



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

PHONE: 360.679.7339 ■ from Camano 360.629.4522, Ext. 7339 ■ from S. Whidbey 360.321.5111 x 7339
FAX: 360.679.7306 ■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
Internet Home Page: <https://www.islandcountywa.gov/Planning/Pages/Home.aspx>

Notice of Application - Optional DNS Process

Date of issuance: February 8, 2023

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

Date of notice of application: February 8, 2023 **Comment due date:** February 22, 2023

Staff Contact: Malcolm Roberts

email: m.roberts@islandcountywa.gov **phone:** 360-679-7365

File Number: 004/23

Applicant: Danielle Fowler

Location: 214 Driftwood Shores, Camano Island, R33107-396-3010

Proposal – Installing a new septic system for an existing Single Family Residence

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 prepared by Chris Wilson of Polymer Land Consultants, LLC has determined that the proposed project will not have adverse side effects to any species or shoreline ecological function.

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 **February 8, 2023**, 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:

- Remove all unnecessary hardened surfaces. As much as is possible and feasible, alternative, and low impact surfaces such as geo-grids, permeable pavement and similar construction materials should be utilized for driveways, walkways, etc.
- Reestablish the site using native vegetation suitable for the Puget Sound ecology.
- Eradicate all non-native and/or invasive vegetation on the site (Holly, Blackberry, and English Ivy).

- Continued and on-going maintenance of all utilities including the on-site septic system, storm-water infrastructure, and dwelling, as necessary.
- Limit use of pesticide and herbicides as much as is reasonable and feasible.
- All outdoor lighting should be directed away from the shoreline and any other critical area.
- Copper plumbing and other ornamental fixtures should be removed.

Required Permits: SHE, Septic,

Required Studies: SEPA Checklist, Biological Site Assessment



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Comment due date: February 22, 2023

Staff Contact: Cambria Edwards **email:** c.edwards@islandcountywa.gov **phone:** 360.678.7938

File Number: 014/23 CGP **Applicant:** Milen & Vishal Gala

Location: R03224-384-2560

Proposal – Minor clearing of up to 5 trees between bluff top and 68' building setback and 8 trees between 68' and 100' from the top of the bluff. Cumulative grading of approximately 660 cubic yards within 100' of the top of the bluff. Site is in the vicinity of steep slopes, unstable slopes, flood zone, and feeder bluffs.

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 proposed tree removal is recommended to be done with minimal impact on surrounding vegetation and all root systems are to be left intact. According to the Critical areas report provided by GeoTest Services, INC 3/19/19 estimated rates of erosion will only reduce the 68' setback approximately 35' over the next 100 years.

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 **FEBRUARY 22, 2023**; 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:

- All clearing and grading activities for future residence construction will need to incorporate Best Management Practices (BMPs) for erosion control in compliance with current Island County codes and standards.
- We recommend that appropriate silt fencing be incorporated into the construction plan for erosion control.
- We recommend that onsite BMP's be implemented during construction. Areas of native vegetation left in place, could also be enhanced by adding additional native plant species and/or other vegetation enhancements.
- Removal of vegetation and trees without proper mitigation may increase the risk of failure for the surficial soils during periods of wet weather. Planting additional brush and vegetation within the subject site and in areas disturbed by excavation activities will help maintain near surface slope stability by providing a stable root base within the near surface soils.
- Yard waste should not be dumped onto the top or face of existing or developed site slopes. Yard waste can retain water and cause slope instability.
- Proper drainage controls have a significant effect on erosion. All surface water and any collected drainage water should not be allowed to be concentrated and discharged down the face of shoreline slope. All collected stormwater should be directed to an appropriate collection system.
- All areas disturbed by construction practices should be vegetated or otherwise protected to limit the potential for erosion as soon as practical during and after construction. Areas requiring immediate protection from the effects of erosion should be covered with either plastic, mulch or erosion control netting/blankets. Areas requiring permanent stabilization should be seeded with an approved grass seed mixture, hydroseeded with an approved seed-mulch-fertilizer mixture or landscaped with a suitable planting design.

Required Permits: Clearing and Grading, Building

Required Studies: SEPA Checklist, GeoTech Report, Drainage Report



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Comment due date: February 22, 2023

Staff Contact: John Lanier

email: j.lanier@islandcountywa.gov **phone:** (360) 678-7811

File Number: 024/23 ENV

Applicant: Kelly Whitney

Location: S8488-00-0000A-0, Oak Harbor, Whidbey Island

Proposal – Woodglen Estates PRD Water System proposes to build a 36 square foot addition to an existing 296 square foot pumphouse. The addition will house a chlorine pump for water treatment.

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: no new equipment will be housed on site; this project will isolate an existing water treatment chlorine pump out from the equipment in the main pumphouse.

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 **February 22, 2023**; 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: Project must follow Best Management Practices and will follow Island County's Inadvertent Discovery Plan.

Required Permits: ENV

Required Studies: SEPA Checklist



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Comment due date: February 22, 2023

Staff Contact: Donah Dunn

email: d.dunn@islandcountywa.gov

phone: 360.678.7812

File Number: 331/22 SHE

Applicant: Terry Earnheart; Compass International, LLC

Location: R33220-085-0440; Camano Island

Proposal – Class IV conversion to clear and grade currently undeveloped rural zoned portions of the parcel for an access road and two future home lot locations. Total area cleared will be 1.2 acres of 15.04 acre lot leaving approximately 6 acres of trees. Current Camano Gateway Village zoned portion of the parcel is developed and used for commercial uses. Site is in or near Wetlands and Steep 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: Wetland buffer enhancement is proposed in the impacted area of the project. Grading will be isolated to areas intended for future SFR construction. Clearing is confined to area for future SFR locations and the access road.

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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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: Proposal will remove 4169 square feet of non-native invasive species of vegetation within the proposed buffer enhancement area and replace with 31 native trees and 46 shrubs within the wetland buffer to enhance the biological function of the area and offer 1:1 mitigation for the area of the buffer impacted by the

access road. Proposal will adhere to all conditions of previously issued permit 135/21 RUD, reasonable use determination issued by Island County.

Required Permits: Clearing and Grading, future Building

Required Studies: Wetland Report, SEPA Checklist, Drainage Report