



NOTICE OF PUBLIC HEARING AND MITIGATED DETERMINATION OF NONSIGNIFICANCE

HEARING INFORMATION: The City of Sultan will hold a public hearing on **November 22, 2019**, at **1:00 p.m.** at Sultan City Hall-Council Chambers 319 Main Street, to receive public comments on the “Wyndham Highlands 1 Subdivision”. A public hearing before the Hearing Examiner is held to take public comments and consider the proposed subdivision.

FILE NO.: PP19-003

LOCATION: The site is located at 13018 and 13104 Sultan Basin Rd, Sultan WA 98294, Snohomish County tax parcel Nos. 28082900401100 and 28082900401400; Township 28, Range 08, Section 29, Willamette Meridian (W.M.).

APPLICANT/CONTACT: Jen Haugen, Land Resolutions, 3605 Colby Ave, Everett 98201.

PROJECT DESCRIPTION: The applicant, Land Resources NW, LLC, has applied for a preliminary plat approval for a 171-lot single family development on 23.41 acres. The project is zoned Moderate Density. The comprehensive plan designation is Moderate Density.

NOTICE OF PUBLIC HEARING: **Friday, November 22, 2019 at 1:00 p.m.** by the City Council in the Council Chambers at City Hall, 319 Main Street, Sultan WA 98294.

STAFF CONTACT: Andy Galuska, Planning Director at 360.793.1311 or andy.galuska@ci.sultan.wa.us.

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, provided that the mitigation conditions are met. An environmental impact statement (EIS) **IS NOT** required under RCW 43.21C.030(2)(c). Background information for this determination 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 process in WAC 197-11-340; there is a comment period and an appeal period for the MDNS.

() There is no comment period for the DNS.

(X) This MDNS is issued under 197-11-350; the lead agency will not act on this proposal for 14 days.

Date of Determination and Issuance: November 7, 2019

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

Posted/Mailed: November 7, 2019

Published: November 7, 2019

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 or at the public hearing 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.
- There is a fourteen-calendar day comment period for this Mitigated Determination of Non-significance. (**Comment deadline: 5:00 p.m., November 20, 2019**). Comments on the MDNS addressing environmental issues shall be submitted to the City of Sultan Planning Department at the address below.
- Appeals to the above Mitigation 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 20, 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.
- Comments on a project scheduled for a hearing may be made by submitting then 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

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