



## DETERMINATION OF NON-SIGNIFICANCE (DNS)

**File Number:** SEPA 2021-05

**Name of Proposal:** Cooper Ridge Preliminary Plat

**Description of Proposal:** The applicant is requesting preliminary plat approval for a 33-lot preliminary plat and SEPA determination 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 137<sup>th</sup> Street SE.

**Proponents:** Justin Holland, Prospect Development, LLC on the behalf of Chebuhar Family Trust

**Location of Proposal:** The site is located at 19785 137<sup>th</sup> Street SE, Monroe, Washington, 98272. Snohomish County Tax Parcel Number(s): 28073100203800.

**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 review of a completed environmental checklist and other information on file with the lead agency. 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 <http://monroewa.gov/1046/Cooper-Ridge-Preliminary-Plat>.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

**Responsible Official:** Lance Bailey, Community Development Director  
SEPA Responsible Official  
(360) 863-4544  
Monroe City Hall  
806 West Main Street

Monroe, WA 98272  
[lbailey@monroewa.gov](mailto:lbailey@monroewa.gov)

Date: 1/12/22

Signature: 

**Date of Issuance:** January 14, 2022

**Deadline for Submitting Comments/Appeals:** No later than 5:00 p.m. on October 29, 2022

**Appeals:** You may appeal this determination to the City of Monroe Hearing Examiner at Monroe City Hall, which is located at 806 West Main Street, Monroe, WA 98272, no later than **5:00 p.m. on January 29, 2022**. You should be prepared to make specific factual objections; and you shall set forth the specific reason, rationale, and/or basis for the appeal. Appeals must be made in person on City appeal forms, which are available through the Community Development Department at Monroe City Hall. Appeals must be filed in original form in accordance with MMC Chapter 21.60. Payment of the appeal fee, as specified in the city's fee resolution, shall occur at the time the appeal is filed. Please contact Kim Shaw, Land Use Permit Supervisor, by email at [kshaw@monroewa.gov](mailto:kshaw@monroewa.gov) or by phone at (360) 863-4532 to read or ask about the procedures for SEPA appeals.

**Staff Contact:** Questions about the proposal may be directed to Amy Bright, Planner, at [abright@monroewa.gov](mailto:abright@monroewa.gov) or (360) 863-4533.