



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: 04/30/2025

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

Date of notice of application 04/21/2025 **Comment due date:** 05/13/2025

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

File Number: 137/25 SPR-NR-II **Applicant:** John Bendtsen

Location: Adjacent to Reservation Rd. Oak Harbor, WA 98277 (R23333-179-4650)

Proposal – Approx. three acres of clearing for the construction of 30 RV sites and common areas. Two additional small building will be onsite. One for multiple bathrooms, showers, and laundry facility. The other for equipment storage (lawn mowers, landscaping equipment, tools).

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 applicant proposes the clearing and grading of approx. three acres for RV Camping with approx. 1800 CY of pit run and crushed rock. Per Island County Code 16.14.180.B Island County adopts the standards and procedures specified in WAC 197-11-300 through 197-11-390 and 197-11-800 through 197-11-890 for determining categorical exemptions and making threshold determinations, except the following exempt threshold levels are hereby established pursuant to WAC 197-11-800(1)(c) for the exemptions in WAC 197-11-800(1)(b): Any landfill or excavation at 500 cubic yards throughout the total lifetime of the fill or excavation. The applicant is proposing over 500 CY of fill.

The applicant shall retain a buffer of vegetation and open space onsite of approx. 6. Acres pursuant to 17.03.180.T.4. There is an offsite stream with conservation easement near the southeast corner of the parcel. The applicant's proposal shall be outside of the 200' stream buffer area. The project is not within the vicinity of any other known critical areas. Septic shall be via a system with less than 3000 gallons per day. Stormwater will be managed and direct to drywells. Fruit trees and flowering bushes will be planted at each of the RV sites and along driveway edges.

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 **May 13, 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:

Required Permits: Site Plan Review, Clearing and grading Permit, Building Permit, Access Permit

Required Studies: N/A