



## **MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**

**LOCAL FILE NUMBER:** SEPA2019-18

**NAME OF PROPOSAL:** Suschik Reasonable Use Permit and Variance

**DESCRIPTION OF PROPOSAL:** The proposal for the construction of a 3,150 square foot single family residence with a 4,331 square foot construction footprint and associated improvements on a 1.31 acre vacant property located at 13290 Chain Lake Road. The proposal includes access, parking, connection to existing utilities, and a stormwater plan. Two alternatives are proposed for the driveway location. One option includes wetland buffer impacts to the western property edge for a new driveway. The other option includes an easement for an existing shared driveway with the property to the west. A Category III wetland and associated 80 foot buffer resides in the center of the property. Mitigation bank credits are proposed to be purchased to offset impacts to the critical areas resulting from this project.

**LOCATION OF PROPOSAL:** The site is located at 13290 Chain Lake Rd, Monroe, WA 98272 (tax parcel #28073100200200), an undeveloped property, SEC 31 TWP 28 RGE 07E 149.99FT OF W 209.99FT OF TH PTN N1/2 NE1/4 NW1/4 LY SLY OF CO RD. The single family residence project is proposed on the south end of the above mentioned property.

**PROPONENT:** Michael Suschik

**LEAD AGENCY:** City of Monroe

### **THRESHOLD DETERMINATION:**

The lead agency for this proposal has determined that this proposal as mitigated 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.

### **MITIGATION MEASURES:**

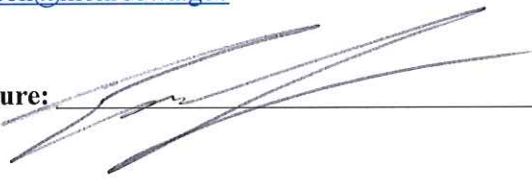
1. An easement with the adjacent property owner shall be established to provide for an off-site septic drain field, in the event that the property owner is unable to hook up to the City's sanitary sewer system.
2. An easement with the adjacent property owner shall be established to provide for an off-site shared driveway to reduce impacts to the wetland and buffer.
3. Mitigation bank credits shall be purchased prior to building occupancy at a 1:1 ratio for a total of 18,000 square feet of purchased credits following the Chain Lake Road Critical Areas Study prepared by Confluence Environmental Company dated September 3, 2019.
4. Grading around the residence shall prevent channelized flow from lawns that would otherwise directly enter the buffer.
5. Runoff from impervious surfaces and new lawns shall be infiltrated and dispersed into the buffer.

6. Lights shall be directed away from the wetland.
7. Silt fence and temporary covers will be required when needed to control soils and water onsite.
8. Temporary fencing shall be installed prior to commencement of permitted activities.
9. Permanent fencing shall be installed to delineate the undisturbed areas of the wetland buffer and shall be installed prior to building occupancy.
10. Prior to the approval of any development permit, a notice of the NGPE shall be recorded to the title.

- There is no comment period for this MDNS.
- This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- This MDNS 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 11, 2019**.

**Responsible Official:** Ben Swanson, Community Development Director  
SEPA Responsible Official  
(360) 863-4554  
Monroe City Hall  
806 West Main Street  
Monroe, WA 98272  
[bswanson@monroewa.gov](mailto:bswanson@monroewa.gov)

**Date:** 1/7/2020

**Signature:** 

**Date of Issuance:** January 10, 2020

**Deadline for Submitting Comments:** 5:00 p.m. on January 24, 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 **January 24, 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 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](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 Amy Bright, Associate Planner, at [abright@monroewa.gov](mailto:abright@monroewa.gov) or (360) 863-4533.