



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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Notice of Application - Optional DNS Process

Date of issuance: November 16, 2022

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

Date of notice of application: November 16, 2022

Comment due date: December 16, 2022

Staff Contact: Chloe Bonsen

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File Number: 285/22 S-VAR

Applicant: Michael Podowski & Jill Berkey

Location: S6115-00-00005-0; Langley

Proposal – Construct new single family residence with appurtenances, convert existing residence to detached living space by removing the kitchen, remove patio area, and reduce size of existing deck. Site is in the vicinity of Shoreline, Flood Hazard Area, and Feeder Bluff

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: All work related to the project will be conducted landward of the OHWM. With the exception of removing the concrete patio and existing deck within the 20ft marine buffer all construction work will occur in the upland environment 100 ft or more from the OHWM and 50ft or more from the toe of the steep slope to the south of the project. Project will require minimal excavation or fill and should have little to no impact on flood storage or volume of Puget Sound. There is also minimal chance of increasing erosion or scour.

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 **December 16, 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 for 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:

- All work shall occur upland of the Ordinary High Water Mark and excavated soils will be stockpiled in areas not subject to tidal inundation and covered with plastic or tarps, pursuant to Island County's ESC BMP manual.

- Erosion and sedimentation control BMP's should be implemented prior to initiating ground disturbing activities and monitored/maintained throughout the project's construction activities.
- Emergency spill response and clean-up equipment shall be available on-site during construction activities that involve the use of motorized/mechanized equipment. At a minimum, the kit should include materials for containment and clean-up of petroleum products
- Stormwater from the proposed structure shall be managed via a prescriptive drywell. Copper fixtures shall not be used in components of the stormwater system (e.g. gutters, downspouts, etc).
- The proposed marine buffer enhancement plan shall include the installation of native Dune Grass (*Leymus mollis*) planted on 3-foot centers throughout an approximately 450-square foot area immediately upland of the OHWM Total plant counts for the enhancement plantings should be no less than 50-individuals.

Required Permits: Island County S-VAR, Building for new residence and remodel, Flood Development Permit for both the remodel and the new residence

Required Studies: Biological Site Assessment, Geo Technical report