



NOTICE OF APPLICATION/SEPA COMMENT PERIOD

The City of Bainbridge Island has received a Master Land Use Permit Application for the following project. The public has the right to review contents of the official file, provide written comments, participate in any public meetings or hearings, and request a copy of the decision. This notice is posted at the project site, in City Hall kiosks, the City of Bainbridge Island website, mailed to property owners within 500 feet of any boundary of the subject property and including any property within 500 feet of any contiguous property in the applicant's ownership and published in the Bainbridge Island Review.

PROJECT DESCRIPTION:	Re-stack existing rock bulkhead, total of only 50% of bulkhead to be repaired.
PROJECT NAME:	Smith - SSDE
PROJECT NUMBER:	PLN51901 SSDE
PERMIT TYPE:	Shoreline Substantial Development Exemption
TAX PARCEL:	02250210352000
PROJECT SITE:	10654 NE MANOR LN
DATE SUBMITTED:	July 21, 2021
DATE COMPLETE:	August 18, 2021
DATE NOTICED:	November 19, 2021
COMMENT PERIOD:	November 19, 2021 – December 3, 2021 Comments must be submitted no later than 4:00pm on Friday, December 3, 2021. Public comments must be emailed to the City using the staff name and contact information provided below. The public comment period for this application is 14 days and the City will not act on the application nor make a threshold determination until the comment period has ended. Any person may comment on the proposed application, request notice of and participate in the public hearing (if a hearing is required) and request a copy of the decision. Only those persons who submit written comments prior to the decision or participate in the public hearing (if a hearing is required) will be parties of record and only parties of record will have the right to appeal.
STAFF CONTACT:	Annie Hillier, Associate Planner pcd@bainbridgewa.gov or
PROJECT DOCUMENTS:	https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitDetailPublic/Index/527fc473-e33f-42e9-a8f1-ad6c01209001?_conv=1 To review documents and environmental studies submitted with this proposal, please follow the link above or go to the City website at bainbridgewa.gov, select 'Online Permit Center' and search using the project information noted above. Files are also available at the Planning & Community Development Department at City Hall (see website for hours).
ENVIRONMENTAL REVIEW:	This proposal is subject to State Environmental Policy Act (SEPA) review as provided in WAC 197-11-800. The City, acting as lead agency, expects to issue a Determination of Non-significance (DNS) threshold determination for this proposal. Utilizing the optional DNS process provided in WAC 197-11-355, the comment period specified in this notice may be the only

opportunity to comment on the environmental impact of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

REGULATIONS/POLICIES:

Applicable development regulations and policies to be used for project mitigation and consistency include, but may not be limited to, the City of Bainbridge Island 2016 Comprehensive Plan, the Bainbridge Island Municipal Code (BIMC) Chapter 2.16 (Land Use Review Procedures), Title 15 (Buildings and Construction), Title 16 (Environment) and Title 18 (Zoning).

OTHER PERMITS:

Other permits not included in this application but known at this time include a Hydraulic Project Approval (HPA) and Building permit.

DECISION PROCESS:

This type of land use application is classified as 'Administrative' pursuant to BIMC 2.16.010-1 and does not require a public hearing pursuant to BIMC 2.16.020.C. A decision on the proposal will be made by the Planning & Community Development Director following the comment period and a notice of the decision will be sent to those parties who comment on this notice. Appeal provisions will be included with the notice of decision.