



City of Sultan
NOTICE OF APPLICATION
PROJECT INFORMATION

Date of application: February 7, 2003
Date determined complete: March 6, 2003
Date of notice of application: March 14, 2003
File Name and number: Botting Short Plat,
SP03-001

Applicant: Paul Billbruck,
SR-92 Associates

Project description: The applicant proposes to subdivide approximately 30 acres into 2 lots as shown on the attached drawing and resulting in lot 1, which would be about 1.2 acres, and lot 2, which would be about 28.2 acres. The site is zoned Highway Oriented Development (HOD), and includes Wagley's Creek and associated wetlands.

Location: Parcel number 280834-003-005-00, on the northeast side of the intersection of Rice Road (339th) and State Route 2 (north and east of McDonalds) in the City of Sultan.

Other known permits include: Development of the site will likely require stormwater and building permits. This short plat requires review of wetland and habitat areas, including state Department of Fish & Wildlife review.

Studies required with the application include: A critical areas study, a traffic analysis, a preliminary geotechnical evaluation, and a drainage report have been submitted.

SEPA Environmental determination:

This proposal is not exempt from environmental review, and requires an environmental threshold determination pursuant to SEPA.

This project will be reviewed for conformance with the Sultan Comprehensive Plan, and planning standards and specifications adopted by the State of Washington and the City of Sultan. Following the public comment period and project review, the City Planner will issue a staff decision.

FILES AVAILABLE FOR PUBLIC REVIEW

The project files are available for public review and may be requested at Sultan City Hall, 319 Main Street, Sultan, Washington.

OPPORTUNITY FOR PUBLIC REVIEW

The purpose of this notice is to provide public notification of the project submittal. Any person may comment on this application. Public comments will be accepted until the end of a minimum comment period of 14 days, ending at 5:00 p.m., March 24, 2002. Comments may be mailed or faxed to the following address:

City of Sultan
Department of Planning and Community Development
319 Main Street
P.O. Box 1199
Sultan, WA 98294
fax (360) 793-3344,

Attn: Department of Planning and Community Development
DECISION AND APPEALS

The decision of the City Planner shall be final subject to the right to appeal to the Hearing Examiner. Appeals must be filed within 10 days from the date of decision in accordance with SMC 16.120.100. You may request a copy of the decision and information about your appeal rights by calling the City of Sultan at (360) 793-2231.

Published: March 14, 2003.