



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: <https://www.islandcountywa.gov/Planning/Pages/Home.aspx>

Notice of Application - Optional DNS Process

Date of issuance: June 29, 2022

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

Date of notice of application: June 29, 2022 **Comment due date:** July 13, 2022

Staff Contact: Cindy White **email:** Cindyw@islandcountywa.gov **phone:** 360-678-7818

File Number: 156/22 PRD Preliminary Short Plat **Applicant:** Benner & Kenagy

Location: R32923-244-0680 & R32923-195-0680

Proposal –

To create a 4 lot Planned Residential Development by combining a 15.49ac and a 12.12ac parcel within the Rural Forest Zone. A clustering of 4 lots at 0.84 acers proposes to access off of Cultus Bay Rd. but, the existing parcels obtained access through an unimproved logging road in order to clear the property but it navigates though a wetland and wetland buffer.

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:

Impacts to the 546 sqft wetland buffer will be mitigated by enhancing with native vegetation, controlling invasive species where present and planting of 6 (six)- 1 gal Douglas firs with 9ft spacing, 5 (five) – 1 gal Beaked Hazelnut with 5ft spacing, 5 (five) – 1 gal Snowberry with 5ft spacing and 5 (five) 1 gal Oceanspray at 5ft apart.a

Monitoring the mitigation yearly, over a 5 year period, submitting each report to the Planning Department for their review. Contingency Plan if 20% of the plants may not survive, additional planting of the same species may be required

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 **July 13, 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: *Future house roof drains to splash blocks. All hard surfaces to be crowned to direct storm-water to surrounding soils and vegetation. Utilize BMP 233 to manage runoff.*

Required Permits: Short Plat- PRD, Reasonable Use Determination, Building permit

Required Studies: *Wetland Report, BSA*