



**ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT**

PHONE: 360.679.7339 ■ from Camano 360.629.4522, Ext. 7339 ■ from S. Whidbey 360.321.5111 x 7339
FAX: 360.679.7306 ■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
Internet Home Page: <https://www.islandcountywa.gov/Planning/Pages/Home.aspx>

Notice of Application - Optional DNS Process

Date of issuance: February 1, 2023

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

Date of notice of application: February 1, 2023

Comment due date: February 15, 2023

Staff Contact: Donah Dunn

email: d.dunn@islandcountywa.gov

phone: 360.678.7812

File Number: 005/23 CGP

Applicant: Island View Investments, LLC

Location: R33025-500-2400; Camano Island

Proposal – Class IV conversion permit to clear approximately 1.5 acres of 2.5 acre parcel, removing approximately 104 trees and leaving 122 trees equaling approximately 39,900 board feet of timber and conducting a cumulative 178 cu yd of grading for future SFR with appurtenances. Site is within the vicinity of Streams.

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: All elements of the proposed project are outside of buffers; no work will occur closer than 175 feet from the stream on the property. The project will retain more than half of the trees on site. All BMPs will be followed

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 **February 15, 2023**; mail to Island County Planning Department PO Box 5000, 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.

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: According to the Biological Site Assessment conducted by Polymer Land Consultants on 11/4/22 the following measures should be taken to mitigate possible environmental impacts:

- Remove all unnecessary hardened surfaces. As much as is possible and feasible, alternative, and low impact surfaces such as geo-grids, permeable pavement and similar construction materials should be utilized for driveways, walkways, etc.
- Reestablish the site using native vegetation suitable for the Puget Sound ecology.
- Eradicate all non-native and/or invasive vegetation on the site (Holly, Blackberry, and English Ivy) .
- Continued and on-going maintenance of all utilities including the on-site septic system, storm-water infrastructure, and dwelling, as necessary.
- Limit use of pesticide and herbicides as much as is reasonable and feasible.
- All outdoor lighting should be directed away from the shoreline and any other critical area.
- Copper plumbing and other ornamental fixtures should be removed.

Required Permits: CGP, Building

Required Studies: SEPA Checklist, Biological Site Assessment



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Notice of Application - Optional DNS Process

Date of issuance: 1/26/23

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

Date of notice of application: 2/1/2023 **Comment due date:** 2/15/23

Staff Contact: Cindy White **email:** cindyw@islandcountywa.gov **phone:** 360.678.7818

File Number: 007/23 SHP- II **Applicant:** D. Bertram

Location: R22923-432-1600 address 1750 Lancaster Rd

Proposal – Preliminary two lot short plat of a 10.29 acre parcel, using lot size averaging, to allow for a 2.50 acre parcel and a 7.79 acre parcel in the Rural zone. Subject parcel is located within Noise Zone #3 and contains wetlands.

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; **February 15, 2023** mail to Island County Planning Department PO Box 5000, 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.

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

Required Studies: *CRITICAL AREAS REPORT FOR POTENTIAL WETLAND*