
**NOTICE OF ADMINISTRATIVE DECISION and
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)**

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

Date of Issuance: December 29, 2017
Project Name & Number: Coonan PLN18669 SSDPA
Project Type: Shoreline Substantial Development Permit Adjustment
Owner: FAMILY LIVING TRUST COONAN
Project Site & Tax Parcel: 6001 ROSE LOOP NE, TA# 35250220582001

Project Description: Adjustment to approved SSDP to extend dock length to 270' by changing 68' pier to 208' and increase ramp length from 40' to 48'. Eliminate boat lift and replace with a submerged in water boatlift.

Permit Decision: The application is **approved**. The staff report, containing the statement of facts upon which the decision, including conditions, is based and the conclusions of law derived from those facts, is available to the public upon request. The decision becomes effective after 14 days from the date of issuance, or after **Friday, January 12, 2018**.

SEPA Determination: The City of Bainbridge Island (lead agency) has determined that the proposal does not have a probable significant impact on the environment if mitigation measures are properly implemented. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This determination was made 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.

Responsible Official: Gary R. Christensen, Director of Planning and Community Development

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

Signature: Heather Wright on behalf of Date: 12.29.17

Appeal Procedure:

This administrative decision and/or SEPA determination may be appealed by filing a written appeal and paying a \$530.00 filing 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 2.16.020P and/or 16.04.170. An appeal must be filed **no later than 4:00 p.m., Friday, January 12, 2018**. You should be prepared to make specific factual objections.

**Mitigation Measures for
Coonan SSDPA SEPA
Determination:**

This threshold determination is for file number PLN18669 SSDPA. 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:

If you have any questions, contact:

Heather Wright

City of Bainbridge Island

Department of Planning & Community Development

280 Madison Avenue North

Bainbridge Island, WA 98110

206-780-3754 or hwright@bainbridgewa.gov

SEPA Conditions:

1. To protect juvenile Chinook salmon residing in nearshore areas, work waterward of the actual ordinary high water line shall not be permitted from March 1 through July 14.
2. All overwater/in water construction shall comply with the following fish work windows:

Species	work can begin	work must end
Salmon	June 15	March 14
Bull Trout	July 16	February 15
Sand Lance	March 2	October 14
Pacific Herring	May 1	January 14
Surf smelt*	April 1	August 31
*Eagle Harbor has a work window restriction of "year round." The Corps will establish work window that will restrict work from occurring during surf smelt spawning time.		

3. 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.

4. To avoid degradation of existing water quality, no over-water application of paint, preservative treatment, or other chemical compounds shall be permitted at any time.
5. Piles shall not be treated or coated with biocides such as paint or pentachlorophenol.
6. Floatation for the structure shall be fully enclosed and contained to prevent the breakup or loss of the floatation material into the water.
7. All treated wood lumber to be used for the project shall meet or exceed the standards established in "Best Management Practices for the Use of Treated Wood in Aquatic Environments" developed by the Western Wood Preservers Institute, revised July 1996. All ACZA (e.g. Chemonite) treated wood pilings and lumber shall be treated by the manufacturer per the Post Treatment Procedures outlined in "BMP Amendment #1 – Amendment to the Best Management Practices for the Use of Treated Wood in Aquatic Environments: USA Version- Revised July 1996", by the Western Wood Preservers Institute or current revision.
8. Prior to construction, the applicant shall provide the City with evidence that all the treated wood lumber to be used in the dock construction was properly treated in accordance with condition #8 above.
9. In mitigation for adverse environmental impact to existing fish and wildlife habitat and water quality from the construction of the dock, all foreign material, including any old creosote piles, concrete debris, or other foreign material shall be removed from the subject shoreline and tidelands. All foreign material removed from the site shall be permanently disposed of in an upland location so as not to be re-introduced in waters of the state.
10. The location of the dock shall be west of the significant Alder tree that provides significant near shore shading and habitat. The location shall be far enough away to ensure the tree will not be deemed a hazard to the constructed dock.
11. Work shall immediately stop and the Department of Planning and Community Development and the Washington State Office of Archaeology and Historic Preservation shall be immediately notified if any historical or archaeological artifacts are uncovered during excavation or construction. Construction shall only continue thereafter in compliance with the applicable provisions of law.

Project Conditions:

12. Lighting shall be limited to the minimum necessary for safety or as required by the Coast Guard.
13. No overhead wiring or plumbing shall be allowed on the pier.
14. Only non-reflective materials shall be used in construction of the pier.

15. The pier is to be constructed a minimum of one foot above extreme high water.
16. As proposed in the application, vibratory method of pile installation shall be used for all dock piles, unless proven infeasible. If deemed infeasible, documentation proving the infeasibility and alternative method shall be submitted and approved by the City prior to using alternative pile installation methods.
17. The boat equipment storage shall not exceed a height of 12 feet from average grade.
18. A building permit shall be obtained from the Department of Planning and Community Development prior to commencing construction.
19. Floatation for the structure shall be fully enclosed within hard shell float tubs to prevent the breakup or loss of the floatation material into the water.
20. Work shall be completed in substantial conformance with the dock detail received March 1, 2017 except to comply with these conditions.
21. Activities to be undertaken as part of this permit require approvals or permits from the Washington Department of Fish and Wildlife, the Army Corps of Engineers, and/or a Department of Natural Resource lease or permission from the City of Bainbridge Island as tideland owner. Evidence of required approvals or permission shall be submitted to the City prior to the commencement of any construction activities.
22. All Hydraulic Project Approval conditions and any Army Corp of Engineers Permit conditions shall become conditions of approval.
23. A copy of all public agency approvals and approved drawings shall be given to all contractors performing work at the site prior to beginning any construction work.
24. The applicant shall notify the City in writing at least 48 hours before work is to begin and the duration of the work period.
25. In accordance with the Washington Administrative Code (WAC 332-30-144) "Recreational Docks", the applicant is authorized to have and maintain a recreational dock in front of their upland property subject to the following conditions:
 - a. Applicant is the abutting residential owner of a family dwelling.
 - b. Dock is for moorage of up to four pleasure craft only.
 - c. No commercial uses are authorized.
 - d. No residential use (live-aboards) allowed.

e.No covered moorage and/or houseboats are allowed.

26. Construction pursuant to this permit shall not begin and is not authorized until 21 days from the date of filing with the Department of Ecology as defined in RCW 90.58.140(6) and WAC 173-27-130, or until all review proceedings initiated within 21 days from the date of such filing have been terminated; except as provided in RCW 90.58.140 (5)(a) and (b).
27. The authorization granted by this SSDP to construct the proposed dock shall expire within two years unless substantial progress towards completion is undertaken. Authorization for the proposed structures shall terminate five years after the date the permit is approved by the city, unless an extension is granted in accordance with BIMC 16.12.370 D.2.d.