

SULTAN PLANNING BOARD MINUTES
October 19, 2010

PLANNING BOARD MEMBERS PRESENT:

Bob Knuckey (Absent)
Frank Linth
Steve Harris
Jerry Knox

STAFF:

Deborah Knight, City Administrator
Bob Martin, Community Dev.
Cyd Melnyk, Permit Assistant

CALL TO ORDER:

Call to Order at 7:00 p.m.

CHANGES TO THE AGENDA:

None

PUBLIC COMMENTS:

No Comment

PLANNING BOARD MEMBER COMMENTS

Jerry Knox: None
Steve Harris: None
Frank Linth: None

PRESENTATION:

APPROVAL OF MINUTES:

Approve October 5, 2010 Minutes, Motion by Knox to approve as written. Seconded by Harris, all Ayes.

PUBLIC HEARING AND ACTION ITEMS:

A-1: Parks, Recreation and Open Space Plan: Recommendation to Council

Staff reviews the Public Hearing last week and explains the changes that have been added to the PROS Plan. Council will see this at the Joint Meeting on November 2nd and adopt at the December 2nd Council Meeting.

Board is very happy with the product so far. Board and Staff discuss wording of documents and why particular comments are made. Staff states that it needs to be tied back to the Comp Plan.

Public Comment:

Redmond Parks Worker (did not give his name). He was impressed at the detail of the Plan.

Motion from Board to forward recommendation to City Council to review at the Joint City Council meeting on November 2nd. Motion made by Knox and Seconded by Harris. Linth says with revisions.

A-2: Set Joint Meeting with City Council for November 2, 2010

Staff would like Board to schedule a Joint Meeting with City Council. Consensus is to direct Staff to schedule Joint Meeting with City Council. All agree.

DISCUSSION AND STUDY ITEMS

D-1: Title 19, Subdivision Code Policy Alternatives: Boundary Line Adjustment Process

Staff goes over the intent of the Boundary Line portion of the agenda. There is a discussion between Board and Staff over what can and cannot be done with a Boundary Line Adjustment. Board and Staff go over ideas of what would make the Code clearer, like diagrams of how BLA's can or cannot be drawn/divided.

Item 1 - Number of Lots: Bullet 1 is out, remaining 4 Bullets are in. New code to include statement of intent and graphics to distinguish allowable and not-allowable BLA's.

Item 2 - Review of BLA's – Bullet 3

Item 3 - Requirement for Pre-App – Bullet 3

Item 4 - Surveyor Required – Bullets 2 & 3 plus Conditional Approval subject to verification of placement of surveyor monuments and completion of development standards.

Item 5 - Criteria for Approval – Code does have criteria for review and is well constructed.

Board would like to see current SMC 21.02.050 included in the next packet when new code is presented for review.

Item 6 - Process and Decision – Bullet 4

BREAK

D-2: Title 19, Subdivision Code Policy Alternatives: Subdivision (Long Plat) Process

Staff goes over the Subdivision Process with the Board. Staff sees the Preliminary Plat Process as a contract between the Jurisdiction and the Developer. Board and Staff discuss policy throughout the 11 Items listed below. Board and Staff discuss Items 5 & 6. These will be addressed in detail when it comes back to the Board.

Item 1 – Number of Lots – Question has been answered by the Board in Short Plat review.

Item 2 – Review Level of Subdivisions – as written

Item 3 – Requirement for Pre-Application – as written

Item 4 – Surveyor Required – no options

Item 5 – Criteria for Approval – SMC has inadequate standards. Proceed with expansion of Subdivision Standards with industry standards.

Item 6 – Reduce scope of changes allowed – more discussion later.

Item 7 – Preliminary Plat Lapse – no discussion, Board understands.

Item 8 – Model Homes – No Model Homes allowed, residential construction only after Final Plat Approval.

Item 9 – Final Plat required Information – will be in a checklist format with updated current platting standards. Board asks that SMC 16.28.240 be included in next packet.

Item 10 – Surety – Include Bullet 3 and list out the “similar” improvements and Bullets 4 and 5.

Item 11 – Vesting – bring in 28-day time period.

HAND OUT & DISTRIBUTION

HO-1: Update on Planning Board Work Plan – Hand-out Gantt Chart. Board discusses items on the list. Board would like to see a better representation of how the work went. Staff states that the program will not allow him to do that.

SUMMARY OF MEETING RESULTS AND ACTION FOR NEXT MEETING:

Parks, Open Space & Recreation Plan
Title 19 – Bring back with requested attachments.

PUBLIC COMMENTS

None.

PLANNING BOARD MEMBER COMMENTS:

Harris: Apology for his actions, wanted to get a point across.
Knox: None.
Linth: None.

ADJOURN MEETING:

Knox made a motion to Adjourn and Harris seconds. All Ayes. Meeting is adjourned at 10:01 p.m.

Frank Linth, Chair

Cyd Melnyk, Secretary