



## Island County Planning and Community Development

*Mary Engle, Director*

---

1 NE 7<sup>th</sup> St., Coupeville, WA 98239

Ph: Whidbey 360-679-7339 | Camano 360-387-3443 | Fax: 360-679-7306

Email: [PlanningDept@islandcountywa.gov](mailto:PlanningDept@islandcountywa.gov) | <https://www.islandcountywa.gov/Planning/Pages/Home.aspx>

### Notice of Application - Optional DNS Process

**Date of issuance:** 11/14/23

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

**Date of notice of application:** 11/22/23

**Comment due date:** 12/06/23

**Staff Contact:** Donah Dunn

**email:** [d.dunn@islandcountywa.gov](mailto:d.dunn@islandcountywa.gov)

**phone:** (360) 678-7812

**File Number:** 374/23

**Applicant:** Jeff and Erin Hanson

**Location:** R32903-110-4000; 5148 Triangle Rd. Langley, WA 98260

**Proposal:** Clearing and grading for a single-family residence, removing 21,000 board feet of timber (2.5 acres) and grading around 200 cubic yards for existing access easement.

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:

Timber harvest of 2.5 acres on a heavily forested 10-acre parcel with no critical areas or cultural resources, for future single-family residence and onsite septic. Less than 2% of impervious surfaces after project construction, leaving approximately 75% of parcel's timber standing. There is no waste material or discharge of waste material during project. Storm water runoff will be mitigated by using natural vegetation and roadside ditching.

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 6, 2023**; mail to Island County Planning Department 1 NE 7<sup>th</sup> St., 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. This may be the only opportunity to comment on the environmental impacts of the proposal.

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:

Island County Best Management Practices Field Manual for Small Construction Sites, Typical Downspout Infiltration System, erosion and sedimentation control requirements per ICC 11.03.230 will be used to ensure minimal clearing and disturbance of surrounding natural habitats. 50' buffer will be established along the steep slopes located within in parcel and appropriate grading will prevent stormwater runoff infiltrating the steep sloped areas from the clearing process. Proposed project will comply with Island County and DNR rules and regulations.

**Required Permits: CPG Type-II**

**Required Studies: SEPA Checklist, drainage narrative**



## Island County Planning and Community Development

*Mary Engle, Director*

---

1 NE 7<sup>th</sup> St., Coupeville, WA 98239

Ph: Whidbey 360-679-7339 | Camano 360-387-3443 | Fax: 360-679-7306

Email: [PlanningDept@islandcountywa.gov](mailto:PlanningDept@islandcountywa.gov) | <https://www.islandcountywa.gov/Planning/Pages/Home.aspx>

### Notice of Application - Optional DNS Process

**Date of issuance: July 5<sup>th</sup>, 2023**

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

**Date of notice of application: November 22, 2023**

**Comment due date: December 6, 2023**

**Staff Contact:** Donah Dunn    **email:** [d.dunn@islandcountywa.gov](mailto:d.dunn@islandcountywa.gov)    **phone:** 360-678-7812

**File Number:** 205/23 CGP II    **Applicant:** Scott Bisset

**Location:** R23235-235-0570, 171 N. West Camano Dr., Camano Island, WA 98282

**Proposal** – To lift moratorium for timber harvest, stump pulling and grading of 4.18 acres of 13.05 acres for site prep for an Accessory Dwelling Unit and single-family residence. Construction of a 1400 ft logging road including installation of a culvert on an onsite unnamed non-fish stream.

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:

According to the Island County Best Management Practices field manual for small construction sites (2003) the flowing BMPs are proposed as a part of this drainage narrative for review and approval.

1. In accordance with BMP 2, the logging contractor will monitor all refueling activities and keep a spill kit on site;
2. In accordance with BMP 3, A stabilized 100' long by 15' wide rock construction entrance will be constructed of 4-8' quarry spalls to a minimum of 12" deep prior to any log hauling.
3. 6" diameter star waddles will be installed are clearing limits on downhill side of that portion of the road 50' stream buffer as shown on ESC plans in accordance with BMP 9;
4. Hand spreading of the straw mulch and hand seeding of a temporary erosion control seed mix following completion of required slash pullback within 100 feet of West Camano Drive, culvert installation and cut slope in accordance with BMP 14 & 15; if hand seeding is not able to be completed by September 30, the area shall be hydroseeded or covered with plastic mulch anchored by sandbags;
5. An 8.18 acre undisturbed mature forest of vegetation buffer surrounds all clearing grading except for required ingress/egress location to West Camano Drive in accordance with BMP's 1 & 13;

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 6, 2023**; mail to Island County Planning Department 1 NE 7<sup>th</sup> St., 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. This may be the only opportunity to comment on the environmental impacts of the proposal.

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:

**Required Permits: CGP Type II**

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