



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

PHONE: 360.679.7339 ■ from Camano 360.629.4522, Ext. 7339 ■ from S. Whidbey 360.321.5111 x 7339
FAX: 360.679.7306 ■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
Internet Home Page: <http://www.islandcountywa.gov/planning>

Notice of Application - Optional DNS Process

Date of issuance: October 19, 2022

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

Date of notice of application: October 19, 2022 **Comment due date:** November 2, 2022

Staff Contact: Jonathan Lange **email:** j.lange@islandcountywa.gov **phone:** (360) 678-7821

File Number: 080/22 SHP-P **Applicant:** Sullivan Home Builders

Location: Parcel R13311-495-4600; Monkey Hill Rd., Oak Harbor, WA 98277

Proposal – Preliminary short plat of one 15.17 acre parcel to create 3 new approx. 5 acre parcels in the Rural zone.

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:

- The Wetland Reconnaissance and Stream Characterization conducted by Polymer Land Consultants details the location of the two wetlands onsite and their buffer widths. The report and proposed short plat concludes that the project will be outside of wetlands and their buffers. Therefore, the proposed three lot short plat is unlikely to cause a significant impact on any critical areas, species, or vegetation. Conservation measures employed during construction are expected to maintain the natural aquatic habitat species at the baseline condition for the long-term.

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 **November 2, 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.

Required Permits: Type-2 Preliminary Short Plat with SEPA Checklist

Required Studies: Wetland Reconnaissance and Stream Characterization



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Notice of Application - Optional DNS Process

Date of issuance: October 19, 2022

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

Date of notice of application: October 19, 2022 **Comment due date:** November 2, 2022

Staff Contact: Renee Zavas Silva **email:** r.zavassilva@islandcountywa.gov **phone:** 360-678-7800

File Number: 219/22 VAR II & 220/22 CPU **Applicant:** Jacob & Lynn Setterberg

Location: S7470-30-00055-0

Proposal – Replace a 700 sqft. single-family residence with a 748 sqft. single-family residence within the buffer of a Type NS Stream. Existing structure is non-conforming located within roadside setbacks and proposed new structure will exist within roadside setbacks (12ft to Brokaw Rd & 16ft to Scenic Ave.).

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:

Applicants submitted a site plan detailing critical areas and associated buffers, a biological site assessment, and mitigation plan. The report determined that redevelopment as proposed is unlikely to result in any future losses to the existing stream functions and that when comparing the existing riparian conditions, that reestablishing the lost forested-shrub buffer and riparian areas will lead to improved functions within the FWACA buffer.

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 will include mitigation & the project review process will incorporate and 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 **November 2, 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.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: *Project phasing and timing, proposed conservation measures of avoidance and minimization, and utilizing Best Management Practices.*

Required Permits: *Critical Areas Permitted Use & Type II Variance*

Required Studies: *Biological Site Assessment & Mitigation Plan*



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Notice of Application - Optional DNS Process

Date of issuance: 10/12/22

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

Date of notice of application: 10/12/22

Comment due date: 11/2/22

Staff Contact: Donah Dunn

email: d.dunn@islandcountywa.gov

phone: 360.678.7812

File Number: 257/22 CGP **Applicant:** Randy & Jacqueline Hammer

Location: R33004-429-0830; Camano Island

Proposal – Class IV conversion permit to harvest all trees around existing SFR and ADU leaving younger trees to grow. South area of parcel all merchantable trees to be harvested and area to be converted to pasture grasses and orchard trees.

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: Proposal is not in the vicinity of any critical areas such as streams, wetlands, shoreline, or other area. Some trees will be left to provide shade. Area will be regraded after stump removal and replanted with pasture grasses and orchard trees.

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 **November 2, 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.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: Proposal will follow all BMP. No further development will occur after clearing, as there is an existing SFR and ADU on the parcel.

Required Permits: Island County CGP and DNR FPA

Required Studies: SEPA Checklist



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Notice of Application - Optional DNS Process

Date of issuance: 10/19/22

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

Date of notice of application: 10/19/22

Comment due date: 11/02/22

Staff Contact: Chloe Bonsen **email:**c.bonsen@islandcountywa.gov **phone:** 360-678-7822

File Number: 163/22 SPR **Applicant:** Brendan & Tiffany Osborne

Location: 5786 Bob Galbreath Rd., Clinton, WA 98239

Proposal –

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:

All development will be located outside the wetland buffer, and best management practices will be followed with the EPA-approved spray booth and associated products.

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 **11/02/22**; 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 development will be located outside of the wetland buffer. Best management practices will be followed.

Required Permits: Site Plan Review, Building permit

Required Studies: Wetland Determination