



Island County Planning and Community Development

Jonathan Lange, AICP, CFM
Director

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/Planning/Pages/Home.aspx>

Notice of Application - Optional DNS Process

Date of issuance: 03/13/2025

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

Date of notice of application 03/26/2025 **Comment due date:** 04/09/2025

Staff Contact: Lizzie Longo **email:** e.longo@islandcountywa.gov **phone:** 360-678-7993

File Number: 054/25 SHE-II **Applicant:** Bill & Michelle Robinson

Location: S7310-00-12005-0; 3784 Oceanside Dr, Greenbank, WA 98253

Proposal – The installation of a vinyl sheet pile bulkhead proposed directly abutting behind the existing timber bulkhead. The existing chains and tie-backs will also be replaced with anchor tie-backs and concrete anchor blocks. All work will occur landward of the OHWM.

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 **April 9, 2025**; 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:

Stated by the Biological Site Assessment prepared by FACET, January 2025:

- Construction timing will adhere to the work window provided by WDFW to ensure limited impact to salmonid species in the area.
- All work on the bulkhead will be completed by equipment operating in upland area. No inwater work will occur.

- All construction debris will be collected and not allowed to reenter waters of the state.
- If debris or spill material accidentally enters the waterway, immediate actions will be taken to remove the material, and the proper entities will be notified.
- Care will be taken in all work to prevent debris, oils, and grease from entering the water.
- All debris or spill material will be properly disposed of at an approved off-site disposal facility.
- Should heavy equipment be needed, refueling will be conducted away from the shoreline in accordance with the Washington State Department of Ecology.
- All equipment will be checked daily for leaks and any necessary repairs will be made prior to commencement of work.

Required Permits: SHE, FDP, HPA

Required Studies: BSA

Notice of Application - Optional DNS Process

Date of issuance: 3/14/2025

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

Date of notice of application 3/26/2025 **Comment due date:** 4/9/2025

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

File Number: 068/25 CGP II **Applicant:** Tammi & Ross Adams

Location: 3798 Whale Way Camano Island, WA 98282

Proposal – Clearing of 7,990 of board feet and grading of 242 cubic yards of fill to convert approximately 49,400 square feet of a 5.01 acre parcel to residential use for a future 3,500 square foot 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 documented in the Wetland & Stream Characterization Report prepared by Polymer Land Consultants in November 2024:

Wetland & Stream Characterization Conclusions: Wetland 1: The wetland is best considered a native plant wetland or a category D wetland. It is dominated by native vegetation. Because of its location within the larger landscape, the wetland merits a habitat buffer. The wetland contains an outlet as described. Based on the proposed use and size of the lot, this development is best considered a "Medium intensity" land use. Less than 45 % of the lot is or will be cleared and proposed impervious surfaces are far less than < 10% of the lot area. Based on the above conditions, we conclude that a 110-foot protective buffer surrounds the wetland. Both the buffer and setback are depicted on site plans as required. Wetland 2: As mentioned, a small, unregulated wetland resides on the subject parcel. The location and the minimum setback to the wetland is shown on site plans as required. Stream: A non-fish habitat / non-fish bearing stream resides on the parcel. The stream flows only intermittently. Considering these conditions, the stream merits a 50 ft buffer. The streams' location and its regulatory buffer is shown on site plans as required.

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 **June 26, 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 conservation measures and BMPs will be incorporated by the applicant in order to avoid, reduce intensity, or otherwise minimize potential site impacts:

- All internal vehicular traffic and timber harvest related equipment will be contained within the confines of the clearing limits as shown.
- Sediment control BMPs including silt fences (BMP 233) and vegetative strips (BMP 234) will be installed/maintained along the perimeter of each sites cleared area(s).
- Rumble strips or wheel washing BMPs will be implemented in locations shown and as needed such that public roads are not subject to sedimentation, debris deposition, etc.
- We estimate 242 yards of soil will be moved in order to accommodate the future foundations and driveways, etc. All materials are expected to be used on site to back-fill of the dwelling and utilities. Any excess soils will be taken to Lenz Enterprises for recycling/ reuse.
- Slash from the timber harvest will be burned on site or taken to Lenz Enterprises for chipping, etc. All necessary burn permits will be obtained as required.

Required Permits: Clearing and Grading Type II

Required Studies:

Notice of Application - Optional DNS Process

Date of issuance: 03/19/2025

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

Date of notice of application: 03/26/2025 **Comment due date:** 04/09/2025

Staff Contact: Jon Frias **email:** j.frias@islandcountywa.gov **phone:** 360-678-7822

File Number: 075-25 SHE II

Applicant: Collins

Location: S6135-00-00152-0. 4092 BEACH DR FREELAND, WA 98249

Proposal – Replace existing ~ 64 ft failing upland timber retaining wall to be landward of current location but in a similar footprint to the original wall. Replace portion of concrete pathway to beach, resulting in a decrease of impervious by ~94 sqft

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 **April 09, 2025**; 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:

Required Permits: FDP

Required Studies: Geotechnical report, SEPA checklist

Notice of Application - Optional DNS Process

Date of issuance: 03/26/2025

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

Date of notice of application 03/17/2025 **Comment due date:** 04/08/2025

Staff Contact: Austin Hoofnagle **email:** a.hoofnagle@islandcountywa.gov **phone:** 360-678-7814

File Number: 250/24 SHE-II, **Applicant:** Bill and Heidi Mulliken

Location: : S7420-00-00026-2, 3288 S. Camano Drive, Camano Island, WA 98282

Proposal – Removal of existing residence, clearing, excavating, construction of a new 1535sf. S.F.R. with appurtenances. Drainage outfall proposed in the marine buffer and building setback.

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:

BSA: Based on our evaluation of the project including the location of the conveyance, its method of installation, the timing of the project, the species known to utilize the site and its surroundings and the current condition of the site and the surroundings, we must conclude that the development as proposed will not adversely affect any listed species including their resource (pg. 12).

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 **April 8, 2025**; 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:

Required Permits: N/A

Required Studies: Biological Site Assessment