



NOTICE OF APPLICATION With OPTIONAL DNS process

File Number: CUP-2020-0002

Project Location: 8322 South March Point Road (Assessor Parcel #s P19805, P19887, & P109681)

Project Name: Swinomish didgwalic Wellness Center Phase III

Applicant: didgwalic Wellness Center, 8212 South March Point Road, Anacortes, WA 98221

Applicant Contact Person: Dawn Lee, COO, 360-770-2736; dawn.lee@didgwalic.com

Date of Application: October 15, 2020

Date of Complete Application: December 16, 2020

Date of Notice of Application: December 23, 2020

Application Type / Description: Essential Public Facility (EPF)/ Conditional Use Permit (CUP) application for development of a "Support Services Campus" adjacent to the existing didgwalic Wellness Center. The proposal includes a sub-acute 16 bed detox facility, two four-story transitional housing buildings with 33 suites each (66 total), a four-story supportive housing building with 25 units, a training and support services building, and associated parking, landscaping, utilities and stormwater infrastructure.

The Planning, Community and Economic Development Director has determined that the application is an Essential Public Facility and classified as a Local EPF per AMC 17.75.060.A.4. This determination is appealable per AMC Ch. 19.20 within 14 days of the date of this notice.

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

SEPA Review: The City of Anacortes reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) for this project. The optional DNS process of WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. 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 Report, Trip Generation, Access Inspection and Parking Letter. 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: Written comments on the environmental impacts of this proposal must be submitted to the contact listed below by **5:00 p.m. on January 13, 2021**.

Written comments on other aspects of the proposal are requested by **5:00 p.m. on January 13, 2021** so they can be considered in preparation of the staff report but will be accepted up to the date of and at the public hearing. 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 required but has not yet been scheduled. Separate notice will be provided.

Preliminary Determination of Consistency: At a minimum, this project will be subject to the following plans and regulations: Anacortes Municipal Code Chapter 17.75 Essential Public Facilities, Title 18 Environmental Protection, Title 19 Unified Development Code Municipal Code, the Anacortes Engineering Design Standards, and Comprehensive Plan.

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; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

PROJECT SITE VICINITY MAP

