



DETERMINATION OF NON-SIGNIFICANCE (DNS)

File Number: SEPA2025-14

Name of Proposal: Davis Pre-Annexation Zoning

Description of Proposal: The City of Monroe is proposing a non-project action to establish pre-annexation zoning for approximately 23 acres of land commonly referred to as the Davis properties, located within the City of Monroe's Urban Growth Area (UGA). The proposed pre-annexation zoning designation for the subject properties is Single-Family Residential – 7 Units per Acre (R7), consistent with the surrounding residential development pattern and the City's Comprehensive Plan.

No specific development is proposed at this time. Based on the proposed R7 zoning designation, future residential development could allow up to approximately 161 single-family detached dwelling units or 322 single-family attached dwelling units, or a mix thereof.

This proposal is consistent with the City's pre-annexation zoning requirements in MMC 22.76.030(B).

Proponent: City of Monroe, 806 West Main Street, Monroe, WA 98272

Location of Proposal: The Davis properties are located north of 134th Street SE and west of Chain Lake Road, within unincorporated Snohomish County but inside the City of Monroe's Urban Growth Area. Snohomish County Tax Parcel Numbers: 28062500407800, 28062500407600, 28073000300600, 28062500407700.

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 <https://monroewa.gov/895/Annexations>

- 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: 10/30/25 **Signature:** *Lance Bailey*

Date of Issuance: November 1, 2025

Deadline for Appeals: No later than 5:00 p.m. on November 15, 2025

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 November 15, 2025**. 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. Hannah Maynard, Planning Permit Technician, by email at hmaynard@monroewa.gov or by phone at (360) 863-4533 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.