



DETERMINATION OF NON-SIGNIFICANCE (DNS)

File Number: SEPA 2019-04

Name of Proposal: Eaglemont 7 Preliminary Plat and Planned Residential Development

Description of Proposal: The applicant, Lisa Cavell, MainVue WA LLC, has submitted an application for a preliminary plat and planned residential development (PRD) to subdivide a 9.54 -acre site into 46 single-family residential lots. The project site is zoned R4 (Residential 4 Dwellings per Acre) and the Comprehensive Plan designation is Low Density Single Family Residential. The proposal site is subject to a Development Agreement recorded under Snohomish County Recording number 201811300330. The subdivision will be processed in accordance with the development standards found in Titles 17, 18, 19, 20, and 21 of the Monroe Municipal Code as codified on November 27, 2018 pursuant to the Development Agreement.

Proponents: Lisa Cavell
1110-112th Ave NE
Suite 202
Bellevue, WA 98004

Location of Proposal: The site is located at 13202 Chain Lake Rd and 13107 197th St SE, Monroe, Washington, 98272. Snohomish County Tax Parcel Number: 28073100202300 & 28073000301300, Township 28N, Range 07E, Section 31, Willamette Meridian (WM).

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 <http://www.monroewa.gov/815/Eaglemont-7>.

- 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 **March 10, 2021**.

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

Date: 2/25/2021 **Signature:** *Ben Swanson*

Date of Issuance: February 25, 2021

Deadline for Submitting Comments: No later than 5:00 p.m. on March 10, 2021.

Deadline for Appeals: No later than 5:00 p.m. on March 17, 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 March 17, 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 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 Amy Bright, Associate Planner, at abright@monroewa.gov or (360) 863-4533.