



## SULTAN PLANNING BOARD MINUTES January 21, 2019

**PLANNING BOARD MEMBERS PRESENT:**

Janet Peterson  
Gloria Reedy  
Tom Green  
Sean Standefer  
Michael Weidman

**STAFF PRESENT:**

Andy Galuska, Planning Director  
Cyd Donk, Assistant Planner

**CALL TO ORDER:**

Call to Order at 7:00 p.m.

**CHANGES TO THE AGENDA:**

None.

**PUBLIC COMMENTS ON MATTERS NOT ON THE AGENDA:**

Green – Daisy Crossing hearing, Tom was well loved.  
Weidman – thanks the City for the work they did during the winter storm.

**PLANNING BOARD MEMBER COMMENTS:**

None.

**STAFF COMMENTS:**

**Land Use Project Updates - Residential Projects**

<i>Project Name</i>	<i>Location</i>	<i>Update</i>	<i>Next Step</i>
Cascade Breeze (33-Lots)	South of intersection of Loves Hill Rd and Merea Lane	Houses under construction	Permits issued for all lots
Daisy Landing (60-Lots)	East of Sultan Basin Road, South of 138 <sup>th</sup> St SE	Houses under Construction	Permits issued for all lots
Daisy Meadow (70-Lots)	East of Sultan Road North of Bryant Rd/135 <sup>th</sup> Street SE	Reconsideration hearing held on November 21 <sup>st</sup>	Hearing Examiner approved subject to conditions on 12.4.19 Minor Modification coming soon.

Drury Lane (9-Lots)	704 1 <sup>st</sup> Street	Civil plans approved. Under construction.	Waiting for final plat to be submitted after improvements completed
Daisy Crossing (FKA Green's Estates) (79-Lots)	Southeast of Sultan Basin and 132 <sup>nd</sup> Street	Minor Revision approved	Project under construction
Skyridge Estates (258-Lots)	31419 124 <sup>th</sup> Street SE (East of City's Water Plant)	Project under civil construction. Applicant has submitted a final plat application for phase one.	City will be inspecting the project throughout the summer. Final plat under review
Wyndham Highlands 1 (171-Lots)	13104 Sultan Basin Road	Hearing held November 22 <sup>nd</sup>	Hearing Examiner approved subject to conditions on 12.6.19
Wyndham Highlands 2 (30-Lots)	North of 135 <sup>th</sup> Street SE	Submitted 11.7.19	Schedule hearing with Hearing Examiner
Wyndham Highlands 3 (17-Lots)	1308 9 <sup>th</sup> St	Approved by Hearing Examiner. Reconsideration requested. Applicant has submitted a minor revision.	Hearing Examiner approved subject to conditions on 10.7.19 with minor revision to 17-lots
Cobble Hill (115-lots)	31129 124 <sup>th</sup> Street SE (East of City's Water Plant)	Project under civil construction.	Under review

### **PRO Plan Update**

Update from the school. New class coming out for a tour. Staff gave time line of project.

### **APPROVAL OF MINUTES:**

Reedy made a motion to approve the December 10, 2019 minutes as written and submitted. Seconded by Weidman. Green abstains. All Ayes.

### **DISCUSSION AND STUDY ITEMS:**

#### **Transportation Element Update – Future Regulation of Development**

Before the City adopts a new Transportation Element, staff would like to get feedback from the board on how future developments will be analyzed and regulated regarding traffic concurrency. The current standards require that new developments estimate the impacts of traffic ten years into the future for Sultan roads and US2. All the roads must operate at a LOS Service Level D or better otherwise the applicant is required to correct the issue.

In the past the City has measured traffic impacts at the PM Peak hour on Tuesdays through Thursdays. This is a commonly used standard. The City's proposed new policy would shift our analysis to Friday PM Peak because our studies show this is the busiest time of the week for traffic in Sultan and helps capture both the local traffic as well as the heavy pass through traffic on US 2. Under the Friday Peak Analysis three intersections on US 2 would already be failing with current conditions.

Staff would like feedback from the planning board on how we should regulate new developments moving forward. Below staff summarized some possible options:

**Option 1: Use Only the Friday PM Peak Trips**

Using the option would instantly result in two failing intersections which would be impacted by any future development. A development of any size would be required to improve these intersections before they could be approved. There are no designs for improvements to these intersections which would correct the issue.

**Option 2: Use Friday PM Peak Trips, But Do Not Require Analysis of the State Highway**

The failing intersections are all on US2. Other jurisdictions exempt state intersections if the City does not have full jurisdiction. In this case development could continue, however, traffic issues would persist on US2.

**Option 3: Continue Using Tuesday – Thursday Peaks for Development Review, Use Friday – Sunday for Capital Planning**

This proposal would have the same benefits and challenges of Option 2 while also allowing the City to plan for improvements to US2.

Reedy asks which 2- intersections are failing. Staff reported that the US 2 and Main Street and 5<sup>th</sup> and Mann Street intersections are the 2-failing intersections. Staff gave an overview of where the city is on potential road projects. Staff reviewed the two possible updates for Highway 2 with the round-a-bout at Main and US 2 and removing the left turn lanes at Highway 2 and Mann Road. Staff is hoping that the future funding is included in the States safety funding budget.

Standefer lives in Sultan 7-days a week. The city has a lot of new families and new houses coming. He wants common sense governing and feels that the developers need to contribute to the growth of Sultan.

Green commented on his commute to Seattle a long time ago and he remembered when they had reverse lanes and doesn't see why that wouldn't work here. Staff will reach out to our local representative to see what their thoughts are on reversable lanes. Board had a brief discussion.

Peterson feels Option 3 is the best option, money wise. Weidman feels Option 1 is the best option. His common sense says Option 2 would be the best compromise. Standefer also thinks Option 1 makes the most sense. Board reviewed the 3-options. Standefer

asked “are the developers getting off without helping traffic improvements”? Staff explained that this is for future developments, not with the developments that are in place now. Board and Staff discussed potential future developments, residential and commercial, and how realistic it is. This subject will go through the public hearing process so we’ll be discussing it again.

Weidman says maybe a future developer may come in with a brilliant idea that we haven’t thought of. Staff stated that is why we are working on the design of some potential ideas.

### **Development Code Project University of Washington – Livable City Year Program - Code Revision List**

Staff gave an overview of the consultant and student assisting with the updates. The following is a list of some of the code they will be working on. Staff asked the Board to look at these and if there are any other areas that need updates, please let us know.

- 1) Code to clarify and ensure that developments are required to install frontage improvements. (Code sections 19.10.070, 19.14.070, 19.18.160) Peterson asked Staff to explain what frontage improvements are. Staff explained.
- 2) Code to clarify and ensure that developments are required to extend utilities. (Code section 13.02.080)
- 3) Develop a table which give all permit approvals a “type” and set out process, decision, noticing requirements, appeals, and expiration for each type. (Code section 19.22, 19.24, 19.26, 19.28)
- 4) Review the requirements for recreation facilities in new developments as well as the fee in lieu. (Code section 16.62)
- 5) Add a requirement for grading permits and set reasonable thresholds when permits should be required. (Code section 17.16)
- 6) Add deviations from EDDS as a permit type (Not currently in code, but in 1-05 of EDDS)
- 7) Give Public Works Director authority to require road stubs and set their location. (Not currently in code but we would like to add it).
- 8) Require pedestrian connections for new developments. (Not currently in code, but we would like to add it)
- 9) Impact fee credits and what the credits are for (Code section 16.72)
  - a. Clarifying within the code what is eligible for a credit and what is not

Peterson asked what EDDS stands for. The Engineering Design Deviation Standards book used for road standards that we borrowed from the Snohomish County. A deviation

request is to change and or make the plan better. Gives the Public Works Director a tool to review the requests. Standefer asked for Staff to review number 7. Staff explained that the city needs to look forward and plan for future roadways. The current code does not clearly define this process. The city needs some kind of ability to ensure future road connections.

**PUBLIC COMMENTS ON AGENDA ITEMS ONLY:**

None.

**SUMMARY OF MEETING RESULTS AND ACTIONS FOR NEXT MEETING:**

February 4<sup>th</sup> Meeting Agenda – PROS Update  
Transportation Element Process for Public Hearing  
Work Plan – Additional Code update projects

**PLANNING BOARD MEMBER COMMENTS:**

Green – would like to see more commercial businesses come to Sultan.  
Weidman – asked if O'Reilly knows about the round-a-bout?

**STAFF COMMENTS:**

None.

**ADJOURNMENT:**

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

**ADJOURNED 8:00 P.M.**