



City of Langley

COMBINED NOTICE OF PUBLIC HEARING AND SEPA DETERMINATION OF NON-SIGNIFICANCE (DNS)

Determination of Non-Significance (DNS)

Proposal: project action for 1) a Site Plan Review to construct fourteen residential dwelling units in a three-building affordable housing project under the multifamily infill provisions of LMC 18.13 and 2) a Variance to eliminate the 4-foot landscaping strip required by LMC 18.13.040.B and instead landscape and plant trees in the 8-foot side yard setback on DeBruyn Ave and the 10-foot front yard setback on 2nd St between the buildings and the sidewalk.

Threshold Determination: Pursuant to WAC 197-11-340, the City of Langley has determined that this proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information, and the entire project file, is available for review by the public upon request. This DNS is issued under WAC 197-11-355(4)(a).

Appeals: Appeals of this SEPA determination may be made to the hearing examiner by filing an appeal and appeal fee within 10 days of the date of the determination. Appeals shall be in writing, shall specify the basis for appeal, and shall be made to the City Planning Official and filed at City Hall. The written notice of appeal, together with the required appeal fee, must be filed prior to 4:30 p.m. on the last day of the applicable time period for appealing; provided, however, that if City Hall is not open on the last day of the applicable appeal time period, then the appeal period shall be extended until 4:30 p.m. on the next day in which City Hall is open. This SEPA determination does not constitute approval of the proposal.

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that on **Monday, November 18, 2024 at 3pm**, the City of Langley Hearing Examiner will hold a public hearing at the in-person and online locations stated below.

To Join In-Person: City Council Chambers, Langley City Hall, 112 2nd St, Langley, WA, 98260

To Join Zoom Meeting:

<https://us02web.zoom.us/j/88166481789?pwd=HvKOZjCoFcJxcGBxSDYBeZFS9FOtas.1>

Meeting ID: 881 6648 1789 | Passcode: 500262 | Dial by your location: +1 253 215 8782 US (Tacoma)

APPLICATION: VAR-23-001. **APPLICANT:** Christina Congdon, Environmental Works, on behalf of property owner Goosefoot Community Fund, through subsidiary Essential Solutions, LLC. **LOCATION:** S7345-00-02020-0 and S7345-00-02019-0, 2nd St and DeBruyn Ave.

PROPOSAL: A Variance application to eliminate the 4-foot landscaping strip required by LMC 18.13.040.B and instead landscape and plant trees in the 8-foot side yard setback on DeBruyn Ave and the 10-foot front yard setback on 2nd St between the buildings and the sidewalk.

ALL PERSONS interested in or desiring to speak on said proposal should be present at the time and place above specified or should file written comments with the Langley Community Planning and Building Department before the above date.

MATERIALS for this meeting may be found at the following web address: <https://bit.ly/langleypublicnotice>

FURTHER INFORMATION may be obtained by contacting the Langley Community Planning and Building Department by mail at PO Box 366, Langley, WA 98260, in-person at 112 2nd St., Langley, WA, or by contacting the Director of Community Planning, Meredith Penny at (360) 221-4219 or planning@langleywa.org