



CITY OF
BAINBRIDGE ISLAND

Form B109 Site Assessment Review (SAR) Application

50996 RUC
City of Bainbridge Island
APR 12 2018
Planning and
Community Development

Project Information

Project Name: GALBREATH - PHELPS RD. LOT 69
Site Address: LOT 69 PHELPS
Parcel Number: 0325-021-069-2008
Project Narrative: TO ATAIN AN RUE TO CONSTRUCT A SINGLE FAMILY RESIDENCE ON A RESIDENTIALLY ZONED PROPERTY

Applicant (Property Owner or Purchaser)

Name: JASON GALBREATH - PURCHASER FIDALGO BAY HOMES Phone: 360-551-5392
Address: P.O. Box 2913 Email: JASON1969GALBREATH@GMAIL.COM
City: SILVERDALE State: WA Zip Code: 98383

Authorized Representative or Engineer (if applicable)

Name: JASON GALBREATH Company: FIDALGO BAY HOMES
Address: P.O. Box 2913 Work: 360-551-5392
City: SILVERDALE State: WA Zip Code: 98383 Email: JASON1969GALBREATH@GMAIL.COM

Exemptions - Clicking Yes to Any of these Qualifies for SAR Exemption

This form automatically adds sections as project complexity grows.

Start by determining if you qualify for an Exemption. If any of the 7 exemptions below apply to your project, check the applicable checkbox(es), sign, and submit. Once submitted, anticipate a response from Public Works in 2 weeks.

My Project is for:

- ☐ Commercial Agriculture
- ☐ Forest Practices
- ☐ Road Maintenance
- ☐ New Non-motorized Shoulder Improvement
- ☐ Underground Utilities

-OR-

☒ I applied for a Pre-Application Meeting between January 1, 2017 and October 1, 2017

Meeting Date: 11/14/17

☐ A Plat Development Exemption applies.
☐ My project is located within one of the developments listed in the SAR Exemption List AND the project meets ALL the conditions of approval for that development.

Development Name/
Planning Permit #:

☒ Check here to continue to Form B109A (Page 2) if none of these 7 boxes are checked.

Signature

I, the undersigned, certify that the information submitted is true and accurate to the best of my knowledge and understand that any misrepresentation in the forgoing information may delay review and approval of my project.

Date: 4/12/18
Signature: [Signature]
APPLICANT

Your project is not categorically exempt from the SAR process.

However, the project may qualify for an exemption for being small in scale.
Complete the Table 1 to determine if the project scope qualifies:

Project Scope	
A. Is this a redevelopment¹ project or new development²? <i>Redevelopment includes all construction on parcels of land existing prior to Feb 10, 1999. If your lot is <u>not</u> part of a recent subdivision, this likely applies to your project. Redevelopment also applies if more than 35% of the lot is existing hard surface.</i>	NEW
B. New and replaced Hard Surface³ area proposed <i>(include all proposed hard surface areas in square feet)</i>	DRIVEWAY 300 SQFT ROOF 864 SQFT = 1,164 SQFT
C. Total area of construction, clearing, grading, or development activity <i>(Area of the project limits including all areas being disturbed in square feet)</i>	3,044 SQFT
D. Total site area <i>(Include the area of all parcels that contain the project activity or construction; Use the area of right-of-way for road projects; in square feet)</i>	6,550 SQFT
Percentage of Site to be developed (Box C ÷ Box D × 100)	46.47%

Table 1

Then, evaluate your project scope using Table 2:

If the scope of the project is less than the thresholds listed in the table, based on your answers from Table 1, then this project is exempt from the SAR process but still required to consider the 13 elements of an erosion control plan which can be found in COBI Form B109d.

You chose for Box A:	And Box B is...	And Box C is...
Redevelopment	Less than 800 sq. ft.	Less than 7000 sq. ft.
New Development	Less than 1300 sq. ft.	Less than 7000 sq. ft.

Table 2

- ☒ My project **IS** exempt per Table 2. Click here and sign Form B109A.
- ☐ My project **IS NOT** exempt per Table 2. **Continue to Page 3.**

Signature

I, the undersigned, certify that the information submitted is true and accurate to the best of my knowledge and understand that any misrepresentation in the forgoing information may delay review and approval of my project.

Date:

4/12/2018

Signature

[Handwritten Signature]

APPLICANT

Site Assessment Review

Stormwater Minimum Requirements

Using Chart 1 or Chart 2 from the *Site Assessment Review Guidesheet* document determine which stormwater minimum requirements apply to your project. Mark the appropriate box:

- ☐ Minimum requirements #1-#9 apply - **STOP**. Engineered plans are required. A licensed professional engineer should be consulted to assist with the remaining portions of this document and the required attachments for submission to the City
- ☐ Minimum requirements #1-#5 apply

Application Attachments

The following attachments are required to complete your SAR application. Details and resources to assist in completion of these items are included in the SAR Guidesheet. **Attach these items to this application.**

- ☐ Existing Condition Site Plan (see Guidesheet for specific items to include on this drawing)
- ☐ Preliminary Soils Information Mapping (see Guidesheet for more detail)
- ☐ Proposed Site Plan (proposed features should be included on the Existing Condition Site Plan)

Development Data

Please complete the following table.

Development Data (areas in square feet unless otherwise noted)	Existing	Proposed	Change	Change %
Lot Area				
Existing Hard Surface Area				
Land Disturbing Area (Clearing Limits)				
New Hard Surface Area ¹				
Roof Area				
Impervious Surfaces - other than gravel				
Impervious Surfaces - gravel				
Pervious Pavement				
Replaced Hard Surface Area ¹				
Roof Area				
Impervious Surfaces - other than gravel				
Impervious Surfaces - gravel				
Pervious Pavement				
Total Hard Surface after Development ¹				
New Lawn/Landscape/Pasture Area				
Tree canopy (% of site)				

Signature

I, the undersigned, certify that the information submitted is true and accurate to the best of my knowledge and understand that any misrepresentation in the forgoing information may delay review and approval of my project.

Date:

Signature

APPLICANT

¹ Hard Surface An impervious surface, a permeable pavement, or a vegetated roof.



**CITY OF
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ISLAND**

Public Works Development Engineering

Policy for exemption of certain permit types from BIMC Chapter 15.19

Background:

With the effective date of BIMC Chapter 15.19 and completion of the development of forms and processes to implement the same, it has come to light that certain permit types should be exempt from the process as they clearly and without question meet the exemption criteria specified in BIMC 15.19.040. This Policy is intended to create an initial list of those permit types. The list may be amended and corrected as necessary to meet the intent of BIMC Chapter 15.19.

Implementation:

The following permit types are considered exempt from the SAR process required by BIMC 15.19 without justification and applications may be accepted at any time.

Building Permits	Planning Permits/Approvals*
Re-roof	Amendments
Solar Panel Install (on existing roof or structure)	Reasonable Use Exemptions
Plumbing	Variances
Mechanical	Temporary Parking
Interior ONLY Remodel	Subdivision Vacation
Fire Alarm	Rezone
Fire Sprinkler System	BLA
Comm Tenant Improvement (Interior ONLY)	Over-Water Structures
Repair	Buoys
Generator Install (Does NOT incl installation of additional "hard" surfaces)	SSDE
Address	Conditional Use

Subsequent actions are likely to require compliance with the provisions of BIMC 15.19.

Review and List Amendment:

Staff may request a review by either a Public Works Engineering Manager or the Director of Public Works for permit types to be included or removed from this list. The Administrative Assistant assigned to Development Engineering shall keep records of the exemption list and any changes to it and distribute copies as needed.



**CITY OF
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Public Works - Development Engineering

Policy for exemption of certain developments from BIMC Chapter 15.19 for individual lots

Background:

With the implementation of BIMC Chapter 15.19, it was anticipated that larger scale project (plats, short-plats, etc.) would begin to be developed with LID incorporated into all stages, from inception through final build-out of the individual lots. The anticipated result being that developers/designers would look to the future and set final site/lot specific requirements for coverage, hard surfaces, and LID BMP's. As individual lot building permits are issue, it was anticipated that those lot-scale proposals would be exempt from the SAR process when they were consistent with the prior design and LID features of the larger development. This Policy is intended to create an initial list of those project. The list may be amended and corrected as necessary to meet in intent of BIMC Chapter 15.19.

Implementation:

Lot development (building, clearing, grading, etc.) permits for the following projects are considered exempt from the SAR process required by BIMC 15.19 without prior certification and applications may be accepted at any time. These permits will be reviewed for consistency with the larger development design/approval as part of the initial completeness review.

Project Name*	Planning Approval (Project ID)
Winslow Grove Subdivision	PLN50381
Rolling Sunrise Subdivision	PLN18840
Brown Short Plat	PLN50412
Falk Road Short Plat	PLN50124
Reserve at Winslow Subdivision	PLN50622

* Project inconsistent with the original LID design elements will require compliance with the provisions of BIMC 15.19.

Review and List Amendment:

Staff may request a review by either a Public Works Engineering Manager or the Director of Public Works for developments to be included or removed from this list. The Administrative Assistant assigned to Development Engineering shall keep records of the exemption list and any changes to it and distribute copies as needed.

APPROVED BY:

Michael J Michael, PE; Engineering Manager Development Engineering/Water Resources
Dec 21, 2017