



## Island County Planning and Community Development

*Jonathan Lange, AICP, CFM*

*Director*

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### Notice of Application - Optional DNS Process

**Date of issuance:** 11/3/2025

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

**Date of notice of application:** 11/12/2025 **Comment due date:** 11/25/2025

**Staff Contact:** Amanda Hogue **email:** [a.hogue@islandcountywa.gov](mailto:a.hogue@islandcountywa.gov) **phone:** 360-678-7800

**File Number:** 422/25 SHE-II **Applicant:** Andrew Gose

**Location:** S6135-00-00138-0, 4040 Beach Drive Freeland, WA 98249

**Proposal** – Applicants propose the addition of wooden beach access stairs descending on a mapped steep slope, landward of the OHWM with retractable let-down stairs extending to beach face.

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:

The BSA prepared by BGE Environmental, LLC on August 25<sup>th</sup>, 2025 concludes that direct impacts of construction noise disturbance will be temporary, and native vegetation disturbance will be offset with mitigation plantings. The geotechnical evaluation completed by Aspect on March 5<sup>th</sup>, 2025, concludes that if constructed and maintained properly, the proposed staircase will not adversely affect the stability of the slope or surrounding areas, nor will it increase the rate of erosion or slope retreat.

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 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:

- Applicants submitted a mitigation plan to offset the 400 sq ft of development in the marine buffer with 400 sq ft of native plantings.
- Per the submitted SEPA checklist construction BMPs will include vegetation retention, a filter fabric fence, and stabilized construction as needed.

**Required Permits:** SHE-II, Building Permit, Shoreline- Mitigation File with 5 years of monitoring

**Required Studies:** BSA, GEOTECH