



Island County Planning and Community Development

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Notice of Application - Optional DNS Process

Date of issuance: October 23, 2024

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

Date of notice of application October 23, 2024

Comment due date: November 6, 2024

Staff Contact: Cindy White **email:** cindyw@islandcountywa.gov **phone:** 360-678-7818

File Number: 231/24 SHP- Preliminary **Applicant:** Susan and Christopher Young

Location: 1580 West Beach Road, Oak Harbor

Proposal – Two lot short plat of over 12 acres to create two parcels in the Rural zone. Parcel has mapped critical areas, wetlands and their buffers along with native plants and habitat of local importance.

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:

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 **November 6, 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: short plat, SEPA Checklist, Septic Permits, Well/Water, clearing and grading

Required Studies: Wetland Delineation

Notice of Application - Optional DNS Process

Date of issuance: 10/15/2024

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

Date of notice of application 10/23/ 2024 **Comment due date:** 11/06/2024

Staff Contact: Jon Frias **email:** j.frias@islandcountywa.gov **phone:** 360-678-7822

File Number: 299/24 SHE II **Applicant:** J&K Nichols LLC

Location: S6250-00-0000C-0

Proposal – Construction of a new single-family residence with associated appurtenances on a vacant high bluff lot within shoreline residential SED.

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:

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 **November 06, 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:

Required Studies: BSA, Geotechnical, SEPA Checklist

Notice of Application - Optional DNS Process

Date of issuance: 10/23/2024

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

Date of notice of application 10/15/2024 **Comment due date:** 11/05/2024

Staff Contact: Austin Hoofnagle **email:** a.hoofnagle@islandcountywa.gov **phone:** 360-678-7814

File Number: 313/24 SHE-II

Applicant: Hal Rathvon

Location: 2507 BRETLAND RD., CAMANO ISLAND, WA 98282 (R33004-389-4290)

Proposal – Beach access stairway improvement. Removal/replacement of approx. 200sf. of existing stairway with landing 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 from the submitted biological site assessment and geotechnical report prepared by Wetland & Wildlife Inc. on June 24, 2024 and Stratum Group on April 24, 2024.

BSA Conclusions: Based on our detailed site evaluations, it is the professional opinion of Wetlands & Wildlife, Inc. that no adverse environmental impacts will occur on-site as a result of the proposed project described in this report as long as the TESC BMP's are installed / maintained and the mitigation / restoration efforts are implemented as outlined in this report. Therefore, no additional compensatory mitigation is proposed or required to accommodate the proposed project described in this report.

Geotech Conclusions: Based on our geologic hazard assessment, it is our opinion that the proposed replacement of the section of wooden stairs will not increase the risk of landslides or erosion on or off the site as long as the recommendations of this report are followed. It is also our opinion that the stair replacement will have negligible impacts on shoreline processes as long as the recommendations of this report are followed.

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 **November 5, 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:

TESC BMPS.

Restoration via native plantings and 5 years of monitoring.

Required Permits: Shoreline Exemption

Required Studies: Biological Site Assessment, Geotechnical Report