

CITY OF SULTAN NOTICE OF PUBLIC HEARING

The City of Sultan Planning Board will conduct a Public Hearing on April 6, 2010, at or shortly after 7:00 p.m. in the Council Chambers, located at City Hall, 319 Main Street, Sultan, Washington. At this time, public comments will be taken on a proposal to remove the Planned Unit Development procedure from the Sultan Municipal Code Title 16 and add a procedure for Lot Averaging in Subdivision proposals.

The Sultan Municipal Code is proposed to be revised to remove the Planned Unit Development procedure as an alternative means of subdividing land. To provide some of the flexibility that was allowed by the Planned Unit Development procedure, the Planning Board is considering adoption of a Lot Averaging procedure. This procedure requires Developers to adhere to all regular subdivision standards, but allows a reduction in the minimum lot size called for in the applicable Land Use Zone. The reduction is based on the percentage of Wetlands, Steep Slopes, and other Critical Areas that are undevelopable. The minimum lot size cannot reduce beyond 75% of the minimum required in the applicable Land Use Zone. Formulas are provided to calculate any allowable reduction.

Copies of the proposed Amendments may be viewed at City Hall. Written comments may be sent to the Community Development Director at P.O. Box 1199, Sultan, WA 98294-1199.

For further information please call City Hall at 360-793-2231.

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