



**ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT**

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Notice of Application - Optional DNS Process

Date of issuance: January 25th, 2023

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

Date of notice of application: January 25th, 2023

Comment due date: February 24th, 2023

Staff Contact: Lucas Clark **email:** lucas.clark@islandcountywa.gov **phone:** 360-678-7807

File Number: 270/22 & 271/22 Applicant: Mike and Hannah Ducey

Location: R22922-197-1510

Proposal – The applicant is proposing to build a new two car garage with a second story. The location of the structure will be 213 feet from the west property line (shoreline side) and 148’-4” from the Ordinary High Water Mark. The structure will be five feet from the South property line and two feet from the existing drain field to the west. The structure will be 6’-6” from the South East front property line and 15’-3-1/4” from the North East front property line.

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.

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 **February 24th, 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 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:

- All work shall occur upland of the Ordinary High Water Mark and excavated soils will be stockpiled in areas not subject to tidal inundation and covered with plastic or tarps.
- 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
- Stormwater from the proposed structure shall be managed to prevent direct discharge to the marine or inter-tidal environments.

Required Permits: SHE-I, S-Var, Var

Required Studies: *BSA, Habitat assessment, Geotech*