



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:** Garibaldi Preliminary Plat/Planned Residential Development

**PROJECT FILE#:** PLPRD2018-02

**APPLICANT/OWNER:** Garibaldi Lake, LLC, 1010 Market Street, Kirkland, WA 98033

**PROJECT LOCATION:** The site is located at 13624 and 13424 Chain Lake Road, Monroe, Washington, 98272. Snohomish County Tax Parcel Numbers: 28073100200800, 28073100201600, 28073100203900.

**PROJECT DESCRIPTION:** The applicant is requesting preliminary plat and planned residential development approval for a 61-lot subdivision on approximately 13.8 acres in the Residential 4 Dwellings Per Acre (R4) zoning district with associated grading, drainage improvements, landscaping, and street frontage improvements. There is a Category III wetland and unclassified stream onsite. The existing single-family residences and outbuildings will be demolished. The proposed development will take access off of Chain Lake Road.

**PERMITS/APPROVALS REQUIRED:** Preliminary Subdivision Approval, Preliminary Planned Residential Development Approval, Environmental Review, Grading/Engineering Permits, and any State and Federal Permits if applicable.

**STUDIES REQUIRED:** Traffic Study, Drainage Report, Environmental Checklist, Geotechnical Report, Critical Areas Report.

**APPLICATION PROCESS:** A preliminary plat/PRD application is a public hearing review process per City of Monroe Municipal Code (MMC) Chapter(s) 18.84.110 (D) and 21.20.050(F). This project requires a public hearing and decision before the Hearing Examiner.

**APPLICATION DATE:** December 19, 2018

**NOTICE OF COMPLETE APPLICATION:** January 7, 2019

**DATE OF NOTICE OF APPLICATION:** January 16, 2019

**PUBLIC COMMENT PROCEDURE:** Submit written comments on or before 5 p.m., January 31, 2019. 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 plat.

**STAFF CONTACT:** Anita Marrero, Senior Planner @ (360) 863-4513 or [amarrero@monroewa.gov](mailto:amarrero@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:

[www.monroewa.gov/799/Garibaldi-Preliminary-Plat-PRD](http://www.monroewa.gov/799/Garibaldi-Preliminary-Plat-PRD)

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