



CITY OF SULTAN DETERMINATION OF NON-SIGNIFICANCE (DNS)

FILE NO: SEPA2017-006 & PP2017-001

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

LOCATION OF PROPOSAL: The site is located at 31805 124th 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.).

DESCRIPTION OF PROPOSAL: The applicant, SkyRidge Estates LLC, has submitted an application for preliminary plat approval for a 207 lot single family development on approximately 39 acres. 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 (MD). The site lies within the critical aquifer recharge area; however, the underlying aquifer which is confined will not be affected by the proposed development, either during its construction nor afterward when the subdivision is completed. Wetlands and streams are absent from the subject property. All development standards, including required street improvements and associated clearing and grading of the site and installation of all utilities (sewer, water, storm, power, gas, telephone, cable and telecommunications etc.) have been reviewed against the applicable sections of the Sultan Municipal Code. The subdivision will be processed in accordance with the standards found in Title 16 (Zoning) Title 19 (Subdivisions) and Title 17 (Environment) of the Sultan Municipal Code. An Environmental determination is required.

LEAD AGENCY: City of Sultan

THRESHOLD DETERMINATION:

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) **IS NOT** required under RCW 43.21C.030(2)(c). This decision was made after reviewing the proposal. This information is available to the public for review upon request at Sultan City Hall, 319 Main Street, Sultan, WA 98294 between the hours of 9:00 a.m. and 5:00

p.m. Monday through Friday, excluding holidays. This information is also available online at <http://ci.sultan.wa.us/planning-projects/>

This Determination of Non-significance is issued using the DNS process in WAC 197-11-340; there is a comment period and an appeal period on the DNS.

() There is no comment period for the DNS.

(X) This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days.

Date of Determination and Issuance: January 3, 2018

Deadline for Submitting Comments/Appeals: 5:00 P.M. on January 18, 2018

Responsible Official:

Kristi Kyle, Planning Director
Planning Department
319 Main Street, Suite 200
PO Box 1199
Sultan, WA 98294
360.793.1311
Kristi.kyle@ci.sultan.wa.us

Signature: _____



Comment Period:

There is a fourteen calendar day comment period for this Determination of Non-significance. (**Comment deadline: 5:00 p.m., January 18, 2018**). Comments on the DNS addressing environmental issues shall be submitted to the City of Sultan Planning Department at the address below.

Appeals:

Appeals to the above Determination of Non-Significance must be filed with the City of Sultan within fourteen calendar days of the date of issuance above (**Appeal deadline: 5:00 p.m., January 18, 2018**). Appeals must be filed in writing with the City of Sultan Planning Director at the address below. Appeals must be filed in accordance with SMC 17.04.240 "Appeals". Appeals shall set forth the specific reason, rationale, and/or basis for the appeal.

PUBLISHED: January 3, 2018

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.

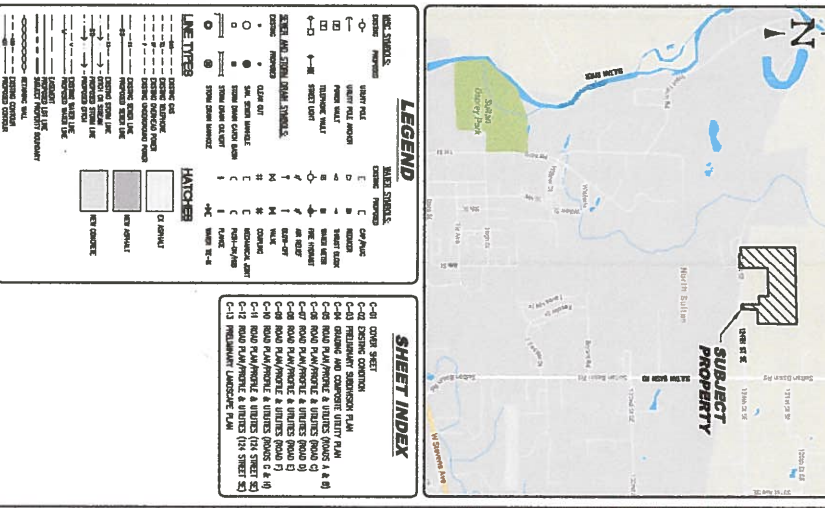
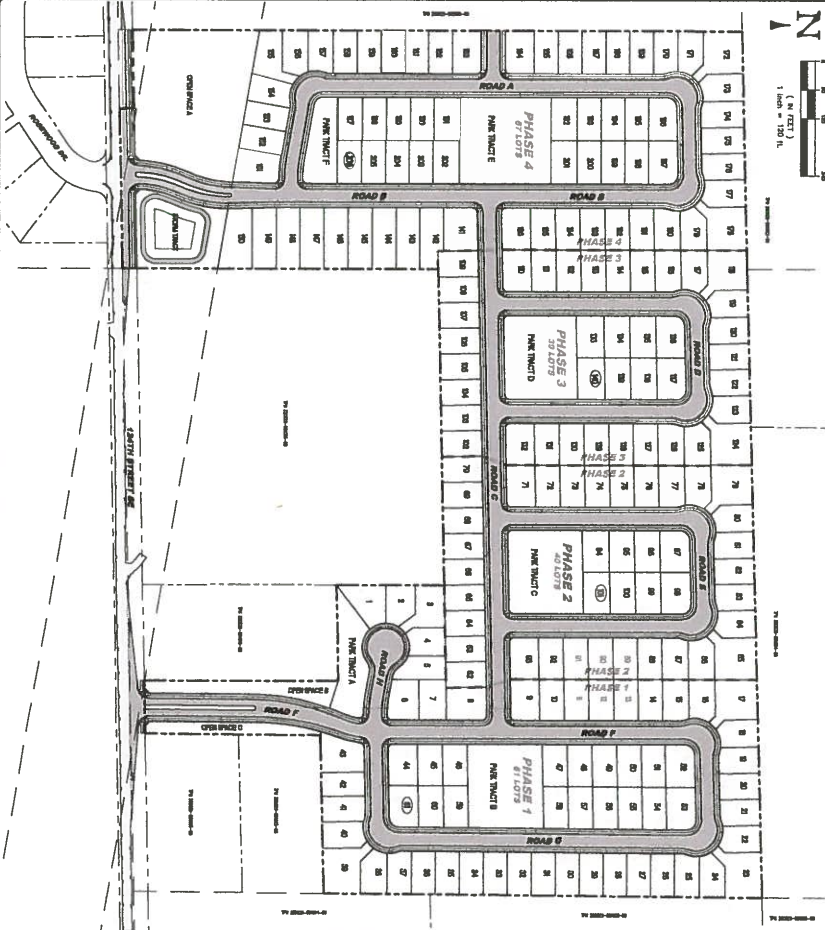
HOW TO REACH US

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 or Cyd Donk, Assistant Planner, at 360.793.1099 or Cyd.Donk@ci.sultan.wa.us

CITY OF SULTAN
SKYRIDGE ESTATES
PRELIMINARY PLAT FILE NO. PP2017-001
31805 124TH STREET SE, SULTAN, WA

PORTION OF THE NW 1/4 AND NE 1/4 OF SECTION 29, TOWNSHIP 28 NORTH, RANGE 8 EAST, W.M.

OWNER APPLICANT: LEGAL DESCRIPTION OF SUBJECT PROPERTIES
 PHASE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



REVISION

NO.	REVISION	BY	DATE
1	REVISED PER COMMENTS		11/29/17
2	REVISED PER COMMENTS		12/05/17
3	REVISED PER COMMENTS		12/12/17
4	REVISED PER COMMENTS		12/19/17
5	REVISED PER COMMENTS		12/26/17
6	REVISED PER COMMENTS		1/02/18
7	REVISED PER COMMENTS		1/09/18
8	REVISED PER COMMENTS		1/16/18
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108	REVISED PER COMMENTS		12/17/19
109	REVISED PER COMMENTS		12/24/19
110	REVISED PER COMMENTS		12/31/19

PLAT DEVELOPMENT SUMMARY

ZONING & COMPREHENSIVE PLAN: SINGLE-FAMILY RESIDENTIAL (SF5)

APPLICABLE REGULATIONS: SULTAN PLAT ACT, RCW 66.03, SULTAN PLAT RULES, SULTAN PLAT ORDINANCES

APPLICABLE REGULATIONS SUMMARY:

- MINIMUM LOT AREA: 4,000 SQ. FT.
- MINIMUM FRONT YARD SETBACK: 25 FEET
- MINIMUM SIDE YARD SETBACK: 5 FEET
- MINIMUM REAR YARD SETBACK: 5 FEET
- MINIMUM FRONT YARD SETBACK: 5 FEET
- MINIMUM SIDE YARD SETBACK: 5 FEET
- MINIMUM REAR YARD SETBACK: 5 FEET
- MINIMUM FRONT YARD SETBACK: 5 FEET
- MINIMUM SIDE YARD SETBACK: 5 FEET
- MINIMUM REAR YARD SETBACK: 5 FEET

LATTA ENGINEERING PLLC

Consulting Civil Engineers

8889 Dutch Point Road, Seattle, WA 98148

Tel: 206.441.1111 Fax: 206.441.1112

www.latta-engineering.com

11-30-2017

CITY FILE NO. 2017-001

DESIGNED BY: NL

DRAWN BY: NL

CHECKED BY: NL

SKYRIDGE ESTATES

31805 124TH STREET SE

SULTAN, WA 98294

COVER SHEET

SKYRIDGE ESTATES PRELIMINARY PLAT

PORTION OF SECTION 29, TOWNSHIP 28N, RANGE 8E, W.M.

DATE: SEPT. 15, 2017

SCALE: 1" = 66'

SHEET: 1 OF 13

DYNAMIC: C-1

CITY PROJECT FILE # PP2017-001