



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: October 13, 2025

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

Date of notice of application: October 22, 2025 **Comment due date:** November 5, 2025

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

File Number: 294/25 SHE-II **Applicant:** Rob Haines

Location: S6400-00-00016-0; 6701 Columbia Beach Drive Clinton, WA 98623

Proposal – Reinforcement of existing treated timber bulkhead with landward installment of ~37'7" of vinyl sheet pile walls with tie anchor rods to deadman blocks and a pressure treated timber cap. 50 cubic yards of locally sourced structural fill is proposed landward of new installment.

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:

Applicants submitted a Biological Site Assessment prepared by Facet in May of 2025. The report concluded that the proposed project development is unlikely to cause significant impact on any species, vegetation or critical areas. BMPs and conservation measures will be implemented throughout the duration of the proposed development.

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 **November 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 BMPs and conservation measures will be incorporated to minimize potential site impacts, as stated in the Biological Site Assessment prepared by Facet in May 2025:

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.
9. Temporary material storage piles including erosive materials will be placed outside the 100- year floodplain during the rainy season (October 1 through June 1). Temporary storage piles will be stabilized with plastic sheeting, or other BMPs to prevent sediment delivery into adjacent waters and to be used within 12 hours of deposition.

Required Permits: Shoreline Exemption (SHE-II), Building permit, Flood Development Permit (FDP), Hydraulic Project Approval (HPA)

Required Studies: Biological site assessment, coastal geologic and geotechnical engineering evaluation, floodplain habitat assessment

Notice of Application - Optional DNS Process

Date of issuance: 10/22/2025

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

Date of notice of application 10/13/2025 **Comment due date:** 11/04/2025

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

File Number: 390/25 RST-II **Applicant:** Estate of Lynn Kastner

Location: 4951 Surfcrest Drive, Oak Harbor, WA 98277 (R13434-200-4000)

Proposal: Unpermitted actions including the construction of a riprap bulkhead below the Ordinary High-Water Mark (OHWM), associated removal of approximately 350 square feet of native vegetation within the shoreline buffer, without the appropriate permits. The applicants intend to remove the riprap bulkhead, restore the beach dune and plant native plants along the project area.

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 Final Mitigation Plan Surfcrest Drive prepared by Trinity Consultants in September of 2025:

Report Findings: The project proposes to mitigate impacts associated with construction of hard armoring along the subject property shoreline of Rosario Strait by removing all unpermitted rock armoring and implementing dune restoration and enhancement actions onsite.

Mitigation actions include the removal of approximately 8.25 cubic yards of rock armoring and restoring the natural shoreline through the installation of a vegetated low dune/berm. The berm has been designed to mimic natural coastal geomorphic features using a watershed-based approach that considers sediment dynamics, habitat connectivity, and upland-to-shoreline ecological processes. Further, the berm will restore beach profile that will be lost during rock removal. The berm will be constructed using an approved sand/cobble mix, pending regulatory review. The proposed mix includes 25 percent D50 6-inch rounded cobbles and 75 percent silty sand, with the berm toe composed of D50 6-inch rounded cobble to provide structural stability against wave energy while supporting natural sediment transport along the littoral cell. Please see site plans attached for an illustration of the proposed beach restoration and project mitigation plans. All existing woody debris will be salvaged during project actions and replaced along the waterward face of the berm in a manner that replicates natural driftwood accumulation, providing habitat complexity, organic input, and supports erosion control. To restore ecological function, the berm will be revegetated with 1,584 square feet of native vegetation including American dunegrass and snowberry in accordance with the planting plan. These native species were selected for their proven ability to trap wind-blown sediment, stabilize dune systems, and provide habitat benefits, thereby ensuring the restoration aligns with broader watershed objectives for coastal resilience, sediment retention, and habitat enhancement. Additionally, the mitigation plan proposes an additional 350 square feet of native upland plantings including shrub and herbaceous species along the southern boundary and landward of the restored dune. Overall, the proposed project will result in a net gain in shoreline ecological functions when compared to the existing degraded conditions of the shoreline. (pg. 5)

The goals and objectives for the onsite mitigation actions are based on rectifying dune and shoreline buffer functions impacted by the existing unpermitted bulkhead and providing restored habitat and protection for the Rosario Strait (Puget Sound waters), a shoreline of the state. These actions can provide moderate to high levels of hydrologic, water quality, and habitat functions. (pg. 6)

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 **November 04, 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 will be included in the final decision to ensure consistency with the intent and requirements of Island County Code (ICC) Shoreline Master Program 17.05A.

In addition, the following Best Management Practices (BMPs) are recommended in the mitigation report will also be included as conditions of approval.

All equipment staging and materials stockpiles should be kept out of the shoreline area, and the area will need to be kept free of spills and/or hazardous materials. Construction materials along with all construction waste and debris should be effectively managed and stockpiled on paved surfaces and kept free of the shoreline area.

All work below OHW (i.e. the removal of bulkhead material) will be conducted during low tide when the work area is dry. Should bulkhead removal require in-water work, mitigation actions will be conducted during the appropriate salmonid work windows for Tidal Reference Area 6 (salmon and bull trout species: July 15 – February 15) and per regulatory approvals. The work may be conducted outside of the surf smelt work window for Tidal Reference Area 6, provided the appropriate forage fish survey is conducted prior to commencing in-water work per regulatory approval. The approved work window for the protection of spawning surf smelt in Tidal Reference 6 is April 1 to August 31. Work requiring a forage fish survey may take place within 72 hours of a negative result from the forage fish surveys and as approved by WDFW.

TESC measures will include maintaining a secure construction staging area, installation of silt fencing, covering stockpiled materials with plastic sheeting, and careful construction timing as necessary. These TESC measures should be installed prior to the start of development actions and actively managed for the duration of the project.

Particular care will be necessary within the vegetated areas along the shoreline dune and shoreline buffer area to avoid additional impacts to the shoreline. Once the dune restoration is complete, any disturbed, undeveloped upland areas will be replanted, using appropriate native plants. These actions will take place to stabilize the soil and reduce erosion and to maintain no net loss of ecological function. (pg. 6)

Required Permits: Restoration Permit, HPA

Required Studies: