



DETERMINATION OF NON-SIGNIFICANCE (DNS)

File Number: SEPA 2021-08

Name of Proposal: Adventure Motorsports Site Plan and SEPA Threshold Determination

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.

Proponents: 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

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. The information is also available for view online at : <http://www.monroewa.gov/1064/Adventure-Motorsports-Site-Plan-Review>

- 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: Stacy Criswell, Interim Community Development Director
SEPA Responsible Official
(360) 863-4544

Monroe City Hall
806 West Main Street
Monroe, WA 98272
scriswell@monroewa.gov

Date: 12-29-2021 **Signature:** Stacy Criswell

Date of Issuance: December 29, 2021

Deadline for Submitting Appeals: No later than 5:00 p.m. on January 13, 2022

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 January 13, 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 21.60. 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: Questions about the proposal may be directed to Amy Bright, Planner, at abright@monroewa.gov or (360) 863-4533.