



NOTICE OF APPLICATION/SEPA COMMENT PERIOD/HEARING

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:	Replacement of rock and wood bulkhead along shoreline. Work was previously completed as an emergency in 2020. Shoreline variance requested to locate a 10' long segment of the bulkhead waterward of the existing bulkhead.
PROJECT NAME:	Manlowe SSDE & Manlowe SVAR
PROJECT NUMBER:	PLN51732A SSDE (master file) & PLN51732A SVAR
PERMIT TYPE:	Shoreline Substantial Development Exemption & Shoreline Variance
TAX PARCEL:	4199000070501
PROJECT SITE:	10750 NE BROOMGERRIE RD
DATE SUBMITTED:	January 8, 2021
DATE COMPLETE:	February 5, 2021
DATE NOTICED:	February 19, 2021
COMMENT PERIOD:	February 19, 2021- March 22, 2021



Comments must be submitted no later than 4:00pm on Monday, March 22, 2021.

Public comments may be mailed or emailed 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 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 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: Annie Hillier, Planner
Comments: pcd@bainbridgewa.gov Questions: (206) 780-3773

DATE OF HEARING: **May 13, 2021 at 10:00am (tentative)**
This is a tentative date only. Please go to the City website at bainbridgewa.gov and search 'Project Hearing Schedule' to view any updates on the date/time of the hearing. Hearings are held at Bainbridge Island City Hall, Council Chambers, 280 Madison Avenue North, Bainbridge Island.

PROJECT DOCUMENTS: <https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitDetailPublic/Index/5d3683f1-85cd-46a5-b041-aca00175b7ae?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.

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 building permit, Hydraulic Project Approval..

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. Please note, City decisions on shoreline variances, shoreline substantial development permits, and shoreline conditional use permits must be reviewed by the Washington Department of Ecology (DOE) pursuant to WAC 173-27-130 and RCW 90.58.140(10). The DOE may approve, approve with conditions, or deny the application. Additional appeal provisions will be included with the notice of decision.

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. Please note, City decisions on shoreline variances, shoreline substantial development permits, and shoreline conditional use permits must be reviewed by the Washington Department of Ecology (DOE) pursuant to WAC 173-27-130 and RCW 90.58.140(10). The DOE may approve, approve with conditions, or deny the application. Additional appeal provisions will be included with the notice of decision.