



## NOTICE OF APPLICATION / SEPA COMMENT PERIOD / HEARING

The City of Bainbridge has received an application for the following project. The public has the right to view and request copies of the official file, provide written comments, and participate in any public meetings or hearings. This notice is posted at the project site, on City Hall kiosks, on the City website, mailed to property owners within 500 feet of the subject property and contiguous properties under the same ownership, and published in the Bainbridge Island Review.

<b>PROJECT DESCRIPTION:</b>	Single-family residential development within a wetland buffer
<b>PROJECT NAME:</b>	Rehder RUE
<b>PROJECT NUMBER:</b>	PLN50583A RUE
<b>PERMIT TYPE:</b>	Reasonable Use Exception
<b>TAX PARCEL:</b>	02240210052007
<b>PROJECT SITE:</b>	NE Pine Way
<b>DATE SUBMITTED:</b>	August 12, 2020
<b>DATE COMPLETE:</b>	August 28, 2020
<b>DATE NOTICED:</b>	September 4, 2020
<b>COMMENT PERIOD:</b>	14 DAYS



Comments must be submitted no later than 4:00pm on Friday, September 18, 2020.

**Public comments may be mailed, emailed or personally delivered to the City using the staff name and contact information provided on this notice.** The City will not act on the application before the comment period has ended.

**STAFF CONTACT:** Kelly Tayara, Senior Planner  
pcd@bainbridgewa.gov or (206) 780-3780

**PUBLIC HEARING:** **Tentative Date** December 10, 2020 at 10:00 am  
Hearings are generally held at Bainbridge Island City Hall, Council Chambers, 280 Madison Avenue North, Bainbridge Island, but may be remote (e.g. via Zoom). Hearing schedule updates may be viewed using this link <https://www.bainbridgewa.gov/434/Hearing-Examiner>

**PROJECT DOCUMENTS:** [PLN50583A RUE](#)  
To view documents and environmental studies submitted with this proposal, please follow the link above or go to the City website at [bainbridgewa.gov](http://bainbridgewa.gov), select 'Online Permit Center' and search using the project number. Public records requests may be made through the [Open Public Records Portal https://bainbridgewa.nextrequest.com/](https://bainbridgewa.nextrequest.com/) Instructions for alternate request methods are here <https://www.bainbridgewa.gov/243/Public-Records-Requests>

**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, has reviewed the proposal for probable adverse environmental impacts and 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.

**REQUIRED PERMITS:**

Reasonable Use Exception; Building Permit

**REQUIRED STUDIES /  
ENVIRONMENTAL  
DOCUMENTS:**

Geotechnical Engineering Investigation, Wetland Delineation Report and Mitigation Plan

**DEVELOPMENT  
REGULATIONS USED FOR  
PROJECT MITIGATION**

Bainbridge Island Municipal Code, Design and Construction Standards, Comprehensive Plan

**DECISION PROCESS:**

The land use application requires a quasi-judicial decision by a hearing examiner pursuant to BIMC 2.16.010 and requires a public hearing pursuant to BIMC 2.16.020. Following the close of the public hearing, the Hearing Examiner will issue a written decision and a notice of the decision will be sent to those parties who comment on this notice or participate in the public hearing. Appeal provisions will be included with the notice of decision.