



## NOTICE OF APPLICATION With OPTIONAL DNS

**File Number:** PLN-2020-0017

**Project Location:** 2109 34<sup>th</sup> St. (Assessor Parcel # P32217)

**Project Name:** Samish 34<sup>th</sup> Street Housing

**Applicant:** Leslie Eastwood, General Manager, Samish Indian Nation, P.O. Box 217, Anacortes, WA 98221

**Contact Person:** Ryan Walters, Director of Planning and Community Development, Samish Indian Nation, 360-293-6404; [rrwalters@samishtribe.nsn.us](mailto:rrwalters@samishtribe.nsn.us)

**Date of Application:** August 10, 2020

**Date of Complete Application:** August 28, 2020

**Date of Notice of Application:** September 2, 2020

**Application Type / Description:** The applicant requests Type 2 Site Plan Review and approval for a cottage housing development consisting of 14 cottages, a community building with a 2<sup>nd</sup> floor apartment for an on-site manager, new multi-modal shared access drive and alleys, site utilities, stormwater management facilities, open space, and landscaping. Buffer width averaging is proposed for a Category IV wetland located near the south end of the property. The project also includes improvements to 34<sup>th</sup> Street.

**Other Required Project Permits/Approvals:** The following may be required in addition to the above: Construction stormwater general permit from WADOE, construction plan approval, right-of-way permit, building permits.

**SEPA Review:** The City of Anacortes has determined that this proposal is not likely to result in any significant adverse environmental impact, and that issuance of a Determination of Nonsignificance (DNS) is likely following the comment period for this notice. The optional DNS process of WAC 197-11-355 is being used for this proposal and includes the following:

- This may be your only opportunity to comment on the environmental impacts of the proposal.
- The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.

A copy of the subsequent threshold determination for this proposal, once issued, may be obtained upon request.

**Existing Environmental Documents:** The following environmental documents evaluate the proposed project: SEPA checklist, Critical Areas Assessment, Wetland Buffer Width Averaging analysis, Traffic Impact Analysis. Application documents may be reviewed at <https://www.anacorteswa.gov/161/Planning-Community-Economic-Development> by clicking "Notices of Application" and then opening the appropriate project file number folder.

**Public Comment Period:** Written comments regarding the proposal must be submitted to the City project contact below by **5:00 PM on September 16, 2020**. Any person may comment on the application, receive notice of and participate in any hearings, and request a copy of the decision, once made.

**Public Hearing:** A public hearing is not required for this proposal.

**Preliminary Determination of Consistency:** At a minimum, this project will be subject to the following plans and regulations: Anacortes Municipal Code Title 18 Environmental Protection, Title 19 Unified Development Code Municipal Code, and the Anacortes Engineering Design Standards.

A decision on this application will be made within 120 days from the date of complete application.

**Appeals:** Please refer to AMC 19.20.030 and AMC 19.20.210 for appeal procedures.

**Project Contact:** Libby Grage, Planning Manager; Phone: (360) 299-1986; [libbyb@cityofanacortes.org](mailto:libbyb@cityofanacortes.org); City of Anacortes, P.O. Box 547, Anacortes, WA 98221