



Planning Department Notice of Application of Land Use Action(s)

PROJECT NAME: Wyndham Highlands 3 Subdivision

FILE NUMBER: PP19-002

DESCRIPTION: The applicant, Land Resources NW, LLC, has applied for a preliminary plat approval for a 12-lot single family development on 2.26 acres (approximately 98,446 square feet). The site currently has an existing single-family residence which will be retained. The project is zoned Moderate Density. The comprehensive plan designation is Moderate Density.

LOCATION: The site is located at 1308 9th Street, Sultan WA 98294, Snohomish County tax parcel No. 28083200102000; Township 28, Range 08, Section 32, Willamette Meridian (W.M.).

APPLICANT/CONTACT: Jen Haugen, Land Resolutions, 3605 Colby Ave, Everett 98201.

DATE OF APPLICATION: March 12, 2019

DATE OF NOTICE OF COMPLETE APPLICATION: March 12, 2019

APPROVALS REQUIRED (to the extent known): Preliminary subdivision, site civil review/approval and any additional permits which are contained in the current application and required by Title 19.

APPLICATION PROCESS: A preliminary plat is a Level III application per City of Sultan Municipal Code (SMC) Chapters 19.06, 19.08 and 19.26. Level III preliminary plats receive development authorization by the director when it is determined by the hearing examiner that the proposal complies with the provisions of the code and the comprehensive plan.

STUDIES REQUIRED (to the extent known): Geo Technical Report, Stormwater Report, Targeted Drainage Report and Wetland Report. These documents are available for review Monday- Friday, 8:00- 5:00 p.m., at Sultan City Hall, 319 Main Street, Suite 200, Sultan WA 98294 and online at <https://ci.sultan.wa.us/departments/projects/>

DATE OF NOTICE OF APPLICATION (NOA): March 25, 2019

COMMENT PERIOD: There is a 14-day public comment period per SMC Chapter 19.34. Submit written comments on or before **5 p.m., April 30, 2019**. Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code.

REQUEST FOR SPECIAL NOTICE: A person may request to be provided special notice of a particular application process filed under the provisions of this title by one of the following methods: 1. Filing a no-cost form provided by the City for the purposes of requesting a special notice. 2. Providing by letter or email a request for special notice which clearly states: a) The requester's name and contact information; b) The specific application of interest in the request.

STAFF CONTACT: Andy Galuska, Planning Director at 360.793.1311 or andy.galuska@ci.sultan.wa.us

POSTED ON CITY WEBSITE / MAILED: April 16, 2019

HOW TO USE THIS NOTICE

To learn more about a project:

- Call the City of Sultan Planning Department at 360.793.2231.
- Review the project file at the Planning Department at Sultan City Hall, 319 Main Street, Sultan WA.
- Hours 9 a.m. – 5 p.m. daily.

To Comment on a project:

- Submit written comments to the Planning Department at the address below. All comments received prior to issuance of a department decision or recommendation will be reviewed. To ensure that comments are addressed in the decision or recommendation, they should be received by the Planning Department before the end of the comment period.
- Comments on a project scheduled for a hearing before the hearing examiner may be made by submitting them in writing to the Planning Department prior to the open record hearing or submitting three (3) copies at the hearing or by testifying verbally at the hearing.
- You may become a party of record for a project by: 1) submitting original written comments and request to become a party of record to the City Planning Department prior to the hearing; 2) testifying at the hearing; or 3) entering your name on a sign up register at the hearing. NOTE: Only persons who submit written or oral testimony to the permit issuing authority may appeal the decision.

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 - The requester's name and contact information;
 - The specific application of interest in the request.

HOW TO REACH US

The Planning Department for the City of Sultan is located at 319 Main Street, Sultan WA 98294. For information about the project or to view the project file, contact Andy Galuska, Planning Director, at 360.793.1311 or andy.galuska@ci.sultan.wa.us or Cyd Donk, Assistant Planner, at 360.793.1099 or cyd.donk@ci.sultan.wa.us

**Accommodations for people with disabilities will be provided upon request.
Please contact City Hall at 360.793.2231 and allow one-week advance notice**