



Island County Planning and Community Development

Mary Engle, Director

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Notice of Application - Optional DNS Process

Date of issuance: 02/12/24

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

Date of notice of application: 02/21/24

Comment due date: 03/06/24

Staff Contact: Shannon Zimmerman **email:** s.zimmerman@islandcountywa.gov **phone:** (360) 679-7365

File Number: 052/24

Applicant: Walter & Lynn Maas

Location: 497 Belvedere Place, Coupeville, WA 98239

Proposal: Removal of unpermitted fill and rip rap rocks and restore buffer with native vegetation enhancement plan. Installation of 180sq. ft. greenhouse upland of existing residence out of shoreline buffers and setbacks.

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 proposed greenhouse will increase the impervious surface area by one percent. The property will remain under the allotted maximum impervious surface area for the shoreline environment designation the parcel is located in. The greenhouse will be located upland of the existing residence, out of both marine and building setbacks.

The proposed restoration of the marine buffer project will offset the impacts created by the unpermitted cut and fill and installation of rip rap rocks. According to the biological site assessment created by Matt Kukuk of Saratoga Environmental Inc for this project, the removal of fill and rip rap rocks will "...provide a minor net increase to flood storage capacity...[and] allow for flood waters to move more naturally through the flood zone, reducing potential erosion on and adjacent to the site" (p.12). The proposal will have no impact on the "...natural erosional/depositional processes of the shoreline environment, on recruitment of large woody debris or the function of the flood zone" (p.12). The restoration will reestablish the original grade of the marine buffer therefore, re-stabilizing the marine buffer. The installation of native vegetation will allow for improved ecological function and value to the site.

Short-term standard shoreline BMP/conservation measure should include petroleum spill/clean up kit onsite at all times when heavy equipment is present and implementation of best management practices for erosion and sedimentation control (Kukuk, p.13). Long-term BMP's should allow for the establishment of dense native

vegetation and the use of a weed-free organic mulch over exposed soils will help to prevent the establishment of invasive species within the marine buffer (Kukuk, p. 13).

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 **March 6, 2024**; 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: Shoreline Exemption Type II

Required Studies: *Biological Site Assessment, SEPA Checklist, and Geological Report*



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Notice of Application - Optional DNS Process

Date of issuance: 2/21/2024

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

Date of notice of application: 2/21/2024

Comment due date: 3/06/2024

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

File Number: 055/24 RST **Applicant:** Washington State Parks

Location: R23001-482-4180

Proposal – Washington State Parks proposes restoration for areas that were impacted during emergency repair actions. These actions resulted in work being conducted within a type Np stream, its buffer, as well as within a regulated 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:

A biological site assessment (BSA), wetland report, and restoration plan was submitted to the County for review. The wetlands were delineated in accordance with the approved 1987 U.S. Army Corps of Engineers Wetland Delineation Manual and the BSA addressed the effects of the project on the listed species and designated critical habitats as well as required contents per Island County Code. The SEPA Environmental Checklist was reviewed and was found to adequately address all questions of concern.

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 **March 6, 2024**; 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:

A restoration plan was submitted that followed the required mitigation sequencing detailing BMPs for stormwater runoff control and compensatory mitigation and included performance standards to be monitored over a 5-year timeline.

Required Permits: Restoration Permit

Required Studies: Biological Site Assessment, Wetland Report, Restoration Plan



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Notice of Application - Optional DNS Process

Date of issuance: 2/20/2024

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

Date of notice of application: 2/28/2024

Comment due date: 3/13/2024

Staff Contact: Donah Dunn

email: d.dunn@islandcountywa.gov **phone:** 360-678-7812

File Number: 059/24

Applicant: Shawn & Catherine Minnick

Location: R23236-449-1490; Camano Island, WA

Proposal – After-the-fact clearing of 300 cubic yards of material and approximately 2,800 board feet for a single-family residence and garage and to lift moratorium.

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 **3/13/2024**; 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.

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The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:

- The project will have the earthen stockpile covered to prevent migration of soils and reduce erosion.
- Project proposes a 1-2.5' tall natural rock retaining wall along driveway to reduce erosion and control sedimentation.

Required Permits: CGP Type-II

Required Studies: SEPA CHECKLIST, Erosion & Sedimentation Plan



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Notice of Application - Optional DNS Process

Date of issuance: February 8, 2024

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

Date of notice of application: February 21, 2024

Comment due date: March 6, 2024

Staff Contact: Donah Dunn

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

File Number: 064/24 CGP

Applicant: Jack & Karen Krug

Location: R32916-200-2980, Craw Rd, Langley

Proposal – Clear and grade 750ft driveway and building site for future SFR and appurtenances.

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 **March 6, 2024**; 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: Class IV Forest Practices Permit

Required Studies: N/A