



## Island County Planning and Community Development

*Mary Engle, Director*

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1 NE 7<sup>th</sup> St., Coupeville, WA 98239

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### Notice of Application - Optional DNS Process

**Date of issuance:** 3/13/2024

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

**Date of notice of application:** 3/20/2024    **Comment due date:** 4/2/2024

**Staff Contact:** Austin Hoofnagle    **email:**[a.hoofnagle@islandcountywa.gov](mailto:a.hoofnagle@islandcountywa.gov) **phone:**

**File Number:** 081/24 SPR                    **Applicant:** SOUTH WHIDBEY PARK & & RECREATION DISTRICT

**Location:** 5475 Maxwelton Rd, Langley, WA 98260 (R32910-091-3750)

**Proposal** – 23,700 SF SINGLE-STORY AQUATIC CENTER, ADJACENT TO EXISTING WETLANDS ON A PARCEL SHARED WITH THE EXISTING SOUTH WHIDBEY COMMUNITY PARK. THE PROJECT INCLUDES 77+ SURFACE PARKING SPACES, AN ENTRY PLAZA, OUTDOOR PATIOS, STORMWATER DETENTION & ASSOCIATED UTILITIES.

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 derived from the submitted SEPA Checklist and Wetland Report.

**Wetland Report – Impact Summary:** The proposed project would not have significant adverse impacts to critical areas or buffers. Potential adverse impacts to water quality during the construction can be avoided and/or minimized using BMPs during all construction work. Potential adverse impacts from the minimal increase in stormwater over the life of the proposed project can be minimized using LID designs.

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 2, 2024** mail to Island County Planning Department 1 NE 7<sup>th</sup> St., Coupeville, WA 98239; deliver to 1 NE 6<sup>th</sup> 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:

SEPA Checklist includes several best management practices which include but are not limited too:

Erosion BMPs - catch basin filters, use of silt fencing, and a stabilized construction entrance. Construction timing and phased timing of actions will reduce the chance of sediments leaving the construction site.

Air Impacts - Standard emission control devices, in conformance with federal and state air quality standards for the specific class and type of equipment, will be utilized during project activities. In addition, standard BMPs will be utilized as needed for dust control (e.g. spraying).

Recommended BMPs include (Ecology 2019):

- Preserving natural vegetation.
- Creating a buffer of natural vegetation.
- Construct silt fencing, wattles, and brush barriers.
- Apply temporary and permanent seeding.
- Apply topsoil/composting and mulching.

Surface runoff from the site can be decreased by using low impact development (LID) methods. LID designs may include:

- Installing Bioretention planters and raingardens.
- Tree retention and planting of native species.
- Vegetated roofs
- Rainwater harvesting.

#### **Required Permits: Site Plan Review (SPR)**

**Required Studies:** Wetland Delineation and Assessment, SEPA Checklist



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### Notice of Application - Optional DNS Process

**Date of issuance:** 03/08/24

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

**Date of notice of application:** 03/20/24

**Comment due date:** 04/03/24

**Staff Contact:** Kayla Johnson    **email:** [k.johnson@islandcountywa.gov](mailto:k.johnson@islandcountywa.gov)    **phone:** (360) 678-7258

**File Number:** 086/24    **Applicant:** Whidbey Camano Land Trust

**Location:** R23119-235-0880, Coupeville, WA 98239

**Proposal:** Removal of house foundation, shoreline hard armoring, and creosote posts. Restoration of stream and shoreline habitat.

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 actions will have no effect on vulnerable species or their associated habitats as the proposed actions will restore the current degraded habitat. According to the biological site assessment prepared by Carl Hadley for Cedarock Consultants Inc., concludes, "...the project, with suggested conservation measures, will either have no effect or is not likely to adversely affect any species currently listed under the federal ESA. No critical habitat will be adversely affected, and no species proposed for listing will be jeopardized. No change in function to Essential Fish Habitat is predicted" (p.16).

The proposal will apply Best Management Practices and the following conservation measures:

1. All work on the bulkhead will be completed by equipment operating above MHHW. No inwater work will occur.
2. Excavation on the beach shall be limited only to that necessary to remove the boulders. All material excavated during construction shall be used as backfill.
3. Consultation with WDFW shall be utilized to determine appropriate habitat design features and methods for re-routing the watercourse.
4. All new stream crossings will be designed to meet the Stream Simulation design requirements specified in the WDFW Design of Road Culverts for Fish Passage. Typically, this is met by providing a full span bridge or bottomless culvert that is 20 percent plus 2-feet wider than the existing channel width. The underlying existing streambed will not be disturbed during construction.
5. All new stream crossings will provide unobstructed fish passage and the ability to pass the 100-year flood plus any debris without plugging.

6. 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.
7. 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).
8. Any natural logs on the beach that need to be moved shall be returned to the beach after construction is finished.

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 7<sup>th</sup> St., Coupeville, WA 98239; deliver to 1 NE 6<sup>th</sup> 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***



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### Notice of Application - Optional DNS Process

**Date of issuance:** March 8, 2024

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

**Date of notice of application:** March 20, 2024,

**Comment due date:** April 3, 2024

**Staff Contact:** Mike Beech

**email:** [planningdept@islandcountywa.gov](mailto:planningdept@islandcountywa.gov)

**phone:** 360-678-7908

**File Number:** 305/23 SHE

**Applicant:** Mark & Nancy Crawford

**Location:** S8133-00-00016-0, Camano Island

**Proposal** – Repair 120-feet of an existing retaining wall above OHWM. Site is in or near: Wetlands, Flood Hazards, Feeder bluffs, and Shoreline Designation.

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 April 3, 2024; mail to Island County Planning Department 1 NE 7<sup>th</sup> St., Coupeville, WA 98239; deliver to 1 NE 6<sup>th</sup> 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 Permit, Building Permit.

**Required Studies:** BSA, Geo-Coastal