



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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

Notice of Application - Optional DNS Process

Date of issuance: November 2, 2022

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

Date of notice of application: November 2, 2022 **Comment due date:** November 16th, 2022

Staff Contact: *Donah Dunn* email: d.dunn@islandcountywa.gov phone: 360-678-7812

File Number: 180/22 **Applicant:** William& Maryne Wheeler

Location: R23020-328-1030 & R23020-283-1070

Proposal – The applicant is proposing to lift a Forest Practice Application Moratorium.

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:

Applicants submitted a wetland and mitigation report and a biological site assessment (BSA) detailing proposed impacts to critical areas. A Reasonable Use Determination was submitted to mitigate the impact of the existing logging road. The BSA determined that the proposed project would not impact Island County Critical Area buffers and Washington State Priority habitats in the Action Area and by adhering to minimization strategies, and employing appropriate BMPs and stormwater treatment, the proposed Project Action would not be expected to result in a net loss of habitat functions.

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 **November 16th, 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.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: *Future house roof drains to splash blocks.*

A mitigation plan was submitted to replace impacted wetland buffers and a raingarden is proposed on the lower side of the driveway. Work is proposed to be done in the summer months to minimize impacts.

Required Permits:

- Island County Clearing & Grading Permit
- Island County Reasonable Use Determination Permit

Required Studies:

- Biological Site Assessment
- Wetland Report & Mitigation Plan



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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: November 2, 2022

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

Date of permit application: September 13, 2022 **Date of determination of completeness:** October 25, 2022

Date of notice of application: November 2, 2022 **Comment due date:** November 16, 2022

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

File Number: 245/22 SHE **Applicant:** Brian Gregory & Carol Gregory

Location: S8295-00-00A07-0, 5604 Tara Dr., Freeland

Proposal – Interior & exterior renovations including the removal of concrete & a portion of the existing rear deck, addition of concrete steps, & new stormwater outfall system. Parcel contains mapped steep slopes, unstable slopes, is within a critical drainage area & Rural Conservancy shoreline environment designation.

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 Biological Site Assessment prepared by Harmsen LLC, dated August 18, 2022, determined No direct impacts to Species of Local Importance, Washington Dept. of Fish & Wildlife Priority Habitats or Species, or ESA-Listed species or designated Critical Habitat are anticipated to result from this project as proposed.

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 applicant proposes mitigating vegetation affected by the proposal at a 1:1 ratio per the Biological Site Assessment prepared by Harmsen LLC, dated August 18, 2022*

Required Permits: Type-2 Shoreline Exemption with SEPA Checklist.

Required Studies: Biological Site Assessment, Geotechnical 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 November 16th, 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.

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