



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

## NOTICE OF LAND USE APPLICATION

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**NOTICE IS HEREBY GIVEN** that the City of Monroe has received an application for a Preliminary Plat Major Amendment as described below:

**PROJECT NAME:** Main Brook Townhomes Preliminary Plat Major Amendment

**PROJECT FILE#:** PLMA2019-01

**APPLICANT/OWNER:** Hanson Homes at Main Brook, LLC, PO Box 2289 Snohomish, WA 98291

**PROJECT LOCATION:** The site is located at Section 1 Township 27 Range 6 Quarter SW LOT 4 OF CITY OF MON SP 199008 REC AFN 199912215006 BEING A PTN OF SW1/4 SW1/4; otherwise known as XXXX W. Main Street, Monroe, Washington, 98272. Snohomish County Tax Parcel Number(s): 27060100310200, 27060100310300, and 27060100310400.

**PROJECT DESCRIPTION:** The applicant, Hanson Homes, is requesting a major amendment to the approved Preliminary Plat of Main Brook Townhomes. The original approval was for a 19-lot subdivision containing eighteen (18) zero lot-line townhome lots and one (1) commercial lot to be developed in two (2) phases on approximately 1.42 acres in the Mixed-Use Commercial (MUC) zoning district. The major amendment proposes to change the use of lot 19 from commercial to residential for a 10-unit apartment building.

**APPROVALS REQUIRED:** Preliminary Plat Approval

**STUDIES REQUIRED:** Revised Traffic Study

**APPLICATION PROCESS:** A preliminary plat is a public hearing review process per City of Monroe Municipal Code (MMC) Chapter 21.20.050(F). It requires a public hearing, which will be noticed separately, and decision before the Hearing Examiner.

**APPLICATION DATE:** February 11, 2019

**NOTICE OF COMPLETE APPLICATION:** March 8, 2019

**DATE OF NOTICE OF APPLICATION:** March 11, 2019

**COMMENT PERIOD:** Submit written comments on or before **5 p.m., March 25, 2019**. Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code.

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

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

A decision on the application will be made within ninety (90) days of the date of the letter of completeness.