

SULTAN BASIN ROAD - EXISTING CONDITIONS




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SULTAN BASIN ROAD
 139XX SULTAN BASIN ROAD
 SULTAN, WA 98294
 SNOHOMISH COUNTY PARCEL NUMBER:
 28083200101700

DATE: 9/10/2020
JOB: 1983.0002
BY: JML
SCALE: 1" = 150'
FIGURE NO. 1

On September 3, 2020, Soundview Consultants (SVC) completed a wetland investigation of the 4.0-acre property located at 139XX Sultan Basin Road in the City of Sultan, Washington (Snohomish County Tax Parcel Number 28083200101700). The findings of our site reconnaissance are depicted on the attached exhibit and summarized below:

- Onsite Features – No potential wetlands or streams were observed on the subject property. There is evidence of historical disturbance onsite in the form of spoils piles, grading, and stormwater features. The investigation identified one stormwater pond in the eastern portion of the site. While Sultan Municipal Code (SMC) 17.10.320 does not provide a definition of “wetland”, stormwater ponds are typically considered artificially and intentionally created features that are not regulated as wetlands at the state or federal level. SVC does not anticipate that the City will regulate this stormwater feature and it is our assumption that the development of the stormwater feature was permitted.
- Offsite Ditch – One ditch was observed offsite to the south of the site, paralleling the southern property boundary. The ditch appears to be entirely artificially and intentionally excavated with vertical banks, approximately 1 foot deep and 2 feet wide. Per SMC 17.10.320, wholly artificial channels are not regulated as streams, therefore this ditch is not anticipated to be regulated or project a buffer onto the site.
- Offsite Wetland – One offsite wetland (Wetland A) was observed approximately 240 feet north of the site, north of East Kessler Drive. Wetland A is preliminarily rated as a Category III depressional wetland. Per SMC 17.10.105.A.4 Category III wetlands with moderate habitat scores are subject to a maximum 220-foot protective buffer. Given its distance from the site, the buffer is not anticipated to project onto the site. Furthermore, per SMC 17.10.110.C.d, where legally established roadways interrupt a wetland buffer, the buffer ends at the edge of the roadway. As a result, any potential buffer associated with Wetland A is anticipated to end at the northern edge of East Kessler Drive.

The site is unencumbered by critical areas or their buffers. If you decide to move forward with development, the City may require a report documenting the lack of critical areas onsite; we would be happy to provide a cost estimate of this work, if needed.

Once you have had a chance to review this information, please feel free to call me at 253-514-8952 to discuss our findings.

Nicole Jones-Vogel

Project Manager and Environmental Planner

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