



SULTAN PLANNING BOARD MINUTES

April 4, 2019

PLANNING BOARD MEMBERS PRESENT:

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

STAFF PRESENT:

Andy Galuska, Planning Director
Cyd Donk, Assistant Planner

CALL TO ORDER:

Call to Order at 7:05 p.m.

CHANGES TO THE AGENDA:

None.

PUBLIC COMMENTS:

Al Wirta – Wirta Architectural for 35-years. Purchased his current property from the Hoekema's. Explained his recollection of the codes at the time to what he thought they are now. Thought about adding some businesses to his property but the setbacks have changed from -0- to 25-feet. He feels that the setbacks devalues his property. He has 2-acres with some buildings on it at present on 4-separate lots. He looked into putting a caretaker's residence on each tax parcel. He's having issues with crime in the area so he brought in 2-trailers and an RV. The city does not consider RV's as dwelling units so he has received a code violation from the city and is now facing fines for them. Mr. Wirta went to a city council meeting in October to explain the situation and find some resolve. Mr. Wirta thought that the issue would have been discussed within the city, but he feels it may have been dropped somehow.

Board asks Staff for some history regarding the zoning codes. Staff explains that the older codes did have larger setbacks to allow for the fire code. The recreational vehicle code is on the agenda. Board stated that what it seems like, is what is a residence? Staff stated that there are all kinds of homes, like tiny homes. RV's, park models that are not in the building codes because they are not meant to be permanent residents. Board will be looking into all aspects of the RV code. Board asks if there are a lot of complaints.

Staff stated no, it just the ambiguity in the code and it needs to be cleaned up. Staff will prepare information for what the code will look like and try to send it out in a week so they have time to review it. The city's code needs better clarification. Board stated that the caretaker/resident in an industrial area would seem doable, but perhaps not in a residential area.

PLANNING BOARD MEMBER COMMENTS:

None.

STAFF COMMENTS:

Galuska gave an overview of the following:

Parliamentary Procedures Training Report with the Board. Information to watch the training in the PB packet. If you need a computer we can make one available at the city.

Galuska Comp Plan update docket is closed. Only one application by the city. The city is thinking about reclassifying the park at Daisy Landing and deciding whether to sell the property and pay off some bills.

TSI update. They have completed the traffic model and they are writing the policy.

Current projects: Skyridge Estates – 249-lots. Picked up construction plans. Daisy Landing and Cascade Breeze. Daisy Meadows and Wyndham Highlands are in process. Greens Estates should be coming in the spring.

Living City projects starting in the fall. Starting with the PRO's Plan and updating, especially with the park property that the city has. Going to Council to ask for money to get the project going.

APPROVAL OF MINUTES:

Green made a motion to approve the March 7, 2019 meeting minutes as presented of the seconded by Weidman. All Ayes.

HEARING AND ACTION ITEMS:

None.

DISCUSSION AND STUDY ITEMS:

Staff will hold a public meeting to discuss the proposed annexation of the property at 31831 - 135th Street SE. The city received the application in December of 2018. 1-owner, 100%. Council has given staff approval to move forward. The issue that may come up is the zoning for this property. County's zoning is townhouse. The closest city zoning is high density residential. This is for future development, no development is planned at this time. The owners wanted to put the property into the city. Access is from a gravel

driveway at the moment but there is a proposed road from the new development to the east. Daisy Meadows is a 70-lot plat in for consideration.

Board asks what are the benefits of annexing into the city? Staff stated that the city can offer services for the property.

Board asks about the sewer/septic tank code. The code states that any division of land requires that you hook into sewer. Board still thinks that the city seems to take the money for something that may never happen. Board and staff have a brief discussion over sewer, septic, pressure tanks, check valves, pump stations and if stations and different ways to provide services.

ACTIONS & SUMMARY FOR NEXT MEETING:

Public Hearing for the SMP Update at city council next week, April 11, 2019. DOE staff may be there.

May 2, 2019 next Planning Board Meeting

PUBLIC COMMENTS:

None.

PLANNING BOARD MEMBER COMMENTS:

ADJOURNMENT:

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

ADJOURNED AT 7:55 P.M.