing growth strategies for new homes and jobs that could be appropriate for Sultan?
  - b) Do any growth strategies need to be excluded outright before discussing policy consideration and implementation location?
- 2) Considerations for refined growth strategies list
  - a) What are the policy considerations for each strategy?
  - b) What mitigation measures, development standards, or aesthetic preferences must be established before implementation?
- 3) Spatial distribution in areas across the city for the refined growth strategies

Upon completion, Framework staff expressed appreciation for the input and interactive discussion during the meeting.

**COMMENTS FROM THE PUBLIC**

*(Written comments noted are on file with the City Clerk's Office and available upon request)*

Kirby Naff, Sultan, written comments received expressing public transparency is paramount and sharing his thoughts on areas of additional thought unique to the Sultan community that should be taken into consideration.

Councilmember Dearborn provided written comments to his fellow councilmembers and staff shortly after the meeting started about his perspective on growth impacts to the community for consideration.

Whitney Quillen, Sultan, shared her thoughts that the map of the suggested areas of change be shared with the public and not to interrupt the view by increasing the height limitations of the area to honor our natural outdoors feeling. Questioned how much of the natural landscape might be affected by the suggested changes. Encouraged the city to focus on transportation limitations of US 2 and fixing that issue before more development is allowed.

Brandon Miller, Sultan, questioned discussion on offering pre-approved home designs for purchase and expressed concerns that it could create a repetitive look. Questioned if subsidies are offered by the state for placing these development guidelines and requirements on cities.

**ADJOURNMENT**

On a motion by Councilmember Aldrich, seconded by Councilmember Dearborn, the meeting was closed at approximately 9:46 pm; The Zoom meeting connection was disconnected shortly thereafter.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 28<sup>TH</sup> DAY OF MARCH 2024.

DocuSigned by:



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Tami Pevey, City Clerk

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Russell Wiita, Mayor