



112 Second Street
P.O. Box 366
Langley, WA 98260
(360) 221-4246

City of Langley
STATE ENVIRONMENTAL POLICY ACT
Determination of Non-Significance

TIM CALLISON
Mayor
Fax (360) 221-4265

Agency: City of Langley

Agency Contact: Brigid Reynolds, planning@langleywa.org, 360.221.4246

Description of Proposal – An accessory building is proposed to be located at 914 Third Street. The accessory building will be between 325 to 400 square feet in size and located no closer than 75 feet to the ordinary high water mark of the stream, within the streamside buffer beside the existing principal building. The accessory building will be used as a pottery kiln.

Project Location: 914 Third Street at the westerly end of the City
Parcel Number: R33034-062-0220

Applicant: Maryon Atwood, 360.678.1414, maryon@cookonclay.com

Description of documents: Master permit application, environmental checklist, environmental report prepared by Saratoga Environmental dated March 27, 2019

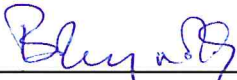
SEPA Threshold Decision Issued on: April 10, 2019

The City of Langley has determined that this proposal will not have a probable significant adverse impact on the environment based on the following findings and conclusions:

- The proposed location for the accessory building is lawn and already disturbed; is as far from the stream as reasonably possible; and is approximately 40 feet from the top of the stream bank
- Proposed mitigation includes planting a 400 SF area with native riparian plants and removing invasive plant species which will result in a net gain for the buffer
- Stormwater will not be discharged towards the stream

This DNS is issued under WAC 197-11-340(2) and the comment period will end on April 24, 2019

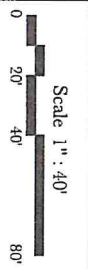
Responsible Official: Brigid Reynolds, Director of Community Planning, City of Langley, 112 Second Street, planning@langleywa.org, 360.221.4246

Signature  Date April 10/19

Appeal process: Any person aggrieved of the City's determination may file an appeal with the Langley City Clerk at 112 Second Street/ PO Box 366, Langley WA, 98260 within 10 days of the final approval of the permit.

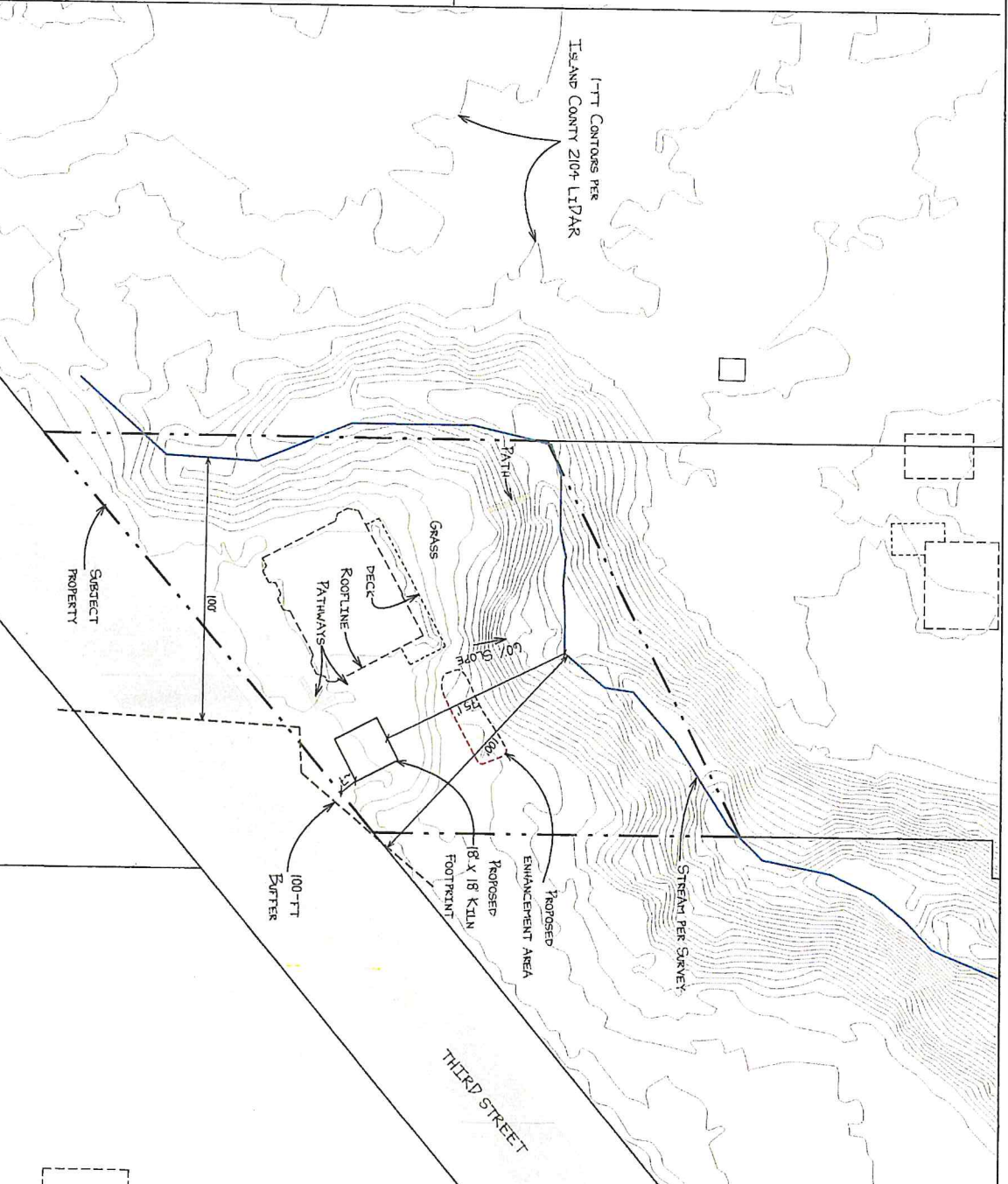
3/27/19

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APPENDIX A - SITE PLAN
Hansen Property
Third Street, Langley WA 98260
Tax Parcel R33034-062-0220

SARATOGA ENVIRONMENTAL INC.
PO BOX 815 CLINTON WA 98236
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Site Plan was prepared for evaluation of stream & associated buffer only and did not include any survey work, evaluation of steep slopes or other critical areas. Stream location was derived from GPS data collected in the field; topography data and survey data from Island County ATN 4208401.