



## Island County Planning and Community Development

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Director

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### Notice of Application - Optional DNS Process

**Date of issuance:** October 24, 2025

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

**Date of notice of application:** October 29, 2025      **Comment due date:** November 11, 2025

**Staff Contact:** Amanda Hogue    **email:** [a.hogue@islandcountywa.gov](mailto: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 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:

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:** 10/29/2025

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

**Date of notice of application:** 10/22/2025 **Comment due date:** 11/11/2025

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

Location: 6699 COLUMBIA BEACH DR. CLINTON, WA 98236 (S6400-00-00017-0)

**Proposal:** Reinforce the existing 53-linear-foot timber bulkhead by installing a new vinyl sheet pile bulkhead directly landward of the existing structure, including tiebacks, a pressure-treated cap, and a waler system.

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 2025:

*BSA Conclusions: The proposed project is for the replacement of 53 LF bulkhead within the parcel boundaries. 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. 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 **November 11, 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:

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) recommended in the BSA will also be included as conditions of approval.

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 BMP's to prevent sediment delivery into adjacent waters and to be used within 12 hours of deposition.

**Required Permits:** Shoreline Exemption, Building, Floodplain Development Permit, WDFW HPA

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