



City of Bainbridge Island

Department of Planning & Community Development

280 Madison Avenue North, Bainbridge Island, WA 98110

Phone: 206-842-2552 Email: pcd@bainbridgewa.gov

Website: www.bainbridgewa.gov

Portal: <https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal>

SHORELINE EXEMPTION

To: Leann McDonald
9784 NE Lafayette Ave.
Bainbridge Island, WA 98110

Project Site: 5482 NE FLETCHER LNDG Tax Assessor #41920000050005

Legal Description: 1/4: Section: 20 Township: 25 Range: 2E

Project: The project consists of improvements to an existing overwater dock structure. The two existing creosote-treating pilings will be removed and replaced with two 10" galvanized steel pilings. The ramp will be replaced with a fully grated aluminum ramp with 60% open area. The decking on the float will be replaced with composite deck and fiberglass grating over 50% of the area, and floatations will be replaced. A drop down stairway will be added to the existing deck.

Exemption section: WAC 173-27-040

YES NO

- X **The proposal made by the applicant to undertake the development described upland/within the waters of Puget Sound is exempt from the requirement of a shoreline substantial development permit.**
- X **The proposed development is consistent with the policies of the Shoreline Management Act and with the City of Bainbridge Island Shoreline Master Program.**

Exempt development may be conditioned as necessary to assure consistency of the project with the Shoreline Management Act and Shoreline Master Program pursuant to WAC 173-27-040. The following conditions are attached to this project:

1. All work must be in substantial compliance with the SSDE application materials, dated January 18, 2018 and March 29, 2018 (SEPA checklist).
2. A building permit is required prior to the start of any construction.
3. Activities to be undertaken as part of this permit require approvals or permits from the Washington Department of Fish and Wildlife and US Army Corps of Engineers. Evidence of required approvals shall be submitted to the City prior to building permit issuance.
4. All in-water and over-water installation and construction activities shall adhere to authorized work windows established by the Washington Department of Fish and Wildlife provisions found in WAC 220-660-330 and as specified in the LOP issued by the US Army Corps of Engineers.
5. No over-water application of paint, preservative treatment, or other chemical compounds shall be permitted at any time.



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6. All materials that may contact surface water shall be constructed of materials that will not adversely affect water quality or aquatic plants or animals.
7. Wood that is treated with creosote, copper chromium arsenic (CCA) or pentachlorophenol (PCP) is prohibited.
8. Piling employed in piers or any other structure shall have a minimum vertical clearance of 18 inches above extreme high water.
9. Any equipment used in or around waters shall be clean and inspected daily before use to ensure that the equipment has no fluid leaks. Should a leak develop during use, the leaking equipment will be removed from the site immediately and not used again until it has been adequately repaired. Equipment should be stored and/or fueled at least 100 feet from any surface water where possible.
10. Extreme care shall be taken to prevent petroleum products, chemicals, or other toxic or deleterious materials from entering the water and degrading water quality. If a spill does occur, or if oil sheen or any distressed or dying fish are observed in the project vicinity, work shall cease immediately and Washington Department of Ecology shall be notified of such conditions. Contact: Northwest Regional Spill Response Section at (206) 649-7000.
11. Best Management Practices (BMPs) for construction practices shall be followed at all times to prevent adverse environmental impacts to water quality.
12. If any historical or archaeological artifacts are uncovered during excavation or construction, work shall immediately stop and the Department of Planning and Community Development and the Washington State Department of Archaeology and Historic Preservation shall be immediately notified. Construction shall only continue thereafter in compliance with the applicable provisions of law.
13. FEMA Endangered Species Act (ESA) Requirements: Any construction or development occurring within a FEMA Special Flood Hazard Area (SFHA) shall require a report demonstrating "no adverse effect" to ESA listed species, to be submitted with the building permit application. Please reference <https://www.fema.gov/national-flood-insurance-program-endangered-species-act>.
14. The building permit issuance shall require a Step 2 Form for concurrence from the geotechnical engineer for any bearing on the bulkhead or shoreward structural supports for the ramp/deck.
15. Materials removed from the project site as a part of the project shall be disposed of at an appropriate upland location.
16. The use of a barge is not covered by this shoreline exemption without an amendment to the application and the submittal and approval of a site-specific impact analysis.
17. Any replacement flotation for the float shall be fully enclosed and contained in a shell (e.g., polystyrene tubs not shrink wrapped or sprayed coatings) that prevents breakup or loss of the flotation material into the water and is not readily subject to damage by ultraviolet radiation and/or abrasion caused by rubbing against piling and/or waterborne debris. Flotation components shall be installed under the solid portions of the float, not under the grating.



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18. The applicant shall demonstrate how the float will be suspended above the substrate through the building permit, in compliance with the provisions of SMP 6.3.7.3.1.
19. All construction activities shall comply with noise limitations in residential zones per BIMC 16.16.020.
20. Any use, construction, placement, removal, alteration, or demolition of any structure, land, vegetation or property in a manner that violates the terms or conditions of this exemption shall be considered a violation of the Bainbridge Island Shoreline Master Program and be subject to the applicable violations, enforcement and penalties provisions of the Program.

Heather Wright
Heather Wright, Manager
Planning and Community Development

4.26.18
Date