



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
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STAFF REPORT & DECISION SITE PLAN APPROVAL –174/15 SPR, TYPE III GULICK – BLACKSMITH HOME INDUSTRY

I – PROJECT SUMMARY

The Applicants, Chris & Amy Gulick, propose to develop a Home Industry Blacksmith Shop on Parcel R32809-080-3280. The home site parcel is adjacent to the parcel in question, and is Parcel R32809-083-2090.

The Use will be on a 29 acre forested parcel in a 2,700 square foot shop building. No employees are planned for the Use, it will be owner operated. The roof area of the shop is 3,600 square feet and includes a 900 square foot covered open-air storage area. The shop is located within a one-acre area not enrolled in the Public Benefit Rating System (PBRS) tax program.

The applicant/owner Mr. Gulick is an artist blacksmith and sole proprietor of Pacific Crest Forge. Activities include hand crafting custom metal products such as railings, gates, lights, fireplaces accessories, and other household items. There are no employees, and no retail storefront. Materials and finished products will be brought in and out in standard passenger vehicles. Heavy commercial trucks will not be required. The building is insulated and all noise-generating activities are performed inside. Scrap metal is recycled. No hazardous wastes are generated. White vinegar is used for steel scaling. The forge is an electric induction forge and occasionally a propane forge is used. Heat for the building is provided by an electric heat pump. The interior space is used for both personal use and home industry use. Of the 2,700 square foot interior area, 1,350 square feet is used for the forge area. The business office is 300 square feet and located upstairs.



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II – PERMIT DATA

Permit Type	SPR (Site Plan Approval)
Permit Number	174/15 SPR
Complete Application Date	6/30/2015
Decision	Approved With Conditions
Applicant/Owner	Chris & Amy Gulick
Agent	Larry Kwarsick

III – SITE DATA

Address	Blacksmith: 3491 Rain Shadow Place, Clinton, WA 98236 Home site: 3373 Rain Shadow Place, Clinton, WA 98236
Location	South Whidbey
Parcel Number(s)	Blacksmith: R32809-080-3280 Home site: R32809-086-2410
Site Area(s)	Blacksmith: 29.82 acres Home site: 12.63 acres
Zone Designation	Blacksmith: Rural (R) Home site: Rural Forest (RF)
Critical Areas	Stream, wetland, steep slopes

IV – STAFF CONTACTS

Department	Name	Phone	Email
Planning	Jason Johnson	360-678-7822	ja.johnson@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
Building	Tamra Patterson	360-678-7806	tamrap@co.island.wa.us
Critical Areas	Tess Cooper	360-678-7821	tcooper@co.island.wa.us

V – REGULATORY COMPLIANCE

Regulatory Requirement	Complies (Y/N)	Comments
Site Plan Review (SPR) – ICC 16.15	Yes	Project complies with SPR approval criteria
Land Use Review – ICC 16.19	Yes	Project has been processed in accordance with ICC 16.19
Rural (R) Zone – ICC 17.03.060	Yes	Blacksmith Home Industry is a Conditional Use in the R zone



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Non-Residential Design & Landscaping Guidelines – ICC 17.03.180.P	Yes	Project will comply, with Conditions of Approval
Parking, Access, and Circulation – ICC 17.03.180.Q	Yes	Project will comply, with Conditions of Approval
Signage & Outdoor Lighting – ICC 17.03.180.R	Yes	Project will comply, with Conditions of Approval
Site Coverage & Setbacks – 17.03.180.S	Yes	Project will comply, with Conditions of Approval
Land Development Regulations	Yes	Project will comply, with Conditions of Approval
Public Works	Yes	Project will comply, with Conditions of Approval
Public Health	Yes	Project will comply, with Conditions of Approval
Building and Fire Code	Yes	Project will comply, with Conditions of Approval
Critical Areas	Yes	Project will comply, with Conditions of Approval
SEPA	Yes	Not required, exempt per WAC 197-11-800.3

VI – FINDINGS

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 comply with applicable laws, rules, codes, and requirements.

A – Site Description & Procedural Requirements

1. The project site is located in south Whidbey Island at 3491 Rain Shadow Place, Clinton, WA 98236 on Parcel R32809-080-3280. The associated home site required for the Home Industry approval is located at 3373 Rain Shadow Place, Clinton, WA 98236 on Parcel R32809-086-2410.
2. The project site is zoned Rural (R). The Applicant is proposing to develop a Home Industry Blacksmith Shop in a 2,700 square foot shop building, as a Home Industry. Home Industry Blacksmiths in spaces larger than 800 square feet are allowed in the R Zone as a Conditionally Permitted Use per ICC 17.03.060.B(2)(i), ICC 17.03.180.J(1)(d), and 17.03.180.J(2)(i).



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3. The blacksmith shop parcel is heavily wooded and mostly undeveloped. A shop building exists to accommodate the proposed Use.
4. No exterior modifications of the shop building on the site are proposed for this project. The interior of the building will be modified to suit the proposed Use.
5. The shop building has an interior of 2,700 square foot feet. A drainfield and reserve area have been designated, and the parcel also has an existing access driveway, small parking area in front of the shop building; and the well site that is part of the Erickson Road Water System (ID# 024540).
6. The roof area of the shop is 3,600 square feet and includes a 900 square foot covered storage area. The majority of the parcel in question is in the PBRS tax program. The shop is located within the area on the parcel not enrolled in the PBRS program.
7. No external signage is proposed at this time.
8. As this is a Type III decision, it has been processed in accordance with the provisions of ICC 16.19.040.A.3.
9. It is a standard of a Home Industry approval that, Per ICC 17.03.180.J(2)(f), the Owner(s) of the business(es) shall be a full-time resident of the Lot, Tract or Parcel proposed for the Home Industry. This is not the case here; the owners live on adjacent lot. It will be condition of approval that should the owners of the Home Industry approved herein ever vacate their residency of Parcel R32809-086-2410 the Home Industry Use approved herein shall be discontinued immediately. This modification is allowed per ICC 16.15.080.B, and is appropriate given the limited scale of the proposal in question.
10. Per WAC 197-11-800.1(b)(iv), this proposal is exempt from the procedural requirements of SEPA. The construction of an office; school, commercial, recreational, service or storage building with 4,000 square feet of gross floor area, with associated parking facilities for less than twenty automobiles does not require SEPA review. The proposed Use is not taking place upon lands covered by water.
11. This application was submitted June 17, 2015 and was determined to be complete on June 30, 2015. Following the completeness determination, a fourteen-day comment period was held as required by ICC 16.19.140. Island County received five comments. The issues raised by these comments are addressed in this Decision.



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12. In accordance with the provisions of Island County Code (16.15.010 & 16.15.020), this application is subject to the provisions of Island County's Site Plan Review standards.

B – Site Plan Criteria for Approval (ICC 16.15)

Island County Code requires that Home Industry Uses greater than 800 square feet be subject to Type III Site Plan review pursuant to Chapter 16.15 ICC, per ICC 17.03.060.B(2)(i), ICC 17.03.180.J(1)(d), and 17.03.180.J(2)(i). Therefore, the proposal has been reviewed for consistency with the following criteria:

Open Space: New Site Plan Approvals normally require the provision for dedicated Open Space in the amount required by Chapter 17.03 ICC. Per ICC 16.15 and ICC 17.03.180.S(1), Non-Residential Uses in the R Zone require a dedication of 50% of the site as Open Space.

This parcel intended for the Home Industry Use is 29.82 acres, thus the proposed Use requires dedication of a minimum of 14.91 acres of open space for the life of the proposed Use. The applicant has submitted Plot Plan does not call out any designated open space areas. Given that the majority of the site is undeveloped, the applicant enjoys some flexibility in what area(s) to designate the required Open Space.

It will be a Condition of Approval that prior to issuance of a permit of Final Occupancy for the Use, the applicant shall submit to ICP&CD for review and approval a plot plan of the Parcel showing where on Parcel R32809-080-3280 the required 14.91 acres of open space shall be located. The proposed Open Space areas shall be recorded in a Conservation Area Dedication for Open Space against the Title of the parcel with the Office of the Island County Auditor.

A conformed copy of this recorded Conservation Area Dedication for Open Space, with the official Auditor's File Number and bar code clearly visible on each page, shall be returned to this Department to become part of the permanent record. This conformed copy shall be returned to this office prior to issuance of a permit of Final Occupancy for the Use in question on this parcel.

Areas of a site designated and committed to Open Space through Conservation Area Dedication for Open Space may be used as undisturbed areas or Community Area; committed to community Use or committed to Farm or Forest Use. Examples of Open Space include undisturbed natural areas such as slopes and wetlands, buffer areas whether landscaped or in native vegetation, and pastures or gardens. Open space may also be used for passive activities such as trails. Well sites and septic drainfields located in designated Open Space areas will be considered Community Area and are allowed in Open Space, subject to certain limitations imposed by Chapter 16.17 ICC.



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A language and layout template for the required Conservation Area Dedication for Open Space has been attached to this Decision.

Site Layout: A Plot Plan has been submitted that shows all development existing and proposed on the parcel in question. This Plot Plan has been reviewed for consistency and compliance with Island County Code. The screening provided on the site will ensure the new development will be in conformance with the Comprehensive Plan goal of preserving Rural Character.

As shown on submitted Plot Plan, the structure in which the Use is proposed to occur is 40 feet away from the eastern property line of the parcel. Per ICC 17.03.180.J(2)(n), the minimum building setback for nonresidential structures from all property lines is fifty (50) feet, and this required minimum setback may be increased at the discretion of the approving authority to minimize specific impacts.

Since the applicant cannot meet the 50-foot minimum setback on the Parcel in question, the applicant shall complete and record a Boundary Line Adjustment between Parcels R32809-080-3280 and R32809-080-4470, sufficient to allow the structure in question to meet the minimum 50-foot setback from all property boundaries.

Parcels R32809-080-3280 and R32809-080-4470 are both Rural Zone, and both far exceed the minimum R Zone lot size standard of five acres. As such, the applicants should have no difficulty meeting the Boundary Line Adjustment requirements of ICC 16.06.070.

It will be a condition of approval that a conformed copy of this recorded Boundary Line Adjustment, with the official Auditor's File Number and bar code clearly visible on each page, shall be returned to this Department to become part of the permanent record if this Decision. This conformed copy shall be returned to this office prior to issuance of a permit of Final Occupancy for the Use in question on this parcel.

Building Design: The building in question is consistent with the requirements of ICC 17.03.180.P(1). In height, size, placement, style, materials, color and design the building is consistent with the expected appearance of a residential or agricultural structure.

Surface water drainage: Island County Public Works has reviewed the drainage systems in place on the site and determined them to be adequate. No new impervious surface is proposed in this decision.



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Utility services: No new utility services are proposed or required in this application. The proposed Use will make use of existing electric, telephone, and cable utility lines and infrastructure.

Advertising features: As stated above, no external signage is proposed for this Use at this time.

Traffic and Circulation: Per comments of July 17, 2015, from John Bertrand of Island County Public Works, the Island County Traffic Engineer exempted this particular development proposal from a Certificate of Transportation Concurrence.

Building and Fire Code: Per comments of July 17, 2015, from Tamra Patterson, Island County Building Inspector and Plans Examiner, a Tenant Improvement permit will be required for the new use. Final inspection and approval of the new Use in conformance with all applicable Building and Fire Code will be accomplished under the review of this required Tenant Improvement permit.

Critical Areas: Per comments of July 29, 2015, from Tess Cooper of Island County Planning and Community Development, this proposal complies with all Island County Critical Areas regulations.

C – Non-Residential Design, Landscaping, & Screening (ICC 17.03.180.P)

Landscaping, Buffering, and Screening in the R, RR, RA, RF, and CA Zones: The following is intended to address the standards contained in ICC 17.03.180.P(3) for Landscaping and Screening in the R Zone.

It will be a condition of approval that all aspects of the Blacksmith Shop Use shall occur inside of the existing shop building in question. No external Blacksmithing work of any type shall occur at any time.

It will be a condition of approval that no vehicles beyond typical non-commercial passenger cars, trucks or vans shall be used to service the Use in question.

As stated above, the height, size, placement, style, materials, color and design the building in question are consistent with the expected appearance of a residential or agricultural structure.



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The scale, scope and intensity of this proposed Use is consistent with goals outlined in ICC 17.03.180.P(3)(a).

D – Parking, Access, and Circulation (ICC 17.03.180.Q)

As stated above, the Island County Traffic Engineer exempted this particular development proposal from a Certificate of Transportation Concurrency. The intensity of traffic and parking needs at this facility should be equal to those normally expected with a residential Use. It will be a condition of approval that no employees have been proposed, reviewed, or approved herein. As stated above, it will be a condition of approval that no vehicles beyond typical non-commercial passenger cars, trucks or vans shall be used to service the Use in question.

E – Signage & Outdoor Lighting (ICC 17.03.180.R)

As shown in the submitted application materials, the lighting installed on the site to serve the proposed Use is shielded, hooded, or full cut-off design directed downwards, and thus is in compliance with ICC 1703.180.R(11).

As stated above, no external signage is proposed at this time.

It will be a condition of approval that no lighting shall be installed to serve the proposed Use that will allow direct rays of light to be visible from any adjacent property. All lighting for the proposed Use shall be shielded, hooded, or full cut-off design and directed downwards.

F – Site Coverage & Setbacks (ICC 17.03.180.S)

Pursuant to Island County Code (ICC 17.03.180.S(1)) impervious surfaces are limited to a maximum of 10% of the gross site area in the R Zone. This mostly forested and undeveloped parcel is far short of this limit.

As noted above, per ICC 16.15 and ICC 17.03.180.S(1), Non-Residential Uses in the R Zone require a dedication of 50% of the site as Open Space.

As mentioned above, it will be a Condition of Approval that prior to issuance of a permit of Final Occupancy for the Use, the applicant shall submit to ICP&CD for review and approval a plot plan of the Parcel showing where on Parcel R32809-080-3280 the required 14.91 acres of open space shall be located. The proposed Open Space areas shall be recorded in a Conservation Area Dedication for Open Space against the Title of the parcel with the Office of the Island County Auditor.



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A conformed copy of this recorded Conservation Area Dedication for Open Space, with the official Auditor's File Number and bar code clearly visible on each page, shall be returned to this Department to become part of the permanent record. This conformed copy shall be returned to this office prior to issuance of a permit of Final Occupancy for the Use in question on this parcel.

Pursuant to Island County Code (ICC 17.03.180.S(1)), Maximum Building Coverage of the Gross Site Area is limited to 10% of the site. The site currently meets this coverage ratio.

H – Land Development Regulations (ICC 11.01, 11.02, 11.03, 11.04, 12.12, 13.03)

This proposal has been reviewed for consistency with the above-noted Island County land development regulations by in comments of July 17, 2015, from John Bertrand of Island County Public Works. The findings and conditions of this memo are hereby adopted as Findings and Conditions of this decision.

This decision has been reviewed consistent with the intent of ICC 16.15.080.B.

VIII – DECISION

Based upon the above review, Island County concludes that the proposed Blacksmith Home Industry complies with all applicable zoning, land use, land development, and environmental regulations and **hereby approves** Site Plan Review application 175/15 SPR subject to the following conditions of approval:

IX – CONDITIONS OF APPROVAL

1. Requirements and conditions noted in the attached memo of July 17, 2015 from John Bertrand of Island County Public Works shall be addressed and followed.
2. Requirements and conditions noted in the attached memo of July 21, 2015 from Aneta Hupfauer of Island County Public Health shall be addressed and followed.
3. Requirements and conditions noted in the attached memo of July 17, 2015 from Tamra Patterson, Island County Plans Examiner/Building Inspector, shall be addressed and followed.
4. The development approved in this decision shall be limited to what is described herein, and what is shown on the approved plot plan, approved on October 20, 2015.
5. Prior to Building Permit issuance, all outstanding fees, including Health Department fees, shall be paid in full.



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6. Prior to issuance of a permit of Final Occupancy for the Use, the applicant shall submit to ICP&CD for review and approval a plot plan of the Parcel showing where on Parcel R32809-080-3280 the required 14.91 acres of open space shall be located. The proposed Open Space areas shall be recorded in a Conservation Area Dedication for Open Space against the Title of the parcel with the Office of the Island County Auditor.
7. A conformed copy of this recorded Conservation Area Dedication for Open Space, with the official Auditor's File Number and bar code clearly visible on each page, shall be returned to this Department to become part of the permanent record. This conformed copy shall be returned to this office prior to issuance of a permit of Final Occupancy for the Use in question on this parcel.
8. Areas of a site designated and committed to Open Space through Conservation Area Dedication for Open Space may be used as undisturbed areas or Community Area; committed to community Use or committed to Farm or Forest Use. Examples of Open Space include undisturbed natural areas such as slopes and wetlands, buffer areas whether landscaped or in native vegetation, and pastures or gardens. Open space may also be used for passive activities such as trails. Well sites and septic drainfields located in designated Open Space areas will be considered Community Area and are allowed in Open Space, subject to certain limitations imposed by Chapter 16.17 ICC.
9. The applicant shall complete and record a Boundary Line Adjustment between Parcels R32809-080-3280 and R32809-080-4470, sufficient to allow the structure in question to meet the minimum 50-foot setback from all property boundaries.
10. A conformed copy of this recorded Boundary Line Adjustment, with the official Auditor's File Number and bar code clearly visible on each page, shall be returned to this Department to become part of the permanent record if this Decision. This conformed copy shall be returned to this office prior to issuance of a permit of Final Occupancy for the Use in question on this parcel.
13. Should the owners of the Home Industry approved herein ever vacate their residency of Parcel R32809-086-2410; the Home Industry Use approved herein shall be discontinued immediately.
11. All aspects of the Blacksmith Shop Use shall occur inside of the existing shop building. No external Blacksmithing work of any type shall occur at any time.
12. No employees for the approved Use have been proposed, reviewed, or approved herein.
13. No vehicles beyond typical non-commercial passenger cars, trucks or vans shall be used to service the Use in question.
14. No lighting shall be installed to serve the proposed Use that will allow direct rays of light to be visible from any adjacent property. All lighting for the proposed Use shall be shielded, hooded, or full cut-off design and directed downwards.
15. The character of any surrounding Permitted Uses shall not be disrupted by this Use.
16. Parking for the approved Use shall be contained on-site and provided in conformance with this approval and applicable Code. The intensity of traffic and



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- parking needs at this facility shall not exceed the level, type, or intensity normally associated with a residential Use.
17. No clearing, grading, cutting or filling activities are proposed or approved in this decision.
 18. Prior to starting any work or construction activities, the applicant shall obtain all required building permits and approvals.
 19. No alteration or modification of any regulated wetland or associated buffer was proposed in the submitted application materials. No alteration or modification of any regulated wetland or associated buffer is approved herein.
 20. No heavy equipment shall work in or move through any regulated wetland or associated buffer in the course of the development approved herein.
 21. No encroachment onto any legally existing easement or property line (or onto any required setback for such) is authorized by this decision. The applicant is encouraged to verify all legally existing easements and property lines with the Island County Auditor's Office, and with title searches or a licensed land surveyor if necessary, prior to the start of development or construction. Encroachment, whether knowing or unknowing, will not be considered by Island County to be grounds for the permitting of said encroachment.
 22. This decision shall not be construed to authorize work, development, construction, or other site modifications in excess of that which is specifically authorized by this decision.
 23. All construction and demolition debris shall be disposed of at a site approved by Island County Public Works Department. Treated wood must be separated and disposed of at an Island County transfer station. There shall be no dumping or disposing of debris on the beach or in the waters of the state.
 24. Applicant bears the full responsibility of notifying site crews of all permit conditions and shall be held fully accountable for any activity which results in on or off-site violations, hazards or damages.
 25. Any conditions that may have been issued by the Washington State Department of Archaeology and Historic Preservation (DAHP) in relation to this project are hereby adopted into this decision by reference. All terms of this adopted document constitute Conditions of Approval for this decision.
 26. The entirety of the attached document, Inadvertent Archaeological and Historic Resources Discovery Plan for Island County, 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.
 27. Should any specific Conditions of Approval issued by DAHP in relation to this project conflict with any Condition of Approval in the Inadvertent Archaeological



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- and Historic Resources Discovery Plan for Island County, the more stringent condition shall apply.
28. The conditions of approval identified in this decision are subject to change if any information provided by the applicant or their authorized representative is found to be inaccurate.
 29. This project is required to comply with Washington State and Island County water quality standards, Washington State laws and regulations protecting archaeological sites and resources and all other pertinent State laws, rules, regulations, codes, and ordinances.
 30. Erosion and Sedimentation Control Best Management Practices shall be employed throughout the approved development.
 31. All work, site modifications and development activities occurring on the subject property shall be strictly limited to those authorized by this decision and described in this decision. All aspects of the proposed development shall conform to the approved plans.



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X – 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.

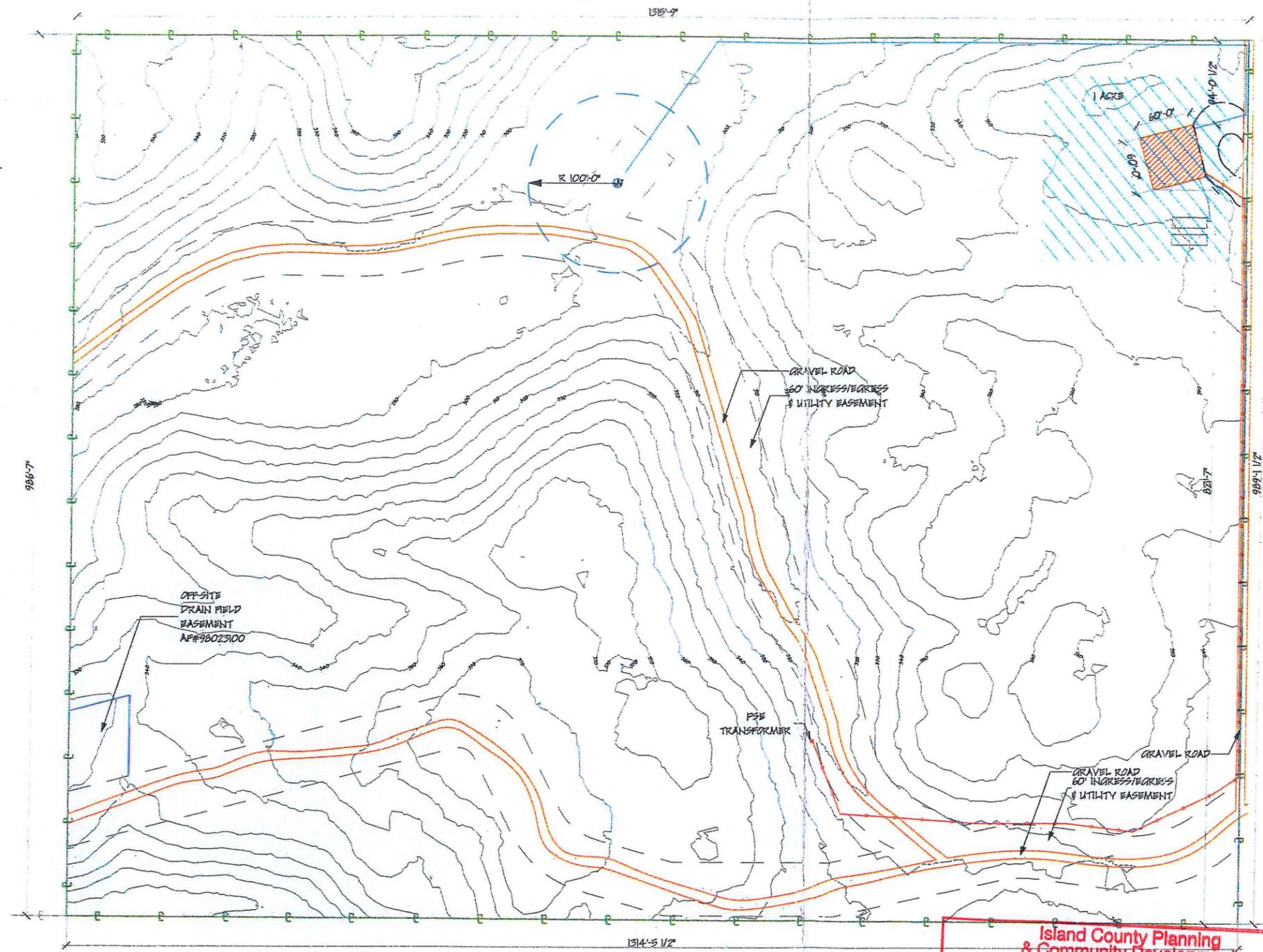
SIGNED THIS 20th DAY OF OCTOBER, 2015

Jason Johnson, Associate Planner
Island County Planning & Community Development

Enclosures:

From HE Exhibit List

- Exhibit 2: Approved Plot Plan, approved October 20, 2015
- Exhibit 3: Conservation Area Dedication for Open Space example/template
- Exhibit 4: Inadvertent Archaeological and Historic Resources Discovery Plan for Island County
- Exhibit 32: Memorandum from John Bertrand, Public Works, dated 6/17/15
- Exhibit 33: Memorandum from Tamra Patterson, Building Department, dated 7/17/15
- Exhibit 34: Memorandum from Aneta Hupfauer, Health Department, dated 7/21/15
- Exhibit 35: Critical Areas Comments from Tess Cooper, dated 7/29/15



TOTAL PROPERTY AREA	1,307,963 +/- SQ. FT.
ROOF SURFACE	3600 SQ. FT.
DRIVEWAY & PARKING	2800 SQ. FT.
TOTAL IMPERVIOUS AREA:	4400 SQ. FT.

SITE PLAN LEGEND

- PROP. LINE
- MAX BUILDING ENVELOPE
- PROPOSED NEW SHOP FOOTPRINT
- DRIVEWAY & PARKING
- PRIVATE GRAVEL ROADS
- WATER LINE
- POWER
- SEWER TRANSPORT LINE
- PRIMARY DRAINFIELD
- 100% RESERVE DRAINFIELD

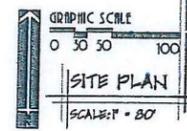
PARCEL #
R32809-080-3280
7970 HEADLANDS DR.
CLINTON WA 98236
ACCESS PERMIT #
APW 99-0261

Island County Planning
& Community Development

APPROVED PLOT PLAN
to be kept on site with plans

Jessie Johnson
Signature

10/20/2015
Date



G U L I C K

D U N D

AMY & CHRIS GULICK
7970 HEADLANDS
CLINTON WA 98236

Island County Planning
& Community Development

JUN 17 2015

RECEIVED

Example

Chris & Amy Gulick

174/15 SPR - Conservation Area Dedication for Open Space

This Conservation Area for Open Space applies to a portion of the subject property located at Address 3491 Rain Shadow Place, Clinton, WA 98236, having a Property ID # 661242 and a Parcel #R32809-080-3280. This Parcel is Zoned as Rural (R) and encompasses 29.82 acres, and an abbreviated legal description of: SW SE EX S/2 S/2 TGW & SUB EZ FR 065-3280 TGW & SUB EZ AF#96005061.

The dedication of this Conservation Area is required as a Condition of Approval of Site Plan Review 161/15 SPR, per ICC 16.15 and ICC 17.03.180.S(1). Island County Code requires lot owners to dedicate a minimum of 50% of the lot area to Open Space for approved non-residential Uses in the R Zone.

To satisfy this requirement, the undersigned applicants and lot owners, W. Joseph Hanson and Barbara Hanson, hereby dedicate 54,605 square feet of the parcel in question above to Open Space, to remain as such until, and only if, the Use approved under 161/15 SPR is discontinued completely.

Per ICC 17.03.040, Open Space may only be used for undisturbed areas or Community Area; committed to community Use or committed to Farm or Forest Use. Examples of Open Space include undisturbed natural areas such as slopes and wetlands, buffer areas whether landscaped or in native vegetation, and pastures or gardens. Open space may also be used for passive activities such as trails. Well sites and septic drainfields located in designated Open Space areas will be considered Community Area and are allowed in Open Space, subject to certain limitations imposed by Chapter 16.17 ICC.

No development, beyond that noted above, is allowed in the areas of Dedicated Open Space for life of the development approved under 161/15 SPR. The Approved Plot Plan showing the locations of the Open Space areas is available in the records of Island County Planning & Community Development under file 161/15 SPR.

1) _____ Property Owner Name(s) (print) _____ Signature(s)	State of Washington) County of _____)
	I certify that I know or have satisfactory evidence that _____ signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.
2) _____ Property Owner Name(s) (print) _____ Signature(s)	Dated _____ Signature of Notary Public _____ Printed Name _____ Residing at _____ My appointment expires _____
_____ Date	



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/>

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.



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

July 17, 2015

TO: Jason Johnson

FROM: John Bertrand, Development Coordinator 

SUBJECT: SPR 174/15 – Chris and Amy Gulick
Site Plan Review
Parcel Nos. R32809-086-2410 and R32809-080-3280

Public Works has reviewed the information submitted for the above referenced application, for consistency with our development standards, and has the following comments:

- The proposed blacksmith shop will be located in the northeast corner of parcel R32809-080-3280, outside of and well away from all known critical areas and any of the steep slopes and geologically hazardous areas that encumber large portions of some of the lots in this neighborhood.
- The overall area dedicated to this blacksmith shop is also relatively minor at about no more than one acre in size. It is also already served by a driveway from Rain Shadow Place.
- Some sort of fire protection facilities may actually be needed for this new facility. Check with the Building Official, Andy Griffin for any such requirements.

With the above now stated, Public Works has No Objection to approval of Site Plan Review SPR 174/15, provided that the following conditions are met:

- The applicants shall obtain an “Application To Perform Work In the County Right Of Way” before conducting any activities within any county ROW.
- The Traffic Engineer exempted this particular development proposal from needing any Certificate of Transportation Concurrency. However, note that should the proposed business use change for this new structure that has now been built, the applicants may or will need to submit a new Traffic Concurrency Application and Traffic Report addressing that proposed change in use.
- Prior to Final Building Occupancy for the site’s blacksmith shop structure, the applicants shall submit a stamped as-built plan or a letter of certification by a qualified engineer certifying the installation and operation of any fire protection facilities that were required and needed to be installed for that structure.
- The site’s internal access roadway and parking area have already been completed, but they shall require a site inspection approval before granting Final Building Occupancy for that new structure on the site. The passing lane turnouts on Rain Shadow Place shall also be installed, and shall also be constructed to 6 inches deep with gravel surfacing before Final Building Occupancy may be granted.
- Prior to Final Building Occupancy for any structure on the site, the applicants shall submit a revised Site Plan, as applicable, indicating any further changes that may have occurred during site development.

- The site was already minimally cleared and graded per both a DNR Informal Conference Note and exemption from clearing and grading requirements from Island County, and the site has already been re-stabilized as well, so no temporary ESC measures & facilities installation' inspection is now required anymore by Island County Public Works.
- No specific information was provided on how drainage was being managed for this site's new structure. Therefore, prior to Final Building Occupancy for that new structure, Public Works will require final drainage review. The submittal requirements for final drainage review shall include as-built documentation, as applicable. The Civil Engineer of record must certify to the best of his knowledge that the work within his area of responsibility was done in accordance with the approved Drainage Narrative, or the civil engineer shall show any significant deviations from it.
- Any proposed new drainage system should be able to mitigate the potential impacts to the site that will result after site development occurs. However, there is always a possibility that it will not completely address the requirements for rate and volume control for this proposed development. Should such a situation occur, the applicants shall submit any further evaluation and modifications needed during construction of the project to Public Works for review and approval prior to installation of the proposed change(s).
- The applicants assume full liability for any/all their drainage systems. 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 any such drainage systems on this parcel, or any impacts to any other adjoining or downstream parcels.
- Final Building Occupancy shall not be granted until all work, including installation of all drainage systems needed, and all erosion-control measures required have been completed, and any required Site Plan revisions have been submitted.

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



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PLANNING & COMMUNITY DEVELOPMENT**

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

July 17, 2015

TO: Jason Johnson

FROM: Tamra Patterson, Plans Examiner/Building Insp. 

SUBJECT: 174/15 SPR, Chris and Amy Gulick
Contact: Larry Kwarsick
3600 square feet Home Industry
Parcel #R32809-086-2410

The building department has reviewed the package information submitted and has no objections with the following comments:

1. A Tenant Improvement permit will be required for the new use.

NOTE: This is general information for your use to aid in the planning of your building, not a complete plan review. Complete code requirements will be addressed during the Building Permit review process.

Please feel free to contact me at (360) 678-7806, or email tamrap@co.island.wa.us, if you have any questions regarding these comments.



ISLAND COUNTY PUBLIC HEALTH

P.O. Box 5000
Coupeville, WA 98239
www.islandcounty.net/health

TO: Jason Johnson, Planning & Community Development

FROM: Aneta Hupfauer, Land Use Coordinator AH

DATE: July 21, 2015

RE: SPR 174/15 - Gulick
Parcel Nos. R32809-086-2410 & R32809-080-3280

Rcv'd Island County

JUL 21 2015

Community Development

After reviewing the referenced proposal, this office offers the following:

1. The applicant is proposing to operate a blacksmith business in the existing shop located on parcel R32809-080-3280.
2. The existing shop is served by the Erickson Ranch water system and an on-site sewage disposal system (As-built #PT2012-334).

This office has no objection to the approval of the referenced proposal, conditioned on the following:

1. Prior to business operation a Solid Waste Management Plan (SWMP) must be approved by this office. Attached you will find forms and guidance. The SWMP is a "stand-alone" document and must contain, at a minimum, the following:
 - Completed and signed SWMP form
 - Site plan prepared in accordance with attached guidance
 - Estimates of annual waste amounts and disposal plans on attached form
 - Be sure to account for construction/demolition wastes as well as operational wastes

If, after reviewing the attached information and guidance, you have further need for assistance with preparing the SWMP, please contact Andrea Krohn, Solid Waste Program (360-679-7309 or A.Krohn@co.island.wa.us).

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

For Marijuana Producer/Processor Use Only

How much waste will you have? How, where and for how long will marijuana waste be stored? If waste material is held before it is disposed of, where, how and for how long will it be stored?

What you will be mixing the marijuana waste with to render it unusable?

Do you plan to ship marijuana waste off site? If so, who will be hauling it and where will it go?

Do you plan to compost marijuana waste on-site? If land-applying, where will that occur?

Commercial Activity or Project Information Continued

Description of commercial activity or project

Explain how waste is created or generated (*see attached Resources page*)

Description of Best Management Practices (BMPs) for waste control, pollution prevention, and hazardous material storage (*see attached Resources page*)

Contact information for disposal or recycling locations or companies (*attach additional sheets if more facilities are used*)

Disposal Company

Company _____

Address _____

Phone _____

Self-Haul Commercial Pick-up

Other info _____

Recycling Company

Company _____

Address _____

Phone _____

Self-Haul Commercial Pick-up

Other info _____

Disposal Company

Company _____

Address _____

Phone _____

Self-Haul Commercial Pick-up

Other info _____

Recycling Company

Company _____

Address _____

Phone _____

Self-Haul Commercial Pick-up

Other info _____

Site plan (include locations of waste handling and storage, buildings, pond areas, ditches, hazardous material storage areas, onsite sewage systems, wells on property and off property within 100' of property boundary)

1 inch = _____ feet



PART III. Signature and Verification of Applicant

I certify under penalty of law that I have personally examined and am familiar with the information in this application and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

Prepared by:

Date:



Solid Waste Management Plan Resources

Island County Code 8.08B – Solid Waste Handling Regulations

Available online at:

<http://www.islandcounty.net/code/CountyCode.htm>

Island County Code 8.08B.070 Owner Responsibilities for Solid Waste

The owner, operator, or occupant of any premise, business establishment, or industry shall be responsible for the satisfactory and legal arrangement for the solid waste handling of all solid waste including but not limited to moderate risk waste, toxic waste and household waste accumulated on the property.

Solid Waste includes all putrescible and nonputrescible solid and semisolid wastes; liquids, solid and semisolid materials which are not the primary product of public, private, industrial, commercial, mining or agricultural operations.

Examples of solid waste include, but are not limited to:

- Abandoned or junk vehicles or parts thereof
- Animal waste
- Batteries
- Blasting grit
- Construction and demolition debris
- Contaminated soils
- Dangerous waste
- Discarded commodities
- Garbage and rubbish
- Industrial wastes
- Infiltration pond soil
- Paint, solvents, chemicals
- Process waste water or wash down water
- Recyclable materials
- Tires
- Unusable byproducts from commercial process
- Used oil
- Vegetative and land clearing debris
- Wet slurry/grit/sludge
- Wood waste

Best Management Practices (BMPs) and other waste handling information (including reduction, reuse, recycling, disposal options) can be found at:

- Washington State Department of Ecology Solid Waste Division
<http://www.ecy.wa.gov/programs/swfa>
- Island County Solid Waste Website
<http://www.islandcounty.net/publicworks/Solid%20Waste/index.htm>
- Hazardous Waste Service Providers
<http://www.ecy.wa.gov/apps/hwtr/hwsd/default.htm>
- CASQA Best Management Practices Handbooks
<http://www.cabmphandbooks.com/>
- Searchable EPA Database of Best Management Practices
<http://cfpub.epa.gov/npdes/stormwater/menuofbmps/index.cfm>

Critical Areas Comments - 2015

Permit Workflow: CRITICAL AREAS

Permit ID: 174/15

Application Incomplete per Johnson & H West on 6/29/2015 due to not including address labels for property owners within 300 ft of the proposed Use.

Created by: TCOOPER

Created on: 07/29/2015

End Date: 06/29/2015

Created by: JJOHNSON

Type	ID	Note Type	Code	Text	Begin	End	Created by	Attachments
Permit Workflow Step	174/15	GENERAL		Application Incomplete per Johnson & H West on 6/29/2015 due to not including address labels for property owners within 300 ft of the proposed Use.	07/29/2015	06/29/2015	JJOHNSON	
Permit Workflow Step		GENERAL		No objection - no conditions				
Permit Workflow Step		GENERAL		Application Incomplete per Johnson & H West on 6/29/2015 due to not including address labels for property owners within 300 ft of the proposed Use.				