

**FORM  
X-1**

**ISLAND COUNTY PLANNING AND COMMUNITY  
DEVELOPMENT  
APPLICATION FOR  
TYPE 1 REASONABLE USE**

Application packages must be submitted in person to Island County Planning & Community Development. Submit the **original plus 1 copy** of the complete and collated application packages. This application can be submitted with or without a building permit.

**This application is for the construction of a new structure or expanding an existing structure within a critical area buffer on an existing lot when all criteria can be met for one of the two options in question 9.** If your project cannot meet all criteria for one of the two options, please submit Form X-2, Type 2 Reasonable Use Application. If work within a wetland or a stream crossing is proposed, you will need the Type 2 Reasonable Use application and the Environmental Checklist (SEPA).

1. Describe the proposed activity and its purpose: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Why is the critical area or buffer disturbance is needed? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Why can't the critical area or buffer be avoided and what steps have been taken to attempt to avoid the Critical Area or buffer?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Provide a detailed description of all possible alternatives to disturbing the critical area or buffer and describe why each alternative is not practical and reasonable; please include supporting information. Continue on a separate sheet if necessary and attach any evidence, such as letters from neighbors not wanting to negotiate an easement.

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

5. Will this project involve any grading? All areas of grading must be shown on the site plan. If soil movement will occur, please provide the following information:

- a. Quantity of grading: \_\_\_\_\_ cubic yards    b. Quantity of filling: \_\_\_\_\_ cubic yards  
c. Maximum height of cut and/or fill: \_\_\_\_\_ feet    d. Type of fill: \_\_\_\_\_

*note: the total amount of grading includes all material relocated on site, **plus** any material imported to, or exported from the site.*

6. How has the alteration been reduced, relocated, and/or redesigned to minimize impacts? Can the project occur during specific months to minimize the affect on the critical area and buffer?

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

(space continued on next page)

7. All sites have stormwater runoff from items such as gutters, driveways, roads, cleared areas or new impervious surfaces. Describe how it will be managed. Please be specific (e.g. runoff from gutters and parking areas will be infiltrated by a drywell located near the SE corner of the house) "No runoff" is not acceptable:

8. Have any other permits been submitted for this site (e.g. building permits, clearing and grading, septic, retaining walls, bulkheads, etc.)? If so, please provide the permit numbers:

9. On a separate sheet of paper or in a report, please specifically address the following Code requirements in detail for the option you choose, **you must choose either Option 1 or Option 2.**

**Option 1:**

1. Buffer Alteration has not and will not exceed cumulatively 2,800 square feet (this includes all disturbed buffer area including drainfield, driveway, house, well, or any other disturbance);
2. The Proposal is a Reasonable Use of the Land and is appropriate, logical, realistic, and consistent with uses in the vicinity.
3. Adverse impacts resulting from Alterations of a Steep Slope or Geologically Hazardous Area are minimized;
4. If the Alteration is permanent and cannot be Restored, the proposal includes Mitigation required by this Chapter;
5. Temporary disturbance of Critical Areas and their Buffers will be immediately repaired; and
6. This proposal does not allow Wetlands or Fish and Wildlife Habitat Conservation Areas or their Buffers to be converted to lawn or residential landscaping.

-----  
**Option 2:**

1. The total area contained in a Buffer after averaging is not less than that which would be contained within the Buffer if Buffer averaging was not permitted; and
2. Buffer averaging will not adversely affect Wetland Functions as documented in a Wetland Report;
3. For a Category A and B Wetland, a Buffer Modification under subsection 1 or 2 above shall not reduce the Buffer to less than seventy-five percent (75%) of the otherwise required Buffer or thirty-five (35) feet, whichever is greater.
4. For a Category C, D and E Wetland, a Buffer modification shall not reduce the Buffer to less than fifty percent (50%) of the otherwise required Buffer or twenty (20) feet, whichever is greater.

10. Type of critical area impacted: Wetland Category \_\_\_\_\_ ; Stream Type \_\_\_\_\_ ;

Land Use Intensity \_\_\_\_\_ ; Standard Buffer width \_\_\_\_\_ ft

Area of wetland to be disturbed: \_\_\_\_\_ sqft; Area of buffer to be disturbed \_\_\_\_\_ sqft

Area of wetland mitigation proposed: \_\_\_\_\_ sqft Area of buffer mitigation proposed \_\_\_\_\_ sqft

Type and area of wetland mitigation: Re-establishment/Creation \_\_\_\_\_ sqft; Rehabilitation \_\_\_\_\_ sqft;  
Enhancement \_\_\_\_\_ sqft Other: \_\_\_\_\_

Type and area of buffer mitigation: Reestablishment \_\_\_\_\_ sqft; Enhancement \_\_\_\_\_ sqft; Increasing the  
required buffer \_\_\_\_\_ sqft; Other \_\_\_\_\_

## FORM X-1 – REASONABLE USE APPLICATION CHECKLIST

In addition to the items identified in the Master Permit Application, Reasonable Use applications also require the following additional items. For those items below that must be shown on a plot plan please show them on the same plot plan required under item #5 of the Master Permit Application Checklist – it is not necessary that you prepare two separate plot plans.

Applicant Use	Application Requirements	For County Use Only
_____	Completed Master Permit Application Form	_____
_____	Copies of soil logs registered with the County Health Department and as-built drawings for existing septic systems, if available.	_____
_____	A legible plot plan that shows all of the following:	_____
_____	a. Land features and North arrow. Show top and toe of all slopes, direction of slope, percentage of slope or slope angle, seasonal drainage ways and soggy areas, ditches, ravines, lakes, ordinary high water mark of shoreline, etc.	_____
_____	b. Critical Areas. Show streams, wetlands, buffers on or within 100 feet of the site, protected species habitat, geological hazard areas. <i>(Note: If a feature is shown on the Island County Critical Areas Map, it must be shown on the plot plan; describe any observed discrepancies with the county map)</i>	_____
_____	c. Location, size, and purpose of all existing buildings (temporary or permanent) and proposed buildings. Label each as existing or proposed.	_____
_____	d. Location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc. Label each as existing or proposed.	_____
_____	e. Location and dimensions of all decks, roof overhangs, porches, cantilevers, bay windows, retaining walls, patios and chimneys.	_____
_____	f. Distances between property line and existing and proposed buildings and between buildings.	_____
_____	g. Location and width of existing and proposed driveways/accesses serving each structure and any parking areas. Access permit numbers, if assigned.	_____
_____	h. Indicate any and all easements (access, utility, drainage, etc.) on the property including their dimensions. Label them with existing or intended use and the Auditor File No.	_____
_____	i. Indicate location of septic tank, drainfield, reserve area and tightline between house and septic tank. Show distances	_____

	<p>between drainfield and reserve area to property lines. Indicate if hooked up to sewer.</p>	
_____	j. Drainage. Location and description of all existing and proposed drainage features and systems, including natural drainage ways, culverts and ditches. Show the direction of water flow.	_____
_____	k. Grading Plans. Show existing and proposed finished grade contours for any cut or fill 2 feet or greater in height in plan view and cross sections. Indicate quantities of fill or excavation in cubic yards. For any material exported from the site, state quantity and where materials will be disposed. For any materials imported to the site, indicate quantity, source and type of materials.	_____
_____	l. Existing and proposed vegetation. Please be specific about the type, e.g. shrubs, grasses, types of trees, etc.	_____
_____	m. Clearing limits. Show all areas where trees, brush and vegetation currently exist and will be cut or removed.	_____
_____	n. Erosion and sedimentation control plans. Show all areas where soil will be exposed along with measures to limit erosion and transport of silt and sediment.	_____
_____	o. Indicate location of water lines, well, and pollution control radius. Note: A pollution control radius around an off-site well may impact your project if it overlaps onto your parcel.	_____
_____	Separate Existing Conditions map for large or complex projects. Show topography with contour intervals of no greater than 5' and all natural features.	_____
_____	Reports, studies or other information required.	_____
_____	Provide copies of any approvals or permits granted by other agencies, such as the Washington State Department of Fish and Wildlife, Army Corps of Engineers, Washington State Department of Natural Resources, Department of Ecology, etc.	_____
_____	Completed Field Indicators Worksheet.	_____
_____	Land Use Intensity Worksheet and Wetland Buffer Worksheet from the <i>Wetland ID Guide</i> , if a wetland or wetland buffer affects the property.	_____