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City of Sultan
Attn: Andy Galuska
319 Main Street
Sultan, WA 98294

RE: Wyndham Highlands PP19-003 - Lot Averaging Calculations

Dear Mr. Galuska:

Wyndham Highlands has been revised to utilize lot averaging per SMC 19.44. No lot has been reduced to less than 65% of the minimum lot size within the corresponding zone, and no lot has been reduced to dimensions less than 40' x 70'. Calculations per SMC 19.44.040 are shown below.

Moderate Density Residential:

1. A development application for lot averaging shall use this example set of calculations with the numbers that are descriptive of the parcel proposed for development. The following factors are used in the calculation of the maximum number of lots. Terms and abbreviations in this section are defined as given the meaning provided to them as factors and results of the equations as provided below:

- (TLA) Total land area of subject development property
- (ROW) Public R-O-W or private access easement (specified by plat design) to be dedicated from within the TLA
- (SDF) Stormwater detention facilities
- (TCA) Total critical areas
- (CAE-10) Critical areas exclusion of 10 percent applicable to all projects
- (CALA) Critical areas allowed for lot averaging
- (GDA) Gross developable area
- (PDA) Potential developable area
- (MLS) Minimum lot size required in applicable zone for single-family residence
- (MPL) Maximum number of potential lots
- (NDA) Net developable area
- (NMLS) Net minimum lot size

2. Calculation of excluded wetlands and allowable wetlands is as follows:

$$\begin{aligned}
 (\text{TLA}) &= \mathbf{1,019,919 \text{ SF}} \\
 (\text{CAE-10}) &= (\text{TLA}) \times 10\% = \# \text{ of acres} \\
 &\text{excluded from calculation} \\
 &\mathbf{1,019,919 \text{ SF} \times .10 = 101,992 \text{ SF}} \\
 (\text{TCA}) &= \mathbf{102,184 \text{ SF (including buffers)}} \\
 (\text{CALA}) &= (\text{TCA}) - (\text{CAE-10}) = \# \text{ of acres} \\
 &\mathbf{102,184 \text{ SF} - 101,992 \text{ SF} = 192 \text{ SF}}
 \end{aligned}$$

3. Calculation of net developable area is as follows:

$$\begin{aligned}
 (\text{GDA}) &= (\text{TLA}) - (\text{CAE-10}) = \\
 &\mathbf{1,019,919 \text{ SF} - 101,992 \text{ SF} = 917,927 \text{ SF}} \\
 (\text{ROW}) &= \mathbf{246,727 \text{ SF}} \\
 (\text{SDF}) &= \mathbf{0 \text{ SF}} \\
 (\text{PDA}) &= (\text{GDA}) - ((\text{ROW}) + (\text{SDF})) = \# \text{ of acres} \\
 &\mathbf{917,927 \text{ SF} - (246,727 + 0 \text{ SF}) = 671,200 \text{ SF}}
 \end{aligned}$$

4. Calculation of actual lots is as follows:

$$\begin{aligned}
 (\text{PDA}) &= \mathbf{671,200 \text{ SF}} \\
 (\text{MLS}) &= \mathbf{4,500 \text{ SF}} \\
 (\text{MPL}) &= (\text{NDA}) \div (\text{MLS}) = 442 \text{ lots} \\
 &\mathbf{671,200 \text{ SF} / 4,500 \text{ SF} = 149} \\
 (\text{CALA}) &= \mathbf{192 \text{ SF}} \\
 (\text{NDA}) &= (\text{PDA}) - (\text{CALA}) = 38.8 \text{ acres} \\
 &\mathbf{303,422 \text{ SF} - 192 \text{ SF} = 303,230 \text{ SF}} \\
 (\text{NMLS}) &= (\text{NDA}) \div (\text{MPL}) = 3,823 \text{ sq. ft. per lot} \\
 &\mathbf{293,006 \text{ SF} / 65.11 = 4,500 \text{ SF}}
 \end{aligned}$$

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



Jen Haugen
Assistant Planner