



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 Site Plan Review as described below:

PROJECT NAME: Riverside Station Site Plan Review, SEPA & BLA

PROJECT FILE#: SITE2022-01/SEPA2022-04/BLA2022-02

APPLICANT: Emanuel Popa on the behalf of Riverside Station LLC
307 N Madison St Monroe, WA 98272
(425) 327-5928

OWNER: Emanuel Popa
307 N Madison St Monroe, WA 98272
(425) 327-5928

PROJECT LOCATION: The site is located at 135 & 143 S Ann Street, Monroe, Washington, 98272. Snohomish County Tax Parcel Numbers: 27070600300900 & 27070600301000.

PROJECT DESCRIPTION: The applicant is requesting site plan approval for the construction of a three level, mixed use building accommodating four units of commercial space on the main floor and 16 residential units above on the second and third floors with associated grading, parking, landscaping, street frontage improvements, and storm drainage improvements. The site is comprised of two (2) parcels that will be consolidated via a boundary line adjustment into a single, approximately 0.7 acre, parcel in the Downtown Commercial (DC), East Neighborhood zoning district. There are two residential structures currently on the site that will be demolished. The project will have access off both South Ann Street and Simons Road.

PERMITS/APPROVALS REQUIRED: Site Plan Approval, Environmental Review, Boundary Line Adjustment, Grading/Engineering Permits, Building Permits, and any State and Federal Permits if applicable.

STUDIES REQUIRED: Environmental Checklist, 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: May 3, 2022

NOTICE OF COMPLETE APPLICATION: May 27, 2022

DATE OF NOTICE OF APPLICATION: June 1, 2022

PUBLIC COMMENT PROCEDURE: Submit written comments on or before **5 p.m., June 15, 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 not required for this project.

STAFF CONTACT: Leigh Anne Barr, Associate Planner @ (360) 863-4511 or labarr@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/1102/13949/Riverside-Station-Site-Plan-Review>

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