



## Island County Planning and Community Development

*Jonathan Lange, AICP, CFM*  
Director

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### Notice of Application - Optional DNS Process

**Date of issuance:** 11/15/2024

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

**Date of notice of application** 11/27/2024    **Comment due date:** 12/27/2024

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

**File Number:** 351/24 SVAR    **Applicant:** Jeff and Erika Callies

**Location:** S6050-00-01011-0

**Proposal** – Proposed single family residence within a floodzone, and in the shoreline residential environmental designation.

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 **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:

**Required Permits:** Shoreline Variance

**Required Studies:** BSA, SEPA, Enhancement Plan (all received)

## Notice of Application - Optional DNS Process

**Date of issuance:** November 20, 2024

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

**Date of notice of application: November 27, 2024**

**Comment due date: December 27, 2024**

**Staff Contact:** Yumi Shridhar      **email:** y.shridhar@islandcountywa.gov      **phone:** (360) 678-7817

**File Number:** 362/24 S-CUP      **Applicant:** Karen Stromme

**Location:** S7485-00-00077-0, 2194 Cove Drive, Oak Harbor

**Proposal** – Replacement of a solid-decked float with a fiberglass-grated, aluminum float within the same footprint. Site is in or near: mapped steep slopes, flood hazard area, flood LOMP area, feeder bluff, shoreline designation, critical drainage area, and vicinity of cultural resources.

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 Biological Site Assessment conducted by Marine Surveys & Assessments, on July 15, 2024, determined that while the proposed project may result in some short-term negative impacts, the overall outcome is not expected to cause long-term impacts to ecological function of the nearshore marine environment.

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 **December 27, 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:

1. The float replacement will comply with regulatory agencies' criteria.
2. "Best Management Practices" (BMPs) to be exercised throughout this project:
  - a. Care will be taken to contain all construction debris.
  - b. Training for all employees on emergency spill response and containment.
  - c. Daily housekeeping to ensure debris does not enter the water or the area adjacent to the work site.
  - d. For float work:
    - i. Removed structures will be disposed of at an approved upland location.
    - ii. Booms will be deployed.
    - iii. The float will be prefabricated.

- iv. No grounding of the barge will occur.
- v. Equipment shall be operated in a way that minimizes turbidity.

3. To avoid impacts to migrating salmon and bull trout, work should take place within the following combined in-water work window: August 1 to February 15.
4. Additional provisions and conditions as enumerated in the HPA issued by the WDFW should be followed.
5. Additional provisions and conditions as enumerated in the USACE permit should be followed.
6. No creosote, pentachlorophenol, CCA (chromated copper arsenate), or comparably toxic compounds not approved for marine use shall be used for any portion of the overwater/inwater structure. ACZA (ammoniacal copper zinc arsenate)-treated wood must meet posttreatment procedures identified by the Western Wood Preservers Institute.

If BMPs are followed as recommended, there should be no net loss of ecological function from the installation of a float replacement on this property

**Required Permits:** *Shoreline Conditional Use Permit*

**Required Studies:** *Biological Site Assessment, Habitat Report, SEPA Checklist*