



Island County Planning and Community Development

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Notice of Application - Optional DNS Process

Date of issuance October 1, 2025

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

Date of notice of application October 1, 2025 **Comment due date:** October 15, 2025

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

File Number: 355/25 SHP – Preliminary **Applicant:** Carol Thompson

Location: 3811 Log Cabin Rd. Clinton, WA 98236

Proposal – Short Plat of a Rural 15 acre parcel into three Lots using lot size averaging on a parcel that is encumbered by wetlands. There will be no impact to the wetland or its buffer.

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), General standards in 17.02B.410 Title XI (Land Development Standards) & other applicable regulations are used to review and condition development to protect critical areas affected by this proposal. On parcels containing wetlands, streams or their buffers, there shall be adequate buildable site.

17.02B.410 General standards.

- A. Land divisions and related actions. No lot segregation, land division, or boundary line adjustment shall create a lot which does not include an adequate building site outside of critical areas and their associated buffers unless the resulting lot is being created solely for conservation purposes and a conservation easement encompassing the lot is established and recorded which profits all future development.

Adequate building site means an area large enough to accommodate a reasonably sized home, driveway, utilities, septic system, and, if necessary, a well.

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 October 15, 2025**; 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 a copy of the decision, or for information on appeals, contact us at the above address.

Required Permits: Preliminary and Final short plats, site registrations, access, transportation concurrency.

Required Studies: Wetland delineation. SEPA checklist, drainage narrative.