



## **SULTAN PLANNING BOARD MINUTES HYBRID/REMOTE MEETING October 29, 2024**

### **PLANNING BOARD MEMBERS PRESENT:**

Michael Weidman, Chair  
Judie Cyr, Vice Chair, Absent  
Whitney Quillin, Absent  
Emily Keyes  
Ken Morrell

### **STAFF PRESENT:**

Hal Hart, Planning Director  
Cyd Donk, Associate 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:**

Russell Witta – thanking the Board and the CDD team for all the work they have done on the Comprehensive Plan Update.

### **APPROVAL OF MINUTES:**

Approval of Planning Board Minutes for the October 15, 2024, meeting. Member Morrell made a motion to approve the minutes, seconded by Member Keyes. All Ayes.

### **PUBLIC HEARING #1:**

Chair Weidman continued the open public hearing for the 2024 Comprehensive Plan update hearing at 7:07 p.m.

Staff acknowledged all the comments that they have received and that they continue to go over and respond to the comments from the public and the agencies that responded. The city has not received any comments from the Commerce Department as of today.

Printed comments have been received from Planning Board Member Quillin and are read into the record.

*My comment for tonight's meeting:*

*This is regarding WSDOT rejecting the city of Sultan plan for highway 2.*

*I'm concerned for further growth and the comprehensive plan, without an established plan in place and agreement between the city of Sultan and WSDOT for Highway 2. Right now, it sounds like there's back and forth meetings happening and no plan in place, just hope for changes in highway 2, and possible grants for projects all the way out to 2040. Growth is happening now, and gridlock traffic through Sultan is already an issue.*

*There should be a commitment for highway 2 in place between Sultan and WSDOT if the State/City is looking to grow Sultan. I am a community member, and during peak seasons for travel through highway 2, which happens quarterly, I can't make it to my house on a Friday without sitting in my car from Monroe to Sultan for at minimum 1 hour, and I can't leave my house on a Sunday without the same time constraints, let alone think to travel east at all on a Sunday and be stuck in my car for up to 3 hours to get home. This is not fair for residents and does not put the community first. To move forward, I would like to see a set plan in place with the city of Sultan and WSDOT for Highway 2, and I would like to see the plan.*

*Whitney Quillin*

Chair Weidman stated that he did not think that WSDOT disapproved the plan, Staff stated that WSDOT said it was not in alignment. Morrel said he thought they indicated they were not. CV Christian responded that it was not fully approved. Words they would use is kind of an alignment with what they are doing right. They're still moving forward with the roundabouts and things, but it was the idea of primarily 4 lanes. At this point. They want to look at other means to move traffic along rather than putting 4 lanes down, which is very expensive, and lots of new bridges and things like that, too. Morrell said he understood that it would not be reviewed until 2026. Is there an effort to try to get it refused sooner. Or is that just the way it is?

Hal and I were not here when the discussions were originally taking place for the design of Highway 2. So, we're playing a little bit of catch up. We've met with PSRC as well as WSDOT, and they are doing what they call their highway standard redesign. They are looking at a way to not create more impervious surfaces to move traffic better. There's a lot that goes into that from the environmental side too. We do not know when these standards are going to be provided to communities like us. We are working with WSDOT to ensure that we are not going to put something counterproductive to what WSDOT's new standards are because US 2 is still a Federal Highway that is maintained by the State. It's a very complicated issue. The last traffic count that we had on average is 26,000 trips a day. So clearly there are weekends and Fridays and Sundays that are. There are far more trips than that. We are at 7,200 residents, so

even if we said that everyone of those people had a car that live in out city, which is not realistic, and everyone of those people took a trip every single day, Sultan is not creating those trips with our growth. That is a regional problem and so that is why we need to continue to rely on the County and the State and continue to push to the Federal government that this is a regional problem. This is not necessarily a city of Sultan problem, because at best case, no matter how you work those numbers, we're a 3rd of the problem. I would guess up to the 100,000 trips a day on those peak days. I think that is safe and realistic. That's not our residents. That is a regional issue. We need to remember that we are one of the two 12-month out of the year highways across our State, and our State has gotten substantially bigger that it was when the highway was originally built. This is a far bigger problem than the city of Sultan's problem.

Staff made an additional comment to the FLUM map was for consistency and conformity, align the east and west HOC zones to the same overlays.

The Board asked why this would benefit the city. Staff stated that it may bring more investment into the city. It was an oversight by city staff not to include the west side of the HOC zone and want to bring the code into conformity and consistent throughout the city.

There was no public present in the audience and only one attending through Zoom.

***Motion to close the public hearing for the Comprehensive Plan Update by Keyes and seconded by Morrell. All Ayes.***

***MOTION TO COUNCIL: Motion 7:29 pm***

***Motion by Keyes to change the overlay on the FLUM on the HOC Zone to city wide, seconded by Morrell. All Ayes.***

***Motion by Morrell to move all the PB recommendations on to City Council for their consideration. Secoded by Keyes. All Ayes.***

### **PRESENTATION:**

FRAMEWORK presentation on the Development Code Update for 2024/2025. This part of the update compliments the Comprehensive Plan.

Staff asked Framework to go over the deadline dates for completion of the state mandated code updates. Framework stated that by June of 2025 the codes need to be clear and precise and not discretionary.

### **PUBLIC HEARING #2:**

Chair Weidman opened the public hearing for the Development Code Updates for 2024-2025.

There was no public present in the audience and only one attending through Zoom.

No public or public comments from the public.

***Motion to continue the hearing for the Development Code Update and continue it on to November 5, 2024, by Keyes and seconded by Morrell.***

**COMMUNITY DEVELOPMENT UPDATE:**

Staff stated that the recommendation from the Planning Board will be brought forward to City Council.

**PLANNING BOARD MEMBER COMMENTS:**

Morrell ADU and street parking, only one parking space would be an issue.  
Staff commented.

**STAFF COMMENTS:**

**ADJOURNMENT:**

Morrell made a motion to adjourn, Keyes seconded. All Ayes

**Meeting adjourned at 8:13 p.m.**