

1. Planning Board Agenda - September 5, 2019

Documents:

[PLANNING BOARD AGENDA 09.05.2019.PDF](#)

2. Complete Planning Board Packet - September 5, 2019

Documents:

[PB PACKET 9.05.19 - COMPLETE.PDF](#)



PLANNING BOARD AGENDA

PLANNING DEPARTMENT

September 5, 2019 - 7:00 PM
City of Sultan Council Chambers
319 Main Street, Sultan WA 98294

- I. Call to Order, Pledge of Allegiance**
- II. Roll Call**
- III. Approval/Changes to the Agenda**
- IV. Public Comments/Visitors**

Anyone who wishes to speak on any matter not appearing on the agenda may do so at this time. Citizens are requested to keep Public Comments to a 3-minute maximum (3 minutes or less per person) to allow time for everyone to speak.
- V. Planning Board Member Comments**
- VI. Staff Comments**
- VII. Approval of Minutes**

August 15, 2019 Meeting Minutes
- VIII. Public Hearing**
- IX. Presentation**
- X. Discussion Item**
 - 1) Parks, Trails, and Open Space Study
 - 2) Development Code Update
- XI. Summary of Meeting Results and Actions for Next Meeting**
- XII. Public Comments on Agenda Items Only**
- XIII. Planning Board Member Comments**
- XIV. Adjournment**



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SULTAN PLANNING BOARD MINUTES

August 15, 2019

PLANNING BOARD MEMBERS PRESENT:

Janet Peterson
Tom Green
Sean Standefer
Michael Weidman
Gloria Reedy, Absent

STAFF PRESENT:

Andy Galuska, Planning Director
Cyd Donk, Assistant Planner

CALL TO ORDER:

Call to Order at 7:04 p.m.

CHANGES TO THE AGENDA:

None.

PUBLIC COMMENTS ON MATTERS NOT ON THE AGENDA:

Eliza Klett – 1113 Yew Avenue – She has heard that Yew Avenue may not be punched through to Daisy Meadows now.

PLANNING BOARD MEMBER COMMENTS:

None.

STAFF COMMENTS:

Staff commented on Yew Avenue and stated there are 2-Yew Avenues. There is the southern Yew Avenue which is a public road and is still proposed to connect through to Daisy Meadows. On their preliminary plan and it shows the road going into that property and immediately turns south to Bryant Road or 135th Street SE. There is property to the north with a development application in and on their preliminary proposal they are showing they want to build a public road which would extend 132nd Street SE, however to do that there is a private Yew Avenue so it would be right next to that or they would be looking to have them dedicate that property or road. There are still some questions about how the road system might be constructed and the proposal has not been approved yet. There are obvious challenges so that part is still under consideration. Staff stated they just received comment from the engineer and are meeting them next week to go over the comments because this is a very complicated issue so the city can make a determination

on what we are going to do as far as our response and comments to the project. The applicant is holding a neighborhood meeting sometime in the next few weeks and staff plans on attending as well as the public works director and city administrator so there will be staff available.

Staff wanted to update there is a public hearing scheduled for Daisy Meadows on August 23rd at 10:00 a.m. they have given a revised site plan that does not need to be rezoned so we are continuing with the hearing. Wyndham Highlands – 3 has some changes with the property so they are resubmitting a design so this hearing will be rescheduled to September. There will be new notices sent out for the new dates in the next couple of weeks.

APPROVAL OF MINUTES:

Green made a motion to accept the August 1, 2019 as written. Weidman seconded. All Ayes. Standefer abstains.

DISCUSSION AND STUDY ITEMS:

Daisy Meadows Rezone:

Staff reviewed the status of the public hearing for Daisy Meadows and noted no action was taken. There was a vote on a recommendation, but the vote was tied. The board is here today to consider making a recommendation to the city council regarding the rezone. The code requires the planning board submit a recommendation to city council regarding the project. Staff asked the board to make a recommendation one way or the other, so staff can present it to city council at a future date.

Standefer apologized for not being available last week and noted that his feelings have not changed regarding this project unless his colleagues can tell him that the applicant made some presentation that was made last week that would justify why we would want to make an exception and double the occupancy of this particular development rather than keeping it as initially planned and currently approved. He did not see in the minutes that an adequate answer had been presented.

Weidman stated the representative from the developer did give us some assurances that the powerline area would be made into a recreation area and that there would be 4-parking spaces per each lot. There were no assurances of easing the traffic through Yew Avenue which was a major concern for him. After the meeting he spoke with the representative and found out that the parking was already included in the original plan but it was not what he thought it would be. He felt he did not get 2 of the 3 items he addressed answered.

Green stated he was in favor of the rezone. He personally thinks that if the rezone is not granted, the Planning Board are going to wish they had in about ten years because there is going to be more development in the area. He thinks there is another way to get in and out of the property. There's other developments out there like the property east of Daisy Meadows where they want to run the road out from Daisy Meadows. If they bought/got

a strip of property from the property to the west, they could put it with their proposed road, and they could punch a large road through.

Standefer gets what Green is saying but his question is, the point or the reason we have some portions of our city designated as moderate or low density zones because they recognize they do not want moderate density or high density zoning throughout the city. There have to be places with more yards and open space, especially when developers are not building recreation facilities. He agrees that there will be a deviation at some point, north, east, south or west, it's not an excuse for us to make a change. He feels that the applicant put in an application one way and then after getting approval asked for a specific change and that requires them to act out of the ordinary and they haven't provided a good reason for us to do that and that is his standing. Standefer and Green disagreed about the possibility of using the PSE easement for recreational facilities.

New Motion by Standefer, based on due consideration and failure of the developer to provide us with timely and meaningful reasoning to change our previous feeling that we recommend that we do not change the zoning at this time. Weidman seconded. Ayes, Standefer, Weidman, Peterson. No Green.

Transportation Element Update:

Staff reviewed the schedule for TSI and the transportation element process. We are open for comments and wanted the board to have a chance to go over the document because it is large, technical and a lot of information to go through.

Standefer wanted to thank staff for implementing the changes and is looking forward to receiving the technical data from the consultants.

Standefer moved to close the discussion items and move to public comments. Green seconded. All Ayes.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY:

Karen MacIntosh, 1208 Cascade Court. She looks at this beautiful property every day, Daisy Meadows and wanted to thank the planning board for upholding the low density zoning and the comprehensive plan. Thank you.

Colleen Rupke, 1121 Bryant Road. Wanted to thank the board for the very important vote and looks forward to the recommendation to city council. Thank you for advocating for the community. She has lived here for 17-years and she travels to Sammamish for her job. She chooses to do this drive because she loves this community. Sultan has the small-town community and she thanks the board for upholding the character. She understands Sultan is under the gun for growth because she works in city government for close to 30-years. She used to live on Yew Avenue before she moved to Bryant Road, right around the corner and discussed the neighborhood lifestyle on Yew Avenue.

Stan Heydrick, PO Box 352. Thank you for tonight's ruling. Thanks for the reference by Standefer on the comprehensive plan and this should guide you on development. There

are regulations in place, and he is pleased with the decision but stated to the board that they must follow the regulations and zoning properly. Traffic on Sultan Basin Road is intolerable especially on Sunday afternoons and he feels that until the state and county fix these roads, he feels there should be a moratorium on development but knows that this can't be done because of the Growth Management Act. He is concerned about public safety and that first responders won't be able to get up the basin to help people in need. Do not forget about the people who have lived up there for many, many years. I do appreciate it, thank you very much.

Bronn Journey, 32719 – 120th Street SE. Thank you very much for the decision that you made and doesn't have much more to add than he did last week. He is just shocked at how easy it is to change this comprehensive plan. This was within a whisker of being approved last week. It was a 2 to 2 tie. He thinks that being able to change something so drastic in the dark of night at 7:30 when there are not many people here, to change something that took over two-years or more and hundreds of thousands of dollars to come up with the comprehensive plan. We need to respect the plan. The developer purchased Dr. Raney's property and was valued with low and moderate density and he knew that he would have an instant amount of cash if he could get you to change, to talk you guys into having a higher density. Thank you very much for that. Now Rusty farther up the hill did this for himself instead of waiting for the developer. He made sure it was high density so he could get a higher price for it. Bronn feels the comprehensive plan should be more difficult to change. Bryant Road is a very nice place. Its ready for a vision but house, after house after house is not the plan. If probably will be covered with houses in 50-years anyways. There is nothing wrong with single-family homes. We need this option. If you talk to people, the reason they come to Sultan is because they can't afford to buy anywhere else. People have a bad attitude when they come to Sultan because this is the only place they can afford. This is their only option for a first home. They cannot all be first time homes. We need different types of homes. We need a variety of homes and a variety of income levels. Hold fast to the comp plan. He has never been this vocal before because he does not like to make enemies but what made him cross the line was the Sky Harbor development and Daisy Landing. He doesn't understand why we have to drive through the established homes, second time homes, nice homes into a first-time home development. There is too much of a mish mash in the way that things are being developed. He appreciates the board's work.

Peterson commented that she has been here for 48-years and they moved here because they came from a small town and they are still very happy here.

SUMMARY OF MEETING RESULTS AND ACTIONS FOR NEXT MEETING:

Recommendation to city council for Daisy Meadows.

Transportation Element – thanked staff for making the changes they requested.

Staff stated the next meeting items include code changes, streamlining and code clean-up, development requirements for new developments, clarifying improvements and make it very clear what the developer must construct.

September 5th is the next planning board meeting.

PROS Plan consultant will be reviewed and selected after council approval. Staff will give an update at the next meeting.

PLANNING BOARD MEMBER COMMENTS:

Standefer, thanked the public for their attendance. Explained the planning boards role. They are an advisory committee only and do not make the final decision. They do the leg work for city council and pass on the recommendation. If you want to continue to have the input, please show up to the city council and give them the exact same message you are giving us because they are the ones that have the power to make the decision. We will send them our duly considered recommendation, as you have heard us all, we take our jobs very seriously. Please show up to city council and make your voices are heard there and that we are trying to reflect the will of the people.

STAFF COMMENTS:

None.

ADJOURNMENT:

Green made a motion to adjourn and close the meeting, Weidman seconded the motion. All Ayes.

ADJOURNED AT 7:45 P.M.

Development Code Project Scoping

The City is kicking off a code update project that will improve various elements of the land use and development regulations. Staff has identified the following objectives for this project to complete. Please consider these updates and provide feedback on how the current regulations are working or how you would like to see them changed. If there are additional issues you think the City should consider please present additional topics at the Planning Board Meeting.

Proposed Topics

1. **Development Improvement Requirements:** Staff would like to clarify the required improvements that developments are required to include. This would cover frontage improvements, utility extensions, and road connections.
2. **Minor Adjustments:** Revise what can be administratively approved after a project is approved in a public format.
3. **Rezoning:** Our recent rezone application was a good reason for us to revisit the process and criteria for site specific rezones.
4. **Permit Types:** Clarify what the process, notice, and decision requirements for all permit types. This would include classifying all land use permit types and writing requirements for noticing, decisions, and related process procedures.
5. **Grading Permit Thresholds:** Clarify when grading permits are required.
6. **Recreation Facilities Required in Subdivisions:** What facilities should be required in developments and what is a fair fee to pay in lieu of these requirements.