



## Island County Planning and Community Development

*Jonathan Lange, AICP, CFM*

*Director*

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## Notice of Application- Optional DNS Process

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

**Date of issuance:** September 13 2024

**Date of notice of application:** September 25, 2024

**Comment due date:** October 25, 2024

**Staff Contact:** Kayla Johnson

**E-mail:** [kayla.johnson@islandcountywa.gov](mailto:kayla.johnson@islandcountywa.gov)

**Phone:** (360) 678-7258

**File Number:** 268/24

**Applicant:** Teresa and Thomas Healy

**Location:** 4642 East Harbor Rd, Freeland, WA 98249; R23035-199-4870

**Proposal:** Removal of approx. 28 creosote coated pilings; 93 linear feet of existing concrete bulkhead will be replaced, and approx. 15 linear feet of timber bulkhead will be replaced with concrete.

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 will adhere to best management practices and submitted a SEPA Checklist. The BSA, prepared by Facet (formerly DCG/Watershed) on May 16, 2024, determined that the proposed development is unlikely to cause a significant impact on any critical areas, species, or vegetation. This proposal will enhance the nearshore habitat as approximately 28 creosote coated pilings will be removed from the shore. The replacement bulkhead is being proposed landward of the existing bulkhead therefore, creating additional nearshore habitat, which will also aid in shoreline ecosystem processes. This project will cause no net loss to shoreline ecological processes.

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 **October 25, 2024**; 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:

**Biological Site Assessment:**

The following 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 salmonoid species in the area.
2. All work on the bulkhead will be completed by equipment operating landward of the OHWM or 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 the waters of the state.
4. If debris or spill material accidentally enters the waterway, immediate actions will be taken to remove the material, and 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 spilled material will be properly disposed of at an approved off-site disposal facility.
7. Refueling will be conducted away from the project site 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. The proposed timber bulkhead will be constructed landward of the existing.

**Required Permits:** Shoreline Conditional Use Permit

**Required Studies:** *Biological Site Assessment, Geocoastal Report, and SEPA Checklist (all submitted)*



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### Notice of Application - Optional DNS Process

**Date of issuance:** 09/18/2024

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

**Date of notice of application** 09/25/2024    **Comment due date:** 10/25/2024

**Staff Contact:** Austin Hoofnagle    **email:** [a.hoofnagle@islandcountywa.gov](mailto:a.hoofnagle@islandcountywa.gov)    **phone:** 360-678-7814

**File Number:** Shoreline Conditional Use (S-CUP-II)    **Applicant:** Robert Barnes & Mary Jo Meyers-Barne

**Location:** 3484 S Camano Dr, Camano Island, WA, 98282 (R33010-126-0800)

**Proposal** – Installation of a cable tram to provide beach access from the upland area to the beach at the base of the bluff.

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 applicants Biological Site Assessment (BSA) prepared by Facet LLC. in July of 2024 and Geotechnical Engineering Report prepared by Geotech Consultants, Inc. on October 13, 2023. As well as the submitted SEPA checklist:

**BSA Conclusion:** The proposed project is for the construction of a tram system on private property to allow property owners beach access. 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 may affect, 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.

**Geotechnical Conclusions:** Based on our observations and the information that we have reviewed, the recession rate of the marine bluff is low, but should still be expected to occur periodically over time. It is our professional opinion that the planned development can be undertaken without adversely affecting stability of the steep bluff, while protecting the planned construction from damage due to foreseeable future episodes of shallow slope movement.

**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 **June 26, 2024**; 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:

- Best Management Practices:
  - Construction timing will adhere to the work window provided by WDFW to ensure limited impact to salmonid species and forage fish in the area.
  - All work within the upper intertidal area will be completed during periods of low tides. No inwater work will occur.
  - All construction debris will be collected and not allowed to reenter waters of the state.
  - 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.
  - 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.
  - Should heavy equipment be needed, refueling will be conducted away from the shoreline 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.
  - Geotechnical engineering recommendations for installation of the tram will be followed to help protect the steep slope and other geological hazards in the area.
- Mitigation Plan and Monitoring is likely.
- Standard Island County conditions for shoreline permits.

#### **Required Permits:**

- WDFW HPA
- Island County Shoreline Conditional Use Permit
- Island County Floodplain Development Permit
- Island County Building Permit
- Washington Department of Ecology Section 401 Water Quality Certification
- U.S. Army Corps of Engineers Section 404 (discharges into waters of the U.S.)

**Required Studies:** Geotechnical Report, Biological Site Assessment