



DETERMINATION OF NON-SIGNIFICANCE (DNS)

LOCAL FILE NUMBER: SEPA 2016-08

NAME OF PROPOSAL: Foxborough Preliminary Plat.

DESCRIPTION OF PROPOSAL: The applicant is requesting preliminary plat approval to develop approximately 0.97 acres or 42,253 square feet into 18 residential lots containing four buildings (townhouses) with zero lot lines. 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 project is located in the MUC (Mixed Use Commercial) zone in the City of Monroe. The Comprehensive Plan Designation for the project is "Mixed Use". The subdivision will be processed in accordance with the standards found in Title 17 (Subdivisions) and 18 (Planning and Zoning) of the Monroe Municipal Code. An Environmental determination is required.

LOCATION OF PROPOSAL: The site is located at 17417 West Main Street, Monroe, Washington, Tax Identification No.: 27060200404100 in Section 02, Township 27, Range 06.

PROPONENT:

William R. Hegger
13110 NE 177th Place #202
Woodinville, WA 98072

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/foxborough

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: August 9, 2016

Date of Issuance: August 9, 2016

Comments must be submitted by: August 23, 2016

Appeals must be submitted by: August 30, 2016

Responsible Official:

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

Signature:

 August 9, 2016

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 (**5:00 p.m., August 30, 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.