



NOTICE OF APPLICATION WITH OPTIONAL SEPA DNS:

Notice Is Hereby Given That An Application Was Made For The Following Proposal:

Request: The applicant recently submitted for a short plat application to combine (3) lots from the subject property. A Single Family home and related accessory buildings are currently located on the lot, and will remain until final plat approval. The site is Zoned Residential (R4A) and Residential (R2A).

Applicant: D Hill Group LLC **File Number:** SPL-2019-0002

Project Location: The work is within Sections 25, Range 1E, and Township 35N Willamette Meridian; 3511 D Avenue, Anacortes, WA 98221.

Date of Application: August 6, 2019

Date of Completeness: September 6, 2019

Public Comment Period: Any person may comment on this application by writing to the address below. Comments must be received by **5:00 PM on October 2, 2019**

Required Project Permits/Approvals: The following may be required in addition to the above: Preliminary & Final Short Plat Submittal, ROW Vacation Request, Site Plan Approval & Approval & Civil Construction Plan approval.

Preliminary Determination of Consistency: At this time, no determination of consistency with City of Anacortes plans, regulations, or standards has been made. At a minimum, this project will be subject to the following plans and regulations: Anacortes Comprehensive Plan, Municipal Code (Zoning, etc.), Engineering Design and Building Standards.

SEPA Review: Based on the submitted application and available information, the City anticipates issuing an MDNS for this proposal and the optional DNS process as specified in WAC § 197.11.355 is being utilized. Consequently, this may be the only opportunity to comment on the environmental impacts of this proposal. This 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 SEPA threshold determination for the proposal may be obtained upon request.

Existing Environmental Documents: SEPA Environmental Checklist, JARPA application.

Public Hearing: N/A

How to become a party of record: You may become a party of record by submitting written comments, including a (USPS) mailing address, to the City of Anacortes PCED at the address listed below. E-mailed comments must include a return (USPS) mailing address in order for the sender to be considered a party of record. Questions about this proposal, requests to receive future notices of hearings and/or the decision, once made, and/or appeal procedures should be directed to the contact person listed below. The application and complete case file are available for review at the City of Anacortes PCED located at 904 6th Street, Anacortes, WA 98221. A decision on this application will be made within 120 days from the date of completeness.

For Project Information: Tess Cooper, Associate Planner; Phone: (360) 588-8234; Email: tessc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Date Issued: September 18, 2019

Publish: September 18, 2019

3511 "D" AVENUE SHORT PLAT

LEGAL DESCRIPTION

PARCEL "A":

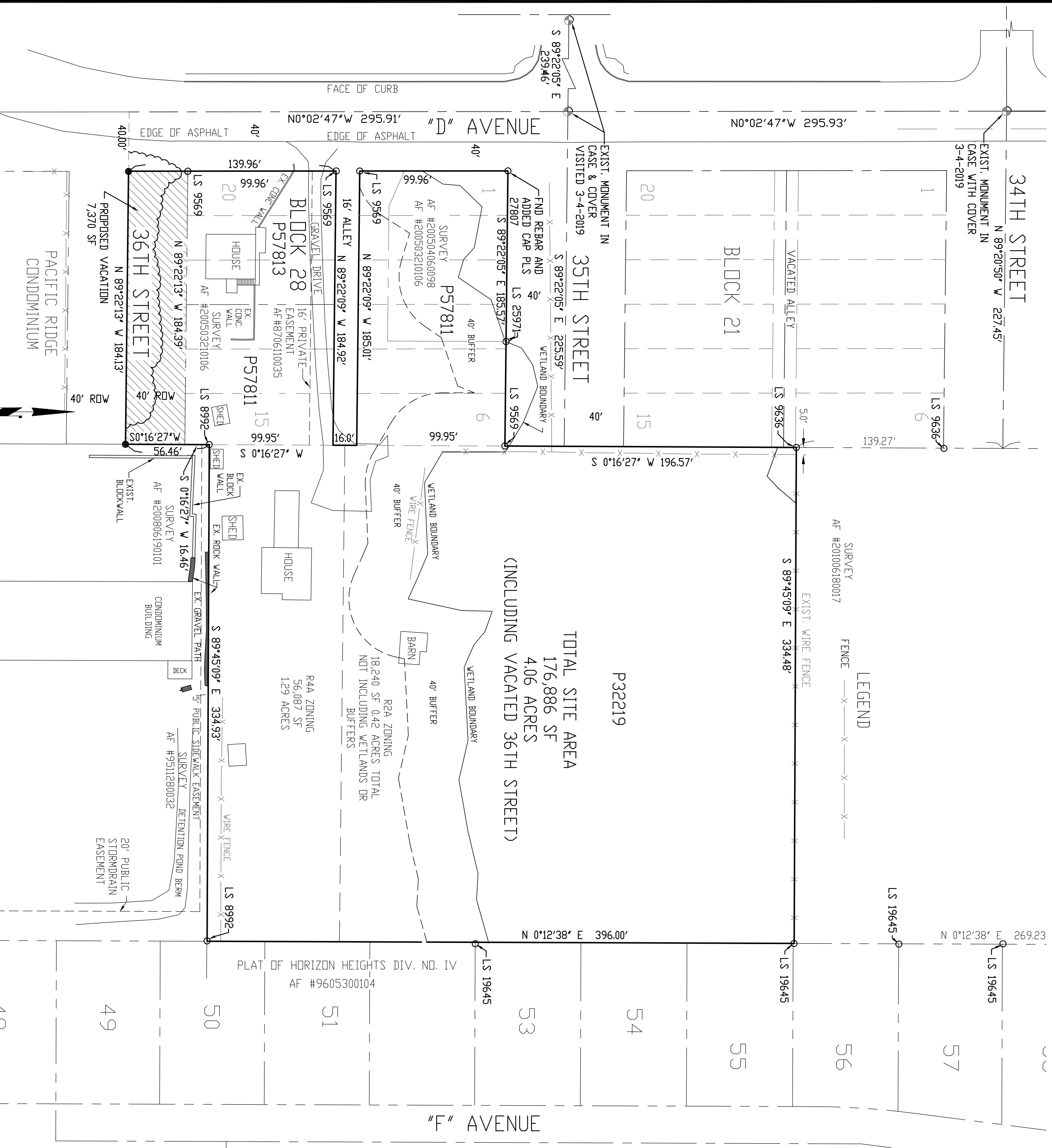
Lots 1 to 6, inclusive, and Lots 15 to 20, inclusive, block 28, "KELLOGG & FORD'S ADDITION TO ANACORTES, WASHINGTON", as per plat recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

The South 396 feet of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 25, Township 35 North, Range 1 East, W.M.

Situate in the City of Anacortes, County of Skagit, State of Washington.

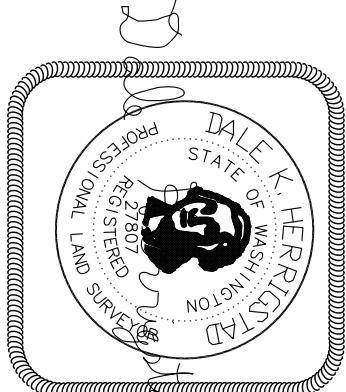


TOTAL SITE AREA
176,886 SF
4.06 ACRES
(INCLUDING VACATED 36TH STREET)

- ### NOTES
- EXIST. CONCRETE MON WITH BRASS CAP IN CASE WITH COVER VISITED 3-4-2019.
 - SET RE-BAR AND YELLOW CAP PLS. #27817.
 - FOUND EXISTING REBAR AND CAP MARKED AS NOTED ON PLAN.
 - EQUIPMENT USED: CARLSON CR2 2" TOTAL STATION.
 - ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
 - SURVEY METHOD: STANDARD FIELD TRAVERSE.
 - BASIS OF BEARINGS: CENTER LINE OF D AVENUE FORM ROS AF 8703160055.

DOWNER/DEVELOPER
WILLIAM & ANN TESTERMAN
3511 D AVENUE
ANACORTES, WA 98221

LAND SURVEYOR
DALE HERRIGSTAD PLS
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221



8-19-2019

SPL-2019-000X

DWN BY: DKH
DATE: July 2019

HERRIGSTAD ENGINEERING & SURVEYING
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

SCALE: NOTED
JOB 2018-127

SHEET 2 OF 2