



## **DETERMINATION OF NON-SIGNIFICANCE (DNS)**

**LOCAL FILE NUMBER:** SEPA 2016-11

**NAME OF PROPOSAL:** Currie Farms Preliminary Plat/PRD and Rezone w/ setback Variance

**DESCRIPTION OF PROPOSAL:** The applicant, Hanson Homes is requesting a variance, rezone and preliminary plat and Planned Residential Development (PRD) approval of approximately 4.56 acres (approximately 198,516 square feet). The site is zoned Urban Residential 9600 (UR9600). The **rezone** request is to amend the current City of Monroe zoning map for the property from Urban Residential 9600 (UR9600) to Urban Residential 6000 (UR600). The concurrent **preliminary plat and PRD application** is for the development of 31 single family residential (SFR) lots which have been based on the proposed rezone designation of UR6000. The **variance** request is to reduce the required rear yard setback for proposed Lot 1 from the standard 15 feet minimum to a 5 feet minimum from the proposed street section of 156<sup>th</sup> Place and the existing single family residence (SFR). All development standards, including required street improvements and associated clearing and grading of the site and installation of all utilities (sewer, water, storm, power, gas, telephone, cable and telecommunications etc.) have been reviewed against the applicable sections of the Monroe Municipal Code. The Comprehensive Plan Designation for the project is "Low Density SFR". The proposal will be processed in accordance with the standards found in Title 17 (Subdivisions) and 18 (Planning and Zoning) of the Monroe Municipal Code.

**LOCATION OF PROPOSAL:** The site is located at 15831 171<sup>st</sup> Avenue SE, Monroe, WA 98272, Snohomish County tax parcel No. 27060200402900. Township 27, Range 06, Section 02, NW1/4, SE1/4, Willamette Meridian (W.M.).

**PROPONENT:**

Rick Hanson  
Hanson Homes  
P.O Box 2289  
Snohomish, WA 98291

**LEAD AGENCY:** City of Monroe

**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 reviewing the proposal. This information is available to the public for review upon request at Monroe City Hall, 806 West Main Street, Monroe, WA 98272 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, excluding holidays. The information is also available for view online at [www.monroewa.gov/currie](http://www.monroewa.gov/currie)

This Determination of Non-significance is issued using the DNS process in WAC 197-11-340 (2); there is a comment period and an appeal period on the DNS.

**( ) There is no comment period for the DNS.**

**(X) This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days.**

**Date of Determination: September 20, 2016**

**Date of Issuance: September 20, 2016**

**Comments must be submitted by: October 4, 2016**

**Appeals must be submitted by: October 11, 2016**

**Responsible Official:**

David Osaki, AICP  
Community Development Director  
806 West Main Street  
Monroe, WA 98272  
360-863-4544  
Dosaki@monroewa.gov

**Signature:**  \_\_\_\_\_

**Appeals:**

Appeals to the above Determination of Non-significance must be filed with the City of Monroe within fifteen working days of the date of issuance above (**Appeal deadline: 5:00 p.m., October 11, 2016**). Appeals must be made on appeal forms available at Monroe City Hall, 806 West Main Street, Monroe, WA 98272. Appeals must be filed in original form in accordance with MMC 21.60. Appeals shall set forth the specific reason, rationale, and/or basis for the appeal.

**Staff Contact**

Questions about the proposal may be directed to Kristi Kyle, Senior Planner, at (360) 863.4513 or [kkyle@monroewa.gov](mailto:kkyle@monroewa.gov).