



City of Langley

February 8, 2024

City of Langley has received a permit application for the following project.

Date of Permit Application: January 3, 2024 **Date of complete application:** February 8, 2024

Date of Notice: February 10, 2024 **Comment Due Date:** March 11, 2024

Agency Contact: Meredith Penny, planning@langleywa.org, 360-221-4246 ext. 26

Agency File Number: SPR-23-001 and VAR-23-001

Description of Proposal: The applicant is requesting a Type I Site Plan Review application to construct fourteen residential dwelling units in a three-building affordable housing project under the multifamily infill provisions of LMC 18.13. The project includes associated site amenities, parking, and right-of-way improvements. The applicants are requesting an administrative waiver under LMC 18.13.060, Table 9 for a 20% increase in lot coverage requirements, a variance from the requirements of LMC 18.13.040, and a lot combination. Type I Site Plan Review applications are subject to public notice requirements and a final decision by the Planning Official per LMC 18.36.025. Variance applications are subject to public notice requirements and a final decision by the Hearing Examiner per LMC 18.37.070. SEPA is required because the project includes the construction or location of more than four multifamily residential units, per WAC 197-11-800(1)(a)(ii).

Location of Proposal: 2nd St and DeBruyn Ave, parcel numbers: S7345-00-02020-0, S7345-00-02019-0.

Project Applicant: Christina Congdon, Environmental Works, on behalf of property owner Goosefoot Community Fund, through subsidiary Essential Solutions, LLC.

SEPA Environmental Review: SEPA required per WAC 197-11-800(1)(a)(ii).

Agencies, tribes, and the public are encouraged to review and comment on the proposed project.

Comments must be submitted by the date noted above to the City of Langley Director of Community Planning, planning@langleywa.org

Required Permits: The following local, state, and federal permits/approvals are needed for the proposed project

- Type I Site Plan Review
- Variance application
- Lot combination
- Building permit
- Right-of-way permit

Required Studies:

- Arborist Report, Arbor Dreams, LLC., Jesse Brighton, 9/6/2023
- Geotechnical Engineering Report, Geotest Services, Inc., Gunnar Sterlington, G.I.T. and Edwardo Garcia, P.E., 7/13/2023
- Preliminary Stormwater Site Plan, Harmsen, LLC., David W. Harmsen, P.E., 12/18/23

Environmental Documents:

- SEPA Environmental Checklist, Island Roots Housing, Rose Hughes, 12/12/2023

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Application files are available for inspection at no cost and will be provided at the cost of reproduction in a timely manner.

