



Island County Planning and Community Development

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Notice of Application - Optional DNS Process

Date of issuance: 07/28/2025

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

Date of notice of application: 08/06/2025 **Comment due date:** 08/20/2025

Staff Contact: Cambria Edwards **email:** c.edwards@islandcountywa.gov **phone:** 360-678-7938

File Number: 235/25 CGP II **Applicant:** Roy Eisenbach

Location: R23013-295-4600, 3384 Fox Spit Road, Langley, WA 98260

Proposal –140 cubic yards of grading and leveling of slope to install 40 solar panels consisting of 4 sub-arrays of 10 modules each. Applicants propose the addition of a 12' by 160' concrete slab, a 3-ft rock retaining wall, and 40' trench between solar installation and 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 from Whidbey Sun & Wind Project Narrative:

“The proposed solar installation will not pose a risk of erosion or sedimentation. A rock retaining wall, no more than 3 feet in height, will be constructed directly behind the concrete slabs to stabilize the adjacent bank. This wall will prevent soil movement and bank degradation, effectively reducing the potential for erosion. Additionally, all water runoff from the project area will be directed into an existing French drain system that has historically managed stormwater on the site. No changes will be made to this drainage system, and its continued use will maintain established water management patterns.

Benefits include: The solar array will empower the property owner to generate a majority of their electricity needs. By utilizing clean, renewable energy, the system will reduce the home's carbon footprint.”

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 16, 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:

- Bank will be stabilized and retained with rock wall which should limit erosion in the future.
- Install drainage behind retaining wall to avoid water runoff.
- All trenching and site work will be done in accordance with best management practices to avoid erosion.

Required Permits: CGP II

Required Studies:

Notice of Application - Optional DNS Process

Date of issuance: 8/6/2025

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

Date of notice of application: 7/29/2025

Comment due date: 8/20/2025

Staff Contact: Amanda Hogue **email:** a.hogue@islandcountywa.gov **phone:** 360-678-7800

File Number: 245/25 SHE-II

Applicant: Port of South Whidbey

Location: 8212 Possession Rd, Clinton, WA 98236

Proposal – Replace existing 40-year-old, 126-foot-long wooden boat launch floats with six 8-foot by 20-foot float modules with grated decking and new hardware on existing boat launch.

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 stated in the Biological Site Assessment completed by Facet in May 2025:

- The replacement float is designed to minimize environmental impacts to the surrounding area. The new floats will have grated decking, which will allow for light passage below the deck. The new floats will be installed within the footprint of the existing, minimizing the area of impacted shoreline habitat.
- The materials chosen for the replacement floats will require less maintenance over the lifetime of the structure. Less maintenance activity will reduce the temporal impact the structure has on the habitat.
- Based on the analysis of this document, the project development is unlikely to cause a significant impact on any critical areas, species, or vegetation. The discussion areas above conclude that all species were given a not likely to adversely affect or no effect determination. The shoreline and species that utilize the habitat will be protected by the proposed best management practices. Impacts during construction will be negligible and temporary.

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 **August 20, 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.

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The following conditions have been identified in the Biological Site Assessment completed by Facet in May 2025 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:

1. Construction timing will adhere to the work window provided by WDFW to ensure limited impact to salmonid species and forage fish in the area.
2. All work on the bulkhead will be completed by equipment operating in the upper intertidal area during periods of low tides. No in-water work will occur.
3. All construction debris will be collected and not allowed to reenter waters of the state.
4. 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.
5. Care will be taken in all work to prevent debris, oils, and grease from entering the water.
6. All debris or spill material will be properly disposed of at an approved off-site disposal facility.
7. Should heavy equipment be needed, refueling will be conducted away from the shoreline in accordance with the Washington State Department of Ecology.
8. All equipment will be checked daily for leaks and any necessary repairs will be made prior to commencement of work.

Required Permits: SHE-II, Flood Development Permit, Building Permits

Required Studies: Biological Site Assessment

Notice of Application - Optional DNS Process

Date of issuance: July 30, 2025

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

Date of notice of application: August 6, 2025

Comment due date: August 20, 2025

Staff Contact: Cambria Edwards

email: c.edwards@islandcountywa.gov

phone: (360) 678-7938

File Number: 258/25 CGP-II

Applicant: Josh Hubbard

Location: R13325-019-1270; 2115 NE 16th Ave., Oak Harbor

Proposal – After the fact re-grading of approx. 1,000 cubic yards of soil on the Life Church property at 2117 NE 16th Ave. The work will prepare a portion of the site for a future playground. Site is in or near: Mapped steep slopes, vicinity of cultural resources.

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.

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

Required Permits: Clearing and Grading permit (type-II)

Required Studies: *SEPA Checklist*

Notice of Application - Optional DNS Process

Date of issuance: 07/31/2025

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

Date of notice of application: 08/06/2025 **Comment due date:** 08/20/2025

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

File Number: 260/25 SHE II **Applicant:** Root-VanDerHyde-Murphy

Location: Columbia Beach Dr. S6400-00-00022-0, S6400-00-00023-0, S6400-00-00024-0.

Proposal – Bulkhead modification and repair spanning over three parcels. Replacement wall will be built 6 inches landward of the existing armoring, and will include a 150 LF concrete bulkhead and splash cap.

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 **August 20, 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, SHE

Required Studies: SEPA Checklist, BSA