



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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Notice of Application - Optional DNS Process

Date of issuance: September 7, 2022

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

Date of notice of application: September 7, 2022

Comment due date: October 7, 2022

Staff Contact: Brent Ryan **email:** b.ryan@islandcountywa.gov **phone:** 360.678.7258

File Number: 228/22 S-VAR **Applicant:** David and Laura Victor

Location: R32924-295-4640; Clinton, WA

Proposal – Remove existing pole barn and concrete slab and replace with new 1845 sq ft garage with 2-bedroom residence above. Project will include installation of septic system. Project is within flood hazard zone and within the vicinity of unstable slopes.

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: Any effects of the development should be considered insignificant based on criteria described by the National Marine Fisheries Service and the redevelopment is not likely to result in 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 **October 7, 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: Replacement of upper site soils with structural fill where slab-on-grade or pavements are proposed. Shallow spread footings are recommended for the foundation. Use of Pin Piles to prevent large amount of fill removal. Recommended construction monitoring. Limit or remove all unnecessary hardened surfaces, add low impact surfaces such as geo-grids or permeable pavement. Continued and ongoing maintenance of onsite septic. Removal of any existing copper plumbing. Follow BMPs.

Required Permits: *Island County Shoreline Variance*

Required Studies: *Biological Site Assessment, SEPA Checklist, GeoTechnical Report, Drainage Narrative*