

Skyridge Estates, LLC

13823 80TH Street SE
Snohomish, Washington 98290

April 27, 2006

Council Chair Kirke Sievers
Snohomish County Council
3000 Rockefeller, M/S 609
Everett, WA 98201

RE: City of Sultan Remand - UGA Expansion

Dear Councilmember Sievers,

I am writing you today to urge you and the other members of the council to vote this year in favor of a UGA expansion for the City of Sultan. Our company is a stakeholder and we have been very supportive of the City and have observed the tremendous strides the City has taken in working with PDS and other agencies to address matters including population and employment reconciliation, sewer plan, and water plan. The City and Snohomish County have agreed on reconciled population targets of 11,119 for population and 2,000 for employment. The proposed UGA expansion is necessary to support these targets. At a recent hearing, Mayor Tolson read and delivered a letter summarizing the work completed. The City has had some very good assistance from PDS, and we commend the effort.

While it would be nice right now, today to have an exact blueprint for an improved sewer plant, a primary discussion point with PDS, recommendations from BHC (engineering consultants for the City of Sultan) are not expected until June of this year. The City is working to move up that timeline. The City Council will act on BHC's recommendations this year. Conferring with our own counsel, it is clear that the City of Sultan has already completed all items required to be in compliance with the Growth Management Act for a UGA expansion. Regardless, the BHC recommendations will be received well in advance of what we hear may be a late-summer vote on UGA expansions from the Snohomish County Council.

Summarizing some important points:

- The City of Sultan has some **\$4.8MM** in funds set aside for anticipated sewer plant improvements.
- The City is expecting another **\$4MM** in funds for future improvements via future anticipated sewer hook-up charges.
- The City recently reduced its expansion request significantly, to assure that it's requested UGA Expansion was within the footprint of the already completed Environmental Impact Statement.
- The City's sewer plant is **currently** operating at just 48% of its capacity and ample room for additional hookups.
- The City has hired some of the best engineers in the State of Washington to provide recommendations for expansion of its facilities.
- The City has expended considerable time and energy in working with PDS to meet the requirements for a UGA expansion, while working full time in its other responsibilities to its citizens with respect to services, plat approvals, permits, and so forth. Being a smaller community with a limited staff, you can imagine the workload involved in such a process. The City's staff and Mayor have proven time and time again their tenacity and character in getting through this process.
- Perhaps most importantly, Cities need to have some room to grow. An economically vibrant community is dependent on new businesses, newly created jobs, and reasonably priced housing. Cities must have an increasing tax base to simply keep up with increased costs. And, Sultan is obligated to grow by the GMA to accommodate an anticipated growing population. Housing costs are skyrocketing, and while some families can afford a \$500,000 home, many can not. Sultan's home prices are some of the most reasonable in the county, but are rising fast as the City is running out of good developable land.

From time to time, we hear things in the community relative to this requested UGA expansion. We hear of different prospective dates for a vote, and whether or not PDS will make the recommendation for the UGA expansion this year. The City has done its job and has worked incredibly hard, after learning that a UGA expansion would not happen in 2005. If it does not get the opportunity this year, then two years will have elapsed with no UGA expansion, delaying the City even further in its efforts to make Sultan an economically viable, safe, and enjoyable place to live.

Sultan can grow and provide homes and jobs, while at the same time providing adequate protection for the environment and safety for its citizens. We hope that you and the rest of the Council will agree and will vote to expand Sultan's UGA boundary as requested.

Sincerely,

Wayne Fjelstad
President