



NOTICE OF APPLICATION & NOTICE OF INTENT TO CONSTRUCT IN A LANDSLIDE HAZARD AREA

The City of Bainbridge Island has received a 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:	Replace existing non-conforming SFR, expand SFR footprint landward, new septic, and new garage with rainwater storage tanks below.
PROJECT NAME:	Guddat SFR & Garage
PROJECT NUMBER:	PLN52129 SVAR/SSDE/RUE/BLA
PERMIT TYPE:	Shoreline Variance (Minor), Shoreline Exemption, Reasonable Use Exception, Boundary Line Adjustment
TAX PARCEL:	41990000090103
PROJECT SITE:	10732 NE BROOMGERRIE RD
DATE SUBMITTED:	November 4, 2022
DATE COMPLETE:	October 23, 2023
DATE NOTICED:	November 24, 2023
COMMENT PERIOD:	November 24, 2023 - December 26, 2023

Comments must be submitted no later than 4:00pm on Tuesday, December 26, 2023.

Public comments may be mailed, emailed or personally delivered to the City using the staff name and contact information provided on this notice. The public comment period for this application is 30 days and the City will not act on the application until the comment period has ended. Any person may comment on the proposed application, request notice of and participate in the public hearing and request a copy of the decision. Only those persons who submit written comments prior to the decision or participate in the public hearing will be parties of record and only parties of record will have the right to appeal.

STAFF CONTACT: Peter Best, MMA - Senior Planner
pcd@bainbridgewa.gov or 206-780-3719

PROJECT DOCUMENTS: <https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitLandingPagePublic/Index/758b6410-5fa4-4b26-9b35-af43016d337c? 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 (M/T/F 8:00am-4:00pm and W/Th 8:00am-12:00pm).

ENVIRONMENTAL REVIEW:	This proposal is exempt from State Environmental Policy Act (SEPA) review pursuant to WAC 197-11-800.
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:	Building Permit
DECISION PROCESS:	This type of land use application is classified as a 'Quasi-Judicial Decision by a Hearing Examiner' pursuant to BIMC 2.16.010-1 and requires a public hearing pursuant to BIMC 2.16.020.C. Following the close of the public hearing, the Hearing Examiner will issue a written decision and a notice of the decision will be sent to those parties who comment on this notice or participate in the public hearing. Appeal provisions will be included with the notice of decision.