



City of Monroe
806 West Main Street, Monroe, WA 98272
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www.monroewa.gov

NOTICE OF LAND USE APPLICATION USING THE OPTIONAL DNS PROCESS

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: Belmont Heights Preliminary Plat/Planned Residential Development

PROJECT FILE#: PLPRD2019-01

APPLICANT: Matthew J. Hough, PE on the behalf of CPH Consultants

OWNER: Mateo & Bella Barajas, 21020 Calhoun Road, Monroe, WA 98272

PROJECT LOCATION: The site is located at 18830 134th Street SE, Monroe, Washington, 98272. Snohomish County Tax Parcel Number: 28063600101900.

PROJECT DESCRIPTION: The applicant is requesting preliminary plat and planned residential development approval for a 19-lot subdivision on approximately 4.75 acres in the Urban Residential (UR9600) zoning district with associated grading, drainage improvements, landscaping, and street frontage improvements. The existing single-family residence will be demolished. The proposed development will take access off of 134th Street SE.

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.

ENVIRONMENTAL REVIEW: The City of Monroe has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance for this project. The optional DNS process in WAC 197-11-355 is being used. Consequently, this may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

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). This project requires a public hearing and decision before the Hearing Examiner.

APPLICATION DATE: February 6, 2019

NOTICE OF COMPLETE APPLICATION: February 25, 2019

DATE OF NOTICE OF APPLICATION: February 27, 2019

PUBLIC COMMENT PROCEDURE: Submit written comments on or before **5 p.m., March 13, 2019**. 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 required for this project and will be noticed separately.

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

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

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