



Island County Planning and Community Development

P.O. Box 5000, Coupeville, WA 98239
Ph: Whidbey 360-679-7339 | Camano 360-387-3443 | Fax: 360-679-7306
Email: PlanningDept@islandcountywa.gov | www.islandcountywa.gov

Notice of Application - Optional DNS Process

Date of issuance: 08/17/2022

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

Date of notice of application: 8/17/2022 **Comment due date:** 8/31/2022

Staff Contact: Joshua Pitts **email:** j.pitts@islandcountywa.gov **phone:** (360) 678-7817

File Number: *(if applicable)* N/A **Applicant:** Island County

Location: Island County Rural Service zones

Proposal – Island County Planning & Community Development (PCD) seeks to change the zoning regulations for Rural Service zones with no change to Comprehensive Plan designation. As part of the 2022 work plan, Island County Planning is proposing to change the zoning regulations within Rural Service zones. This update is to clarify ambiguous and unclear language in the current code. The update is proposing to increase the allowed gross square footage of residential use to two times the gross square footage of non-residential use (4,000 gross square feet). The parcels will be limited to six dwelling units, each not permitted to exceed 1,200 square feet. Additionally, Island County Planning is proposing to increase the maximum height from twenty-five feet to thirty-five feet. A total of ten Rural Service zones exist in Island County. Rural Service zones average two and one-half acres.

Island County has reviewed the proposed project for probably 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:

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by the date noted above to: Joshua Pitts, PO Box 5000, Coupeville, WA 98239.**

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: All Conditions from County Departments shall be adhered to by the applicant. The project is required to comply with Washington State and Island County water quality standards, Washington State and Federal laws and regulations protecting archaeological sites and resources and all other pertinent laws, rules,



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regulations, codes, and ordinances. Erosion and Sedimentation Control Best Management Practices shall be employed throughout any future approved development.

Required Permits: Approval by Island County Commissioners

Required Studies: SEPA Checklist

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: Must be received by 4:30 pm on **August 30, 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.

Public Hearing: September 26, 2022, 2PM.

To request notice of hearings, to receive a copy of the decision, or information on appeals, contact us at the above address.