



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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Notice of Application - Optional DNS Process

Date of issuance: September 11, 2024

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

Date of notice of application: September 5, 2024

Comment due date: October 11, 2024

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

File Number: 034/23 S-VAR II **Applicant:** Matt & Teresa Byers

Location: S8385-00-00024-0, 2519 WEST BEACH RD., OAK HARBOR, WA 98277

Proposal – Shoreline variance for the construction of a new single-family residence

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 Biological Site Assessment, Prepared by Harmsen Land Surveying, proposes the project may affect, but is not likely to adversely affect,

The Biological Site Assessment prepared on January 13, 2023 by Harmsen Land Surveying, determined that the project development may affect, but is not likely to adversely affect Ecological function or species. Temporary impacts can be reduced by implementing specific mitigation measures. Th

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 14, 2023; 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 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:

- If Shoreline development is proposed where the marine shoreline buffer does not have “native vegetation throughout,” buffer enhancement is required

- Mitigation actions required pursuant to setback or buffer modification provisions, such as use of an established Common line setback, require a buffer enhancement
- When the established Common line setback allows placement of a new residential structure and all associated impervious surfaces in the shoreline building setback, the applicant shall enhance an equal area of the shoreline buffer with native vegetation
- In all cases wherein shoreline buffer enhancement is a condition of development within the shoreline building setback on lots 51'-100' in width, enhanced areas shall be located adjacent to OHW for a minimum of 25'
- 46.5% of the total area of the parcel above OHW will be converted to impervious surface, including the primary structure and appurtenances: if Shoreline development is proposed outside of any required setback or buffer, the "percentage of the buffer to be enhanced should equal the percentage increase in impervious lot coverage on the site

Required Permits: S-VAR Type-II

Required Studies: BSA, Geo-Coastal Report