



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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

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: 7/13/22

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

Date of permit application: April 18th, 2022 **Date of determination of completeness:** 7/06/22

Date of notice of application: July 6th 2022 **Comment due date:** July 27th, 2022

Staff Contact: Lucas Clark **email:** lucas.clark@islandcountywa.gov **phone:** 360-678-7807

File Number: 127/22 **SHP-P Applicant:** Larry Kwarsick

Location: R32936-313-4610

Proposal – Preliminary 2-lot short plat. Property is zoned Rural. Existing driveway crosses through wetlands, project does not require expansion of existing driveway, but an extension will be constructed in the future. The property contains several wetlands and a stream. Minor clearing will occur with the extension, but no wetland buffer will be impacted. Parent lot was created in 1980 before the creation of critical area regulations. Lot size averaging is proposed.

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:

No permanent adverse environmental impacts are expected occur to the wetlands, stream, or the associated protective buffers as a result of the proposed short plat or future single-family residential developments if all future development and associated disturbances are located outside of the standard protective buffers and / or the associated building setback lines described in this report.

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 noted above to:**
lucas.clark@islandcountywa.gov

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:

All future development and associated disturbances are located outside of the standard protective buffers and building setbacks as described in the Wetland Report and Biological Site Assessment.

Required Permits: SHP-P

Required Studies: SEPA, Wetland Report, Biological Site Assessment

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 July 27th, 2022 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 information on appeals, contact us at the above address.