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## REVISED NOTICE OF APPLICATION/SEPA COMMENT PERIOD

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This project is being renoticed because some properties were inadvertently omitted from the original comment period that occurred from June 2, 2017 to June 16, 2017. All comments received during the original comment period are still valid. The SEPA is withdrawn and a new SEPA threshold determination will be issued after the revised comment period commences.

**Tentative Hearing Date:** July 11, 2018; the City website will be updated to reflect the hearing date

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

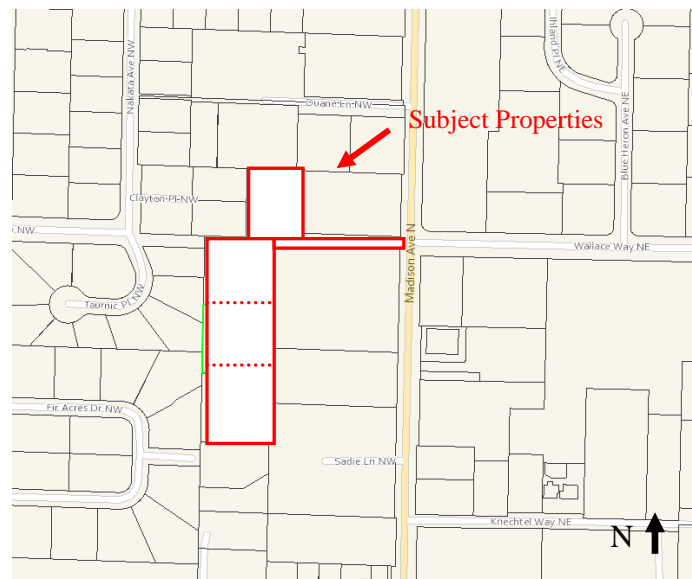
**Date of Issuance:** June 1, 2018 (Revised)  
**Project Name & Number:** **Wallace Cottages HDDP PLN50589 SUB**  
**Project Type:** Preliminary Subdivision  
**Owner:** Wallace Cottages LLC  
**Project Site & Tax Parcel:** 27250210232005, 27250211532007, 27250211542006, 27250211552005  
Wallace Way between Madison Avenue and Nakata Avenue  
**Project Description:** 19 lot subdivision of four lots totaling 2.5 acres

**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 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 my request a copy of any decision. **For consideration under SEPA environmental review, comments must be submitted by June 15, 2018.**

**For questions or to submit comment, contact:**

Kelly Tayara, Senior Planner  
City of Bainbridge Island  
280 Madison Ave North  
Bainbridge Island, WA 98110  
[pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov) or  
206.780.3787



Vicinity Map

# Legal Invoice

Date: 06/01/2018

Sound Publishing, Inc.  
Unit Main  
11323 Commando Rd W  
Everett WA 98204

Bainbridge Island Review

**Bill To:**

City of Bainbridge Island-LEGALS  
280 Madison Ave N  
Bainbridge Island WA 98110

Customer Account #: 80604980

Legal Description: BIR810221

**Legal Description:** City Applications

**Desc:** REV NOA WALLACECOTTG

**Legal #:** BIR810221

**Ad Cost:** \$ 139.31

**Ordered By:** CARLA LUNDGREN

**Published:** Bainbridge Island Review

**Issues Ordered:** 1

**Start Date:** 06/01/2018 **End Date:** 06/01/2018

<b>APPROVED FOR PAYMENT:</b> \$139.31
<b>REVIEWED BY:</b> [Signature]
<b>APPROVED BY:</b> [Signature]
<b>DATE APPROVED:</b> 6-8-2018
<b>ORG:</b> 63470586
<b>OBJ / PRJ:</b> 544 D00
<b>CONTRACT #:</b>
<b>PO #:</b>

JUN 4 '18 PM 3:41

**Due:** \$ 139.31

Please return this with payment. Questions? Call 1-800-485-4920

City of Bainbridge Island-LEGALS  
280 Madison Ave N  
Bainbridge Island WA 98110

Account #: 80604980

Invoice #: BIR810221

Due: \$ 139.31

# Bainbridge Island Review

## Affidavit of Publication

State of Washington }

County of Kitsap } ss

Dicy Sheppard being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Bainbridge Island Review a weekly newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a weekly newspaper in Kitsap County, Washington and is and always has been printed in whole or part in the Bainbridge Island Review and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Kitsap County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of BIR810221 REV NOA WALLACECOTTG as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 06/01/2018 and ending on 06/01/2018 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$139.31.

Dicy Sheppard

Subscribed and sworn before me on this

15<sup>th</sup> day of June,  
2018.

Linda Phillips

Notary Public in and for the State of  
Washington.

City of Bainbridge Island-LEGALS | 80604980  
CARLA LUNDGREN



## REVISED NOTICE OF APPLICATION/SEPA COMMENT PERIOD

This project is being re-noticed because some properties were inadvertently omitted from the original comment period that occurred from June 2, 2017 to June 16, 2017. All comments received during the original comment period are still valid. The SEPA is withdrawn and a new SEPA threshold determination will be issued after the revised comment period commences.

Tentative Hearing Date: July 11, 2018; the City website will be updated to reflect the hearing date

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

Date of Issuance: June 1, 2018 (Revised)

Project Name & Number: Wallace Cottages  
HDDP PLN50589 SUB

Project Type: Preliminary Subdivision

Owner: Wallace Cottages LLC

Project Site & Tax Parcel: 27250210232005,  
27250211532007,  
27250211542006,  
27250211552005

Wallace Way between  
Madison Avenue and  
Nakata Avenue

Project Description:  
19 lot subdivision of  
four lots totaling 2.5



To: LEGAL NOTICES

Publication Date:

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## NOTICE OF WITHDRAWAL OF MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS) AND NEW SEPA MDNS

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The City of Bainbridge Island (lead agency) issued a Notice of Mitigated Determination of Nonsignificance (MDNS) on March 22, 2018 regarding the applicant's preliminary subdivision proposal. Revised Notice of Application and SEPA comment period was published on June 1, 2018 because some properties were inadvertently omitted from the original comment period. In order to consider additional public comment, the MDNS issued on March 22, 2018 is hereby withdrawn.

**The City of Bainbridge Island has made a decision concerning the following land use application:**

**Date of Issuance:** June 26, 2018  
**Project Name & Number:** Wallace Cottages HDDP PLN50589 SUB  
**Project Type:** Preliminary Subdivision  
**Applicant:** Wallace Cottages LLC  
**Owner:** 272502-1-023-2005; 272502-1-153-2007; 272502-1-154-2005;  
**Tax Parcel Number:** 272502-1-155-2005

**Project Description:** 19 lot long subdivision under Tier II HDDP land use process

**SEPA Decision:** The City of Bainbridge Island (lead agency) has determined that the proposal does not have a probable significant impact on the environment if measures to mitigate the proposal are used. This MDNS is issued under WAC 197-11-340 (2) & WAC 197-11-350. This determination was made and mitigation measures were applied after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) c.  
**The lead agency will not act on this proposal for 14 days. Comments must be submitted by no later than 4:00 p.m. on July 10, 2018.**

**Responsible Official:** Gary R. Christensen, A.I.C.P.

**Address:** City of Bainbridge Island  
Department of Planning and Community Development  
280 Madison Avenue North  
Bainbridge Island, WA 98110, (206) 842 - 2552

Signature: 

Date: 6/26/18

**APPEAL:**

You may appeal this determination by filing a written appeal and paying the \$530.00 appeal fee to the City Clerk, at 280 Madison Avenue North, Bainbridge Island, WA 98110, in accordance with the procedures set forth in the Bainbridge Island Municipal Code, Section 16.04.170 by no later than 4:00 p.m. on July 10, 2018. You should be prepared to make specific factual objections.

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

**Kelly Tayara**

City of Bainbridge Island

280 Madison Ave North

Bainbridge Island, WA 98110

206-780-3787 or [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)

## **Mitigation measures for Wallace Cottages SUB SEPA Determination**

This threshold determination is for file number PLN50589 SUB. A threshold determination under the State Environmental Policy Act in no way allows construction work to commence without appropriate construction permits, such as a building or grading permit. Mitigation measures become conditions of approval for the permit.

### **SEPA Condition**

1. To mitigate recreation and transportation impacts, the perimeter of the northern open space shall be fenced and provide a gate which is located proximate to Wallace Way. To avoid adverse aesthetic impact, appropriate materials which afford visual access to the open space (e.g. picket fence rather than chain link) shall be used, and the fence shall be four feet in height.



## CERTIFICATE OF POSTING

I, Kelly Tagara, certify that the following signs

- ☒ Proposed Land Use Action (# of signs posted 4)  
☐ Clearing Permit (# of signs posted 0)  
☒ Public Hearing (# of signs posted 0)  
☐ Other \_\_\_\_\_ (# of signs posted 4)
- 4 total*

were posted on 5/31/18 for the following application at the address listed below:  
(date)

Project Name & Permit Number - Wallace Cottages PLN50589 SUB

Physical Property Address - Wallace @ Madison : Wallace/Nakata

Tax Assessor Number(s) - 27250210232005/27250211532007/27250211542006/  
27250211552005

I declare under the penalty of the perjury laws of the State of Washington that the foregoing is correct.

Kelly Tagara 5/31/18  
Signature Date

### Instructions for posting signs:

- Sign must be posted with 5 business days of Notice of Application
- Sign must be posted where it is continually and clearly visible to passersby and neighbors.
- Sign must be posted overlooking the water on any waterfront property.
- Sign must be posted back-to-back and perpendicular to the access.
- Sign must be on the subject property, NOT in the right-of-way.
- Sign must remain in place until project completion.
- Upon project completion and/or final decision, the applicant is responsible for removing signs.

Complete this form within 48 hours of posting the signs and return to:

[pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)

280 Madison Ave. N. Bainbridge Island, WA 98110