NOTICE OF PUBLIC HEARING & MITIGATED DETERMINATION OF NONSIGNIFICANCE

NOTICE IS HEREBY GIVEN that the Anacortes Planning Commission will hold an Open Record Public Hearing on **Wednesday, May 23, 2012 at 7:00 PM** in the Municipal Building Council Chambers located at 904 6th St., to consider the following application:

File Number: PUD-2011-0001

Applicant: Jeter Family Trust & Russ Jeter, 1004 Commercial Ave., PMB 1112, Anacortes, WA 98221

Project Location: East side of D Avenue, between 29th and 31st Streets (Parcel #s P57698, P57699, P57701, P57700, P57702, P57703, P57757)

Request: Preliminary Planned Unit Development Plan Approval and Preliminary Plat Approval for a residential development consisting of 15 detached single-family units ("Jacob's Meadow"). The proposal includes right-of-way vacation(s)/dedication(s), two open space/park areas, and installation of roads and utilities. The applicant is requesting modifications to zoning and subdivision standards, including roads and setbacks.

Any person wishing to comment on this application may do so at the Public Hearing on the above-referenced date, place and time.

The Planning Commission members will hold a site visit on Wednesday, May 23, 2012 at 5:00 PM. No public testimony will be taken at the site visit.

The Anacortes City Council will hold a Closed Record Hearing on the evening of **Monday, July 2, 2012 at 7:00 PM**, to consider the Planning Commission's recommendation on the application. The City Council members will hold a site visit on Monday, July 2, 2012 at 5:00 PM. No public testimony will be taken at the site visit.

SEPA Threshold Determination: Mitigated Determination of Non-Significance (MDNS). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment provided that the conditions set out in the MDNS, issued on May 1, 2012 are satisfied. Accordingly, an environmental impact statement (EIS) 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 is available to the public on request.

The MDNS is issued under WAC 197-11-350; the City of Anacortes will not act on the proposal for 14 days from the date of publication. **Written comments on the threshold determination must be submitted by Wednesday, May 16, 2012 at 5:00 p.m.** Pursuant to the procedures adopted under AMC Ch. 18.24.250, no administrative appeal of the SEPA threshold determination is provided. The SEPA threshold determination may be appealed to the Skagit County Superior Court under RCW 43.21C.075 after the City's final action on the underlying project action(s). The issuance of the MDNS does not constitute project approval.

SEPA Responsible Official / For Project Information:

Ryan C. Larsen, Director
Planning, Community & Economic Development Director
360-299-1942; ryanl@cityofanacortes.org
P.O. Box 547, Anacortes, WA 98221

If reasonable accommodation due to a disability is needed, contact Cherri Kahns at 299-1950 48 hours prior to the meeting date.

Publish: May 2, 2012