



City of Monroe
806 West Main Street, Monroe, WA 98272
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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 its Nonconforming Use Regulations for the Tourist Commercial Zone, Monroe Municipal Code (MMC) Chapter 22.40 Nonconformance and Reuse Standards as described below:

PROJECT NAME: Tourist Commercial Nonconforming Use Code Amendments

PROJECT FILE#: CA2021-01, SEPA2021-03

APPLICANT/PROPONENT: City of Monroe, 906 West Main Street, Monroe, WA 98272

LEAD AGENCY: City of Monroe

PROJECT LOCATION: All properties located in the Tourist Commercial zone. 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.

PROJECT DESCRIPTION: The City of Monroe is proposing text amendments to Chapter 22.40 of the Monroe Municipal Code (MMC), Nonconformance and Reuse Standards.

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: Ben Swanson, Community Development Director, SEPA Responsible Official, Monroe City Hall, 806 West Main Street, Monroe, WA 98272

Date: 3/19/21 Signature: Ben Swanson

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 APPLICATION/DNS: March 22, 2021

COMMENT PERIOD: Submit written comments on or before **5 p.m., April 6, 2021**. 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 April 6, 2021**. 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: Amy Bright, Associate Planner @ (360) 863-4533 or abright@monroewa.gov

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