



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

PHONE: 360.679.7339 ■ from Camano 360.629.4522, Ext. 7339 ■ from S. Whidbey 360.321.5111 x 7339
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Internet Home Page: <http://www.islandcountywa.gov/planning>

Notice of Application - Optional DNS Process

Date of issuance: July 27, 2022

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

Date of notice of application: July 27, 2022 **Comment due date:** August 26, 2022

Staff Contact: Dustin Gray **email:** d.gray@islandcountywa.gov **phone:** (360) 678-8254

File Number: 008/22 S-VAR **Applicant:** Gordon Holmes

Location: 1317 Beach Dr., Camano Island, WA 98282

Proposal – 422 sq. ft. addition to existing garage. Project will include removal of 429 sq. ft. of concrete driveway. Parcel is in Shoreline Residential SED and AE 14 Flood Zone.

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:

- The applicant proposed to utilize best management practices, such as silt fencing around immediate construction areas to capture possible sediments before encroaching nearby habitats. No existing vegetation will be removed or altered.

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 26, 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.

Required Permits: Type-2 Shoreline Variance with SEPA Checklist



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Staff Contact: Dustin Gray **email:** d.gray@islandcountywa.gov **phone:** (360) 678-8254

File Number: 010/22 S-VAR **Applicant:** Steve and Toni Nicholes

Location: 3085 Shoreline Dr., Camano Island, WA 98282

Proposal – Construction of new garage/studio and paved driveway in place of existing. Project proposes a net removal of 176 sq. ft. of impervious surface area. Parcel is in Shoreline Residential SED and AE 14 Flood Zone.

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:

- The Floodplain Habitat Assessment prepared by Polymer Land Consultants, LLC concludes that any effects of the proposed development should be considered insignificant based on criteria described by the National Marine Fisheries Service (NMFS) and that the development is not likely to result in a 'take' of any kind.

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

1. Avoidance is achieved by limiting all construction activities to areas entirely inland of the OHWM of Puget Sound and inland of the existing home.
2. Proposed redevelopment utilizes only those portions of the site that were previously converted to structure and other hardened surfaces. This minimizes further impacts to floodplain and critical area functions as well as potential impacts to any listed species.
3. Minimization shall be achieved through specific timing, location, and composition of the redevelopment.

4. Proper implementation of BMPs (straw bales, spill response kits, etc.) ensures that any redevelopment impacts will be further minimized. Sediment control BMPs will be used to control erosion. All earthen stockpiles will be covered or stabilized until removed or backfill is completed.
5. When heavy equipment is on-site, appropriate spill response kits will be available.

Required Permits: Type-2 Shoreline Variance with SEPA Checklist

Required Studies: Floodplain Habitat Assessment



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Staff Contact: Dustin Gray **email:** d.gray@islandcountywa.gov **phone:** (360) 678-8254

File Number: 185/22 S-CUP **Applicant:** The Preserve PRD Community Association

Location: 4129 Preserve Dr., Camano Island, WA 98282

Proposal – Replace existing stairs connecting nature trail to community beach. Proposed stairs will be approx. 70 ft in length, and elevated above bluff. Parcel is within Natural SED and Fish and Wildlife Habitat Conservation Area (Washington Natural Heritage Program). Site contains mapped steep slopes and geologically hazardous areas.

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:

- The Biological Site Assessment & FEMA Habitat Assessment prepared by BGE Environmental LLC, dated July 28, 2021, concludes that any potential impacts on ESA-listed species would be negligible and are discountable, given that the resultant structure is above OHWM with limited flooding potential due to the existing grade. The proposed redevelopment will have no effect on Puget Sound Chinook Salmon, Steelhead Trout, Bull Trout and Southern Resident Killer Whale critical habitats.

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.

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

1. General and site-specific best management practices shall be implemented with sensitivity to the moderately steep slope, nearshore, and shoreline environment.
2. Existing vegetative ground cover on the face of the slope should be maintained at all times.
3. Cuttings, trimmings, and other dead vegetation should be removed from the steep slope to avoid ponding water, adding weight to the slope, and to promote the growth and establishment of new, beneficial vegetation.

4. Practical efforts should be made to divert runoff water away from the top of the slope. Uncontrolled, concentrated runoff should not be allowed to flow over the top of the slope.

Required Permits: Type-2 Shoreline Conditional Use with SEPA Checklist

Required Studies: Biological Site Assessment, Geotechnical Report