



## DETERMINATION OF NON-SIGNIFICANCE (DNS)

**LOCAL FILE NUMBER:** SEPA 2015-07

**NAME OF PROPOSAL:** Skyview Ridge Preliminary Plat and Preliminary Planned Residential Development (PRD).

**DESCRIPTION OF PROPOSAL:** The applicant is requesting to develop approximately 11.45 acres or 498,703 square feet into a two phased development totaling 42 single family residential lots. Phase 1 will consist of 36 single family homes on approximately 8.96 acres and phase 2 will consist of 6 lots on approximately 2.49 acres. All development standards, including required street improvements and associated clearing and grading of the site and installation of all utilities (sewer, water, storm, power, gas, telephone, cable and telecommunications etc.) has been reviewed against the applicable sections of the Monroe Municipal Code. The site is zoned R-4 (Residential 4 Dwellings Per Acre). An Environmental determination is required.

**LOCATION OF PROPOSAL:** The project is located within the northeast quarter of Section 36, Township 28 north, Range 6 east W.M. on tax parcel numbers 28063600100500, 28063600101000 and 28063600100200. The site address(s) are 13207 & 13221 191<sup>st</sup> Avenue SE, Monroe WA.

**PROPONENT:**

Hanson Homes at Skyview Ridge LLC  
PO BOX 2289  
Snohomish, WA 98291

**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 reviewing the proposal. 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/skyview](http://www.monroewa.gov/skyview).

This Determination of Non-significance is issued after using the DNS process in WAC 197-11-340 (2); there is a comment period and an appeal period on the DNS.

( ) There is no comment period for the DNS.

(X) This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days.

Date of Determination: February 16, 2016

Date of Issuance: February 16, 2016

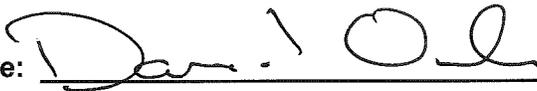
Comments must be submitted by: March 1, 2016

Appeals must be submitted by: March 8, 2016

**Responsible Official:**

David Osaki, AICP  
Community Development Director  
806 West Main Street  
Monroe, WA 98272  
360-863-4544  
Dosaki@monroewa.gov

Signature: \_\_\_\_\_



2/16/16

**Appeals:**

Appeals to the above Determination of Non-significance must be filed with the City of Monroe within fifteen working days of the date of issuance above (**5:00 p.m., March 8, 2016**). Appeals must be made on appeal forms available at Monroe City Hall, 806 West Main Street, Monroe, WA 98272. Appeals must be filed in original form in accordance with MMC 21.60. Appeals shall set forth the specific reason, rationale, and/or basis for the appeal.