
**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: July 20, 2015
Project Name & Number: Hidden Cove Park, SPR & SSDP18924
Project Type: Site Plan Review & Shoreline Substantial Development Permit
Owner: Bainbridge Island Metro Parks & Recreation
Project Site & Tax Parcel: 8588 Hidden Cove Road, TA# 34260230422008

Project Description: Minor site plan review to lawfully establish an existing park (SPR) and a shoreline substantial development permit (SSDP) to remove an existing dock and associated pilings, and a stairway; and install a dock with trestle catwalk, aluminum gangway and two floats; a picnic shelter; a composing/self-contained toilet facility; and upland facilities, including a water fountain and trash and recycling receptacles and reconfigure upland pathways. This application was reviewed under the provisions of the City's 1996 Shoreline Master Plan.

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 Monday, August 3, 2015.

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

Signature: Katharine Cook Date: 07-20-15

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., Monday, August 3, 2015. You should be prepared to make specific factual objections.

Mitigation Measures for SEPA Determination:

This threshold determination is for file number SPRI8924 & SSDPI8924. 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 Beckmann
Department of Planning & Community Development
280 Madison Avenue North
Bainbridge Island, WA 98110
206-780-3754 or hbeckmann@bainbridgewa.gov

SEPA Conditions:

1. The owner / contractor is required to stop work and immediately notify the Department of Planning and Community Development at 206-842-2552, and the Washington State Office of Archaeology and Historic Preservation at 360-586-3065, if any historical or archaeological artifacts are uncovered during excavation or construction.
2. Best Management Practices for all shoreline construction activities shall be followed at all times to prevent adverse environmental impacts to existing water quality.
3. The following sound attenuation methods shall be required for the driving or proofing of steel piles with an impact hammer below the ordinary high water line:
 - a. For steel piles, 10 inches in diameter or less, a six inch thick wood block shall be installed between the piling and the impact hammer during pile driving operations or a bubble curtain shall be installed around the pile during pile driving operations.
4. 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 the Department of Ecology shall be notified by telephoning both of the following 24-hour numbers: 800-258-5990 and 800-424-8802. The Northwest Regional office may be contacted at 425-649-7000 for further information.
5. Work waterward of the ordinary high watermark (OWHM) shall not occur from March 15 through June 15 of any year for the protection of migrating juvenile salmonids.

Project Conditions:

6. Activities to be undertaken as part of this exemption may 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 or Kitsap County as tideland owner. Evidence of required approvals or permission shall be submitted to the City prior to the commencement of any construction activities.

7. 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.
8. An approved building permit from the City shall be obtained prior to any construction activities on the site and shall match the plans submitted to the City on December 11, 2013, unless amended by these conditions.
9. Pursuant to the request of the Health District, the composting toilets shall receive a Building Site Application (BSA) from the Health District prior to the issuance of the building permit.
10. Trail connection from the pavilion to the proposed trail leading to the dock shall be provided and its location indicated on the site plan submitted the building permit.
11. Bicycle parking spaces shall be indicated on the site plan submitted with the building permit and provided prior to issuance of the final on the building permit.
12. Any disturbed vegetation in the 50' native vegetation zone requires replanting with native vegetation of comparable or better quality than the area being removed. The dock plan shall indicate the amount of disturbed area, the area proposed for replanting, and the types and location of revegetation.
13. 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 provided in WAC 173-27-130, or until all review proceedings initiated within 21 days from the date of such filing have been terminated as provided in RCW 90.58.140.
14. Copies of all public agency approvals and approved drawings shall be provided to the City and to contractors performing work at the site prior to any construction activities.
15. The applicant shall notify the City in writing at least 48 hours before work is to begin and the duration of the work period.
16. Pilings shall provide one foot vertical clearance above extreme high water.
17. Flotation shall be fully enclosed and contained within a material approved by the Washington Department of Fish and Wildlife.
18. Overhead wiring and / or plumbing is prohibited. Lighting shall be the minimum necessary or as required by the Coast Guard.
19. No stock pile of materials shall occur on the beach. The existing dock, stairs to the beach and all creosote timbers, piles, treated wood and other non-native material on the beach shall be removed and disposed of in an approved upland location. Evidence of proper upland disposal shall be provided to the City prior to final inspection of the dock.
20. The authorization granted by this SSDP to construct the proposed dock shall expire within two years unless substantial progress towards completion is undertaken unless an extension is granted as provided in BIMC 16.12.370 D.1.b.
21. The authorization granted by this SSDP to construct the proposed dock shall terminate five years after the date the permit is approved by the city unless an extension is granted as provided in BIMC 16.12.370.D.2.d.