



DETERMINATION OF NON-SIGNIFICANCE (DNS)

File Number: SEPA 2019-14

Name of Proposal: Pre-Annexation Zoning of the City of Monroe's Urban Growth Area

Description of Proposal: The City of Monroe is proposing a non-project action to establish pre-annexation zoning for all properties within the City of Monroe's urban growth area (UGA). The zoning designation for each affected property shall be consistent with its intended land use, as shown on the adopted 2015 – 2035 Comprehensive Plan Future Land Use Map (FLUM). The Comprehensive Plan designations adopted for the UGA include Low Density Single Family Residential, Medium Density Single Family Residential, Mixed Use, and General Commercial with proposed zoning of the parcels upon annexation to be Single-Family Residential – 4 Units per Acre (R4), Single-Family Residential – 7 Units per Acre (R7), Mixed Use – General (MG), and General Commercial (GC), respectively.

Proponent(s): City of Monroe, 806 West Main Street, Monroe, WA 98155

Location of Proposal: Because this is a non-project action, the code amendments do not apply to a specific property or properties but rather to the entire city limits and associated urban growth area of the City of Monroe. The City of Monroe is approximately 14 miles east of the City of Everett on US Route 2 and 22 miles north of the City of Seattle on State Route 522.

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.

- 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.

Responsible Official: Ben Swanson, Community Development Director
SEPA Responsible Official
(360) 863-4544
Monroe City Hall
806 West Main Street, Monroe, WA 98272
bswanson@monroewa.gov

Date: August 7, 2019

Signature: _____

Date of Issuance: August 7, 2019

Deadline for Submitting Comments: No later than **5:00 p.m. on August 21, 2019**

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 August 21, 2019**. 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 or by phone at (360) 863-4532 to inquire about the procedures for SEPA appeals.

Staff Contact: Questions about the proposal may be directed to Shana Restall, Principal Planner, at srestall@monroewa.gov or (360) 863-4608.