



Island County Planning and Community Development

Mary Engle, Director

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Email: PlanningDept@islandcountywa.gov | <https://www.islandcountywa.gov/Planning/Pages/Home.aspx>

Notice of Application – Optional DNS Process

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

Date of issuance: May 14, 2024

Date of notice of application: May 22, 2024

Comment due date: June 19, 2024

Staff Contact: Kayla Johnson

E-mail: kayla.johnson@islandcountywa.gov

Phone: (360) 678-7258

File Number: 110/24

Applicant: The Edge Apartments, LLC

Location: 5800 PALMER LN, FREELAND, WA 98249; R22915-242-0900; Whidbey Island

Proposal: Construction of a new deck 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:

Applicants will avoid impacts to the shoreline ecosystem and submitted a SEPA Checklist. The biological site assessment (BSA) prepared by Wet.land, LLC on May 8, 2024, determined that the proposal will have no effect on protected species.

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 **June 19, 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:

- No impacts are proposed to critical areas, unique habitats, below the OHWM of the Sound, or in a location that has the potential to negatively affect any wildlife. No trees are proposed for removal as part of this project.

Required Permits: Shoreline Variance Type-II

Required Studies: *BSA* (submitted), *SEPA Checklist* (submitted)



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Notice of Application - Optional DNS Process

Date of issuance: May 22, 2024

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

Date of notice of application: May 15, 2024

Comment due date: June 21, 2024

Staff Contact: Austin Hoofnagle **email:** a.hoofnagle@islandcountywa.gov **phone:** (360) 678-7814

File Number: 160/254 S-VAR-II **Applicant:** Ryan & Allison Bloeser

Location: 4847 SARATOGA RD., LANGLEY, WA 98260 (R33033-297-2140)

Proposal – Shoreline Variance request to encroach within designated setbacks/buffers to allow for the proposed demo, grading, excavation and construction of a new single-family residence with appurtenances (detached garage, driveway, septic system, well and stormwater tightline).

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 taken from the applicants SEPA checklist and Biological Site Assessment prepared by Saratoga Environmental Inc. in March of 2024:

BSA Findings: The BSA contains a section for “Determinations of Effect” which determined that the proposed development will either have “no effect” or “may effect but unlikely to adversely affect” known threatened species or critical areas habitats. In addition, this report found that “The proposed development and construction activity is similar in scope and scale to the other residential development in the area of evaluation Because the project site has been historically cleared, graded and had modifications to its hydrology, the potential for significant impacts from the proposed development are minimal. Given this, the proposed development and future development (similar in scope and scale) are unlikely to result in cumulative impacts to threatened species or their critical habitats.” (pg. 18). Impacts that are to be expected include removal of riparian vegetation, reduction in protection of water quality within the nearby wetland and stream as well as impairment of the wetlands ability to cycle nutrients. Impacts in those portions of stream and wetland buffer proposed for new alteration shall be mitigated through compensatory buffer enhancement via the planting of native trees, shrubs, and ferns. Three planting areas have been chosen resulting in approx. 10,600 sf. of enhancement and will be accompanied by maintenance, monitoring and contingency plan. Lastly, the reports “Shoreline Ecological Functions” section determined that “given the degraded condition of the portions of the wetland, as well as the buffers of the stream, wetland and steep slope, and the extent of the proposed vegetation enhancement, once the 5-year monitoring period has been successfully completed, it is likely there will be a net increase of ecological function at the site” (pg. 19).

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 **June 21, 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:

BMPs For BSA:

- A sediment containment barrier (e.g. silt fence) should be installed immediately downslope from the disturbance footprint to ensure no exposed soils can erode and allow sediment to drain into the wetlands or stream channel.
- A temporary construction fence should be installed between the development and the silt fence barrier to ensure equipment use and other construction activities extend no closer to the wetland, stream or bluff crest than is absolutely necessary. The construction fence will also help ensure the sediment barrier remains intact and functional throughout the course of construction.
- Excavated soils being stockpiled onsite should be covered by tarps or plastic sheets to protect them from erosion and should be placed as far from the stream and steep slope as possible. No stockpiling of soils may occur within the wetland.
- During the course of construction, no storage of materials and equipment should occur within the wetland or steep slope buffer.

Required Permits: S-VAR, HPA

Required Studies: Biological Site Assessment, Geotechnical Report



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Notice of Application - Optional DNS Process

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

Date of issuance: May 15, 2024

Date of notice of application: May 22, 2024

Comment due date: June 19, 2024

Staff Contact: Kayla Johnson

E-mail: kayla.johnson@islandcountywa.gov

Phone: (360) 678-7258

File Number: 196/21

Applicant: Lewis Blair

Location: 6128 Brighton Board Walk, Clinton, WA 98236

Proposal: Demo and rebuild of a single-family residence in the marine buffer and floodplain.

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:

Applicant will adhere to the best management practices and submitted a SEPA Checklist. The Biological Site Assessment (BSA) prepared on August 17, 2021, by Davido Consulting Group, Inc. determined that the project may affect protected habitat. A Habitat Management Plan has been prepared to offset any possible adverse impacts to the shoreline ecosystem processes. The mitigation plan provided proposes approximately 476 square feet of American Dunegrass plantings. The BSA determined that the project is unlikely to cause a significant impact to the shoreline.

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 **June 19, 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:

BSA:

All construction debris will be collected and not allowed to reenter waters of the state.

2. If debris or spill material accidentally enters the waterway, immediate actions will be taken to remove the material, and proper entities will be notified.

3. Care will be taken in all work to prevent debris, oils, and grease from entering the water.

4. All debris or spill material will be properly disposed of at an approved off-site disposal facility.

5. Should heavy equipment be needed, refueling will be conducted away from the shoreline in accordance with the Washington State Department of Ecology.

6. All equipment will be checked daily for leaks and any necessary repairs will be made prior to commencement of work.

Required Permits: Shoreline Variance

Required Studies: *Biological Site Assessment, Geotechnical Report, SEPA Checklist*