
NOTICE OF ADMINISTRATIVE DECISION

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

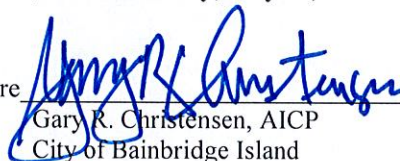
Date of Issuance: May 11, 2018
Project Name & Number: Davis Short Plat SPT PLN50950 SPT
Project Type: Preliminary Short Plat
Owner: JOHN E IV & FARRELL P DAVIS
Project Site & Tax Parcel: 6474 NE BRIGHAM RD, TA#09250230222004

Project Description: This project consists of subdividing one parcel into two parcels.

Project Decision: The application is **conditionally approved**. This proposal is subject to administrative review under Chapter 2.16.030 of the Bainbridge Island Municipal Code. The staff report containing the findings of facts upon which the decision is based, including the conclusions of law derived from those facts and the conditions of approval, is available to the public upon request. **The decision becomes final after 14 days from the date of issuance, or after Friday, May 25, 2018**

Decision Maker:

Signature

 Date: 5/11/18

Gary R. Christensen, AICP
City of Bainbridge Island

Director of Planning and Community Development

Appeal Procedure: This administrative decision may be appealed by filing a written appeal containing a summary of grounds for the 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 2.16.020. **An appeal must be filed no later than 4:00 p.m., Friday, May 25, 2018**

If you have any questions, contact:

Ellen Fairleigh

City of Bainbridge Island

280 Madison Ave North

Bainbridge Island, WA 98110

206-780-3767 or pcd@bainbridgewa.gov

PROJECT CONDITIONS

1. Except for modifications reflecting compliance with the conditions of approval, the final plat shall be submitted in substantial conformance with the preliminary plat drawings date-stamped received December 20, 2017.
2. Prior to construction activity, the applicant shall obtain the appropriate permits from the City of Bainbridge Island, including but not limited to clearing, grading, right-of-way and/or building permits.
3. The applicant shall comply with the following conditions to the satisfaction of the City Engineer:
 - A. Every lot corner shall be staked by a three-quarter-inch galvanized iron pipe or equivalent approved by the City, driven into the ground and marked or tagged with the certificate number of the surveyor setting said monument. The position and type of every permanent monument shall be noted on the plat. Perimeter and public street monuments shall be twenty-four inches long, set in concrete, or shall be constructed of an equivalent approved by the City.
 - B. Civil improvement plans ready for construction shall be submitted with an application for a plat utility permit to COBI for review and approval to construct all necessary infrastructure serving the divided lots.
 - C. No building permits for the newly created lot will be issued until the completion of the civil improvements or performance bonding is established to cover unfinished work to apply for final plat.
 - D. A Stormwater Pollution Prevention Plan (SWPPP) is required prior to construction activities including clearing or grading or civil improvements. Stormwater quality treatment, erosion and sedimentation control shall be designed in accordance with BMC 15.20. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington.
 - E. Prior to clearing, grading, or construction activities the City shall review and approve the means by which the permeable pavement driveway subgrade will be protected from compaction.
 - F. A right-of-way (ROW) construction permit or road approach application (RAA) will be required prior to construction activities within the right-of-way. The ROW/RAA permit will be subject to separate conditions and bonding requirements.
 - G. Installation of improvements and creation of as-built engineered plans must be completed prior to approval of final plat. In lieu of completion of those improvements and as-builts consistent with the conditions of a preliminary short plat approval, the City engineer may accept an assurance device, in an amount and in a form determined by the City, but not to exceed 125 percent of the established cost of completing the infrastructure that secures and provides for the actual construction and installation of

the improvements or the performance of the conditions within one year, or such additional time as the city engineer determines is appropriate after final plat approval.

4. The project and all future development shall comply with the outdoor lighting standards in accordance with BIMC 18.15.040.
5. Future development shall follow the guidelines in Bainbridge Island Municipal Code (BIMC) Section 16.16.025 which limits the hours of construction activities in residential zones.
6. Lot coverage of 20% shall be allocated between the lots and noted on the face of the final short plat.
7. Building setbacks shall be noted and reflected on the face of the final plat:

Building to Building (on-site)	10 feet, or minimum required by Fire Code
Building to Subdivision Boundary	Minimum 15 feet
Building to Olympic Terrace Avenue NE	Minimum 50 feet
Building to Other Streets (NE Brigham Road)	Minimum 15 feet
Building to trail, Open Space, or access easement	Minimum 10 feet
8. No construction staging is permitted in designated open space areas.
9. A final Open Space Management Plan (OSMP) shall be recorded with final plat. The OSMP shall include limitations on activities within the open space area, which is also a roadside landscape buffer, ownership, and maintenance.
10. Prior to any construction activities or final plat approval, the applicant shall install signs at approximately 50-foot intervals along the interior open space boundary to designate the open space areas in accordance with BIMC 17.12.030.8.a.ii(B). Low impact fencing may be substituted for any portion of the signage, as approved by the Department. Signage and any fencing must be maintained in perpetuity and shall be subject to the approval of the Department.
11. To the satisfaction of the Bainbridge Island Fire Department, future development shall comply with all applicable provisions of the adopted Fire Code, and residential fire sprinklers may be required.
12. If any historical or archaeological artifacts are uncovered during excavation or construction, work shall immediately stop and the Department of Planning and Community Development and the Washington State Department of Archaeology and Historic Preservation shall be immediately notified. Construction shall only continue thereafter in compliance with the applicable provisions of law.
13. The final plat submittal shall include street names, the location of any traffic regulatory signs and approved mailbox locations from the United States Postal Service. The applicant is responsible for street names signs in accordance with the Manual on Uniform Traffic Control Devices and City requirements.
14. A plat certificate shall be provided with the final short plat application.
15. School impact fees may be required. If school impact fees are in effect at the time of submittal for the final short plat, the applicant shall pay one half of the impact fees for one additional single-family unit. The remaining half of the fees shall be paid at the time of building permit issuance for the single-family unit. If the fees are in effect at the time of building permit

submittal rather than final short plat submittal, then the applicant applying for the single-family residential building permit shall pay the full impact fee prior to building permit issuance.

16. Pursuant to RCW 58.17.140(3), a final plat shall be submitted to the city for approval within five years of the date of preliminary plat approval.
17. The following conditions shall be listed on the final plat: Conditions 2, applicable portions of 3, 6, 7, reference to the Open Space Management Plan in 9, 15.