



Island County Planning and Community Development

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Director

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Notice of Application - Optional DNS Process

Date of issuance: April 23, 2025

Island County has received a permit application for the following project.

Date of notice of application: April 30, 2025 **Comment due date:** May 14, 2025

Staff Contact: Cindy White **email:** cindyw@islandcountywa.gov **phone:** 360-678-7818

File Number: 429/24 SHP **Applicant:** Richard & Patricia Junco

Location: 1263 Juniper Beach Rd. Camano Island. Parcel number R33227-142-1010

Proposal – 3 lot Short Subdivision of approximately 19.5 +/- acre parcel into three parcels within the Rural Zone. Lot 2 and Lot 3 are proposing an easement through the adjacent parcel to gain access onto Ell Road. Proposed Lot 1 has an existing house and accessory structures that access onto Juniper Beach Road. Proposed Lot 3 has a mapped wetland in the upper Northeastern corner but no indication the development would impact any wetlands or their buffers.

Island County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS). The optional DNS process established by WAC 197-11-355 is being used. The determination is based on the following findings and conclusions:

Island County regulations under ICC 17.02B (Critical Areas), Title XI (Land Development Standards) & other applicable regulations are used to review and condition development to protect critical areas affected by this proposal. The proposal may include mitigation & the project review process may incorporate or require mitigation measures regardless of whether an EIS is required.

Public, Agency, and Tribal Comments: Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Public comments must be received by 4:30 pm on **June 26, 2024**; mail to Island County Planning Department 1 NE 7th St., Coupeville, WA 98239; deliver to 1 NE 6th St, Coupeville, WA 98239; or 121 N. East Camano Drive, Camano Island; or Fax (360) 679-7306. This may be the only opportunity to comment on the environmental impacts of the proposal.

To request notice of hearings, to receive a copy of the decision, or for information on appeals, contact us at the above address.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:

Required Permits: SEPA, short plat, clearing and grading, access

Required Studies: Wetland Delineation