



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

---

**PROJECT NAME:** SkyRidge Estates Preliminary Plat

**FILE NUMBERS:** PP2017-001

**DESCRIPTION:** The applicant, SkyRidge Estates LLC, has submitted an application for preliminary plat approval for a 207 lot single family development on 38.972 acres (approximately 1,697,621 square feet). The project is located in the Moderate Density Residential (MDR) zone in the City of Sultan. The Comprehensive Plan Designation for the project is Moderate Density.

**LOCATION:** The site is located at 31805 124<sup>th</sup> Street SE, Sultan WA 98294, Snohomish County tax parcel No(s). 28082900100700, 28082900200700, 28082900200800 and 28082900200900. A portion of the NW1/4 and NE1/4 of Township 28, Range 08, Section 29, Willamette Meridian (W.M.).

**APPLICANT:** SkyRidge Estates, LLC, Attn: Rusty Drivstuen, 19916 Old Owen Rd, PO Box 124, Monroe, WA 98272.

**CONTACT:** Latta Engineering, PLLC, Attn: Neil Latta, PE, 5970 Birch Point Rd, Blaine, WA 98230.

**DATE OF APPLICATION:** September 21, 2017 **DATE OF NOTICE OF COMPLETE APPLICATION:** October 10, 2017

**APPROVALS REQUIRED (to the extent known):** Preliminary Subdivision, Preliminary Environmental Review permits which are contained in the current application.

**APPLICATION PROCESS:** A preliminary plat is a Level III application per City of Sultan Municipal Code (SMC) Chapter 19.26. Level III applications receive review and decision by the Hearing Examiner under procedures set forth in Chapter 19.26 and in Chapter 2.26 (SMC). The preliminary plat, requires a public hearing before the Hearing Examiner, the Hearing Examiner will receive and examine available information, conduct a fair and impartial public hearing, prepare a record thereof, and enter findings, conclusions, recommendations or decision per SMC.

**STUDIES REQUIRED (to the extent known):** Critical Areas Report, Traffic Study, Geo Technical Report, Environmental Checklist and a Stormwater 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):** October 13, 2017

**COMMENT PERIOD:** There is a 14-day public comment period per SMC Chapter 19.34. Submit written comments on or before **5 p.m., October 27, 2017**. 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.

**PUBLIC HEARING:** A public hearing is required for this project and will be noticed separately.

**STAFF CONTACT:** Kristi Kyle, Planning Director at 360.793.1311 or [Kristi.kyle@ci.sultan.wa.us](mailto:Kristi.kyle@ci.sultan.wa.us)

**POSTED/ MAILED:** October 13, 2017

**PUBLISHED:** October 13, 2017

---

---

## 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.

### **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:
  - 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 Kristi Kyle, Planning Director, at 360.793.1311 or [kristi.kyle@ci.sultan.wa.us](mailto:kristi.kyle@ci.sultan.wa.us) or Cyd Donk Assistant Planner, at 360.793.1099 or [cyd.donk@ci.sultan.wa.us](mailto: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**