



Island County Planning and Community Development

Jonathan Lange, AICP, CFM

Director

1 NE 7th St., Coupeville, WA 98239

Ph: Whidbey 360-679-7339 | Camano 360-387-3443 | Fax: 360-679-7306

Email: PlanningDept@islandcountywa.gov | <https://www.islandcountywa.gov/Planning/Pages/Home.aspx>

Notice of Application - Optional DNS Process

Date of issuance: 10/08/2025

Island County has received a permit application for the following project.

Date of notice of application 10/01/2025 **Comment due date:** 10/21/2025

Staff Contact: Austin Hoofnagle **email:** a.hoofnagle@islandcountywa.gov **phone:** 360-678-7814

File Number: 329/25 SHE-II **Applicant:** Fred (Bo) Bowen III

Location: 4136 Beach Dr Freeland, WA 98249 (S6135-00-00164-0)

Proposal – The applicants propose to replace 51 linear feet of existing concrete bulkhead, as well as the beach access stairs, and to partially repair or replace the existing decking as necessary.

Island County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS). The optional DNS process established by WAC 197-11-355 is being used. The determination is based on the following findings and conclusions within the submitted Biological Site Assessment prepared by FACET LLC in August of 2025:

BSA Conclusion: *The proposed project is for an in-kind replacement of a 51 LF concrete bulkhead and concrete beach access stairs. Based on the analysis of this document, the project development is unlikely to cause a significant impact on any critical areas, species, or vegetation. The discussion areas above conclude that all species were given a not likely to adversely affect or no effect determination. The shoreline and species that utilize the habitat will be protected by the proposed best management practices. Impacts during construction will be negligible and temporary.*

Within the limitations of schedule, scope of work, and seasonal constraints, Facet warrants that this study was conducted in accordance with generally accepted investigation practices, including the technical guidelines and criteria in effect at the time this study was performed. (pg. 25)

Island County regulations under ICC 17.02B (Critical Areas), Title XI (Land Development Standards) & other applicable regulations are used to review and condition development to protect critical areas affected by this proposal. The proposal may include mitigation & the project review process may incorporate or require mitigation measures regardless of whether an EIS is required.

Public, Agency, and Tribal Comments: Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Public comments must be received by 4:30 pm on **October 21, 2025**; mail to Island County Planning Department 1 NE 7th St., Coupeville, WA 98239; deliver to 1 NE 6th St, Coupeville, WA 98239; or 121 N. East Camano Drive, Camano Island; or Fax (360) 679-7306. This may be the only opportunity to comment on the environmental impacts of the proposal.

To request notice of hearings, to receive a copy of the decision, or for information on appeals, contact us at the above address.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:

Should the development proposal be approved, standard conditions will be included in the final decision to ensure consistency with the intent and requirements of Island County Code (ICC) Shoreline Master Program 17.05A.

In addition, the following Best Management Practices (BMPs) recommended in the Biological Site Assessment (BSA) will also be included as conditions of approval.

1. Construction will be conducted during low tides, in the dry.
2. All construction debris will be collected and not allowed to enter the waters of the state.
3. If debris or spill material accidentally enter the waterway, immediate actions will be taken to remove the material, and proper entities will be notified.
4. Care will be taken in all work to prevent debris, oil, and grease from entering the water.
5. All debris or spill material will be properly disposed of at an approved off-site disposal facility.
6. Refueling will be conducted away from the shoreline in accordance with the Washington State Department of Ecology.
7. All equipment will be checked daily for leaks and any necessary repairs will be made prior to commencement of work.
8. No equipment, materials, or vehicles shall be parked or stored near or on the beach.
9. No filling, excavation, stockpiling of materials, or heavy equipment use shall take place near the top of the steep slope area.
10. Excavation and site disturbing activities shall be strictly limited to the minimum necessary to accomplish the work authorized in this decision. Soil and materials shall be stockpiled landward of the OHWM and erosion and sedimentation control best management practices shall be employed.
11. All construction and demolition debris shall be disposed of at a site approved by the County Public Works Department. There shall be no dumping or disposal of debris on the beach or in the Waters of the State.
12. No encroachment onto any legally existing easement or property line (or onto any required setback for such) is proposed by this design beyond what is specifically shown and called out herein.

Required Permits: Island County Shoreline Exemption, Floodplain Development Permit, Building Permit, WDFW HPA, USACE Section 10 and 404

Required Studies: Biological Site Assessment, Geocoastal Report

Notice of Application - Optional DNS Process

Date of issuance: 10/08/2025

Island County has received a permit application for the following project.

Date of notice of application 10/01/2025 **Comment due date:** 10/21/2025

Staff Contact: Austin Hoofnagle **email:** a.hoofnagle@islandcountywa.gov **phone:** 360-678-7814

File Number: 374/25 SHE-II

Applicant: Cheryl Bishop & Jane Marie Dore

Location: 3707 BELLS LN LANGLEY WA 98260 (S8085-00-0B404-0)

Proposal: The applicants propose 45 linear feet of bulkhead repair and maintenance as well as existing boat ramp resurfacing.

Island County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS). The optional DNS process established by WAC 197-11-355 is being used. The determination is based on the following findings and conclusions from the submitted biological site assessment (BSA) prepared by FACET LLC in August of 2025:

BSA Conclusion: The proposed project involves the removal and the replacement of the existing 45-LF bulkhead. The replacement bulkhead will maintain the base of the piling and the concrete cap but remove the timber piles and lagging. The bulkhead face will be replaced with 4" thick concrete that will be secured with a rod and cap tie back to a proposed 2'x2' concrete anchor to improve stability and longevity. Additionally, the boat concrete ramp will be resurfaced within the same footprint as the existing. This shoreline stabilization is necessary to protect the primary structure from ongoing erosion from continuous wave action. Based on the analysis of this report, the project will result in some minor and temporary adverse impacts to the nearshore environment, and therefore may affect, not likely to adversely affect or no effect determination was concluded for listed species with known occurrence or critical habitat within the Action Area. The effect determination for protected species is contingent upon implementation of the conservation and minimization measures outlined in Chapter 7. Appropriate BMPs and temporary erosion and sediment control (TESC) measures will be implemented for the duration of project activities to minimize potential construction impacts.

Within the limitations of schedule, scope of work, and seasonal constraints, Facet warrants that this study was conducted in accordance with generally accepted investigation practices, including the technical guidelines and criteria in effect at the time this study was performed. (pg. 26)

Island County regulations under ICC 17.02B (Critical Areas), Title XI (Land Development Standards) & other applicable regulations are used to review and condition development to protect critical areas affected by this proposal. The proposal may include mitigation & the project review process may incorporate or require mitigation measures regardless of whether an EIS is required.

Public, Agency, and Tribal Comments: Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Public comments must be received by 4:30 pm on **October 21, 2025**; mail to Island County Planning Department 1 NE 7th St., Coupeville, WA 98239; deliver to 1 NE 6th St, Coupeville, WA 98239; or 121 N. East Camano Drive, Camano Island; or Fax (360) 679-7306. This may be the only opportunity to comment on the environmental impacts of the proposal.

To request notice of hearings, to receive a copy of the decision, or for information on appeals, contact us at the above address.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:

Should the development proposal be approved, standard conditions will be included in the final decision to ensure consistency with the intent and requirements of Island County Code (ICC) Shoreline Master Program 17.05A.

In addition, the following Best Management Practices (BMPs) recommended in the Biological Site Assessment (BSA) will also be included as conditions of approval.

1. Construction timing will adhere to the work window provided by WDFW to ensure limited impact to salmonid species and forage fish in the area.
2. All work on the will be completed by equipment operating in the upper intertidal area during periods of low tides. No in-water work will occur.
3. All construction debris will be collected and not allowed to enter waters of the state.
4. If debris or spill material accidentally enters the waterway, immediate actions will be taken to remove the material, and the proper entities will be notified.

5. Care will be taken in all work to prevent debris, oils, and grease from entering the water.
6. All debris or spill material will be properly disposed of at an approved off-site disposal facility.
7. Should heavy equipment be needed, refueling will be conducted away from the shoreline in accordance with the Washington State Department of Ecology.
8. All equipment will be checked daily for leaks and any necessary repairs will be made prior to commencement of work.
9. All permanent and temporary construction lights will be pointed away from shoreline.
10. Keep the use of equipment minimal, confined to a single access point, and limited to 25 ft corridor. Construction material must not touch the beach outside of this work corridor.
11. Do not conduct project activities when the work area is inundated by tidal waters.
12. Establish staging areas (used for activities such as equipment storage, vehicle storage, fueling, servicing, and hazardous material storage) in a location and manner that will prevent contaminants such as petroleum products, hydraulic fluid, fresh concrete, sediments, sedimentladen water, chemicals, or any other toxic or harmful materials from entering waters of the state.
13. Equipment used in or near water must use environmentally acceptable lubricants composed of biodegradable base oils. These are vegetable oils, synthetic esters, and polyalkylene glycols.
14. Remove the existing bulkhead and deposit in an upland area above the limits of extreme high tidal water.
15. Prior to high water or wave action, backfill all trenches, depressions, or holes created during construction waterward of the ordinary high water line.
16. Remove all debris or deleterious material resulting from construction from the beach area or bed and prevent from entering waters of the state.
17. Avoid damage to existing vegetation when removing the bulkhead.
18. Retain all natural habitat features on the beach larger than twelve inches in diameter including trees, stumps, logs, and large rocks. These natural habitat features may be moved during construction, but they must be placed near the pre-project location before leaving the job site
19. Temporary material storage piles including erosive materials will be placed outside the 100- year floodplain during the rainy season (October 1 through June 1). Temporary storage piles will be stabilized with plastic sheeting, or other BMP's to prevent sediment delivery into adjacent waters and to be used within 12 hours of deposition

Required Permits: Island County Building Permit, WDFW HPA

Required Studies: Biological Site Assessment