
NOTICE OF ADMINISTRATIVE DECISION

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

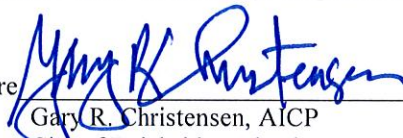
Date of Issuance: August 15, 2018
Project Name & Number: Wuensch Short Plat PLN50977 SPT
Project Type: Preliminary Short Plat
Owner: HERBERT C & BARBARA E WUENSCH
Project Site & Tax Parcel: 14455 SUNRISE DR NE, TA#35260230252008

Project Description: Subdivide a 2.50 acre lot in R-1 zoning into 2 lots.

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 Wednesday, August 29, 2018**

Decision Maker:

Signature

 Date: 8/15/18

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., Wednesday, August 29, 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 November 30, 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, dust control, right-of-way and/or building permits.
3. The applicant shall comply with the following conditions to the satisfaction of the City Engineer:
 - A. Survey monumentation shall be provided consistent with the Standards, Section 8-03.
 - B. A road maintenance agreement between proposed Lots A and 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.
 - C. A Stormwater Pollution Prevention Plan (SWPPP) is required prior to construction activities including clearing, grading, dust control, 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.
 - D. Compliance with BIMC 15.20 has been demonstrated in the preliminary drainage report. Any application for a building permit shall be reviewed for conformance with the preliminary drainage report and design.
 - E. The project shall be added to the list of projects exempt from a Site Assessment Review (SAR). Application for building permits shall require a SAR application signed and dated by the owner to claim the exemption.
 - F. 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 building permit final. The approved language for the Declaration of Covenant is found in BIMC Chapter 15.21, Exhibit A.
 - G. A maintenance and operation manual (O+M) for the private stormwater facilities on-site shall be provided at project completion as an attachment to the maintenance covenant informing private owners of the maintenance means and methods.
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 15% 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)	0 feet, or minimum required by Fire Code
Building to Subdivision Boundary	Minimum 15 feet
Building to Other Streets	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, 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. A fire hydrant is required to be installed on Sunrise Drive NE. The location is to be coordinated with the water purveyor and the Fire Marshal. The hydrant must be inspected and flow tested prior to Temporary Certificate of Occupancy (TCO) for any development on the newly created lot.
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, 11, 15.