



City of Bainbridge Island

Department of Planning & Community Development

280 Madison Avenue North, Bainbridge Island, WA 98110

Phone: 206-842-2552 Email: pcd@bainbridgewa.gov

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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: May 30, 2018
Project Name: RIDGE LANE ESTATES LLC SHORT PLAT
Project Number: PLN50987
Project Type: Preliminary Short Plat
Owner: RIDGE LANE ESTATES LLC
Project Site: 7085 RIDGE LN NE
Tax Parcel Number(s): TA#41780000210003

Project Description: SUBDIVIDE 4.79 ACRE PARCEL IN R-0.4 ZONING INTO 2 LOTS WITH 25% DESIGNATED OPEN SPACE.

Permit Decision: The application is **approved with conditions**. 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 **June 13, 2018**.

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

Signature: _____

Date: _____

5-30-18

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., June 13, 2018. You should be prepared to make specific factual objections.**

If you have any questions, contact:

Annie Hillier

Department of Planning & Community Development

280 Madison Avenue North

Bainbridge Island, WA 98110

206-780-3773 or pcd@bainbridgewa.gov

Mitigation measures for SEPA Determination.

This threshold determination is for file number PLN50987. 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:

SEPA Conditions

1. Any non-exempt tree harvesting shall require the appropriate Forest Practices Permit from the Department of Natural Resources.
2. To mitigate impacts on air quality during earth moving activities, contractors should conform to Puget Sound Air Pollution Control Agency Regulations which insure that reasonable precautions are taken to avoid dust emissions.
3. To mitigate potential impacts on air quality, cleared vegetation shall be removed from the site, processed by chipper or processed using other methods of disposal that does not require burning.
4. The limits of clearing and grading shall be clearly marked in the field and inspected by the City of Bainbridge Island prior to beginning any clearing or grading on site.

Project Conditions

5. Except for modifications reflecting compliance with these conditions of approval, the final subdivision shall substantially conform to the revised plans date-stamped received on October 3, 2017.
6. Prior to any construction activities, 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.
7. The final short plat shall comply with the following conditions of the Fire Marshal:
 - A. The project shall comply with all provisions of the adopted Fire Code.
 - B. Fire access shall be not less than 12 feet wide and 13.5 feet overhead clearance and of an approved, all-weather surface.

C. Fire apparatus access to Lot B shall not be restricted.

8. 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. As-built civil construction plans stamped by a civil engineer shall be provided by the applicant prior to final plat.
- D. A road maintenance agreement between proposed Lots A & B shall be recorded prior to the final short plat. Maintenance of the private road shall be the responsibility of the owners and not the City.
- E. 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 BIMC 15.20. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington.
- F. Prior to final plat submittal, or performance bond release, the applicant shall submit an operation and maintenance plan for the on-going maintenance of the storm drainage system.
- G. Stormwater infiltration trenches placed in fill shall require the fill be placed and compacted under the direct supervision of a geotechnical engineer or a licensed civil engineer with geotechnical expertise. The engineer shall test and verify that the infiltration rates attain a minimum 8-inches per hour using the methods described in Section 3.3 of the 2014 Stormwater Management Manual for Western Washington (SWMMWW). This condition shall be on the face of the plat where not completed with the plat utility permit.
- H. The amount of forest conversion approved under the plat as modeled in the preliminary stormwater report totals 1.39 acres. Forest conversion in excess of this amount shall be delineated and modeled for impacts to stormwater per SWMMWW Minimum Requirement #7. A note shall be placed on the face of the plat noting the maximum forest conversion area allowed, unless a civil engineer licensed in the state of Washington demonstrates additional forest conversion is adequately mitigated for flow control.
- I. All on-site stormwater facilities shall remain privately owned and maintained. The owner(s) shall be responsible for maintenance of the storm drainage facilities for this development following construction. Annual inspection and maintenance reports shall be provided to the City. A Declaration of Covenant for stormwater system operation and maintenance will be required to be recorded before final plat submittal. The approved language for the Declaration of Covenant is found in BIMC Chapter 15.21, Exhibit A.
- J. 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.
- K. 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.
- L. The proposed action(s), phased or concurrent, in their totality would result in more than one (1) acre of earth disturbance on the site and drain to waters of the State. A Construction Stormwater General Permit shall be obtained from the Washington State Department of Ecology and the site shall be monitored for discharge of pollutants and sediment to the wetlands and stream for the duration of the project. No land clearing or construction permits shall be

issued prior to obtaining the State permit.

9. The short plat shall comply with the Island-Wide Transportation Plan's non-motorized planned facilities (Appendix I), and is subject to the following condition:

A. The existing trail connecting the end of Ridge Lane to the Lost Valley (City Parcels) shall be preserved.

10. Work shall immediately stop if any historical or archaeological artifacts are uncovered during excavation or construction and the Department of Planning and Community Development and the Washington State Office of Archaeology and Historic Preservation shall be immediately notified. Construction shall only continue thereafter in compliance with the applicable provisions of law.
11. Fences and signs delineating open space is required and shall be installed prior to inspection of the final plat. Low-impact fencing must be constructed in accordance with BIMC 17.28.02.030. Signs shall be constructed in accordance with BIMC 17.28.020.37 and shall be spaced at intervals of 50 feet, unless otherwise approved by the director.
12. Homesite areas a minimum of 12,500 square feet in size shall be depicted on the face of the short plat. Designated homesite areas shall meet the requirements of BIMC 17.12.030.A.
13. Lot coverage (10 percent total) for each lot shall be assigned and noted on the face of the final short plat.
14. The following setbacks shall be noted and depicted on the final short plat:
- | | |
|--|--|
| Building to Building (on-site) | 0 feet, or minimum required by fire code, whichever is greater |
| Building to Open Space and Access Easement | Minimum 10 feet |
| Building to Exterior Plat Boundary Line | Minimum 25 feet |
15. No construction staging is permitted in designated open space areas.
16. A final Open Space Management Plan (OSMP) shall be recorded on a sheet of the final plat. The OSMP shall include limitations on activities within the open space area, maintenance, and ownership. The OSMP shall also state that approved uses within any critical areas or buffers shall comply with the applicable provisions of BIMC 16.20, Critical Areas.
17. The short plat and all development and activities shall comply with the applicable provisions of BIMC Chapter 16.20, Critical Areas.
18. 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 street names signs in accordance with the Manual on Uniform Traffic Control Devices and City requirements.
19. A plat certificate shall be provided with the final plat application.
20. School impact fees may be required. If school impact fees are in effect at the time of submittal for the final plat, the applicant shall pay one half of the impact fees for the 9 single family units. The remaining half of the fees shall be paid at the time of building permit issuance for the single-family units. If the fees are in effect at the time of building permit submittal rather than subdivision submittal, then each applicant applying for a single family residential building permit shall pay the full impact fee prior to building permit issuance. The pertinent condition shall be provided on the face of the plat.
21. 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.
22. The following conditions shall be listed on the final short plat: 6, 8G, 8H, 12, 13, 14, 15.