



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

NOTICE OF LAND USE APPLICATION USING THE OPTIONAL DNS PROCESS

NOTICE is hereby given that the City of Monroe has received an application for the following project:

File #: SEPA2018-03,
Applicant: Milton Lam Architects on the behalf of American Dream Realty Investment Group, LLC
Date of Application: June 27, 2018
Date of Completeness: July 23, 2018
Notice of Application: July 26, 2018
Name of Project: Sunnyside Gardens Townhomes
Property Tax Parcels: 00517300200400 & 27060200408100
Property Address: 17510 West Main Street, Monroe, WA 98272

PROJECT DESCRIPTION: The project consists of a mixed-use development with 11 multi-family buildings for a total of 46 townhome units and 1 commercial building on two parcels approximately 1.81 acres. The entrance will be off of West Main Street with an internal fire apparatus road that will provide access to each unit.

REQUIRED PROJECT PERMITS/APPROVALS: Site Plan Approval, SEPA Determination, Engineering Permits, Building Permits, and any state or federal permits if applicable.

REQUIRED STUDIES: Environmental Checklist, Wetland Delineation, Traffic Impact Analysis, Geotechnical Report, Stormwater Drainage Report.

ENVIRONMENTAL REVIEW: The City of Monroe has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance for this project. The optional DNS process in WAC 197-11-355 is being used. Consequently, this may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

STAFF CONTACT: Anita Marrero, Senior Planner at (360) 863-4513 or amarrero@monroewa.gov

PUBLIC COMMENT PROCEDURE: Submit written comments on or before **5 p.m., August 9, 2018**. Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code.

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 <http://www.monroewa.gov/748/Sunnyside-Gardens-Townhomes>.

A decision will be made within 120 days of the date of the letter of completeness excluding time periods as described in MMC 21.50.110.