



## NOTICE OF LAND USE APPLICATION

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

**PROJECT NAME:** Ideal Option Conditional Use Permit  
**PROJECT FILE#:** CUP2022-02  
**APPLICANT:** Sharen Rose, IO Management Company, LLC  
**OWNER:** Ed Brooks, Edge2, LLC

**PROJECT LOCATION:** The site is located at 101 E. Main Street, Monroe, Washington, 98272. Snohomish County Tax Parcel Number: 00517401700100.

**PROJECT DESCRIPTION:** The applicant is requesting a conditional use permit to open a medical clinic within the Historic Main Planning Area of the Downtown Commercial Zoning District. Ideal Option, LLC, the largest network of addition medicine outpatient clinics in WA, plans to occupy a second story suite within the Lewis & Main Building to provide on-going maintenance care for individuals being treated for substance use disorder. The outpatient clinic will be staffed by one healthcare provider and two medical assistants and will eventually provide care for up to 20 patients per day. The proposed hours of operation are Monday-Thursday, 7 a.m. - 6 p.m.

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

**STUDIES REQUIRED:** None.

**APPLICATION PROCESS:** A conditional use permit 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:** July 20, 2022

**NOTICE OF COMPLETE APPLICATION:** August 12, 2022

**DATE OF NOTICE OF APPLICATION:** August 16, 2022

**PUBLIC COMMENT PROCEDURE:** Submit written comments on or before **5 p.m., August 30, 2022**. 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:** Kate Tourtellot, Planning Manager, @ (360) 863-4618 or [ktourtellot@monroewa.gov](mailto:ktourtellot@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/1108/Ideal-Option-Addiction-Medicine-Outpatie>  
A decision on the application will be made within 120 days of the date of the letter of completeness.