



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: 11/30/22

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

Date of notice of application: 11/30/22

Comment due date: December 14, 2022

Staff Contact: Xander Reitz

email: a.reitz@islandcountywa.gov

phone: 360.678.7813

File Number: 256/22 CGP

Applicant: Johanna C. Lasick

Location: R32922-431-3240; Clinton

Proposal – After the fact Class IV Conversion to clear approximately 1.5 acres of 8.7 acre parcel for placement of new manufactured home with appurtenances. Parcel is in or near 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: Proposal is not in the vicinity of any mapped critical area or buffer. Clearing of parcel is limited to what is necessary for home and appurtenances.

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 **November 16, 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 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: Proposed residence will use tightline gutters and dry wells per DOE prescriptive methods to control runoff. Proposal will adhere to all BMPs.

Required Permits: Clearing and Grading, Septic, Building

Required Studies: SEPA Checklist



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Notice of Application - Optional DNS Process

Date of issuance: November 30, 2022

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

Date of notice of application: November 30, 2022

Comment due date: December 14, 2022

Staff Contact: Cindy White

email: cindyw@islandcountywa.gov

phone: 3603.678.7818

File Number: 304/22 SHE II

Applicant: Grzegorz Plichta

Location: S7105-00-00006-0; 5288 East Harbor Rd. Freeland, WA 98249

Proposal – Replace failing wooden staircase with aluminum staircase. 2" steel pin piles will be driven into the bluff with a jack hammer and a custom bracket will be welded to the pile and wooden posts will be attached to the brackets. Staircase will contain landings and a view platform. Project is in the vicinity of Shoreline, Steep Slopes, Unstable Slopes, Flood Zone, Critical Drainage

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: Project will not require any work waterward of the OHWM, all staging will occur in the upland area of the project site, no vegetation will be cleared for the project. Some trimming of vegetation may occur but will be insignificant alteration of existing vegetation.

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 **December 14, 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.

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

1. All construction debris will be collected and not allowed to enter waters of the state.
2. The contractor will prepare a spill prevention control and countermeasures plan.
3. If debris or spill material accidentally enters 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, oils, 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 project site 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. Geotechnical engineering recommendations for installation of the staircase will be followed to help protect the steep slope.
9. All work on the staircase will be completed by equipment operating on the upland property area above the OHWM.

Required Permits: Shoreline Exemption, JARPA, Flood Development, Building

Required Studies: Biological Site Assessment; SEPA checklist; GeoTechnical Report



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Notice of Application - Optional DNS Process

Date of issuance: November 30, 2022

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

Date of notice of application: November 30, 2022 **Comment due date:** December 14, 2022

Staff Contact: Chloe Bonsen **email:** c.bonsen@islandcountywa.gov **phone:** 360.678.7822

File Number: 305/22 SHE **Applicant:** Martin – Schuster – Henry – Tibbetts – Cheng - Zhang

Location: R13436-479-1170; R13436-480-1260; R13436-480-1340 – Cornet Bay, Oak Harbor

Proposal – Removal of approximately 187 linear feet of existing, failing log piling bulkhead and construction of a new log-piling bulkhead upland of the existing wall. Project is in the vicinity of Shoreline, Habitat of Local Importance, Natural Heritage Program, Flood Hazard Zone, Steep Slopes, Cultural Resources, Feeder Bluff, AICUZ Noise Zone

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: With the exception of the westernmost portion of the bulkhead all construction will occur upland from the OHWM. Bulkhead removal and replacement will occur only in the dry and will be conducted in conjunction with low tides.

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 **December 14, 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.

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

- Pre-construction forage fish spawn survey will be conducted prior to any work occurring in the tidelands.
- Construction will occur in a single phase with work timed to occur during low tides and with work windows as mandated by state and federal agencies.

- The existing bulkhead will be repaired with no changes in form, function, or location (except for a small setback of the bulkhead along the easternmost 35-feet).
- Most work on the bulkhead will be completed by equipment operating from the upland lawn. Some work will require excavator access in the upper intertidal area but only during periods of low tides. No inwater work will occur.
- The project will not result in the removal of native plants or any trees.
- All work will be accessed on existing roads to the shoreline work area. No barge or other marine access is needed and there will be no construction-related disturbance needed for access.
- All work will be completed during the work windows identified by the federal and state agencies to minimize the potential for significant adverse impacts to salmon, bull trout, and forage fish.
- Excavation on the beach shall be limited to only that necessary to remove creosote timbers and place the new wall. All material excavated during construction will be used as backfill.
- When fresh concrete is used, the work will be done during a period when significant rainfall is not expected until the concrete has begun to cure.
- Any wash water from the concrete truck shall be fully contained, allowed to settle, and disposed of at least 150 feet from MHHW.
- All work shall be completed with clean equipment in good condition with no evidence of petroleum product leakage. All equipment shall be inspected, serviced, and cleaned off site as necessary to prevent leakage or any contamination of the beach or water.
- Emergency spill response and clean-up equipment shall be available on site during all work activities. At a minimum, this kit will include material for containment and clean-up of petroleum product. Telephone numbers of appropriate agency/department contacts shall 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 shall be returned to the beach after construction is finished.

Required Permits: Shoreline Exemption permit; Building permit

Required Studies: BSA, GeoCoastal Report, Geotechnical report, SEPA Checklist



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Notice of Application - Optional DNS Process

Date of issuance: 11/30/22

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

Date of notice of application: 11/30/22

Comment due date: 12/14/22

Staff Contact: Cindy White

email: cindyw@islandcountywa.gov

phone: 360-678-7818

File Number: 001/22 SHE **Applicant:** Bednarczyk, Ed & Nancy

Location: 1238 S West Camano Dr. Camano Island WA 98282

Proposal –

Demolish existing residence, concrete driveway and appurtenances, to construct a new residence approximately 1700 sqft with 330 sqft deck and 178sqft covered porch, and replace approx. 1130sqft of concrete driveway with semi pervious pavers.

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.

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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, SEPA

Required Studies: Geo Tech Report Biological site assessment- Arch Report