



Island County Planning and Community Development

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Notice of Application - Optional DNS Process

Date of issuance: May 4, 2023

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

Date of notice of application: May 10, 2023

Comment due date: June 9, 2023

Staff Contact: Chloe Bonsen **email:** c.bonsen@islandcountywa.gov **phone:** 360-678-7822

File Number: 129/23 **Applicant:** Thomas & Kathryn Youtsey

Location: 313 SNAKELUM POINT RD, COUPEVILLE – S8010-00-00066-0

Proposal – Demolition of an existing home & replace it with a new 2,266 sq. ft. home.

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 proposed residence has been designed to avoid impacting an existing tree located among the southern extent of the on-site Shoreline Jurisdiction. The proposed project will only impact existing grass and / or herbs; no impacts will occur to any trees or shrubs as a result of the proposed project.
- No change in shoreline stabilization measures will occur as a result of this project. No new bulkheads, revetments, or retaining walls are proposed, and all proposed development will be located outside of the 75-foot marine buffer associated with the OHWM of the Puget Sound.
- No clearing or disturbance of any marine or freshwater riparian vegetation is proposed as part of this project. The proposal does not include any work near the OHWM where any such vegetation would be located. All proposed development will be located at least 75 feet from the OHWM of the Puget Sound (outside of the 75-foot marine buffer associated with the OHWM of the Puget Sound).
- No acreage of permanently protected areas (public ownership, PBRS, conservation easements, etc.) will be modified or disturbed as a result of this proposal.
- No new piers, docks, floats, or overwater structures are proposed as part of this project. No work is proposed to be located waterward of the OHWM for this project.
- No new road development is associated with this proposal.
- The proposal does not include any road crossings of water bodies. All proposed work will occur landward of the OHWM.
- No impacts will occur to any water body which is listed on 303(d) list. All proposed development will be located at least 75 feet from the OHWM of the Puget Sound (outside of the standard 75-foot marine buffer associated with the OHWM of the Puget Sound).
- No new levees or dikes are proposed as part of this project.

- In accordance with the NFIP-ESA Model Ordinance and the Endangered Species Act as clarified in the Biological Opinion issued by the National Marine Fisheries Service (NMFS) on September 22, 2008, the project will abide by all requirements required under the FEMA Region 10's Floodplain Habitat Assessment and Mitigation Regional Guidance for the Puget Sound Basin. This will require the project applicant to provide compensatory floodwater storage for any lost floodwater storage capacity resulting from the project. Compensatory flood storage calculations were completed by Flat Rock Productions based on spot elevation data from TMI Land Surveying, Inc. In order to ensure that the proposed project does not reduce the amount of currently available floodwater storage on the property, the property owners are proposing to provide 5.0 cubic yards of compensatory floodwater storage on-site, greater than the amount of floodwater displacement that would result from the proposed project as designed. This will be accomplished through removal of 5.0 cubic yards of excavated material from the project site. By using this approach, the proposed project will result in no loss of currently available floodwater storage (no net floodwater displacement). Please see the FEMA Floodplain Habitat Assessment Report prepared by Wetlands & Wildlife, Inc. for more information regarding compensatory floodwater storage and our detailed evaluations related to the proposed development within the on-site FEMA Flood Hazard Areas.
- No bald eagle, osprey, or great blue heron nests (nor roost sites) were detected on or near the project site during our on-site evaluations among the project vicinity. As part of this project evaluation, Wetlands & Wildlife, Inc. also reviewed the Priority Habitats and Species (PHS) database (PHS on the Web) which is produced and maintained by the Washington Department of Fish and Wildlife (WDFW). A PHS report was generated using the WDFW's online screening tool within 1,000 feet of the subject property. Only marine species located within Puget Sound (across Beach Drive, on the other side of the peninsula) appeared in this report. Since no bald eagle, osprey, or great blue heron nests were located during our on-site evaluations of the project vicinity, and none were listed or mapped on the PHS database within 1,000 feet of the subject property, the proposed project is not expected to have any adverse impacts on nests or roost sites of bald eagles, osprey, or great blue herons.
- The proposed project will not result in any change in the percent cover of invasive species on the property.
- The total amount of existing impervious surface within the Shoreline Jurisdiction on the subject property equals 2,583 square feet (including the existing house footprint with overhangs, existing impervious gravel driveway, existing impervious concrete pads). Therefore, the percentage of existing impervious surface within the Shoreline Jurisdiction on the subject property equals 34.1 percent (2,583 square feet divided by 7,571 square feet). In comparison, the total amount of impervious surface within the Shoreline Jurisdiction that would result from the proposed project on the subject property equals 2,513 square feet (including the proposed house footprint with overhangs, porous concrete driveway, and permeable pavers). Please note that per Island County standards and requirements, 50% of the square footage of the proposed pervious / porous concrete driveway and permeable pavers count towards the impervious surface calculations mentioned above. Therefore, the percentage of proposed impervious surface within the Shoreline Jurisdiction on the subject property equals 33.2 percent (2,513 square feet divided by 7,571 square feet). Based on these calculations, the proposed project will result in a net reduction of 0.9 percent of impervious surfaces when compared to the percentage of existing impervious surfaces within the on-site Shoreline Jurisdiction.
- No change in the amount of wetland acreage will occur as a result of this proposed project. No wetland area exists on the property, and no impacts to any wetlands will occur. All proposed project work is greater than 35 feet away from the nearest portion of the Off-Site Wetland A.
- No seagrass, kelp, or emergent aquatic vegetation will be impacted through implementation of the project, as the project will not result in any work near the shoreline where such vegetation would occur. All project work will be located at least 75 feet landward of the OHWM of the Puget Sound.

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 9th, 2023**; 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: Shoreline Permit, Ebey's Landing National Historical Reserve Certificate of Appropriateness, Building Permit

Required Studies: *Geotechnical Report, Habitat Site Assessment, Wetland Report, Biological Site Assessment*