



## NOTICE of APPLICATION with SEPA

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 public comment period as described below may be the only opportunity to comment on the environmental impacts of the following proposal.**

**File:** 263/25 SHE II, **Applicant:** Anton Giulio Debiasi, **Location:** S7015-00-02002-0, 5890 Mutiny Bay Rd.

**Proposal:** Raise existing SFR in flood zone by 2 ft, enclose south-east porch, as well as demolish, rebuild and raise guest house on its existing foundations but in a smaller footprint.

**Staff Contact:** Planner Name; [j.frias@islandcountywa.gov](mailto:j.frias@islandcountywa.gov)

Island County regulations under ICC 17.02B (Critical Areas), Title XI (Land Development Standards) & other applicable regulations are used to review & 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 COMMENTS:** must be received by 4:30 p.m. on **August 12, 2025**; mail to Island County Planning Department, 1 NE 7<sup>th</sup> St., Coupeville WA 98239; deliver to 1 NE 6<sup>th</sup> Street, Coupeville; or to 121 N. East Camano Drive, Camano Island; or FAX (360) 679-7306.

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

### Notice of Application - Optional DNS Process

**Date of issuance:** 07/21/2025

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

**Date of notice of application :** 7/30/2025      **Comment due date:** 8/13/2025

**Staff Contact:** Amanda Hogue    **email:** [a.hogue@islandcountywa.gov](mailto:a.hogue@islandcountywa.gov)    **phone:** 360-678-7800

**File Number:** SHP-P 271/25 **Applicant:** Karen & Jack Krug

**Location:** R32916-200-2980, 3444 Craw Road, Langley, WA 98260

**Proposal** – Preliminary short plat of one parcel for proposed future development of clearing 2.2 acres, grading and construction of driveway, installation of residential well and onsite septic system, and construction of 2,700 sq. ft single-family residence along with accessory structures.

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:

Based on the report completed by Saratoga Environmental completed in April of 2024, a category D “native plant” wetland exists on site. A 75-foot buffer including a 75 foot building setback for structures, patios and decks is required as well as implementing best management practices (BMPs). All future development is proposed to occur outside of wetland buffer.

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 **August 13th, 2025**; mail to Island County Planning Department 1 NE 7<sup>th</sup> St., Coupeville, WA 98239; deliver to 1 NE 6<sup>th</sup> 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:

The following BMPs have been proposed in the wetland report completed by Saratoga Environmental in April 2024:

- Erosion and sedimentation control BMPs will be implemented to ensure sediment is not allowed to runoff into the wetlands or wetland buffer.
- Exterior lighting fixtures shall be directed away from wetland buffer.
- Fertilizers, pesticides and herbicides shall not be applied in a manner that adversely impacts wetlands.
- Storm water from impervious surfaces shall be controlled before it reaches the wetland buffer.
- Approximately 95 sq. ft of vegetation and soils were disturbed in wetland buffer & applicants propose to install either a fence or barrier to allow for natural revegetation. Island County Critical Areas will review this proposed mitigation and respond accordingly.

**Required Permits: SHP-P, SHP-F, CGP-II, EH-OSS-SITE-REG, EH-OSS-REDESIGN, PW-CONCURRENCY, PW-ACCESS, Building permits, Class IV FPA**

**Required Studies:** Wetland Report

**Notice of Application - Optional DNS Process**

**Date of issuance:** July 30, 2025

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

**Date of notice of application:** July 18, 2025    **Comment due date:** August 12, 2025

**Staff Contact:** Austin Hoofnagle    **email:** a.hoofnagle@islandcountywa.gov    **phone:** 360-678-7814

**File Number:** 272/25 SPR-CELL-II

**Applicant:** Rick Cardoza, LDC, Inc

**Location:** 1025 Wildflower Ln., Oak Harbor, WA 98277 (R13220-318-1950; R13220-291-2320)

**Proposal** – Construction of a 130' tall faux tree wireless facility for T-Mobile, including antennas, ground equipment on concrete slabs, an emergency backup generator, and a fenced 50' x 50' compound.

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:

- The subject parcel is not located in critical areas except for the Natural Heritage program. As such the project documents have been sent to Island County Critical Areas Planners for review to ensure compliance with ICC 17.02B. Nothing in the submitted SEPA checklist would indicate that the proposed development will result in adverse environmental impacts.

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 **August 12, 2025**; mail to Island County Planning Department 1 NE 7<sup>th</sup> St., Coupeville, WA 98239; deliver to 1 NE 6<sup>th</sup> 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:

- Temporary Erosion and Sediment Control (TESC) best practices to be used during construction phase of project.

**Required Permits:** FCC FONSI, Island County Zoning, Clearing & Grading, & Building Permits

**Required Studies:** N/A