

**FORM  
X-2**

**ISLAND COUNTY PLANNING AND COMMUNITY  
DEVELOPMENT  
APPLICATION FOR  
TYPE 2 REASONABLE USE**

Application packages must be submitted in person to Island County Planning & Community Development. Submit the **original plus 3 copies** of the complete and collated application packages. This application must be approved prior to submitting a building permit application.

This application is for the construction of a new structure or expanding an existing structure within a critical area or buffer on an existing lot, when buffer disturbance will exceed 2,800 square feet or you must disturb the critical area to achieve Reasonable Use. If work within a wetland is proposed, the Environmental Checklist (SEPA) is required and the Washington State Department of Ecology and/or the U.S. Army Corps of Engineers may also have jurisdiction over this project. If crossing a stream is proposed, SEPA must also be submitted and the project will require a Hydraulic Project Approval (HPA) from the Department of Fish and Wildlife after the County issues this permit.

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. 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?

---

---

---

---

---

---

---

---

---

---

6. 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.*

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. On a separate sheet of paper or in a report, please address the following Code requirements:
- 1) Describe of the functions and condition of the critical area and/or critical area buffer that would be altered;
  - 2) Identify the effects of the development proposal on the critical area and or critical area buffer;
  - 3) Explain why the development proposal should be considered a Reasonable Use considering the size of the lot, the type of use proposed and similar uses that either exist or are allowed within the vicinity of the proposal;
  - 4) If the alteration cannot be restored, submit a mitigation plan consistent with section 17.02A.090.J of the Island County Code.
  - 5) The development proposal includes the required mitigation ratio, as shown in Table 5 below. Buffer alterations are generally around a 1:1 ratio, based on the nature and extent of the intrusion, wetland type, and functions affected.

Standard Mitigation Ratio*			
Wetland Category	Re-establishment or Creation	Rehabilitation	Enhancement
A**	6:1	10:1	20:1
B	3:1	6:1	12:1
C & D	2:1	4:1	8:1
E	1.5:1	2:1	4:1

\* Ratio is the Mitigation area: area of Alteration

\*\* Alteration of a Category A Wetland is allowed only for Development Proposals for activities or Uses covered by ICC 17.02B.050 and ICC 17.02B.060.

9. 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:

\_\_\_\_\_

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: \_\_\_\_\_ sq. ft. 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-2 – 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.	_____

	<p>i. Indicate location of septic tank, drainfield, reserve area and tightline between house and septic tank. Show distances between drainfield and reserve area to property lines. Indicate if hooked up to sewer.</p>	
	<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.</p>	
	<p>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.</p>	
	<p>l. Existing and proposed vegetation. Please be specific about the type, e.g. shrubs, grasses, types of trees, etc.</p>	
	<p>m. Clearing limits. Show all areas where trees, brush and vegetation currently exist and will be cut or removed.</p>	
	<p>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.</p>	
	<p>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..</p>	
	<p>Separate Existing Conditions map for large or complex projects. Show topography with contour intervals of no greater than 5' and all natural features.</p>	
	<p>Environmental Checklist, if required.</p>	
	<p>Reports, studies or other information required.</p>	
	<p>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.</p>	
	<p>Completed Field Indicators Worksheet.</p>	
	<p>Land Use Intensity Worksheet and Wetland Buffer Worksheet from the <i>Wetland ID Guide</i>, if a wetland or wetland buffer affects the property.</p>	