



Island County Planning and Community Development

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Director

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Notice of Application- Optional DNS Process

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

Date of issuance: June 9, 2025

Date of notice of application: July 9, 2025

Comment due date: July 23, 2025

Staff Contact: Shannon Zimmerman **E-mail:** s.zimmerman@islandcountywa.gov **Phone:** (360) 679-7365

File Number: 214/25

Applicant: Leroy Olsen

Location: R22910-097-5125; 1609 S Main St, Freeland, Whidbey Island

Proposal: Applicant is proposing to Install sewage transport line from existing coffee stand to connect to existing septic serving facility within the buffer of a type-F piped fish typed stream. No mitigation is proposed as the proposed pipe will be directionally drilled underground within the buffer or under pavement.

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 prepared by Polymer Land Consultants, LLC in April of 2025. The report determined there will be no direct impacts to the typed-F piped fish bearing stream and its associated buffers. The piped stream currently acts as the storm water convenience system for the commercial parcel and is regularly vacuumed and purged as per drainage agreement between Island County and the applicant.

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 **July 24, 2025**; 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: CPU-II

Required Studies: *Biological Site Assessment & SEPA Checklist*