



## Island County Planning and Community Development

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### *STATE ENVIRONMENTAL POLICY ACT*

### **Determination of NonSignificance**

3.14.23

Lead agency: Island County Planning and Community Development

Agency Contact: Chloe Bosen, [c.bosen@islandcountywa.gov](mailto:c.bosen@islandcountywa.gov), (360) 678-7822

Agency File Number: 163/22 SPR

Description of proposal – Home Industry focusing on furniture and cabinet production with a spray booth on an existing property. The site is in or near: Mapped Wetlands and Steep Slopes.

Location of proposal – R32923-398-4870, Clinton

Proponent: Brendan and Tiffany Osmond, (360) 770-688-9384,  
[brendan@swellwoodworks.com](mailto:brendan@swellwoodworks.com)

Island County Planning and Community Development has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030. We have reviewed the attached Environmental Checklist and application materials.

This information available at: <https://apps.ecology.wa.gov/separ/Main/SEPA/Search.aspx>

This determination is based on the following findings and conclusions:

A woodworking shop is a permitted home industry within the Rural zone. The proposed, existing building where the woodworking shop would be located is over 800 square feet, thus requiring a Type III site plan review. The current forested conditions of the site allow for the home industry use to be completely screened from public view, due to the screening, already existing landscaping requirements were not required. The proposed

woodworking shop would be for the sole purpose of making and delivering woodwork such as cabinets. No customers or sales would be made at this site. The proposed designated building envelope for the home industry meets the setback requirements in ICC 17.03.180.S. The site plan shows the setbacks and critical area buffers.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: All Conditions from County Departments shall be adhered to by the applicant. The project is required to comply with Washington State and Island County water quality standards, Washington State and Federal laws and regulations protecting archaeological sites and resources and all other pertinent laws, rules, regulations, codes, and ordinances. Erosion and Sedimentation Control Best Management Practices shall be employed throughout the approved development. In the event that any ground-disturbing activities, other project activities related to this development, or in any future development uncover protected cultural materials (e.g., bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.), the actions as listed in the Inadvertent Archaeological and Historic Resources Discovery Plan for Island County must be followed. Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) and human remains (RCW 68.50) is required. Failure to comply with this requirement could constitute a Class C Felony. 15. All development activities on and use of the subject parcel shall be in compliance with all applicable Washington State laws and Island County codes.

This DNS is issued under WAC 197-11-355. There is no further comment period on the DNS.

Signature Jonathan Lange Date 3 / 14 / 2023

SEPA Responsible Official, Jonathan Lange, Assistant Director

Appeal process: You may appeal this determination to the hearing examiner by filing an appeal and appeal fee with the Island County Planning and Community Development Department per County Code requirements.

Direct to the attention of:

Chloe Bensen, Current Use Planner  
PO Box 5000  
Coupeville, WA 98239

No later than March 28<sup>th</sup>, 2023 by letter at the above address or by email at [c.bensen@islandcountywa.gov](mailto:c.bensen@islandcountywa.gov). You should be prepared to make specific, factual objections. Contact Chloe Bensen to read or ask about the procedures for SEPA appeals.