



LAND USE CONSULTANTS
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January 21, 2019

City of Sultan
Attn: Andy Galuska
319 Main Street
Sultan, WA 98294

Re: **Daisy Meadows** ~ Project Narrative

Project Design Team

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Project Contact

Jen Haugen ~ Land Resolutions (425) 258-4438 jen@orcalsi.com

Dear Mr. Galuska,

All of the information within this narrative will also be found on the preliminary short plat map and other reports or maps in the application presented to the city for review and approval.

The current owner of this property is Mark Raney. On behalf of our client, Acme Homes, located at 10211 180th Street SE, Snohomish, WA 98296, we would like to submit the following project narrative.

The project consists of the following tax parcel numbers: 28083200100200, 28083200103400 & 28083200101000.

The site address for the existing parcel is 31931 135th Street, in Sultan.

The properties within this application contain 614,589 square feet or 14.11 acres.

The current zoning of the property is split with low & moderate density residential. We are requesting a rezone with this application to moderate density residential.

Daisy Meadows is being proposed as an 70-lot subdivision using the City of Sultan's Development Codes.

The project will be developed in one phase.

Surrounding the site to the north and west are single-family residential homes; east is recreation/open space and single-family residential homes; and, to the south is 135th Street SE (Bryant Road).

Access for shall be taken from Sultan Basin Road and 135th Street SE (Bryant Road).

All drainage will be infiltrated within Tracts 997, 998 & 999.

It is the intent of the developer to remove all existing trees, if any, located in lots 1-70, and all roadway tracts. All other trees shall be preserved and protected, except for any tree that is determined to be dead, diseased or hazardous.

This development shall have housing styles that comply with Sultan Municipal Codes.

Thank you in advance for reviewing this project with us and we look forward to working with you to complete this application. If you have any questions or comments concerning this application or project feel free to contact me at (425) 258-4438 or jen@orcalsi.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jen Haugen', is positioned above the typed name.

Jen Haugen
Land Resolutions
2018-072