

## Sultan Planning Board Meeting

February 20, 2007

The meeting was called to order at 7:01 by Chairperson Latimore.

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

Staff Present: Community Development Director Rick Cisar, Public Works Director Connie Dunn, City Administrator Deborah Knight, and Temporary Planning Commission Secretary Tami Pevey.

### Public Comment:

Keith Arndt, 33331 132 SE – Comp plan subject discussed previously, water sewer allocation process, former process deemed invalid – where is the city on the process for validation. How does it affect comp plan changes currently discussing.

Rick Cisar, Community Development Director – Explained the water sewer policies are on the work program list and will start in June after the comp plan is updated.

Josie Fallgatter, 13231 Trout Farm Rd – Requested release of planning board minutes to public before approval of minutes. This way citizens can review their quotes for accuracy. Claims her comments misinterpreted at last meeting regarding her non concurrency referral. She stated that is not at all what she said. Clarified by stating SMC 16 which requires non binding currency for rezones to determine whether infrastructure in place. Minutes being available to public before approval would assure they would be more accurate.

Loretta Storm, 33520 316<sup>th</sup> Av SE – Conferred with Josie's statement that she has the same problem with council minutes. Previously before this board drafts were submitted. Advised the board that she tried to send a copy of an email to Deborah Knight and planning board members, but emails came back stating mailboxes full; requested that the Planning Board members clear their e-mail or provide an alternate email.

### Committee Reports and Staff Presentations:

*Comprehensive Plan Transportation Element Revision and Project Overview (Perteet Inc.)*

Staff member Rick Cisar introduced Eric Irelan as the subcontractor with Reid Shockey. He has known Eric personally for 15 years through Mount Vernon. Eric served on the Mount Vernon planning commission for 6 years.

Eric Irelan, Project Manager for Perteet Inc – Reviewed map of growth in the city; shows the current growth and future growth in five years increments to 2025. He estimates an 8% population growth and 2% employment growth. Advised that population has doubled in 15 years as well as Hwy 2 traffic. Ireland explained growth and comprehensive plan history in Sultan and included a transportation analysis. Ireland stated the transportation element is incomplete. He reviewed the transportation element strengths: people enjoy walking, clear transportation goals and policies, transportation system inventory, projects planned to connect.

The missing pieces as follows: need a clear link between future land use plan & transportation, impacts on Hwy 2 land use, county updated comp plan, DOT plan updates, and Community Transit plan updates. Several projects need further definition, financial development section strengthened, and ease of readability of document.

His intent is to provide better base maps, update traffic count and LOS, revise city street classification system, and develop/forecast traffic for 2025 and project/review transportation projects and adequacy. He plans to make recommendations along the way; Look at LOS; Review other area plans and connect into Sultan's plan; review traffic impact fee and coordinate. Update goals and policies as needed; rewrite and be ready to present at the open house currently scheduled for March 13<sup>th</sup>. Complete the draft and bring back in April for review. He then opened it up for Members comments/questions.

Reid Shockey, Consultant with Shockey Brent – Explained Eric has completed process before and when done it will look like different sections, easy to read and understandable for the public. There will be revisions to capital facilities table and consistent with city capital facility plan.

Jeff Cofer, Planning board member – Expressed concern that Highway 2 designated and exempt from local concurrency standards. If local streets restricted and Highway 2 is not, does it matter. Do we have options to become more mobile without relying on WSDOT.

Eric Irelan, Perteet Inc. – This is good for US 2 as a designator, as it moves it higher up on WSDOT project list. Explained a required piece of transportation element is to make sense of impact on traffic in the city and to give the state choices. The plan needs to include east/west grid options without using Hwy 2, and gain support from the state. Sultan's plan may help move WSDOT projects forward.

Charles Van Pelt, Planning board member – Hopes there is another east/west road besides 124<sup>th</sup>, and currently no escape routes. He compared Hwy 2 with Hwy 90. Hwy 90 has few stoplights whereas Hwy 2 has several along the path. There is unlimited access for east/west access and stoplights preventing that.

Eric Irelan, Perteet Inc. – more projects in plan for east/west access, but looking more closely and getting input from members. WSDOT is taking more focus on Hwy 2 and that issue; added roundabouts and stated four were considered for Sultan. Explained to board this element will help us be involved in state's decision process and help impact the state's decision. Discussion held with board about positive elements of roundabouts.

Kurt Latimore, Planning board member – road classification system revisions – advanced thinking?

Eric Irelan, Perteet Inc. – Need to collect new traffic information, find out new traffic and make recommendations. Also need to Look at future projects and expect high volumes. Current map looks at today and he suggested they want to see more of the future so they can secure money to get projects built.

*Review of Comprehensive Plan Park, capital facilities and land use elements discussed at the February 6, 2007 meeting*

Consultant Reid Shockey, with Shockey Brent, reviewed last meetings discussion. Referred to Planning board review draft completed 2/20/07 and explained updated changes to book - Added page numbers, margins indicate deletion/additions, questions raised by board members are noted in draft, "what's different" comments from 2004 to 2006 draft – attempted to keep changes to a minimum.

#### *Parks Level of Service*

Consultant Reid Shockey, with Shockey Brent – Addressed main issues raised at growth hearing board; referred to page 42 table and pages beforehand to indicate this shows the planning board has truly reviewed the LOS. As example pointed out definitions for "park" and showed example of categorizing parks into 4 categories – shading review, not shaded are not included in LOS. However goals and policies show how to meet a concurrency standard when the facility is not city owned. He explained he is attempting to give baseline to help the members make a decision on which year to use to set LOS, 2004 or 2006. Suggested to board to make 2004 plan correct and use that for future decisions.

Charles Van Pelt - Regarding LOS members need to make decision for capital improvement. He questioned if there is a section in the draft for Police LOS and discussion by council of city LOS for police.

Mr. Shockey explained that is not resolved in this plan.

George Van Pelt – Is there a table of contents.

Reid Shockey – yes, Staff is working on it now.

Rick Cisar – Board comments can be referred to him.

### *Public Hearing*

Kurt Latimore opened the public hearing at 7:56. No objections to the rules of procedures for public hearing; or to planning board members present.

Rick Cisar provided background information and history. Reviewed and circled areas in accord with "stream". Admitted staffing error and needed to be corrected.

Josie Fallgatter, 13231 Trout Farm Rd – Explained is fabulous that inaccuracy being corrected. Explained CAO appeal/buffer widths and encouraged members to read it. Stated planning board job is the critical areas ordinance and determining compliance with laws. She feels a 30 foot buffer is adequate.

Charles Van Pelt – Asked if Josie could give an example of a wetland restriction inadequacy.

Josie Fallgatter – Stated Sara could give better examples, unless you have adequate wetland can't make adequate buffer. Explained this is her opinion based on what she has seen and heard.

Charles Van Pelt – Asked for suggestion of adequate buffer.

Josie Fallgatter – Feels existent buffer before minimum is sufficient. She expressed appreciation that members are asking questions.

Brief discussion held between Charles Van Pelt and Josie Fallgatter regarding best method to use in determining appropriate buffer. Advised Gene Roberts at 31724 312 St SE approves deletion of word stream.

Rick Cisar – Only issue is the deletion of stream. Referred members to page 3 of Hedrick petition, top of page, petitioner contests 30 foot buffer – issue has yet to be argued before the hearings board and will keep members advised.

George Van Pelt – Asked what the process is.

Rick Cisar – needs to be argued before board and decision based on best available science.

Josie Fallgatter – realize there is only one point before the board. Point she is trying to make by presenting to board is they can review and maybe save city money and staff time on something that may turn out to be indefensible.

Loretta Storm – agreed with Josie Fallgatter's statement.

Sarah Davenport-Smith – In regards to discussion between Josie and Charles she stated she can bring back information from her colleagues regarding best available science and what is out there.

George Van Pelt – asked if there is a matrix for all wetlands as comparison.

Kurt Latimore – Explained a matrix recognizes and categorizes wetlands based on ecological functions and assesses ecological value. Each category is different in buffer requirement. There is an ability to modify. It is a career to get into details and science.

Planning Boardmember Cofer moved to close the public hearing. Motion seconded by Planning Boardmember George. All ayes, motion carried.

### **ACTION ITEMS**

#### Approval of the February 6, 2007 Minutes

Planning Boardmember Van Pelt moved to accept the minutes of the January 23, 2007 meeting as amended. Motion seconded by Planning Boardmember Sarah Davenport Smith . All ayes, motion carried.

#### Amendment to Critical Areas regulations to delete "Stream" in section 16.80.100 Small Wetlands regulations

Planning Boardmember Latimore moved to accept the amendment. Motion seconded by Van Pelt. All ayes, motion carried.

### **PLANNING BOARD COMMENTS**

Sarah Davenport Smith – Rick pointed out housekeeping issue and agrees with motion to accept.

Kurt Latimore – appreciated folks who worked to correct the error.

### **PUBLIC COMMENTS ON AGENDA ITEMS ONLY**

Roberts – surprised to hear that east/west pipeline road still in discussion – two years back pipeline notified and they were surprised, property owner not in favor of road. Thank members for giving their time.

Brief discussion was held between the board and public on the right of way. A citizen stated Williams Energy company current owner.

Scott Meyers, 12806 Sultan Basin Rd – Stated that as he recalls, east/west pipeline road now designated to south of property along property lines, including his. The comp plan does show east/west road to south of route that has pipeline. Entirely inappropriate place to put road and doesn't want it there.

Keith Arndt - 33331 132 – suggested to the board to abandon any thought of placing road near pipeline. Common thought is that you can't build on it, so it must be great for trails. The pipeline company doesn't like a road on the pipeline as it is expensive to maintain the pipe. Felt the board will find resistance from the pipeline company in placing a road there.

Loretta Storm – her recall of the road is the same as other citizens and is more concerned for Wagley east/west connector road. Felt it should have been partially funded by the Timber Ridge development, but was drowned out by city staff. Felt the key there is that no matter what we do US 2 is our main street. Besides utilizing Reiner road, and crossing the river which aren't currently possible, encouraged members and public present to join the US 2 coalition. Has argued consistently and definitely feels road will come from the basin. Pointed out areas on the map where it could be, but development very challenging to transportation. US 2 designation with the state will contribute financially for stop lights, etc, but not general impact fees.

Josie Fallgatter – Didn't know if Loretta was discussing Trout Farm Rd issue. It dog legs to the right, and that is a private, gated gravel road at the end. Didn't believe it could be called a collector. Questioned why 132<sup>nd</sup> isn't listed as a collector also. Address Reid Shockey discussion, understand need to redefine LOS. Reid gives appearance of bait and switch. People told previously that the LOS would be held, and then was changed. Public needs to know the changes. Curious how Osprey Park is labeled regional park versus Community Park. Questioned how water treatment property could be a community park. Definition of parks may need to be reviewed. Explained you can't get to the property without crossing a private property, therefore how can it be deemed a park. Board needs to look at it and re-label it. Addressed Boardmember Van Pelt's question regarding police LOS and explained there is a balancing act involved. Explained board members can review her latest petition via Loretta Storm's website. Explained that items in the parks that are maintenance related such as replacing gazebo's at Sportsman's and Reese park and that there is designated grants to complete them. Explained the board members need to segregate that from impact fees. Also explained impact fees and how they can and can't be used.

Cary Arear, 1107 Dyer Rd –supporting Josie on community park issue; water plant was annexed as a park just to bring up LOS. If city is serious on park system it shouldn't be labeled as such. Was unsure about the labeling back then and can't believe this happened in the city. Appreciated the planning board members presence and willingness to be in the position.

Scott Myers – Felt one stat that came up that was stunning, 8% per year for population growth, but employment at 2% - demand for property outstripping job growth. Understand strategy is to grow your way into greater revenues – that stat belies strategy – possible train wreck if allow development for people who don't work here. How are

you going to pay for that? Regarding fiscal perspective is questioning numbers and how that will work.

#### PLANNING BOARD COMMENTS:

Sarah Davenport-Smith appreciated growing public participation and involvement.

George Schmidt thanked public for coming and good to hear concerns, needs, and comments.

Charles Van Pelt appreciated public participation and is looking forward to transportation issue.

Jeff Cofer expressed acknowledge that 5 of 8 citizens present all part of plateau area just outside of UGA; Obviously great deal of concern about what's going on north of 132<sup>nd</sup>. Thanked citizens for coming.

#### ADJOURNMENT

Planning Boardmember Cofer moved to adjourn the meeting at 8:37 PM. Motion seconded by Planning Boardmember Van Pelt. All ayes, motion carried.