



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

## City of Langley

TIM CALLISON  
Mayor

Fax (360) 221-4265

### Notice of Application Optional DNS Process

The City of Langley has received an application to rezone the two properties as outlined below.

Date of permit application: 4/27/2020      Date of determination of completeness: 5/5/2020

Date of notice of application: 5/12/2020      **Comment due date: 5/26/2020**

**Agency Contact:** Brigid Reynolds, Director of Community Planning, [planning@langleywa.org](mailto:planning@langleywa.org), 360.221.4246 X26, PO Box 366, Langley WA, 98260

**Agency File Number:** ZA-20-001

**Description of proposal:** The proposal is to rezone the subject properties from Residential Mixed (RM) to Residential 5000 (RS5000) to facilitate a short plat for three lots and construction of single-family dwellings and accessory dwelling units on each lot.

**Location of proposal:** See the location map below. Parcel no. S7345-00-02020-0 and S7245-00-0219-0

**Project Applicant:** John R and Callie Fulton

**SEPA Environmental Review:** The City of Langley has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS). This determination is based on the following findings and conclusions:

- The proposed RS5000 zoning is consistent with the surrounding residential zone district.
- The proposed final development will result in housing that is similar to that found in the surrounding residential zone district.
- The traffic generated by the proposed development will not reduce the level of service (LOS) at the nearest intersection with an established LOS (Third and DeBruyn) beyond the LOS established in the Comprehensive Plan.
- The subject properties are cleared, flat and contain no trees or critical areas.

The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by the date noted above to Brigid Reynolds, Director of Community Planning.**

**Required Studies:** No additional studies are required for this application

**Additional Conditions:** There are no additional mitigation requirements for this project beyond what is required by the Langley's Municipal Code regulations listed below.

**Required Permits:** The following local, state and federal permits/approvals are needed for the proposed project: short plat approval, right of way permit and building permits.

**Existing Environmental Documents:** There are no known environmental documents.

**Preliminary determination of the development regulations that will be used for project mitigation and consistency:** Ch. 18.38 Amendments, Ch. 17.08 Short Plat, Ch. 18.06 RS5000, Ch. 18.22.155 Accessory Dwelling Units, Ch. 15.01.040 Design Standards, Ch. 15.01.070 Permits, Ch. 13.01.050 Water Application, Ch. 13.50.040 Sewer Connection and Permits, Ch. 15.01.500 A. Street frontage improvements

**Public Hearing** – A public hearing is tentatively scheduled for **Wednesday July 1, 2020** at 3 pm before the Planning Advisory Board's regular meeting. Due to the pandemic the public hearing will be held using video conferencing. Details will be posted on the City's website.

**Appeals:** May be made to the City of Langley, PO Box 366, Langley, WA 98260 no later than ten (10) days after final approval of the permits have been granted. Appeals must be submitted in writing. Contact the City of Langley about procedures for SEPA appeal.

**Final Decision:** The final decision for this application will be made within 120 days of 5/12/2020.

**Date Issued:** 5/12/2020      **Signature:** Bley 5/12/20

**Note:** This SEPA determination does not constitute approval of the proposal. Approval of the proposal can only be made by the legislative or administrative body vested with that authority. The proposal is required to meet all applicable regulations.

