



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522, Ext. 7339 ■ from S. Whidbey (360) 321-5111, Ext. 7339 FAX: (360) 679-7306 ■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
Internet Home Page: <http://www.islandcounty.net/planning/>

STAFF REPORT & RECOMMENDATION PRELIMINARY LONG PLAT – TYPE III – PLP 232/15 ERROL HANSON FUNDING INC.

I – PROJECT SUMMARY

Agent Dean Holt, representing the property owner, Errol Hanson Funding Inc., is seeking preliminary plat approval for the subdivision of a 28.9 acre parcel into five (5) single-family residential lots. The application indicates two different sizes for the parcel. The mathematical area of the parcel is 28.9 acres and the legal size of the parcel is 30.41. The subject parcel is zoned Rural (R). Minimum lot size requirements in the R zone are one dwelling per five acres. The applicant meets the zoning criteria.

The applicant also submitted a boundary line adjustment (176/15 BLA) on June 18, 2015. Once the boundary line is recorded, the parcel will become 28.38 acres. The BLA is shown on the preliminary plat map and is a condition to record the BLA map prior to submittal of the final plat (see condition 5).

II – PERMIT & SITE DATA

Permit Type	PLP (Preliminary Long Plat) – Type III
Permit Number	PLP 232/15
Date of Complete Application	7/29/15
Comment Period	August 12, 2015 to August 26, 2015
Comments Received	7 public comments
Decision	Approved with conditions
Applicant/Owner	Errol Hanson Funding Inc
Agent	Dean Holt

Location	West of SR 20, North of Banta Road and East of Moran Road. Oak Harbor, WA
R	R13302-067-0530
Parcel Area(s)	30.41 acres (legal acres) 28.9 acres (mapped acres)
Zone Designation	Rural (R)
RAID Designation	NA
Minimum Lot Size	1 dwelling per five acres
Critical Areas/Overlays	Wetland, Adjacent to RA, AICUZ Noise Zone 3, and bald eagle habitat

III – STAFF CONTACTS

Department	Name	Phone	Email
Planning	Michelle Pezley	360-678-7817	m.pezley@co.island.wa.us
Public Health	Aneta Hupfauer	360-678-7995	anetah@co.island.wa.us
Public Works	John Bertrand	360-678-7812	johnb@co.island.wa.us
Critical Areas	Tess Cooper	360-678-7821	t.cooper@co.island.wa.us

IV – REGULATORY COMPLIANCE

Regulatory Requirement	Complies (Y/N)	Comments
Land Use Review Process - ICC 16.19	Yes	Project complies, see Findings & Analysis section A
Land Divisions – ICC 16.06 & 58.17 RCW	Yes	Project complies, see Findings & Analysis section B
Rural (R) - ICC 17.03.060	Yes	Project complies, with conditions of approval
Site Coverage & Setbacks – ICC 17.03.180.S	Yes	Project complies, with conditions of approval
Public Works	Yes	Project complies, with conditions of approval
Public Health	Yes	Project complies, with conditions of approval
Critical Areas/Endangered Species	Yes	Project complies, with conditions of approval
State Environmental Policy Act (SEPA)	Yes	Project complies, Determination of Non-Significance issued on October 23, 2015.

V – FINDINGS & ANALYSIS

Only major issues, errors in the development proposal, and justification for conditions of approval are discussed below. Staff finds that all other aspects of the proposed development are in compliance with applicable laws, rules, codes, and requirements.

A – Review Process (ICC 16.19)

1. Preliminary Long Plat approvals are classified as a Type III, quasi-judicial decision made by the Hearing Examiner following an Open Record pre-decision Hearing.
2. Pursuant to Island County Code, notice of the proposed land division was posted on the site, mailed to owners of record of property within three-hundred (300) feet of the site, and published in the Whidbey News Times and the South Whidbey Record on August 12, 2015. A fourteen (14) day comment period was provided

from August 12, 2015 to August 26, 2015. Island County received seven public comments.

3. The public comments received concern development impacts on: water quality and quantity on surrounding properties, salt water intrusion, stormwater runoff and the effects on surrounding properties.
4. Pursuant to Island County Code, a community meeting is only required for Type III conditional land use proposals. A community meeting was held January 19, 2016 at the Fire Station #22. Meeting notes and a recording of the meeting were provided with the application for Island County's consideration.
5. The applicant and staff met in a pre-application conference on August 26, 2014 and April 17, 2015 to go over the application.

B – Land Divisions & Platting Law (ICC 16.06 & 58.17 RCW)

1. Pursuant to Island County Code (ICC 16.06.110) the division of land into five or more lots, where any one of the resulting lots is less than ten acres in size must be authorized through a "Subdivision Process". The applicant is proposing to divide a 28.9 acre parcel into five lots; therefore, the applicant was required to apply for Subdivision Approval.
2. Island County Code 16.06.110 requires a preliminary plat to meet the requirements of ICC Chapter 16.06 (Land Divisions and Dedications), and Island County Titles 8 (Health, Welfare and Sanitation), 11 (Land Development Standards), 13 (Public Works), and 17 (Zoning) as they pertain to the development proposal. As such, the proposal has been reviewed by Island County Public Health, Public Works, Building, and Planning. Comments from these agencies have been attached and conditions have been applied to ensure compliance with the above mentioned Titles.
3. 58.17.110 RCW requires written findings that the subdivision and dedication shall provide written findings that appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.

Public Health and Public Works reviewed the application for public health, safety in regards to drainage ways, streets and roads, transit stops, potable water supplies, sanitary wastes, and parks and recreation. The departments added conditions of approval to meet the County requirements for the health, safety and general welfare. The proposal will be served by the Oak Harbor School District, North Whidbey Fire District, and Puget Sound Energy. The agencies were sent notice of the application and the County did not receive a response. ICC does not

require open space or additional parks and recreational additions to the preliminary long plat. The site is not within walking distance of any schools. No sidewalks are required for this plat.

The proposal complies with the adopted level of service standards for drainage ways, potable water supplies, sanitary waste disposal, schools, streets and transit stops. Therefore, staff finds the applicant has satisfied the requirements of 58.17.110 RCW.

4. Washington State Law, 58.17.140 RCW, requires that a final plat be recorded within five years of preliminary plat approval if the date of preliminary plat approval is after January 1, 2015. Accordingly, a condition has been attached to this decision, requiring the applicant to record a final plat within five years of the date of this decision (see Condition 12).

C – Zoning (ICC 17.03.060) & Comprehensive Plan Consistency

1. The applicant's property is zoned Rural (R). The minimum lot size is five acres. The applicant proposes five lots between 5.385 acres to 5.989 acres in size.
2. In determining whether or not a given use is appropriate in a particular zone it is crucial to consult the Island County Comprehensive Plan for stated goals and policies. The goal of the Rural Designation is to:

“Maintain low residential densities to preserve rural character and to provide buffers between urban activities and agricultural and forestry uses.”

In accordance with the Comprehensive Plan, this goal is achieved through the low densities outlined in Island County Code.

D - Setbacks & Site Coverage (ICC 17.03.180.S)

1. The applicant is proposing to create lots for residential development in the Rural Zone. All Residential Uses in the R zone are subject to site coverage limits, which is 5% maximum building coverage of gross site area for parcels 5 acres or larger. A condition has been attached to ensure consistency with the required Site Coverage Ratios (see Condition 11).
2. Lots in the R zone are subject to a twenty (20) foot setback from the local road (Moran Road), and a one hundred (100) foot setback from the State Highway (State Route 20) and major collector road (Banta Road). Building setbacks from the side yard in the R zone are 50 feet from the side and rear properties.

E – Agency Comments

1. Requirements of Title 17.02, 17.02A and 17.02B Critical Areas, were reviewed and addressed in the Island County Critical Area Planner’s comments dated August 17, 2015 (see Exhibit 30”).
2. Requirements of Title 8, Health, Welfare and Sanitation, concerning potable water supplies, minimum land area requirements, and sanitary wastes are addressed in the Island County Health Department’s comments dated October 21, 2015 (see Exhibit 32).
3. Requirements of Chapter 11.01 ICC, Land Development Standards, Chapter 11.02 ICC, Clearing and Grading, Chapter 11.03 ICC, Stormwater and Surface Water Ordinance, Chapter 11.04 ICC, Transportation Concurrency, Chapter 11.01 ICC and 13.03 ICC, Fire Protection Requirements, and Title 12 ICC, Roads and Bridges, have been addressed in the Island County Engineering Division’s comments dated October 20, 2015 (see Exhibit 34)

F – State Environmental Policy Act (SEPA)

1. A Notice that a SEPA Threshold Determination of Non-Significance would likely be issued on the proposal was mailed on August 3, 2015. Subsequently, Island County issued a Determination of Non-Significance on October 23, 2015 under WAC 197-11-340.

VI – CONCLUSIONS

1. The application was accepted and reviewed as a Type III Decision according to the timeframes and process established in ICC 16.19.
2. The staff of Island County Health, Engineering, and Planning and Community Development evaluated the proposal for compliance with Titles 8, 11, 12, 13, and 17 and with Chapters 16.06, 16.14C and 16.19 of the Island County Code. Other county and/or agencies were consulted as appropriate.
3. Upon conformance with the condition of approval, the proposed subdivision will be consistent with the adopted Island County standards for lot size, density, land use, roads, drainage facilities, proposed method of waste disposal and system of water supply as required.
4. A check for adequacy was performed according to ICC 11.05. Appropriate provisions have been made for specified public facilities and the proposal complies with the adopted level of service standards for drainage ways, potable water supplies, sanitary waste disposal, schools, streets and transit stops.

Therefore, staff finds the applicant has satisfied the requirements of 58.17.110 RCW.

5. Upon conformance with the conditions of approval, the proposed subdivision will conform to the requirements of Chapter 16.06 ICC and Chapter 58.17 RCW.

VII – DECISION

Based upon the above Findings & Analysis, and Conclusions, Island County concludes the proposed 5-lot subdivision is consistent with all applicable land-use, environmental, and platting regulations. Island County respectfully *recommends approval* of Preliminary Long Plat PLP 232/15, subject to the following conditions of approval:

VIII – CONDITIONS OF APPROVAL

1. The final plat must be consistent with the requirements identified in ICC 16.06.120.
2. This decision is a preliminary approval only. A final plat application must be submitted to Island County for review and approval within five years of the approval date.
3. This Preliminary Subdivision approval shall expire if all requirements for final approval have not been fulfilled and the Subdivision recorded within five (5) years of the date of the preliminary approval. Provided that any judicial appeal filed and accepted for review after preliminary approval shall automatically stay the time periods referenced above until a final decision on the appeal is rendered.
4. The final plat application shall include a summary on how the conditions are being met.
5. The final plat must conform to the approved preliminary plat (Exhibit 28) except as specifically authorized by this decision.
6. Prior to submittal of final plat, BLA 176/15 shall be approved and recorded.
7. The requirements and conditions noted in the attached memo from Island County Public Works dated October 20, 2015 must be addressed (see Exhibit 34).
8. The requirements and conditions noted in the attached memo from Island County Public Health dated October 21, 2015 must be addressed (see attached Exhibit 32), with the exception of #2. The note on the final plat shall state: "This subdivision lies within AICUZ Noise Zone 3, meaning that noise levels of over

115 decibels are often reached and the severity of noise is such that individuals may experience adverse health effects.”

9. Prior to final plat approval, all site and off-site improvements required as a condition of preliminary approval shall be complete.
10. All utilities installed on-site shall be underground.
11. All proposed development shall comply with the state noise ordinance, air pollution control regulations, water quality standards, and all other pertinent codes and ordinances.
12. Prior to final plat approval applicant shall note on the face of the plat that all structures shall apply to setbacks and site coverage set in ICC 17.03.180.S for new lots and will be reviewed with all future building permits.
13. This decision shall not be construed to authorize work, development, construction, or other site modifications in excess of the work, development, construction, and modifications specifically authorized by this decision.
14. The applicant or property owner shall apply for a clearing and grading permit prior to any ground disturbance per requirements outlined in ICC 11.02 and DNR.
15. In accordance with ICC Chapter 11.03, several erosion and sedimentation control (ESC) requirements shall apply to all development activities:
 - a. Erosion on-and off-site. During and after construction, all persons engaging in development activities shall minimize erosion and sedimentation on-site and shall protect properties and watercourses downstream from the site from erosion due to increases in the velocity and peak flow rate of stormwater runoff from the site.
 - b. Transport of sediment. The applicant shall minimize the transport of sediment onto paved surfaces, and if sediment is transported onto a paved surface, shall clean the paved surface at the end of each day in accordance with erosion and sedimentation control best management practices (BMPs).
 - c. Stabilizing exposed soil. The applicant shall stabilize denuded areas and soil stockpiles with temporary erosion and sedimentation control BMPs.
 - d. Temporary erosion and sedimentation control measures shall be maintained until final site stabilization.
 - e. Sediment retention. The applicant shall route stormwater runoff from the site through a sediment retention BMP.

16. The entirety of the attached document, Inadvertent Archaeological and Historic Resources Discovery Plan for Island County (Exhibit 53), is hereby adopted into this decision by reference. All terms of this adopted document constitute Conditions of Approval for this decision. 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 the terms of this adopted attached document, Inadvertent Archaeological and Historic Resources Discovery Plan for Island County, could constitute a misdemeanor and possible civil penalties and/or constitute a Class C Felony.

17. The following shall also appear on the face of the final plat:

a. The existing parcel number and final plat number must appear at the top right corner of each sheet. The final plat number will be assigned to the plat at the time of submittal. Please show the following on the top right corner of each sheet:

PLP _____ R13302-067-0530

b. The name of the subdivision:

Moran Beach Plat

18. The following shall appear under Notes on the final plat:

a. *“Addresses assigned pursuant to RCW 58.17.280 are only approximate. Before, or at, the time of building permit application submittal, an application for address shall be applied for with a plot plan showing the location of the driveway. Only then will a determination be made if the addresses assigned to meet the requirements of RCW 58.17.280 are accurate or if they will need to be changed.”*

19. The following shall appear under Restrictions on the final plat:

a. *“Minimum building setbacks are pursuant to ICC 17.03.180.S Setbacks for the Rural zone.”*

b. *“Applicant and applicant's heirs, legal representatives, assigns, and lessees, hereby acknowledge and agree to accept by the placement of this notice and the acceptance and recording of this instrument that 1) The property herein described is situated within 500 feet of agricultural, forest land, or a surface mining operation, or lands designated mineral lands of long term commercial significance; 2) A variety of commercial activities may occur on these lands that are not compatible with residential development for certain periods of limited duration, and therefore the property may be subject to noise, dust, smoke and odors resulting from harvest, planting, fertilization, waste disposal and pest control associated with permitted agricultural, surface mining or forest practices; 3) For*

mineral lands these activities may include mining, extraction, screening, washing, crushing, stockpiling, blasting, transporting and recycling of minerals; and 4) These practices, when performed in accordance with county, state and federal law, shall not be subject to legal action as a public nuisance unless the activity has a substantial adverse effect on the public health and safety. By the recording of this notice, the county does not intend to affect or impair any right to sue for damages under new 7.48.305."

20. The proposed building envelopes, driveways, waterlines, and contours as shown on the preliminary plat map shall be removed from the final plat map. Wetland boundaries are required to be shown on the final plat map.
21. The above requirements are subject to change if proposed lot sizes or any other information provided by the applicant or their authorized representative proves inaccurate.

IX – APPEALS

Decisions of the Examiner on Type III applications shall be final and conclusive unless within fourteen (14) days following mailing of such decision a written statement of appeal is filed with the board by the Applicant, a Department of the County, or Party of Record, who is also an Aggrieved Person. Said statement shall set forth any alleged errors and/or the basis for appeal and shall be accompanied by a fee pursuant to the fee schedule adopted by the Board; provided that such appeal fee shall not be charged to a Department of the County or to other than the first appellant. The appeal of a Type III decision shall be a Closed Record Appeal.

SIGNED THIS 20th DAY OF NOVEMBER 2015



Michelle Pezley, Associate Planner

Exhibit Log

- 28 – Preliminary Plat received October 16, 2015
- 30 – Critical Area comments from Tess Cooper
- 32 – Public Health memorandum from Aneta Hupfauer
- 34 – Public Works memorandum from John Bertrand
- 53 – Inadvertent Archaeological and Historic Resources Discovery Plan for Island County

Site plan is too large to scan. Site plan is available to view in Island County Community Development Office



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Internet Home Page: <http://www.islandcounty.net/planning/>

To: Michelle Pezley, Planner
From: Tess Cooper, Critical Area Planner
Date: August 17, 2015 
RE: PLP 232/15 Errol Hanson Funding Inc.
Preliminary 5 lot Long Plan
R13302-067-0530

Island County Critical Areas Planner has reviewed the application information and has the following comments:

The applicant proposes a 5 lot long plat on a parcel that contains Critical Areas and Buffers.

ICC 17.02A.040B.1 states that Critical Areas and Critical Area Buffers shall be shown on all plats, site plans, or PRD's and any conservation easement(s) and approved covenants.

ICC 17.02A.090.C.3 states that a Wetland Report shall be submitted for all Development Proposals, other than Building Permits for Single Family Dwellings or Accessory Uses and Structures for Single Family Dwellings, when the Development Proposal is located on a Lot that contains or is affected by a Wetland or Wetland Buffer. Wetland Reports shall be prepared by a Wetland Professional.

A Wetland Report by Skagit Wetlands & Critical Areas dated February 18, 2015 delineated one Wetland A and two manmade unregulated ponds.

Based on my review of the Report, site plan, GIS data, and a site visit I agree with the delineated boundary of the wetland as shown on the preliminary Plat map. Therefore, I have no objection to the proposal.

Please feel free to contact me at 360-678-7821 regarding any of the above comments.



TO: Michelle Pezley , Planning & Community Development

FROM: Aneta Hupfauer, Land Use Coordinator AH

DATE: October 21, 2015

RE: PLP 232/15 – Errol Hanson Funding, Inc.
Parcel No. R13302-067-0530

Rcv'd Island County

OCT 21 2015

Community Development

This office reviewed additional information received on October 19, 2015, and has no objections to Preliminary Short Plat approval.

Prior to Final Short Plat approval, the following requirements must be met:

1. The following building permit statements must appear on the final map:

"Prior to building permit issuance, the following requirements must be met:

- a) A Water Availability Verification Form must be approved by Island County Public Health.
- b) A permit for a sewage disposal system must be issued by Island County Public Health."

2. The following noise zone statement must appear on the final map:

"This planned residential development lies within AICUZ Noise Zone 3, meaning that noise levels of over 115 decibels are often reached and the severity of noise is such that individuals may experience adverse health effects."

The above comments are subject to change as additional information is received about the proposal. If you have any questions regarding the above comments, please feel free to contact me at 360-678-7995 or AnetaH@co.island.wa.us.

/ah

Cc: file

Environmental Health

PO Box 5000, Coupeville, WA 98239-5000 (1 NE 6th Street)
From N. Whidbey 360.679.7350 From S. Whidbey 360.321.5111 x 7350
From Camano Island 360.629.4522 x 7350 FAX 360.679.7390



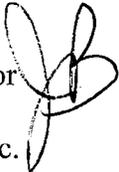
ISLAND COUNTY PUBLIC WORKS
ROADS DIVISION

P.O. BOX 5000, COUPEVILLE, WA 98239
(360) 679-7331

William E. Oakes, P.E., Director/County Engineer
Connie W. Bowers, P.E., Assistant County Engineer

October 20, 2015

TO: Michelle Pezley

FROM: John Bertrand, Development Coordinator 

SUBJECT: PLP 232/15 – Errol Hanson Funding, Inc.
Preliminary Long Plat
Parcel No. R13302-067-0530

Public Works has reviewed some additional new information submitted for the above referenced long plat application, for consistency with our development standards, and now has the following comments:

A. Title 12 Island County Code (ICC), Roads and Bridges

1. Chapter 12.12 ICC, Entry Permits

- a. Subsection 12.12.010 ICC, each of this proposed new development's five lots will be served by individual driveways onto the adjoining county road, Moran Road along its west border. One driveway as now proposed will exit out directly onto said county road, while in contrast the other four will exit using two common approach driveway entrance housed within two 30' wide by 30' deep access & utility easement stub-outs instead.

Consequently, those three access point locations needed to obtain approved Access Permits onto Moran Road, and they have now applied for all three of them, so this requirement is now being satisfied.

B. Title 11 ICC, Land Development Standards

1. Chapter 11.01 ICC, Land Development Standards

- a. Subsection 11.01.090.G ICC, Every development applicable in Chapter 11.01 ICC shall be provided with an adequate public or private access complying with construction standards applicable to the development action. As individual driveways will serve this proposed new development, the standards specified in ICC 11.01.060 also apply.
- i. Note that a 30-foot wide by 30-foot deep access & utility easement is required for each of the two common approach driveways this site will have, but only the construction of the 20-foot wide by 20-foot deep flat-out required from the pavement edge will be needed for each of these three approved Access Permits for finalizing out the plat. The driveways can then fork out immediately from there. ***However, they needed both of those two 30-foot by 30-foot square easements to be shown for the four common approach driveways for Lots 1 through 4, and they have now done so; therefore, this task is also now completed.***
- ii. All three of those new 20' by 20' flat-outs shall have a minimum 6-inch deep gravel base overlain by a minimum 2" deep crushed surfacing top course.

- b. Subsection 11.01.080.C. ICC, Except where impractical, underground power, cable, and telephone lines are to be located on the south and west sides of roads, and water lines on the north and east sides of roads. Overhead utilities shall be placed no more than 7 feet from the right-of-way, with appropriate utility easements being provided contiguous to the right-of-way for any resultant overhang. ***However, all of these will be along the county roads for this particular new development.***
 - c. Subsection 11.01.080.F. ICC, Minimum width for any utility easement is 15 feet, unless that easement is contiguous to a private or public right-of-way, in which case its minimum easement width required is 7.5 feet. Appropriate utility easements for power, water, and cable should be provided.
2. Chapter 11.02 ICC, Clearing and Grading Requirements
- a. The applicants' site is actually now open pastureland area peppered with numerous evergreen trees, and they are not considering removing any trees and/or establishing home-sites on any of these five proposed new lots now at this time. **Therefore, no Clearing and Grading Plan will need to be submitted with this application now, but note that there is an identified eagle habitat area on one of the new lots of this overall parcel at this time, so no trees shall be removed before first obtaining a Clearing and Grading Permit during actual future lot development activities.**
 - b. This project also won't require any additional grading for Final Plat approval, either, so once again no Clearing and Grading Plan needs to be submitted with this application.
 - c. A Washington Department of Natural Resources (DNR), Class IV Conversion Forest Practices Application (FPA) permit will be required prior to harvesting and removal of any timber at this site, and it is always the applicants' responsibility to obtain said required FPA permit from the DNR as well. **However, no site preparation work shall occur until after this plat has been finalized and individual lot development is occurring, and at that time an Island County Clearing and Grading Permit will also be required for each of these new lots in addition to a DNR Class IV Conversion FPA permit.**
3. Chapter 11.03 ICC, Stormwater and Surface Water Ordinance
- a. The applicants also submitted a preliminary Drainage Narrative with this application for review and approval, but not an actual, specific engineered Drainage Plan with calculations. However, it has proposed some Low Impact Development drainage mitigation measures to apply to it that could be very effective for this site and its larger resulting 5+ acre lots.
 - b. ***Note that this neighborhood is already very concerned with drainage impacts that are currently occurring downstream in this area, and this Drainage Narrative did not include the downstream analysis that is required for the engineered Drainage Plan that ultimately needed to be submitted for this long plat application, or any storm-water runoff drainage calculations for that matter. Therefore, their Consultant has now rectified that by furnishing both drainage calculations and that downstream analysis, so this task is now also completed as well.***
 - c. The applicants should note that they assume full liability for any new drainage system they may install. Island County Public Works accepts no responsibility for the design and construction of any drainage systems installed, and further assumes no liability for the safety and performance of said drainage systems on this parcel, or from it to any impacts to any other adjoining and/or downstream parcels.

- d. The applicants shall obtain an “Application To Perform Work In the County Right Of Way” before conducting any activities within and/or discharging any additional storm-water runoff to any county ROW ditches.
4. Chapter 11.04 ICC, Transportation Concurrency
 1. The applicants submitted an approved Certificate of Transportation Concurrency (Certificate No. 10092015 CC), and no participation will be necessary in any WSDOT mitigation projects currently on the books.
 2. Additionally, the applicants won’t also be responsible for mitigation/financial participation in any county-planned road improvement projects on our TIP, either, prior to Final Long Plat approval, under the SEPA Determination of Non Significance that will be issued for this project.
5. Chapter 11.01 ICC and Chapter 13.03 ICC, Fire Protection Requirements

This subject application must meet the fire protection requirements of both ICC 11.01 and ICC 13.03. Based on the proposed 5+ acre size of each of these five planned new lots this development proposal as currently presented already meets those fire protection requirements. Therefore, nothing further need be addressed for them now relative to this issue for obtaining Final Long Plat approval.

With all the above now stated, Public Works has No Objection to approval of Preliminary Long Plat application PLP 232/15, provided the following conditions are and continue to be met:

C. SURVEY REQUIREMENTS

1. A Registered Land Surveyor must survey the property. The survey shall be in compliance with County policy on plat staking and monumentation.
2. All survey stakes/markers/monuments shall be clearly marked or flagged in the field, with vegetation cleared appropriately, to facilitate field inspection and verification.
3. The following shall appear on the face of the final Long Subdivision map:
 - a. NOTES:
 - i) Island County has no responsibility to improve or maintain private roads contained within or private roads providing access to the property described in this development.
 - ii) An emergency vehicle turnaround will be required for any private access road and/or individual driveway exceeding 150 feet in length, and said emergency vehicle turnaround must be a constructed cul-de-sac with a radius of thirty (30) feet or some kind of equivalent turnaround area.
 - iii) Each lot shall employ Low Impact Development drainage control measures during its development process to include at least a few storm-water runoff infiltration devices, such as rain gardens, dispersion trenches, drywells, infiltration trenches, etc. to manage the storm-water runoff emanating from its new residence, outbuildings and other associated hard surfaces and impermeable surface areas.
 - b. RESTRICTIONS:
 - i) Direct vehicular access from each lot is restricted to its approved, individual or common approach access point location onto Moran Road shown hereon.
 - ii) No blocking, diverting, or other alteration of existing, natural, or approved man-made drainage ways is permitted without the prior approval of the Island County Engineering Department.

October 20, 2015

- c. The legal description of the land contained in the long subdivision. The description is to comply with document conveying title.
- d. The boundary lines of the plat and of the lots within it showing the full extent of the parcel(s).
- e. The set survey corners for *each* corner of *each* lot within the plat.
- f. Wetlands, tributary streams, drainage ways, dams, high water table areas, along with their associated buffers.
- g. The top and toe of any steep slopes. Slope percentage is to be indicated on all steep slopes (>40%) within lots.
- h. Location, dimensions, and Auditor's File Number for all easements (e.g., access, utility, drainage) within or serving the long plat and the purpose thereof, together with the names of all rights-of-way within or adjoining the long plat.
- i. All existing permanent fences, wells and septic systems, including any of those improvements made during site development.
- j. Access locations and their associated Access Permit numbers.
- k. Identification of private roads as "Private" on the face of the plat.
- l. The status of all adjacent properties (e.g., Un-platted, etc.).

Please feel free to contact me at extension 7812 or email me at johnb@co.island.wa.us if you have any questions regarding the above comments.



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Inadvertent Archaeological and Historic Resources Discovery Plan for Island County

In the event that any ground-disturbing activities or other project activities related to this development or in any future development uncover protected cultural material (e.g., bones, shell, antler, horn or stone tools), the following actions will be taken:

1. When an unanticipated discovery of protected cultural material (see definitions below) occurs, the property owner or contractor will completely secure the location and contact:
 - a. The property owner and project manager;
 - b. A professional archaeologist;
 - c. The Department of Archaeology and Historic Preservation (DAHP) (Gretchen Kaehler, 360-586-3088, 360-628-2755 cell);
 - d. The Swinomish Indian Tribal Community (Larry Campbell, 360-840-4127);
 - e. The Tulalip Tribes (Richard Young, 360-716-4635); Scott Schuyler, Upper Skagit Tribe (360-854-7090, cell 360 630 3680),
 - f. Jackie Ferry, Samish Tribe (360-293-6404 x215), and Tara Duff, Stillaguamish Tribe (360-652-7362), Kerry Lyste, Stillaguamish Tribe (360-652-7362 ext. 226)
 - g. Island County Community Development Department (360-679-7339).
2. If the discovery is human remains, the property owner or contractor will stop work in and adjacent to the discovery, completely secure the work area by moving the land-altering equipment to a reasonable distance, and will immediately contact:
 - a. The property owner;
 - b. The Island County Sheriff's Department (360-629-4523 x7310) and;
 - c. The Island County Coroner, Robert Bishop (360679-7358) to determine if the remains are forensic in nature;
 - d. If the remains are not forensic in nature the Department of Archaeology and Historic Preservation (DAHP) (Gretchen Kaehler 360-586-3088 and Guy Tasa 360-586-3534); will take the lead on determining the appropriate method of treatment for the remains and will consult with the affected tribes;
 - e. A professional archaeologist; and
 - f. Island County Planning and Community Development (360-679-7339).
3. Cultural material that may be protected by law could include but is not limited to:
 - a. Buried layers of black soil with layers of shell, charcoal, and fish and mammal bones (Figure 1).
 - b. Non-natural sediment or stone deposits that may be related to activity areas of people;

- c. Stone, bone, shell, horn, or antler tools that may include projectile points (arrowheads), scrapers, cutting tools, wood working wedges or axes, and grinding stones (Figures 2 and 3);
 - d. Stone tools or stone flakes (Figures 2 and 3);
 - e. Buried cobbles that may indicate a hearth feature (Figure 4);
 - f. Old ceramic pieces, metal pieces, tools and bottles (Figures 5 and 6); and
 - g. Perennially damp areas may have preservation conditions that allow for remnants of wood and other plant fibers; in these locations there may be remains including:
 - Fragments of basketry, weaving, wood tools, or carved pieces; and
 - Human remains.
4. **COMPLIANCE WITH ALL APPLICABLE LAWS PERTAINING TO ARCHAEOLOGICAL RESOURCES (RCW 27.53, 27.44 and WAC 25-48) AND WITH HUMAN REMAINS (RCW 68.50) IS REQUIRED. FAILURE TO COMPLY WITH THESE REQUIREMENTS COULD RESULT IN A MISDEMEANOR AND POSSIBLE CIVIL PENALTIES AND/OR CONSTITUTE A CLASS C FELONY.**

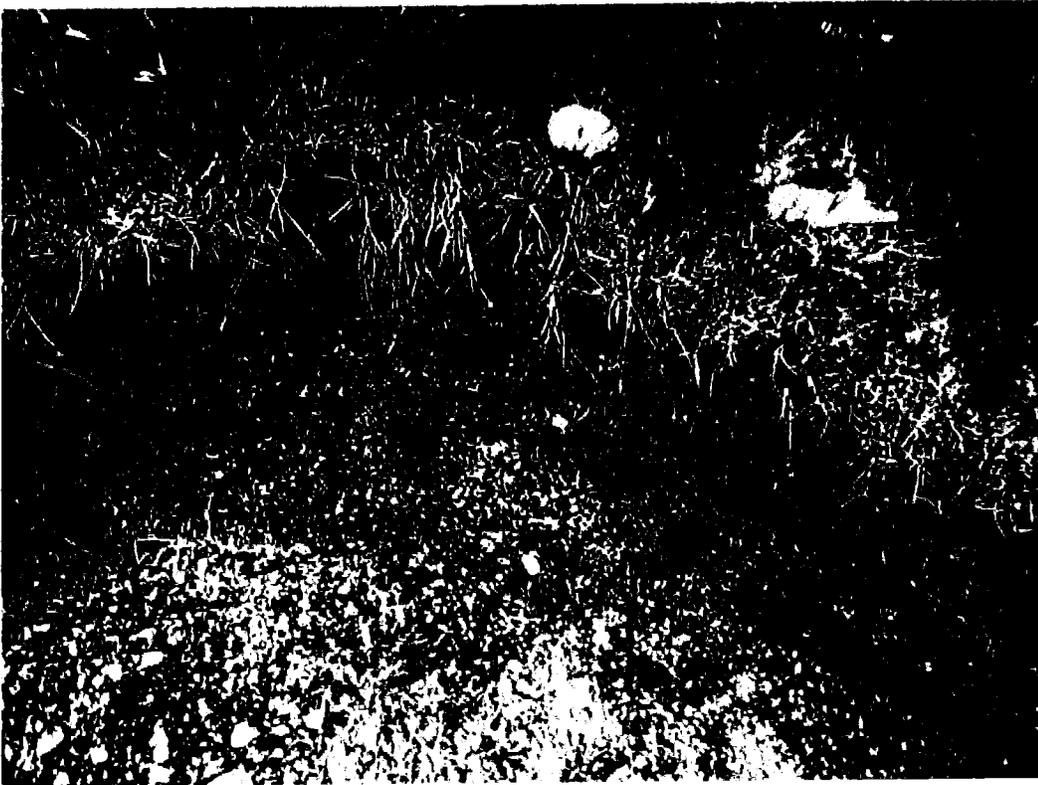


Figure 1: Shell midden



Figure 2: Example of stone tool



Figure 3: Example of stone flake.



Figure 4: Example of hearth (oven) feature.



Figure 5: Example of historic artifacts from debris scatter.



Figure 6: Example of bottle from historic debris dump.