



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

PHONE: 360.679.7339 ■ from Camano 360.629.4522, Ext. 7339 ■ from S. Whidbey 360.321.5111 x 7339
FAX: 360.679.7306 ■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
Internet Home Page: <https://www.islandcountywa.gov/Planning/Pages/Home.aspx>

Notice of Application - Optional DNS Process

Date of issuance: August 3rd, 2022

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

Date of notice of application: August 3rd, 2022 **Comment due date:** August 17th, 2022

Staff Contact: Renee Zavas Silva **email:** r.zavassilva@islandcountywa.gov **phone:** 360-678-7800

File Number: 092/22 **Applicant:** Dana Clifford Gilbert & Gavin Clifford

Location: S8353-00-00037-0

Proposal – Construct single family residence with 150 cubic yards quantity of grading & 150 cubic yards quantity of fill

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:

The subject parcel is almost completely encumbered by 110-feet of wetland buffers and there is no other placement that would better avoid critical areas. The development has incorporated avoidance, minimization, and mitigation outlined in the submitted wetland report. The proposed mitigation for this plan meets the required 1:1 reestablishment/enhancement ratio and provided appropriate species selection and diversity.

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 **August 17, 2022**; mail to Island County Planning Department PO Box 5000, 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.

To request notice of hearings, to receive a copy of the decision, or 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: A wetland Assessment and Mitigation plan was submitted.

Required Permits: *RUD II, Building Permit, Septic & Water Availability, Access & Address*

Required Studies: *Wetland Report and Mitigation Plan*



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Notice of Application - Optional DNS Process

Date of issuance: July 15, 2022

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

Date of notice of application: July 15, 2022 **Comment due date:** *August 17, 2022*

Staff Contact: Donah Dunn **email:** d.dunn@islandcountywa.gov **phone:** (360) 679-7365

File Number: 194/22 **CGP Applicant:** Mitchell & Kimberly Hinds

Location: R23131-240-2550

Proposal Clearing 1.9 acres of trees in a 8.42 acres area, for the proposed construction of a 3,800 sq ft SFR

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:

The development is being proposed as far away as possible from the wetlands, staying outside of the two wetland buffers on site.

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 **August 17, 2022**; mail to Island County Planning Department PO Box 5000, 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.

To request notice of hearings, to receive a copy of the decision, or 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: *The establishment of the buffers around wetlands as well as staying outside of newfound buffers.*

Required Permits: CGP type II

Required Studies: *Wetland Assessment*



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Notice of Application - Optional DNS Process

Date of issuance: August 3rd, 2022

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

Date of notice of application: August 3rd, 2022 **Comment due date:** August 17th, 2022

Staff Contact: Lucas Clark **email:** lucas.clark@islandcountywa.gov **phone:** 360-678-7807

File Number: 198/22 **Applicant:** Matt Kukuk

Location: R33131-193-4570 & R33131-194-4760

Proposal – The proposed development consists of removing an existing log-piling bulkhead and constructing a replacement vinyl sheet-piling bulkhead immediately upland of the existing wall along the length of two adjacent parcels located off Elger Beach Lane on Camano Island. The project also involves the installation of dead-man anchors upland of the bulkhead to support the proposed replacement wall. The dead-man anchors will consist of a combination of concrete blocks and helical screw anchors, depending upon the conditions available upland of the replacement wall.

The total length of the existing bulkhead proposed for replacement is approximately 133-feet. The replacement bulkhead will be approximately 127-feet long with an approximately 12-foot long return wall on the southern end and an approximately 8-foot long return wall on the northern end.

The height of the replacement bulkhead will be the same height as the existing, which varies between 6 and 6.5-feet in height above the beach grade. The existing pilings are approximately 8-10 feet in total height and the replacement bulkhead will involve the installation of approximately 12-foot tall vinyl sheet piles.

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:

The action will temporarily disturb approximately 150 linear feet of nearshore area, but no permanent changes will occur below OHW and no vegetation will be removed. The final shoreline condition will contain the same quantity and quality of habitat that existed prior to construction. No change in water quality is expected. With the conservation measures that will be employed, long term impact to salmonid EFH are not expected. The action will not likely affect EFH for groundfish and pelagic species.

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 **August 17, 2022**; mail to Island County Planning Department PO Box 5000, 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.

To request notice of hearings, to receive a copy of the decision, or 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:

- No inwater work will occur.
- The project will not result in any removal of native plants or trees adjacent to the shoreline.
- All work will be accessed on existing roads to the shoreline work area. No barge or other marine access will be needed.
- All work will be completed as required by WDFW to minimize the potential for significant adverse impacts to salmon, bull trout, and forage fish.
- Disturbance to the beach will be limited to only that necessary to remove the existing log pile bulkhead and drive new sheet pile.
- All work will be completed with clean equipment in good condition with no evidence of petroleum product leakage. All equipment will be inspected, serviced, and cleaned off-site as necessary to prevent leakage or any contamination of the beach or water.
- Any creosote treated timber in the existing bulkhead will be removed to the upland, cut into sections atop tarps to contain all sawdust/chips, and hauled to the County transfer station for disposal.
- Emergency spill response and clean-up equipment will be available on site during all work activities. This kit included material for containment and clean-up of petroleum product. Telephone numbers of appropriate agency/department contacts will be readily available on-site in case a spill should occur (e.g., Ecology, County Fire Department Hazmat Team, County Fire and Rescue).
- Any natural logs on the beach that need to be moved will be returned to their location after construction is finished.

Required Permits: *Island County Shoreline Exemption, SEPA determination, building permit, Flood Development permit, WA State Department of Fish and Wildlife HPA.*

Required Studies: *Biological Site Assessment, Geocoastal Assessment, Cultural Resources Report*