



Island County Planning and Community Development

Jonathan Lange, AICP, CFM
Director

Physical Address: 1 NE 6th St, Coupeville, WA 98239 Mailing Address: 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/207/Planning-Community-Development>

Notice of Application - Optional DNS Process

Date of issuance: November 5, 2024

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

Date of notice of application: November 13, 2024

Comment due date: December 13, 2024

Staff Contact: Yumi Shridhar **email:** y.shridhar@islandcountywa.gov **phone:** (360) 678-7817

File Number: 368/24 S-CUP **Applicant:** Susan Feichtmeir

Location: 4388 East Harbor Rd., Freeland: R23026-025-4420

Proposal – Cable lift from top of slope to access beach. Site is in or near: Wetlands, streams, steep slopes, unstable slopes, flood hazard area, shoreline jurisdiction.

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 Biological Site Assessment & FEMA Floodplain Habitat Assessment conducted by Aquatic Resources, LLC, on October 23, 2024, determined that there will be no net loss from the project's impacts.

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 13, 2024**; 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:

- The following mitigation sequence of steps was followed while developing the project:
 - Avoiding the adverse impact altogether by not taking a certain action or parts of an action
 - No action would not achieve the goal of the project. The project purpose and goal can be seen in Section 2.1.
 - Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts.

- The proposal uses the best available technology and is less invasive and more practical than adding a stairway to the bluff.
- Rectifying the impact by repairing, rehabilitating, or restoring the affected environment.
 - There is little to no impact, any removal will be replaced, and erosion control measures as recommended by the geotechnical engineering report will be followed.
- Reducing or eliminating the impact over time by preservation and maintenance operations.
 - Maintenance of the lift will be upheld by the owners, as to not let the lift degrade as it exists throughout its useful life.
- Compensating for the adverse impact by replacing, enhancing, or providing substitute resources or environments.
 - The project will not result in adverse impacts to resources or the environment.
- Monitoring the impact and the compensation projects and taking appropriate corrective measures.
 - No monitoring is proposed.
- Several mitigation and management measures will be taken through the design of the project and construction techniques to avoid and minimize impacts and are shown below.
 - The cable lift owners will not remove or significantly disturb riparian vegetation. Disturbed soil area will be reseeded.
 - It is anticipated that the three trees required to be cut down will retain their roots in order to maintain slope integrity. Vegetation disturbance will be limited to minor pruning on the slope to avoid contact.
 - Recommendations from the geotechnical report will be followed to protect the integrity of the steep slope.
 - A large majority of the work will be completed above the OHWM on the upland portion of the bluff. Minimal work is expected to occur below the OHWM in order to install the cables with helical anchors.
 - All equipment will be kept clean and in good condition. Daily inspections will occur.
 - An emergency spill response plan and equipment will be kept on site during construction and readily available.

Required Permits: Shoreline Conditional Use.

Required Studies: Biological Site Assessment, Geotechnical Report.