



REVISED NOTICE OF APPLICATION & OPTIONAL SEPA DNS Process SEPA COMMENT PERIOD EXTENDED

File Number: PUD-2012-0001

Applicant: Jerod Barth, P.O. Box 1061, Anacortes, WA 98221

Owner: Shadow Creek Investments, P.O. Box 1061, Anacortes, WA 98221

Project Location: Located on the north side of Marine Drive, approximately 250' north of its intersection with Marine Heights Way. (Assessor Parcel #: P123272)

Date of Application: June 18, 2012

Date of Complete Application: October 17, 2014

Date Revised Information Received: September 20, 2020

Application Type/ Description: Planned Unit Development (PUD)/Preliminary Plat approval and SEPA environmental review to subdivide approximately 2.43-acres into three lots with ten single family units and associated access, utilities, and stormwater infrastructure. The proposal includes a conditional use permit application for development within a fish and wildlife habitat conservation area (Anaco Bourn), including installation of a culvert crossing for primary site access off Marine Drive, approximately 120 lineal feet of channel realignment, wetland buffer width averaging, and mitigation for temporary and permanent impacts. The site is located within the R2 zone. The project includes proposed reductions to R2 dimensional standards, including building setbacks, and is being considered under the subdivision, zoning, other land use control ordinances, and procedures in place at the time the application was deemed complete.

Other Required Project Permits/Approvals: The following may be required in addition to the above: Civil Construction Plan approval, Final PUD and Plat approval, NPDES Construction Stormwater General Permit, building permit(s); USACE and WDFW permits/authorizations, other applicable state and federal permits/authorizations.

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: 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: Critical Areas Report (March, 2012); Critical Areas Mitigation Plan (March 2016); SEPA checklist (updated 9/25/19); Stormwater Drainage Report (4/13/20); JARPA (2/24/15); Slope Evaluation (3/7/08); Trip Generation and Sight Distance report (9/5/08), revised (7/16/12); Tree Preservation Plan (3/22/08); Archaeological Investigation Report (9/16/08). Application documents may be reviewed at <https://www.anacorteswa.gov/161/Planning-Community-Economic-Development> by clicking "Current Projects" and then opening the appropriate project file number folder.

Public Comment Period: Any person may comment on the application and participate in any public hearing(s). Submit SEPA-related written comments to the contact listed below by ~~December 2, 2020 at 5 PM~~ **December 16, 2020 at 5:00 PM**. Written comments regarding the PUD, preliminary plat, and CUP applications will be accepted until the close of the open-record public hearing for the project, but should be submitted by the date above to receive consideration during preparation of the staff report.

Open-Record Public Hearing: An open-record public hearing before the Planning Commission will be required for this project, but has not yet been scheduled. Notice of the public hearing will be provided at least 15 days before the date of the hearing. Final decision on the project application(s) will be made by City Council (date TBD).

Preliminary Determination of Consistency: At a minimum, this project will be subject to the following plans and regulations: Anacortes Municipal Code Title 16 Tree Preservation, Title 18 Environmental Protection, Title 17 Zoning, and the Anacortes Engineering Design Standards.

Project Contact: Libby Grage, Planning Manager; (360) 299-1986; libbyb@cityofanacortes.org
City of Anacortes Community & Economic Development Department, P.O. Box 547, Anacortes, WA 98221