



## ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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Internet Home Page: <https://www.islandcountywa.gov/Planning/Pages/Home.aspx>

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### Notice of Application - Optional DNS Process

**Date of issuance:** July 22, 2022

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

**Date of notice of application:** July 22, 2022 **Comment due date:** *August 13, 2022*

**Staff Contact:** Renee Zavas-Silva **email:** [r.zavassilva@islandcountywa.gov](mailto:r.zavassilva@islandcountywa.gov) **phone:** (360) 678-7800

**File Number:** 149/22 **Applicant:** Titan Framing LLC

**Location:** S6235-00-00033-0

**Proposal** Construction of 2490 sq ft SFR within the 75ft FWHCA buffer. Buffer mitigation in the form of reestablishment proposed at 2077 sq ft equaling an .83:1 ratio.

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:

Based on our evaluation of the project including the location of the development, the timing of the project, the species known to utilize the site and its surroundings, and the current condition of the site we must conclude that the development of this site is not likely to adversely effect a listed species including their resources.

The development is being proposed as far away as possible from the wetlands, as well as requiring mitigation efforts by replanting in the affected buffer.

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 **August 13, 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.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:  
Reestablish ± 2077 square feet of lost FWHCA forested, scrub-shrub buffer through replanting of the site using native species.

**Required Permits:** CPU type II

**Required Studies:** *Biological Site Assessment*