



SULTAN PLANNING BOARD MINUTES

August 1, 2019

PLANNING BOARD MEMBERS PRESENT:

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

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:

None.

PLANNING BOARD MEMBER COMMENTS:

None.

STAFF COMMENTS:

Staff informed the Board that there are 2-Public Hearings scheduled August 23rd at 10:00 a.m. for Daisy Meadows and Wyndham Highlands-3 and they are invited to attend.

APPROVAL OF MINUTES:

Green made a motion to accept the July 18, 2019 meeting minutes with as presented save for changes to the date on the minutes to July 18, 2019 (not June 18, 2019 as presented) and change the closing motion from Peterson to Reedy. Weidman seconded. All Ayes.

PUBLIC HEARING:

Daisy Meadows Rezone – Public Hearing opened at 7:10pm by Peterson.

Staff Report to the Board and public regarding the public hearing for the rezone. Staff tells the Board they will make a recommendation to city council for a public hearing at a later date. Staff presents the report to the Board and how the proposed rezone meets code requirements.

PUBLIC COMMENTS – PUBLIC HEARING:

Wayne Conner, 13211 – 328th Street SE know known as 13212 Wildwood Trails Drive, Sultan. Commented on the traffic issues on Sultan Basin Road. Commented on the traffic numbers from the reports and does not know how the current roads can support the additional traffic coming to the Sultan Basin Road area. Are there plans to fix the roads? This is his main concern. Mr. Conner also asked about the Greens Development and the status of the development. Staff explained that Greens was an approved plat under an older PUD Code. Mr. Conner asked about future traffic improvements on Sultan Basin Road and 132nd Street SE. Staff explained that there are requirements for traffic mitigation and road/frontage improvements through development projects. Staff also explained that future road improvements are in long range plans for improvements. There are no set dates and no design project for Sultan Basin Road at this time. Mr. Conner asked again, that there is no plan for increasing capacity Sultan Basin Road or Highway 2 to get out of town at this time. Staff stated that there is a plan just not a road design. The city has the transportation element plan that shows what improvements are needed city wide. Staff stated that when a project is reviewed, it needs to meet the traffic threshold and that is why traffic impact fees are collected to offset the impacts. Mr. Conner is concerned that no one has discussed the structure. He feels the current residents should be supported.

Bronn Journey, 32719 – 120th Street SE, Sultan, Understands the traffic issues. Would like to speak about the traffic, schools and comp plan. (1) Traffic – was in traffic on Sunday and it took 30-minutes to go from the Church on Sultan Basin Road to the light at SR2. The traffic studies that were done in the past were done on Tuesdays and Thursdays so of course they passed the tests. If they were done on Fridays and Sundays, I am sure they would not pass the test. The Sultan Basin Road intersection, I believe is rated a D- and failing intersection. (2) Schools – He is concerned about the school growth. In speaking with the Superintendent, Dan Chaplik, he had to purchase 2-portables for the elementary school because he has no idea on how many kids will be attending this year. There are no concerns addressing the population increase from the first time homeowners/buyers in Sultan. See Sultan as a first time home buyer's market only. Bronn sees no long term homes being constructed here in Sultan for people to want to stay here. People will buy their first home and then leave to find their next home. (3) Comp Plan – it takes a long time to come up with the comp plan. It's here for a reason and he feels that there is no need for a rezone here. He thinks the estimate was done on the 15K not the 8K. Bronn feels that this development does not mean any of the decision criteria's as shown in Staff's PP presentation. Bronn respectfully disagrees with all 5-points on the decision for criteria's slide. Bronn would like staff to stick to the comp plan as it was designed.

Eliza Kleets – 1113 Yew Avenue, Sultan – Her concerns with the Daisy Meadow plan is the road going to punch through the Yew Avenue community and if it is rezoned at a higher density this would mean more traffic through the community. It is going to ruin the quiet neighborhood they have worked really hard to make for all the residents that live there now. They have get togethers and movies in the little park and adding this road will make it more dangerous for the kids that live there. The through road is going to disrupt the neighborhood as it is now.

Ry McDuffy – Land Resolutions, 3605 Colby Avenue, Everett, representing all the developers that are building homes on the Basin at the moment. Ry reviewed all the developments that he is representing. Spoke about the zones in the surrounding neighborhoods. They develop the land, not build the houses, then they move on. LGI will not be first time home buyers forever, they will become long term housing. Traffic that comes off the Sultan Basin Road onto Highway 2 is not the city's responsibility. These roads and lights are the States responsibility not the City's. They are working with the State on the lights on Highway 2. They move slow. They are doing improvements to Sultan Basin Road. He doesn't want to punch the road through but it is a good business thing from the city to have traffic circulation patterns. Ry will be in touch with the Yew Avenue neighborhood to discuss the two developments that border Yew Avenue their input is very important to these developments. The property came in at a higher density and the developer wanted to put townhomes in, Sultan needs townhomes. They are coming in at a lower density and building homes.

Eliza Kleets, 1113 Yew Avenue, Sultan asks about losing the parking that is now on Yew Avenue if they take away the alley road to the north?

Ry responds to Eliza regarding the streets/roads and said circulation is important and wants to meet with the neighborhood to discuss the upcoming developments and future arterial connections on 132nd Avenue SE.

Bronn Journey, 32719 – 120th Street SE, Sultan – stated that the city needs a vision of their own not the vision of the developer. He wished the planning department would stick to the comp plan, its what's on paper so let's stick to it.

Reedy asks Ry what is the motivation to change the density from low to moderate. Ry stated to comply with the comp plan and growth and matching the zones around it. Ry commented to Mr. Journey they are not changing the comp plan.

Staff reviewed the comments that the public made during the hearing and responded to them. Population explanation and which numbers were used which were adopted in 2013. The next Buildable Lands process is in the works and new numbers will be out in 2021. The city could be behind in the projected growth targets. Yew Avenue residents are welcome to come in and meet with city staff regarding the developments and ask any questions they may have. For those with questions on traffic, please stick around and listen to TSI and their presentation.

Peterson read the 2-e-mailed comments. One from Judy Heydrick and one from Gerry Gibson (attached).

Weidman asks Staff about the zoning designations and how long they have been what they are. Staff explained that they have been zoned moderate at least since 2011.

Green made a comments regarding the powerline easement that runs through the development and how he would like to see that area made into a park for the kids. It would be easily accessible to all the homes in the development. Stated that he lives on Sultan Basin as well and Sunday traffic is not Sultan's residents problem, it is a problem but not Sultan's residents creating the problem. We could have a 4-lanes highway and it would still be backed up to the top of the hill.

Peterson asks for a motion to close the hearing. Green moves to close. Reedy stated there was one more comment from Ry that Peterson missed. Peterson takes Ry's comment.

Ry wanted to clarify Greens question. The preliminary plat map shows park space on the east side and open park space under the powerlines. Ry gave out his number 425.259.3400 and e-mail address ry@orcalsi.com Anyone can call and ask him questions regarding these projects.

Wayne Conner, 13212 Wildwood Trails Drive – asked Ry about Greens Estates aka Daisy Crossing. They have a brief discussion regarding the plat and the approval date sometime in 2004. Conner wanted to purchase the land behind him but found it was undevelopable for the most part. More discussion.

Peterson asks for a motion to close the hearing. Reedy makes a motion to close the public hearing and Greens seconds the motion. All Ayes. 8:00 p.m.

Public Hearing is Closed, Peterson thanks everyone for attending.

PRESENTATION:

TSI for the Transportation Element Update

Victor gave an update on the transportation element update. Working on funding from all avenues state, federal, local. Found there are some plans for improvements like Connecting Washington Program from WSDOT. TSI will be presenting to the city council at the August 22, 2019 meeting.

DISCUSSION AND STUDY ITEMS:

1. Transportation Element Update

Staff let the Board know that TSI will be at the August 22nd meeting with an update to the transportation plan.

2. Recreational Vehicle Code Changes

Staff made changes as directed by the Board. Would like a recommendation to bring to city council for recommendation.

Reedy made a motion to bring the recreational vehicle code as presented to city council for approval. Seconded by Green. All Ayes.

STAFF COMMENTS:

Staff gave an update for the content of the next PB Meeting in September and what items they will be discussing as well as updating the PROS Plan – bring consultant on board to help us update the PROS Plan.

Peterson asked Staff if the Board was supposed to vote on the public hearing? Staff stated that the Board should pass a motion to either recommend approval to the council, recommend denial to the council or recommend approval with conditions to the council. Peterson, that is due today, right? Staff recommended they make a motion today.

Motion by Green to make a recommendation with the stipulation to council that the PSE/PSPL Easement be made into a useable recreational area within the development. **No second.**

Weidman stated he would second recommend approval if he could add that the developer provide more parking in the development.

Ry and Board have a brief discussion over the easement, park space and parking requirements and review the plat map in the packet.

Amended Motion by Green to recommend additional parking and develop the powerline easement recreation within the plat. **Seconded by Weidman. Motion voted 2-Ayes and 2-Nayes. Motion thrown out by Peterson.**

Motion by Weidman to table the motion for the Daisy Meadow Rezone to next PB Meeting on August 15th. Seconded by Reedy. All Ayes.

PUBLIC COMMENTS:

None.

PLANNING BOARD MEMBER COMMENTS:

ADJOURNMENT:

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

ADJOURNED AT 8:25 P.M.