



## ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522 ■ from S. Whidbey (360) 321- 5111  
■ FAX: (360) 679-7306 ■ 1 NE 7th St., Coupeville, WA 98239-5000 ■ 121 N East Camano  
Drive, Camano Island, WA 98282 ■ Phone (360) 387-3443  
[www.islandcountywa.gov/planning](http://www.islandcountywa.gov/planning)

### INSTRUCTIONS FOR FILLING OUT AND SUBMITTING AN APPLICATION

- Type or neatly print all information.
- Only fill out those portions that are not shaded in gray.
- If someone other than the landowner is applying for the permit, the application must be accompanied by a notarized "Applicant Authorization Form". Without this form, the application will be incomplete and will not be accepted by County staff. The "Applicant Authorization Form" is attached to this application.

### ELECTRONIC SUBMITTAL PROCESS

It is preferred for applicants to use the electronic submittal process to submit application documents. Please submit documents in **PDF file format**, to [planningdept@islandcountywa.gov](mailto:planningdept@islandcountywa.gov). Emails over 7 MB should be sent through a file sharing application, portable USB, or contact the Planning Department for an FTP sharing link. One of our planners will look over your documents to determine if your application can be submitted or if modifications are required. When the planner approves the electronic application for submission, we will provide you with a fee estimate. Please mail in the original signed application, fee estimate, and a check. (If the application form requests more copies, please disregard. The original is sufficient). Once Planning and Community Development receives the hard copies and payment, the applicant can expect to receive a letter of completeness indicating that the review period has begun, or is incomplete and requires changes.

#### **Mailing address for USPS deliveries is:**

Planning & Community Development  
1 NE 7th St.  
Coupeville, WA 98239

#### **For FedEx or UPS deliveries, mail to:**

Planning & Community Development  
1 NE 6th St.  
Coupeville, WA 98239

IF APPLICANT CHOOSES IN PERSON SUBMITTAL AN APPOINTMENT IS PREFERRED

PLEASE BRING ORIGINAL APPLICATION AND DOCUMENTS AND ELECTRONIC COPIES (USB)

Whidbey: call 360-679-7339

Camano: call 360-387-3443

Please plan for up to 60 minutes for a submittal appointment.



**APPLICANT AUTHORIZATION FORM**

If you are authorizing an agent or contractor to apply for permit(s) on your behalf, you must complete this form providing authorization for a designated agent to apply for permit(s) on your behalf. This form is required for the protection of the landowner. A permit/application authorizing an agent to act on the landowner's behalf that is not accompanied by a signed and notarized Applicant Authorization Form will not be accepted.

I/We, \_\_\_\_\_ the owner(s) of the subject property, understand that by completing this form I/We hereby authorize \_\_\_\_\_ to act as my/our agent. I/We understand that said agent will be authorized to submit applications/permits on my/our behalf. I also understand that once a permit/application has been submitted that all future correspondence may be directed to said agent.

**ALL PROPERTY OWNERS OF RECORD MUST SIGN THIS FORM**

1) _____ Property Owner Name(s) (print)
_____ Signature(s)
2) _____ Property Owner Name(s) (print)
_____ Signature(s)
3) _____ Property Owner Name(s) (print)
_____ Signature(s)
_____ Date

State of Washington ) County of _____ )
I certify that I know or have satisfactory evidence that _____ signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.
Dated _____ Signature of _____ Notary Public _____
Printed Name _____
Residing at _____
My appointment expires _____
Stamp

**ISLAND COUNTY PLANNING AND COMMUNITY DEVELOPMENT**

**RURAL STEWARDSHIP PLAN**

A Rural Stewardship Plan establishes a long-range vision for the use of your property. Through the Plan, you commit to use specific land management techniques that will conserve and protect critical natural resources located on your property. The benefits you receive for your commitment are described in detail in the [Stewardship Plan Handbook](#). The [County’s Critical Areas Ordinance](#) establishes the legal status of the Plan.

This application is split into three sections:

- 1. Goals Assessment
- 2. Natural Resource Assessment
- 3. Stewardship Plan

This application requires the creation of two maps. The first map is intended to define the location of uses, structures, and activities on the property. The second map is intended to define the location of important natural resources located on the property. Separating these maps offers clarity and reduces potential confusion.

**SECTION I – GOALS ASSESSMENT**

**CONTACT INFORMATION:**

NAME: \_\_\_\_\_ MAILING ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_ PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

**PARCEL INFORMATION:**

PARCEL #: \_\_\_\_\_ LOT SIZE: \_\_\_\_\_ ZONING: \_\_\_\_\_

PHYSICAL ADDRESS OF THE PROPERTY (IF APPLICABLE) \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

**DEVELOPMENT AND USE GOALS:**

- 1. Describe your development and land use goals (attach an additional document if needed)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Describe your ownership time horizon. Do you expect to own the property for more than 10 years? Are you willing to have the Rural Stewardship Plan run with the land and establish rules and commitments for future owners?

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3. Describe your long-term plans, if any, to divide your property into smaller lots. Describe the likely parcel sizes and when you may subdivide.

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**DENSITY AND INTENSITY:**

1. Describe any clearing activities. Please provide this information in square footage or acres of clearing and the percent of the lot that will be cleared. It is also useful to know how many board feet of timber will be removed.

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2. Is, or will, your development be served by a:      septic system      sewer system

3. Is, or will, your development be served by a:      well      water system

4. How close will your development activities be to a critical area? When describing "activities" include houses, outbuildings, clearings, pastures, and any other change to the landscape.

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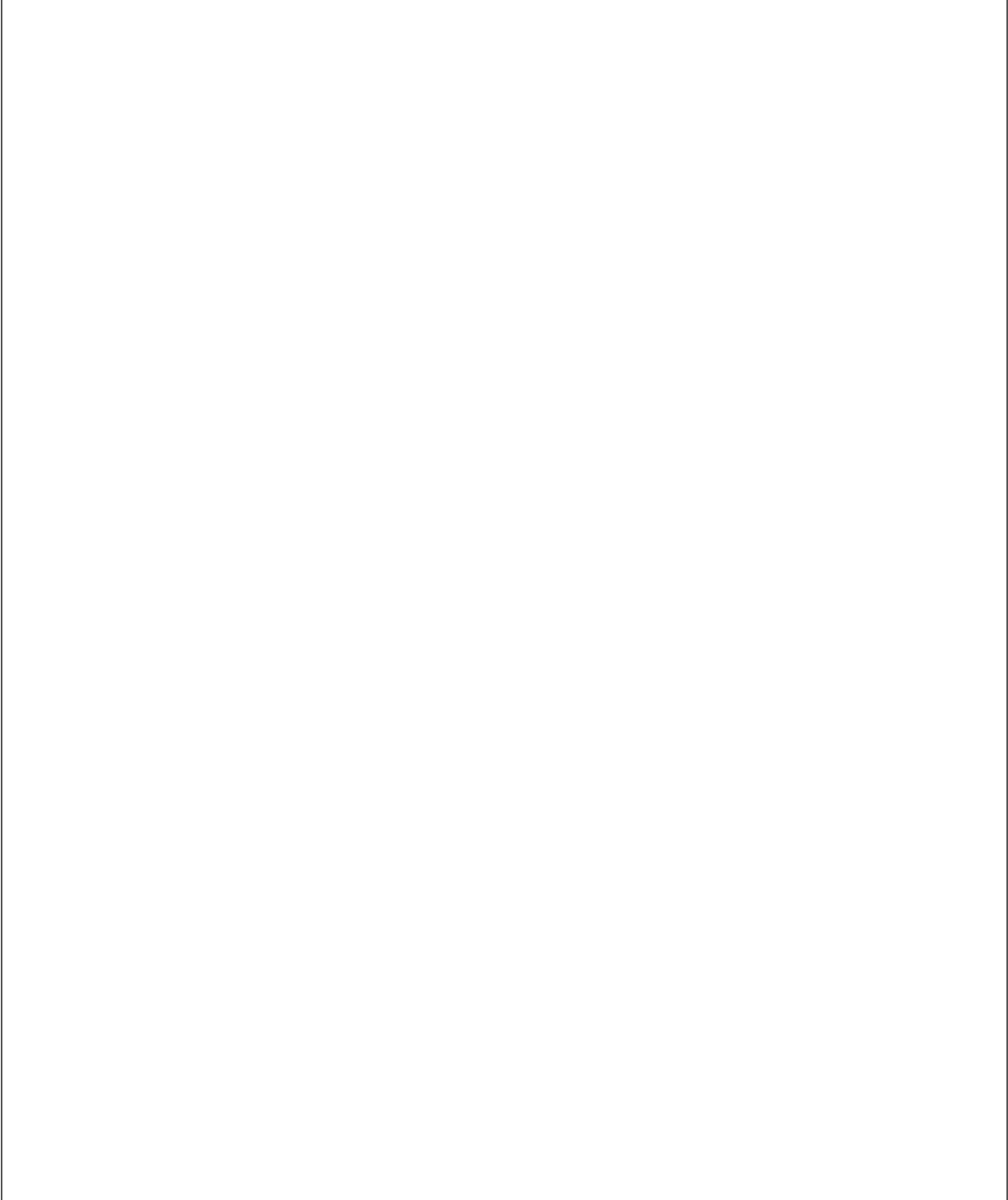
5. Complete attached Impervious Surface Calculator to establish the total amount of impervious surfaces created by structures, patios, driveways, or any other hardened surface and provide an estimate in total square footage and as a percentage of total parcel size.



**Goals Assessment Map:** Please draw a map of your property that shows the existing and proposed uses and activities described above. Feel free to attach a separate document if needed.

Features to show on your map:

- Existing Structures
- Proposed Structures
- Driveways
- Roads
- Drainfields/Septic Systems
- Wells
- Fences
- Agricultural Pastures
- Lawns or Gardens
- Any other feature of importance



## SECTION II – NATURAL FEATURE ASSESSMENT

### WETLANDS, STREAMS, AND SHORELINES:

1. Do you have wetlands on your property? Use the [Wetland Identification Guide for Island County](#) to determine if you have wetlands on your property. You may also refer to the Critical Areas layer on [ICGeoMap](#) to determine if there is a mapped wetland on or near your property.

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2. In square footage or acres, describe the size of the wetland: \_\_\_\_\_

3. What type of wetland(s) do you have? The County's Critical Areas Ordinance establishes five different categories of wetlands (A, B, C, D, and E) \_\_\_\_\_

4. Do you have streams, ponds, or ditches on your property?      Yes      No  
If yes, describe:

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5. Is this a waterfront property?      Yes      No  
If yes, indicate whether it is lakefront or along Puget Sound: \_\_\_\_\_

### HABITAT:

1. Generally describe any habitat or species you have observed on the property:

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2. Have you observed any of the following species on or near your property:
- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> Great Blue Heron | <input type="checkbox"/> Common Loon      | <input type="checkbox"/> Pileated Woodpecker | <input type="checkbox"/> Osprey            |
| <input type="checkbox"/> Trumpeter Swan   | <input type="checkbox"/> Bald Eagle       | <input type="checkbox"/> Peregrine Falcon    | <input type="checkbox"/> Northern Sea Lion |
| <input type="checkbox"/> Gray Whale       | <input type="checkbox"/> Marbled Murrelet | <input type="checkbox"/> Western Toad        |  |
3. Utilizing the Habitat Checklist located in the [Wetland Identification Guide](#) for Island County, provide the Habitat Score: \_\_\_\_\_

**TOPOGRAPHY:**

1. Describe the topography of your property (flat, rolling, sloped, steep, etc.)
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2. Describe any significant topographic features on your property (e.g., bluff, ravine, etc.)
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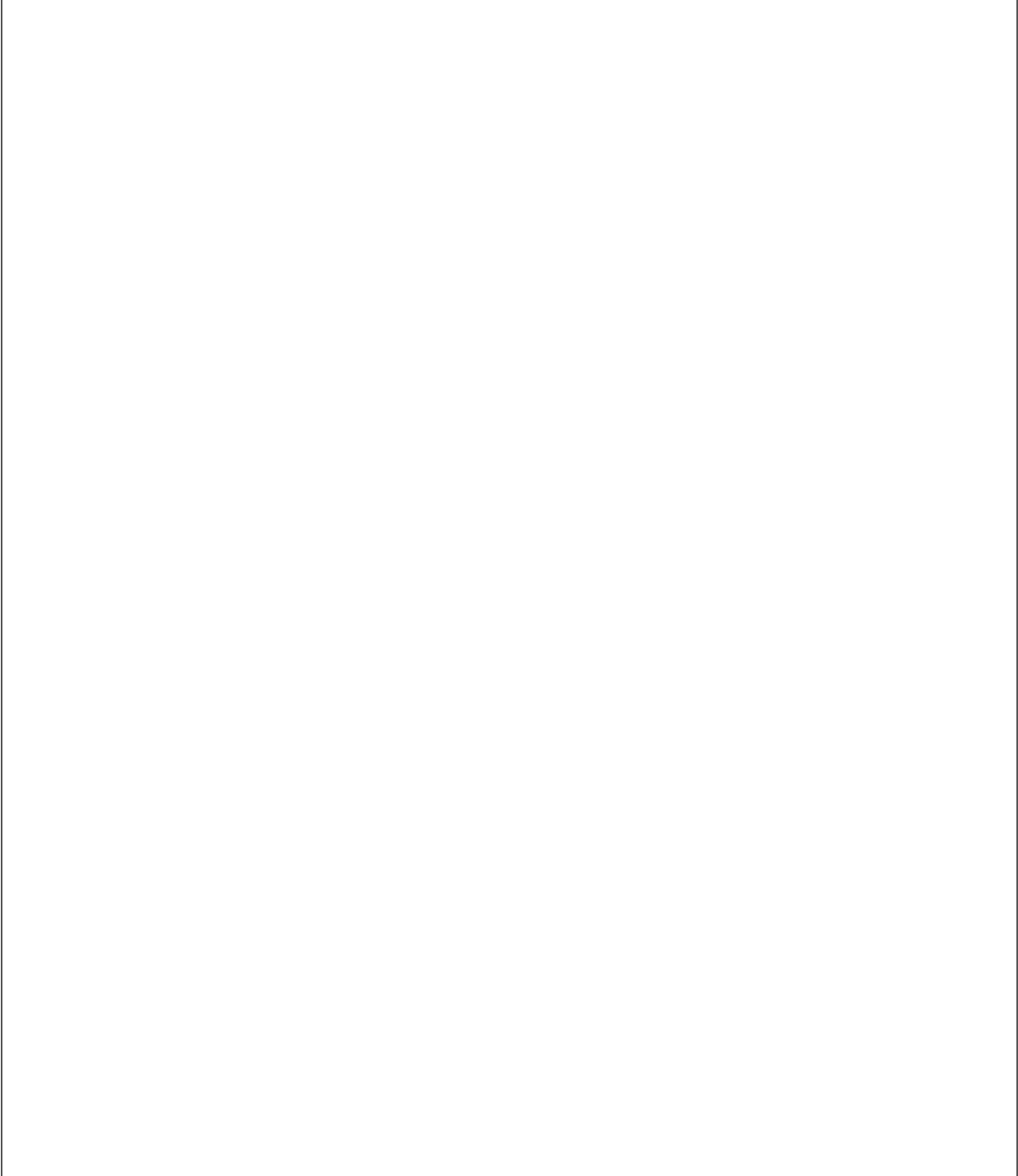
*CONTINUED ON NEXT PAGE*



**Natural Resource Assessment Map:** Please draw a map of your property that shows the existing natural resources, habitats, and topographic features described above. Submit a separate document if necessary.

Features to show on your map:

- Wetlands
- Streams
- Important Habitat
- Ravines
- Bluffs
- Pastures
- Ponds
- Wooded areas
- Areas that will be restricted from clearing
- Any other feature of importance



## SECTION III – RURAL STEWARDSHIP PLAN

The final step in the Rural Stewardship Plan is to make a commitment to employ land management practices that are intended to enhance water quality protection and habitat protection on your property. The plan includes mandatory and selective practices as noted below:

**MANDATORY WATER QUALITY PRACTICES:** Please read through these practices and check the boxes to acknowledge acceptance.

- No intrusion into areas that are 20 feet from wetlands, streams, or other surface waters
- <10% impervious surface coverage
- Use of environmentally friendly fertilizers, pesticides, and herbicides
- Proper pet waste disposal
- Proper hazardous waste disposal
- Proper car washing practices
- Proper composting and yard waste disposal
- Septic system maintenance (annually for alternative systems, and every three years for conventional systems)

**MANDATORY HABITAT PRACTICES:** Please read through these practices and check the boxes to acknowledge acceptance.

- For parcels 1 – 4.5 acres – less than 50% clearing of timber/native vegetation
- For parcels 4.5 acres or larger – less than 35% clearing of timber/native vegetation
- Control of domestic pets, e.g., fencing
- Proper residential lighting
- Leave down trees in buffer
- Placement of a sign, provided to you by the County, that indicates that the property is being managed under the Rural Stewardship Plan program

**SELECTIVE PRACTICES:** Please follow the instructions below and check the practices you are making a commitment to implement.

**OPTIONAL (pick at least 2 of the following)**

- <5% impervious surface
- On balance, your wetland and stream buffers must exceed the standard by 50%
- Rain cisterns are used to capture roof runoff and then used for gardening/irrigation

**OPTIONAL (pick at least 2 of the following)**

- Parcels 1 – 4.5 acres – less than 25% clearing of timber/native vegetation
- Parcels 4.5 acres or larger – less than 10% clearing of timber/native vegetation
- Enrollment in the Backyard Wildlife Habitat Program
- Preparation of a Habitat Management Plan followed by implementation of recommendations
- A voluntary restoration plan is prepared for wetlands and streams
- A conservation easement will be dedicated for critical area protection

**OPTIONAL (pick at least 3 of the following)**

- Signage/marketing of critical areas
- Narrow driveway (less than 14 feet)
- Wildlife nesting structures
- Lawn and Home less than 5,000 square feet
- Drought tolerant native vegetation is used in landscaping

**OPTIONAL (pick only 1 of the following)**

- Use of the Rural Stewardship Plan to be eligible for a reduction in the land use intensity
- Use of the Rural Stewardship Plan to be eligible to be enrolled in the Public Benefit Rating System

# PROPERTY NOTICE

## RURAL STEWARDSHIP PLAN

The undersigned: \_\_\_\_\_  
\_\_\_\_\_

being the record owners and parties in interest of all of the real property described as  
Parcel #: \_\_\_\_\_, located in  
Island County, Washington, covering the above-described real property, agree that this notice shall run  
with the land, and shall be binding on the owners and all future owners of said real property.

**DESCRIPTION:** Plat of \_\_\_\_\_; Block \_\_\_\_\_; Lot \_\_\_\_\_;  
¼ Section: \_\_\_\_\_ of ¼ Section \_\_\_\_\_ of Section(s) \_\_\_\_\_; Township \_\_\_\_\_;  
Range \_\_\_\_\_.

### FULL LEGAL DESCRIPTION ATTACHED

#### Landowner Acknowledgement:

I/We, \_\_\_\_\_ hereby agree to implement the practices listed in  
this Rural Stewardship Plan and do commit to the above listed preservation and management goals.  
This Rural Stewardship Plan will be recorded with the Island County Auditor's Office and will be  
binding upon all future landowners. I/We understand that the practices are binding and enforceable  
in the event they are not adhered to.

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

#### County Acknowledgement:

Island County hereby makes the following commitments for Parcel # \_\_\_\_\_:

- Any future permits that you submit will be moved to the front of the line and expedited
- Land Use Intensity shall be designated as \_\_\_\_\_, or
- This Plan meets the eligibility criteria for purposes of classification in the PBRs tax program

County Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## IMPERVIOUS SURFACE AREA(S)

**Definition per ICC17.03.040:** Impervious surface means a surface area that prevents or impedes infiltration of water into the soil mantle; retards the infiltration of water into the soil mantle such that it causes water to run off the surface in greater quantities or at a greater rate of flow than under natural conditions. Common impervious surfaces include roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled surfaces. Open, uncovered retention/detention facilities are not considered impervious surfaces.

**Impervious Surface** includes the following: gravel, asphalt, concrete, brick, pavers.

**Please provide information on the existing and proposed impervious surface area(s)** on the subject property in the table below. Provide amounts in square feet (sf).

Table 1- Impervious Area	Existing Impervious Area (sf)		Proposed Additional Impervious (sf)	
Residential building(s) (*footprint + roof overhang)				
Garage/Shop (*footprint + roof overhang)				
Other Structures (*footprint + roof overhang)				
Driveway and parking areas				
Paved Walkways				
	<b>Total Existing Impervious Area</b> _____sf	+	<b>Total New Impervious</b> _____sf	<b>A. Total Impervious (existing + proposed)</b> = _____sf

**Calculation of percentage (%) of Impervious Surface Area for Subject Property** \*\*Include the Lot Area that is within 200ft of the Ordinary High Water Mark (OHWM). Do not include tidelands.

<b>A. Total Impervious (existing + proposed)</b>  _____sf	<b>B. **Lot area landward of Ordinary High Water mark (OHWM) &amp; within 200ft of Shoreline =</b>  _____sf	<b>Percentage of Impervious Surface Area</b>  $A \div B = \text{_____}\%$ of Lot area that is Impervious	<b>% Impervious Allowed for this parcel's Shoreline Designation (see below)</b>  _____%
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<b><u>For Reference:</u></b>  Maximum of Impervious Surface for each Shoreline Environmental Designation (ICC17.05A- Table 3)	Shoreline Residential (SR) - 35% SR- Canal community - 40% SR- Historic Beach - 80% Rural Conservancy- 10% Natural- 10% High Intensity- 80% Urban Conservancy 10%
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