



February 17, 2020

Andy Galuska,
 City of Sultan Planning Director
 P.O. Box 1199
 319 Main Street
 Sultan, WA 98294

Drury Lane – Application #SP2018-00, Minor Adjustment Request

Dear Mr. Galuska:

PACE Engineers, Inc., (PACE) would like to request a minor adjustment to the Drury Lane Short Plat Administrative Decision/Approved Short Plat Map, dated February 5, 2019. The purpose of this minor adjustment request is to change the lot configuration slightly, and to make the access road a private road in a tract, instead of a public road within public right of way per the approved design. This adjustment will have no impact on neighboring properties, the general public or those intended to occupy or use the proposed development. There is no proposed increase or decrease in lot count.

Per SMC 19.08.140 minor adjustments can be made per written request from the applicant and must meet the requirements of this code section for minor adjustments. Per SMC 19.08.140 C, the criteria for minor adjustment approval is as follows:

1. The adjustment maintains the design intent or purpose of the original approval; *The minor adjustment is similar in all ways to the approved short plat. Lot line adjustments are minor while still meeting SMC 16-12.030. The change from a public road to a private road was preferred by the city of sultan during the construction review process.*
2. The adjustment maintains the quality of design or product established by the original approval; *The adjusted design is superior in quality to that approved, the adjust lot layout does not propose duplex sized lots, and the private road will not need city staff for operation or maintenance.*
3. The adjustment does not cause a significant environmental or land use impact on or beyond the site; *The adjusted layout has no additional impacts on the environment of land use on or beyond the site.*
4. The adjustment is not precluded by the terms of this title or by state law from being decided administratively; *The adjustment is minor in nature, meets all sections of SMC, and is a better design in terms of infrastructure and aesthetics for the city of Sultan.*
5. Circumstances render it impractical, infeasible, or detrimental to the public interest to accomplish the subject condition or preliminary short plat approval. *This subsection of code does not apply to this adjustment request. There is no condition we are not meeting, other than the short plat map approved by the decision.*

If you have any questions or need additional information, please call me at (425) 478-9996, or email me at andyre@paceengrs.com.

Sincerely,

PACE Engineers, Inc.

Andrew C. Reaves, PE
 Senior Principal