

# LEGAL NOTICES

## CITY OF SULTAN ENVIRONMENTAL MITIGATED DETERMINATION OF NONSIGNIFICANCE

The City Of Sultan has conducted an Environmental Review of the following project:

**FILE NAME AND NUMBER:**

Anderson Farms Planned Unit Development;

File Number FP-PUD 05-003

**LOCATION:**

The project site is located in the City of Sultan, West of Sultan Basin Road, and North of Bryant at 3316 135th St. SE and 32205 Bryant Road, Sultan, Washington 98294

**SEPA DETERMINATION:**

**MITIGATED DECLARATION OF NON-SIGNIFICANCE (MDNS)**

**PROJECT DESCRIPTION:**

Preliminary Planned Unit Development and Subdivision of two parcels totaling 6.47 acres to create home sites for 26 new single family residences. One existing building will be demolished. Private streets, native growth protection areas, and on-site recreation areas would be included.

**PROPONENT:**

Grandview, Inc.

POB 159

Arlington, Washington 98223

ATTN: Scott Wammack

**LEAD AGENCY:**

City of Sultan

319 Main Street

PO Box 1199

Sultan WA 98294-1199

**Responsible Official:** Rick Cisar,

Director of Community Development

The City of Sultan has determined that this proposal does not have probable significant impacts on the environment subject to the conditions described in attachment A. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c) provided the applicant complies with the attached conditions. This decision was made after review of a completed environmental checklist and other information on file with the City of Sultan. This information is available to the public on request.

This Mitigated Determination of Non-significance (MDNS) is issued under WAC 197-11-340(2) and WAC 197-11-350.

Issuance of this threshold determination does not constitute approval of the building permit. This proposal will be reviewed for compliance with all applicable City codes that regulate development activities.

**Comments:**

Written comments may be submitted to the City of Sultan at the address above prior to 5:00 pm on October 30, 2007. Unless action is taken by the Lead Agency, this MDNS shall become final at the end of the comment period.

**Appeal:** Any interested person may appeal this threshold determination in accordance with SMC 17.04.240. Appeals must be received within 14 days of the end of the comment period (by 5:00 pm November 13, 2007). You should be prepared to make specific factual objections.

For more information, contact:

Rick Cisar, City of Sultan Director of Community Development; (360) 793-2231; rick.cisar@ci.sultan.wa.us; 319 Main Street; PO Box 1199, Sultan, WA 98294-1199.

Signature: RICK CISAR

Date: October 16, 2007

Date of Issuance: October 16, 2007

MDNS: 07-05

Send: Corps of Engineers, Ecology, Fish and Wildlife, WSDOT, Tulalip Tribes, Snohomish County

## ATTACHMENT A ANDERSON FARMS PLANNED UNIT DEVELOPMENT ENVIRONMENTAL IMPACTS TO BE MITIGATED:

- Impacts on critical areas shall be mitigated in accordance with the March 28, 2007 letter by Graham-Bunting Associates, including (at minimum):
  - Add an enhanced upland buffer to Wetland E to be a minimum twenty-five feet behind lots 7-10. Increase the buffer width of Wetland E to a minimum of 25 feet wide with enhancement by the detention ponds.
  - Increase the buffer width along lots 19-23 on Wetland C to be a minimum of 12 feet wide in small areas with an average of a 25 foot upland buffer combined with enhancing the wetland.
  - Obtain approval for mitigation plan, if needed, from the Department of Ecology.
  - Plant bio-swales with vegetation to enhance the upland buffer on Wetlands A and B.
  - Maintain and monitor wetland and stream mitigation for a three-year period following installation. Such mitigation shall be secured with a performance bond filed with the City.
- Public safety and service impacts shall be mitigated by development of public streets with minimum 50 foot rights-of-way, sidewalks on both sides, and onstreet parking on one side in accord with the City Design Standards.
- Site development impacts shall be mitigated either by evidence supporting a variance request to depart from required setbacks, or by redesign to comply with SMC 16.10.120.
- Recreation impacts shall be mitigated by implementing an approved open space and recreation plan meeting the requirements of SMC 16.72, 16.10.140 and payment of impact fees. Trails that are part of the open space plan shall be designed to provide usable access, avoid interference with adjacent lots and wetlands impacts related to the trail shall be mitigated.
- The development shall meet concurrency requirements for Arterial and other roadways, Potable water, Wastewater, Police Protection, and Parks and Recreation SMC 16108.
- Transportation Impacts shall be mitigated by Sultan Basin Road improvements and/or payment of impact fees.
- School impacts shall be mitigated by payment of impact fees.

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