

**From:** [Nicole Floyd](#)  
**To:** [Nicole Floyd](#)  
**Subject:** West Bay Yards Public Hearing  
**Date:** Friday, May 22, 2026 11:30:58 AM  
**Attachments:** [Notice of Public Hearing WBY.pdf](#)  
[1 Staff Report.pdf](#)

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Hello Party of Record,

You are receiving this email because you have indicated that you want to be informed of the project status of the West Bay Yards shoreline permit under review by the City – file 21-2854

**Status:** A public hearing before the Hearing Examiner has been scheduled for **June 8, 2026**. The public notice is attached to this email.

- **Public Comment:** There are two public comment opportunities in the hearing:
  - 9:00 a.m.
  - 6:00 p.m.

Previously submitted public comments have been provided to the Examiner. You do not need to resubmit documents previously provided. If you want to submit additional or new written comments before the hearing, please email them to me and I will make sure the Examiner gets them. Verbal testimony and written comments will be accepted at the hearing too. There are two time slots for comments. One in the morning and one in the evening. This was done to better account for community members varied schedules.

- **Hearing Format:** Hybrid (online and in person). The majority of participants will likely attend remotely including the Hearing Examiner, city staff, and applicant team. For those without stable internet connection, Council Chambers will be live streaming the hearing and will be the in-person option for attendance. Public testimony can be given remotely (Zoom) or in person.
  - **Register for the hearing here:**  
[https://us02web.zoom.us/webinar/register/WN\\_UJ\\_Od6neRraypKF-s3buOw](https://us02web.zoom.us/webinar/register/WN_UJ_Od6neRraypKF-s3buOw)
    - To attend remotely (via zoom) you are required to register, but may do so at any time – even after the Hearing has started. By registering early, you will receive reminders of the event.
    - To attend in person – no registration is needed.

- **Hearing Content:** There will be two different components of the hearing. The Hearing

Examiner will:

- Review the City's recommendation of approval on the shoreline permit application and make a decision on it. The Examiner will review the project record including your previous comments as well as solicit additional public input. The Examiner's role is to determine if the project is in compliance with applicable regulations. This is a technical review. In advance of the Hearing the City prepared a Staff Report, which serves as a summary of the regulations reviewed and reports consulted. It is attached for your convenience and is hopefully to you as a guide to the vast body of project documents. The city website ([West Bay Yard's Website](#)) will be updated within the next several days. It currently provides links to the various project documents.
- SEPA Appeal: After conducting an extensive environmental review of the project, the City issued a SEPA Determination of Non-Significance for the project. The determination was appealed and the Examiner will make a decision on the appeal. For this portion of the hearing only those specifically identified as witnesses will be called to testify.

It is anticipated that the public input portion of the hearing will occur on Monday (June 8), but the technical review of the project will likely take several days (Tuesday, Wednesday and possibly Thursday). The above zoom link and in person location (Council Chambers) will remain available for public viewing of the hearing as it extends into the week. Once the hearing is concluded, the Examiner will make a decision which usually takes a few weeks. All parties of record will obtain a copy of the decision (if you are getting this email – you are a party of record). If approved, the project would be sent to the Department of Ecology for final approval of the shoreline permit which is the first of several permits required for this project. The project will also require construction permits from the city as well as other state and federal agency permits. Only after these other permits are issued would construction begin.

Questions? Call or email me.

*Nicole Floyd, AICP*

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