

SULTAN PLANNING BOARD MINUTES

August 3, 2010

PLANNING BOARD MEMBERS PRESENT:

Bob Knuckey
Frank Linth
Steve Harris
Jerry Knox

STAFF:

Deborah Knight
Cyd Donk

7:00 p.m.

CALL TO ORDER:

Call to Order at 7:03 p.m.

CHANGES TO THE AGENDA:

D-2 By-Laws Rules & Procedures by Knuckey.

PUBLIC COMMENTS:

No Public, no comments.

PLANNING BOARD MEMBER COMMENTS:

No Comments.

APPROVAL OF MINUTES:

Approve July 20, 2010 Minutes as written by Knox, seconded by Harris, all Ayes.

ACTION AND CONSENT ITEMS:

None

DISCUSSION AND STUDY ITEMS:

D-1 Utilities Element Goals & Policies

Utilities element covers water, sewer, and storm water and utilities like solid waste, private utility service, electrical, and natural gas. Staff reviews draft Utilities Element goals and policies with Board.

Board asks about the utilities element and its relationship to the rest of the comprehensive plan, and if the city has a utilities element at this time. Staff explains how the utilities element and the other elements that the Board has reviewed will come together to make up the 2011 Comprehensive Plan. Board asks about the wording in Goal UT-1, "effective and efficient". Staff says that these words can be taken out. Board likes that suggestion.

Board and Staff have discussion on allocation of sewer units. Staff and Board discuss the way water and sewer hook-ups are allocated. Board wants to make sure that nothing is missed in the wording of the goals and policies.

Board asks about UT 1.1. –The Board asked several questions about the standards requiring property owners to connect to the sewer system, particularly when their septic system fails. They discussed the wording "should not require connection until the property changes hands..." Board again questioned how detailed the Policies should be? Staff asks the Board if they want to make a change to UT 1.1?

Board has discussion. Board would like a little clarification regarding when and under what conditions a property owner is required to connect to the sewer system. Board and Staff discuss wording. Staff says that the GMA says requires urban services to be provided.

UT 1.2.1 Board has questions about when and how sewer is required and provided when property is annexed. They discussed the phrase: "Condition sewer service to properties". Staff explains as a condition of Annexation, the City has to supply sewer service to these properties. Board and Staff agree on wording, "The City will require sewer service to the annexed area."

Board has question on UT 1.2.2 and UT 1.8 are these the same so can they be combined? Staff says they are different and they will work on the wording to clarify.

Board has another question on UT 1.2.2 – took out words that they think are important. Staff suggests to add "and other factors" to the end. Board is okay with that but does not like "usage trends" and they still like the word "influenced".

Board goes back to UT-1.1. Board is comfortable with the way it is written, to "Require all properties that develop...."

Board starts with UT 1.7.1 Staff wants to change Snohomish County to Snohomish Health District. Board asks about DOE and why would they be involved. Staff explains that they may have an issue with the failing septic next to the Skykomish River. Board and Staff agree to changes: Snohomish County to Snohomish Health District, take out "to" "correcting" adding "by" between problems and using.

Board asks why UT 1.7 and UT 2.1 why can they not be covered under UT 2.1?

Board and Staff discuss septic tanks and systems. When the property annexes into the City, sewer has to be provided.

Board takes a break at 8:05 p.m.

Board member Knuckey has stepped out for a moment.

Board asks about the word "Provide" discussion with Staff to change to "Plan to" in UT 1.2.2 and UT 1.8. Goal 2 change wording in Goal 2 Water Service, UT 2.1, UT2.3.

Board has question on UT2.5.2 what does the backflow prevention mean? Staff explains that a backflow prevention device is used to help keep the private water separate from the City water so it does not contaminate it. Board and Staff discuss Section 2.5 Private Wells.

Board asks about UT3.2 can the City give out some information about native vegetation. Staff says they could.

Board asks about UT3.5 funding – is this the reserve? Staff says yes and we have one. Agree to add word "contribute". Board asks Staff to explain the difference between Storm water retention versus detention. Board and Staff go over the differences. Board asks to add "as required by the SWM Manual". Staff agrees.

Board asks about UT-7 Goal: Regulation. Board and Staff discuss the drainage basins that affect the City. Staff suggests splitting the 2 and making 7.1 and 7.2.

Board asks about UT-8.1 change word from "of" to "to between "available and Sultan".

Board asks about UT-8.2 add the word "for" after "possible".

Board asks about UT-9.4, indicating that it seems random. Staff and Board agree to change the wording to "install/construct all private utilities" in place of "locate natural gas supply lines".

Board asks about the phone company "Frontier" Board would like to make it generic all the way through UT-11.4.

D-2 Planning Board By-Laws.

Knuckey would like to see a final version of the By-Laws before they approve them. Staff will bring them to the next meeting for review and approval.

Section 2.17 will be going to Council on August 12th.

GENERAL ITEMS:

Industrial Park Master Plan:

Stakeholder will be notified this week to invite the IPMP Stakeholders to the next P.B. Meeting.

Review of Work Plan:

Board would like to see the work plan for the P.B to see where they are going or where they have been.

Distribution of Information:

Capital Facility Goals & Policies – advanced review for the next meeting.

Hand-Outs:

Staff distributes APA Summer Edition of “The Commissioner”.

SUMMARY OF MEETING RESULTS AND ACTION FOR NEXT MEETING:

PUBLIC COMMENTS

No comments.

PLANNING BOARD MEMBER COMMENTS:

Knuckey: Good meeting. Harris was on tonight asked a lot of good questions.

Harris: Kudos to the City Administrator for her hard work and getting the Board through this.

Knox: Ditto Bob.

Linth: Thinks that the Board is doing a great job and sending things to City Council that is approved and appropriate.

ADJOURN MEETING:

Meeting is adjourned at 9:05 p.m.

Knox motion seconded by Harris.

Frank Linth, Chair

Cyd Donk, Secretary