



City of Monroe  
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## NOTICE OF LAND USE APPLICATION

**NOTICE IS HEREBY GIVEN** that the City of Monroe has received an application for a Preliminary Plat and Planned Residential Development as described below:

**PROJECT NAME:** Garibaldi Preliminary Plat/Planned Residential Development

**PROJECT FILE#:** PLPRD2018-02

**APPLICANT/OWNER:** Garibaldi Lake, LLC, 1010 Market Street, Kirkland, WA 98033

**PROJECT LOCATION:** The site is located at 13624, 13424, 13704, and 13802 Chain Lake Road, Monroe, Washington, 98272. Snohomish County Tax Parcel Numbers: 28073100200800, 28073100201600, 28073100203900, 28073100202800, 28073100202900.

**PROJECT DESCRIPTION:** This application is being re-noticed due to the fact that the scope of the project has changed significantly since the original application date. The applicant is requesting preliminary plat and planned residential development approval for a 90-lot subdivision on approximately 17.85 acres in the Residential 4 Dwellings Per Acre (R4) zoning district with associated grading, drainage improvements, pedestrian facilities, landscaping, and street frontage improvements. There is a Category III wetland and unclassified stream onsite. The existing single-family residences and outbuildings will be demolished. The proposed development will take access off of Chain Lake Road.

**PERMITS/APPROVALS REQUIRED:** Preliminary Subdivision Approval, Preliminary Planned Residential Development Approval, Environmental Review, Grading/Engineering Permits, and any State and Federal Permits if applicable.

**STUDIES REQUIRED:** Traffic Study, Drainage Report, Environmental Checklist, Geotechnical Report, Critical Areas Report.

**APPLICATION PROCESS:** A preliminary plat/PRD application is a public hearing review process per City of Monroe Municipal Code (MMC) Chapter(s) 18.84.110 (D) and 21.20.050(F). The preliminary plat and PRD require a public hearing before the Hearing Examiner and a recommendation to the City Council. The public hearing for this project will be noticed separately.

**APPLICATION DATE:** December 19, 2018

**NOTICE OF COMPLETE APPLICATION:** January 7, 2019

**RESUBMITTAL APPLICATION DATE:** March 10, 2021

**DATE OF NOTICE OF APPLICATION:** April 7, 2021

**PUBLIC COMMENT PROCEDURE:** Submit written comments on or before **5 p.m., April 21, 2021**. Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code. This will be the only opportunity to comment on the impacts of the proposed plat.

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

As Monroe City Hall is closed to the public, documents are available for review online at [www.monroewa.gov/799/Garibaldi-Preliminary-Plat-PRD](http://www.monroewa.gov/799/Garibaldi-Preliminary-Plat-PRD). If you would like copies of any documents, please email the Permit Division at [landuse@monroewa.gov](mailto:landuse@monroewa.gov). Copies are at cost.