



NOTICE OF LAND USE APPLICATION AND OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (ODNS)

File Number: SITE2021-08, SEPA 2021-08

Name of Proposal: Adventure Motorsports Site Plan Review and SEPA

Date of Application: November 18, 2021

Date of Completeness: December 13, 2021

Notice of Application/Optional DNS: December 13, 2021

Description of Proposal: The applicant is requesting Site Plan Review and SEPA determination for the construction of a motorsports sales facility containing four buildings (4,680 square feet, 4,900 square feet, 4,900 square feet and 620 square feet) with an associated surface parking lot on approximately 1.07 acres in the General Commercial (GC) zoning district, with associated grading, landscaping, and storm draining improvements. The newly constructed buildings will take access off of Stretch Street, a private roadway.

Proponent(s)/Applicant(s): 2812 Architecture/Adam Clark, 2812 Colby Ave, Everett, WA 98201

Location of Proposal: The site is located at Section 01 Township 27 Range 06 Quarter NE LOT 1 CITY MON SP NO 2016-02 SURV REC AFN 202004145001 BEING PTN SE1/4 NE1/4 SD SEC; otherwise known as 310 N Lewis Street, Monroe, WA 98272. Snohomish County Tax Parcel Number 27060100116000.

Lead Agency: City of Monroe

Environmental Review: The City of Monroe has reviewed the proposed project for probably 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.

Deadline for Submitting Comments: Submit written comments on or before **5:00 p.m. on December 28, 2021**. Comments should address completeness of the application, quality or quantity of the information presented, and the project's conformance to applicable plans or code.

Staff Contact: Questions about the proposal may be directed to Amy Bright, Planner, at abright@monroewa.gov or (360) 863-4533.

All documents are available for review Monday-Friday, 8:00-5:00 p.m., excluding holidays, at Monroe City Hall, 806 W Main St Monroe, WA 98272 & online at <http://www.monroewa.gov/1064/Adventure-Motorsports-Site-Plan-Review>. A decision will be made within 120 days of the date of the letter of completeness excluding time periods as described in MMC 22.84.040.G.3