

Plat of Wallace Cottages

City of Bainbridge Island Open Space Management Plan

Application File No. PLN 50589SUB

DATE: April 10, 2018

APPLICANT: Central Highlands, Inc.
PO Box 2879
Poulsbo, WA 98370

OPEN SPACE OWNERSHIP AND MANAGEMENT ENTITY:

Private ownership and management by the Wallace Cottages Homeowners Association. The Homeowners Association shall be responsible for the maintenance of the Open Space in accordance with the Open Space Management Plan.

APPROVED USES WITHIN OPEN SPACE AREA

1. Formal and informal passive recreation, including pervious trails.
2. Planting of native vegetation.
3. Planting of non-invasive, non-native vegetation except in designated community garden.
4. Removal of invasive vegetation.
5. Construction and maintenance of utilities including but not limited to storm drainage systems, sewer lines, and underground utilities within the easement areas delineated on the plat (consistent with BIMC 17.12.030.A.7.f)
6. Low impact fencing or signs marking the open space boundary.

7. Active recreation uses consistent with BIMC 17.12.030.7.
8. Agricultural uses and fencing necessary for animal control, excepting those agricultural uses that require permanent buildings.
9. Construction, maintenance and use of a bicycle storage facility.

LIMITATIONS

1. Buildings are not permitted within any open space areas except bicycle storage, temporary buildings which are associated with agriculture, picnic shelter, playground equipment, garden shed, buildings, composting bins consistent with BIMC 17.12.030.7 and the intent of the HDDP program.
2. Existing vegetation shall be retained and maintained except for utility corridors, trails and hazard trees, conflicts with the allowed uses (e.g. removal of invasive species, playground installation, and neighborhood gardens). Significant trees approved for removal shall be replaced by trees of similar species. No cutting or clearing or other removal of existing and/or native vegetation shall be allowed in the designated Open Space except in areas designated for active recreation as provided for in item 8 above and within utilities easements.
3. No construction activities or staging shall be permitted in the Open Space areas except within designated easement areas. Prior to construction on each lot temporary chainlink fencing, orange construction fencing, or other construction fencing satisfactory to the Director, shall be placed around Open Space areas as required by the Director. Hazard trees within any Open Space area can and should be removed with the approval of the Director during the clearing and grading phase of construction.
4. No building, clearing or grading shall occur in designated significant tree retention areas or within the root zone of significant trees designated for preservation, without a report from a consulting arborist and approval of the Department of Planning and Community Development.

OPEN SPACE MAINTENANCE PLAN

Open space areas shall be maintained by the Wallace Cottages Homeowners Association. Maintenance activities shall include, at a minimum, annual inspections of open space areas for compliance with the Open Space Management Plan.

Prior to site development, open space areas shall, as necessary, be protected to prevent damage during construction by the installation of temporary construction fencing or netting around the Open Space.

Significant trees within the open space that become diseased, die or are determined to be a hazard to life or property may be removed and replanted following the procedure outlined in the Municipal Code.

A low impact fence (e.g., split rail) delineating the boundary of the open space area shall be maintained along the boundary between the open space and the lots or right of way.

If open space is not maintained consistent with this Open Space Management Plan, the City shall have the right to provide the maintenance thereof, and bill the owner for the cost of maintenance.

SIGNATURES

Central Highlands, Inc
Nick Smith, Project Manager

Date

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State of Washington

County of Kitsap

I certify that I know or have satisfactory evidence that Nick Smith is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: _____

Notary Public in and for the State of Washington

Residing in _____

My appointment expires _____

ADMINISTRATIVE APPROVAL

I have reviewed and considered the proposed Open Space Management Plan consistent with the requirements and standards contained in Title 17 of the Bainbridge Island Municipal Code. I hereby approve the Open Space Management Plan

Gary Christensen, AICP, Planning Director
Planning & Community Development

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State of Washington
County of Kitsap

I certify that I know or have satisfactory evidence that Gary Christensen, Director, City of Bainbridge Island Planning and Community Development, is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing in _____
My appointment expires _____