



PLANNING DEPARTMENT

NOTICE OF PUBLIC HEARING

HEARING INFORMATION: The City of Sultan Hearing Examiner will hold a public hearing on **April 26, 2018**, at **10:00am** at Sultan City Hall-Council Chambers 319 Main Street, to receive public comments on the SkyRidge Estates Preliminary Plat.

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 206 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). 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.

LOCATION: 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.).

APPROVALS REQUIRED (to the extent known): Preliminary Subdivision, environmental review, grading permit, utility permits, and other construction related permits.

STUDIES REQUIRED: Traffic Study, Critical Area Report, Stormwater Drainage Report, Geotechnical Report, Hydrogeological Site Evaluation.

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.

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.

NOTICE OF PUBLIC HEARING: Thursday, April 26, 2018 at 10:00a.m. by the Hearing Examiner in the Council Chambers at City Hall, 319 Main Street, Sultan WA 98294

STAFF CONTACT: Kristi Kyle, Planning Director at 360.793.1311 or Kristi.kyle@ci.sultan.wa.us

POSTED/MAILED: Friday, April 13, 2018

PUBLISHED: Friday, April 13, 2018

DATE OF NOTICE: Friday, April 13, 2018

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 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.

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