
NOTICE OF MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

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

Date of Issuance: February 27, 2017
Project Name & Number: Rural American Duerr Day PLN15354 RUE &VAR
Project Type: Reasonable Use Exception & Zoning Variance
Applicant: Rural American Properties Inc.
Owner: Rural American Properties Inc.
Project Site & Tax Parcel: 2075 Soundview Dr NE, TA# 4146-004-002-0007
2105 Soundview Dr NE, TA # 4146-004-003-0006
2137 Soundview Dr NE, TA # 4146-004-004-0005

Project Description: Construct three single family residences on three lots encumbered with a wetland and buffer. The applicant is also requesting a variance to reduce the 25' front yard setback on each lot to 5'.

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 Monday, March 13, 2017.

Responsible Official:

Address:

Gary R. Christensen, AICP, Director
City of Bainbridge Island
Department of Planning and Community Development
280 Madison Avenue North
Bainbridge Island, WA 98110, (206) 842 - 2552

Signature: 

Date: 2/27/17

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. Monday, March 13, 2017. You should be prepared to make specific factual objections

If you have any questions, contact:

City of Bainbridge Island
Department of Planning & Community Development
280 Madison Avenue North
Bainbridge Island, WA 98110
206-842-2552 or pcd@bainbridgewa.gov

Mitigation measures for Rural American Duerr Day SEPA Determination

This threshold determination is for file number's PLN15354 RUE & VAR. 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. Mitigation measures to ensure no probable adverse environmental impact will occur during project construction:

SEPA CONDITIONS

1. In order to protect the ground water and the wetland flora and fauna from the proposed development, the roofing shall be of a non-leaching material that is not harmful to wetlands. Examples of non-leaching materials are, but not limited to, metal and tile roofs. Asphalt may be allowed if an alternative method to treat the run off is proposed by the applicant. An alternative method must address BMC water quality standards, Chapter 13.24 and to assure that wetland flora and fauna functions and values are maintained/enhanced. An Alternative method may include rain gardens as found in the Rain Garden Handbook for Western Washington, June 2013; provided, that a Washington State Department of Ecology and the Washington Stormwater Center LID Design and LID Operation and Maintenance certified practitioner, or equivalent, approves the rain garden design and maintenance provisions, and the City grants final approval.
2. Prior to commencing any construction activity, the applicant shall have the wetland buffer temporarily fenced between the areas of construction activity, a maximum of 15 feet from the proposed residence. The fence shall be made of durable material and shall be highly visible. The fence shall be inspected as part of the building permit. The temporary fencing shall be removed once the construction activity is complete and replaced with permanent fencing (see condition #3 below).
3. A split-rail type fence shall be installed along the edge of the 15' setback from the single family home. The fence may contain gates to access the restoration area and shall provide a clear distinction between native vegetation buffer area and any future landscaped area. The rails shall be high enough to allow small mammals and wildlife to pass through. The fence shall be indicated on the building permit application and in place prior to final inspection of the building permit.
4. Prior to issuing a final on a building permit for a single family residence, a minimum of two signs per lot indicating the presence of a protected wetland buffer shall be placed on the fence. Signs shall be made of metal or similar durable material and shall be between 64 and 144 square inches in size.

5. The applicant has indicated that they will provide buffer enhancement as mitigation. The proposal shall be modified to provide a minimum of 1:1 buffer enhancement for the buffer impacted. Enhanced equivalent areas or alternative, conservation easements or mitigation banking may be considered as appropriate mitigation; provided, that areas equivalent to those altered are achieved and approved by the City.
6. With the first building permit, the applicant shall submit a stormwater management plan that meets the minimum requirements 1-9 of the 2012 SWMMWW, BIMC 15.20.
7. With the submittal of the building permit application, the applicant shall provide a discussion of applicable and utilized Low Impact Development Best Management Practices.
8. Prior to final building inspection, the applicant shall submit a revised wetland mitigation plan including mitigation goals and objectives, performance standards, maintenance and monitoring measures and contingency actions. The mitigation plan shall be in substantial compliance with BIMC 16.20.110 – Mitigation Plan Requirements – and may incorporate previously completed reports for the subject property and use guidance provided in Wetland Mitigation in Washington State: Part 2 - Developing Mitigation Plans (Version 1, March 2006, Publication #06-06-011b). The mitigation plan shall provide sufficient information, clarity and detail to demonstrate the proposed mitigation actions and maintenance and monitoring measures are adequate to achieve established mitigation goals and objectives. The Department of Planning and Community Development shall approve the revised wetland mitigation plan as part of the building permit review and plantings shall be installed prior to final building permit inspection.
9. The applicant shall submit a maintenance and monitoring plan with their building permit application and shall submit an annual monitoring report for up to seven years, as applicable.
10. To reduce the impacts on the wetland, the applicant shall limit the amount of lighting on the exterior of the residence to the minimum necessary, shall install motion sensor lights to the rear of the house facing the wetland, plant dense vegetation around the buffer and record a covenant to limit the use of pesticides.