



DETERMINATION OF NON-SIGNIFICANCE (DNS)

File Number: SEPA 2022-04

Name of Proposal: Riverside Station Site Plan Review

Description of Proposal: The applicant is requesting site plan approval for the construction of a three level, mixed use building. The first floor will accommodate four units of commercial space, and the second floor will have 16 residential units. The 1.01-acre lot in the East Downtown Neighborhood (ED) within the Downtown Commercial (DC) zoning district. The project includes onsite grading, parking, landscaping, street frontage improvements, and storm drainage improvements. The applicant is also requesting a boundary line revision to consolidate two (2) legal lots into a single lot. The project will have access off both South Ann Street and Simons Road.

Proponent: Emanuel Popa on the behalf of Riverside Station LLC
307 N Madison St
Monroe, WA 98272

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

Lead Agency: City of Monroe

Threshold Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) IS NOT required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public for review upon request at Monroe City Hall, 806 West Main Street, Monroe, WA 98272 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays. The information is also available for view online at <http://www.monroewa.gov/1102/Riverside-Station-Site-Plan-Review>.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Responsible Official: Lance Bailey, Community Development Director
SEPA Responsible Official
(360) 863-4544
Monroe City Hall
806 West Main Street
Monroe, WA 98272
lbailey@monroewa.gov

Date: 1/30/2023 **Signature:** *Lance Bailey*

Date of Issuance: January 31, 2023

Deadline for Comments/Appeals: No later than 5:00 p.m. on February 14, 2023

Appeals: You may appeal this determination to the City of Monroe Hearing Examiner at Monroe City Hall, which is located at 806 West Main Street, Monroe, WA 98272, no later than **5:00 p.m. on February 14, 2023**. You should be prepared to make specific factual objections; and you shall set forth the specific reason, rationale, and/or basis for the appeal. Appeals must be made in person on City appeal forms, which are available through the Community Development Department at Monroe City Hall. Appeals must be filed in original form in accordance with MMC Chapter 22.78.180. Payment of the appeal fee, as specified in the city's fee resolution, shall occur at the time the appeal is filed. Please contact Hannah Maynard, Planning Admin Assistant, by email at hmaynard@monroewa.gov or by phone at (360) 926-4012 to read or ask about the procedures for SEPA appeals.

Staff Contact: Questions about the proposal may be directed to Leigh Anne Barr, Associate Planner, at lbarr@monroewa.gov or (360) 863-4511.