

To: LEGAL NOTICES

Publication Date: November 25, 2016

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## NOTICE OF APPLICATION/SEPA COMMENT PERIOD

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The City of Bainbridge Island has received the following land use application:

<b>Date of Issuance:</b>	November 25, 2016
<b>Project Name &amp; Number:</b>	<b>Rural American PLN15354 RUE VAR</b>
<b>Project Type:</b>	Reasonable Use Exception and Zoning Variance
<b>Applicant:</b>	Rural American Properties Inc.
<b>Owner:</b>	Rural American Properties Inc.
<b>Project Site &amp; Tax Parcel:</b>	2075 Soundview Drive NE, TA# 4146-004-002-0007 2105 Soundview Drive NE, TA# 4146-004-003-0006 2137 Soundview Drive NE, TA# 4146-004-004-0005

**Project Description:** Construction of three (3) single family residences on lots encumbered with a wetland and buffer. The applicant is requesting a variance to reduce the front yard setback on each lot.

**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 Mitigated Determination of Non-significance (MDNS) 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 EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

**Comment period:** The City will not take a final action on the proposal nor make a threshold determination for 14 days from the date of this notice. Any person may comment on the proposal and/or the SEPA review. Additionally, any person may participate in a public hearing, if any, and may request a copy of any decision. **For consideration under SEPA environmental review, comments must be submitted by December 9, 2016.**

**If you have any questions, contact:**

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