



City of Monroe
806 West Main Street, Monroe, WA 98272
Phone (360) 794-7400 Fax (360) 794-4007
www.monroewa.gov

NOTICE OF PROPOSED CODE AMENDMENTS AND SEPA DETERMINATION OF NONSIGNIFICANCE (DNS)

NOTICE IS HEREBY GIVEN that the City of Monroe is in the process of amending the Monroe Municipal Code (MMC) Chapters 22.58 Site Plan Review and 23.40 Storm as described below:

PROJECT NAME: Downtown Commercial Zoning District - Uses

PROJECT FILE#: CA2022-04, SEPA2022-08

APPLICANT/PROPONENT: City of Monroe, 806 West Main Street, Monroe, WA 98272

LEAD AGENCY: City of Monroe

PROJECT LOCATION: Downtown Commercial Zoning District. The area is bound by N Madison Street, Burlington Northern Sante Fe Railroad tracks, Woods Creek, and McDougall Street.

PROJECT DESCRIPTION: The City of Monroe is proposing code amendments to Chapter 22.22 MMC Downtown Commercial Zoning District and associated amendments to Chapter 22.12 MMC Definitions. The proposed amendments will increase the variety of permitted and conditionally permitted entertainment uses within the Historic Main and Promenade Planning Areas of the Downtown Commercial Zoning District for consistency with the Downtown Master Plan and Comprehensive Plan.

LIST OF REQUIRED ACTIONS: Recommendation by the Monroe Planning Commission with final adoption of the ordinance by the Monroe City Council.

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 reviewing the proposal. 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. 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: Lance Bailey, Community Development Director, SEPA Responsible Official, Monroe City Hall, 806 West Main Street, Monroe, WA 98272

Date: 7/6/2022 Signature: Lance Bailey

PUBLIC HEARING: A public hearing is required for this project and will be noticed separately.

ENVIRONMENTAL DOCUMENTS PREPARED FOR THE PROPOSAL: DNS, Environmental Checklist.

DATE OF ISSUANCE OF NOTICE OF APPLICATION/DNS: July 8, 2022

COMMENT PERIOD: Submit written comments on or before **5 p.m., July 22, 2022.** Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code.

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 July 22, 2022**. 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 read or ask about the procedures for SEPA appeals.

STAFF CONTACT: Kate Tourtellot @ (360) 863-4618 or ktourtellot@monroewa.gov

All documents are available for review online at www.monroewa.gov