



SULTAN PLANNING BOARD MINUTES

June 6, 2019

PLANNING BOARD MEMBERS PRESENT:

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

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:

None.

PLANNING BOARD MEMBER COMMENTS:

None.

STAFF COMMENTS:

None.

APPROVAL OF MINUTES:

Green made a motion to accept the May 2, 2019 meeting minutes as written. Standefer seconded. All Ayes.

DISCUSSION AND STUDY ITEMS:

1. Transportation Element Update

Presented by TSI Consultants: Andrew who does the modeling, Victor the advisor and Jeff the project manager. TSI will also be presenting this to the city council at an upcoming meeting. The PPT presentation is included with the minutes for reference.

2. Comprehensive Plan Audit and Changes

Staff gave an overview of the update to the population estimates for the comp plan, and residential capacity analysis. Staff has found that there is sufficient land currently available for development for the near future but more analysis is needed further out. As the county is beginning the buildable lands update this summer, the city will wait until the report is completed and then revisit the residential capacity, most likely during the 2023 Comprehensive Plan Update. Standefer made a motion to send updated audit report of the population estimate for the comp plan with planning board recommendation for approval to city council at the city councils upcoming meeting. Seconded by Weidman. All Ayes.

3. Recreational Vehicle Code Changes

Board and Staff have a lengthy and detailed discussion regarding the definitions presented this evening. Board stated that the list they are reviewing does not include many of the items that were discussed at the last meeting. Board is concerned that there should be more details on what they talked about in regard to allowed uses, parking, storage and setbacks.

Staff presented a list for Chapter 16.54 Off-Street Parking and Loading Standards, 16.54.160 Storage of Recreational Vehicles in Residential Zones with items A through G (attached herein).

It was in general agreement that items A, D, F & G are acceptable. Items B, C and E need to be polished and will return to the July 18th planning board meeting for another review and discussion.

4. Daisy Meadows Rezone

Board and Staff have a lengthy and detailed discussion regarding the zoning request for Daisy Meadows. The northern portion of the proposed development is in the low density residential (LDR) zone. The developer is asking to rezone this portion to the moderate density (MDR) zone to match the southern part of the property.

A portion of the Board would like to see the developer add more green space other than the PSPE easement that runs diagonally through the middle of the portion. The developer plans to put a trail system along the PSPE easement. The Board would also like to have a meaningful conversation with the developer regarding ways to improve the layout of this proposed project which could include items such as making more livable space for the residents, make the PSPE easement area into some kind of park for the resident and parking on both sides of the streets. The Board understands that with the updated wetland information, there are a few lots that will be lost and there will be a new proposed layout submitted for Daisy Meadows at some point.

The Board asked Staff if they knew if the developer did not get the rezone, would still develop the property? Staff does not have an answer for this question. Board understands that the rezone goes to council for approval with a recommendation from the planning board. The planning board will give a recommendation to the city council at a later date.

On a motion by Standefer, the Board would like to hold this discussion to the next planning board meeting of July 18th. Seconded by Green. All Ayes.

PUBLIC COMMENTS:

None.

PLANNING BOARD MEMBER COMMENTS:

None.

ADJOURNMENT:

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

ADJOURNED AT 9:45 P.M.