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November 7, 2019

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

**RE: Daisy Meadows PP19-001
Lot Averaging Calculations & Project Narrative**

Dear Mr. Galuska:

Daisy Meadows has been revised add Yew Avenue connection back into the plat design and 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 separated out by zone, below.

Low Density Residential:

Per 19.44.040 :

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 and buffers
- (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:

- (TLA) = **239,576 SF**
- (CAE-10) = (TLA) x 10% = 8 acres excluded from calculation **239,576 SF X .10 = 23,958 SF**
- (TCA) = **28,158 SF (including buffers)**
- (CALA) = (TCA) – (CAE-10) = 12 acres
28,158 SF - 23,958 SF = 4,200 SF

3. Calculation of net developable area is as follows:

- (GDA) = (TLA) – (CAE-10) =
239,576 SF – 23,958 SF = 215,618 SF
- (ROW) = **34,243 SF**
- (SDF) = **0 SF**
- (PDA) = (GDA) – ((ROW) + (SDF)) = 50.8 acres
215,618 SF – (34,243 + 0SF) = 181,375 SF

4. Calculation of actual lots is as follows:

- (PDA) = **181,375 SF**
- (MLS) = **8,600 SF**
- (MPL) = (NDA) ÷ (MLS) = 442 lots
181,375 SF / 8,600 SF = 21.09.

(CALA) = **4,200 SF**

(NDA) = (PDA) – (CALA) = 38.8 acres
181,375 SF - 4,200 SF = 177,175 SF

(NMLS) = (NDA) ÷ (MPL) = 3,823 sq. ft. per lot
177,175 SF / 12.09 = 8,401 SF

**5 lots fall within split zones, sharing a portion of their boundaries with the moderate density residential zone. For the purpose of this calculation, those 5 lots were counted as fully lying within low density residential, and meet the requirements as such.*

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:

$$(TLA) = 375,013 \text{ SF}$$

$$(CAE-10) = (TLA) \times 10\% = 8 \text{ acres excluded from calculation } 375,013 \text{ SF} \times .10 = 37,501 \text{ SF}$$

$$(TCA) = 0 \text{ SF (including buffers)}$$

$$(CALA) = (TCA) - (CAE-10) = 12 \text{ acres} \\ 0 \text{ SF} - 37,501 = -37,501 \text{ SF}$$

3. Calculation of net developable area is as follows:

$$(GDA) = (TLA) - (CAE-10) = \\ 375,013 \text{ SF} - 37,501 \text{ SF} = 337,512 \text{ SF}$$

$$(ROW) = 82,007 \text{ SF}$$

$$(SDF) = 0 \text{ SF}$$

$$(PDA) = (GDA) - ((ROW) + (SDF)) = 50.8 \text{ acres} \\ 337,512 \text{ SF} - 82,007 + 0 \text{ SF} = 255,505 \text{ SF}$$

4. Calculation of actual lots is as follows:

$$(PDA) = 255,505 \text{ SF}$$

$$(MLS) = 4,500 \text{ SF}^*$$

$$(MPL) = (PDA) \div (MLS) = 442 \text{ lots} \\ 255,505 \text{ SF} / 4,500 \text{ SF} = 65.11$$

$$(CALA) = -37,501 \text{ SF}$$

$$(NDA) = (PDA) - (CALA) = 38.8 \text{ acres} \\ 255,505 \text{ SF} + 37,501 \text{ SF} = 293,006 \text{ SF}$$

$$(NMLS) = (NDA) \div (MPL) = 3,823 \text{ sq. ft. per lot} \\ 293,006 \text{ SF} / 65.11 = 4,500 \text{ SF}$$

**The minimum lot size within the moderate density residential zone is 4,500 SF. The minimum lot size within the moderate density residential zone utilizing clustering is 6,000 SF. We are choosing to utilize the standard lot size within this application and for the purpose of these calculations within the moderate density zone.*

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.

A handwritten signature in blue ink, appearing to be 'Jen Haugen', written in a cursive style.

Jen Haugen
Assistant Planner