



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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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: August 3, 2022

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

Date of permit application: July 7, 2022 **Date of determination of completeness:** July 26, 2022

Date of notice of application: August 3, 2022 **Comment due date:** September 2, 2022

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

File Number: 0195/22 S-VAR **Applicant:** Glenda Menne & James Menne

Location: S7310-00-07006-0, 3584 Shell St., Greenbank

Proposal – Two story addition to existing SFR. Work to include new septic system & landscaping. Parcel may contain steep slopes, is within a flood hazard area, & within the Shoreline Residential 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 applicant proposes Best Management Practices to reduce erosion. The applicant will comply with Washington State Energy Code. The proposal reduces the total amount of impervious surfaces within shoreline jurisdiction by 767 sq. ft.

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:

- *Employ Best Management Practices (BMPs) to reduce erosion.*
- *Comply with Washington State Energy Code.*
- *Net increase of pervious surfaces.*

Required Permits: Shoreline Variance with SEPA Checklist.

Required Studies: None.

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 **September 2nd, 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.