



Island County Planning and Community Development

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Notice of Application - Optional DNS Process

Date of issuance: 08/02/2023

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

Date of notice of application: 7/26/2023

Comment due date: 8/16/2023

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

File Number: 231/23

Applicant: Kyle and Kortnee Senn

Location: Oak Harbor, off Pederson Farm Ln (R13208-045-2310)

Proposal – Class IV Conversion seeking to lift the existing development moratorium to allow for residential use. Property was logged under a CHOP permit. Future plans include home build and ADU. No further clearing is necessary or proposed.

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 Wetland and Fish and Wildlife Habitat Assessment conducted on December 3, 2020, by Soundview Consultants LLC.:

Soundview Consultants LLC (SVC) conducted a wetland and fish and wildlife habitat assessment of an approximately 41.86-acre property located at 1932 Zylstra Road in the Oak Harbor area of unincorporated Island County, Washington (Island County Tax Parcel Numbers R13208-096-1530, R13203-040-1680, and R13208-066-2310). This assessment was conducted to support the proposed Conversion Option Harvest forest practices. SVC investigated the site and all publicly accessible areas within 300 feet of the site to evaluate if any potentially regulated wetlands, streams, or other fish and wildlife habitat conservation areas are located on or adjacent to the subject property.

Buffer Requirements and Conclusions: The site investigations in September and November 2020 identified and delineated three potentially regulated wetlands (Wetland A, Wetland B, and Wetland C) on the subject property. No other potentially regulated wetlands, waterbodies, priority fish and wildlife habitat, or priority species were identified on or within 300-feet of the subject property during the site investigation.

Island County's wetland rating system determines standard wetland buffer widths based on the proposed land use intensity coupled with the overall habitat score (per ICC Wetland Buffer Worksheet) and whether the wetland has a surface water outlet, as outlined under Island County Code (ICC) 17.02B.460.C.4 Table 2; these buffer standards are utilized as the wetlands are not considered "specific wetland types" per ICC 17.02B.460.C.3 Table 1. Per ICC 17.02B.460.A.1, the proposed timber harvest on the 41.86-acre subject site would be considered

high intensity. Per ICC (ICC) 17.02B.460.C.4 Table 2 and ICC Wetland Buffer Worksheet, Wetland A has a habitat score of 31 points and contains an outlet which is subject to a standard 150-foot buffer; Wetland B has a habitat score of 30 points and does not contain an outlet which is subject to a standard 175-foot buffer; and, Wetland C has a habitat score of 33 points and does not have an outlet which is subject to a standard 200-foot buffer. Per ICC 17.03.270.A, all proposed Conversion Option Harvest Plans (COHP) must apply for a clearing and grading permit which will be reviewed for consistency with Chapters 11.02 (Land development standards)

Future development for residential uses shall adhere to the buffer requirements and distances outlined in the Soundview Consultants LLC 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, 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 **8/14/2023** 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: Clearing and Grading Permit

Required Studies: SEPA Checklist; Wetland Delineation