



SULTAN PLANNING BOARD MINUTES HYBRID/REMOTE MEETING November 5, 2024

PLANNING BOARD MEMBERS PRESENT:

Michael Weidman, Chair
Judie Cyr, Vice Chair
Whitney Quillin
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:

None.

APPROVAL OF MINUTES:

Approval of Planning Board Minutes for the October 29, 2024, meeting. Member Morrell made a motion to approve the minutes, seconded by Member Quillin. All Ayes.

PUBLIC HEARING:

Chair Weidman continued the open public hearing for the Development Code Updates update hearing at 7:05 p.m.

Staff goes over the slide presentation of last week and add additional comments as needed.

Weidman asked if the 4-story height has been addressed with the Fire District, do they have the proper equipment to handle the taller buildings? Staff responded that the

buildings would be required to be sprinkled so this would help with fire suppression, but the Fire District will be involved with these developments.

Weidman asked about parking spaces and ADU's. Staff responded that the developer would have to find a parking space for their new development. Weidman wanted to clarify that if there was an existing house that had parking and there was no room for the ADU to park, how would they fix that? Weidman's questions were what to do about an extra car like a handyman, ambulance, delivery truck, etc. It is a concern for Weidman not to have enough parking.

Quillin asked about what the standards would be for the religious housing and the parking requirements. Would there be stipulations and regulations as to what they could do there. Staff stated that they would work with the city attorneys to work on the limitations and regulations.

Weidman asked if the development timelines put more stress on the city, Staff stated that it does, but we always have pressure. Weidman asked about the penalties, Staff will investigate. CA Christian stated that this would also help with the review times of a process, this will also help the city and move the projects along to the Hearing Examiner. It also could be helpful to the city as well.

Cyr had a concern about the SEPA exemptions and that the city is following the State exemptions, and she just doesn't understand, it seems like the State is so focused on housing that it can be done at any cost. Throughout the US, there is SEPA, NEPA and CA SEPA and this just boggles her brain that there will be exemptions for housing in SEPA. It just put chills down her back. CA Christian stated that the city will not get rid of SEPA in the future. Cyr thanked CA Christian for his comment and hope that the city will be careful with the SEPA's.

There was no public present in the audience or on Zoom.

Motion to close the public hearing for the Development Code Updates by Quillin and seconded by Morrell. All Ayes.

Weidman would like the word *undesirable* changed to something different, Staff stated it's just a slide. Discussion ended.

MOTION TO COUNCIL:

Motion by Cyr to move the Development Code Updates as presented by Staff and the red-lined codes as presented at the last meeting to City Council for their consideration. Seconded by Quillin. All Ayes.

COMMUNITY DEVELOPMENT UPDATE:

Staff gave an update on the projects throughout town.

SUMMARY OF NEXT MEETING

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

OPMA Presentation on open public meetings act.

Update the Planning Board Policy and By-Laws, modeling the City Council process for uniformity and consistency.

PLANNING BOARD MEMBER COMMENTS:

Cyr asked about the next PB Meeting and the OPMA.

Weidman asked if a consultant would be coming in to train us, Staff stated Clerk Pevey would be doing the training.

STAFF COMMENTS:

Staff stated that the City Council has their cut out for them. Also, take a look at the work that we will need to do in 2025 as shown in the Sultan Code Framework packet that you have.

ADJOURNMENT:

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

Meeting adjourned at 8:15 p.m.