

**CITY OF GOLD BAR  
DETERMINATION OF NON-SIGNIFICANCE**

PROJECT: Shoreline Variance

THRESHOLD DETERMINATION: Determination of Non-Significance (DNS)

DATE OF ISSUANCE: March 23, 2020

APPLICANT: Zachary Beebe  
24519 Old Pipeline Rd.  
Monroe, WA 98272

PROPOSAL LOCATION: 615 Croft Ave West  
Gold Bar, WA 98251  
Tax Parcel #27090600201200

ZONING: R-12,500

PROPOSAL DESCRIPTION: The reduction of May Creek Shoreline  
Setback

LEAD AGENCY: City of Gold Bar

CONTACT PERSON: Rich Norris, Public Works Director

**Project Description**

The proposed project is for the reduction of the May Creek Shoreline Setback from 150' (foot) to 112' (foot) and category III wetland reduction to 45'(foot).

The proposal is for the consideration of a development permit for a proposed SFR on Tax parcel # 27090600201200 located at Lat=47.860269, Long=-121.707841 within the City of Gold Bar. The home is proposed to be placed in the outer portion of the critical area buffer, outside of any flood hazard area and within the Shoreline of the Gold Bar SMP as designated. The proposed home has one location for construction, defined on the maps in this proposal, due to regulated setbacks, buffers and septic system location.

City regulations may require specific planting or protection at the time of building permit issuance.

The size and shape of the subject lot preclude the ability to meet the current setbacks and development requirements on this legally developed lot.

The variance, if approved, will not constitute a grant of special privilege not enjoyed by the other properties in the area, and will be the minimum necessary to afford relief.

**Threshold determination:**

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. 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 submitted and on file with the lead agency. This information is available to the public on request and may be review at Gold Bar city hall.

**Comments and Appeal:**

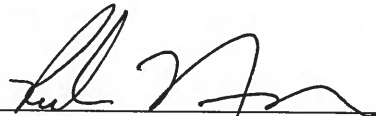
This DNS is issued under WAC 197-11-340(2); the lead agency will not act upon this proposal for 21 days from the signature date below.

Any interested party may submit written comments on this determination. The City of Gold Bar must receive written comments or appeals before 5:00 PM, on Friday, April 17, 2020. Any appeal shall state with specificity the reason why the determination should be revised. Comments should be addressed to the responsible official designated below.

If you have any questions concerning this application, please contact John Light at (360) 793-1101.

**RESPONSIBLE OFFICIAL:**  
**ADDRESS:**

Rich Norris  
City of Gold Bar  
107 5<sup>TH</sup> Street  
Gold Bar, WA 98251

  
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Signature of Responsible Official

03-23-2020  
Date