



**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: July 6th, 2022

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

Date of notice of application: July 6th, 2022 **Comment due date:** July 20th, 2022

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

File Number: 138/22 **Applicant:** Colin Smith

Location: R13215-425-3310 & R13215-330-3290

Proposal – 23 lot PRD on two parcels

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 proposes combining two rural parcels for a total of 56.9 acre to create a 23 lot long plat PRD in 5 separate clusters equaling approx. ¼ to ½ ac each. There will be Grading to construct access roads for each cluster which will access off of Miller and Balda County Roads. There is a wetland at the SE corner of the parcel, that is partially buffered by a contiguous open space tract which amounts to 80% of the total site. Each lot will have an onsite sewage disposal system (septic). A new project specific well has been drilled to permit a Group A community water system through state Department of Ecology and Department of Health Drinking Water.

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 **July 20th, 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:

Required Permits: *SEPA checklist*

Required Studies: *Geotechnical memorandum and report*



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Notice of Application

Optional DNS Process

(Note: The optional process can only be used for project proposals – non-project decisions such as code amendments and GMA actions must use regular DNS or DS process.)

Date of issuance: July 6, 2022

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

Date of permit application: June 2, 2022 **Date of determination of completeness:** June 27, 2022

Date of notice of application: July 6, 2022 **Comment due date:** July 20, 2022

Staff Contact: Brent Ryan **email:** b.ryan@islandcountywa.gov **phone:** (360) 678-7258

File Number: 158/22 SHE II **Applicant:** Michael Boze & Karen Boze

Location: R23009-112-0550, 821 Quail Run Ln., Greenbank

Proposal – New beach access stairs located landward of the ordinary high water mark. Parcel may contain steep slopes, unstable slope, is within flood zone, & Rural Conservancy shoreline environment designation.

Island County has reviewed the proposed project for probably 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 Biological Site Assessment prepared by BGE Environmental, dated September 28, 2021, determined the potential impacts on ESA-listed species would be negligible.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by the date & to the agency contact noted above.**

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

- *Best Management Practices (BMP's) will be used throughout the construction. This includes vegetation retention, filter fabric fence, stabilized construction entrance as needed.*

Required Permits: Type-2 Shoreline Exemption with SEPA Checklist.

Required Studies: Biological Site Assessment, Geotechnical Report

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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Notice of Application - Optional DNS Process

Date of issuance: July 6, 2022

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

Date of notice of application: July 6, 2022 **Comment due date:** July 20th, 2022

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

File Number: 161/22 **Applicant:** Getter Fine Homes, LLC

Location: R33107-527-0490

Proposal – Clearing and Grading 1.35 acres of a 3.2 acre parcel for future SFR with 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:

Large portions of existing property to remain undisturbed. In areas of development splash blocks to be installed. Other hardened surfaces to direct storm water to surrounding soils and vegetation. 139 trees will remain intact and native vegetation allowed to reestablish itself following clearing in undeveloped areas of parcel. In areas of development native plant landscaping will be reestablished.

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 **July 20, 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: *Future house roof drains to splash blocks. All hard surfaces to be crowned to direct storm-water to surrounding soils and vegetation. Utilize BMP to manage runoff.*

Required Permits: *CGP – Clearing and Grading from Island County*

Required Studies: *N/A*



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Notice of Application - Optional DNS Process

Date of issuance: July 6, 2022

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

Date of notice of application: July 6, 2022 **Comment due date:** July 20th, 2022

Staff Contact: Donah Dunn email: d.dunn@islandcountywa.gov phone: 360-678-7802

File Number: 162/22 CGP **Applicant:** James & Diana Miller

Location: R13218-511-4300

Proposal – Proposing a Class IV Forest Practice permit to convert 4 acres of Forest into livestock pasture by clearing of approximately 4 acres of mature forest, approx. 120,000 board feet of timber, and revegetating with pasture grasses.

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 contour of the property is such that little to no runoff is anticipated and the applicant has submitted an erosion and sedimentation plan. The applicant plans to leave native vegetation around the proposed clearing limits which will impede any sediment moving offsite as well. Revegetation is planned for the cleared area converting it from forest to pasture land.

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 **July 20, 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: *BMP will be employed by the logging company. Little runoff is expected due to the flat nature of the parcel and the native vegetation buffer being left around the cleared area. Cleared land will be revegetated as quickly as the growing season allows.*

Required Permits: *CGP – Clearing and Grading from Island County*

Required Studies: *N/A*



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Date of issuance: July 6th, 2022

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

Date of notice of application: July 6th, 2022 **Comment due date:** July 20th, 2022

Staff Contact: *Donah Dunn* **email:** d.dunn@islandcountywa.gov **phone:** 360-678-7812

File Number: 173/22 CGP **Applicant:** Donah Dunn

Location: R33131-419-0780, R33131-464-0790, R33131-506-0790

Proposal – Requested a Class IV Forest Practices Permit to convert the subject parcels from the current land use of Forest land to residential use. Once DNR has issued Forestry permit, the property will be logged, clearing as much as allowable. The 15.19 acre parcel will be split into three parcels for a total of five residential parcels.

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:

Water from any roof drains of planned future residential building will be dispersed onto splash blocks

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 **July 20, 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: *Future house roof drains to splash blocks.*

Required Permits: *Clearing and Grading Permit from Island County, Class IV forest practices Permit*

Required Studies: *SEPA Checklist, Geotechnical site assessment*



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Date of issuance: July 6, 2022

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

Date of permit application: June 23, 2022 **Date of determination of completeness:** June 27, 2022

Date of notice of application: July 6, 2022 **Comment due date:** July 20, 2022

Staff Contact: Brent Ryan **email:** b.ryan@islandcountywa.gov **phone:** (360) 678-7258

File Number: 183/22 SHE II **Applicant:** Scott Erpelding & Ramon Wallace

Location: S8075-00-08074-0, 8065 Sandy Hook Dr., Clinton

Proposal – Rebuild existing pier, gangway, retaining wall, & floating dock in the same footprint. Parcel is within flood zone & Shoreline Residential Canal Community shoreline environment designation.

Island County has reviewed the proposed project for probably 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 Programmatic Biological Site Assessment prepared by Element Solutions, dated April 5th, 2018 and revised May 18, 2018, determined following the appropriate BMPs would control and minimize impacts from piling replacement activities and is not likely to adversely affect the biological environment of the area.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by the date & to the agency contact noted above.**

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

- *The Programmatic Biological Site Assessment prepared by Element Solutions, dated April 5th, 2018 and revised May 18, 2018, outlined the following Best Management Practices:*
 - *All applicable permits for the projects would be obtained prior to construction. All work would be performed according to the requirements and conditions of these permits.*
 - *In-water work would occur during the approved regulatory work window, or an approved extension of the work window, for Cultus Bay. The work window for listed and protected species is expected to be July 16 through February 15 of the following year to accommodate salmonids and Bull Trout (USACE 2012b).*
 - *If a fish kill occurs or fish are observed in distress, the project activity would immediately cease and the appropriate jurisdictional agencies would be contacted.*
 - *The contractors would be responsible for the preparation and implementation of a Spill Prevention, Control, and Countermeasures Plan to be used for the duration of the project.*
 - *Excess or waste materials would not be disposed of or abandoned waterward of the OHWM or allowed to enter waters of the State.*
 - *Equipment would be operated from the top of the bank, on a temporary work platform, barge, or similar out-of-water location.*
 - *Barges would avoid grounding out during construction. Spud barges may be utilized if there is the possibility of grounding.*
 - *No petroleum products, chemicals, or other toxic or deleterious materials would be allowed to enter surface waters.*
 - *The contractor may be required to retrieve any floating debris generated during construction, using a skiff or net. Debris generated by projects would be disposed of at an approved upland facility.*
 - *Demolition and construction materials would not be stored where high tides, wave action, or upland runoff can cause materials to enter surface waters.*
 - *Piling removal activities would comply with the U.S. Environmental Protection Agency BMPs for pile removal (USEPA 2016).*
 - *Marine mammal monitoring would be conducted by a qualified professional during all pile extraction and driving activities.*
 - *Pilings would be removed as practicable, using best efforts, equipment preferences, and BMPs identified in the Washington Department of Natural Resources (DNR) Puget Sound Initiative – Derelict Creosote Piling Removal, Best Management Practices for Pile Removal and Disposal (DNR 2017).*
 - *All creosote-treated materials would be disposed of in a landfill or recycling facility approved to accept these types of materials.*
 - *When possible, removal of treated wood pilings would occur in the dry or during low water conditions to reduce the risk of breaking.*
 - *Prior to vibratory pile extraction, the operator would “wake up” the piling by vibrating to break the skin friction bond between the piling and the sediment.*
 - *All in-water work would be confined to within a floating containment boom for debris control. A small boat would be available at all times during active construction to make the boom and captured debris.*
 - *The containment boom would have absorbent pads to capture any creosote sheen.*
 - *Use of equipment on the beach would be kept to a minimum, confined to a single access point, and limited to a 12-foot (3.7-meter) work corridor on either side of the proposed activity.*

- *All disturbed beach areas, waterward of the high tide line, would be restored immediately upon completion of work.*
- *Existing habitat features, including vegetation and large woody debris, would be retained to the extent possible to avoid causing erosion and to maintain ecological functions important to water quality and marine species.*
- *Vegetation on the bluff would not be removed or altered. If this is not feasible for a particular project action, a Slope Stability Plan would be developed.*
- *If artificial lighting is proposed, low intensity lighting would be used and would be located to prevent fish behavior disruption.*
- *All concrete handling equipment would be washed at an approved off-site location, and would not be washed out onto the ground, into storm drains, or open ditches.*
- *Concrete forms or other solid barriers would be used when pouring concrete within 15 feet (4.6 meters) of surface waters.*

Required Permits: Type-2 Shoreline Exemption with SEPA Checklist.

Required Studies: Biological Site Assessment

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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Optional DNS Process

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Date of issuance: July 6, 2022

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

Date of permit application: March 29, 2022 **Date of determination of completeness:** June 28, 2022

Date of notice of application: July 6, 2022 **Comment due date:** July 20, 2022

Staff Contact: Brent Ryan **email:** b.ryan@islandcountywa.gov **phone:** (360) 678-7258

File Number: 492/21 SHE II **Applicant:** Arvind Bhat & Ann Bhat

Location: S8425-00-00132-0, 2021 Eastpoint Dr., Langley

Proposal – Replacement of failed 50 ft. concrete bulkhead with a new rock bulkhead. Parcel may contain Steep Slopes, Unstable Slope, is within Flood Zone, Bald Eagle Management zone, Rural Conservancy & Shoreline Residential Historic Beach Community shoreline environment designations.

Island County has reviewed the proposed project for probably 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 Biological Site Assessment prepared by Marine Surveys & Assessments, dated March 23, 2022, determined the project will result in no net loss to ecological function and is not likely to adversely affect ESA-listed species.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by the date & to the agency contact noted above.**

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

The Biological Site Assessment prepared by Marine Surveys & Assessments, dated March 23, 2022, outlined the following Best Management Practices (BMPs):

- *“Best Management Practices” (BMPs) to be exercised throughout this project*
 - *Care will be taken to contain all construction debris.*
 - *Training for all employees on emergency spill response and containment.*
 - *Daily housekeeping to ensure debris does not enter the water or the area adjacent to the work site.*
 - *Removed creosote wood and concrete will be disposed of at an approved upland location.*
 - *Removal of the existing bulkhead should occur at low tide, in the dry, to minimize turbidity.*
 - *Equipment will operate within a 25-ft work corridor on the beach, if necessary.*
- *To avoid impacts to migrating salmon, work should take place within the in-water work window for salmon (July 2 to March 2).*
- *Any large woody debris, such as drift logs, in the intertidal zone will remain in place.*

Required Permits: Type-2 Shoreline Exemption with SEPA Checklist.

Required Studies: Biological Site Assessment, Geo-coastal Report, Geotechnical Report

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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