



## Island County Planning and Community Development

Jonathan Lange, AICP, CFM  
Director

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1 NE 7<sup>th</sup> St., Coupeville, WA 98239

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### Notice of Application - Optional DNS Process

**Date of issuance:** 06/29/2025

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

**Date of notice of application:** 06/11/2025 **Comment due date:** 06/25/2025

**Staff Contact:** Jon Frias **email:** [j.frias@islandcountywa.gov](mailto:j.frias@islandcountywa.gov) **phone:** 360-678-7822

**File Number:** 015/25 SHE II **Applicant:** Randolph

**Location:** S6155-00-00029-0, 5009 RALPH RD Freeland, WA 98249

**Proposal** – Remove and replace 5 LF section of failing timber bulkhead with beach access ramp. Construction is landward of OHWM and will include 12 ft timber return walls.

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 25, 2025**; mail to Island County Planning Department 1 NE 7<sup>th</sup> St., Coupeville, WA 98239; deliver to 1 NE 6<sup>th</sup> 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:** SHE

**Required Studies:** SEPA, Geocoastal



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### Notice of Application - Optional DNS Process

**Date of issuance:** June 11, 2025

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

**Date of notice of application:** June 02, 2025 **Comment due date:** June 24, 2025

**Staff Contact:** Austin Hoofnagle **email:** [a.hoofnagle@islandcountywa.gov](mailto:a.hoofnagle@islandcountywa.gov) **phone:** 360-678-7814

**File Number:** 189/25 SHE-II **Applicant:** MOORE, STEPHEN G

**Location:** 2527 BRETLAND RD., CAMANO ISLAND, WA 98282 (R33004-355-4340)

**Proposal** – Approximately 73 linear feet of existing timber pile bulkhead at the base of the bluff will be repaired, with excavation to a depth of 5 feet. Pilings will be replaced, and original material used for backfill, all landward of the Ordinary High Water Mark (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 within the submitted biological site assessment prepared by Marine Surveys and Assessment on April 15, 2022 (amended May 12, 2025):

BSA Conclusions (2022): *Short-term impacts from construction will be minimized through avoidance and minimization measures described in Section 5 above. The proposed bulkhead meets the requirements for shoreline stabilization under ICC 17.05A.110(1) for existing shoreline stabilization. See the Alternatives Analysis section of the Geocoastal/Geotechnical Report prepared by CGS (2022) for a discussion of alternatives and rationale for the proposed timber bulkhead.<sup>1</sup>*

*The proposed timber pile bulkhead will be installed above the OHWM and will tie in with the neighboring timber pile bulkheads. As compensatory mitigation, 50 ft<sup>2</sup> of soldier pile bulkhead on the north end of the Moore property will be removed, invasive plant species will be removed from the 182-ft-long area behind the proposed bulkhead, and up to 25 yd<sup>3</sup> of beach nourishment will be spread on the beach in front of the newly installed bulkhead (Figure 9). Due to the proposed minimization and compensatory measures, this project will result in no net loss to ecological function.<sup>2</sup>*

BSA Addendum (2025): *We recommend that the conservation measures outlined in section 5 of the original BSA be followed during this repair work (including barge access during high tides to avoid impacting vegetation) to ensure that impacts during construction are minimized as much as possible.<sup>3</sup>*

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<sup>1</sup> Moore BH\_BSA\_04.15.22 at 27.

<sup>2</sup> *Id.* at 27.

<sup>3</sup> MOORE\_BSA Addendum\_05\_16\_25

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 02, 2025**; mail to Island County Planning Department 1 NE 7<sup>th</sup> St., Coupeville, WA 98239; deliver to 1 NE 6<sup>th</sup> 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:** Island County Shoreline Exemption

**Required Studies:**

- Biological Site Assessment
- Geo-coastal Report