



**ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT**

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522, Ext. 7339 ■ from S. Whidbey (360) 321-5111,
Ext. 7339 FAX: (360) 679-7306 ■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
Internet Home Page: <http://www.islandcountywa.gov/planning/>

**AMENDMENT TO STAFF REPORT & DECISION
SHORELINE EXEMPTION- TYPE I
005/17 SHE – SUNLIGHT SHORE COUNTRY CLUB
REMOVE EXISTING BULKHEAD & CONSTRUCT SOFT SHORE PROTECTION**

I – AMENDMENT

The approval for the Shoreline Exemption 005/17 SHE is hereby amended to authorize a proposed 30ft long partially buried rock revetment that will run perpendicular to the shoreline just south of the northern property line that will be adjacent to the wood bulkhead of the neighboring property to the north. The original proposal that was approved included pinning salvaged wood with large boulders along the northern property line, however, following further evaluation of the neighboring bulkhead which is in poor condition, this partially buried rock revetment is a preferred design for this location. The rock revetment will be constructed of approximately 40 cubic yards of existing on-site material salvaged from the existing beach rockery.

This amendment does not modify any findings or Conditions of Approval contained within 005/17 SHE. Any further modifications may require a new shoreline permit.

II – APPEALS

To file a written statement of appeal to the hearing examiner, the written statement of appeal must be received within fourteen (14) days following the mailing of the director's decision by either personally delivering the written statement of appeal to the office of the director that issued the decision, or by mailing the written statement of appeal to the following address: Island County Hearing Examiner, P.O. Box 5000, Coupeville, WA 98239.

SIGNED THIS 7th DAY OF SEPTEMBER 2018



Janet Wright, Senior Planner
Island County Planning & Community Development

Enclosed:

- Site plan dated 8/9/18 showing proposed rock revetment
- Revegetation plan dated 8/9/18
- Section drawing dated 8/9/18

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AUG 17 2018
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1711 Ellis St, Suite 103
Bellingham, WA 98225
360-647-1845 - coastalgeo.com

NO.	DATE	DESCRIPTION

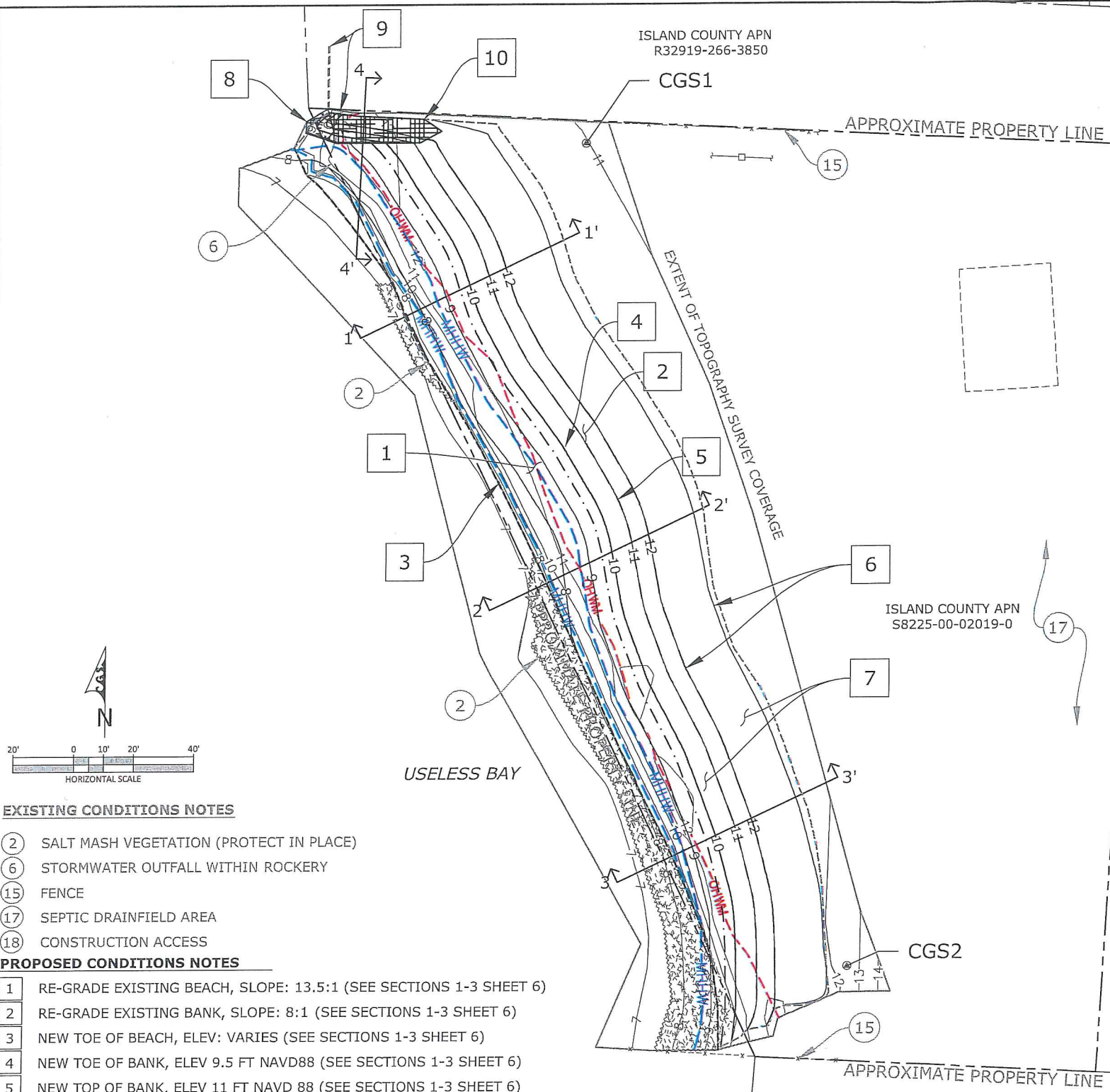
Sunlight Shores - Bulkhead Removal
Site Plan
Proposed Conditions - Grading Plan
Northwest Straits Foundation



NAVDS8
MLLW = -1.75 FT
MHHW = +8.57 FT

SCALE: AS SHOWN
DATE: 8/9/2018
SHEET:

4
OF:6



Island County Planning
& Community Development
APPROVED PLOT PLAN
to be kept on site with plans
Janet Wright 9/7/18
Signature Date

FINAL DESIGN

Proposed: Armor removal/Beach Restoration
USACE Ref. #: NWS-2017-799
In: Useless Bay
County: Island
State: WA
Application By:
Northwest Straits Foundation
1155 N State St Ste 402
Bellingham WA 98225
Project Location:
Latitude: 47.9855 North
Longitude: -122.4679 West
Assessors Parcel Number: S8225-00-02019-0

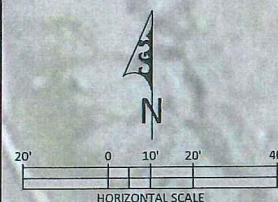
EXISTING CONDITIONS NOTES

- 2 SALT MASH VEGETATION (PROTECT IN PLACE)
- 6 STORMWATER OUTFALL WITHIN ROCKERY
- 15 FENCE
- 17 SEPTIC DRAINFIELD AREA
- 18 CONSTRUCTION ACCESS

PROPOSED CONDITIONS NOTES

- 1 RE-GRADE EXISTING BEACH, SLOPE: 13.5:1 (SEE SECTIONS 1-3 SHEET 6)
- 2 RE-GRADE EXISTING BANK, SLOPE: 8:1 (SEE SECTIONS 1-3 SHEET 6)
- 3 NEW TOE OF BEACH, ELEV: VARIES (SEE SECTIONS 1-3 SHEET 6)
- 4 NEW TOE OF BANK, ELEV 9.5 FT NAVD88 (SEE SECTIONS 1-3 SHEET 6)
- 5 NEW TOP OF BANK, ELEV 11 FT NAVD 88 (SEE SECTIONS 1-3 SHEET 6)
- 6 NEW TOP OF BERM, ELEV 12 FT NAVD 88 (SEE SECTIONS 1-3 SHEET 6)
GRADE BERM WITH SUITABLE FILL FROM BEACH AND BANK REGRADING.
LANDWARD WIDTH OF BERM MAY BE REDUCED IF ON-SITE MATERIAL IS
INSUFFICIENT IN QUANTITY.
- 7 INSTALL SHORELINE PLANTINGS (SEE SHEET 5)
- 8 MAINTAIN PORTION OF EXISTING ROCKY AT NEIGHBORING BULKHEAD
- 9 MAINTAIN NEIGHBORING BULKHEAD IN PLACE
- 10 PARTIALLY BURIED ROCK REVETMENT (SEE SECTION 4 SHEET 6)

K:\IslandCo\SunlightShores\SunlightShores_SitePlan_CGS_FD.dwg



EXISTING CONDITIONS NOTES

- (2) SALT MASH VEGETATION (PROTECT IN PLACE)
- (6) STORMWATER OUTFALL WITHIN ROCKERY
- (15) FENCE
- (17) SEPTIC DRAINFIELD AREA
- (18) CONSTRUCTION ACCESS

PLANTING PLAN NOTES

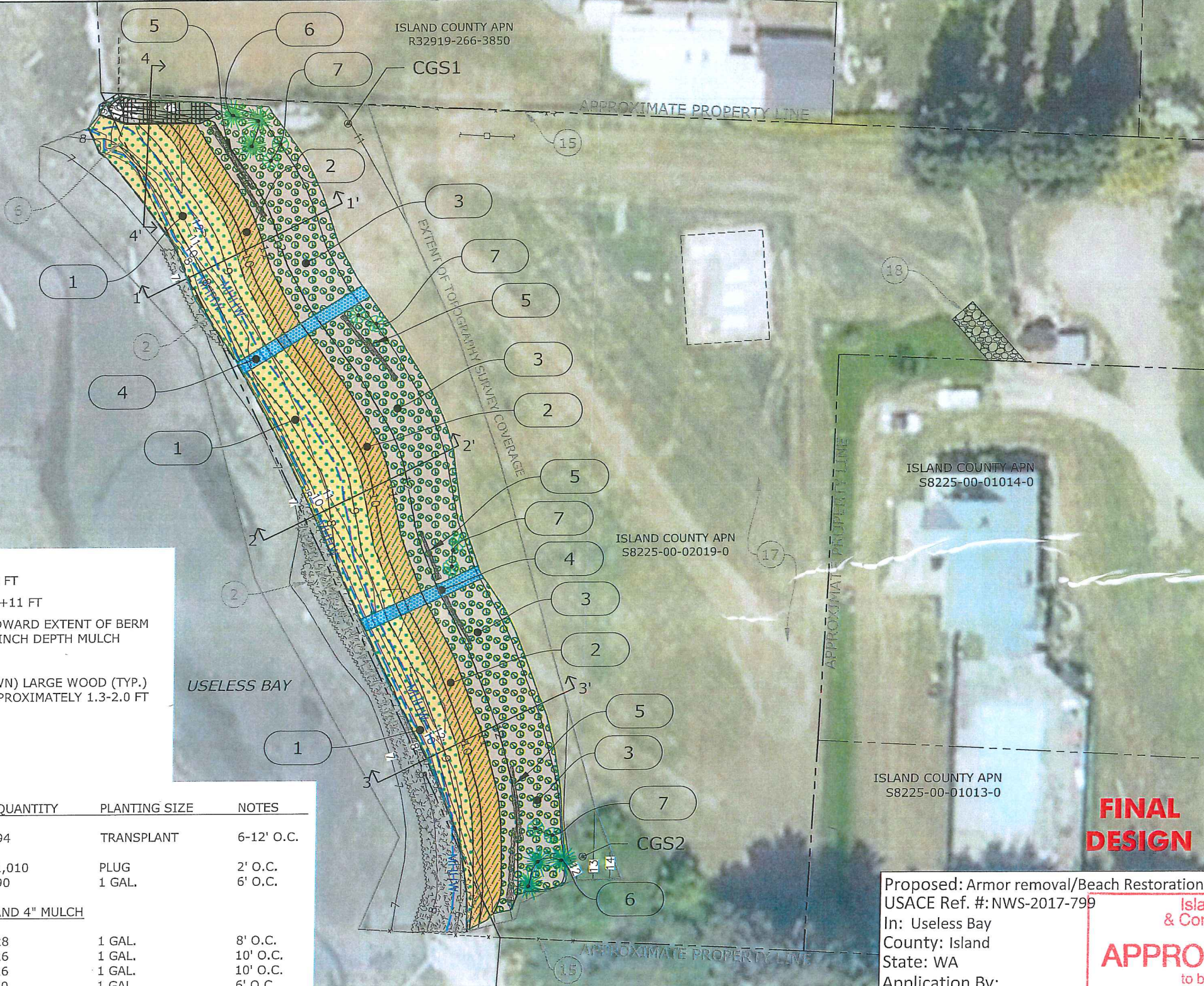
- (1) PLANT SALVAGED PICKLEWEED FROM NEW TOE TO +9.5 FT
- (2) PLANT DUNEGRASS WITH BEACH PEA FROM +9.5 FT TO +11 FT
- (3) PLANT DUNEGRASS AND SHRUBS FROM +11 FT TO LANDWARD EXTENT OF BERM
PREPARE AREA WITH 6 INCH DEPTH OF TOPSOIL AND 4 INCH DEPTH MULCH
- (4) SHORELINE ACCESS PATH, 5 FT WIDTH
- (5) RELOCATE SALVAGED EXISTING (MOSTLY IN NORTH LAWN) LARGE WOOD (TYP.)
APPROXIMATELY 8 LOCATIONS SALVAGED LOGS ARE APPROXIMATELY 1.3-2.0 FT
DIAMETER X 8-25 FT IN LENGTH
- (6) PLANT SHORE PINES (6 LOCATIONS)
- (7) PLANT RED FLOWERING CURRANT (8 LOCATIONS)

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANIC NAME	QUANTITY	PLANTING SIZE	NOTES
	PICKLEWEED	<i>Salicornia virginica</i>	94	TRANSPLANT	6-12' O.C.
	DUNEGRASS	<i>Leymus mollis</i>	1,010	PLUG	2' O.C.
	BEACH PEA	<i>Lathyrus maritimus</i>	90	1 GAL.	6' O.C.
SHRUBS AND DUNEGRASS MIX AREA WITH 6" TOP SOIL AND 4" MULCH					
	SNOWBERRY	<i>Symphoricarpos albus</i>	28	1 GAL.	8' O.C.
	OCEAN SPRAY	<i>Holodiscus discolor</i>	26	1 GAL.	10' O.C.
	NOOTKA ROSE	<i>Rosa nutkana</i>	26	1 GAL.	10' O.C.
	BEACH PEA	<i>Lathyrus maritimus</i>	30	1 GAL.	6' O.C.
	SEASHORE LUPINE	<i>Lupinus littoralis</i>	30	1 GAL.	6' O.C.
	SEASHORE PLANTAIN	<i>Plantago maritima</i>	30	1 GAL.	6' O.C.
	COAST GUMWEED	<i>Grindelia integrifolia</i>	30	1 GAL.	6' O.C.
	DUNEGRASS	<i>Leymus mollis</i>	30	PLUG	6' O.C.
	SHORE PINE	<i>Pinus contorta</i>	6	B&B	AS SHOWN
	RED FLOWERING CURRANT	<i>Ribes sanguineum</i>	8	2 GAL.	AS SHOWN

NOTES:

1. Existing pickleweed and salt marsh vegetation on site to be salvaged and stockpiled for transplanting in Planting and Large Wood Plan, Sheet 5.
2. All wood that is found onsite shall be salvaged, retained and replaced on site after bank excavation as shown on the Planting and Large Wood Plan, Sheet 5.
3. 50 cubic yards of 2.5-4FT boulders and 16 cubic yards of 0.4-1.5FT rocks shall be selected from the rockery to remain on-site and be used to construct the partially buried rock revetment Sheet 4, see Section 4 Sheet 6 for detail.



FINAL DESIGN

Proposed: Armor removal/Beach Restoration
 USACE Ref. #: NWS-2017-799
 In: Useless Bay
 County: Island
 State: WA
 Application By:
 Northwest Straits Foundation
 1155 N State St Ste 402
 Bellingham WA 98225
 Project Location:
 Latitude: 47.9855 North
 Longitude: -122.4679 West
 Assessor's Parcel Number: S8225-00-02019-0

Island County Planning & Community Development
APPROVED PLOT PLAN
 to be kept on site with plans
 Signature: *Janet Knight*
 Date: 9/7/18

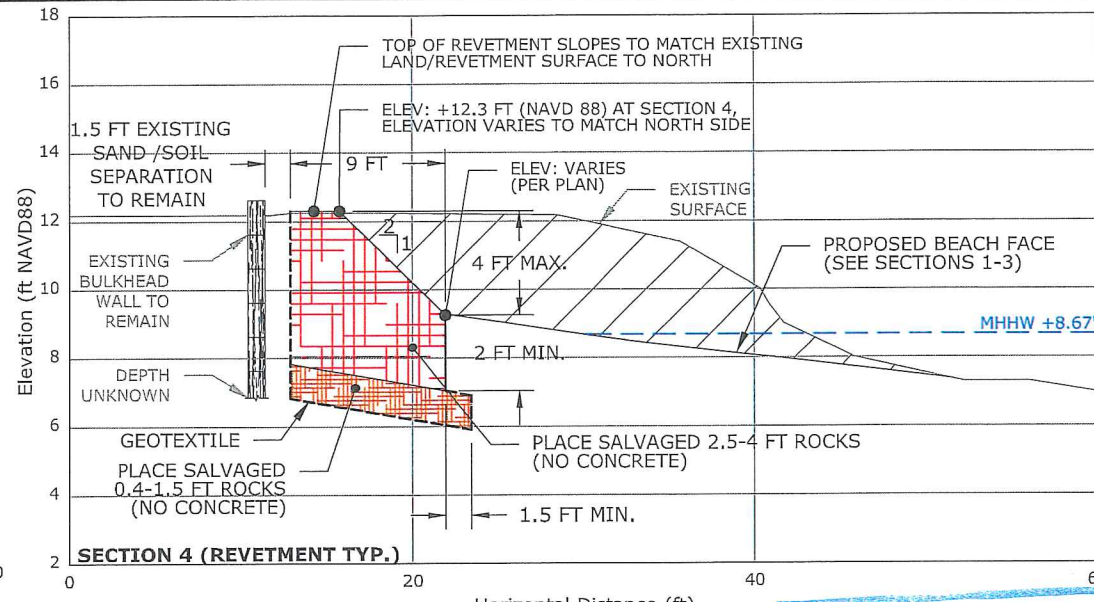
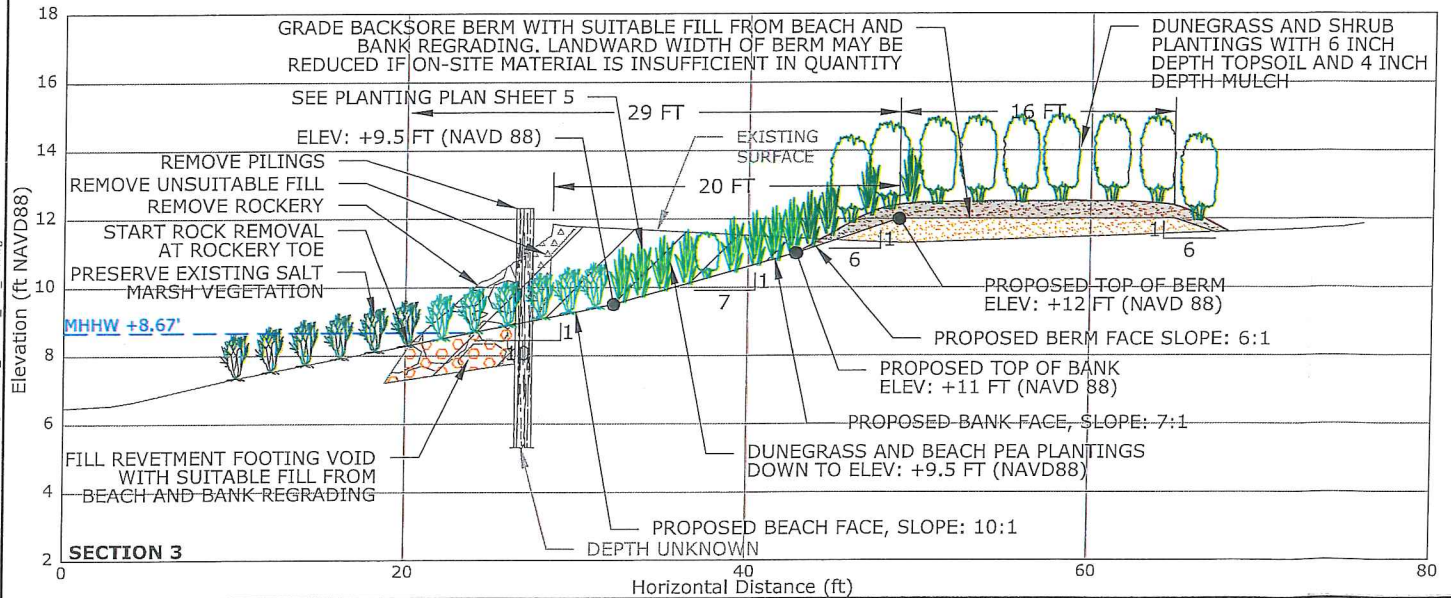
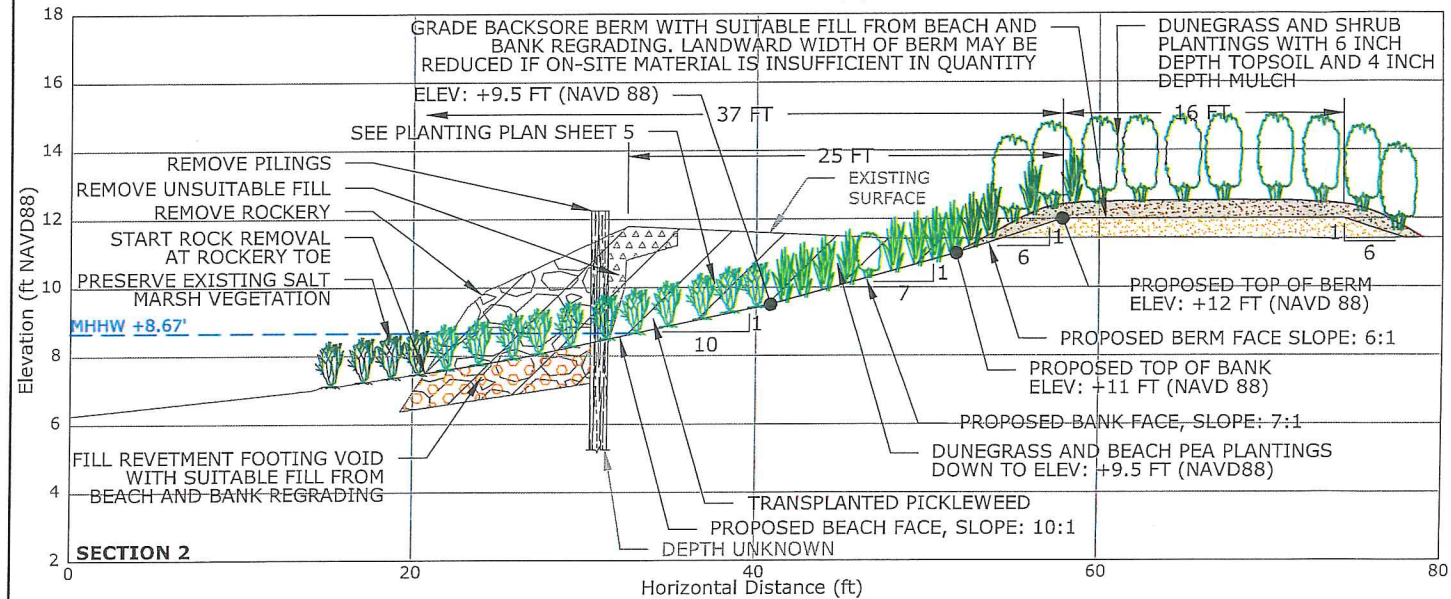
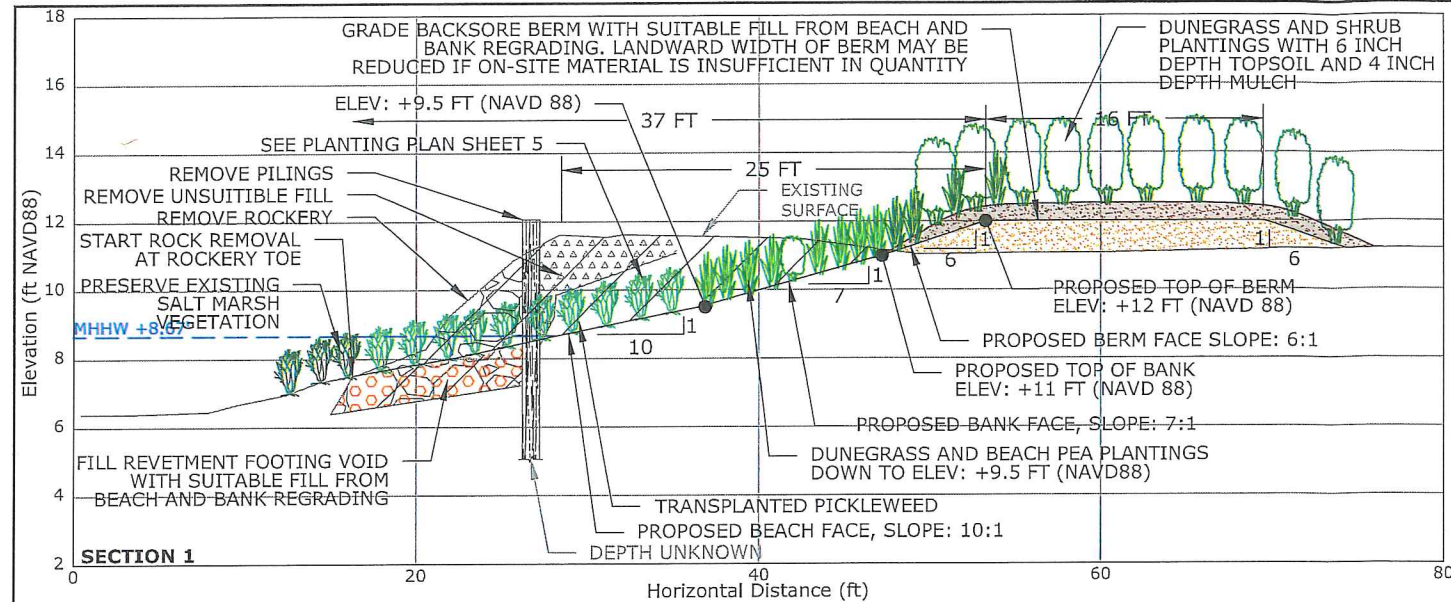
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 AUG 17 2018

CGS
COASTAL GEOLOGIC SERVICES
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 Bellingham, WA 98225
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REVISIONS
DRAWN BY: ADT
DESIGNED BY: JMW / ACB
CHECKED BY: JMW
DATE SURVEYED: 3/29/2016
SURVEYED BY: JFW & IJC

Sunlight Shores - Bulkhead Removal
 Site Plan
 Proposed Conditions - Planting Plan
 Northwest Straits Foundation





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Janet Wright 9/7/18
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CHECKED BY: JFW
DATE SURVEYED: 3/29/2016
SURVEYED BY: JFW & RJC

Sunlight Shores - Bulkhead Removal
 Cross Sections - Details
 Prepared Conditions
 Northwest Straits Foundation

NAVD88
 MLLW = -1.75 FT
 MHHW = +8.67 FT
 SCALE: AS SHOWN
 DATE: 8/9/2018
 SHEET: **6**
 OF: 6

ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT
PO BOX 5000
COUPEVILLE, WA 98239-5000

AFFIDAVIT OF MAILING

I, Janet Wright, holding the position of Senior Planner for the Island County Planning and Community Development, do hereby depose and swear I did on the 7th day of September, 2018, delivered to the County mailroom for delivery to the U.S. Postal Service a copy of the amendment to the staff decision, in the matter referenced as SHE 005/17- Sunlight Shore Country Club to the persons listed below:


Signature

Lisa Kaufman,
Northwest Straits Marine Conservation Foundation
1155 N State Street, Suite 402
Bellingham, WA 98225

Lorraine Gibbs
6198 Kohlwes Road
Clinton, WA 98236

Gary Uhlig
Sunlight shores Country Club
P.O. Box 1401
Freeland, WA 98249

Wayne Morrison
2705 Evening Glory Ct.
Clinton, WA 98236