



## NOTICE OF LAND USE APPLICATION

---

NOTICE IS HEREBY GIVEN that the City of Monroe has received an application for Site Plan Review as described below:

**PROJECT NAME:** Monroe Gateway Site Plan Review

**PROJECT FILE#:** SITE2021-06/SEPA2021-06

**APPLICANT:** Justin Pedersen on the behalf of Monroe Gateway, LLC

**OWNER:** Monroe Gateway, LLC, PO Box 177, Carnation, WA 98014

**PROJECT LOCATION:** The site is located at 16306 West Main Street, Monroe, Washington, 98272. Snohomish County Tax Parcel Numbers: 27061100200400, 27061100200500, 27061100200600, 27061100201400, 27061100201500.

**PROJECT DESCRIPTION:** The applicant is requesting site plan approval for the construction of a 3,500 square foot RV showroom and sales lot on approximately 6.0 acres in the General Commercial (GC) zoning district, with associated grading, parking, landscaping, street frontage improvements, and storm drainage improvements. The site is comprised of five (5) parcels. There is an espresso stand on the property and wetlands have been identified on the site. The project will have access off of West Main Street.

**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, Critical Areas Study, Drainage Report, Geotechnical Report.

**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:** August 25, 2021

**NOTICE OF COMPLETE APPLICATION:** August 31, 2021

**DATE OF NOTICE OF APPLICATION:** September 3, 2021

**PUBLIC COMMENT PROCEDURE:** Submit written comments on or before 5 p.m., September 17, 2021. 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](mailto:amarrero@monroewa.gov)

All documents are available for review Monday, Tuesday, Thursday, 8:00-5:00 p.m., excluding holidays, at Monroe City Hall, 806 West Main Street, Monroe, WA 98272 and online at:

<https://monroewa.gov/1052/Monroe-Gateway-Site-Plan-Review>

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