

WHATCOM COUNTY

Planning & Development Services
5280 Northwest Drive,
Bellingham, WA 98226-9097
360-778-5900, TTY 800-833-6384
360-778-5901 Fax



J.E. "Sam" Ryan
Director

April 24, 2017

Vic Unick
Ocean Properties, LLC.
6078 Neevel Rd.
Ferndale, WA 98248

RE: Determination of Completeness – Shoreline Substantial Development Permit,
Shoreline Conditional Use Permit,
(SHR2017-00007, SHC2017-00003, &
SEP2017-00051)

To Whom It May Concern:

This letter is to inform you that the above referenced applications submitted on 04/10/2017 have been determined to be complete, as the subject applications meet the submittal requirements of Planning and Development Services, Land Use Division, and Whatcom County Code (WCC) 2.33.050(A)(b) and 23.60.05 of the Whatcom County Shoreline Management Program (SMP). Pursuant to WCC 2.33.050(D)(3), this determination of completeness shall not preclude the County from requiring additional information or studies at any time prior to completion of staff's review.

Based upon your application, this project will be reviewed, and mitigation may be imposed pursuant to the Whatcom County Shoreline Management Program, Critical Areas Ordinance and Washington State Environmental Policy Act (SEPA). The following agencies may also have jurisdiction over the project permit application: Whatcom County Planning, Health, Engineering, Fire Marshal, Building Services Washington State Department of Fish and Wildlife and Washington State Department of Ecology.

If you have any questions or concerns regarding this matter, please contact me at (360) 778-5908.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Hicks".

Andrew Hicks
Shoreline Program Administrator

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J.E. "Sam" Ryan
Director

May 12, 2017

Subject: Sandy Point Harbor Entrance Dredging

Dear Whatcom County Property Owner:

Whatcom County has accepted an application to develop land that is within 1,000-feet of your property. Since the proposal is close to your property and the proposal may affect you, your property, or your neighborhood, the County is sending you this notice for you to review. Please see the reverse side of this letter to read information regarding the proposal.

The file and supporting documents may be reviewed at Whatcom County Planning and Development Services, 5280 Northwest Drive, Bellingham, WA, 98226. The County invites you to comment on this proposal. **Written comments must be received by 6/12/2017.** You may also ask any questions that you have regarding the proposal or review process, or if you have difficulty reading the notice, you may contact the Shoreline Administrator, Andrew Hicks at (360) 778-5908 or ahicks@co.whatcom.wa.us. You have the right to receive notice of and participate in any hearings, request a copy of the decision once made, and to appeal a decision when allowed by law.

If you wish to receive notice of any hearings you must notify the Hearings Examiner's office **in writing at** 1000 N. Forest St., Suite 101, Bellingham, WA 98225, within 15 days of the notice of application. Note that a public hearing may not be required for this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Hicks".

Andrew Hicks
Shorelines Program Administrator

Comment Form

Project Name: Sandy Point Dredging	File Number(s): SHR2017-00007, SHC2017-00003, SEP2017-00051
Name and Address:	
Comments (attach additional sheets as necessary):	

Notice of Application

File Number(s):	SHR2017-00007, SHC2017-00003, SEP2017-00051
Parcel Number:	380117535540
Project Name:	Sandy Point Harbor Entrance Dredging
Applicant:	Ocean Properties, LLC. – Vic Unick
Date Submitted:	April 10, 2017
Notice of Completeness Date:	April 24, 2017
Notice of Application Date:	May 12, 2017
Comments Due By:	June 12, 2017
Project Description:	Dredge the entrance to Sandy Point canal
Site Address:	Lot 1, Sandy Point Marina Condominium

The application will be reviewed under the Official Whatcom County Shoreline Program, Zoning and Critical Areas Ordinances, and mitigation may be required pursuant to these ordinances. The project will also be reviewed by Whatcom County Planning and Development Services, Engineering, Fire and the Health Department.

The final decision on this proposal may be appealed according to the County appeal provisions specified in Title 23. For more information contact the Shoreline Administrator, Andrew Hicks, at (360) 778-5908 or e-mail ahicks@co.whatcom.wa.us.

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J.E. "Sam" Ryan
Director

Notice of Application &
Optional SEPA Determination of Nonsignificance (DNS)
Legal Notice

To be published one time only on: **5/12/2017**

CHARGE TO: Whatcom County Planning & Development Services
5280 Northwest Drive
Bellingham, WA 98226
Acct #451232

**WHATCOM COUNTY NOTICE OF APPLICATION
FOR A SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT, SHORELINE
CONDITIONAL USE PERMIT, AND INTENT TO ISSUE A SEPA
DETERMINATION OF NON-SIGNIFICANCE**

Notice is hereby given that Ocean Properties, LLC. has submitted an application for a Shoreline Substantial Development & Shoreline Conditional Use Permit (SHR2017-00007, SHC2017-00003 & SEP2017-00051) on April 10, 2017. The applicant proposes to dredge the entrance to the Sandy Point canal. A determination that all submitted requirements were met was issued on April 24, 2017. The project site is located at Lot 1 of Sandy Point Marina Condominium, Within Section 17, Township 38N, Range 01 East W.M.; Assessor's Parcel No: 380117535540. The project will be reviewed under the Official Whatcom County Zoning Ordinance and Shoreline Management Program. Mitigation may be required pursuant to these ordinances. Whatcom County Planning and Development Services has reviewed the proposal for probable adverse impacts and expects to issue a Determination of Non-Significance (DNS) for the project pursuant to the Optional DNS process per WAC 197-11-355. The file and supporting documents may be viewed at the Whatcom County Planning and Development Services office at 5280 Northwest Drive, Bellingham, WA. Any person may submit written comments to Andrew Hicks, Technical Administrator, Whatcom County Planning and Development Services, 5280 Northwest Drive, Bellingham, WA 98226 within 30-days of the publication of this notice. Any person has the right to receive notice of and participate in any hearings, request a copy of the decision once made, and to appeal a decision when allowed by law. Any person wishing to receive personal notice of any hearings must notify the Hearings Examiner's office, 1000 N. Forest St., Bellingham, WA 98225, within 30 days of the notice of application.

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J.E. "Sam" Ryan
Director

Certificate of Mailing

RE: Sandy Point Harbor Entrance) CERTIFICATE OF MAILING
Dredging) ON NOTICE OF APPLICATION
Shoreline Substantial Development) FILE NO: SHR2017-00007 /
Permit, Shoreline Conditional Use & SHC2017-00003 / SEP2017-00051
SEPA Checklist

I have placed **2 (2 U.S., 0 Canadian)** notices of application addressed to all owners of real property located within 1000 feet of the property boundaries of the subject property set forth below, in the possession of the Whatcom County Mail Clerk.

The property in question is located at: Lot 1, Sandy Point Marina Condominium

Said notices state the property location and a description of the use proposal.

Tax ID: 380117535540

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Andrew Hicks Shoreline Administrator
Signature of PDS Staff

Dated is 12th day of May, 2017 at Whatcom County, Washington.

The above described notices were mailed on _____.

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signature of Mail Clerk

Dated this ____ day of _____, 20__.