



## Community Development Department Notice of Public Hearing

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**SUBJECT:** Lot Size Averaging and Cluster Subdivision Code Update

**DESCRIPTION:** The City of Sultan is updating two sections of its zoning and subdivision code to increase urban residential building capacity in response to the regional housing crisis. This includes considering revisions to the code sections related to lot size averaging and adding a section to allow cluster subdivisions. The Draft code changes that has been developed can be viewed at City Hall or on the City of Sultan website.

**PUBLIC HEARING:** The City of Sultan will hold a Public Hearing before the City Council at their September 23<sup>rd</sup>, 2021 meeting at 7:00 PM. The meeting will be held remotely on the Zoom meeting platform. Instructions on how to attend the meeting via zoom are included with this notice and available online at <https://ci.sultan.wa.us/205/City-Council>

**THRESHOLD DETERMINATION:** Threshold Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) IS NOT required under RCW 43.21C.030(2)(c). This decision was made after review by City Staff of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request. This DNS is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by September 14, 2021, to the responsible official at the address listed below.

**COMMENT PERIOD:** The City of Sultan will hold a Public Hearing before the City Council at their September 23<sup>rd</sup>, 2021 meeting at 7:00 PM. The meeting will be held in person at City Hall as well as remotely on the Zoom meeting platform. Instructions on how to attend the meeting via zoom are included with the council packet available on-line at <https://ci.sultan.wa.us/205/City-Council> Comments can be submitted verbally at the hearing or in writing at any time prior to the close of the public comment portion of the hearing.

**APPEALS:** Appeals to the above Determination of Non-Significance must be filed with the City of Sultan within fourteen calendar days of the date of issuance above (**Appeal deadline: 5:00 p.m., September 14, 2021**). Appeals must be filed in writing with the City of Sultan Community Development Director at the address below. Appeals must be filed in accordance with SMC 17.04.240 "Appeals". Appeals shall set forth the specific reason, rationale, and/or basis for the appeal.

**STAFF CONTACT:** Andy Galuska, Planning Director at 360.793.1311 or [andy.galuska@ci.sultan.wa.us](mailto:andy.galuska@ci.sultan.wa.us)

**POSTED ON CITY WEBSITE / MAILED:** August 30, 2021

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## HOW TO USE THIS NOTICE

### To learn more about a project:

- Call the City of Sultan Community Development Department at 360.793.2231.
- Review the project file at the Community Development Department at Sultan City Hall, 319 Main Street, Sultan WA.
- Hours 9 a.m. – 4 p.m. daily.

### To comment on a project:

- Submit written comments to the Community Development Department at the address below. All comments received prior to issuance of a department decision or recommendation will be reviewed. To ensure that comments are addressed in the decision or recommendation, they should be received by the Community Development Department before the end of the comment period.
- Comments on a project scheduled for a public hearing may be made by submitting them in writing to the Community Development Department prior to the open record hearing or submitting three (3) copies at the hearing or by testifying verbally at the hearing.
- You may become a party of record for a project by: 1) submitting original written comments and request to become a party of record to the City Community Development Department prior to the hearing; 2) testifying at the hearing; or 3) entering your name on a sign-up register at the hearing. NOTE: Only persons who submit written or oral testimony to the permit issuing authority may appeal the decision.

### Request for special notice:

A person may request to be provided special notice of a particular application process filed under the provisions of this title by one of the following methods:

1. Filing a no-cost form provided by the City for the purposes of requesting a special notice.
2. Providing by letter or email a request for special notice which clearly states:
  - The requester's name and contact information;
  - The specific application of interest in the request.

### HOW TO REACH US

The Community Development Department for the City of Sultan is located at 319 Main Street, Sultan WA 98294. For information about the project or to view the project file, contact Andy Galuska, Planning Director, at 360.793.1311 or [andy.galuska@ci.sultan.wa.us](mailto:andy.galuska@ci.sultan.wa.us) or Cyd Donk, Assistant Planner, at 360.793.1099 or [cyd.donk@ci.sultan.wa.us](mailto:cyd.donk@ci.sultan.wa.us)

**Accommodations for people with disabilities will be provided upon request.  
Please contact City Hall at 360.793.2231 and allow one-week advance notice.**

**DIRECTIONS FOR ATTENDING THE PUBLIC HEARING DURING THE CITY COUNCIL MEETING AND INSTRUCTIONS ON PROVIDING REMOTE ORAL PUBLIC COMMENT:**

1. At 7:00 p.m. (or shortly before or after) on Thursday, please join the meeting via computer or phone as shown below and enter the meeting ID to join the meeting. If using the website, the phone number given may be different, please follow prompts given:
  - a. Via Computer: <https://us02web.zoom.us/j/82020896747?from=addon>
  - b. Phone #: (253) 215-8782
  - c. Meeting ID: 820 2089 6747
  - d. After you enter the meeting ID, if it asks for a participant ID, just wait or press # and you will be added to the meeting.

Please note if you attend via computer, your computer may provide different options for connecting to audio to include different phone numbers. It is recommended to follow the zoom computer prompts to connect to the meeting

2. You will be muted upon entry to the meeting. When it is the portion of the meeting for Public Comment, your name will be called to speak, and the City Clerk will unmute you.
3. Please begin your comments by stating your name, city of residence, and any organization represented.
4. Please be advised that your comments are being recorded.

Each speaker is allotted 3 minutes and you will be notified when your time has expired.