



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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Notice of Application - Optional DNS Process

Date of issuance: January 11, 2023

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

Date of notice of application: January 11, 2023

Comment due date: February 10, 2023

Staff Contact: Brent Ryan

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phone: 360.678.7258

File Number: 351/22 S-VAR

Applicant: Sara Sievers Hodge; Lisa Sievers Gebert

Location: R22923-246-5150

Proposal – Demolish existing 1030 sq ft SFR, remove approximately 7,300 sq ft of paving, to build new 2842 sq ft SFR and 973 sq ft detached garage, 1625 sq ft paved driveway, and replace existing septic and drainfield within the FEMA Flood Zone AE 13. Site is in or near Flood Zone AE 13 and Shoreline.

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: New residence will be constructed on a previously developed lot landward of existing bulkhead and the OHWM. All work including staging and stock piling will occur at least 150 ft back from the OHWM. All access will be taken from Shore Ave. Impervious surfaces will be decreased from 42.75% to 31.2%. The project will not significantly change the function of the existing floodplain.

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 10, 2023**; 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: As listed in BSA from Cedar Rock Consultants, INC November 18, 2022:

1. No vegetation other than turf grass shall be disturbed.
2. No ground disturbance (other than planting) shall occur within 50 feet of the OHWM.

3. All work shall be completed on a flat site with TESC measures placed as necessary to prevent any runoff from reaching Puget Sound waters.
4. No equipment or stockpiling shall be located within 150 feet of the OHWM. All equipment and material will be delivered via existing roads.
5. All work shall be completed with clean equipment in good condition with no evidence of petroleum product leakage. All equipment shall be inspected, serviced, and cleaned off site as necessary to prevent leakage or any contamination of the beach or water.
6. Emergency spill response and clean-up equipment shall be available on site during all work activities. At a minimum, this kit will include material for containment and clean-up of petroleum product. Telephone numbers of appropriate agency/department contacts shall be readily available on-site in case a spill should occur (e.g., Ecology, County Fire Department Hazmat Team, County Fire and Rescue).

Required Permits: S-VAR; Flood Development Permit, Building

Required Studies: BSA Floodplain Habitat Report, GeoTechnical Report