

LAND RESOLUTIONS

LAND USE CONSULTANTS
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July 17, 2019

City of Sultan
Attn: Cyd Donk
319 Main Street
Sultan, WA 98294

RE: Daisy Meadows PP19-001
Plan Review Responses #2

Dear Cyd:

This letter is in response to the City's Plan Review Comment Letter #2 dated July 3, 2019. You will find our responses to the comments in italics below.

Planning:

Staff has reviewed the submittal related to the rezone request and we are continuing to determine if a rezone can be approved without a comprehensive plan change. Staff will make a final determination shortly to ensure the applicant has time to make an application for a comprehensive plan change if necessary.

Thank you for the information. Per email from Andy Galuska dated Monday, March 25, 2019, it is our understanding a comprehensive plan change will not be required to move forward with our rezone request.

Review of the subdivision application is being completed as though the Hearing Examiner would approve the rezone request concurrently. If the rezone request is not approved additional review would be required. ***Noted. Thank you.***

1. Confluence Environmental Company has performed an inspection onsite and have agreed with the area of wetland boundary delineated by B&A, Inc. in the area previously referred to as the horse wallow.

Thank you.

2. However, there are still several areas which have not been addressed. Please review the attached letter and address the four additional areas.

We have reviewed the comments provided by Confluence, and while there may be the possibility of wetlands on site to the east, we were unable to obtain permission to access the adjacent properties for site reconnaissance to verify any existence. Ultimately, we redesigned our layout with 45' of open space from the eastern property line, providing an open space buffer between Daisy Meadows and the neighboring single family residence.

Public Works & Civil Design and Construction Drawing Set:

Per conversations with Andy Galuska, Public Works and Civil & Design elements will be addressed with construction plans.

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



Jen Haugen
Assistant Planner
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