CITY OF BAINBRIDGE ISLAND

March 5, 2019

Mark Travers, Principal, for Harish Bharty/Landurka LLC
Mark Travers Architect
2315 East Pike St.
Seattle, WA 98122
(transmitted via e-mail to mark@marktraversarchitect.com)

RE: Sunrise Drive Residence, Bainbridge Island

Dear Mark:

Thank you for your patience regarding a pre-application summary for the above referenced parcel on Sunrise Drive. The City conducted pre-application meetings for two different proposals in March and July 2018, respectively. It is the City's understanding that both parties subsequently decided not to pursue construction of a single-family residence on the site. As such, this letter will not focus on a specific house location or design but rather will address the site more generally.

A summary of the land use review process, applicable Bainbridge Island Municipal Code (BIMC) regulations, comments from reviewers, fees, submittal requirements, and next steps is provided below.

General Information
Pre-Application Conference Date(s): March 20, 2018 and July 3, 2018
Project Name and Number: Sunrise Drive Residence – PLN51124 PRE and PLN51124B PRE
Project Description: Construct a single-family residence
Project Address: Sunrise Dr. NE, Bainbridge Island
Tax Parcel Number: 112502-4-069-2002
Tax Parcel Size(s): 0.36 acre
Zoning/Comp Plan Designations: R-2 / Residential - 2
Planning Contact: David Greetham
Development Engineer: Peter Corelis

Land Use Review Process
Applications Required
Building Permit Critical Area Permit if working in geologically hazardous area (subset of building permit)

280 Madison Avenue North
Bainbridge Island, Washington 98110-1812
www.bainbridgewa.gov
206.842.7633

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Bainbridge Island Municipal Code Requirements

BIMC 16.20 – Critical Areas

Two key critical area standards apply to future site development:

Geologically Hazardous Area (BIMC 16.20.130)
The lot contains a geologically hazardous area classified as a landslide hazard to the presence of slopes in excess of 40% that are higher than 10 feet. The proposal requires a geotechnical report from a geotechnical engineer with signed *Step Forms 1 & 2: Construction in a Geologically Hazardous Area* to identify the hazards and recommended setbacks.

Please see the attached memorandum from Department of Public Works Development Engineer Peter Corelis, items 6-12, for more specific details with regard to geotechnical standards, including minimum required slope setbacks for new construction.

Aquifer Recharge Protection Area (ARPA) (BIMC 16.20.100.E)
The recently updated (April 2018) Critical Area standards require designation of an ARPA on parcels in the R-0.4, R-1 and R-2 zones for the purpose of groundwater recharge/aquifer protection. The ARPA standard requires retention of *up to* 65% of the site in native vegetation, to be designated the site plan prior to future building permit approval. Only existing native vegetation needs to be designated in the ARPA.

Small lot Exception: Please note that the ARPA standards have an exception for smaller lots, allowing up to 12,500 of the lot to be utilized for construction of a residence and normal appurtenances such as driveways and septic drainfields. For the subject parcel, only those areas remaining in native vegetation outside of the 12,500-foot exception area, if any, would need to be designated as ARPA.

The ARPA is triggered via the City's Site Assessment Review (SAR) process. Please see the attached SAR letter prepared by Public Works Development Engineer Peter Corelis.

BIMC 18.12 – Zoning Code Dimensional Standards

The subject lot occurs in the R-2 zone. A summary of the dimensional standards applicable to new residential construction from BIMC Table 18.12.020-2 follow:

Maximum lot coverage (building footprint): 20%
Front setback (two stories or less): 25'
Side Setbacks (two stories or less): 5 ft. min., 15 ft. total
Rear Setbacks (two stories or less): 15 ft.
Maximum building height: 30 ft.
Note: Nominal increase in setbacks required for buildings in excess of two stories

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Department/Agency Comments
Building, Development Engineering and Bainbridge Island Fire Department Comments:
City Building Official Todd Cunningham has provided comments addressing building code, including fire and geotechnical standards. Note: For City-specific geotechnical standards, please refer to the Development Engineering memorandum referenced immediately below. Todd Cunningham can be reached at (206) 780-3755 or tcunningham@bainbridgewa.gov Development Engineering staff has reviewed the proposal for stormwater, transportation, and geotechnical requirements. Please see the attached memorandum and SAR letter from Public Works Development Engineer Peter Corelis for details. Should you have questions regarding the comments, Peter can be reached at (206) 780-3759 or pcorelis@bainbridgewa.gov The Bainbridge Island Fire Department has also provided comments indicating that fire flow is required for future development. Please see that attached Fire Department Memorandum. Should you have any questions, please contact Eric Dieffenback at edieffenback@bifd.org

Once you are ready to submit a building permit application, we encourage you to take advantage of the City's on-line scheduling page to set up an application submittal appointment. If you have any questions, please contact me at (206) 780-3765 or dgreetham@bainbridgewa.gov.

Sincerely,

David Greetham
Senior City Planner

Please note that information provided at the pre-application conference and in this letter reflects existing codes and standards, currently available information about the site and environs, and the level of detail provided in the pre-application conference submittal. Comments provided pursuant to pre-application review shall not be construed to relieve the applicant of conformance with all applicable fees, codes, policies, and standards in effect at the time of complete land use permit application. The comments on this proposal do not represent or guarantee approval of any project or permit. While we have attempted to cover as many of the Planning, Engineering, Building and Fire related aspects of your proposal as possible during this preliminary review, subsequent review of your land use permit application may reveal issues not identified during the is initial review. If the city's pre-application review indicates that the City intends to recommend or impose one or more conditions of permit approval, and if the applicant objects to any of said conditions, the applicant is hereby requested and advised to provide written notice to the City of which conditions the applicant objects to and the reasons for the applicant's objections.

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Department of Public Works - Engineering

Memorandum

Date: July 6, 2018

To: David Greetham, Senior Planner, Planning and Comm. Development

From: Peter Corelis, P.E., Development Engineer

Subject: PLN51094B PRE – Lunsford

Project Description:
The proposal is to construct a new single-family residence on tax parcel 112502-4-069-2002 located on the east side of Sunrise Drive NE in the City of Bainbridge Island.

Comments:

1. The project is subject to the Site Assessment Review (SAR) process per BIMC 15.19. A separate SAR recommendation letter is included with this memo.

2. Transportation Impact Fees (TIFs) shall be assessed at time of building permit application. Fees per single-family detached housing at the time of this memo are approximately $1,687.07.

3. The site is located outside the City's water and sewer service areas.

4. Development of the lot will require construction of a paved apron per the City of Bainbridge Island Design and Construction Standards and Specifications, "the Standards", drawing DWG. 8-170.

5. Other disturbances to the right-of-way shall be subject to restoration requirements as set forth in BIMC 15.12 and the Standards. Damaged road shoulder shall be restored with a 3-foot wide compacted gravel ballast shoulder.

6. The lot contains a geologically hazardous critical area classified as a landslide hazard area due to the presence of slopes in excess of 40% that are higher than 10 feet. The ability to construct the development will depend on an assessment of the hazards and any minimum recommended setback from the hazard that is less than the prescriptive setbacks established by code. The hazards assessment and geotechnical report shall also provide recommendations as to how the development proposal meets appropriate engineering methods that respond to the geologic characteristics specific to the site to achieve the highest standard of safety feasible. The proposal requires a critical area report from a geotechnical engineer with signed *Step Forms 1 & 2: Construction in a Geologically Hazardous Area* to identify the hazards and the recommended setbacks.

7. No setback is required for slopes 40% or greater with a vertical elevation change of up to twenty feet. This would apply (with verification from the geotechnical engineer) to the southern half of the lot and a portion of the north lot with areas in between requiring a setback.

8. The minimum allowable setback for 40% slopes with 20 feet or more in elevation change for habitable structures is 20 feet when established by a geotechnical engineer as meeting the required factors of safety. Therefore, the proposal requires the footprint of the house to be modified to comply with this standard.

9. A setback established by the findings of a geotechnical engineer would be subject to a third-party independent geotechnical review. The current deposit amount at the time of this memorandum for the review is $2500. Unused funds to perform the review would be returned to the applicant upon completion of permitting.

10. Minor activities may be allowed on the face of the landslide hazard area or within the setback if they meet the standards of BIMC 16.20.130.E. and would include septic facilities and drainfields, surface stormwater management, trails, stairs, and other non-habitable structures. It is recommended to attempt to locate the drainfield on the slope where determined to be safe.

11. Decks are considered high-risk non-habitable structures that may have a setback closer to the hazard than 20 feet, but meeting a static factor of safety of 1.3.

12. Pursuant to the Bainbridge Island Municipal Code (BIMC) 16.20.130.E.7 areas within the zone of influence, the area within 300 feet upland of the landslide hazard, shall be reviewed by the geotechnical engineer to determine if there are any potentially adverse impacts cause by the development. A Surface and Stormwater Management Geotechnical Design Concurrence form completed by a licensed geotechnical engineer shall be submitted with the building permit application verifying both the Stormwater Pollution Prevention Plan (SWPPP) [Erosion Control Plan], and the Stormwater Site Plan incorporate recommendations to avoid adverse impacts to the hazardous area.

13. Low Impact Development (LID) for stormwater should be incorporated into the site to the maximum extent feasible and be coordinate with both the geotechnical engineer and septic designer.

Please note that information provided in this letter reflects existing codes and standards, currently available information about the site and environs. Comments provided pursuant to preapplication review shall not be construed to relieve the applicant of conformance with all applicable fees, codes, policies, and standards in effect at the time of complete land use permit application. The comments on this proposal do not represent or guarantee approval of any project or permit. While we have attempted to cover as many of the Planning, Engineering, Building and Fire related aspects of your proposal as possible during this preliminary review, subsequent review of your land use permit application may reveal issues not identified during the is initial review.

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COMMENT MEMORANDUM (Planning application)

To: David Greetham, Senior Planner

From: Todd Cunningham, Building Official

Re: PLN51094B PRE, Building Program Comments
Sunrise Drive (Lundsford)

Date: 02-21-2019

This submittal has been provided a preliminary reviewed with the following comments generated:

1. The project shall comply with the City of Bainbridge Island (COBI) construction codes as adopted by the BIMC, Chapter 15.04.

2. The project shall comply with the requirements of the Department of Labor and Industries (L&I) for Electrical permits. COBI does not issue electrical permits but does monitor and coordinate electrical approvals with L&I.

3. The project shall comply with the provisions of the International Building Code for fire separation, fire protection, access and the application of fire suppression system/s as required by State Building Code/s and the City of Bainbridge Island, fire district. The applicant shall consult with the Fire District and coordinate with design professionals as necessary for this project to ensure compliance with applicable standards.

4. The project design shall coordinate with the requirements of the geotechnical report including Structural Requirements of the International Building and Residential Codes as applicable. The geotechnical and structural engineers shall perform the inspection/observation/s necessary to ensure structure and geotechnical application is acceptable and installed per the approved documents and that observation is provided to confirm design and installation follows the design documents. A final report shall be made to the building department by the geotechnical and structural engineers of record confirming that the project has been constructed and inspected by both.

5. The alternate setback being used for this structure requires a report to be submitted by the geotechnical and structural engineers of record pursuant to the provisions of the International Residential Code, Section 403.1.7.4. the report shall address that the intent of the code has been complied with through an alternate design approach and through appropriate observation.

These comments are preliminary and are not intended to be all-inclusive at this time. Additional comments or requirements may be generated at the time of submittal and review of the project.

BAINBRIDGE ISLAND FIRE DEPARTMENT

MEMO

Date: July 10, 2018
To: David Greetham, Planning Department
From: Deputy Chief Jared Moravec, Fire Marshal
Re: Lundsford PLN51094BPRE

The submittal has been reviewed resulting in the following comments:

1. The proposed project shall comply with all provisions of the adopted Fire Code including the following as applicable:

2. Fire flow is required for future development. Installation of fire hydrants or residential fire sprinklers may be required.