



Island County Planning and Community Development

Jonathan Lange, AICP, CFM
Director

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Email: PlanningDept@islandcountywa.gov | <https://www.islandcountywa.gov/207/Planning-Community-Development>

Notice of Application - Optional DNS Process

Date of issuance: May 28, 2025

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

Date of notice of application: June 4, 2025

Comment due date: June 18, 2025

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

File Number: 140/25 SHE-II

Applicant: Steven Wessel & Krista Mendelman

Location: S6040-00-0E001-0, 3431 Camano Vista St., Greenbank

Proposal – Outfall pipe for residential development. Site is within mapped steep slopes unstable slopes, 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 conducted by Polymer Land Consultants, LLC determined that the development as proposed will not adversely affect any listed or unlisted species including their resources.

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 18, 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:



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- Appropriate conservation measures will be employed during all phases of construction. Conservation efforts have been prioritized; avoiding where possible, minimizing where avoidance is not reasonable or feasible.
 - Avoidance
 - Avoidance has been achieved by avoiding all direct intrusions into the waters of Puget Sound.
 - Minimization
 - Minimization is achieved by locating much of the proposed development in areas of the site that were previously converted and are now devoid of any significant trees or shrubs. These are areas inland of the bluff face.
 - In an effort to minimize further impacts, the pipe will be laid atop the ground surface rather than dug into the bluff face itself.
 - Other minimization efforts include working within a defined work corridor. All construction activities should coincide with favorable weather conditions, and dry periods. Implementing minimum BMP's and locating the project as proposed further minimizes risks associated with the construction activities
 - Construction should occur only during typical workday periods when fish and wildlife are least likely to be actively utilizing habitats found on or near the site.

Required Permits: Shoreline Exemption (type-II), Clearing and Grading Permit.

Required Studies: *Biological and Site Assessment, Geotechnical Engineering Assessment, SEPA Checklist.*



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Notice of Application - Optional DNS Process

Date of issuance: 5/28/2025

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

Date of notice of application 195/25 SHP Comment due date: June 18, 2025

Staff Contact: Cindy White **email:** cindyw@islandcountywa.gov **phone:** 360-678-7818

File Number: 195/25 SHP **Applicant:** Joseph & Sarah Lachaussee

Location: 6224 Cultus Bay Rd. Clinton

Proposal – Two lot short plat of 10 acre parcel using lot size averaging so Lot 1 is three (3) acres and Lot 2 six & one half (6.51) Parcel. The parcel is within the Rural Zone and a wetland report was submitted to delineate the wetland and buffers to prove there is adequate buildable area out of critical areas.

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:

Wetland delineation done to show there will be no impact to create a new parcel,

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 18, 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: Short plat application, septic permits future building permits

Required Studies: Wetland Delineation



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REPUBLICATION Notice of Application - Optional DNS Process

Date of issuance: May 28, 2025

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

Date of notice of application June 4, 2025

Comment due date: June 18, 2025

Staff Contact: Cindy White **email:** cindyw@islandcountywa.gov **phone:** 360-678-7818

File Number: 429/24 SHP **Applicant:** Richard & Patricia Junco

Location: 1263 Juniper Beach Rd. Camano Island. Parcel number R33227-142-1010

Proposal – 3 lot Short Subdivision of approximately 19.5 +/- acre parcel into three parcels within the Rural Zone. Lot 2 and Lot 3 are proposing an easement through the adjacent parcel to gain access onto Ell Road. Proposed Lot 1 has an existing house and accessory structures that access onto Juniper Beach Road. Proposed Lot 3 has a mapped wetland in the upper Northeastern corner but no indication the development would impact any wetlands or their buffers.

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 **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:

Required Permits: SEPA, short plat, clearing and grading, access

Required Studies: Wetland Delineation