



SULTAN PLANNING BOARD MINUTES May 2, 2019

PLANNING BOARD MEMBERS PRESENT:

Janet Peterson
Sean Standefer
Tom Green
Gloria Reedy
Michael Weidman

STAFF PRESENT:

Andy Galuska, Planning Director
Cyd Donk, Assistant Planner

CALL TO ORDER:

Call to Order at 7:03 p.m.

CHANGES TO THE AGENDA:

None.

PUBLIC COMMENTS:

None.

PLANNING BOARD MEMBER COMMENTS:

None.

STAFF COMMENTS:

APPROVAL OF MINUTES:

Chairperson Peterson opened the public hearing at 7:05 p.m.
No public comments were received in person or via mail, e-mail, etc.

Staff states there are 3-major changes in the SMP Update.

1. Ecology provided a checklist and the city performed most of the items on the checklist to make everything flow better
2. Updating Sultan Municipal Code
3. Changes to Chapter 7 – Permitting. Hearing Examiner versus Administrative Decisions. Appeal would be to City Council.

Chad with Ecology was here to answer questions.

Green made a motion to close the Public Hearing, Reedy seconds. All Ayes.

DISCUSSION AND STUDY ITEMS:

1. Recreational Vehicle Code Changes

Staff presents the issues with the RV codes. It's very unclear what is allowed and what is not. Staff is looking to the Board for some guidance on what they would like to see in the code updates. Staff reached out other cities to see what their codes allowed.

Boards ideas for allowing RV in the city. Definitions need to be broke out for each item (i.e. park model, rv, trailer, atv, etc).

Green - RV's should be allowed to hook up to electricity.

Standefer asked what are good questions regarding the "what ifs" about what happens with the trailer/RV if it becomes a long-term living platform.

Weidman would like to see better definitions.

Board asked Staff what the code says now regarding use of the RV. Staff gave an overview.

Standefer stated that the code needs definitions with 2-parts to breakdowns of the uses.

Wiedman asked questions regarding how would the city verify that the person only lived in the RV for 30-days, who would police that?

Question, what if someone is building a house? Can they use the RV to live in while they build their house?

Green stated that the new developments usually have CCR's for not allowing RV's on the property. Staff agreed, usually they do.

Standefer asked if these are mostly complaint driven. Staff explains some of the issues the city has encountered and gave examples.

Standefer read RCW 46.04.300 from the State and suggests we heavily use the definitions already provided therein.

Board asked Staff to look at the definitions from RCW 46.04.300. Staff will also bring some example codes from other cities.

Staff is meeting with Duvall's city planner within the next 2-weeks to go over the process they went through when they updated their RV code.

2. Highway Oriented Commercial Code Change

Staff gives an overview of the existing code. The overview for this code change is to allow caretakers apartments in the HOC zones.

Accessory commercial use – needs a permanent structure, is attached to the commercial building or connected to the business.

Residential over commercial – currently allowed in the downtown corridor the UC zone. Allow the use to put an apartment above their business.

Board asked about the use of utilities. Staff stated that it would be like a new structure and they would have to pay the current utility fees.

Discussion over parking and traffic impacts and how to balance that out.

Board is in agreement that this use should be allowed and after discussion of how to enforce the code

Weidman made a motion to move this proposed allowed use to the city council with the planning board recommendation. Standefer seconds. All Ayes.

3. Comprehensive Plan Audit and Update

Staff gave an update on where we are on the comp plan update.

ACTIONS & SUMMARY FOR NEXT MEETING:

Transportation Element Update

Livable City Update – hoping to get together an RFQ this Fall to get an update for the PRO's plan. The UW wants to be able to bid on the project.

June 6, 2019 next Planning Board Meeting and most likely June 20th.

RV Code Update.

PUBLIC COMMENTS:

None.

PLANNING BOARD MEMBER COMMENTS:

Weidman – Shared information on a tv show he saw called: 10 Towns that Changed America on PBS. He said it was worth watching.

Green – stated again that he would not have a problem letting family put a trailer on the property for them to stay in while they visited. Discussed allowing the trailer on a property while construction took place.

ADJOURNMENT:

Green makes a motion to adjourn and close the meeting, Standefer seconded the motion. All Ayes.

ADJOURNED AT 8:30 P.M.