



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

Phillip Bakke, AICP
Director

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Joe Burcar
360-678-7810

June 10th, 2005

Property Owner:

Nichols Brothers Boat Builders, Inc (NBBBI)
Attn: Bryan Nichols
5400 Cameron Road
Freeland, WA 98249

Re: Review Comments: **NBBBI-MASTER PERMIT (SPR/VAR/SDP/SCUP 387/04)**

Attn: Mr. Nichols,

The above referenced **MASTER PERMIT (MPA)** was accepted as complete on November 1st, 2004. Chapter 16.19 of the Island County code establishes specific time periods for public notice of permit applications. Pursuant chapter 16.19 ICC the public comment period for the project was advertised for December 1st, 2004 through January 3rd, 2005. Because of the relatively large scope of the project in addition to the holiday season at your request the public comment period was extended until January 15th, 2005, which unfortunately fell on the Saturday of a holiday weekend, therefore public comments on the MPA were accepted by Island County Planning & Community Development through January 18th, 2005 at 4:30 PM. During the 49-day public comment period Island County staff completed its initial review of the application resulting in a review letter dated January 25th, 2005 requesting additional or corrected information. NBBBI provided in three separate phases (March, 28th, 2005, April 25th, 2005, and May 25, 2005) the additional information requested in the January 25th, 2005 review letter. Pursuant to chapter 16.19 ICC the County and other reviewing agencies have reviewed the submitted information and have the following comments/request for additional and/or corrected information:

1. **WA-STATE DEPT. OF FISH & WILDLIFE (WDFW):** Please see that attached email with comments from Area Habitat Biologist Doug Thompson dated June 10th, 2005.
2. **WA-STATE DEPT. OF ECOLOGY (WDOE):** Please see the attached comments from Shoreline Planner Alice Schisel dated January 10th, 2005.
3. **ISLAND COUNTY HEALTH DEPARTMENT:** Please see attached comments and request for additional information from Anathelie Dawkins dated June 10th, 2005.

4. **ISLAND COUNTY ENGINEERING PUBLIC WORKS:** Please see attached comments and request for additional information from Development Coordinator Bill Poss dated June 10th, 2005.

5. **ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT:** The following is a table summarizing the information requested in the County's January 25th, 2005 review letter along with the status of the County's review of the information submitted. Items for which Island County is requesting additional or corrected information are both noted in the table and listed below:

<u>INFORMATION REQUEST:</u>	<u>REVIEW STATUS:</u>
OPEN SPACE (1)	<i>Requested information provided by NBBBI within the 60-day submittal. No additional information requested at this time.</i>
SITE LAYOUT (2)	<i>Requested information provided by NBBBI within the 30-day submittal. No additional information requested at this time.</i>
LIGHTING (3)	<i>Requested information provided by NBBBI within the 30-day submittal. No additional information requested at this time</i>
BUILDING DESIGN (4)	<i>Requested information provided by NBBBI within the 60-day submittal. See comments below requesting more information.</i>
SURFACE WATER – DRAINAGE (5)	<i>See comments received from Island County Public Works Development Coordinator Bill Poss comments within the attached memo dated June 10th, 2005.</i>
UTILITY (6, SEPA-16)	<i>Requested information provided by NBBBI within the 30-day submittal. No additional information requested at this time.</i>
SIGNS (7)	<i>Requested information provided by NBBBI within the 30-day submittal. No additional information requested at this time.</i>
TRAFFIC – CIRCULATION (8, SEPA-14)	<i>See comments received from Island County Public Works Development Coordinator Bill Poss comments within the attached memo dated June 10th, 2005.</i>
EARTH (SEPA-1)	<i>Requested information is referenced within the 90-day submittal; however the complete submittal of requested information was dependent on the County's verification of a</i>

	<i>wetland boundary, which has recently been completed. See comments below verifying the submitted wetland delineation and requesting grading/stormwater designs for the proposed parking area.</i>
ENVIRONMENTAL HEALTH (SEPA-2,7)	<i>Requested information provided by NBBBI within the 90-day submittal. See comments received from Island County Health Department (Anathalie Dawkins) comments within the attached memo dated June 10th, 2005.</i>
WATER (SEPA-3)	<i>Requested information provided by NBBBI within the 30-day submittal. Please see the attached comments from the Island County Critical Areas Planner, Justin Craven dated June 3rd, 2005, verifying the submitted wetland delineation.</i>
FISH/ANIMALS (SEPA-5)	<i>Requested information provided by NBBBI within the 30-day submittal. Also, please see that attached comments within an email dated June 10th, 2005 from WDFW Area Habitat Biologist, Doug Thompson.</i>
NOISE (SEPA-7A)	<i>See comments below – Additional information will be requested in a future notice to be forwarded to NBBBI by July 1st, 2005</i>
LAND & SHORELINE USE (SEPA-8)	<i>Requested information provided by NBBBI within the 30-day submittal. No additional information is requested at this time.</i>
AESTHETICS (SEPA-10)	<i>Requested information provided by NBBBI within the 60-day submittal. See comments below with discussion on landscaping and proposed construction on a neighboring parcel.</i>
RECREATION (SEPA-12)	<i>Requested information provided by NBBBI within the 60-day submittal. No additional information is requested at this time.</i>
SHORELINE VARIANCE	<i>Additional information was <u>not</u> requested in the January 25th, 2005 review letter; therefore no additional information is requested at this time.</i>

<p style="text-align: center;">NAVIGATION</p>	<p style="text-align: center;"><i>Requested information provided by NBBBI within the 90-day submittal.</i></p>
<p style="text-align: center;">RAIL CONSTRUCTION</p>	<p style="text-align: center;"><i>Requested information provided by NBBBI within the 90-day submittal. No additional information is requested at this time. Also, please see that attached comments within an email dated June 10th, 2005 from WDFW Area Habitat Biologist, Doug Thompson.</i></p>
<p style="text-align: center;">EELGRASS – MONITORING/RESTORATION</p>	<p style="text-align: center;"><i>Requested information provided by NBBBI within the 90-day submittal. Also, please see that attached comments within an email dated June 10th, 2005 from WDFW Area Habitat Biologist, Doug Thompson.</i></p>
<p style="text-align: center;">ROCK RAMP REMOVAL – BMP’S</p>	<p style="text-align: center;"><i>Requested information provided by NBBBI within the 90-day submittal. Also, please see that attached comments within an email dated June 10th, 2005 from WDFW Area Habitat Biologist, Doug Thompson.</i></p>

As noted in the table above, Island County is requesting additional or corrected information on the following items to be submitted in one complete package in a timely manner upon compilation of the requested information:

- **Grading Plan:** Please see the attached email from Justin Craven dated June 3rd, 2005, verifying the wetland delineation prepared by Anchor Environmental, LLC and submitted to the County as part of the 90-day submittal received on May 25th, 2005. Please proceed with compilation of the detailed grading and TESC plans for the relocation and expansion of the parking area as described in your submittal.
- **Building Design:** As referenced in NBBBI 90-day submittal received by Island County on May 25th, 2005, the final design of proposed buildings have not been finalized, therefore elevations drawings have not been submitted for review. Upon a determination of future building designs, please submit elevation drawings as well as the information previously requested (Building design & Aesthetics) in the County’s January 25, 2005 review letter for all existing and new buildings proposed as part of the 15-year Master Permit.
- **Stormwater Plan:** It is our understanding that NBBBI has secured a stormwater consultant who is working directly with WDOE to develop both a short & long term surface water plan. Upon completion, please provide a copy of the stormwater plan as well as WDOE permit specifics with the re-submittal of

requested information. As requested in comments received from WDOE, shoreline planner Alice Schisel dated June 10th, 2005 please include a description of how stormwater generated from the proposed parking area will be managed either independently or with the treatment of industrial stormwater within the production yard? Also, please see the attached comments from Island County Public Works, Development Coordinator Bill Poss requesting additional information pertaining to stormwater management.

- **(Aesthetics) Landscaping & Visual Analysis:** The updated “Landscape & Visual Analysis dated April 22nd, 2005 and prepared by Weisman Design Group, depicts plantings on neighboring parcels outside of NBBBI ownership. Island County understands and concur with the reports conclusion that plantings on neighboring parcels could be utilized as a technique to soften the appearance of the proposed buildings, however please note that preliminary plans have been submitted to Island County proposing “Two underground propane storage tanks” (Site Plan Review 125/05) and “Construction of a farm supply store and warehouse” (PreApplication 921/05) on parcel number S8290-00-00022-5 located on the southeast corner of Cameron Road and Highway 525. The following condition has been placed on the approved access permit (APWOU-0411) for neighboring parcel S8290-00-00022-5 essentially restricting plantings of vegetation that may restrict sight visibility to Highway 525:

“Access location is extremely close to SR 525 intersection. A sight visibility agreement to maintain maximum sight visibility on applicant’s parcel easterly down SR 525 shall be designed and approved by the Traffic Engineer and attached to this permit”.

Please understand that based on the additional information requested above pertaining to finalized Building Design, Island County may request additional information pertaining to aesthetics. Future analysis should consider both the planting restriction on the neighboring parcel as well as the potential visual affect of a future structure on the adjacent parcel.

- **Noise:** Island County is continuing to work with an independent noise consultant in interpreting both the noise study prepared for NBBBI by SSA-Consulting as well as comments and noise monitoring submitted as public comments by Eric Hanson. Island County will be forwarding the conclusions of this evaluation in the form of a request for additional information on the noise analysis to you by the last week in June. Please include the requested noise information with the above requested information as one re-submittal.

This application is being reviewed according to both Type II & Type III decision process and this notice serves as the county's request for additional or corrected information, as provided in ICC 16.19.090. At this time Island County has not issued a final SEPA threshold determination for the proposed Master Permit Application, the above requested information is intended to provide the County and reviewing agencies sufficient information to finalize a SEPA determination. Please understand that once a final SEPA threshold is issued additional information/analysis maybe requested. Please resubmit **10-copies** of the requested information to Island County upon compilation of all requested information.

If we can be of any assistance on helping you resolve this issue please does not hesitate to call our office, I can be reached at 360-678-7810 or JoeB@co.island.wa.us

Sincerely,

Joe Burcar, Shoreline Planner

CC:

Allison Moss
Phil Bakke, ICPCD
Doug Thompson, WDFW
Alice Schisel, WDOE
Bill Poss, ICPW
Anathalie Dawkins, IC-Health