



Planning Department Notice of Application of Land Use Action(s)

PROJECT NAME: Blue Mountain Meadows - Preliminary Plat

FILE NUMBER: 21-000072

DESCRIPTION: The applicant, Housing Hope, has applied for a preliminary plat approval for a 19-lot single family development on 3.8 acres (approximately 167,097 square feet). The site is currently undeveloped. The project is zoned Moderate Density Residential. The comprehensive plan designation is Moderate Density.

LOCATION: The site is located at 1000 Eagle Dr, Sultan WA 98294, Snohomish County tax parcel Nos. 28083200101700; Township 28, Range 08, Section 32, Willamette Meridian (W.M.).

APPLICANT/CONTACT: Bryce Levin, Housing Hope, 3331 Broadway Ave, Everett, WA 98201.

DATE OF APPLICATION: July 12, 2021

DATE OF NOTICE OF COMPLETE APPLICATION: July 9, 2021

APPROVALS REQUIRED (to the extent known): Preliminary subdivision, site civil review/approval and any additional permits which are contained in the current application and required by Title 19.

APPLICATION PROCESS: A preliminary plat is a Level III application per City of Sultan Municipal Code (SMC) Chapters 19.06, 19.08 and 19.26. Level III preliminary plats receive development authorization by the director when it is determined by the hearing examiner that the proposal complies with the provisions of the code and the comprehensive plan.

STUDIES REQUIRED (to the extent known): Geo Technical Report, Stormwater Report, Targeted Drainage Report and Traffic Analysis. These documents are available for review Monday- Friday, 8:00- 5:00 p.m., at Sultan City Hall, 319 Main Street, Suite 200, Sultan WA 98294 and online at <https://wa-sultan.civicplus.com/167/Land-Use-Planning-Projects>

SEPA DETERMINATION: The department has determined that this proposal is not likely to result in any significant adverse environmental impact, and that issuance of a DNS is likely following the comment period for this notice. The optional DNS process of WAC 197-11-355 is being used for this proposal and includes the following:

- 1) This may be your only opportunity to comment on the environmental impacts of the proposal.
- 2) The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.
- 3) A copy of the subsequent threshold determination for this proposal may be obtained upon request.

DATE OF NOTICE OF APPLICATION (NOA): July 23, 2021

COMMENT PERIOD: There is a 14-day public comment period per SMC Chapter 19.34. Written comments will be accepted until the close of the public hearing on this project. When a public hearing is scheduled, a notice will be published. Comments should address completeness of the application, quality or quantity of information presented and the project's conformance to applicable plans or code.

REQUEST FOR SPECIAL NOTICE: A person may request to be provided special notice of a particular application process filed under the provisions of this title by one of the following methods: 1. Filing a no-cost form provided by the City for the purposes of requesting a special notice. 2. Providing by letter or email a request for special notice which clearly states: a) The requester's name and contact information; b) The specific application of interest in the request.

STAFF CONTACT: Andy Galuska, Planning Director at 360.793.1311 or andy.galuska@ci.sultan.wa.us

POSTED ON CITY WEBSITE / MAILED: July 23, 2021

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:
[Blue Mountain Meadows Preliminary Plat](#)
2. Name of applicant:
[Housing Hope](#)

3. Address and phone number of applicant and contact person:

3331 Broadway Avenue
Everett, WA 98201
425.322.3723 ext. 222

Contact: Bryce Levin

4. Date checklist prepared:

July 1, 2021

5. Agency requesting checklist:

City of Bothell

6. Proposed timing or schedule (including phasing, if applicable):

Development of the proposed project will be based on the City of Sultan Preliminary and Final Plat approval timelines.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None Known.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Geotechnical Engineering Report by the Riley Group, Inc. April 2, 2021

Wetland Reconnaissance, Soundview Consultants, LLC September 10, 2020

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None Known.

10. List any government approvals or permits that will be needed for your proposal, if known.

Preliminary and final plat approvals

Traffic Concurrency – prepared by City of Sultan

Clearing and grading permits

Utilities, Road and storm drainage approvals

WSDOE National Pollutant Discharge Elimination System (NPDES), NOI application

ROW Use application

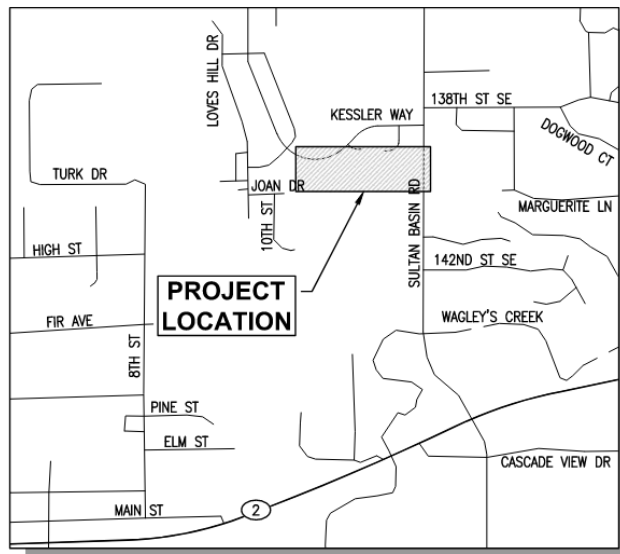
Building permits

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This proposal includes 19 single family lots on an approximate 3.8 acre parcel, with associated grading, road infrastructure and utilities.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project site is not currently addressed, physical location is south of Kessler Way / Eagle Dr. and west of Sultan Basin Road.



VICINITY MAP
1"=1,000'

RECORD LEGAL DESCRIPTION:

THE SOUTH 163.8 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 8 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION;
 THENCE NORTH 150 FEET;
 THENCE WEST 300 FEET;
 THENCE SOUTH 150 FEET;
 THENCE EAST TO THE POINT OF BEGINNING;

AND EXCEPT THAT PORTION LYING WITHIN SULTAN BASIN ROAD.

B. Environmental Elements

1. Earth

1) General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other. Site was previously rough graded for a multi-family project resulting in a flat plateau area with some steep slopes at the project edges and at the previously graded stormwater pond.

2) What is the steepest slope on the site (approximate percent slope)?

The steepest slope is approximately 50%, 2:1 at the previously graded stormwater pond.

3) What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

As described by the Geotechnical report provided by the project the soil in the vicinity of the project is Recessional glacioacustrine deposits, silt and sandy silt to silty sand.

4) Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None Known.

5) Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Approximate 4,680 CY of grading is proposed for the site, comprised of 2,230 CY of Cut, 2,450 CY of Fill, with a net import of 220 CY of fill needed. The source of the fill will be from a local quarry or soil source meeting the requirements of the geotechnical report for import to support building construction, road base material and / or topsoil for planting and seeding.

6) Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, as part of the construction phase erosion control measures will be required to ensure soil and sediment is retained on the site. Typical Temporary Erosion Control BMPs will be implemented as part of the construction process.

7) About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

According to the stormwater report prepared for the project approximately 58% of the site will be covered by impervious surfaces after construction.

8) Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Typical Temporary Erosion Control BMPs will be implemented as part of the construction process. These may include, but not limited to, Silt Fencing, construction entrance, temporary sediment pond, diversion swales, coir logs, wattles, and inlet protection.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
Emissions from construction equipment should be expected.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe
Dust and emissions from construction should be expected.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Construction equipment will be maintained, construction entrances using quarry spalls, watering trucks and wheel washing stations can be implemented if needed.

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
None Known.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
No.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
None.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No waste material will be discharged to surface waters.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged into the ground.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater run-off will be collected from the road and roof downspouts, conveyed to the on-site detention and water quality pond, then metered out to the existing public stormwater system in Sultan Basin Road. The proposed conveyance system does not directly

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Stormwater run-off collection and conveyance to the water quality and detention pond will control the quantity of runoff and rate leaving the site.

4. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

The majority of the site was previously cleared and rough graded for the abandoned Multi-family project. There are a few clusters of deciduous trees and conifers, with some shrubs and brush that will be removed as part of the subdivision development.

c. List threatened and endangered species known to be on or near the site.

None Known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The project includes roadway planting strips, and based on City requirements a minimum of one tree per residential lot.

e. List all noxious weeds and invasive species known to be on or near the site.

None Known.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: **hawk**, heron, **eagle**, **songbirds**, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

None Known.

c. Is the site part of a migration route? If so, explain.

Yes, the Puget Sound region is located within the Puget Sound Flyway migration route.

d. Proposed measures to preserve or enhance wildlife, if any:

None

e. List any invasive animal species known to be on or near the site.

None Known.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity is anticipated to be the source for the project's energy needs.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

None are included in the subdivision permit process.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe.

Construction equipment and materials related to construction of the project's infrastructure and final building construction may pose an environmental hazard.

1) Describe any known or possible contamination at the site from present or past uses.

None Known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None Known.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Petroleum products for construction equipment.

4) Describe special emergency services that might be required.

None anticipated.

5) Proposed measures to reduce or control environmental health hazards, if any:

The contractor will be required to provide a spill prevention plan and have it kept onsite during construction.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None Known.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Temporary construction noises are anticipated while the project is under construction during normal working hours. At completion, the project will generate typical residential traffic noise.

3) Proposed measures to reduce or control noise impacts, if any:

None.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently vacant. The use of the adjacent properties is single family residential.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Unknown

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

The site is currently vacant.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

Moderate Density Residential

- f. What is the current comprehensive plan designation of the site?
Moderate Density Residential
- g. If applicable, what is the current shoreline master program designation of the site?
None
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No.
- i. Approximately how many people would reside or work in the completed project?
The project proposes 19 single family homes, anticipating approx.. 75 new residents.
- j. Approximately how many people would the completed project displace?
None
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None needed

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
None

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
None.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
The proposed subdivision includes 19 lots / units anticipated to be middle income housing.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None.
- c. Proposed measures to reduce or control housing impacts, if any:
None.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
The homes may be 30 feet tall as two-story residential structures permitted within the Moderate Residential Zone. Typical building material anticipated is wood frame construction with common wood or composite siding, asphalt tile roofing material.
- b. What views in the immediate vicinity would be altered or obstructed?
Adjacent homes to the north and west will be altered from the currently open cleared site to the proposed housing development.

- c. Proposed measures to reduce or control aesthetic impacts, if any:
None.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
The project will produce lighting and glare typical with a residential neighborhood.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No
- c. What existing off-site sources of light or glare may affect your proposal?
None.
- d. Proposed measures to reduce or control light and glare impacts, if any:
None.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
None.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None. No impacts are anticipated.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.
No.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
The proposed project may be located within an area of tribal interest as shown on the DAHP WISSARD map. No landmarks, features or other evidence of Indian or historic use or occupation was found.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
The Department of Archeological and Historic Protection (DAHP) WISSARD website was consulted.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
Impacts to resources are not anticipated.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
Kessler Way / Eagle Dr. will be used to access the proposed housing development. It is expected that the vehicle traffic from the project will also use Sultan Basin road and Hwy 2 as connections to Kessler Way to access the project site.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
No. Distance to nearest transit stop is approximately ½ mile to Hwy 2

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The completed project will provide two parking spaces for each home and at a minimum one guest parking space for every two homes. The proposed project will not eliminate any existing parking spaces.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
The proposed project will include one public street stub road connecting to two private access roads to access the new homes. The roads will include five foot pedestrian sidewalks on both sides, planting strips and in specific areas provide on-street parking.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
Each home in the proposed project is expected to generate 10 vehicular trips per day or 190 total for the proposed 19 homes. The City of Sultan will review the traffic volumes as part of the subdivision application.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
No.

- h. Proposed measures to reduce or control transportation impacts, if any:
Traffic mitigation fees are expected as part of the development cost for the proposed project. The funds accepted by the City are anticipated to contribute to roadway projects that will mitigate the impacts of the increased traffic volumes generated by the project.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
Yes, additional residential homes and associated new residents will require additional need for public services.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
Development and public works fees and taxes associated with the proposed project are intended to control direct impacts on public services.

16. Utilities

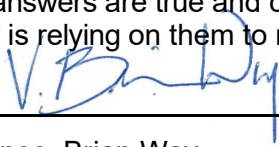
- a. Circle utilities currently available at the site:
electricity, natural gas, water, reuse service, telephone, sanitary sewer, septic system, other _____
- d. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Sanitary Sewer and Water available from Kessler Way / Eagle Drive will be extended into the proposed project site. Electricity and communication in coordination is available from Kessler / Eagle Drive and Sultan Basin Rd. The developer will work with the franchise utilities to assess the best route to extend services throughout the development.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____



Name of signee Brian Way

Position and Agency/Organization Project Manager / PACE Engineers

Date Submitted: 7/2/2021