



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: August 27, 2025

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

Date of notice of application: July 14, 2025 **Comment due date:** September 9, 2025

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

File Number: 256/25 SHE-II **Applicant:** Andrew Hogenson & Brian Crites

Location: 2456 & 2462 Sunlight Beach Rd Clinton, WA 98236 (S8220-01-00014-0; S8220-01-00015-0)

Proposal: New shoreline stabilization. 105 LF of sheet pile bulkhead installed landward of the OHWM. Anchored large wood and beach nourishment are proposed waterward of the bulkhead.

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 Facet LLC. in June 2025:

BSA Conclusions: *The proposed project is for the installation of a 105 LF sheet pile bulkhead landward of the OHWM. Anchored large wood and beach nourishment are proposed waterward of the face of the bulkhead on the eastern parcel. 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. Within the limitations of schedule, scope of work, and seasonal constraints, Facet warrants that this study was conducted in accordance with generally accepted investigation practices, including the technical guidelines and criteria in effect at the time this study was performed (pg.26).*

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 5, 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:

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 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 enter 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.

Should the development proposal be approved the county will apply additional site specific conditions to further ensure no net loss of ecological functions.

Required Permits: Shoreline Exemption, WDFW HPA, USACE Section 404

Required Studies: Biological Site Assessment, Geo-coastal Report.

Notice of Application - Optional DNS Process

Date of issuance: 08/27/2025

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

Date of notice of application: 08/18/2025 **Comment due date:** 09/09/2025

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

File Number: 265/25 SPR-II **Applicant:** CLEAN SLATE HOMES, LLC

Location: Adjacent parcel to 252 W MOUNTAIN VIEW RD., CAMANO ISLAND, WA 98282 (R23125-069-1470)

Proposal – Two phase camp (Glamp) ground development proposal. Project offers a luxury, eco-friendly camping experience with 20 non-permanent accommodations on 9.55 acres of natural woodland. With direct access to Cama Beach Historical State Park and nearby trails and amenities, the development emphasizes minimal environmental impact and supports the park's operations.

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 the submitted biological site assessment prepared by Russ Holmes Island County Approved Wetland Specialist:

BSA Conclusions: Impact Assessment - The proposed activity is not anticipated to significantly impact the structure or function of priority habitats and species documented within the assessment area since all buffers, setbacks, and best management practices will be implemented. All ground disturbing activity (including water lines, utility lines, installation of septic system, etc.) will occur outside critical habitat and buffers.

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 **September 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:

Should the development proposal be approved standard conditions shall be included in a final decision consistent with the intent of ICC Critical Areas Code 17.02B. Additionally the following best management practices (BMP's) recommend in the BSA shall be conditioned as well.

Best Management Practices (BMPs):

- **Noxious Weeds:** Integrated pest management will control Class B and C noxious weeds per Island County regulations; no Class A weeds were found.
- **Wetlands:** Wetland buffers will be protected according to county code, with all ground-disturbing activities kept outside these buffers.
- **Deepwater Habitat:** A 75-foot buffer around the excavated pond will be maintained, with no ground disturbance within this zone.
- **Intermittent Stream:** A 50-foot buffer around the stream will be preserved, restricting ground disturbance within it.
- **Steep Slopes:** Slopes will remain undisturbed except for removal of danger trees; no logging, firewood collection, or road construction will occur on slopes.
- **Priority Habitats and Species:** Wetlands and streams are protected; snags/logs remain unless hazardous; deer habitat and movement corridors will be preserved to support sustainable populations.

Required Permits: Island County Site Plan Review, commercial sewage disposal system permit, commercial access permit, clearing/grading permit, building permits, critical areas permitted use (CPU) permit.

Required Studies: Wetland/Biological Site Assessment

Notice of Application - Optional DNS Process

Date of issuance: 08/27/2025

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

Date of notice of application 08/19/2025 **Comment due date:** 09/09/2025

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

File Number: 267/25 SHE-II

Applicant: 127 Residence Trust

Location: 4267 WATEREDGE DR., LANGLEY, WA 98260 (R32902-459-3950)

Proposal – Proposal to demolish existing residence and construct new 2-bedroom residence with appurtenances. Includes offsite drainfield with pressure line in County ROW, terraced planter stairs (replacing concrete), retained tram, and two offsite parking spaces within easement.

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 the submitted Biological Site Assessment (BSA) prepared by Facet LLC, in July of 2025:

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 **September 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:

Should the development proposal be approved standard conditions shall be included in a final decision to ensure consistence with the intent and adherence to all applicable ICC Shoreline Master Program Code 17.05A. Additionally the following best management practices (BMP's) recommend in the BSA shall be conditioned as well.

- Barge operations shall be restricted to tide elevations adequate to prevent grounding of the barge.
- If beach access is required, use of equipment on the beach area shall be held to a minimum and confined to the designated access corridors that minimize foot traffic on the upper beach.
- Excess or waste materials will not be disposed of or abandoned waterward of Ordinary High Water (OHW) or allowed to enter waters of the state, as per WAC 220-110-070. Waste materials will be disposed of in a landfill. Hazardous waste and treated wood waste will be disposed of by the contractor in a landfill that meets the liner and leachate standards of the minimum functional standards Chapter 173-304 WAC.

- Demolition and construction materials shall not be stored where high tides, wave action, or upland runoff can cause materials to enter surface waters.
- Best Management Practices for stormwater control will be used throughout construction. BMPs may include secondary containment, high visibility silt fencing, straw wattle, compost socks, (BMPs adapted as needed), and daily equipment checks for leaks. Implement additional BMPs as necessary to ensure adequate erosion and sediment control. Contractors should be appropriately trained in BMP installation and maintenance.
- Concrete, rounded cobble or streambed cobble (or other non-angular gravel) will be used to ensure there is no effect to spawning and rearing habitat in the event of flooding. All concrete will be poured in the dry, with secondary containment measures in place, and will be allowed to cure a minimum of 7 days before contact with surface water.
- Construction contractors will adhere to all applicable noise regulations, working hour limitations and notification requirements and best practices.
- BMP C102: Buffer Zones o Creation of an undisturbed area or strip of natural vegetation or an established suitable planting that will provide a living filter to reduce soil erosion and runoff velocities.
- BMP C105: Stabilized Construction Entrance / Exit - Stabilized Construction entrances are established to reduce the amount of sediment transported onto paved roads by vehicles or equipment. This is done by constructing a stabilized pad of quarry spalls at entrances and exits for construction sites.
- BMP C120: Temporary and Permanent Seeding - Seeding reduces erosion by stabilizing exposed soils. A well-established vegetative cover is one of the most effective methods of reducing erosion.
- BMP C233: Silt Fence - Use of a silt fence reduces the transport of coarse sediment from a construction site by providing a temporary physical barrier to sediment and reducing the runoff velocities of overland flow.
- BMP C235: Wattles - Wattles are temporary erosion and sediment control barriers consisting of straw, compost, or other material that is wrapped in biodegradable tubular plastic or similar encasing material. They reduce the velocity and can spread the flow of rill and sheet runoff and can capture and retain sediment. Wattles are typically 8 to 10 inches in diameter and 25 to 30 feet in length. Wattles are placed in shallow trenches and staked along the contour of disturbed or newly constructed slopes.

Required Permits: Island County shoreline exemption, clearing & grading permit, building permits, septic permit.

Required Studies: Biological Site Assessment (BSA), Geotechnical Report