



DETERMINATION OF NON-SIGNIFICANCE (DNS)

File Number: SEPA 2022-02 and SEPA 2022-06

Name of Proposal: Eaglemont 8 Short Plat

Description of Proposal: The applicant is requesting preliminary short plat approval for a 7-lot short subdivision on approximately 1.75 acres in the Single-Family Residential – 4 units per acre (R4) zoning district with associated grading, drainage improvements, and landscaping improvements. One property currently has an existing single-family residence. Associated outbuildings are located on other properties. All existing buildings are proposed to be demolished. The proposed development will take access off of 133rd Street SE.

Proponent: Vanessa Normandin
MainVue Homes, LLC
121 3rd Ave
Kirkland, WA 98033

Location of Proposal: The site is located north and south of 133rd St SE immediately east of 191st Ave SE, Monroe, Washington, 98272. Snohomish County Tax Parcel Numbers: 28063600100100, 28063600100300 and 28063600100600.

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/1088/Eaglemont-8-7-lot-Preliminary-Short-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

Date: 5/26/2022 **Signature:** *Lance Bailey*

Date of Issuance: May 30, 2022

Deadline for Comments/Appeals: No later than 5:00 p.m. on June 13, 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 June 13, 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 22.78.180. 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 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 or (360) 863-4533.