



City of Monroe  
806 West Main Street, Monroe, WA 98272  
Phone (360) 794-7400 Fax (360) 794-4007  
[www.monroewa.gov](http://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 and Planned Residential Development as described below:

**PROJECT NAME:** Kestrel Ridge Preliminary Plat and Planned Residential Development (PRD)

**PROJECT FILE#:** PLPRD2018-01

**APPLICANT:** Prospect Development, LLC, 2913 5<sup>th</sup> Ave NE Puyallup, WA 98372

**OWNER:** Dominic Orel Melillo & Mirtha Cira Melillo, 13217 Chain Lake Rd Monroe, WA 98272 & Amy Walters, 13305 Chain Lake Rd Monroe, WA 98272

**PROJECT LOCATION:** The site is located at 13217 & 13305 Chain Lake Rd, Monroe, Washington, 98272. Snohomish County Tax Parcel Numbers: 28073100200600 & 28073100202500.

**PROJECT DESCRIPTION:** The applicant is requesting preliminary plat and PRD approval for a 31-lot subdivision on approximately 5.80 acres in the Residential 4 Dwellings Per Acre (R4) zoning district with associated grading, drainage improvements, landscaping, and street frontage improvements. There is an existing single-family residence and outbuilding that will be removed. The plat will take access off of Chain Lake Rd.

**APPROVALS REQUIRED:** Preliminary Subdivision Approval, Preliminary Planned Residential Development Approval, Engineering Review Permits

**STUDIES REQUIRED:** Drainage Report, Traffic Study and Environmental Checklist

**APPLICATION PROCESS:** A preliminary plat and PRD are a public hearing review process per City of Monroe Municipal Code (MMC) Chapter(s) 18.84.110 (D) and 21.20.050(F). They require a public hearing and decision before the Hearing Examiner. The preliminary plat and PRD require a public hearing before the Hearing Examiner and a recommendation to the City Council.

**APPLICATION DATE:** August 20, 2018

**NOTICE OF COMPLETE APPLICATION:** September 21, 2018

**DATE OF NOTICE OF APPLICATION:** September 26, 2018

**PUBLIC COMMENT PROCEDURE:** Submit written comments on or before **5 p.m., October 10, 2018**. Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code. This will be the only opportunity to comment on the impacts of the proposed short plat.

**STAFF CONTACT:** Amy Bright, Assistant Planner @ (360) 863-4533 or [abright@monroewa.gov](mailto: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/786/Kestrel-Ridge-Preliminary-Plat-PRD>.

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