



## Island County Planning and Community Development

*Jonathan Lange, AICP, CFM*

*Director*

---

1 NE 7<sup>th</sup> St., Coupeville, WA 98239

Ph: Whidbey 360-679-7339 | Camano 360-387-3443 | Fax: 360-679-7306

Email: [PlanningDept@islandcountywa.gov](mailto:PlanningDept@islandcountywa.gov) | <https://www.islandcountywa.gov/Planning/Pages/Home.aspx>

### Notice of Application - Optional DNS Process

**Date of issuance:** 10/16/2024

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

**Date of notice of application** 10/16/2024    **Comment due date:** 10/30/2024

**Staff Contact:** Jon Frias    **email:** [j.frias@islandcountywa.gov](mailto:j.frias@islandcountywa.gov)    **phone:** 360-678-7822

**File Number:** 309/24 SHE II                      **Applicant:** ORCUTT

**Location:** R23202-071-0180, Oak Harbor

**Proposal** – Construct a single family residence and appurtenances within the shoreline. Development includes clear and grading, installation of septic, driveway, and stormwater outfall over the bluff edge.

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:

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 30, 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:

**Required Permits:**

**Required Studies:** BSA, Geotechnical report, SEPA checklist

## Notice of Application - Optional DNS Process

**Date of issuance:** 10/16/2024

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

**Date of notice of application** 10/09/2024    **Comment due date:** 10/29/2024

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

**File Number:** 318/24 SHE-II    **Applicant:** Jonathan Cluts

**Location:** 5311 Bercot Rd Freeland WA 98249 (S8290-00-00012-0)

**Proposal** – Shoreline enhancement adjacent to the existing dock per ICC 17.05A.110.6, including the use of beach nourishment and large wood.

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 provided SEPA checklist and biological site assessment prepared by Davido Consulting :

**BSA Conclusion:** The proposed project is for beach restoration waterward of the OHWM. Based on the analysis of the previously submitted BSA and the design of the proposed shoreline restoration and beach enhancement, the project development is unlikely to cause a significant negative impact on any critical areas, species, or vegetation. The BSA assigned all relevant species 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. The use of habitat features, such as beach nourishment, boulders, and large wood in the design will offset impacts to the nearshore habitat. The removal of old pilings and invasive plant species will improve habitat features on the property (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 **10/29/2024**; 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:

### Conservation Measures:

- Construction timing will adhere to the work window provided by WDFW to ensure limited impact to salmonoid species and forage fish in the area.

- All work on the soft shore armoring will be completed by equipment operating in the upper intertidal area during periods of low tides. No in-water 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.

**Required Permits:** Floodplain development permit, WDFW hydraulic project approval (HPA), USACE Section 10, USACE Section 404

**Required Studies:** Biological Site Assessment