



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 Site Plan Review as described below:

PROJECT NAME: Amsberry Site Plan Review
PROJECT FILE#: SITE2020-03/SEPA2020-04
APPLICANT: Jeff Amsberry
OWNER: API Monroe, LLC, PO Box 1314, Monroe, WA 98272

PROJECT LOCATION: The site is located at 17630 West Main Street and 16218 177th Avenue SE, Monroe, Washington, 98272. Snohomish County Tax Parcel Numbers: 00517300100800, 00517300100100, 00517300100200, 00517300100300.

PROJECT DESCRIPTION: The applicant is requesting site plan approval for the construction of a mixed-use project to consist of three (3) buildings, on approximately .90 acres in the Mixed Use - General (MG) zoning district, with associated grading, landscaping, street frontage improvements, and storm drainage improvements. The site is comprised of four (4) parcels which will be consolidated. The project will include one (1) mixed-use building and two (2) apartment buildings. The buildings will include a 3,600 square foot commercial space on the ground level of the mixed-use building and 22 apartment units. The project will have access off of 177th Avenue SE and 163rd Place SE.

PERMITS/APPROVALS REQUIRED: Site Plan Approval, Environmental Review, Grading/Engineering Permits, Building Permits, and any State and Federal Permits if applicable.

STUDIES REQUIRED: Environmental Checklist

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: Development permits that are not exempt from review under SEPA are a Type II permit review, pursuant to Monroe Municipal Code (MMC) Chapter(s) 22.84.030 and 22.84.060(B)(1). This project does not require a public hearing.

APPLICATION DATE: October 29, 2020

NOTICE OF COMPLETE APPLICATION: November 25, 2020

DATE OF NOTICE OF APPLICATION: December 2, 2020

PUBLIC COMMENT PROCEDURE: Submit written comments on or before **5 p.m., December 16, 2020**. 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 not required for this project.

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 Street, Monroe, WA 98272 and online at:

<http://www.monroewa.gov/993/Amsberry-Site-Plan-Review>

A decision on the application will be made within 120 days of the date of the letter of completeness.