



City of Monroe
806 West Main Street, Monroe, WA 98272
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www.monroewa.gov

NOTICE OF LAND USE APPLICATION

NOTICE IS HEREBY GIVEN that the City of Monroe has received an application for a Conditional Use Permit and Variance as described below:

PROJECT NAME: Sky Valley Substation Conditional Use Permit and Variance
PROJECT FILE#: CUP2021-01/VR2021-01/SEPA2021-07
APPLICANT: William Blanchard, P.E. on behalf of the Snohomish County PUD #1
OWNER: Snohomish County Public Utility District #1, PO Box 1107, Everett, WA 98206

PROJECT LOCATION: The site is located at 19622 Tjerne Place SE, Monroe, Washington, 98272. Snohomish County Tax Parcel Number: 27070600204000.

PROJECT DESCRIPTION: The applicant is requesting a conditional use permit and variance for the construction of an electrical substation and Wireless Communication Facility (WCF) with associated clearing, grading, landscaping, and drainage improvements. The station will add electrical transmission reliability, distribution capacity and distribution reliability within the Snohomish County PUD's service area. The facility will also improve the District's radio coverage in the area. The proposed station and WCF will be unmanned and will be in operation 24 hours a day. The project site is located in the General Commercial (GC) zoning district and has direct access from Tjerne Place.

PERMITS/APPROVALS REQUIRED: Conditional Use Permit, Variance, Building Permits, Grading/Engineering Permits, and any State and Federal Permits if applicable.

STUDIES REQUIRED: Drainage Report, Critical Areas Report, Geotechnical Engineering Report, Sound Analysis, Radiofrequency Evaluation.

APPLICATION PROCESS: A conditional use permit and variance application is a Type III permit review, pursuant to Monroe Municipal Code (MMC) Chapter(s) 22.84.030 and 22.84.060(B)(2). This project requires a public hearing and decision before the Hearing Examiner.

APPLICATION DATE: August 10, 2021

NOTICE OF COMPLETE APPLICATION: August 26, 2021

DATE OF NOTICE OF APPLICATION: August 30, 2021

PUBLIC COMMENT PROCEDURE: Submit written comments on or before 5 p.m., September 13, 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 required for this project and will be noticed separately.

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

<http://www.monroewa.gov/1053/Snohomish-County-PUD-1-Conditional-Use-V>

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