



Island County Planning and Community Development

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Notice of Application - Optional DNS Process

Date of issuance: February 29, 2024

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

Date of notice of application: March 6, 2024,

Comment due date: April 6, 2024

Staff Contact: Austin Hoofnagle email: a.hoofnagle@islandcountywa.gov

phone: (360) 679-7814

File Number: 334/23 SHE-II

Applicant: Todd & Jane Summerfelt

Location: 75 IVERSON RD CAMANO ISLAND WA 98282 (S7395-00-03009-0)

Proposal – Demo existing single-family residence, construct new single-family residence within flood zone and shoreline setback, and construct new septic system with the drainfield in the marine 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 from the Biological Site Assessment provided by Polymer Land Consultants, LLC on January 21, 2024:

BSA: “Based on our evaluation of the project including its location, timing, the species known to utilize the site and its surroundings, the current condition of the site and the localized habitats near the, the proposed enhancement efforts and we conclude that the proposal is “not likely” to adversely affect any critical habitat’s, listed species, and their resources.

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 **April 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:

Best Management Practices will be implemented throughout the life of the project. Approximately 406 sq. ft. of buffer enhancement shall be included to offset proposed expansions and the installation of septic components in said buffer.

Required Permits: S-VAR

Required Studies: Biological Site Assessment, SEPA, Geotechnical Report.