



# City of Sultan

Planning Department

Ms. Veronica Hayward  
ValWorks 2000  
16981 - 158<sup>th</sup> Place S.E.  
Monroe, WA 98072

Subject: Revised Plat of Willow Trace  
Auditor's File Number 200007115007

Dear Ms. Hayward:

I have been conducting my review of the revised mitigation plan prepared by BHS for Tract 999 and Lot 108 of the Revised Plat of Willow Trace, Auditor's File Number 20007115007.

I noted during my review two discrepancies in the use designations on the plat. They are as follows: (1) Tract 999 noted as "PARK" and (2) Lot 108 identified as SF or Single Family Lot/Use. These discrepancies must be corrected to ensure the recorded plat accurately reflects the uses and limitations on the two properties.

Tract 999 should be designated as "Open Space" with the buffers identified, the limitation of use for critical areas, and also a reference to the mitigation plan. Likewise, Lot 108, should be designated as "Private Park", again with a reference to the park plan prepared by BHS.

The modifications, because of their impact on critical areas, the intent and the purpose of the original design and the modifications to the intended land uses will require a replat under Sultan Municipal Code 16.28.470(A) (attached for your review) for the tract and lot with a public hearing before the Hearing Examiner with final approval by City Council. Please contact me to make arrangements to schedule the public hearing.

Sincerely,

Rick Cisar  
Planning Director

Encl.

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