



## ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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Internet Home Page: <http://www.islandcountywa.gov/planning>

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### Notice of Application

### Optional DNS Process

(Note: The optional process can only be used for project proposals – non-project decisions such as code amendments and GMA actions must use regular DNS or DS process.)

**Date of issuance:** May 18, 2022

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

**Date of permit application:** March 30, 2022 **Date of determination of completeness:** May 9, 2022

**Date of notice of application:** May 18, 2022 **Comment due date:** June 1, 2022

**Staff Contact:** Brent Ryan **email:** [b.ryan@islandcountywa.gov](mailto:b.ryan@islandcountywa.gov) **phone:** (360) 678-7258

**File Number:** (if applicable) 101/22 PRD-SHP-Pre **Applicant:** Cato Smith

**Location:** R22904-185-2250, Mutiny Bay Rd., Freeland

#### **Proposal –**

Island County has reviewed the proposed project for probably 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 applicant intends to comply with Northwest Air Pollution Control Authority emission standards including dust control as necessary, conform with Island County surface water and public health standards as required, & comply with Island County critical area regulations.*

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by the date & to the agency contact noted above.**

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: *The maximum buffers for the two wetlands identified on the property will not encroach onto any of the newly proposed buildable lots.*

**Required Permits:** Short Plat-Preliminary, Planned Residential Development with SEPA Checklist.

**Required Studies:** Wetland Report

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 Comments:** Must be received by 4:30 pm on **June 1<sup>st</sup>, 2022**; mail to Island County Planning Department PO Box 5000, 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.

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