



CITY OF SULTAN
MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

FILE NO: PP19-003

APPLICANT NAME: Jen Haugen, Land Resolutions

LOCATION OF PROPOSAL: The site is located at 13104 and 13018 Sultan Basin Rd, Sultan, WA 98294, Snohomish County tax parcel No. 28082900401100 and 28082900401400; Township 28, Range 08, Section 29, Willamette Meridian (W.M.).

DESCRIPTION OF PROPOSAL: The applicant, Land Resources NW, LLC, has applied for a preliminary plat approval for a 171-lot single family development on 23.41 acres (approximately 1,019,919 square feet). The site currently has two existing single-family residences which will be demolished.

LEAD AGENCY: City of Sultan

CONDITIONS/MITIGATING MEASURES: The environmental threshold determination and the conditions below are based on analysis for the following documents:

Traffic Impact Assessment, October 2019

Drainage Report, September 2019

Geotechnical Report, July 12, 2018

Wetland Study, January 21, 2019

SEPA Checklist, October 1, 2019

As a condition of this environmental threshold determination the applicant shall follow the recommendations contained in all the above documents.

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

There is no comment period for the MDNS.

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

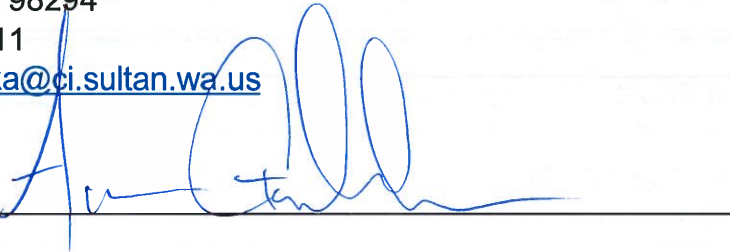
Date of Determination and Issuance: November 7, 2019

Deadline for Submitting Comments/Appeals: 5:00 P.M. on November 21, 2019

Responsible Official:

Andy Galuska, Planning Director
Planning Department
319 Main Street, Suite 200
PO Box 1199
Sultan, WA 98294
360.793.1311
andy.galuska@ci.sultan.wa.us

Signature: _____



Comment Period:

There is a fourteen-calendar day comment period for this Mitigated Determination of Non-significance. (**Comment deadline: 5:00 p.m., November 21, 2019**). Comments on the MDNS addressing environmental issues shall be submitted to the City of Sultan Planning Department at the address below.

Appeals:

Appeals to the above Mitigated 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., November 21, 2019**). 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: November 7, 2019

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 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

