

CITY OF SULTAN COUNCIL MEETING – March 28, 2024

Mayor Wiita called the regular meeting 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: Morgan, Aldrich, Hund, Dawson, and Beeler.

Absent: Councilmember Dearborn, & Councilmember Sivewright

Staff: City Administrator Christian, Public Works Director Morgan, Community Development Director Hart, and City Clerk Pevey.

CHANGES/ADDITIONS TO THE AGENDA

None noted.

EXECUTIVE SESSION

Current or potential litigation (RCW 42.30.110(1)(i))

On a motion by Councilmember Morgan, seconded by Councilmember Aldrich, council went into executive session to discuss current or potential litigation; Motion passed 5-0. Executive session started at approximately 7:01 pm for an initial period of 20 minutes estimated to return at 7:21 p.m.

The clerk noted the Mayor, Council, City Administrator Christian, and Public Works Director Morgan exited the room to reconvene in a conference room upstairs with the City Attorney Zeinemann from Kenyon Disend attending remotely. Also noted technical difficulties upstairs brought the mayor back into the room momentarily at approximately 7:07 p.m. Clerk noted continued technical difficulties at 7:15 p.m. regarding the executive session.

At approximately 7:21 pm, City Clerk Pevey announced the executive session was extended an additional 10 minutes to 7:31 p.m.; At approximately 7:31 pm, City Clerk Pevey announced the executive session was extended an additional 5 minutes to 7:36 p.m.; At approximately 7:36 pm, City Clerk Pevey announced the executive session was extended an additional 3 minutes to 7:39 p.m.; At approximately 7:39 pm, City Clerk Pevey announced the executive session was extended an additional 5 minutes to 7:44 p.m.; At approximately 7:44 pm all members returned to the council chambers and the meeting was reconvened.

PRESENTATIONS:

Volunteers of America Presentation

Lynsey Gagnon, Executive Director, Community Resource Center & John Glennon, Executive Director, Hunger Prevention Services presented. Gagnon provided the mission, vision, and services offered to include, but not limited to the food bank, housing, disability services, crisis care lines, tribal services, free preschool, senior youth and teen programs, as well as the community resource center.

Glennon explained his role with the VOA and discussed the food bank situation and noted that the Sultan Food Bank is a critical food security resource for the Sultan Community and explained over 96,000 pounds of food was distributed through the Sultan Food Bank in 2023, equating to a 52% increase over 2022. VOA is seeking a new property for rent to house the food bank moving forward to meet the increased need in the area.

Gagnon then expanded on the services offered at the community resource center, as well as the Sky Valley ECEAP preschool, meals, shower services, etc. She noted the Sky Valley Youth Coalition relaunched Safe Stop every Friday evening from 6:00 pm to 9:00 pm at the Sultan Middle School as a safe place for teens 13 to 19 years old. She discussed the Sultan Prevention Coalition work, as well as the newly added thrift store. Community events were shared such as the community picnic and Sultan Harvest dinners at Thanksgiving; as well as improvements being made to the property located at 701 First Street in Sultan.

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Finally, Gagnon promoted the VOA April fundraising campaign entitled “Home is Where the Heart is” with a goal of raising \$10,000 with 100% of funds raised going directly to families being served through the resource center. She challenged the city council to raise 10% or \$1,000 of this goal.

Gagnon announced her last day with the VOA would be July 1st. The mayor and council commended the VOA for the hard work and impact that the VOAWW contributes to the community. Mayor Wiita also committed to assisting the VOA in locating a suitable building for the food bank to improve and expand.

AB23-09 Comprehensive Plan Engagement Refined Sultan 2044 Growth Strategies

Community Development Director Hart provided a recap of the comprehensive plan engagement work with the council and planning board to date moving to the next joint session set for April 4th. Quinn Smith, Framework Project Manager provided an update on the refined growth strategies and the goals for tonight were to reach clear consensus on a working list of growth strategies to be used in Future Land Use Mapping, Parcel Capacity Estimates, Traffic Modeling, and Policy Updates. The growth strategies recommended by the planning board were reviewed along with overarching considerations for higher density housing as follows:

Residential development on religiously owned land - Input on appropriate level of density for these sites; and additional policy considerations for this strategy. The council expressed consensus to review the surrounding community and agreed this type of land should match the density and height of the surrounding area.

Increase building heights for residential/mixed used development – input on appropriate locations for three story buildings vs four story buildings; should there be a distinction for mixed use vs residential development; and how should increased height work with height/density bonuses. The council expressed further east for higher story; maybe three story on Main Street but concerned regarding parking issues with a focus on the affordable housing needed for city targets. Discussion on parking ground floor with two stories above in areas with limited parking in conjunction with flood plain regulations; council in agreement with mixed use spaces; outside flood plain appropriate for taller three- and four-story buildings and less impactful. Suggestion of commercial in residential area and keep it no higher than the residential in the area such as the new Sultan Basin commercial area requested. The council agreed with the comments as suggested with consideration of properties that do not impede current views allowed to go higher. Hart suggested a solution-based code regarding parking and other problem dilemmas noted and encouraged councilmembers to not try to go too far into the weeds, but have potential developers provide the solutions that meet the city’s requirements in the code.

Density bonuses in exchange for community benefits – questioned which community benefits are appropriate tradeoffs for bonuses. How much bonus is appropriate. Council discussion regarding different aspects and concerns with council expressing skepticism to allowing this type of benefit at this time but open to more data research; staff agreed to do more research on this option to bring back to council for further review.

Middle housing – questioned are there middle housing types or styles that should be excluded. What are appropriate locations for 4-units vs 6-units. Council passed on a decision on where they should be excluded; discussion then shifted to 4-unit vs 6-unit pros and cons and what current code allows; confirmation that the lot spaces should dictate and impact what can be built and how parking is addressed per code; discussion of lack of transit availability impacted the need for parking; confirmation by council to set standards of what can be built versus choosing where it can be built.

Infill Housing – questioned are these areas appropriate for implementation. Are there additional policy considerations for this strategy. Confirmation from council in agreement as presented.

Subarea Planning – Questioned if subarea planning is an appropriate strategy for Sultan. If so, where. The council discussed the pros and cons of this option; council felt it prudent to leave it open as an option as presented, but

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needs to be discussed further to set the standards moving forward at the appropriate time in the future as the council appeared to agree with the plan but that it may not be the right time at this time for Sultan to focus on this option.

Improved Subdivision Design – Questioned if there are additional policy considerations for this strategy. The council discussed specific improved subdivision design standards and all in agreement.

Residential/Mixed-Use/Commercial Development in More Areas – Questioned if there are additional policy considerations. Are small neighborhood-serving commercial uses appropriate anywhere in Sultan. Council in favor of mixed use wherever possible specifically regarding a neighborhood market or café. Suggestion to expand the UGA out more to allow for more dense growth to create a market for this type of use. Finally, the council could not reach consensus on where to allow it, but in support of this option.

Live-work units – Questioned which types of businesses are most appropriate. Do the preliminary areas for implementation make sense. Council discussion on code already dictating what can go in where; and how this differs from mixed-use; no changes made at the present time.

Plan for commercial uses with higher job density – Questioned what new commercial uses should be encouraged/discouraged. Are there additional policy considerations for this strategy. Are there other places that should be considered for this strategy. The council expressed desire to elongate this area along the Highway Oriented Zone.

Quinn Smith closed the discussion by explaining the next steps in the process with a joint council/planning board workshop set for Thursday, April 4, 2024.

COMMENTS FROM THE PUBLIC

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

Shana Sims, Sultan submitted written comments suggesting the city implement parking meters in areas that lack sufficient public parking.

Genny Smith, Sultan, noted requested to speak virtually, but was not present at the time of public comment.

COUNCILMEMBER COMMENTS

Hund – Happy to experience the Mayor Pro Tem position at the last meeting and thankful the mayor has returned.

Beeler – Acknowledged out of the box thinking of Citizen Sims and suggested instead parking times but agreeable to further discussion on the topic of parking.

MAYOR COMMENTS

Mayor Wiita reminded citizens of the Easter Egg Hunt Saturday at River Park at 10:30 AM. Stated the first round of interviews were conducted for the administrative services director position and a decision was still in the process. Advised that Representatives Steele and Goehner would be in town for a coffee chat on April 30th from 2:30 p.m. to 3:30 p.m. at the Sky Valley Community Center. Advised that twelve students making up teams from the High School Sports Med program qualified for nationals the first weekend in June and a community fund raise effort of \$1500 per child was in progress. Encouraged those interested in donating to reach out to the Sultan Education Foundation for more information.

CITY ADMINISTRATOR COMMENTS

City Administrator Christian stated the city working on the implementation of agenda bill software. Also confirmed the city now owns the domain name “sultanwa.gov” and this domain will be implemented during the current website redesign. He advised the council he would be attending meetings remotely over the next two weeks as he would be

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out of town for vacation and conference.

STAFF REPORTS

Written Reports on file as presented for the following departments: Public Works

CONSENT AGENDA

On a motion by Councilmember Morgan, seconded by Councilmember Aldrich, the council approved the consent agenda. Motion passed 5-0. The following items were approved:

- 1) Voucher & Payroll Approval
- 2) 3/7/2024 Council Workshop Minutes
- 3) 3/14/2024 Council Meeting Minutes

ACTION ITEMS

AB 24-15 Mountain View Park County City Partnership Project Interlocal Agreement with Snohomish County

On a motion by Councilmember Morgan, seconded by Councilmember Aldrich, the council approved the mayor to sign the interlocal agreement with Snohomish County to receive County/City Partnership Project grant funds for an amount of \$100,000.00 for the construction of Mountain View Park. Motion passed 5-0.

AB 24-24 Mountain View Park Bid Award

Public Works Director Morgan explained the various bid schedules and the items included in the award were limited to the parking lot, prepping the playground area, walking paths and other items. On a motion by Councilmember Morgan, seconded by Councilmember Hund, the council awarded the Bid schedules A, B, C, E and G for the Mountain View Park Project to A-1 Landscaping inc. for an amount of \$1,459,455.57 for the construction Mountain View Park. Motion passed 5-0.

AB 24-26 Task Order #4 with Atwell for the Old Owen Rd Roundabout Project Utility Design

Public Works Director Morgan detailed the issues being addressed in the task order to include an undersized water main in the area. On a motion by Councilmember Morgan, seconded by Councilmember Aldrich, the council approved the mayor to sign Task Order #4 for an amount not to exceed \$85,490.00 for Utility Design in the future Roundabout at Old Owen Road. Motion passed 5-0.

AB24-27 Resolution 24-04 Personnel Policy Update to Chapter 8

City Administrator Christian explained this policy is being addressed a chapter at a time with this round focusing on correcting Chapter 8 to address inconsistencies with how leave schedules were allotted, inconsistencies with the new collective bargaining agreement; an increase to vacation and cleaning up language to make it clearer for all. Christian acknowledged this will also prompt amendments to city code as there is a personnel policy section of code that will be brought in compliance with this policy as well. On a motion by Councilmember Morgan, seconded by Councilmember Aldrich, the council adopted Resolution 24-04 updating the Personnel Policy. Motion passed 5-0.

ADJOURNMENT

On a motion by Councilmember Morgan, seconded by Councilmember Aldrich, the meeting was closed at approximately 9: 58 pm; The Zoom meeting connection was disconnected shortly thereafter.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 13TH DAY OF JUNE 2024.

DocuSigned by:



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Russell Wiita, Mayor

DocuSigned by:



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Tami Pevey, City Clerk