

LAND RESOLUTIONS

LAND USE CONSULTANTS
Design · Planning · Management
3605 Colby Ave – Everett, WA 98201
(Office) 425-258-4438 (Fax) 425-258-1616
jen@orcalsi.com

January 29, 2019

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

RE: Daisy Meadows ~ Rezone Analysis

Dear Mr. Galuska:

In the following paragraphs, the applicant will address the decision criteria for rezone approval per SMC chapter 16.88 and the statements of Decision Criteria for rezone for Daisy Meadows Preliminary Plat.

Decision Criteria:

All rezones must comply with the following criteria. A written summary briefly explaining how our application complies with these criteria is listed below in *red*.

The re-classification bears a substantial relation to the public health, safety or welfare.

The area is currently served by the City of Sultan for various public services. The proposed land use intensities fall within the available capacity for the city's sewer, water and storm water systems. Police (City of Sultan) and fire coverage (Fire District #5) will not likely increase dramatically. Transportation impacts are being evaluated in detail with the concurrent subdivision application. Impacts to services, welfare, and public health are not expected to be detrimental in any way.

A. The re-classification is warranted because of changed circumstances or because of a need for additional property in the proposed Land Use Zone classification or because the proposed zoning classification is appropriate for reasonable development of the subject property.

The proposed zoning designation of Moderate Density is appropriate for reasonable development of the subject property. Per Chapter 3 of the Land Use section of the current Comprehensive plan - to accommodate the 2030 population forecast of 13,409 people within the existing UGA, the City

will need to significantly increase its average density for all residential land uses throughout the City.

- B. The subject property is suitable for development in general conformance with zoning standards under the proposed zoning classification.**

The requested zoning designation of Moderate Density is compatible with the Future Land Use goals of the Comprehensive Plan while maintaining consistency with the City's zoning code. The proposed density is not out of character with the surrounding neighborhood, as the site is surrounded by medium and moderate density parcels to the west, south and east.

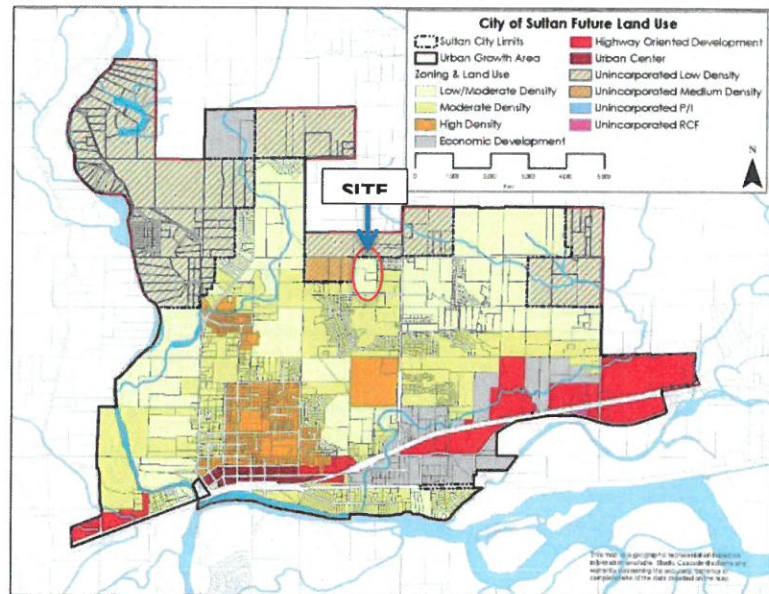


Figure 1 - City of Sultan Future Land Use Map

- C. The re-classification will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and**

The re-classification has merit and value for the community as a whole.

The proposed Moderate Density zoning classification reflects changes in economic patterns, social customs, policy changes and other factors by establishing zoning and uses that will be compatible with existing land uses. This proposal will also contribute to meeting the City of Sultan's 2025 population target, which contributes towards the value and merit of the community.

- D. The re-classification is in accord with the Comprehensive Plan.**

Property is currently zoned Low Density Residential on the City of Sultan Zoning Map, permitting 4.5-plus units per acre. The 2011 Comprehensive Plan designates the property as Low Density SFR.

The proposed "Moderate Density" zoning designation allows a higher density of 6-9 units per acre, and will add to the overall mix of housing types already existing as well as the type of developments anticipated and encouraged by the City of Sultan Comprehensive Plan.

E. The re-classification complies with all other applicable criteria and standards of the Sultan Municipal Code (SCM).

The proposed Moderate Density zoning designation is in keeping with the goals and policies of the City's 2011 Comprehensive Plan, the purposes of the Zoning Code and existing land uses, economic patterns, social customs, and policy changes. No adverse impacts to public health, safety, or welfare have been identified. The proposed Moderate Density zoning is consistent with Chapter 16.88 SMC and Chapter 197-11 WAC (SEPA); has met Growth Management Act requirements; and will meet all noticing requirements.

We appreciate your consideration of our application. If you should have any questions or comments during your review, please feel free to contact me at (425) 258-4438 office or email me at jen@orcalsi.com.

Sincerely,



Jen Haugen
Assistant Planner
2018-072