

Wetland Resources, Inc.

Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance

9505 19th Avenue S.E.
Suite 106
Everett, Washington 98208
(425) 337-3174
Fax (425) 337-3045

September 6, 2006

Kay George
1304 Skywall Dr.
Sultan, WA 98294

RE: Wetland Reconnaissance Report
2 Acres - Located at 701 High Street
City of Sultan, WA

On May 23, 2002 *Wetland Resources, Inc.* investigated the above-described property for the presence of wetlands and streams. No wetlands or streams were found on or within 100 feet of the property. *Wetland Resources* revisited the site on September 5, 2006 to determine if site conditions had changed. The property boundaries had increased by approximately 10 feet along the western edge of the site. We determined that site conditions remain the same as reported in 2002. No wetlands or streams occur on or within 100 feet of the subject property. The Washington State Wetlands Identification and Delineation Manual, March 1997 was used as the basis for wetland identification.

If I can answer any further questions please contact me directly.

Cordially,

Wetland Resources, Inc.



William Railton, PWS
Principal Wetland Ecologist



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Everett, Washington 98208
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May 29, 2002

Kay George
1304 Skywall Dr.
Sultan, WA 98294

**CRITICAL AREA RECONNAISSANCE REPORT
701 HIGH STREET
CITY OF SULTAN - SNOHOMISH COUNTY, WA**

Wetland Resources, Inc., completed a site investigation on May 23, 2002 to evaluate the potential presence of jurisdictional wetlands and streams on an approximate 2 acre site located on the north side of High Street in the city of Sultan, WA. The site lies as a portion of Sec. 32, Twp. 28N, Rge. 8E, WM. The Washington State Department of Ecology Wetlands Identification and Delineation Manual (March 1997) was used to evaluate site conditions.

Site Description

The subject property is bounded to the south by High Street, to the east and west by single family residences and on the north by a commercial development. The south one-quarter of the property contains an existing single family residence with associated out buildings. The central portion of the property is vegetated with native grasses. The north end of the property is vegetated with red alder, Himalayan blackberry and native grass. The topography of the site is sloping gradually to the north.

Wetlands

No wetlands were found on or within 100 feet of this property. Two shallow swales cross the property from west to east. The first swale (data point S1) lies near the center of the property. Vegetation in this area was dominated by creeping buttercup, considered as a wetland indicator. The underlying soils were distinctly non-hydric in color. This swale was determined to be non-wetland based on soils. The second swale lies at the north end of the property. Again, the data point (S2) was placed in a low area. The vegetation complex in this swale was indicative of potential wetland conditions. The soils again were non-hydric in color. The second swale was determined to be upland based on soils. Information gathered at the other data points confirmed that the site is upland.

The laws applicable to wetlands are subject to varying interpretations and may be changed at any time by the courts or legislative bodies. This report is intended to provide

information deemed relevant in the applicant's attempt to comply with the laws now in effect.

The work for this report has conformed to the standard of care employed by wetland ecologists. No other representation or warranty is made concerning the work or this report and any implied representation or warranty is disclaimed.

A handwritten signature in dark ink, appearing to read "William Railton", with a stylized flourish at the end.

William Railton PWS
Principal Wetland Ecologist

Field Data
Kay George WRI# 02108
Investigation Date: May 23, 2002

Pit	Depth	Texture	Color	Moisture	Species	%	Status	Strata
S1	0"-3"	sil	10YR 3/2	dry-slt moist	<i>Ranunculus repens</i>	100	FacW	herb
Non-	3"-8"	sil	2.5Y 3/3	slt moist				
Wetland	8"-18"	sil	2.5Y 4/3	slt moist				

Conclusion: Non-Wetland - Parameter for hydric soils is not met.

S2	0"-4"	sil	10YR 3/2	moist	<i>Holcus lanatus</i>	40	Fac	herb
Non-Wetland	4"-18"	sil	2.5Y 4/4	moist	<i>Rubus discolor</i>	15	FacU	w. vine
					<i>Agrostis tenuis</i>	15	Fac	herb
					<i>Pteridium aquilinum</i>	10	FacU	herb

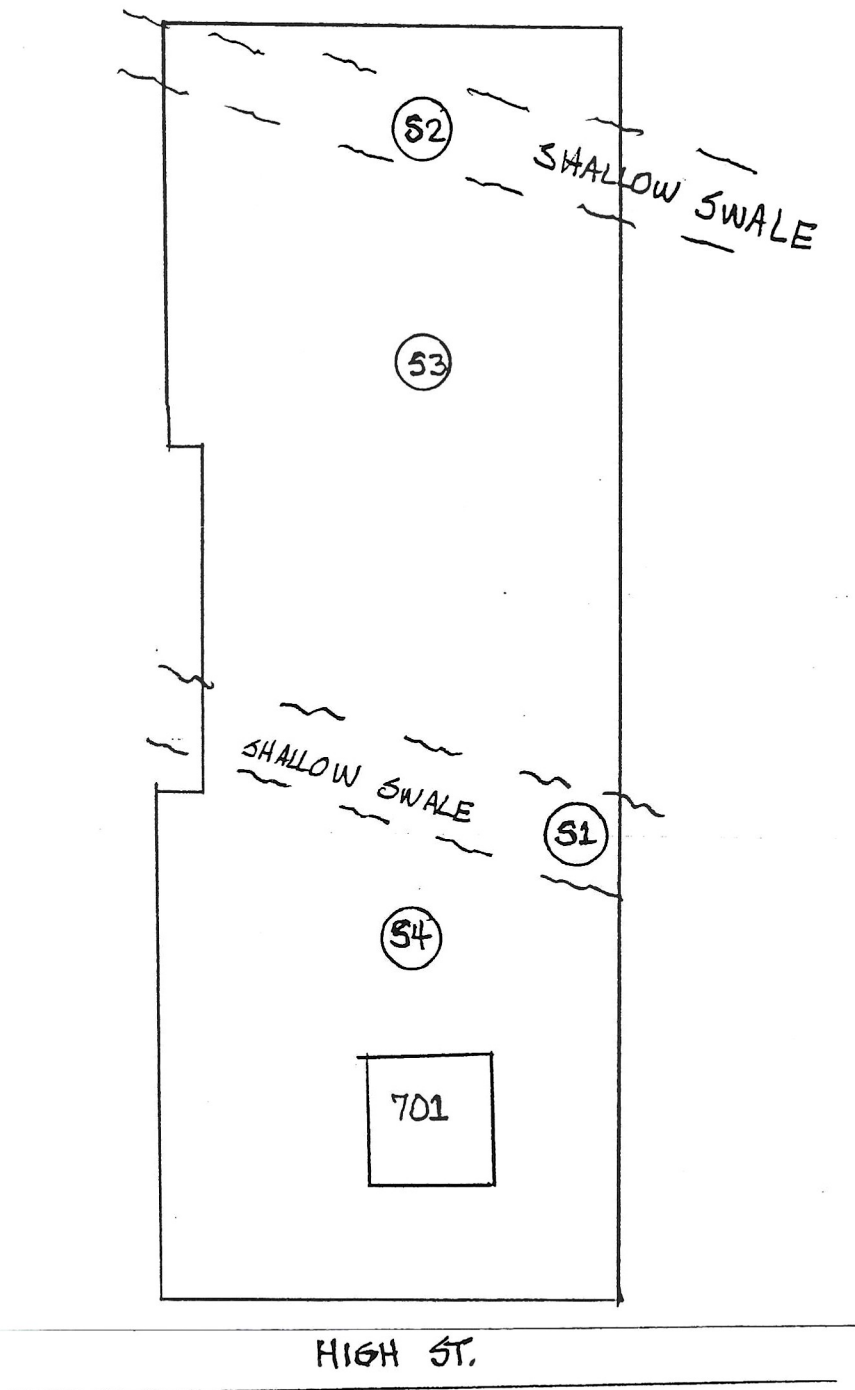
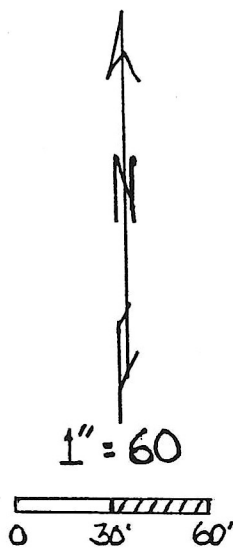
Conclusion: Non-Wetland - Parameter for hydric soils is not met.

S3	0"-4"	sil	10YR 3/3	slt moist	<i>Agrostis tenuis</i>	60	Fac	herb
Non-Wetland	4"-18"	sil	2.5Y 3/3	slt moist	<i>Vicia americana</i>	20	Fac	herb
					<i>Plantago lanceolata</i>	10	Fac	herb
					<i>Trifolium pratense</i>	10	FacU	herb

Conclusion: Non-Wetland - Parameter for hydric soils is not met.

S4	0"-4"	sil	10YR 3/3	slt moist	<i>Taraxum officinale</i>	50	FacU	herb
Non-Wetland	4"-18"	sil	2.5Y 3/3	slt moist	<i>Trifolium pratense</i>	10	FacU	herb
					<i>Holcus lanatus</i>	40	Fac	herb

Conclusion: Non-Wetland - Parameters for hydric soils and hydrophytic vegetation are not met.



CRITICAL AREA RECONNAISSANCE MAP

For:

Kay George

Site Location: 701 High Street

Sultan, WA 98294

By:

Wetland Resources, Inc.

9505 - 19th Ave. NE #106

Everett, WA 98208

425 227 2174

WRI #02108

May 20, 2002

Ray E. & Belinda Kay George
1304 Skywall Drive
Sultan, WA 98294
Phone: 360-793-2305

RECEIVED
SEP 29 2006
CITY OF SULTAN

Sep 29, 2006

Hearing Examiner
City of Sultan
319 Main Street, Suite 200
P.O. Box 1199
Sultan, WA 98294

Re: Request for Variance Under SMC 2.26.120.C
George 6-Plex
Snohomish Co. Tax Account Nos.: 28083200300500 & 28083200312400

Ladies and Gentlemen:

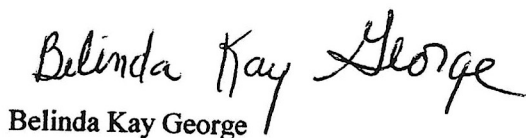
This letter is to request a variance in the width of the driveway under section 4.04, No. 12, page 13, design standards. This request for a variance meets the requirements of SMC 2.26.120.C for the following reasons:

1. The variance does not constitute a grant of special privileges as it has the same variance as has been granted in the approval of A.J's Place, a recent project in the immediate vicinity.
2. The granting of this variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which this project is situated.
3. Such a variance is necessary because of the shape of the parcel upon which the project is situated. Once a wider driveway is placed through this property, it will make the property unfeasible for development. A wider road would also unduly burden Parcel B, which serves as the servient easement providing the only ingress and egress to the subject parcel. Additionally this variance as approved would contribute significantly to the improvement of the environmental conditions as there would be less impervious surface than if the variance were not granted.

Thank you for your consideration.

Sincerely,


Ray E. George


Belinda Kay George