



Island County Planning and Community Development

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Notice of Application - Optional DNS Process

Date of issuance: 03/26/2024

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

Date of notice of application: 04/3/24

Comment due date: 05/03/24

Staff Contact: Shannon Zimmerman **email:** s.zimmerman@islandcountywa.gov **phone:** (360) 679-7365

File Number: 063/24

Applicant: Reece Construction

Location: S6515-04-00031-0, Oak Harbor, WA 98277

Proposal: Construct a 1,633 sq. ft. single-family residence and its associated appurtenances. Site is in or near: Shoreline jurisdiction, flood hazard area, feeder bluff, wetlands, critical drainage area.

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 proposed project will be located 127 feet from the wetland located behind the property, separated by a county road. According to the biological site assessment prepared by Chris Wilson, Polymer Land Consultants LLC., the proposal helps to minimize the impacts of the wetland buffer by minimizing the overall intensity and size of the development, being located on previously cleared land, and as far from the wetland as possible while minding shoreline requirements (p.4). "The mitigation proposed will result in re-establishment of a lost-forested, scrub-shrub wetland buffer. The re-establishment of a forested, scrub-shrub buffer will improve habitat for terrestrial species, birds and other invertebrates utilizing the site and its surroundings. It does so by providing additional trees and shrubs needed for rearing, foraging and protection. The proposed buffer reestablishment will provide additional sources of "fall-out" for species utilizing the site and the surroundings. Habitat corridors, while still broken by roads, will be improved as a result of the mitigation" (p.5).

The proposal will apply the following conservation measures:

1. Avoidance by evading any direct intrusion into the shoreline and any wetland or steep slope.
2. Minimization by locating the development as distant as possible from all critical areas as much as practical, reasonable, and in previously converted mowed lawn areas.
3. Proper timing of construction activities. Construction will coincide with favorable weather conditions and dry periods to decrease localized erosion. Construction will occur only during typical workday periods when fish and wildlife are least likely to be actively utilizing habitats near or on site.
4. Reestablish through native plantings of 2,200 sq. ft. of coastal lagoon wetland buffer.

- a. Year 1: 80% survival rate of plants & < 30% cover with invasive or non-native species.
 - b. Year 3: 80% survival rate of plants & < 20% cover with invasive or non-native species.
 - c. Year 5: 90% survival rate of plants & < 20% cover with invasive or non-native species. Native plants provide > 80% aerial cover.
 - d. Monitor vegetation for 5 years. Maintain native species within buffer in perpetuity.
1. Adherence to Best Management Practices (BMPs) in the establishment and demarcation of clearing limits and the installation of sediment control BMPs necessary to protect critical areas from sediment contained in run-off. BMPs include: silt fence, straw, plastic coverings, covered earthen stockpiles, preservation of vegetative strips, and other equipment.

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 **May 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:

Required Permits: Shoreline Variance/Condition Use Permit - Type II

Required Studies: *Biological Site Assessment, SEPA Checklist, and Geological Report*