



Island County Planning and Community Development

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Notice of Application - Optional DNS Process

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

Date of issuance: 12/12/2023

Date of notice of application: 12/20/2023

Comment due date: 01/03/2024

Staff Contact: Kayla Johnson

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Phone: (360) 678-7258

File Number: 373/23

Applicant: Pamela and Dale Packard

Location: 370 Shore Dr., Camano Island, WA 98282; S8355-00-00006-0

Proposal: After-the-fact cabin remodel in marine buffer; remodel included making the cabin more energy efficient, replaced the roof, and made repairs.

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 will adhere to best management practices (BMPs) and conservation measures as outlined in the Biological Site Assessment (BSA) and SEPA Checklist. The BSA was prepared by Allison Martin and Hilary Hahn of DCG/Watershed on October 31, 2023. The BSA determined that no sensitive habitats are located within or near the project site. The report concluded that because the proposed development is landward of the Ordinary High Water Mark, it is unlikely to cause a significant impact on any critical areas, species, or vegetation.

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 **January 3, 2024**; mail to Island County Planning Department 1 NE 7th St., 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. 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:

- All construction debris will be collected and not allowed to reenter waters of the state.
- If debris or spill material accidentally enters the waterway, immediate actions will be taken to remove the material, and the proper entities will be notified.
- Care will be taken in all work to prevent debris, oils, and grease from entering the water.
- All debris or spill material will be properly disposed of at an approved off-site disposal facility.
- Should heavy equipment be needed, refueling will be conducted away from the shoreline in accordance with the Washington State Department of Ecology.
- All equipment will be checked daily for leaks and any necessary repairs will be made prior to commencement of work.

Required Permits: Shoreline Exemption Type-II

Required Studies: Biological Site Assessment, SEPA Checklist