



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

## City of Langley

TIM CALLISON  
Mayor

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### DETERMINATION OF NON-SIGNIFICANCE (DNS) Zoning Code Amendments for Ch. 18.13 Multi-Family Infill Form Based Code

**Proponent:** City of Langley

**Description of the project:** To establish a new Chapter 18.13 Multifamily Infill Form-Based Code Overlay (MFI-FBC). The code helps implement the 2018 Comprehensive Plan and complies with the Growth Management Act. This overlay permits context-sensitive gentle densification on all lots served by sewer within four existing Langley zoning districts: RS5000, RS72000, Residential Mixed and Neighborhood Business zone districts.

The MFI-FBC increase alternatives for dwellings through flexible and innovative design, greater residential availability and affordability. The intent of this chapter is to establish context-sensitive regulations. The MFI-FBC overlay district honors the village character of Langley, respects the underlying districts, protects vital critical areas and encourages affordable housing near jobs.

This project has been funded in part through the Washington State legislature grant program under HB 1923 for the purposes of increasing housing capacity.

**Location:** This is a non-project action and affects all lands within the City of Langley

**Lead Agency:** City of Langley

**Threshold Determination:** The lead agency for this proposal 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). This 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 DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date issued below.

**Comments** must be in writing and submitted by 5:00 pm on May 12, 2021 to the mailing or email address below.

**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)

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

**Date Issued:** 4/28/2024 **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.