



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

PHONE: 360.679.7339 ■ from Camano 360.629.4522, Ext. 7339 ■ from S. Whidbey 360.321.5111 x 7339
FAX: 360.679.7306 ■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
Internet Home Page: <https://www.islandcountywa.gov/Planning/Pages/Home.aspx>

Notice of Application - Optional DNS Process

Date of issuance: June 22nd, 2022

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

Date of notice of application: June 22nd, 2022 **Comment due date:** July 6th, 2022

Staff Contact: *Donah Dunn* **email:** d.dunn@islandcountywa.gov **phone:** 360-678-7812

File Number: 151/22 **Applicant:** Jeff Elliott

Location: R23112-391-0840

Proposal – Remove large trees. Build access road to house site. Grade house site. Leave natural buffer with native vegetation.

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.

Selective clearing and grading for future house site on forest land. No streams or wetland mapped on site.

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 6th, 2022** mail to Island County Planning Department PO Box 5000, 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.

To request notice of hearings, to receive a copy of the decision, or 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:

Run-off from driveways and drains will be tightlined to existing ditch along existing access road that flows to county ditch on Camano Ridge rd.

Required Permits: *CGP from Island County, SEPA Checklist.*

Required Studies:



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Notice of Application - Optional DNS Process

Date of issuance: June 14th, 2022

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

Date of notice of application: June 22nd, 2022 **Comment due date:** July 6th, 2022

Staff Contact: *Donah Dunn* **email:** d.dunn@islandcountywa.gov **phone:** 360-678-7812

File Number: *(if applicable)* 152/22 **Applicant:** Stephen Kitch

Location: R23202-499-2550

Proposal – Construct a 550ft gravel driveway from 2023 Madrona Way to Proposed SFR homesite that is 50 ft higher in elevation than Madrona Way. The driveway will avoid the steep slope areas and remain in the moderate slope areas. Concurrently, trenching down from proposed SFR to water meter service and power on Madrona way to upgrade the existing 100 amp power meter to 200 amps.

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:

Driveway will have drainage ditch on uphill side flowing to culver on Madrona Way. Only trees in the path of the proposed driveway will be cleared. Applicant will use Silt Fencing to reduce erosion.

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 6th, 2022**; mail to Island County Planning Department PO Box 5000, 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.

To request notice of hearings, to receive a copy of the decision, or 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: *Future house roof drains to splash blocks. All hard surfaces to be crowned to direct storm-water to surrounding soils and vegetation. Utilize BMP 233 to manage runoff.*

Required Permits: A Clearing and Grading permit from Island County will be required.

Required Studies: *Geotechnical report.*



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Notice of Application

Optional DNS Process

(Note: The optional process can only be used for project proposals – non-project decisions such as code amendments and GMA actions must use regular DNS or DS process.)

Date of issuance: June 22, 2022

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

Date of permit application: May 27, 2022 **Date of determination of completeness:** June 14, 2022

Date of notice of application: June 22, 2022 **Comment due date:** July 6, 2022

Staff Contact: Brent Ryan **email:** b.ryan@islandcountywa.gov **phone:** (360) 678-7258

File Number: 169/22 SHE II **Applicant:** Christopher Miles & Danielle Miles

Location: S8425-00-00053-0, 2282 Whidbey Shores Dr., Langley

Proposal – Relocate the existing SFR approximately 35 ft. further upland from the bluff with new septic & stormwater outfall systems. Parcel is within Rural Conservancy shoreline environment designation.

Island County has reviewed the proposed project for probably 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:

The Biological Site Assessment prepared by Saratoga Environmental, dated January 2022, determined there would be no effect on listed species.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by the date & to the agency contact noted above.**

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: *Applicant will adhere to the recommended best management practices & conservation measures detailed in the Biological Site Assessment prepared by Saratoga Environmental, dated January 2022:*

- *Erosion and sedimentation control BMP's should be implemented prior to initiating ground disturbing activities and monitored/maintained throughout the project's construction activities.*
- *Emergency spill response and clean-up equipment shall be available on-site during construction activities that involve the use of motorized/mechanized equipment. At a minimum, the kit should include materials for containment and clean-up of petroleum products.*
- *No equipment or materials may be placed, stored or operated below the OHWM during any portion of the project's installation.*
- *During the relocation of the residence, equipment and vehicles should not operate within 15-feet from the crest of the steep slope. Any piece of equipment weighing more than 20,000 pounds should not operate closer than 25-feet from the steep slope.*
- *Pursuant to the recommendations of the geotechnical engineer, areas of disturbed soils between the relocated residence and the bluff crest should be revegetated with a native grass seed mix and/or native shrubs.*

Required Permits: Type-2 Shoreline Exemption with SEPA Checklist.

Required Studies: Biological Site Assessment, Geotechnical Report

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 Comments: Must be received by 4:30 pm on **July 6, 2022**; mail to Island County Planning Department PO Box 5000, 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.

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