

Sultan Planning Board Meeting

Minutes

January 23, 2007

The meeting was called to order by Chairperson, Kurt Latimore

Planning Boardmembers Present: Sarah Davenport-Smith, Jeff Cofer, Kurt Latimore, George Schmidt, and Charles Van Pelt,

Staff Present: Community Development Director

PUBLIC COMMENT:

Loretta Storm 33520 116th St. SE Sultan made several comments about Sultan's Industrial Park Master Plan's Vision, Economic Development Zones, Land Use, and Mixed Use. All of which are attached to these minutes.

Josie Fallgatter Trout Farm Road, Sultan commented that she was not informed of this meeting. The Planning Board needs to become familiar with the Industrial Park Master Plan; it was intended for industrial and light manufacturing, not residential. She believes there are good uses for Mixed Use Zoning, especially in an Urban Center Zone; however she doesn't believe the Sultan Market is good for this community.

She asked if a non binding non concurrency of consistency been issued, and how they will provide infrastructure for the rezone?

Gerry Gibson 1102 Dyer Road, Sultan, commented that a project must be concurrent with the City Code.

Tom Green 32400 132nd St. SE Sultan owns property along US 2 and when the sewer extension went in, the LID cost and nothing happened. Would like to see something happen in Sultan.

COMMITTEE REPORTS:

Community Development Cisar reviewed the meeting calendar for 2007 with the Planning Boardmembers.

February 6, 2007: Planning Board will review the draft elements with the consultant.

- Land Use
- Environmental
- Level of Service

February 20, 2007: Planning Board will continue reviewing draft elements with the consultant

- Parks
- Transportation
- Capital Facilities

February 22, 2007: Community Development Director Cisar will brief the Council with an update of the process

March 13, 2007: Comprehensive Plan Open House

March 20, 2007: Public Hearing on the Draft Comprehensive Plan

ACTION ITEMS

Approval of the January 9, 2007 minutes

Planning Boardmember Van Pelt moved to approve the minutes of the January 9, 2007 meeting. Motion seconded by Planning Boardmember Cofer. All ayes, motion carried.

DISCUSSION:

Mixed Use Development

Community Development Director Cisar reminded the Planning Board that they reviewed the Mixed Use Development Code in November, 2006. Since that time, the City has refined the draft and incorporated additional set back, parking, and recreation requirements. Mixed Use Development can include office, residential, and commercial projects within one development. Mr. Cisar explained he will forward the proposed draft to the Planning Consultant and request his recommendation on what steps are required to implement the Mixed Use Standard in Sultan for incorporation into the Comprehensive Plan.

Community Development Director Cisar then introduced Brenda Fodge, a representative from Stanton Northwest, Integrated Real Estate Development.

Ms. Fodge introduced Stanton Northwest's proposed project, "Sultan Market", and explained the progress of the project to this point.

This project contains a mix of commercial retail and residential, and they want to tie into the history of Sultan.

Their anticipated timeline for completion of the first phase of this project after the plans are compliant would be approximately 2-3 years.

At this time, the plan estimates 500-700 residential units with the commercial retail closer to US 2, and residential behind; creating a “Layering Effect”. Ms. Fodge pointed out that this project will result in \$3,415 per unit for Park Impact Fees paid to the City.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

Rusty Drivstuen 19916 Old Owen Road. Monroe, owner of Mountain View Chevron, commented that when he brought the Chevron to Sultan, he worked with the City to change to code to accommodate his project. He approves of this venture, and encourages the City to support this project. Sultan has lost businesses, and the City needs to work to bring business in, encouraging the Planning Board to work together to make great community.

Hollie Swapp 13917 Cedar Court Sultan commented that this is a beautiful plan and it must be done with wisdom and order; please proceed in a beautiful way and capitalize on the recreational assets. Ms. Swapp also commented that she is concerned about the water and mountains.

Josie Fallgatter Trout Farm Road, Sultan asked about the design standards of this project. The newspaper made it sound like this project has been through the design review. The building height is 68 feet; does the Fire Department have a ladder truck that can handle that height – 6 story building?

Ms. Fallgatter reminded the Planning Board about the East West connector road between the Sultan Basin Road and 339th Ave. NE (Rice Road).

She asked about Impact Fees, and how can the City judge traffic impact fees? The City must be compliant with the Transportation Improvement Plan.

Steve Fox 29010 Cedar Ponds Road, Monroe is a member of Fire District 5, explained the Fire Department does not have jurisdiction over this, or any development. Fire Districts don’t direct growth, they respond to it, adding if the City approves a 6 story complex, would need to purchase a ladder truck, which cost between \$600,000 - \$800,000.

Loretta Storm 116th Ave. NE, Sultan agrees that this is a beautiful project on paper, it could be great for Sultan, and she is all in favor of it. She was however, surprised when she heard there will be 600 residences in this project, and is concerned about levels of service.

Randy Forsyth representative from Stanton Northwest commented that this is a conceptual plan, and they need to find out what the needs and concerns of the community are.

PLANNING BOARD COMMENTS

Planning Boardmember Davenport-Smith thanked everyone for coming to the meeting, and commented that she likes the idea of the new development coming to Sultan. She realizes there are a lot of things to work through, and is excited about this opportunity.

Planning Boardmember Van Pelt commented that he was shocked when read about the Sultan Market Development in the newspaper. He thanked everyone for coming, and feels like Sultan in on the brink of something that he's excited about.

Planning Boardmember Cofer commented that he has lived in Sultan most of his life, and the old Sultan from the 60s and 70s is gone; it's time to move forward and let Sultan develop. It will never be logging town again, and the citizens need to look at new ways to move forward. Density may be more than he would vision, but that is a detail that can be worked out. He's excited about the possibility of something new.

Planning Boardmember Schmidt likes the new ideas and the process. He hopes the City will use good judgment when creating the mechanisms to move on the Sultan Market Project, and said that it will be fun going through the process.

Chairperson Latimore commented that he looks forward to receiving components of the Comprehensive Plan to review in the next 2 months.

Memorable quote from Mr. Cofer: "If you always do what you've always done, you'll always get what you've already got."

ADJOURNMENT

The meeting adjourned at 8:20 PM.

Donna Murphy – Secretary

Kurt Latimore - Chairperson