



## NOTICE OF LAND USE APPLICATION

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**NOTICE IS HEREBY GIVEN** that the City of Monroe has received an application for a Preliminary Short Subdivision Major Amendment as described below:

**PROJECT NAME:** Big Sky Preliminary Short Plat Major Amendment (MKC Preliminary Short Plat)

**PROJECT FILE#:** PLMA2022-01

**APPLICANT:** Land Resolutions, 3605 Colby Avenue, Everett, WA 98201

**OWNER:** MKC Real Estate, Inc., 18001 NE 76<sup>th</sup> Street, Redmond, WA 98052

**PROJECT LOCATION:** The site is located at 13623 191<sup>st</sup> Avenue SE, Monroe, Washington, 98272. Snohomish County Tax Parcel Numbers: 28063600103000, 28063600103700.

**PROJECT DESCRIPTION:** The applicant is requesting a major amendment to the approved Preliminary Short Plat of Big Sky. The original approval was for an 8-lot short subdivision on approximately 2.02 acres in the Single-Family Residential - 4 Units per Acre (R4) zoning district with associated grading, drainage improvements, landscaping, and street frontage improvements. The new lots will take access off of 191<sup>st</sup> Avenue SE via a private road tract. The major amendment proposes to change the layout of the short plat including moving the location of the detention/open space tract. The number of proposed lots will stay the same.

**PERMITS/APPROVALS REQUIRED:** Preliminary Short Subdivision Approval, Grading/Engineering Permits, and any State and Federal Permits if applicable.

**STUDIES REQUIRED:** Drainage Report

**APPLICATION PROCESS:** A preliminary short subdivision is administratively reviewed per City of Monroe Municipal Code (MMC) 22.84.060(B)(2). This project does not require a public hearing.

**APPLICATION DATE:** July 7, 2022    **NOTICE OF COMPLETE APPLICATION:** July 25, 2022

**DATE OF NOTICE OF APPLICATION:** July 28, 2021

**PUBLIC COMMENT PROCEDURE:** Submit written comments on or before **5 p.m., August 11, 2022**. Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code.

**PUBLIC HEARING:** A public hearing is not required for this project.

**STAFF CONTACT:** Anita Marrero, Senior Planner @ (360) 863-4513 or [amarrero@monroewa.gov](mailto:amarrero@monroewa.gov)

All documents are available for review Monday-Friday, 8:00-5:00p.m., excluding holidays, at Monroe City Hall, 806 West Main St Monroe, WA 98272 and online at <http://monroewa.gov>.

A decision on the application will be made within 90 days of the date of the letter of completeness.