



**ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT**

PHONE: 360.679.7339 ■ from Camano 360.629.4522, Ext. 7339 ■ from S. Whidbey 360.321.5111 x 7339
FAX: 360.679.7306 ■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
Internet Home Page: <https://www.islandcountywa.gov/Planning/Pages/Home.aspx>

Notice of Application - Optional DNS Process

Date of issuance: December 21, 2022

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

Date of notice of application: December 21, 2022

Comment due date: January 4, 2023

Staff Contact: Chloe Bosen

email: c.bosen@islandcountywa.gov

phone: 360.678.7822

File Number: 324/22 SHE

Applicant: The Hayes Family Trust

Location: R33133-056-2840; Camano Island

Proposal – Construction of 75 linear feet of new vinyl sheet-pile bulkhead with 33 linear feet of return wall to the west and 12 linear feet of return wall to the east and demolition of existing boat ramp. Project is in the vicinity of Shoreline and Flood Zone.

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 project will be done in accordance to designated water work schedules. All equipment will be staged landward of the water body. All proposed work will adhere to BMPs.

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 **January 4, 2023**, mail to Island County Planning Department PO Box 5000, 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.

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 proposed action includes work that is nearby critical areas. The following measures will help ensure that Proposed project not lead to adverse effects.

1. Construction timing will adhere to the work window provided by WDFW to ensure limited impact to

salmonoid species and forage fish species in the area.

2. All work on the bulkhead will be completed by equipment operating in the upland 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: Shoreline Exemption, Building, Flood development, JARPA

Required Studies: Biological Site Assessment, GeoCoastal Report, SEPA Checklist



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Notice of Application - Optional DNS Process

Date of issuance: December 21, 2022

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

Date of notice of application: December 21, 2022

Comment due date: January 4, 2023

Staff Contact: Brent Ryan

email: b.ryan@islandcountywa.gov

phone: 360.678.7258

File Number: 326/22 SHE **Applicant:** McNew - Canlis - Burell - Marian - Mill-Steven - Salt Shack, LLC

Location: R22922-113-1150; R22922-121-1250; R22922-128-1250; R22922-117-1180; R22922-138-1250;
R22922-134-1240; 6302-6316 S Bay Rd; 6294-6298 Barr Beach Rd, Freeland

Proposal – Installation of new 291 linear feet of vinyl sheet pile bulkhead for 6 adjacent properties along Mutiny Bay. Project is in the vicinity of Shoreline, Flood Zone, and Steep Slopes.

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: All work equipment will be performed using land based equipment staged upland of the water body. All work will be performed during the agency mandated water work window. All proposed fill will be native on-site soil.

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 **January 4, 2023**; mail to Island County Planning Department PO Box 5000, 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.

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 proposed project avoids impacts to the extent practicable, but some impacts cannot be avoided entirely as this project is dependent upon maritime access and construction activity.

The following measures and best management practices will be incorporated by the applicant in order to avoid, reduce intensity, or otherwise minimize potential impacts:

- Potential adverse effects of this project on listed salmonids will be avoided or minimized through the adherence to agency-approved work windows when few juvenile salmonids are present in the action areas (July 15 to February 15).
- All construction debris will be collected and not allowed to reenter waters of the state.
- The contractor will prepare a spill prevention control and countermeasures plan.
- If debris or spill material accidentally enters the waterway, immediate actions will be taken to remove the material, and proper entities will be notified.
- Care will be taken in all work to prevent debris, oils, and grease from entering the water.
- All debris or spill material will be properly disposed of at an approved off-site disposal facility.
- Refueling will be conducted away from the project site in accordance with the Washington State Department of Ecology.
- All equipment will be checked daily for leaks and any necessary repairs will be made prior to commencement of work.
- Vessels will not be grounded.
- If fish are observed to be in distress or if a fish kill occurs, work will be stopped immediately. USACE and WDFW will be contacted by the applicant.

Required Permits: Shoreline Exemption, Building, Flood Development

Required Studies: Biological Site Assessment, SEPA Checklist, GeoCoastal Report



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Notice of Application - Optional DNS Process

Date of issuance: December 21, 2022

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

Date of notice of application: December 21, 2022

Comment due date: January 4, 2023

Staff Contact: Donah Dunn

email: d.dunn@islandcountywa.gov

phone: 360.678.7812

File Number: 331/22 SHE

Applicant: Terry Earnheart; Compass International, LLC

Location: R33220-085-0440; Camano Island

Proposal – Class IV conversion to clear and grade currently undeveloped rural zoned portions of the parcel for an access road and two future home lot locations. Total area cleared will be 1.2 acres of 15.04 acre lot leaving approximately 6 acres of trees. Current Camano Gateway Village zoned portion of the parcel is developed and used for commercial uses. Site is in or near Wetlands and Steep Slopes

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: Wetland buffer enhancement is proposed in the impacted area of the project. Grading will be isolated to areas intended for future SFR construction. Clearing is confined to area for to future SFR locations and the access road.

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 **January 4, 2023**; mail to Island County Planning Department PO Box 5000, 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.

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The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: Proposal will remove 4169 square feet of non-native invasive species of vegetation within the proposed buffer enhancement area and replace with 31 native trees and 46 shrubs within the wetland buffer to enhance the biological function of the area and offer 1:1 mitigation for the area of the buffer impacted by the

access road. Proposal will adhere to all conditions of previously issued permit 135/21 RUD, reasonable use determination issued by Island County.

Required Permits: Clearing and Grading, future Building

Required Studies: Wetland Report, SEPA Checklist, Drainage Report