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## NOTICE OF DECISION & SEPA MDNS:

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**Description:** The applicant has applied for a building permit application, SEPA environmental review, and site plan review (type 2) to construct a 5-story, 25-unit apartment building on the subject property. The subject property is located in the Residential High Density (R4) Zoning District.

**Project Name:** Fidalgo Flats 25-Unit Multifamily Development

**Applicant:** Madrona Real Estate Investors VIII LLC; 1320 East Pike Street Seattle, WA 98122

**File Numbers:** PLN-2019-0008 (Site plan & SEPA)

**Project Location:** The proposed development will be addressed as 1715 "O" Avenue (formerly addressed as 1014 & 1020 18<sup>th</sup> Street). The subject property is located in a portion of Section 19; Township 35 North; Range 02 East; Willamette Meridian.

**Subject Parcels:** P55160 & P55161

**Date of Application:** August 5, 2019      **Deemed Complete:** September 18, 2019

**Comment Period:** The 14-day comment period ended at 5:00 PM on October 2, 2019

**Decision:** Site Plan Review (Type 2) Approval & Issuance of SEPA Mitigated Determination of Non-Significance (MDNS).

**Date of Final Decision:** January 15, 2020

**SEPA Review:** A Mitigated Determination of Non-Significance (MDNS) was issued January 15, 2020 after using the optional DNS process in WAC 197-11-355. There is no further comment period on the MDNS.

**Existing Environmental Documents:** SEPA environmental checklist; Site Plan; Stormwater / Drainage Analysis; Parking Demand & Supply Study; Traffic Impact Analysis; Master Permit Application and Project Narrative; Site Survey; Civil Plans; Building Permit Application; Building Plans; Geotechnical Report; Applicant's responses to SEPA / Building Permit comments; & Supplement to SEPA

**Public Hearing:** No public hearing was required.

**Appeal Procedures:** Appeals of this decision & SEPA threshold determination may be made to the Hearing Examiner per AMC Table 19.20.030 and 19.20.180. Appeals from those having standing must be delivered to the City Clerk by mail or personal delivery before 5:00 PM on the last day of the appeal period. Appeals received by mail after 5:00 PM on the last day of the appeal period will not be accepted, regardless of when such appeals were mailed or postmarked. Appeals must contain the contents listed in AMC 19.20.180(F). Inquiries regarding the application, decision and appeal process may be made to the contact person below. Any affected property owner(s) may request a change in valuation from the county assessor for property tax purposes notwithstanding any program of revaluation.

**Appeal Period Deadline:** The 14-day appeal period ends at **5:00 PM January 29, 2020.**

**For Project Information:** Libby Grage, Planning Manager; (360) 299-1986; Email: libbyb@cityofanacortes.org. Project documents may be viewed at: <https://www.anacorteswa.gov/161/Planning-Community-Economic-Development>

**Date Issued:** January 15, 2020

**Date Published:** January 15, 2020