



Island County Planning and Community Development

Jonathan Lange, AICP, CFM
Director

1 NE 7th St., Coupeville, WA 98239

Ph: Whidbey 360-679-7339 | Camano 360-387-3443 | Fax: 360-679-7306

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

Notice of Application - Optional DNS Process

Date of issuance: 01/22/2025

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

Date of notice of application 01/14/2025 **Comment due date:** 02/21/2025

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

File Number: 018/25 S-VAR **Applicant:** Creighton Kolbeck

Location: 7391 MIKE'S FISHING PL, WHIDBEY ISLAND (R32801-281-4810)

Proposal – Shoreline variance request for a new single-family residence within the 100ft. shoreline setback/marine buffer and above the maximum impervious surface limit.

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 as provided in the biological site assessment prepared by Facet LLC. in January of 2025:

Conclusions: The proposed project is for the development of a new single-family residence on a vacant parcel. The project proposes to use a common line setback, per ICC 17.05A.090.F, to allow placement of the development within the shoreline buffer. To mitigate for the buffer impacts, the remaining of the shoreline buffer that is not developed will be planted with native plantings. The plantings will help manage upland drainage and enhance the riparian zone by increasing native plant diversity and habitat features. Based on the analysis of this document, the project development is unlikely to cause a significant impact on any critical areas, species, or vegetation. The discussion areas above conclude that all species were given a not likely to adversely affect or no effect determination. The shoreline and species that utilize the habitat will be protected by the proposed best management practices. Impacts during construction will be negligible and temporary.

Within the limitations of schedule, scope of work, and seasonal constraints, Facet warrants that this study was conducted in accordance with generally accepted investigation practices, including the technical guidelines and criteria in effect at the time this study was performed. (pg. 17).

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 **January 14, 2025**; 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:

Should approval be permitted standard conditions shall be applied including those to help maintain/preserve ecological functions including best management practices (BMPs).

Required Permits: S-VAR

Required Studies: Biological Site Assessment, Geotechnical Report