



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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Drive, Camano Island, WA 98282 ■ Phone (360) 387-3443
www.islandcountywa.gov/planning

INSTRUCTIONS FOR FILLING OUT AND SUBMITTING AN APPLICATION

- Type or neatly print all information. Only fill out those portions that are not shaded in gray.
- If someone other than the landowner is applying for the permit, the application must be accompanied by a notarized "Applicant Authorization Form". Without this form, the application will be incomplete and will not be accepted by County staff. The "Applicant Authorization Form" is attached to this application.
- This application is a "Master Land Development Permit" and must be filled out for all types of development permits. Depending upon your specific proposal you will need to fill out supplemental attachments to this application that provide more specific information. No development proposals can be reviewed using only this form so please ask what additional forms you will need.

Electronic Submittal Process

It is preferred for applicants to use the electronic submittal process to submit application materials. Please save all electronic files in **PDF file format**, using the following file naming procedure for submittal:

ApplicantLastName_DocumentName_DateSubmitted.pdf

Document names should be abbreviated; below is a list of common document names and their abbreviations:

| | | | |
|-----------------------------|--------------------------------|------------------------------------|----------------------------------|
| Application APP | Arch Report ARCH | AsBuilt ASB | Site Plan SPLAN |
| Buffer Enhancement Plan BEP | Biological Site Assessment BSA | Certificate of Appropriateness COA | Field Indicators Worksheet FIELD |
| Elevations ELV | Mitigation Plan MIT | Geocoastal GEOC | Geotechnical GEO |
| Revisions REV 1,2,3, | SEPA Checklist SEPA | Wetland Report WET | Drainage Narrative DRNG |

Example of file naming using document abbreviation: **Johnson_APP_091324.pdf**

Once all files have been saved using the naming procedure above, all files can then be submitted to: planningdept@islandcountywa.gov Emails over 7 MB should be sent through a file sharing application, or contact the Planning Department for an FTP sharing link. Once application materials have been reviewed by planning staff and deemed sufficient for submittal, the applicant will receive an email along with an invoice and payment instructions.

All fees must be paid within 14 calendar days, or the application will become null and void, cancelling the application.

After payment is received, the applicant will receive a letter of completeness indicating that the review period has begun. If the application is deemed incomplete, the applicant will receive a letter stating that the application is incomplete and requires revisions.

IF APPLICANT CHOOSES IN PERSON SUBMITTAL AN APPOINTMENT IS PREFERRED

Whidbey: call 360-678-7339

Camano: call 360-387-3443

MASTER LAND DEVELOPMENT PERMIT APPLICATION

Application # _____ date Rec'd _____ Receipt # _____ Associated Files _____

ISLAND COUNTY PLANNING AND COMMUNITY DEVELOPMENT

1 NE 6th St. COUPEVILLE, WA 98239

Phone: (360) 679-7339 - South Whidbey (360) 321-5111 - Camano Island (360) 629-4522

<https://www.islandcountywa.gov/Planning/Pages/Home.aspx>

| | | | | | | |
|--|-----------|-------------|----------|-------|-----|--------|
| Owner | Phone | | | | | |
| Address | e-Mail | | | | | |
| City, State, Zip | Signature | | | | | |
| Owner | Phone | | | | | |
| Address | e-Mail | | | | | |
| City, State, Zip | Signature | | | | | |
| Applicant/Agent* | Phone | | | | | |
| Address | e-Mail | | | | | |
| City, State, Zip | Signature | | | | | |
| PROPERTY INFORMATION | | | | | | |
| Project Address (include city): | | | | | | |
| Parcel # | Key # | Parcel Size | Division | Block | Lot | Zoning |
| | | | | | | |
| | | | | | | |
| | | | | | | |

| | | |
|--|--|---|
| Do you own contiguous parcels? | Yes (if yes, list) No | Is the property in a special tax program, e.g. forest, agriculture, senior citizen, etc.? |
| PROJECT INFORMATION <i>(check all that apply)</i> Form letter reference is bolded | | |
| <u>SUBDIVISION</u> Short Plat - Preliminary (G) Short Plat - Final (H) Short Plat - Alteration (L) Long Plat - Preliminary (I) Long Plat - Final (J) Long Plat - Alteration (M) Planned Residential Development (K) Boundary Line Adjustment (BB) Lot Combination (BB) <u>CRITICAL AREAS</u> Public Transportation Utility (Y) Reasonable Use (Type 1) (X-1) Reasonable Use (Type 2) (X-2) Wetland or Buffer Improvement (Z) Critical Areas Permitted Use (P) | <u>SITE PLAN REVIEW</u> Cell Tower (E) Surface Mine (F) Rural Commercial Events (EE) Type II in NR Zones (D) Type II in other Zones (C) Type III in NR Zones (D) Type III in other Zones (C) <u>SHORELINE</u> Shoreline Exemption (R) Shoreline Exemption Limited Review Shoreline Development (Q) Shoreline Variance / Conditional Use (S) | <u>ZONING</u> Certificate of Zoning Compliance Zoning Code Interpretation Zoning Code Amendment Comprehensive Plan Amendment <u>OTHER</u> Environmental Checklist (SEPA) Clearing and Grading (N) Water System Review Variance (A) Temporary Use Restoration |



AGENT AUTHORIZATION FORM

Received date: _____

Received by: _____

Landowners may authorize agents, designers, contractors, etc. to apply for permits and conduct activities on their behalf by completing this form and returning to Island County staff. Once received, this form will expire in 3 years. Any applications or requests that agents submit on an owner's behalf must meet the general description provided by the owner below.

I/We hereby authorize the following companies or individuals to submit applications on my/our behalf. I/We also understand that once a permit/application is submitted that all future correspondence may be directed to said agent(s).

Description of work/project: _____

Agent Name: _____

Agent Name: _____

Agent Name: _____

Agent Name: _____

Parcel number(s): _____

Name 1 (printed) _____ Date: _____

Signature 1: _____

Name 2 (printed) _____ Date: _____

Signature 2: _____

APPLICATION CHECKLIST

Please use the following checklist to ensure you provide all the items required under Island County Code. If you believe that an item is not applicable, write N/A and explain why in the blank. All of the blanks under "Applicant Use" must be filled in for this application to be accepted as complete and for the review process to begin. This checklist applies to all land use applications. Depending upon the type of application, additional information may also be required which will be outlined in any of the additional forms attached to this Master Permit Application.

| Applicant Use | Application Requirements | County Use Only |
|---------------|---|-----------------|
| | <ol style="list-style-type: none"> 1) Payment, as established by the Board of Island County Commissioners 2) Completed Master Land Development Permit Application 3) Electronic copy via email, thumb drive, or file sharing link containing complete application and associated reports (.pdf format requested) . Please send separate documents as separate <u>files</u>. For example, the application form, SEPA checklist, wetland report, BSA, etc. should all be separate files with clear file names. 4) Completed Field Indicators Worksheet (from Wetland ID Guide) <ol style="list-style-type: none"> a) Land Use Intensity Worksheet (If applicable) b) Wetland Buffer Worksheet (If applicable) 5) Completed project specific Forms (e.g. Form A Variance, etc.) 6) A legible plot plan that shows all of the following (<u>except</u> for final long and short subdivisions – for short subdivisions see Form H; for long subdivision see Form J for map requirements; For BLA or Lot Combination see Form BB): <ol style="list-style-type: none"> a) Drawn to a standard <u>engineering</u> scale (specific Forms will provide an appropriate range of scales). Indicate scale. b) North arrow c) Boundaries, dimensions and area of lot (square feet or acres) d) Name of road(s) bordering the property and their width e) Land features. Show the top and toe of all slopes, the direction of slope, percentage of slope, seasonal drainage ways, soggy areas, ditches, ravines, lakes, ordinary high water mark of shoreline, etc. f) Critical Areas. Show protected species habitats, geologically hazardous areas, floodplains, aquifer recharge areas, streams, wetlands as well as all their associated buffers on-site or off-site when they may affect the proposal. <i>(note: if a feature is shown on the County's Critical Areas map it must be shown on the plot plan; if you do not believe that feature is present please describe).</i> 7) If the proposal is in an archaeological area, a report must be submitted that identifies resources and how they will be protected. 8) Assessor's quarter section map(s) that identifies the subject site and any contiguous properties in the same ownership (not needed for final short and final long subdivisions). 9) Vicinity map and specific written directions on how to find the site. Provide the map and directions together on a single 8.5 by 11 inch sheet. The map must be detailed enough to clearly locate the site and must identify major arterials, county roads, natural features, landmarks, city limits or any other feature that will help describe how to find the site. A copy of a general road map that highlights the location of your proposal is ideal. | |

FORM I – SUPPLEMENTAL PRELIMINARY PLP APPLICATION CHECKLIST

In addition to the items identified in the Master Permit Application Checklist a Preliminary Long Plat application also requires the following additional items. For those items below that must be shown on a plot plan please show them on the same plot plan required under item #5 of the Master Permit Application Checklist – it is not necessary that you prepare two separate plot plans.

| APPLICANT USE | APPLICATION REQUIREMENTS | COUNTY USE ONLY |
|------------------|--|--------------------|
| | <ol style="list-style-type: none">1. Legal description of the property as it was last recorded.2. Copy of an approved Certificate of Transportation Concurrency.3. Proposed source of water (e.g. water availability verification form, well site verification, or letter of commitment from a water provider).4. Copies of soil logs registered with the County Health Department or a letter of commitment from a sewer district.5. Documentation of a legal means of access to a public road (e.g. existing access permit number, access permit application, recorded easement).6. Legible long plat map no larger than 24" by 36" that shows the following (when the location of a specific feature or structure is required, a site specific survey by a registered surveyor is encouraged but not required):<ol style="list-style-type: none">a. Location and dimensions of existing structures and other improvements, such as buildings, drainfields, wells, driveways, propane tanks, fuel tanks, and fences.b. Location and dimensions of parcel to be divided, showing the full extent of the parcel from which the proposed short plat is to be segregated.c. Location, dimensions and area of all proposed and existing lots.d. Proposed lots identified by number (Lot 1) and proposed tracts, including private roads identified as letters (Tract A).e. If applicable, location of proposed open space.f. Approximate location of existing and any proposed accesses to lots. Include available Access Permit Numbers. | |

| APPLICANT USE | APPLICATION REQUIREMENTS | COUNTY USE ONLY |
|------------------|--|--------------------|
| | <ul style="list-style-type: none"> g. Approximate location, width, and name of each recorded easement, right-of-way for Public service and utilities, serving or affecting the subject property, and existing or proposed public/private roads in or adjacent to the site. h. Approximate location of existing drainage patterns and systems including ditches and French drains. i. Location and description of proposed temporary and permanent stormwater systems. j. Location of existing and proposed utilities (e.g. well sites, water and sewer lines, etc.) k. Approximate location of all soil tests holes on each proposed lot. l. Distance between exiting and/or proposed property lines and existing structures. m. Title block on the lower right corner of the plat map showing: <ul style="list-style-type: none"> i. Name, address, and telephone number of the applicant and the fee owner(s). ii. Date of drawing. n. Legend that includes: <ul style="list-style-type: none"> i. Site address if assigned ii. Assessor parcel number(s) of the property proposed for division. iii. Total area of the site and area of each existing and proposed parcel. <p>7. Preliminary Drainage Plan.</p> <p>8. Reports, studies, or other information required.</p> <p>9. SEPA Environmental Checklist</p> <p>10. Pre-Application Conference required within the last 6 months, provide date and Pre-App appointment number.</p> <p>11. Provide the names and mailing addresses of property owners within a 300 foot radius of the site on mailing address label sheets(s). Also provide an Assessor's quarter section map showing these parcels.</p> | |

| | |
|--|---|
| FORM I | ISLAND COUNTY PLANNING AND COMMUNITY DEVELOPMENT APPLICATION FOR LONG PLAT Preliminary |
| <p>Use the front of this sheet to determine if this is the appropriate application for dividing your land. Once you are able to determine if this is the correct form proceed to the next page and provide answers to each of the questions.</p> | |
| <p>IF YOU ARE DOING ANY OF THE FOLLOWING DO NOT USE THIS FORM</p> <ul style="list-style-type: none"> ➤ Dividing land into 4 or fewer lots, use Preliminary Short Plat application ➤ Not creating a new parcel, rather adjusting boundary lines between existing parcels, use Boundary Line Adjustment Application ➤ Creating parcels that are 10 acres or larger (20 acres or larger in Commercial Agriculture Zone), for this Unregulated Segregation refer to the Island County Assessor's Office | |
| <p>Please select from the following list the action that best reflects what you would like to do:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Proposing to divide land into 5 or more parcels. <input type="checkbox"/> Proposing to divide land into 5 or more parcels in conjunction with a Planned Residential Development or a Site Plan Review. <input type="checkbox"/> Proposing to divide land into 5 or more parcels using Lot Size Averaging. <input type="checkbox"/> Proposing to divide land into 2 or more parcels AND the parcel being divided was created as part of a previous short plat that was approved in the last 5 years. | |
| <p>All Long Plats require that you have gone through a Pre-Application conference no more than 6 months prior to submittal of this application. Please provide the date and file number of the Conference:</p> <p>DATE: _____; PRE-APPLICATION CONFERENCE FILE NUMBER: PRE ____/____</p> | |
| <p>1. Provide the date that the proposed parcel was created as a legal lot(s): _____</p> | |
| <p>2. What is the current zoning of your property: _____</p> | |
| <p>3. If you are located in the Rural or Rural Residential zone are you proposing Lot Size Averaging?</p> <p style="text-align: center;"> <input type="checkbox"/> YES <input type="checkbox"/> NO </p> | |

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

5. Provide the total number of lots you are proposing to create: ____; List the size of the new lots:

LOT 1: ____ LOT 2: ____ LOT 3: ____ LOT 4: ____ LOT 5: ____ LOT 6: ____

LOT 7: ____ LOT 8: ____ LOT 9: ____ LOT 10: ____ LOT 11: ____ LOT 12: ____

IF THERE ARE MORE THAN 12 LOTS PLEASE ATTACH A LIST OF ALL LOT SIZES

6. What is the proposed density of your development (each new lot will allow a single dwelling unit; how many dwelling units will there be per acre)? _____

7. Describe the proposed source of water supply, including the name of the provider if it is to be served by a public water system: _____

8. Describe the proposed source of sewage disposal, including the name of the district if it is to be served by a sanitary sewer system: _____

9. Provide the Certificate of Transportation Concurrency Number: _____

10. Will the proposal access directly onto the adjacent public road?

☐ YES

☐ NO

*If yes, provide a copy of the existing Access Permit or submit an Access Permit application with this application.
If no, provide documentation of the legal access to a public road.*

11. Is the project site within 200 feet of the shoreline?

☐ YES

☐ NO

If yes, a Shoreline Substantial Development Permit may be required to complete the application.

12. Describe any existing uses on the property and include any permit numbers for these uses (e.g. single family residence, bed and breakfast, etc): _____

13. Describe any critical areas located on the site (e.g. wetlands, streams, steep slopes, etc.):

Island County Planning and Community Development

Field Indicators Worksheet

The Field Indicators Worksheet will help you and the County determine if a wetland or wetland buffer is on your property. Applicants for permits for single family residential uses must either complete this Worksheet or, at their option, hire a wetland professional to complete a Wetland Report that includes the elements of the Worksheet. All other applicants (commercial or non-residential) must do the latter, if the County verifies that the development proposal is for land that contains or is affected by a wetland.

The comments section of this Worksheet may be used to record any particulars or information about your property. You may attach additional pages and photographs.

The County will verify the information provided in this Worksheet or related wetland report.

This Worksheet must be included with every application for development. Prospective purchasers may also ask the County to review the Worksheet to assist them in determining whether the property they are interested in purchasing contains wetlands.

Applicant Name (please print): _____

Date: _____

Parcel or Key Number: _____

Hydrology

The presence of water is the most obvious and common indicator of a wetland. There are several factors that must be considered in describing whether or not you have water on your property. Some wetlands have standing water all year long; others are soggy only during wetter months of the year; and, others appear wet only after storm events.

1. Is there ever standing water on the property?

☐ Yes ☐ No

If No, proceed to question #3

If Yes, is it:

☐ 4 weeks - 4 months ☐ 4 months - 8 months - Seasonally ☐ 8 months - Year Round

2. If you answered yes to question #1, are the surrounding adjacent areas:

Topographically higher ☐ Yes ☐ No

Topographically lower ☐ Yes ☐ No

Topographically the same elevation ☐ Yes ☐ No

3. When you dug the hole, did you observe any water within 10 inches of the ground surface?

☐ Yes ☐ No

4. Identify any features through which water flows onto your property (Check all that apply)

☐ Stream ☐ Culverts ☐ Ditches ☐ Roadside Ditch
☐ Storm Drains ☐ Ponds, lakes, estuaries ☐ Pumps ☐ Other _____

5. Identify any features through which water flows off of your property (Check all that apply)

☐ Stream ☐ Culverts ☐ Ditches ☐ Roadside Ditch
☐ Storm Drains ☐ Ponds, lakes, estuaries ☐ Pumps ☐ Other _____

6. Are there defined ditches/channels on, or near your property that have water?

☐ Yes, there are ditches/channels that have occasional water flow (e.g. after storm events).

☐ Yes, there are ditches/channels that have regular water flow during wet months.

☐ Yes, there are ditches/channels that have water flow all year long.

☐ No, there are no defined channels

If Yes, how wide is defined channel?

☐ Large (>2 ft across) ☐ Small (<2 ft across) ☐ Grass Lined Swale (dried up pond)

Comments:

Hydrology Map

Please refer to the *Hydrology Map Example* found in the *Wetland Identification Guide* for instructions

Draw a close approximation of the features you listed in questions 1-6 of the Hydrology section of the Field Indicators Worksheet. Please label the features and approximate dimensions. You may also include areas where wetland vegetation was observed and sites where you performed your soil samples. An organized and informative drawing will help make our site visit more efficient. For greater accuracy, you may obtain an aerial map of your parcel from the Island County Planning and Community Development offices, and use it as the base layer for your map. The Hydrology Map section of the *Island County Wetland Identification Guide* has further information.

Comments:

Vegetation

Only certain types of vegetation can survive in wetland conditions. In fact, some plants, trees and shrubs live nowhere else except in wetlands, e.g. skunk cabbage. Other types of vegetation are tolerant of both wet and drier conditions, e.g. salmonberry and alder. Most trees and plants look different depending upon the time of the year. This can make it difficult to identify exactly what's on your property. Numerous photographs of the more common types of wetland vegetation are shown during different seasons. **Please include these observations in your Hydrology Map.**

7. Are there any native wetland plants on the property that are identified in the Wetland Vegetation section of the Wetland Identification Guide? (Check all that apply)
- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Slough Sedge | <input type="checkbox"/> Cooley's Hedge Nettle | <input type="checkbox"/> Crabapple | <input type="checkbox"/> Red Stemmed Dogwood |
| <input type="checkbox"/> Labrador Tea | <input type="checkbox"/> Water Parsley | <input type="checkbox"/> Skunk Cabbage | <input type="checkbox"/> American Speedwell |
| <input type="checkbox"/> Cat Tail | <input type="checkbox"/> Common Rush | <input type="checkbox"/> Willows | <input type="checkbox"/> Red Alder |
| <input type="checkbox"/> Salmonberry | <input type="checkbox"/> Nootka Rose | <input type="checkbox"/> Bull Rush | <input type="checkbox"/> Western Red Cedar |
| <input type="checkbox"/> Pacific Silverweed | <input type="checkbox"/> Sitka Spruce | <input type="checkbox"/> Hardhack | <input type="checkbox"/> Grasses (other than lawn) |
-
8. Are there any non-native wetland plants on the property that are identified in the Wetland Vegetation section of the Wetland Identification Guide?
- | | | | |
|--|---|--------------------------------------|---|
| <input type="checkbox"/> Creeping Buttercup | <input type="checkbox"/> Reed Canary Grass | <input type="checkbox"/> Yellow Iris | <input type="checkbox"/> Himalayan Blackberry |
| <input type="checkbox"/> Eurasian Milfoil | <input type="checkbox"/> Evergreen Blackberry | <input type="checkbox"/> Velvetgrass | |
| <input type="checkbox"/> Canadian Thistle/ Bull Thistle | <input type="checkbox"/> Hairy Willow-herb | | |

Comments:

Soil

While water and vegetation can be identified by simply observing what is on your property, learning about your soils will take a little more work. Soil characteristics change as a result of the regular presence of water. Minerals in the soil will start to rust and organics are unable to decompose. By digging some holes you can see whether or not the area you are looking at is in fact a wetland. The Wetland Identification Guide's Soil section provides additional information that you may find useful in answering the following questions. You will need to dig a hole 12 inches deep in order to answer the following questions. **Please include the locations where you took your soil samples in your Hydrology Map.**

9. Indicate the color of the soil at the bottom of the 12 inch deep hole that you dug.
- | | | |
|-------------------------------------|--|--------------------------------|
| <input type="checkbox"/> Dark Black | <input type="checkbox"/> Grey w/rust spots | <input type="checkbox"/> Brown |
|-------------------------------------|--|--------------------------------|
-
10. Does the soil smell sulfuric? (like rotten eggs)
- | | | |
|------------------------------|-----------------------------|-----------------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> At Times |
|------------------------------|-----------------------------|-----------------------------------|
-
11. If you take a tablespoon size sample of the soil and squeeze it, is it saturated with water?
- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input type="checkbox"/> Moderate/Soil is damp | <input type="checkbox"/> No. Soil is dry |
|------------------------------|--|--|

Comments: