



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 a permit application for the following project.

Date of permit application: 12/07/2020 Date of determination of completeness: 12/22/2020

Date of notice of application: 1/13/2021 **Comment due date:** 1/27/2021

Agency Contact: Brigid Reynolds, planning@langleywa.org 360-221.4219

Agency File Number: BSP-20-003

Description of proposal – The owner of the Boatyard Inn, Wharf Street LLC, has applied to convert the hotel into ten one-bedroom condominium units. There is no physical development associated with this application except for the installation of one electric vehicle charging station.

The Langley Municipal Code 18.22.130.C.2.b. requires 1.5 parking stalls for each one-bedroom residential unit for a total of 15 parking stalls. The applicant has a total of nine parking stalls on the subject property. Two additional stalls are located partially on the subject property and partially on the Sunrise Lane ROW. These will be secured by either a lease or right of way permit. One of these is an EV charging facility. The additional four stalls are located on adjacent properties and are secured by way of an agreement and/or recorded easement.

Location of proposal: 200 Wharf Street, R33034-100-4100

Project Applicant: Larry Kwarsick, on behalf of Wharf Street LLC, 360.661.1776
sps@whidbey.net

SEPA Environmental Review: 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:

There is no physical development associated with this application except to install a water line. The action is to change the ownership structure only and to vary the parking requirements.

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, planning@langleywa.org 360-221.4219

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: No additional conditions as there are no environmental impacts.

Required Permits: The following local, state and federal permits/approvals are needed for the proposed project: Binding Site Plan preliminary and final approvals; Variance to reduce the parking requirements; right of way or lease agreement for parking in the Sunrise Lane right of way.

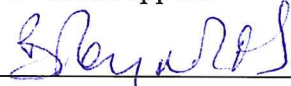
Required Studies: No studies have been completed or are required for this proposal.

Existing Environmental Documents: No existing environmental documents will be used as part of the review process for this proposal.

Preliminary determination of the development regulations that will be used for project mitigation and consistency: Parking Requirements Section.18.22.130 C.2.b, Variances Ch. 18.30, Condominium Binding Site Plan Section 18.22.220, Right of way use permit Section 12.20.015.A. Shoreline Master Plan

Public Hearing -- A public hearing date has not yet been scheduled. the public hearing notice.

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.

Date Issued: 1/13/2024 **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.