



## MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

**File Number:** SEPA 2019-07

**Name of Proposal:** Blueberry Meadows Preliminary Plat

**Description of Proposal:** The applicant is requesting preliminary plat approval for a 29-lot subdivision on approximately 3.0 acres in the Multi-Family Residential (R25) zoning district with associated grading, drainage improvements, landscaping, and street frontage improvements.

**Proponent:** David Remlinger  
The Blair Group, LLC  
P.O. Box 177  
Carnation WA. 98014

**Location of Proposal:** The site is located on the 18900 block of Blueberry Lane, Monroe, Washington, 98272. Snohomish County Tax Parcel Number: 27060100107100.

**Lead Agency:** City of Monroe

**Threshold Determination:** As lead agency, the City of Monroe has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize, or compensate for probable significant impacts. 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. The necessary mitigation measures are listed below. 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.

**This determination is based on the following findings and conclusions:**

### Historic and Cultural Preservation

Due to the history of discovery of precontact archaeological resources in the immediate vicinity of the project site, staff finds that there are potential adverse environmental impacts that may result from the proposal. The existence and extent of potential archeological resources must be established prior to development permit issuance to ensure that said resources, if present, are handled appropriately and not damaged, destroyed, or lost during development of the site. Pursuant to the City's comprehensive plan, the City's goals and policies supporting this determination are as follows:

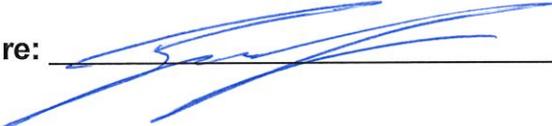
*Goal 4: Provide for and appropriately locate the types, quality, and quantities of development in Monroe to assure land use compatibility, enhance neighborhood character, and facilitate the City's long-term sustainability.*

*Policy 065: Identify, preserve, and protect historic, cultural and archaeological resources.*

The following mitigation measures are required to address and mitigate for the potential adverse environmental impacts identified:

1. The applicant must provide an archaeological survey of the project area to the City, the DAHP, and all interested Tribes. This survey shall be conducted and provided to the above specified parties prior to development permit issuance for site improvements and prior to any ground disturbing activities.

**Responsible Official:** Ben Swanson, Community Development Director  
SEPA Responsible Official  
(360) 863-4594  
Monroe City Hall  
806 West Main Street  
Monroe, WA 98272  
[bswanson@monroewa.gov](mailto:bswanson@monroewa.gov)

**Date:** 1/24/2020      **Signature:** 

**Date of Issuance:** January 27, 2020

**Deadline for Submitting Comments:** No later than 5:00 p.m. on February 10, 2020

**Deadline for Appeals:** No later than 5:00 p.m. on February 10, 2020

**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 February 10, 2020**. 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 22.84.080. 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](mailto: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 Shana Restall, Principal Planner, at [srestall@monroewa.gov](mailto:srestall@monroewa.gov) or (360) 863-4608.