

SULTAN PLANNING BOARD MEETING MINUTES
March 2, 2010

PLANNING BOARD MEMBERS PRESENT:

Frank Linth –Chairman
 Steve Harris
 Jerry Knox
 Bob Knuckey

Staff: Deborah Knight, City Administrator
 Robert Martin, C.D. Director
 Connie Dunn, P.W. Director
 Cyd Donk, P.B. Secretary

CALL TO ORDER: Frank Linth called the meeting to order at 7:02 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL: See above

CHANGES TO THE AGENDA

Handouts from RCM and reminder of City of Sultan’s Short Course on March 31, 2010.

PUBLIC COMMENTS

No comments.

PLANNING BOARD MEMBER COMMENTS:

Frank Linth, Business District Sign by the Dutch Cup, never noticed it before. Asked how long it has been there and if we could get it cleaned up or move it. No other comments from the Board

HEARINGS AND ACTION ITEMS

Approval of P.B. Minutes for February 16, 2010. Motion by Knox and Second by Harris.

D-1: Park, Recreation, Open Space (PROS)

The issue before the planning board is to provide input and feedback on the public involvement process to develop the park and recreation open space plan (PROS Plan).

Connie Dunn presented the scope-of-work for the Public Outreach Program for the PROS plan and are looking for direction from the Board. Discussion regarding the various meetings that the Sultan P.B. would need to attend.

Presenter	Board	Meeting Dates	Comments
Frank	Sky Valley Chamber of Commerce Phone: 360.793.0983 320 Main Street Sultan WA 98294	1 st Wednesday at Noon April 7th	Sultan Council Chamber Be there at Noon April 7th
Jerry	Friends of the Sultan Library Phone: 360.793.0240 PO Box 471 Sultan WA 98294	3 rd Thursday March 18 th	Sultan Library Be there at 9.45 a.m. (Jean Roberts)

Jerry	Monroe/Sky Valley YMCA Patsy Cudaback Phone: 360.805.1879 14033 Fryelands Blvd Monroe WA 98272	3 rd Wednesday March 17 th 7:30 to 8:45 AM	Monroe YMCA Be there at 7:30 a.m. (Patsy Cudaback)
Frank Bob-Alternate	Sky Valley Eagles #4149 Phone: 360.793.4149 PO Box 1589 Sultan WA 98294	Tuesday Evenings at 6:00 p.m.	Sultan Eagles Meet Trustees at 6:00 p.m. (Liz)
Bob	Sultan Boys & Girls Club Phone: 425.258.2436 x109 PO Box 427 Sultan WA 98294		At Be there at (Paul Seeley)
Jerry	Crosswater Community Church Phone: 799.1030 PO Box 1751 Sultan WA 98294	2 nd & 4 th Mondays March 8 th 6:30pm to 8:30pm	Crosswater Office Be there at 7:00 p.m. (John Merwin)
Jerry	Hillcrest Baptist Church Phone: 360.793.7398 14030 Sultan Basin Rd Sultan WA 98294		At Hillcrest Baptist Be there at (Pastor Ed)
Steve	Mountain View Christian Fellowship Phone: 360.793.0731 211 6 th St Sultan WA 98294		At the Church Be there at (Sean)
Bob	Sky Valley Little League svlinnfo@svll.org The Players Club 14700 172 nd Dr SE Monroe WA 98272		At Be there at
Frank	Early Words Toastmasters PO Box 1522 Sultan WA 98294	April 11 th 7.30 a.m.	Dutch Cup Restaurant Be there at 7:30 a.m.
Steve	Sky Valley Soccer Jessica - 425.971.5797	March 8th	Monroe Fire Depart. Be there at 7.00 p.m. (Jessica)
Frank	SCCYFA – Pirates Cascade Football Association Larry Foley Cell Phone 310.339.1533		AT Be there at (Larry Foley)
Jerry	Sultan School Board 514 – 4 th Street Sultan, WA 98294 360.793.9800	March 15 th 7.15 p.m.	Sultan Elementary School Library Be there at 7:15 p.m. (Jackie Whaley)

Board needs to decide what kind of presentation they would like to bring with them. Handouts or power point presentation. Most Board members agree on handouts. City Staff will have materials prepared and ready a week before the meeting for the P.B.

DK states that now would be a good time to review the material and make any changes to the questionnaire and handouts. DK is comfortable with it. Bob is happy with it. RCM goes over the process by which PCM Consulting was chosen for the PROS project. Everyone is happy with the information.

D-2: Comprehensive Plan, 2011 Update Process: Land Use Element Goals and Policies; Continued Review, Discussion, Board Input.

The issue before the planning board is to continue its review of the proposed goal and policy changes to the Land Use Element of the 2004 Comprehensive Plan and provide direction to Staff.

LU 3.8.1 Interlocal Agreements with Snohomish County

Residential areas can achieve urban densities unless **wetlands, critical areas or other** environmental constraints preclude these densities. (Changed again and DK will provide the changes).

Discussion by P.B. Members and DK regarding urban density requirements. Getting verbiage correct is difficult. Annexation areas have to achieve urban densities through the Growth Management Act and this is why it has to be here (the higher power). DK And Linth understand why it is here now.

LU 3.9 Essential Public Facilities

Propose to remove altogether.

L.U. 4 Centers

Laying the foundation to make changes in the 2040 Update. Nothing in this section has been discussed in the P.B. this is new and fresh information. Board discusses with DK non-motorized transportation, like skateboards, rollerblades, etc. Knox stated that LU-4 reminds him of a center like the Lake Forest Park Shopping Center. Knuckey has concerns with the word “socialize”. DK states they could use the word “meet”. Linth said “interact”. Knuckey agrees.

L.U. 5 – Industrial Centers

Thoughts from P.B.: Knuckey wishes he could say he understands but it seems ambiguous to him what is written here. It’s unclear and by who? DK gives reasons for defining certain zoning areas. RCM defines residential zoning for the Board. Staff asks if the Board understands better. RCM discusses what “Policy” is. Knuckey asks how policies are turned into actions on the ground. In Monroe things just don’t look like they belong. How does that happen. RCM states that it starts with how well the zoning codes carry out the plan policies. Knox discusses the Industrial District and what compliments these types of business. Knuckey understands the businesses, but what is the determination that one person can make a choice somewhere down the road. Knox explains that he is still not clear on this. Code and policy are different. This plan is general not specific. Knuckey agrees.

DK explains that the 1994 Comp Plan Land Use Map had the Zones and Districts in the general layout of “Centers” and this is what we are looking to get back to now. Changes were made in the last update, now we are trying to get back to the Zones and Districts similar to the 1994 Map. Discussion between Staff and Board about plats in Sultan, residential development next to industrial. Timber Ridge and the Twin Rivers Ranch Estates (Ramirez) are examples. Discussion between Board and Staff about placing barriers (like landscaping and fencing) between residential and industrial properties. Discussion regarding who should be responsible for the barriers between the two zones. RCM states that it is the Cities responsibility to make the Land Use Regulations work, so the standards need to be clear in the zoning code.

Topic #5

Vision 2040 Goal... typo share to shape.

Linth would like more interest in the pre-1900 times of the City. DK will put more detail in the narrative section regarding the historical, cultural information about the City of Sultan. Staff and Board discusses sections of Topic 5. Historical information discussed. Harris asked who decides if it is a historical building. DK states that is a good question and that’s why we are going over the policies and what you want in them. Knuckey says if we don’t need it, then don’t have it. DK questions if the Board wants to take it out. Linth this was the only one that supported this section.

RCM suggests some word changes protect to identify, preserve,. encourage preservation? Staff and Board discusses how would property owner (encourage) preservation. Discussion about views of the mountains or rivers and City Codes to protect views. There would have to be a system in place. This could get complicated. Everyone has the ability to do the same thing on their properties. The City does not have these specific regulations in place. Provide incentives or encourage? Provide tax incentives. Discussion between Staff and Board about incentives. Discussion over remaining items in D.P. Section. Development and Design. Change natural to native.

Topic #6

DK reiterated to the Board that “The Built Environment and Health” section is new information and has new items that they have not seen or discussed before.

Topic #7

Innovative Techniques. More green topics. Replace all of 7.

Linth calls for a Break at 8.58 p.m. Back in Session at 9:05

Agenda Item D-3 Introduction to the Transportation Element Goals and Policy.

DK intro to the Board. DK discusses Concurrency with the Board. Transportation needs need to be in place when new and proposed developments are planned. According to the Growth Management Act (GMA) you cannot reduce the Transportation Level-of-Service (LOS) of the City. A project will be denied if the levels of service are not met. Linth asked why are the Transportation Impact fees so high and why can’t we reduce them? DK explained that they are based on the facilities required to provide service to City and UGA areas without adequate roads. This is one reason why the Industrial Park Master Plan (IPMP) is being taken out. Our goal is to reorganize the UGA. Knox asks who establishes the LOS. DK states the Comp Plan and the Council. Discussion between Know, DK, and RCM. Staff explains how these numbers are defined.

Development Regulations have the Concurrency requirements in them and a Plat can be denied if the Concurrency is not met. Harris asked if this is a good time to do zoning of traffic impact areas? The money that is collected for the development traffic impact fees are not specifically earmarked for certain improvements. The money can be used in any location in the City. RCM stated that the money collected needs to be used in 6-years or it has to be paid back to the Developer with interest.

Transportation Element is the second most important topic behind Land Use Elements. RCM states the Puget Sound Regional Council (PSRC) can only have a say in the Transportation Element. Harris says if you Google the Dept of Commerce webpage the City of Sultan comes up second on the website for the update to the Transportation Element. Pretty impressive. Knox asked for an expiration of the word channelize. RCM gave a description of channelization. Knox asks what the plan for US 2 is. DK states there is a plan on the DOT website and will provide a link to it. RCM states that the DOT is putting all the money into I-90 under the assumption that it alleviates the traffic on Highway 2. Staff and Board discuss the traffic and roadway issues.

Agenda Item D-4 Planned Unit Development (PUD), and Lot Averaging: Concept and Approach for Code Amendment including State Environmental Policy Act Notice.

The issue is removal of PUD provisions of Sultan Municipal Code (SMC) and construction of Lot Averaging provisions to take the place of PUD provisions.

Linth states that the Board should pretty much know what is going on since we have discussed this in detail many times. Board is comfortable with the details of this proposal. RCM does not need to give an introduction to this proposed revision. Linth asks if there is any discussion in the Agenda Cover that the Board has before them.

Page 2 – 4th Bullet Point...3,500 sq ft lot is very small. Isn't this too small. Knox said he thought about it that at the turn of the century the lot sizes were that small and that's what we are going back to. Linth says that most homes will be a 2-car garage and a 1,000 sq ft foot print. Linth was very impressed with the detail that RCM put into this. Linth says that the Board should go out and take a look at Willow Run, Date Street Condo's, and Yew Avenue for examples. Harris says that 4,000 sq.ft. lots are going to be hard especially with all the wetlands that Sultan has. Knuckey says it doesn't mean that it's going to be 3,500 sq ft. but we have to accommodate everything. It really will not create a problem. The Developer or Builder will plan this out during his development. Linth, disagrees. It all comes down to the dollar and what the Developer wants to do.

Harris says bottom line GMA says you have to have infill. Without creating Urban Sprawl you need to have smaller lots as infill. What do we want, Urban Sprawl or smaller infill lots. Linth does not understand why there is the 20% exclusion in here. RCM says that we took out the PUD Code so we have to have an exclusion. Discussion between Staff and Board regarding the Net Developable Area. Linth discusses the probabilities of critical areas/wetlands and the 10% exclusion. Open discussion with Staff and Board. Percentages, 10%-20% needs to be decided. Linth states that they need to come back to this because we are running out of time. Linth asks if purpose statements are necessary. RCM says no they are not. It is just an explanation for future Staff/Board Members.

Board wants RCM to figure out formulas with different percentages. Linth would like actual addresses of places to visit so the Board can get a feel for them.

D-5: Planning Board Work Topic List:

Board Policies and Procedures Document. Linth says that there is no time to get to this tonight. Harris would like to focus on Lot Averaging and Board Policies after the Comp Plan Update Process at the next meeting. Board discusses another workshop. Knuckey wants to keep this as scheduled for April, Board agrees.

SUMMARY OF MEETING RESULTS AND ACTIONS FOR NEXT MEETING

- Discuss in detail the Lot Averaging Draft Review.
- Workshop in April, no additional Workshops.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

No public comments

BOARD MEMBERS COMMENTS

Bob Knuckey: Good meeting.

Steve Harris: Bringing the cookies. Wants to continue meetings with the public on economic planning.

Frank Linth: No comments.

Jerry Knox: No comments.

ADJOURNMENT

At 10:10 pm on a motion by Knuckey and seconded by Jerry Knox and ayes by all, meeting was adjourned.

Frank Linth, Planning Board Chairman

Cyd Donk, Planning Board Secretary