



**ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT**

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**Notice of Application
Optional DNS Process**

(Note: The optional process can only be used for project proposals – non-project decisions such as code amendments and GMA actions must use regular DNS or DS process.)

Date of issuance: 7/20/2022

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

Date of permit application: 5/2/2022 Date of determination of completeness: 5/2/2022

Date of notice of application: 7/20/2022 Comment due date: 8/3/2022

Staff Contact: John Lanier email: j.lanier@islandcountywa.gov phone: (360) 678-7811

File Number: (if applicable) N/A Applicant: Island County

Location: R13327-502-2990, R13327-492-2820, R13327-503-2680, R13327-487-2680, Oak Harbor

Proposal – Island County Planning & Community Development (PCD) seeks to change the zoning of an area within the Oak Harbor Urban Growth Area with no change to Comprehensive Plan designation. As part of the 2022 Docket, Island County Planning is proposing to change the zoning of four parcels from Oak Harbor – Residential (OH-R) to Oak Harbor – Highway Service Commercial (OH-HSC). One of the four parcels is currently split zoned as OH-R and OH-HSC. Site is in or near: steep slopes, vicinity of historical structure.

Island County has reviewed the proposed project for probably 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:

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by the date noted above to: John Lanier, PO Box 5000, Coupeville, WA 98239**

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: All Conditions from County Departments shall be adhered to by the applicant. The project is required to comply with Washington State and Island County water quality standards, Washington State and Federal laws and regulations protecting archaeological sites and resources and all other pertinent laws, rules, regulations, codes, and ordinances. Erosion and Sedimentation Control Best Management Practices shall be

employed throughout any future approved development. In the event that any ground-disturbing activities, other project activities related to this rezone, or in any future development uncover protected cultural materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.), the actions as listed in the attached document entitled Inadvertent Archaeological and Historic Resources Discovery Plan for Island County must be followed (Attachment H). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) and human remains (RCW 68.50) is required. Failure to comply with this requirement could constitute a Class C Felony. 15). All development activities on and use of the subject parcels shall be in compliance with all applicable Washington State laws and Island County codes.

Required Permits: Approval by Island County Commissioners

Required Studies: SEPA Checklist

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 Comments: Must be received by 4:30 pm on August 3, 2022; 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.

Public Hearing: August 8, 2022, 2PM.

To request notice of hearings, to receive a copy of the decision, or information on appeals, contact us at the above address.