



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 Short Plat as described below:

PROJECT NAME: Safe Harbor Trust 9-Lot Short Plat

PROJECT FILE#: SP2020-02/SEPA2020-01

APPLICANT: Justin Pederson of Harmsen, LLC @ 125 E Main St., Monroe, WA 98272

OWNER: Safe Harbor Trust, 23505 165th Ave SE, Monroe, WA 98272

PROJECT LOCATION: The site is located at 16096 174th Dr SE, Monroe, Washington, 98272. Snohomish County Tax Parcel Numbers: 27060200412101 and 27060200413001.

PROJECT DESCRIPTION: The applicant is requesting preliminary short plat approval for a 9-lot short subdivision on approximately 0.72 acres in the Single-Family Residential - 15 Units Per Acre (R15) zoning district. The northern property has a single-family dwelling with a detached shed. The southern property has a detached garage associated with the northern property. All structures are planned to be demolished.

APPROVALS REQUIRED: Preliminary Short Subdivision, SEPA

STUDIES REQUIRED: Drainage Report

APPLICATION PROCESS: A preliminary short plat is administratively reviewed per City of Monroe Municipal Code (MMC) 22.84.060(B)(2). It does not require a public hearing.

APPLICATION DATE: January 21, 2020

NOTICE OF COMPLETE APPLICATION: February 6, 2020

DATE OF NOTICE OF APPLICATION: February 18, 2020

COMMENT PERIOD: Submit written comments on or before 5 p.m., March 2, 2020. Comments may be mailed, emailed or delivered to Monroe City Hall at 806 W Main St., Monroe WA. 98272. Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code.

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/897/Safe-Harbor-Trust-9-lot-Short-Plat>

A decision on the application will be made within ninety (90) days of the date of the letter of completeness.