



City of Monroe
806 West Main Street, Monroe, WA 98272
Phone (360) 794-7400 Fax (360) 794-4007
www.monroewa.gov

NOTICE OF LAND USE APPLICATION

NOTICE IS HEREBY GIVEN that the City of Monroe has received an application for a Preliminary Plat as described below:

PROJECT NAME: Copper Ridge Preliminary Plat
PROJECT FILE#: PL2021-01
APPLICANT: Prospect Development, 2913 5th Ave NE, Ste 201, Puyallup, WA 98372
OWNER: Chebuhar Family Trust, 19785 137th Street SE, Monroe, WA 98272

PROJECT LOCATION: The site is located at 19785 137th Street SE, Monroe, Washington, 98272. Snohomish County Tax Parcel Number: 28073100203800.

PROJECT DESCRIPTION: The applicant is requesting preliminary plat approval for a 33-lot subdivision on approximately 8.35 acres in the R4 (Single Family Residential - 4 Units Per Acre) zoning district with associated public roadways, utilities, stormwater mitigation, open spaces, and landscaping improvements. The property currently contains a residential structure with associated outbuildings that are proposed to be demolished. The proposed development will take access off of 137th Street SE.

PERMITS/APPROVALS REQUIRED: Preliminary Subdivision Approval, Environmental Review, Grading/Engineering Permits, and any State and Federal Permits if applicable.

STUDIES REQUIRED: Traffic Study, Drainage Report, Environmental Checklist, Geotechnical Report, Critical Areas Report.

APPLICATION PROCESS: A preliminary plat is a public hearing review process per City of Monroe Municipal Code (MMC) Chapter 22.84. It requires a public hearing, which will be noticed separately and conducted before the Hearing Examiner.

APPLICATION DATE: June 28, 2021 **NOTICE OF COMPLETE APPLICATION:** July 20, 2021

DATE OF NOTICE OF APPLICATION: July 30, 2021

PUBLIC COMMENT PROCEDURE: Submit written comments on or before **5 p.m., August 14, 2021**. Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code.

PUBLIC HEARING: A public hearing is required for this project and will be noticed separately.

STAFF CONTACT: Amy Bright, Associate Planner @ (360) 863-4533 or abright@monroewa.gov.
All documents are available for review Monday-Friday, 8:00-5:00 p.m., excluding holidays, at Monroe City Hall, 806 West Main St Monroe, WA 98272 and online at:
<http://www.monroewa.gov/1046/Copper-Ridge-Preliminary-Plat>