



112 Second Street  
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## City of Langley

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Mayor

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### FINAL DETERMINATION OF NON-SIGNIFICANCE (DNS) Zoning Amendment for Properties at Second Street and DeBruyn Avenue

**Issued:** June 2, 2020

**Notice of Application Optional DNS Issued:** May 12, 2020

**Lead Agency:** City of Langley

**Responsible Official:** Brigid Reynolds, Director of Community Planning  
City of Langley  
112 Second Street  
Langley, WA 98260  
360.221.4246 or [planning@langleywa.org](mailto:planning@langleywa.org)

**Description of the Project:** 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:** Two parcels located at the south east corner of Second Street and DeBruyn Avenue, Parcel no. S7345-00-02020-0 and S7245-00-0219-0

#### **Threshold Determination:**

The City of Langley has determined that it does not have probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW43.21C.030(2)(c). The 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 on request.

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 DNS is issued under WAC 197-11-355(4)(a). There is no comment period.

**Appeals** May be made to the City of Langley, PO Box 366, Langley, WA 98260 within ten (10) days of final approval of the application. Appeals must be submitted in writing. Contact the City of Langley about procedures for SEPA appeals.

**Date Issued** 6/2/2020      **Signature** 

**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.