



## Island County Planning and Community Development

*Mary Engle, Director*

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1 NE 7<sup>th</sup> St., Coupeville, WA 98239

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### Notice of Application - Optional DNS Process

**Date of issuance:** September 27, 2023

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

**Date of notice of application:** September 19, 2023 **Comment due date:** October 11, 2023

**Staff Contact:** Austin Hoofnagle **email:** [a.hoofnagle@islandcountywa.gov](mailto:a.hoofnagle@islandcountywa.gov) **phone:** 360-678-7814

**File Number:** 273/22 SHE II      **Applicant:** Dean Hayes

**Location:** 2575 West Beach Rd

**Proposal** – Removing the existing riprap bulkhead and replacing it with a 12' tall concrete wall. Replacement of beach access stairs.

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 as outlined in the Biological Site Assessment provided by Davido Consulting Group in August of 2022:

**BSA:** 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 conclude that all species were given a not likely to adversely affect or no effect determination.

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 11, 2023**; mail to Island County Planning Department 1 NE 7<sup>th</sup> St., Coupeville, WA 98239; deliver to 1 NE 6<sup>th</sup> 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:

Best Management Practices shall be adhered to during the length of construction.

**Required Permits: SHE Type 2 SEPA Checklist**

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



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### Notice of Application - Optional DNS Process

**Date of issuance:** 9/19/23

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

**Date of notice of application:** 9/27/23

**Comment due date:** 10/11/23

**Staff Contact:** Alexander Reitz

**email:** [a.reitz@islandcountywa.gov](mailto:a.reitz@islandcountywa.gov)

**phone:** (360) 678-7813

**File Number:** 292/23

**Applicant:** Michael Murphy and Rebecca Shim

**Location:** R32906-505-5330; Whidbey Island

**Proposal** – Clearing and grading of 725 cu. yd. for future SFR and appurtenances.

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:

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 **10/11/23**; mail to Island County Planning Department 1 NE 7<sup>th</sup> St., Coupeville, WA 98239; deliver to 1 NE 6<sup>th</sup> 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:

**Required Permits:**

**Required Studies:**



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### Notice of Application - Optional DNS Process

Date of issuance: 9/13/23

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

**Date of notice of application:** 9/27/23

**Comment due date:** 10/11/23

**Staff Contact:** Kayla Johnson

**Email:** [kayla.johnson@islandcountywa.gov](mailto:kayla.johnson@islandcountywa.gov)

**Phone:** (360) 678-7258

**File Number:** 296/23

**Applicant:** Peter Lohr

**Location:** 5372 Skewes Ln., Freeland, WA 98249

**Proposal:** Construction of new stormwater collection system composed of HDPE pipe, catch basins, CPEP pipe, outfall, bluff pillow, and diffuser tee. A Geotechnical Report and Biological Site Assessment (BSA) have been submitted. Project is in the marine buffer, shoreline jurisdiction, feeder bluff, flood zone, steep and unstable slopes.

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 outlined in the Geotechnical Report conducted on May 31<sup>st</sup>, 2023, by Palmer Geotechnical Consultants, Inc. and from the BSA conducted on July 13<sup>th</sup>, 2023, by Environmental Scientists Allison Martin and Elisabeth Gonzalez:

**Geotechnical Report:** The subject property is located west of Skewes lane and north of the shoreline of Mutiny Bay with the west side of the parcel at the crest of the slope. During our site visit we observed that the slopes on the subject property to the west are moderately vegetated with some exposed soils within the bluff face, as well as some observed in aerial photographs near the crest of the slope. Signs of localized activity over the years were observed and trees were observed to be a mixture of juvenile and mature down the slope face. Thus, we believe the risk of erosion to be moderate. Grading and clearing activities should be accompanied by appropriate erosion control measures.

The site reconnaissance, aerial photo and LIDAR data review support a general conclusion that the slope is basically stable. Additionally, the material encountered in our borings and analyzed in our laboratory, typically has slope failures that are frictional and relatively shallow. We expect that over time the slope will have raveling failures and exposed soils will likely be apparent throughout the slope face from time to time as well as changing vegetation patterns. However, based on the data encountered for this evaluation we do not believe this steep slope is likely to have a deep-seated circular failure.

Based on our review of available data, soil conditions encountered during exploration, laboratory testing, and our analysis, we believe the site is suitable for the proposed improvements. The proposed construction should be appropriately designed utilizing the recommendations set forth below.

**BSA:** Based on the analysis of this document, the project development is unlikely to cause a significant impact on any critical areas or species if the recommended BMPs are followed. The discussion areas conclude that all species were given a no effect or not likely to adversely affect determination. The installation of a new stormwater management system will aid in slope stability for the bluff located on the western portion of the subject property. The project development is planned landward of the ordinary high water mark (OHWM) and is unlikely to cause a significant impact on any critical areas or species. No significant vegetation or aquatic habitat will be disturbed. Physical elements of habitat will not be significantly affected by the proposed action.

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 11, 2023**, mail to Island County Planning Department 1 NE 7<sup>th</sup> St., Coupeville, WA 98239; deliver to 1 NE 6<sup>th</sup> 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:

#### **Geotechnical Report:**

##### Erosion Control

The on-site soil is susceptible to erosion. Thus, we recommend that all efforts are made to limit construction during periods of wet weather. However, if construction occurs during wet weather, erosion control measures should be implemented prior to construction and all steep slopes should be covered with straw matting or loose straw and that all slope surfaces be planted as soon as practical to minimize erosion. Surface water runoff should be collected and directed away from slopes to prevent water from running down the slope face. Erosion control measures such as truck tire washers and temporary detention and settling basins should be used in accordance with local and state ordinances.

##### Slope Impact Mitigation

PGC recommends that any exposed soil within 5 feet of the slope crest is replanted with root anchoring plants as described in Table 1 or through consultation with a professional landscape architect or botanist. To remove trees near the slope toe, a certified arborist should be consulted to determine a trimming and, if necessary, replanting schedule. Additionally, the following general recommendations should be implemented to reduce long-term erosion potential at the project site and maintain existing conditions for site slope stability:

1. Minimize the volume and velocity of water that travels toward and down the slope face.

2. To avoid accelerating slope erosion and mass wasting due to human activity refrain from the following:
  - a. Adding side-cast debris to the slopes
  - b. Using heavy construction equipment on or near steep slopes
  - c. Excavating near adjacent steep slope crests, toes or on the slope face
  - d. Placing loads of excavated soil near the slope crest
3. Prior to any near slope construction, silt fences and/or a continuous line of straw bales should be placed downslope of the construction area. Inhibit the placement of heavy construction equipment, construction materials, or native and imported soils from being placed within close proximity to any erosion control devices. Suitable temporary erosion and sediment control measures should be implemented at the construction site prior to, during and immediately after ground disturbance occurs. Areas upslope and with minimal vegetation should be protected from erosion via a blanket of straw or rolled erosion control product (RECP) if site work is not continuous in the vicinity and prior to reseeding or revegetation.
4. At the completion of the project, areas of exposed soil should be repaired and maintained with appropriate anti-erosion measures until new vegetation is established. Surface water should not be allowed to concentrate or traverse the slope during or after the construction phase of the project. Outlets for all drainage pipes should terminate in an energy dissipating device such as a T or through the use of riprap. Similarly, concentrated drainages should be captured in closed pipe systems and routed down slope to appropriate outfalls.
5. Avoid clearing of existing vegetation outside the development area, especially on the existing slopes, unless approved by a qualified professional. Any cleared or loose topsoil should be covered to minimize downslope movement.
6. Grading or excavation of soils during construction should be accompanied by grass reseeding and re-vegetation as the project is completed.
7. Care should be given to species selection regarding mature height of planted/reseeded vegetation to avoid adverse wind/storm damage to the slope. Species with a mature height of 15 feet or more should be avoided on the slope face or within 10 feet of the crest. According to "*Slope Stabilization and Erosion Control Using Vegetation*" (Myers, 1993) Table 1 below highlights vegetation that provide increased slope impact mitigation.

Table 1. Slope Stabilizing Vegetation

Common Name	Botanical Name	Deciduous/Evergreen	Mature Height (ft)
Vine Maple	Acer cricinatum	Deciduous	10+
Oceanspray	Holodiscus discolor	Deciduous	10+
Willow	Salix spp.	Deciduous	10+
Snowberry	Symporicarpos albus	Deciduous	3+
Rose	Rose spp.	Deciduous	2-10
Salmonberry	Rubus spectabilis	Deciduous	To 12
Salal	Gaultheria shallon	Evergreen	To 4

Oregon grape	Mahonia spp.	Evergreen	To 6
Red huckleberry	Vaccinium parvifolium	Deciduous	To 12
Evergreen huckleberry	Vaccinium ovatum	Evergreen	To 8
Serviceberry	Amelanchier alnifolia	Deciduous	12+

**BSA:**

**Best Management Practices (BMPs) and Conservation Measures**

The proposed action includes work that is nearby critical areas. The following measures will help ensure that construction of the stormwater outfall does not lead to adverse effects.

1. All construction debris will be collected and not allowed to reenter waters of the state.
2. If debris or spill material accidentally enters the waterway, immediate actions will be taken to remove the material, and proper entities will be notified.
3. Care will be taken in all work to prevent debris, oils, and grease from entering the water.
4. All debris or spill material will be properly disposed of at an approved off-site disposal facility.
5. Should heavy equipment be needed, refueling will be conducted away from the shoreline in accordance with the Washington State Department of Ecology.
6. All equipment will be checked daily for leaks and any necessary repairs will be made prior to commencement of work.
7. The contractor shall meet island county standards and requirements by using appropriate best management practices for erosion and sedimentation control as approved by the county.
8. During and after construction, the contractor shall minimize erosion and sedimentation on-site and shall protect properties and water courses downstream from the site from erosion due to increases in the velocity and peak flow rate of storm water runoff from the site.
9. The contractor shall prevent the transport of sediment from the site through measures such as mulching, matting, covering, silt fences, sediment traps, settling ponds and protective berms using the following BMPs: filter fence, straw bale barrier, brush barrier, gravel filter berm, sediment trap, temporary sediment pond, preserving natural vegetation, and/or buffer zones. The transport of sediment onto paved surfaces shall be minimized, and if sediment is transported onto a paved surface, the paved surface shall be cleaned at the end of each day in accordance with BMPs in the drainage manual or approved by the county. in addition, access roads must be sprayed down with water periodically for dust control purposes.
10. The contractor shall prevent on-site erosion by stabilizing all soils that are temporarily exposed and not being actively worked, through such methods as the installation of seeding, mulching, matting and covering. contractor shall apply one or more of the following temporary esc BMPs: temp seeding, mulching and matting, clear plastic covering, and/or dust control.
11. Denuded areas shall be stabilized, and soil stockpiles as established in the drainage manual.
12. Storm drain inlets shall be protected using bmp storm drain inlet protection. the recommended inlet protection alternatives are triangular silt dikes; bio logs; exerts (Foss Environmental); dandy bags; and straw wattles.

13. No more than three hundred (300) feet of trench may remain open at one time. excavated material shall be placed on the uphill side of trenches, unless inconsistent with safety or site constraints.
14. The contractor shall maintain and repair as necessary all temporary and permanent erosion and sedimentation control BMPs to assure their continued performance.
15. Temporary erosion and sedimentation control measures shall be maintained until final site stabilization.

**Required Permits: SHE Type-II**

**Required Studies: Geotechnical (submitted); BSA (submitted)**



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### Notice of Application - Optional DNS Process

**Date of issuance:** 9/15/23

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

**Date of notice of application:** 9/27/23

**Comment due date:** 10/11/23

**Staff Contact:** Alexander Reitz

**email:** [a.reitz@islandcountywa.gov](mailto:a.reitz@islandcountywa.gov)

**phone:** (360) 678-7813

**File Number:** 297/23

**Applicant:** Hansen and Hansen Construction, Inc.

**Location:** 511 Vesper Way, Camano Island, WA 98282; R33107-411-0520

**Proposal** – Applicants propose to excavate 125 cy and fill 200 cy for future SFR (single-family residence) and appurtenances. They will be logging most of the lot but, only clearing for the development of SFR, driveway and appurtenances. This project proposal has steep slopes.

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: N/A.

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 11, 2023**; mail to Island County Planning Department 1 NE 7<sup>th</sup> St., Coupeville, WA 98239; deliver to 1 NE 6<sup>th</sup> 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:

#### Stormwater Runoff

Applicants will not be disturbing the natural drainage patterns down slope to the existing culvert system bordering the property. Natural vegetation preserved will mitigate those increases. Future development of impervious surfaces will use infiltration and/or dispersion methods.

Erosion Control

Applicants propose to preserve approximately 50% of natural vegetation including low-lying shrubs and forest undergrowth as well as approximately 15% of trees, use silt fences, hay bales, and seed/straw the ground.

**Required Permits:** CGP Type-II

**Required Studies:** N/A



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### Notice of Application - Optional DNS Process

**Date of issuance:** September 27, 2023

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

**Date of notice of application:** September 27, 2023

**Comment due date:** October 11, 2023

**Staff Contact:** Donah Dunn **email:** [d.dunn@islandcountywa.gov](mailto:d.dunn@islandcountywa.gov) **phone:** (360) 678-7812

**File Number:** 304/23 CGP    **Applicant:** Amanda and Nicholas Saylor

**Location:** R23101-052-0680, Camano Island

**Proposal** – Class IV forest practices permit for 400 cubic yards of clearing and grading with 10-20 logging truck loads for future single-family residence

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:

Applicant will adhere to best management practices and submitted a SEPA Checklist. After the proposed clearing and grading, the parcel will have an average of about 250 trees per acre.

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 11**; mail to Island County Planning Department 1 NE 7<sup>th</sup> St, Coupeville, WA 98239; deliver to 1 NE 6<sup>th</sup> 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:

The project will follow all best management practices.

**Required Permits:** Clearing and Grading Type II

**Required Studies:** SEPA Checklist



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### Notice of Application - Optional DNS Process

**Date of issuance:** 9/27/2023

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

**Date of notice of application:** 9/13/2023

**Comment due date:** 10/11/2023

**Staff Contact:** Austin Hoofnagle **email:** [a.hoofnagle@islandcountywa.gov](mailto:a.hoofnagle@islandcountywa.gov) **phone:** (360) 678-7814

**File Number:** 322/22 SHE-II    **Applicant:** Matthews, Lorin & Kerry

**Location:** 3686 Oceanside Drive, Greenbank, WA. 98253 (S7310-02-00010-0)

**Proposal** – Emergency bulkhead repair granted preliminary approval 11/21/2022. Island County is in receipt of requested additional documents and the proposal is under final Shoreline Exemption Review.

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 outlined in the Biological Site Assessment provided by DCG Watershed in May of 2023:

**BSA:** The emergency repairs for Parcels S7310-02-00010-0 and S7310-02-00011-0 had a direct impact of placing fill landward of the OHWM. This work replaced the fill lost during storm damage and restored the area to its existing condition prior to damages.

Based on the guidance and definitions provided above and the previously discussed project effects, the project may affect these ESA listed species (Puget Sound ESU Chinook (*Oncorhynchus tshawytscha*), Puget Sound DPS Steelhead Trout (*Oncorhynchus mykiss*)) due to the proximity of disturbance, but the project will not be likely to adversely affect these species because short-term and minor impacts to water quality could occur during construction but are reasonably unlikely as all work will occur in the dry during low tides...No adverse indirect, interrelated, and/or interdependent effects of the action are identified. Work conducted prior was not during the allowable work window and salmonoid species may have been impacted as a result. Therefore, the effect determination for ESA species is that this project may affect but is not likely to adversely affect.

Based on the analysis of this document, the project development of both the prior work conducted and proposed work is/was 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 for any future work. Impacts during construction were, and will be, negligible and temporary.

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 **10/11/2023**. Mail to Island County Planning Department 1 NE 7<sup>th</sup> St., Coupeville, WA 98239; deliver to 1 NE 6<sup>th</sup> 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:

**Required Permits: Shoreline Exemption Review Type-II**

**Required Studies: Biological Site Assessment, State Environmental Policy Act (SEPA) Review**