



DETERMINATION OF NON-SIGNIFICANCE (DNS)

File Number: SEPA 2021-09

Name of Proposal: Pre-Annexation Zoning of the Conner Property within City of Monroe's Urban Growth Area

Description of Proposal: The City of Monroe is proposing a non-project action to establish pre-annexation zoning the Conner property located within the City of Monroe's urban growth area (UGA). The parcel number for the affected site is 27061000102600. This is a 0.85 acre parcel located along Tester Rd, southwest of the Monroe High School and east of the SR 522 right-of-way. The proposed pre-annexation zoning for the subject parcel is (R4) Residential 4 Dwellings Per Acre, consistent with the neighboring parcels and complies with the pre-annexation zoning requirements in MMC 22.76.030.B, "When a territory to be annexed does not have a specified comprehensive plan future land use map designation, pre-annexation zoning of the territory shall have a default designation of low density single-family residential per Chapter 22.14 MMC, Zoning Maps and Districts"

Proponent(s): City of Monroe, 806 West Main Street, Monroe, WA 98155

Location of Proposal: Because this is a non-project action, the code amendments do not apply to a specific property or properties but rather to the entire city limits and associated urban growth area of the City of Monroe. The City of Monroe is approximately 14 miles east of the City of Everett on US Route 2 and 22 miles north of the City of Seattle on State Route 522.

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.

- 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: Stacy Criswell, Interim Community Development Director
SEPA Responsible Official
(360) 863-4536
Monroe City Hall
806 West Main Street, Monroe, WA 98272
scriswell@monroewa.gov

Date: December 13, 2021

Signature: _____



Date of Issuance: December 13, 2021

Deadline for Submitting Comments: No later than **5:00 p.m. on December 28, 2021**

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 December 28, 2021**. 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 22.84. 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 Amy Bright, Planner, at abright@monroewa.gov or (360) 863-4533.