



**ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT**

PHONE: 360.679.7339 ■ from Camano 360.629.4522, Ext. 7339 ■ from S. Whidbey 360.321.5111 x 7339
FAX: 360.679.7306 ■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
Internet Home Page: <http://www.islandcountywa.gov/planning>

**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: May 18, 2022

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

Date of permit application: March 30, 2022 **Date of determination of completeness:** May 9, 2022

Date of notice of application: May 18, 2022 **Comment due date:** June 1, 2022

Staff Contact: Brent Ryan email: b.ryan@islandcountywa.gov phone: (360) 678-7258

File Number: *(if applicable)* 101/22 PRD-SHP-Pre **Applicant:** Cato Smith

Location: R22904-185-2250, Mutiny Bay Rd., Freeland

Proposal –

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:

The applicant intends to comply with Northwest Air Pollution Control Authority emission standards including dust control as necessary, conform with Island County surface water and public health standards as required, & comply with Island County critical area regulations.

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 & to the agency contact noted above.**

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: *The maximum buffers for the two wetlands identified on the property will not encroach onto any of the newly proposed buildable lots.*

Required Permits: Short Plat-Preliminary, Planned Residential Development with SEPA Checklist.

Required Studies: Wetland Report

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 **June 1st, 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.

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