



Island County Planning and Community Development

Mary Engle, Director

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

Notice of Application - Optional DNS Process

Date of issuance:

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

Date of notice of application: May 24, 2023

Comment due date: June 7, 2023

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

File Number: 134/23 SHP-PRD **Applicant:** Serenity Collective LLC

Location: 7484 Roseberry St. Clinton

Proposal – Short plat to create four 12,000sqft lots as a planned residential development – of approx. 20 acres, leaving approx. 17.9 acres to accommodate open space and common area requirements, which will encompass the wetland and their buffers along with a possible stream. There will be individual driveways onto the private easement road that will access onto Roseberry St. Clearing is estimated to be about 3.60 acres, to install the easement road, driveways and building sites, offsite drainfields, wells. Proposal has been designed to prevent any impact to critical areas on the parcel. Steep slopes may also be located on the parcel

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 **June 7, 2023**; 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: SEPA, short plat w/ associated clearing and grading

Required Studies: *Wetland delineation*



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Comment due date: June 7, 2023

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

File Number: 152/23 SHP **Applicant:** Corsair Construction

Location: R13208-040-1680, off Farmers Ln in Oak Harbor R 13208-040-1680

Proposal – Short plat of 15.25 acres to create three parcels, at least 5 acres each, to include a SEPA review due to clearing previously under a conversion option harvest plan and has potential wetland, or buffers. Each parcel will be served by their own driveway off of the private road, Pedersen Farm Ln.

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.

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The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:

Required Permits: SEPA

Required Studies: *wetland Report*