



**BLUE MOUNTAIN MEADOWS – PRELIMINARY
PLAT - HOUSING HOPE**

PROJECT NARRATIVE

This project narrative is provided in support of the Blue Mountain Meadows preliminary plat application for the property owned by Housing Hope. The site is located on Kessler / Eagle Drive in Sultan, Washington, also known as Snohomish County Tax Parcel Number 280832-00101700. The vacant 3.8 acre site is zoned as Moderate Density Residential (MDR). The proposal is to develop the property as Single-Family detached homes with 19 home sites.

The project site can be accessed from the existing Kessler / Eagle Drive to a new public road stub with new private access roads to the east and west. The streets will be built to City of Sultan public street standards, based on the Snohomish Co. adopted EDDS, terminating in a 40' radius cul-de-sac to the east and terminating in a hammerhead turnaround to the west.

Connections to water and sanitary sewer are proposed on Kessler / Eagle Drive. On-site stormwater from the street, driveways and roof run-off will be conveyed to an on-site stormwater pond for treatment and storage, then conveyed to the existing City system in Sultan Basin Road.

The required recreational open space is divided into two pea-patch gardening spaces. Additionally, the project proposes a pedestrian path from the cul-de-sac sidewalk through the stormwater access road to Sultan Basin Road.

Required guest parking is achieved through both on-lot spaces for lots with full driveways, and on-street parallel parking, generally for lots with shared driveways.

Street trees are proposed along the public and private streets. On the south side of the private streets the project proposed placing the sidewalk directly adjacent to the curb for easy access from the parallel parking stalls, placing the planting strip with the associated street trees behind the walk. Considering the size of the lots (around 4,500-5,000 sf), generally one tree is proposed per lot as required by code.