



NOTICE OF LAND USE APPLICATION

NOTICE IS HEREBY GIVEN that the City of Monroe has received an application for a Shoreline Substantial Development Permit, Site Plan Review, and SEPA Environmental Review as described below:

PROJECT NAME: The Lakeview Building Shoreline Substantial Development Permit and Site Plan Review

PROJECT FILE#: SLDP2021-01, SITE2021-03, SEPA2021-02

APPLICANT: Blueline

OWNER: ESMP, Inc.

PROJECT LOCATION: The site is located in the SW1/4 of NW1/4 of Section 35, Township 28, Range 06 East, Willamette Meridian; otherwise known as 13800 Fryelands Blvd., Monroe, Washington, 98272. Snohomish County Tax Parcel Numbers: 28063500201900 & 00865400002303

PROJECT DESCRIPTION: The applicant is requesting a shoreline substantial development permit and site plan approval for the construction of a 126,298 square foot warehouse building with associated surface parking lot, on approximately 6.94 acres in the Industrial Transition (IT) zoning district, with associated grading, landscaping, and storm drainage improvements. The site is located in the Shoreline Jurisdiction. The applicant is proposing mitigation to address critical areas impacts through Innovative Development Design. The project will have access off of Fryelands Blvd.

PERMITS/APPROVALS REQUIRED: Shoreline Substantial Development Permit, Site Plan Approval, SEPA Environmental Review, Grading/Engineering Permit, Building Permit, Special Flood Hazard Area Permit, and any State and Federal Permits if applicable.

STUDIES REQUIRED: SEPA Checklist, Critical Areas Report, Geotechnical Report, Drainage Report.

APPLICATION PROCESS: Requests for a shoreline substantial development permit are a Type II project 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: March 11, 2021

NOTICE OF COMPLETE APPLICATION: March 25, 2021

DATE OF NOTICE OF APPLICATION: March 29, 2021

PUBLIC COMMENT PROCEDURE: Submit written comments on or before **5 p.m., April 27, 2021**. Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code. The City will not act on this application until the end of the 30-day shoreline permit public comment period.

APPEALS: Any person aggrieved by the granting, denying, or rescinding of a permit on shorelines of the state pursuant to RCW 90.58.140 may seek review from the shorelines hearings board by filing a petition for review within twenty-one days of the date of filing as defined in Chapter 90.58 RCW. Only persons who file written comments on the project in response to the Notice of Application are considered parties of record who may appeal the decision. If you do not file written comments within the comment period, you may not appeal the final decision.

STAFF CONTACT: Anita Marrero, Senior Planner @ (360) 863-4513 or amarrero@monroewa.gov

As Monroe City Hall is closed to the public, documents are available for review online at <http://www.monroewa.gov/1028/Lakeview-Building>. If you would like copies of any documents, please email the Permit Division at landuse@monroewa.gov. Copies are at cost.

A decision on the application will be made within one hundred twenty (120) days of the date of the letter of completeness.