

482nd St SE

Photo Not Available

IRICE

Rice Pkwy (839th Ave SE)

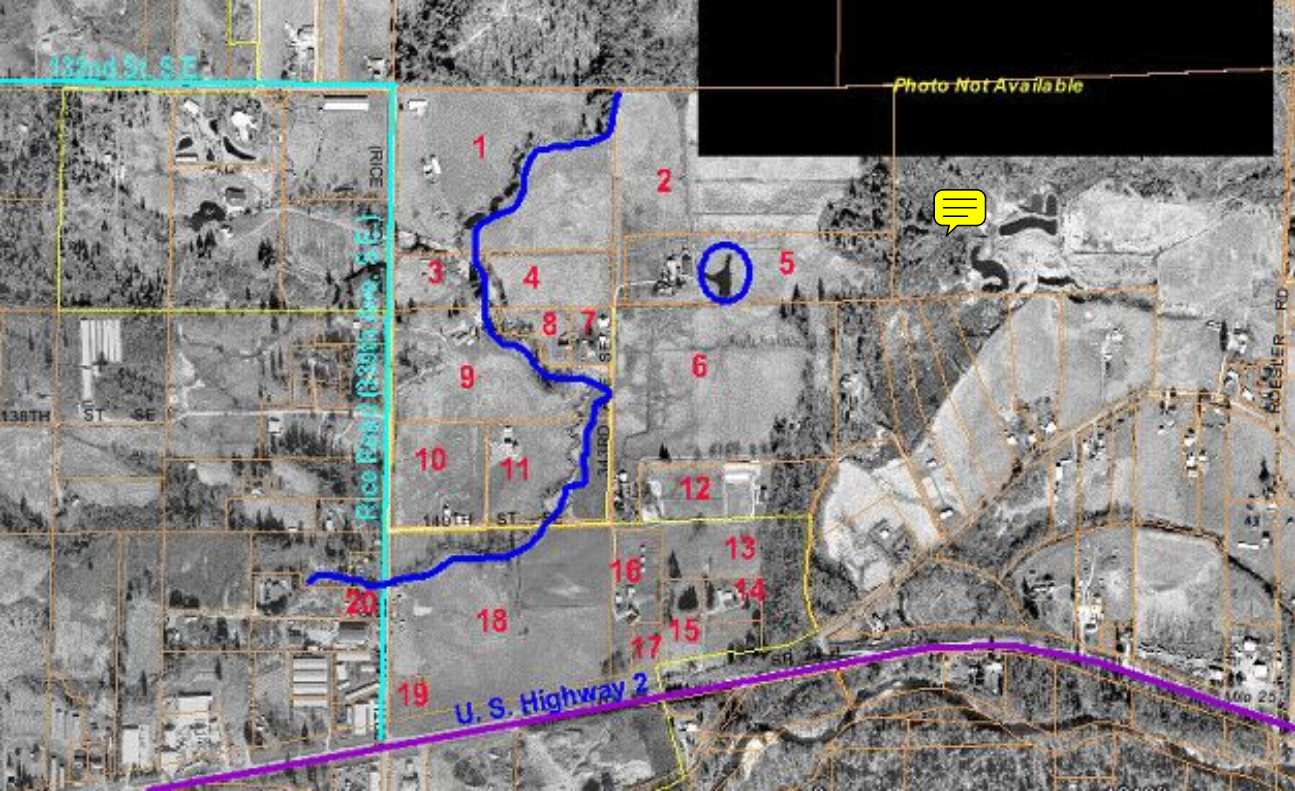
138TH ST SE

140TH ST

U.S. Highway 2

ROESLER RD

100 25



PROPERTY INFORMATION

Sultan Proposed Eastside Economic Development Area

NOTES:

1. Map reference items #1 through 12 comprise 165.52 acres recommended be approved for the expansion of Sultan's UGA by its Planning Commission during their 9/3/03 meeting.
2. A significant portion of this land includes highly ecologically sensitive areas. The justification for UGA expansion into this east side area given during several Planning Comm. discussions was that the newly-completed LID 97-1 area contains "too many sensitive areas" and investors are not interested. This point was posited and enthusiastically argued by eastside landowner Janie Botting, real estate broker Bart Dalmasso and Tom Green, land owner in the area of probable large-scale land development in what is generally referred to as "North Wagley."
3. 81.78 of those 165 acres are designated "830 Open Space/Agriculture" on the County Assessor's website.
4. 60.74 of those 165 acres are owned by members of the Botting family.
5. Janie Botting, a Sultan Planning Commissioner, actively advocated and voted to include this 165+ acres in Sultan's UGA.
6. Source of information: downloaded from the Snohomish County Assessor site. Link: <http://gis.co.snohomish.wa.us/maps/property/viewer.htm>

Map Ref. #:	Parcel Size (in acres)	Property Ownership	Comments of Interest	County's Tax use code
1	29.40	York, Anna	Significant sensitive areas; Wagley creek. Also appears to be a series of ponds on the property.	111 single family residence - detached
2	33.30	Botting, Peter	Note: This is a CORRECTION to an erroneous statement made in my Oct. 1, 2003 update, wherein I had mistakenly identified Mr. Botting's property as the parcel containing a good-sized lake or pond. I had misread the lightly-colored parcel lines. This lake/pond is actually located on the parcel directly south of his property, owned by Breckenridge (see below Map Ref. #5 below). Our apologies.	910 Undeveloped (Vacant) Land (Taxpayer address is in Mill Creek; Owner address is P.O. Box in Seattle)
3	4.02	Botting, Jane (a Sultan Planning Commissioner) & Ernie (deceased)	It appears that Wagley Creek runs through the northeastern tip of this property.	910 Undeveloped (Vacant) Land
4	5.76	Breckenridge, John & Katie	It appears that the southwestern portion of this parcel includes Wagley Creek.	830 Open Space Agriculture RCW 84.34
5	15	Breckenridge, John & Katie	There is a rather good-sized lake or pond located almost in the middle of this parcel. NOTE: This is the property that we erroneously identified in our 10/2/03 update as belonging to Mr. Peter Botting. Our apologies.	111 Single family residence - Detached
6	30	Neiffer, Milton		830 Open Space Agriculture RCW 84.34
7	2.02	Breckenridge, John & Katie		111 Single family residence - detached
8	2.41	Breckenridge, John & Katie	It appears that Wagley Creek flows along the westerly edge	830 Open space Agriculture RCW 84.34

			of this property, but the photo details are not sufficient enough to make a true determination.	
9	15.85	Botting, Jane (a Sultan Planning Commissioner) and Ernie (deceased)	See note above for map ref. #8; it appears that Wagley flows along the border of these two properties.	830 Open space Agriculture RCW 84.34.
10	7.57	Botting, Scott		830 Open space Agriculture RCW 84.34
11	10.73	Morehouse, Robert & Tiffany	Wagley Creek flows in a southerly direction on the eastern third of this parcel.	830 Open space, Agriculture RCW 84.34
12	9.46	Ludwig, Mary/Shannon & Woodcock, Wm.		830 Open space Agriculture RCW 84,34
This is the end of the 165 acres being proposed for UGA expansion. The properties listed below this row indicate those that are located within the Sultan city limits.				
13	11.09	Botting, Ernest (deceased)		830 Open space Agriculture RCW 84.34
14	2.02	Mustach (no first name indicated)		(1) 111 Single family residence - detached (2) Taxpayer/owner's address is Mukilteo
15	4.26	Mustach, Steve		(1) 910 Undeveloped (Vacant) Land (2) Taxpayer/owner address is P. O. Box in Mukilteo
16	4.89	Botting, Ernest (deceased)		830 Open Space Agriculture RCW 84.34
17	1.05	PUD		(1) 910 Undeveloped (Vacant) land (2) Exemption: "Government Property" (3) A land sale occurred on 5/16/02, transferring ownership from Ernest and Jane Botting to PUD #1 for \$273,900. (4) Taxpayer/owner info is P.O. Box 1107 in Everett
18	30.43	Botting, Helen C. Trust	Wagley Creek runs westerly near the northern portion of this property.	Taxpayer address shown as Trust in Mesa, AZ; Owner name shown as Trust, 34504 - 140 th SE, Sultan
19	1	McDonald's Corporation		A boundary line adjustment (BLA) was requested and granted in 2000/2001 (see our Land Use page) by Ernest Botting to make a place for McDonald's.

20	0.79	Flower, James & Elizabeth	<p>The only reason we have included Mr. Flower's parcel in this matrix is that Jim is currently running for Sultan Council Position #5 and he has made public statements related to Wagley Creek, as well as conflicting public statements in public venues related to his personal financial interests in the subject of Wagley Creek. Without inserting my personal opinion in the discussion, I offer a summary below. (Full transcriptions of all comments can be located on our website, "Transcriptions" page.</p> <p>Personal Financial Interest in Wagley: During Mr. Flower's 10/2/02 council interview to gain a seat on the Planning Commission, he made the comment that he had no financial interest or would gain nothing by decisions made if he were on the Commission. But his testimony given six months earlier in the 4/2/02 Planning Commission hearing on Sultan's Industrial Master Plan, he indicated that it was always his plan to build a store on his shy acre parcel, but the Wagley Creek buffer setbacks would kill his dream.</p> <p>Two of Mr. Flower's "Creative Solutions" for the environment: Candidate Flower has testified in public venues on what he considers to be "creative" solutions for Wagley Creek, among them, a 25-foot buffer zone. He was the first person to use the terms, "The Drainage Ditch" and "The Wagley Ditch" in a public venue when referring to Wagley Creek. Another "creative solution" is to re-route Wagley Creek to flow eastward into the Wallace River, diverting his current course. According to a discussion Mr. Flower had with Mr. Scott Botting, that was the original course for Wagley 100 years ago. I have spoken with Mr. Flower on his opinions, and he's aware of my contrasting viewpoint. We have agreed to disagree.</p> <p>(For detail, visit our Transcription page and read his testimony given during the 4/2/02 Ind. Park Master Plan PC Hearing; his interview in Council for a Planning Commission position in October, 2002; and the 6/17/03 PC hearing on Sultan's comp plan.)</p>
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