



DETERMINATION OF NON-SIGNIFICANCE (DNS)

File Number: SEPA 2018-14

Name of Proposal: Woods Creek Highlands Preliminary Plat/Planned Residential Development

Description of Proposal: The applicant is requesting preliminary plat and planned residential development approval for a 24-lot subdivision on approximately 4.83 acres in the Residential 4 Dwellings Per Acre (R4) zoning district with associated grading, drainage improvements, landscaping, and street frontage improvements. The existing single-family residence will be demolished. The proposed development will take access from Chain Lake Road via 134th Street SE.

Proponent: Woods Creek Development Inc.
800 5th Avenue #101-155
Seattle, WA 98104

Location of Proposal: The site is located at 13327 Chain Lake Road, Monroe, Washington, 98272. Snohomish County Tax Parcel Number: 28073100200400.

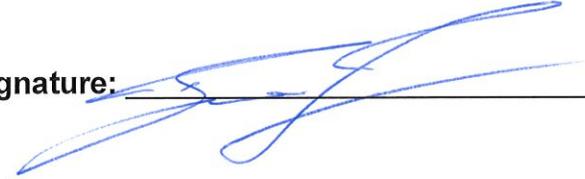
Lead Agency: City of Monroe

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 www.monroewa.gov/woodscreekhighlands.

- 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. Comments must be submitted by **May 16, 2019**.

Responsible Official: Ben Swanson, Community Development Director
SEPA Responsible Official
(360) 863-4544
Monroe City Hall
806 West Main Street
Monroe, WA 98272
bswanson@monroewa.gov

Date: 4/30/19

Signature:  _____

Date of Issuance: May 2, 2019

Deadline for Submitting Comments: No later than 5:00 p.m. on May 16, 2019

Deadline for Appeals: No later than 5:00 p.m. on May 16, 2019

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 May 16, 2019**. 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 21.60. 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 Anita Marrero, Senior Planner, at amarrero@monroewa.gov or (360) 863-4513.