

LAND RESOLUTIONS

LAND USE CONSULTANTS
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April 11, 2019

City of Sultan
Attn: Cyd Donk
319 Main Street
Sultan, WA 98294

RE: Daisy Meadows PP19-001

Dear Cyd:

This letter is in response to the City's Plan Review Comment Letter #1 dated March 22, 2019. You will find our responses to the comments in italics below.

Planning:

Staff has reviewed the submittal related to the rezone request and we are continuing to determine if a rezone can be approved without a comprehensive plan change. Staff will make a final determination shortly to ensure the applicant has time to make an application for a comprehensive plan change if necessary.

Per email from Andy Galuska dated Monday, March 25, 2019, it is our understanding a comprehensive plan change will not be required to move forward with our rezone request.

Review of the subdivision application is being completed as though the Hearing Examiner would approve the rezone request concurrently. If the rezone request is not approved additional review would be required. ***Noted. Thank you.***

1. In your application materials you submitted you state that no landscape plan is submitted as no trees are required. SMC 16.58.090 requires one tree to be planted or preserved for every 5,000 square feet of area of a single-family residential lot. Please resubmit materials that indicate how you will be meeting this requirement.
A note has been added to the face of the preliminary plat map indicating 1 tree per lot will be planted at time of building permit.

2. Staff was unable to confirm the findings of the critical area report. The city has hired a consultant to review the site and confirm that there are no wetlands onsite or just offsite to the east. As soon as their findings are submitted to the city they will be forwarded to the applicant.

A response from AJ Bredberg to Confluence has been prepared and included with this resubmittal package.

3. The distance between intersections 135th St SE and Yew Ave is over 800 feet. EDDS 3-01 B (3) states that the distance between intersections shall not exceed 800 feet in urban areas. The road layout as proposed cannot be approved. We would recommend one of two solutions to this issue:
 - a. Add another east west road roughly mid-block. **No.**
 - b. Construct a publicly accessible, all-weather, pedestrian trail the entire width of the project through the open space easement. We would also require traffic calming devices, approved by the City Engineer, be constructed in Roads A, B, and C to slow traffic traveling on these long straight roads in residential neighborhoods.

Traffic calming has been provided with the revised civil plans in front of tracts 997, 998 & 999.

4. No on-site recreation facilities are proposed; therefore, we assume the applicant is choosing to pay a fee in lieu of these required improvements. The total fee owed for 70 lots would be \$86,500.
5. Development of this plat is going to require road work which is shared with a neighboring development to the west. Please include cross easements between the two projects so that either project may proceed to complete the required improvements without the other project proceeding to ensure a delay in one project will not delay the other.

A note regarding cross easements has been added to the project notes on the face of the preliminary plat map.

Public Works & Civil Design and Construction Drawing Set:

See attached response letter provided by Omega Engineering for responses to public works and Civil Design and Construction Drawing plan set.

If you should have any questions or concerns regarding this resubmittal, please feel free to contact me at (425) 258-4438 or jen@orcalsi.com.



Jen Haugen
Assistant Planner
2018-072