



**SULTAN PLANNING BOARD MINUTES
HYBRID/REMOTE MEETING
September 3, 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 7:05 p.m.

CHANGES TO THE AGENDA:

None.

APPROVAL OF MINUTES:

None.

PUBLIC COMMENTS ON MATTERS NOT ON THE AGENDA:

None.

DISCUSSION AND STUDY ITEMS:

- 1) Discuss the Draft Comp Plan Elements – Vision Strategies (Nine Big Ideas)

Discussion with the Planning Board – are there and changes the Board would like Staff to bring the plan elements forward? We will review each of the elements at a time –

you can ask questions, and we can attempt to answer those questions. Also, if we do not have the answers we will provide them to the Planning Board as soon as possible. The Planning Board role - it must provide a recommendation to the City Council in time for the Council to Adopt the Plan.

Introductory, Vision & Policy Framework

Idea #9 - Quillin made a motion to add erosion to the natural element climate resilience and natural hazard mitigation. Seconded by Cyr. All ayes.

Morrell asked about Idea #5 – how to improve the condition of US 2 to maximize reliability, safety, and visual images of Sultan. Morrell stated that this would be a good discussion item for the Chamber Meeting and to ask the businesses what they want.

After Comp Plan is adopted the code changes will be implemented and this could be brought in an item to do.

Community Design Element

Staff goes over the “What’s New items 1-5. The comp plan – draft 2 will be available shortly for the PB to review.

Cyr asks if they are looking for ideas now or later. Ideas for the signage lettering for signs In Sutan or things to do in the parks.

Weidman stated that the Dutch have great ideas for parks and using the parks for flood prevention during flood seasons.

City Administrator explains that this is a high-level review and once the code changes start in 2025, they can dive into the weeds for wants to the plan elements. He also explained that staff is not rushing the Board to go over the materials but if the Board does not have any concerns with the elements, T/A them and move on to the next element. If there are things that do not sit right or you still have questions on any element, just let staff know so we can go back to them.

Land Use Element

Quillin asked that staff get the public comments to Board so they can read them.

Staff read over the “What’s New”: 1-5 items. Staff went over the upcoming zoning changes throughout Sultan along the US 2 Corridor.

City Administrator noted that the FLUM is not a zoning map. If a property owner wants to rezone their property, they need to go through the process. This map was generated with the consultant based on the changing laws in the State of Washington and the affordable houses.

Quillin wanted to bring up the multi-level urban center multi-family, residential over commercial and would it be allowed in the Uc Zone.

Cyr asked that the neighborhood hub be explained better. Brief discussion

Housing Element

Staff goes over the “What’s New” Items 1-5.

Quillin comments and would like to come back and discuss impact fees, roads and

City Administrator stated that the impact fees are strictly regulated by the state and the school sets the school impact fees.

Keyes asked if the city hired a consultant would the chances of the impact fees be lowered? CA stated yes, it is possible and went on to explain inflation and the CPI rates.

Staff wants to put a pin in the Housing Element because it is a very complex element and get into some policy at the next meeting.

Cyr made a motion to revisit the housing element. Quillin seconded. All ayes.

Parks & Recreation Element

Staff goes over the “What’s New” Items 1-5.

Quillin asked about park amenities in a flood zone. Staff stated that flood zone properties could have removeable park amenities, but floodway properties are to remain as is and no items can be added to his property.

Cyr wants to add to item #5 something about Sultan’s history, ecological and historical facts. Like a pole that shows the different levels of water in different years.

Saved he last 3-elements to go over at the next PB Meeting on September 17th.

Transportation Element

Staff goes over the “What’s New” Items 1-5.

Capital Facilities Element

Staff goes over the “What’s New” Items 1-5.

Economic Development

Staff goes over the “What’s New” Items 1-5.

STAFF PRESENTATION:

Updated Board on the periodic updates for code work in 2024-2025.

Brief discussion on current development projects for the month of August Heritage View and DavEd multi-family construction on 202 – 8th Street.

City Administrator (CA) stated that Hal made a good point of how the building addresses the SMC but how about what the SMC does not address? What would you like to see in our code that you don’t see now.

Staff asked what they thought about the examples from the Stanwood slides. Quillin stated that the studio example from Stanwood looked like a storage building.

CA stated that this is a good example for the PB when they start going over the codes for affordable housing and get recommendations from the PB to see what changes they would like to see in Sultan’s future codes.

Cyr and Quillin would like to see if there was anything we can do to require different housing plans in the developments. CA stated that the subdivisions that have been approved, are going to stay the way that they are until the city is able to update and change the codes after the comp plan is adopted.

SUMMARY OF MEETING RESULTS AND ACTIONS FOR NEXT MEETING:

- Next Planning Board meeting is on September 17, 2024, at 7:00 p.m.

PLANNING BOARD MEMBER COMMENTS:

STAFF COMMENTS:

Bond will make copies anything the Board requires for the meetings.

Donk stated that the developer have submitted 5-or more house plans in the subdivisions so the developments do have a little variety within them.

ADJOURNMENT:

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

Meeting adjourned at 9:25 p.m.