



## NOTICE OF PUBLIC HEARING

**Project Name:** Zeifman Carport

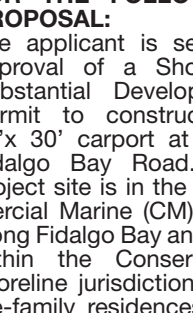
**File Number:** SDP-2026-0001

**Applicant:** Mike Headrick

**Date of Application:** May 4, 2026

**Date of Completeness:** June 1, 2026

**Project Location:** 4205 Fidalgo Bay Road (P33202, P33201, P33200)



### NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WAS MADE FOR THE FOLLOWING PROPOSAL:

The applicant is seeking approval of a Shoreline Substantial Development Permit to construct an 18'x 30' carport at 4205 Fidalgo Bay Road. The project site is in the Commercial Marine (CM) zone along Fidalgo Bay and falls within the Conservancy shoreline jurisdiction. Single-family residences and their accessory uses are conditionally permitted in the Conservancy shoreline area provided they comply with all applicable provisions of the Anacortes Shoreline Master Program (SMP). The property currently contains an existing 4,600 sq ft single-family residence, a three (3) car attached garage, and a three (3) car detached garage. The proposed carport will be placed on the existing concrete driveway in front of the three (3) car attached garage to provide additional protection to vehicles parked outside. No in-water work is proposed.

### THE PROPOSED DEVELOPMENT REQUIRES THE FOLLOWING ENTITLEMENT PERMITS/APPROVALS:

• **Construction Permits (Type 1)**

• **Shoreline Substantial Development Permit (Type 2)**

• **Shoreline Conditional Use (Type 3)** – For an accessory use to the existing single-family residence in the Conservancy Environment Designation.

• **Shoreline Variance (Type 3)** – For the placement of the proposed carport in the required shoreline setback of the Conservancy Environment Designation.

### State Environment Policy Act (SEPA) Review:

The City of Anacortes, as lead agency, has determined that this project is categorically exempt from SEPA Review based on the criteria described in WAC 197-11-800(2)(e).

### Public Comment Period:

The Notice of Application was published on July 8, 2026. The deadline to submit written comments to be considered prior to the public hearing was August 7, 2026.

### Hearing Body:

Hearing Examiner. An open-record pre-decision public hearing will be held by the Hearing Examiner on **September 22, 2026, at 1:30 pm** via Microsoft Teams video conferencing.

\* Virtual meeting participation instructions and connection information can be accessed at [anacorteswa.gov/700](https://anacorteswa.gov/700). Hearings will be conducted in accordance with the rules of procedure adopted by the hearing body.

\* Members of the public who require special assistance to participate in or access the public hearing may contact the City Clerk at 360-299-1960 24-hours before the hearing to make special arrangements.

### ANY PERSON HAS THE RIGHT TO RECEIVE NOTICE, PARTICIPATE IN ANY HEARINGS, AND REQUEST A COPY OF THE FINAL DECISION.

### Document Availability:

Application documents may be reviewed by scanning the above QR Code or by going to <https://ci-anacortes-wa.smartgov-community.com/Public/Home> and clicking Public Notices then selecting file no. **SDP-2026-0001**. The staff report will be available by 5pm the Tuesday before the scheduled open-record pre-decision hearing.

### City Contact:

Anna Dewey, AICP, Associate Planner; Email: [annad@anacorteswa.gov](mailto:annad@anacorteswa.gov) Phone: (360)299-1984 Mail: City of Anacortes Planning Dept., P.O. Box 547, Anacortes, WA 98221

### Appeal:

Per AMC Table 19.20.030-1, Type 3 Land Use decisions for Shoreline Permits do not have a local appeal process. Appeals of a Shoreline Conditional Use Permit and Shoreline Variance Permit decision must be made to the State Shorelines Hearings Board (SHB). Requests for review by the Hearings Board must be received by the Shoreline Hearings Board within twenty-one (21) days of the "date of filing." The "date of filing" for the purposes of an appeal is the date that the Department of Ecology (DOE) receives the city's final decision.

**Published  
September 2, 2026  
AA-775251**