



## ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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Internet Home Page: <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 1, 2023

**Date of notice of application:** February 1, 2023

**Comment due date:** March 15, 2023

**Staff Contact:** Cambria Edwards

**Email:** [c.edwards@islandcountywa.gov](mailto:c.edwards@islandcountywa.gov)

**Phone:** (360) 678-7938

**File Number:** 046/23 CGP-II

**Applicant:** Michael Connolly

**Location:** S7035-00-00019-0; Langley

**Proposal:** Proposed clearing and grading plan of 2200 cubic yards for driveway and SFR site and buffer around homes site to protect against falling trees. Driveway extends to Helppie Lane through an easement on the adjacent property. Areas are heavily forested. Located near two Type E wetlands and steep slopes

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 outlined in the Geo-Technical Report conducted by Scott Palmer on December 13<sup>th</sup>, 2022, and the Wetland Report/Delineation conducted by Hammer Environmental from March and September 2022:

**Geo-Technical:** Based on our review of available data, soil conditions encountered during exploration, laboratory testing, and our analysis, the site is suitable for the proposed improvements (pg.5).

**Wetland:** On March 22<sup>nd</sup>, 2022, Hammer Environmental prepared a letter of determination for Island County which concluded that no critical areas were present on the property and that the proposed project is expected to have minimal effects to the surrounding vegetation and minimal stormwater runoff with BMPs in place. On August 9<sup>th</sup>, 2022, a wetland delineation was conducted in the study area of the proposed driveway with one Type A wetland identified. Potential impacts were evaluated, and it was determined that the driveway/Single-Family Residence will not impact the wetland or its buffer.

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 **March 15, 2023**; mail to Island County Planning Department PO Box 5000, Coupeville, WA 98239; deliver to 1 NE 6<sup>th</sup> St, Coupeville, WA 98239; or 121 N. East Camano Drive, Camano Island; or Fax (360) 679-7306.

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:

Geo-Technical:

1. Site Preparation-
  - a. depth of stripping should be reviewed by the Project Geotechnical Engineer of Record at the time of construction
  - b. All vegetation, trees, and roots larger than  $\frac{1}{4}$ -inch diameter or any accumulation of organic matter that will result in an organic content of more than 3 percent should be removed and not used as 6 engineered fill. Roots larger than  $\frac{1}{4}$ -inch diameter should not be disced into the soils. These materials should be raked and hand-picked, as necessary, to ensure proper removal of organic materials.
  - c. areas proposed for structural fill should be relatively level with appropriately prepared subgrade soils
2. Construction Considerations
  - a. Earthwork should be planned and executed to minimize subgrade disturbance if site improvements are performed during wet weather months.
  - b. The thickness of the haul roads and staging areas should be selected by the contractor.
3. Erosion Control
  - a. All efforts shall be made to limit construction during periods of wet weather. However, if construction occurs during wet weather, erosion control measures should be implemented prior to construction in accordance with local and state ordinances.
4. Slope Impact Mitigation
  - a. Recommends that in areas of exposed soil a minimum of 5 feet of vegetative buffer is planted at any slope crest with root anchoring plants. Care should be taken to not overwater during establishment, and no irrigation should be installed within 15 feet of the slope crest or on the slope.
  - b. Minimize the volume and velocity of water that travels toward and down the slope face
  - c. void accelerating slope erosion and mass wasting due to human activity refrain from the following:
    - i. Adding side-cast debris to the slopes
    - ii. Using heavy construction equipment on or near steep slopes
    - iii. Excavating near adjacent steep slope crests, toes or on the slope face
    - iv. Placing loads of excavated soil near the slope crest
  - d. Prior to construction, silt fences and/or a continuous line of straw bales should be placed downslope of the construction area. Inhibit the placement of heavy construction equipment, construction materials, or native and imported soils from being placed within close proximity to any erosion control devices. Suitable temporary erosion and sediment control measures should be implemented at the construction site prior to, during and immediately after ground disturbance occurs. Areas upslope and with minimal vegetation should be protected from erosion via a blanket of straw or rolled erosion control product (RECP) if site work is not continuous in the vicinity and prior to reseeding or re-vegetation

- e. At the completion of the project, all disturbed or removed vegetation should be repaired and maintained until established. Surface water should not be allowed to concentrate or traverse the slope during or after the construction phase of the project. Outlets for all drainage pipes should terminate in an energy dissipating device such as a T or through the use of riprap. Similarly, concentrated drainages should be captured in closed pipe systems and routed down slope to appropriate outfalls.
- f. Avoid clearing of existing vegetation outside the construction area, especially on or near to the existing slopes, unless approved by a qualified professional. Any cleared or loose topsoil should be covered to minimize downslope movement.
- g. Grading or excavation of soils during construction should be accompanied by grass reseeding and re-vegetation as the project is completed.
- h. Care should be given to species selection regarding mature height of planted/reseeded vegetation to avoid adverse wind/storm damage to the slope.
- i. Species with a mature height 8 of 15 feet or more should be avoided on the slope face or within 10 feet of the crest. According to "Slope Stabilization and Erosion Control Using Vegetation" (Myers, 1993) Table 1 below highlights vegetation that provide increased slope impact mitigation.

5. Structural Fill

- a. Structural fill shall be free of organic matter and other deleterious material and, in general, should consist of a maximum particle size no larger than 6 inches in diameter.
- b. On-site native soil may be suitable for use as structural fill.
- c. If appropriate compaction cannot be achieved, we recommend using imported granular material for structural fill.

**Wetland Report:**

1. Applicant should follow Island County and Washington State building guideline and acquire all necessary building permits.
2. All development shall comply with new development standards and minimum requirements set by Ecology Stormwater Management Plan for Western Washington.
3. Project is required to control and manage erosion and permanently stabilize soil exposed during construction
4. Shall follow all requirements/standards set for by Island County for low intensity development.

**Required Permits: Clearing and Grading Permit**

**Required Studies: Wetland Report, Geo-Technical Report**