



City of Monroe
806 West Main Street, Monroe, WA 98272
Phone (360) 794-7400 Fax (360) 794-4007
www.monroewa.gov

NOTICE OF LAND USE APPLICATION

NOTICE IS HEREBY GIVEN that the City of Monroe has received an application for a Shoreline Substantial Development Permit as described below:

PROJECT NAME: Eastside Masonry Shoreline Substantial Development Permit

PROJECT FILE#: SLDP2019-01, SEPA2019-07

APPLICANT: John Bissell on the behalf of Eastside Masonry Products

OWNER: Eastside Masonry Products, c/o Tom Ederer

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 Number: 28063500201900.

PROJECT DESCRIPTION: Demolition of the existing structures and proposed grading to provide temporary stormwater detention and treatment for future development of the site, which is approximately 6.82 acres. The site is located in the Shoreline Jurisdiction and is encumbered by wetlands and streams. The applicant is proposing mitigation through Innovative Development Design.

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

STUDIES REQUIRED: SEPA Checklist, Critical Areas Report

APPLICATION PROCESS: Requests for a shoreline substantial development permit, variance, or a conditional use permit require review by the City of Monroe hearing examiner. The hearing examiner's decision on substantial development permits is final. The hearing examiner shall have the authority to hear and make findings, conclusions, and recommendations on shoreline variances. The city council shall have the authority to grant shoreline variances. The City will submit the shoreline variance to the Department of Ecology for its approval or disapproval.

APPLICATION DATE: May 2, 2019

NOTICE OF COMPLETE APPLICATION: May 7, 2019

DATE OF NOTICE OF APPLICATION: May 9, 2019

PUBLIC COMMENT PROCEDURE: Submit written comments on or before **5 p.m., June 10, 2019**. The City will not act on this application until the end of the 30-day shoreline permit public comment period. Upon completion of project review the proposed application will be scheduled for a public hearing with the Monroe Hearing Examiner where the project will be approved, approved with conditions, or denied. The Hearing Examiner's decision shall become final and the permit shall be issued upon the terms and conditions prescribed by the Hearing Examiner, if no appeal is filed. The Hearing Examiner's decision shall be filed with the Department of Ecology. You may request a copy of the final decision on the project by making a written request to the staff contact listed below.

PUBLIC HEARING: There will be a public hearing conducted on this project. You have the right to request notice of and to participate in the public hearing. If you want to receive notice of the hearing, you may make a written request to the staff contact named below.

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

All documents are available for review Monday-Friday, 8:00-5:00 p.m., excluding holidays, at Monroe City Hall, 806 West Main St Monroe, WA 98272 and online at www.monroewa.gov.

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