



City of Monroe  
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## NOTICE OF LAND USE APPLICATION USING THE OPTIONAL DNS PROCESS

**NOTICE** is hereby given that the City of Monroe has received an application for the following project. You are invited to comment on this proposed project.

**File #:** PL2012-03  
**Applicant:** RAD Development  
**Date of Application:** October 15, 2012  
**Date of Completeness:** October 17, 2012  
**Name of Project:** Eaglemont  
**Property Tax Parcels:** 28073100201000, 28073100203300, 28073100203400, 28073100201100, 28073100203200, 28073100504000, 01010300050200, 01010300050100  
**Property Address:** 13611 197<sup>th</sup> Ave SE, Monroe, WA

**Project Description:** Subdivision of eight parcels totaling 35.03 acres into 146 residential lots in accordance with the City of Monroe Subdivision and Zoning Code standards found in Titles 17 and 18 of the Monroe Municipal Code. The parcels are currently located within the Residential - 4 (R-4) Zoning District. The project is being developed in up to three phases. Phase I will consist of 63 lots, Phase II will consist of 41 lots and Phase III will consist of 42 lots.

**Permits:** Preliminary Subdivision and Planned Residential Development permits are contained in the current application. A grading permit may also be required.

**Required Studies:** Wetland & Stream Evaluation, Traffic Impact Analysis, Subsurface Exploration, Geological Hazard and Geotechnical Engineering Report, Technical Information (Drainage) Report.

**Environmental Review:** The City of Monroe has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance for this project. The optional DNS process in WAC 197-11-355 is being used. The proposal may include mitigation measures under applicable codes, and the project may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request. Preliminary Plat documents are available for review at City Hall, 806 W Main St., Monroe, WA during regular business hours, Monday through Friday, 8 a.m. – 5 p.m. on online at [monroewa.gov/Eaglemont](http://monroewa.gov/Eaglemont).

**Staff Contact:** Paul Popelka  
360-863-4544  
[ppopelka@monroewa.gov](mailto:ppopelka@monroewa.gov)

**Public Comment Procedure:** This may be your only opportunity to comment on the environmental impacts of the proposed project. Written comments must be received no later than **5:00 pm, Thursday, November 8, 2012** and can be submitted to Paul Popelka at [ppopelka@monroewa.gov](mailto:ppopelka@monroewa.gov) or the address above.

A decision will be made within 120 days of the date of the letter of completeness excluding time periods as described in MMC 21.50.110.

**Posted: October 19, 2012**      **Published: October 23 & October 30, 2012**