



## **SULTAN PLANNING BOARD MINUTES HYBRID/REMOTE MEETING November 26, 2024**

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

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

### **STAFF PRESENT:**

Hal Hart, Planning Director  
Cyd Donk, Associate Planner

### **CALL TO ORDER:**

Call to Order at 7:00 p.m.

### **CHANGES TO THE AGENDA:**

Strike item VIII from the agenda.

Quillin made a motion to strike Line 8 on the agenda for tonight's meeting. Cyr seconded the motion. All ayes. The motion is carried.

### **PUBLIC COMMENTS ON MATTERS NOT ON THE AGENDA:**

Jeff Estes, Startup WA stated that the OPMA rules allow him to speak and since the agenda was a bit confusing because there's no public comment at the end, he is going to go ahead and speak on something that is on the agenda, because again, he believes public comment falls under the OPMA provisions.

He appreciated the planning board, allowing him to speak tonight. He started by saying we live in a world where it appears posting a meeting announcement online often gets misinterpreted. You're taking a position on an agenda topic or stirring the pot, concerning the school district capital facilities plan and the decreasing impact fees. Community members would like to know why the decrease or drop is necessary. Specifically, the multi-residential impact fee is decreasing over \$2,400. That's about 25%. That's significant. People are asking if this just happens to coincide with the city's new rezoning for 3 and 4 level dwellings or apartments. What that infrastructure cost transfer from developers to residents already in our community? Voters are worried about costs, you

know, we've had a couple years of inflation. The county just increased the property tax by 4%. People are really concerned about costs. It's important to make sure development pays for infrastructure, not your existing residents. A little over 2-years ago, the school district asked for approval to increase their impact fees. After the Council approved that increase, it appears the city's Community Development Director, at the time, contacted developers. He stated he has records of that through a public records request. This community development director contacted developers, and permits were issued before the increase took effect. His sources said it was 162-permits. The school district claims 151. Either way it costs the school district and the community somewhere between 1.6 and 1.9 million dollars. The community is watching. They don't want any of these shenanigans to happen again. He can't be mad at the school district, because I don't think there was a whole lot they could do about it, but, his way of thinking, the city owes the school district somewhere between 1.6 and 1.9 million dollars for allowing that to happen. Jeff would appreciate if the city could confirm exact number of permits that were "pre-purchased" back then. Jeff has the emails from the Development Director from September of 2022. Jeff wanted to state and clarify that he is pro and I'm in favor of the school district collecting the maximum amount allowable in impact fees, and it appears that the community out there wants this as well. Thank you very much.

**APPROVAL OF MINUTES:**

Approval of Planning Board Minutes for the November 5, 2024, meeting. Member Quillin made a motion to approve the minutes, seconded by Member Cyr. All Ayes.

**PUBLIC HEARING:**

Chair Weidman continued the open public hearing for the Sultan School District Capital Facilities Plan 2024 -2029.

Staff gave an introduction of Dan Chaplik, School Superintendent. Superintendent gave a presentation on the schools CFP.

No public present wanted to make a comment during public comments in person or through Zoom.

***Motion to close the public hearing for the Sultan School District Capital Facilities Plan 2024 -2029 by Quillin and seconded by Cyr. All Ayes.***

**MOTION TO COUNCIL:**

***Motion by Cyr to move the Sultan School District Capital Facilities Plan 2024 -2029 as presented by Staff be adopted by reference into the City's Comprehensive Plan and recommend to City Council for their consideration for adoption. Seconded by Quillin. All Ayes.***

**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 will be December 3, 2024.

Update the 2025 Work Plan, 2025 Meeting Calendar and Planning Board Policy and By-Laws, modeling the City Council process for uniformity and consistency.

**PLANNING BOARD MEMBER COMMENTS:**

**STAFF COMMENTS:**

**ADJOURNMENT:**

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

**Meeting adjourned at 8:45 p.m.**