



Island County Planning and Community Development

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Notice of Application - Optional DNS Process

Date of issuance: 04/15/2025

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

Date of notice of application 04/23/2025 **Comment due date:** May 6, 2025

Staff Contact: Austin Hoofnagle **email:** a.hoofnagle@islandcountywa.gov **phone:** 360-678-7814

File Number: 147/25 SHE-II **Applicant:** LEWIS & MARTHA RANDALL TTEE

Location: 5147 BERCOT RD., FREELAND WA 98249 (R22903-063-3900)

Proposal – Replacement of four pier piles with new steel piles, along with partial replacement of the float and pier grating.

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 based on a preliminary review of the applicants' materials including the submitted SEPA checklist:

The applicants are proposing the repair/maintenance of an existing legally established moorage structure. The repairs included the removal of timber pile with galvanized steel which per 17.05A.090.N for water quality standards requires that all dock and pier components that may encounter the water shall consist of non-toxic materials, such as wood, concrete, approved plastic composites or steel, that will not adversely affect water quality or aquatic plants or animals. Moreover, the areas of the pier that will be demolished and the existing float will be replaced with grated materials. Based on proposed materials improvements it is unlikely the project will result in a net loss of ecological functions.

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 **May 6, 2025**; mail to Island County Planning Department 1 NE 7th St., 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. 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:

- Standard conditions will be applied that shall ensure BMPs are adhered to and no net loss of ecological functions will occur.

Required Permits:

Required Studies: Biological site assessment (BSA)