



Island County Planning and Community Development

Mary Engle, Director

1 NE 7th St., Coupeville, WA 98239

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

Email: PlanningDept@islandcountywa.gov | <https://www.islandcountywa.gov/Planning/Pages/Home.aspx>

Notice of Application - Optional DNS Process

Date of issuance: April 3, 2024

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

Date of notice of application: 4/3/2024

Comment due date: 4/17/2024

Staff Contact: Renee Zavas Silva

email: r.zavassilva@islandcountywa.gov

phone: 360-678-7800

File Number: 100/24 PTU **Applicant:** Island County Public Works

Location: the north side of SR 525, within WSDOT right of way extending from Deer Lake Road in Clinton to Langley Road

Proposal – Island County Public Works proposes to construct a new trail along the north side of SR 525, within WSDOT right of way extending from Deer Lake Road in Clinton to Langley Road at Ken’s Corner with a length of approximately 2.14 miles. The project will consist of a 10’ wide paved non-motorized shared use path. The project will include construction of retaining walls, a bridge spanning wetland areas, impacts to and mitigation for impacts to wetland buffers and stream buffers, and installation of detention vaults and other drainage facilities.

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 submitted a Biological Site Assessment, Wetland Report, & Mitigation Plan completed by qualified environmental consultants. The trail design went through several iterations to minimize impacts to wetland, streams, and their associated buffers. A mitigation plan was prepared for unavoidable impacts to critical areas and buffer and exceeds the required 1:1 mitigation ratio for wetland and stream buffer impacts. The mitigation plan included monitoring, maintenance, contingency, and site protection.

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 **April 17, 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: Critical Areas Public Transportation & Utility Permit, SEPA Environmental Review

Required Studies: Biological Site Assessment, Wetland Report, Mitigation Plan



Island County Planning and Community Development

Mary Engle, Director

1 NE 7th St., Coupeville, WA 98239

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

Email: PlanningDept@islandcountywa.gov | <https://www.islandcountywa.gov/Planning/Pages/Home.aspx>

Notice of Application – Optional DNS Process

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

Date of issuance: March 27, 2024

Date of notice of application: April 3, 2024

Comment due date: April 17, 2024

Staff Contact: Kayla Johnson

E-mail: kayla.johnson@islandcountywa.gov

Phone: (360) 678-7258

File Number: 109/24

Applicant: Daniel and Diane Kocer

Location: 5800 PALMER LN, FREELAND, WA 98249; R22915-242-0900; Whidbey Island

Proposal: Replace existing waterside deck, replace existing stairs, and replace existing entry landing and stairway in the marine buffer.

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 submitted a SEPA Checklist. The biological site assessment (BSA) prepared by Polymer Land Consultants, LLC determined that the proposal is “not likely” to adversely affect any critical habitats, listed species, or their resources.

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 **April 17, 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:

- Remove all unnecessary hardened surfaces. As much as 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. Shallow, densely rooted vegetation with a canopy that is capable of over-hanging the floodplain and nearshore should be used as is reasonable and feasible.
- Continued and on-going maintenance of all utilities including on-site septic system, storm-water infrastructure, and dwelling, as necessary.
- Limit use of pesticides and herbicides as much 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: Shoreline Exemption Type-II

Required Studies: *BSA* (submitted), *SEPA Checklist* (submitted)