

**PUBLIC NOTICE  
DETERMINATION OF NONSIGNIFICANCE**

Notice is given under the State Environmental Policy Act (SEPA), RCW 43.21C.080, that the City of Langley, in accordance with WAC 197-11-350, did on December 16, 2011 issue a Determination of Nonsignificance with a fifteen (15) day comment period on the following proposed action:

**Description of Proposal:** Amendments to the City Development regulations as follows:

1. Accessory Dwelling Units – Allows an increase to the maximum gross floor area and height of Accessory Dwelling Units to promote infill development and increase affordable housing opportunities;
2. Electric Vehicle Charging Stations – Complies with RCW 36.70A.695 which requires all municipalities required to plan under the Growth Management Act with a population under 20,000 to adopt regulations that allow battery charging stations;
3. Complete Streets – Under these provisions the City of Langley will plan for, design and construct all new transportation projects to provide appropriate accommodation for bicyclists, pedestrians, transit users and persons of all abilities in comprehensive and connected network. Upon adoption the City would become eligible for a complete streets grant program to encourage street designs that safely meet the needs of all users and also protect and preserve a community's environment and character;
4. Sidewalk Cafes – Conditionally allows seasonal use of right-of-way for outside seating. "Sidewalk cafe" means a portion of the public right-of-way in which tables and chairs are placed for the use of patrons consuming food and/or beverages, including alcoholic beverages, served by an adjoining food-service establishment; and
5. Tree Protection – Requirement to preserve and protect trees that are required to be retained as a condition of land development approval during onsite construction.

**Proponent:** City of Langley

**Location:** City of Langley

**Lead Agency:** City of Langley

**Description of document:** Environmental Checklist per WAC 197-11 State Environmental Policy Act.

**SEPA Checklist prepared:** December 12, 2011, 2011

**SEPA Threshold Decision Issued on:** December 16, 2011

The proposal is a nonproject action. The City of Langley, as lead agency for this proposal, has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is therefore not required under RCW 43.21C.030(2)(c). Should the proposals be adopted, development allowed under such new regulation shall be subject to the City's environmental and land use regulations.

This decision was made after review of a completed environmental checklist and other information on file with the lead agency. The complete file of the proposal, including the environmental determination, is available for review at Langley City Hall, 112 Second Street, Langley, during normal business hours.

This DNS is issued under Section 16.04.100 of the Langley Municipal Code and WAC 197-11-350 with a comment period as required by WAC 197-11-340(2)(a)(iv). The lead agency will not act on this

determination until fifteen (15) days after issuance. Comments must be submitted by January 3, 2011 to the address below.

Responsible Official: Jeff Arango

Position: Director of Community Planning

Address: 112 2<sup>nd</sup> Street, P.O. Box 366, Langley, WA 98260

An appeal of this Threshold Determination must be submitted by January 13, 2011 to the address below.

It is anticipated that these proposals will be presented to the City Planning Advisory Board on November 14, 2011 in a Public Hearing before the Planning Advisory Board. Details of the proposals are available upon request and are reviewable on the City's web site – [www.langleywa.org](http://www.langleywa.org).