

**SULTAN PLANNING BOARD MEETING**

**319 MAIN STREET**

**May 6, 2008**

The meeting was called to order at 6:35 p.m. by Chairperson Latimore.

Planning Board members Present: Kurt Latimore, Jeff Cofer, Charles Van Pelt, George Schmidt, and Scott Zaffram.

Council members Present: Mayor Eslick, Jim Flower, Sarah Davenport Smith, Ron Wiediger, and Kristina Blair.

Staff Present: City Administrator Deborah Knight, and Planning Board Secretary Tami Pevey.

Consultants Present: Interim Planner Brad Collins; Perteet Engineering; Land Use Attorney Andy Lane; Reid Shockey, Shockey Brent; John Wilson; Financial Consultant Pat Dugan; Storm water Consultant Dean Franz.

**PUBLIC HEARING**

PB Latimore opened the public hearing at 6:35 p.m. by reading the procedures. No public objections to board members present; no objections from board members on their presence.

Administrator Knight presented the staff background explaining during the annual fee schedule meeting council expressed their intent to move the \$850 filing fee for the Conditional Use Permit from SMC 21.04.030 to the fee schedule so they can be updated yearly as needed. Additionally in further review of SMC 2.26 and 16.120 references to the Planning Commission having authority to review Conditional Use Permits should be removed as it is a function and authority of the Hearing Examiner. From council's viewpoint this is a housekeeping item that needs to be done to clean up the code.

Discussion held on the reasoning why conditional use permits go to the hearing examiner and the direct expenses involved. Administrator Knight stated she has made a

recommendation to the council to perform a study to get a better idea of the correct direct and indirect costs.

PB Latimore opened the floor to public comment; none given. On a motion by PB Van Pelt, second by PB Schmidt the public hearing was closed at 6:40 p.m.

On a motion by PB Van Pelt, seconded by CM Blair the public hearing was closed.

Hearing no discussion from board members present on a motion by PB Cofer, PB Zaffram – go ahead with the proposal to removed the \$850 filing fee as described in item 1 and make the changes referenced in item 2 consistent with the Sultan Municipal Code; All board members approved.

### **ACTION ITEMS**

#### **Approval of the April 15, 2008 Minutes**

The minutes were approved as submitted; all in agreement.

Recess at 6:45 p.m. to allow council members to arrive for joint meeting set for 7:00 p.m.

Meeting restarted at 7:01 p.m.

### **JOINT CITY COUNCIL/PLANNING BOARD WORKSHOP**

#### **PUBLIC COMMENTS**

Jerry Gibson, 1102 Dyer Road – Thanked the planning board and council members for their work. He stated that in surfing the internet he ran across information regarding the “Sultan Crossing” and questioned the location of this parcel. (Mayor Eslick explained it is on Sam Wold’s property) Mr. Gibson passed out information to the board and there were murmurs from the members present that it was a broker listing. Mr. Gibson questioned where it is at in the comp plan and proposals being discussed. He also added there has been no public notice on this issue. Hearing issues on Sultan Basin Road phase 2 and 3; and hearing that it is dead and grant money has been returned. Questioning what is going on? A year ago he made a comment to change the impact

fees for the road as it hadn't been changed since 1996; been no change and seeking an update.

## **2008 COMPREHENSIVE PLAN UPDATE DISCUSSION**

### **Preliminary Capital Facility Budget Financial Resources – an introduction of revenue sources and projections for the Capital Facility Plan**

Pat Dugan presented a power point presentation as presented in the agenda packet

Discussion – 1. He summarized his presentation by stating

- General operating revenues will be needed for operations.
- While there will be substantial funds from city capital revenues, it will not be to meet needs.
- Grants can only supplement city revenues.
- While there is substantial debt capacity, the potential amount that can be generated will be constrained by voter approval.
- The funding strategy will need to rely heavily developer financing for facility extensions into undeveloped areas.

He explained the next steps are as follows:

- Compare potential revenues to unconstrained needs.
- Recommend realistic measures to make up deficit, including but not necessarily limited to:
  - General adjustments to rates, fees and charges.
  - Allocation of REET between needs.
  - Policies regarding developer financing.
  - Revise level of service or project needs list.
- Recommend overall 2025 Financing Strategy.
- Recommend Six Year Financial Plan based on strategy.

Discussion held on differences and pros and cons of an LID versus a developer paying and assessing a late comer's agreement. CM Blair expressed past experience with LID being bad and Mr. Dugan stated they take time to get use to and get easier with each experience. He gave examples of other cities and how they were able to pay for various development phases in their cities. PB Latimore expressed an interest in taking a look at cost comparison/unit with other jurisdictions. Mr. Dugan and Administrator Knight suggested looking at Mill Creek and Sammamish.

PB Latimore wanted to know if the transportation piece had some elasticity to it and that it would be good to know how stiff the number is. Administrator Knight stated transportation impact fees were on the topic of discussion at the next meeting. She stated the options to bring the figures into perspective were to drop projects from the list, adjust the grant assumptions, or lower the level of service. If all three of these still did not bring the budget into balance, then they would need to consider going to the county and lowering the Urban Growth Boundary from what it is currently placed at.

Mr. Dugan explained they can create a lower level of service for parks but adopt a wish list to shoot for; he explained the financial figures in the tables presented and explained that REET grows in relation to constructions. He stated if the bottom line is reached and they can't afford what the comp plan says, then the level of service would need to be adjusted to reconcile the issue with the Growth Hearings Board.

CM Blair saw the advantages of developer financing as explained in Mr. Dugan's presentation but worried about the impacts to smaller subdivisions. Administrator Knight stated it would have an impact on the infill development. Mr. Dugan suggested you could possibly divide the impact fees to different areas of the city, but it would have to wait for the next comp plan update before that change could be made.

#### **Capital Facilities Plan Draft Needs Assessment – Transportation, Parks, Storm water**

Storm water Consultant Dean Franz gave a Power Point presentation on current storm water issues within the city along with suggested remedies as presented in the packet item D-2 attachment C. PB Cofer expressed frustration on seeing problems in areas where recent work had been completed by the city. Administrator Knight pointed out there is no funding for storm water and there has been no prior focus on this issue. Planning Consultant Collins stated developers are fixing problems on site, but not the bigger conveyance issues. Now the city is developing a plan to catch it at the development level. Administrator Knight stated the key question is how you want to fund it.

PB Cofer questioned the necessity of completing it with the current comp plan amendment and Administrator Knight explained they are required to identify need, set a level of service and address funding. Consultant Franz reminded them the suggested Level of service is a conveyance system that would withstand a 10 year storm water for existing systems, and a 25 year storm event for new systems; as well as adopting the Department of Ecology manual for water quality treatment. Discussion held on ways to address the storm water needs and the differences in cost for each type of system.

CM Davenport Smith referenced Appendix B, page 11 and stated policy proposal #1 is commonly linked to low impact development and suggested referencing the low impact development technical guidance manual for Puget Sound as well as the DOE manual as the technical guide is frequently used in this area and throughout the state. It would be a way to make it more specific.

CM Davenport Smith also referenced policy #6, page 12 and suggested adding the wording "erosion control measures implement and" to the front of the policy.

Reid Shockey reminded the group that the needs assessment would be referenced next week as well as the costs associated with them and the various alternatives to financing.

Administrator Knight gave an over of the upcoming schedule for the weekly joint meetings in May; she stated the Planning Board would meet alone in June working on the draft and making a recommendation to the council. June 25<sup>th</sup> was scheduled to be the open house for the draft comprehensive plan. Since it will need to remain open for a 60 day comment period, it was her thought that the planning board would have the month of July off in recognition of their hard work.

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

Jerry Gibson, 1102 Dyer Road – Stated financing bonds means the city has to pay it back with interest and who would be against developer financing. He stated interim finance developing meant 40% developer, 60% everyone else, which is not fair. Questioned the road impact fee has not changed, but cost has and who covers the difference. Issues are caused by the developer and others pay the price. Referenced the storm water issue on Dyer and stated there have been lots of complaints from the





citizens. He feels it would be cheaper for the city to keep up the grading of the road and use common sense.

Garth York, Box 12, Startup – Stated developers do more than anyone for storm water issues. Questioned a storm water issue on 132<sup>nd</sup> as has lived here all his life and never seen a water issue in that area. Stated that when a developer comes along they should handle it. Suggested to the board to look and projects and make sure they are a priority.

### **PLANNING BOARD AND COUNCIL COMMENTS**

PB Van Pelt thanked the consultants for their work.

CM Blair answered Mr. Gibson's earlier comments about "Sultan Crossing" by explaining it was a broker offering a property for sale and that it doesn't come to the city until it is developed. Impact fees are being worked on and the board members are not ignoring it as they are nearly completed. She also thanked the public for their comments and their participation.

Mayor Eslick thanked the board members for their commitment and encouraged them that they were close to completion.

CM Davenport Smith addressed public comments about the Sultan Basin Road project stating it is not stopped dead in its tracks, council just had to prioritize the time staff was spending on certain projects to ensure grant timelines were met with other projects whose timelines were expiring quickly.

### **ADJOURNMENT**

On a motion by PB Van Pelt, seconded by CM Flower the meeting was adjourned; All in agreement. Planning Board meeting ended at 8:59 p.m.