

REVISED NOTICE OF APPLICATION/SEPA COMMENT PERIOD/HEARING

The City of Bainbridge Island has received a revision to a Master Land Use Permit Application for the following project. The public has the right to review contents of the official file, provide written comments, participate in any public meetings or hearings, and request a copy of the decision. This notice is posted at the project site, in City Hall kiosks, the City of Bainbridge Island website, mailed to property owners within 500 feet of any boundary of the subject property and including any property within 500 feet of any contiguous property in the applicant's ownership and published in the Bainbridge Island Review.

PROJECT DESCRIPTION:

REVISION: The applicant has submitted revisions to the application for the Winslow Hotel, adding 11 residential studio units (contained within the main structure) and 11 on-site parking spaces. The revision adds 4,432 square feet of residential floor area and increases lot coverage by 108 square feet. Previous comment periods occurred from February 8, 2019 – February 22, 2019, and again from April 26, 2019 – May 10, 2019. All comments previously received are still part of the existing record and will be provided to the Planning Director and Hearing Examiner. Please limit comments to the revision of the 11 residential studio units and 11 on-site parking spaces.

This revision is added to the original application for redevelopment of two properties with an 87-room hotel, associated banquet space and meeting rooms, restaurant and bar, spa, and back of house spaces. The hotel and residences are designed around a courtyard which includes preservation of a Giant Sequoia (62.5" diameter), a reflecting pond, ceremony space, a band shell, and landscaping. All parking is located on-site, both under the building and as surface parking, totaling 143 spaces. The site has capacity for an additional 37 vehicles using stacked parking by valet attendants for a total capacity of 180 on-site spaces.

PROJECT NAME:

Winslow Hotel

PROJECT NUMBER:

PLN50880 SPR
PLN50880 CUP

PERMIT TYPE:

Site Plan and Design Review
Conditional Use Permit

TAX PARCEL:

272502-4-098-2009
272502-4-097-2000

PROJECT SITE:

241 Winslow Way W
253 Winslow Way W

DATE SUBMITTED:

December 27, 2018

DATE COMPLETE:

January 24, 2019

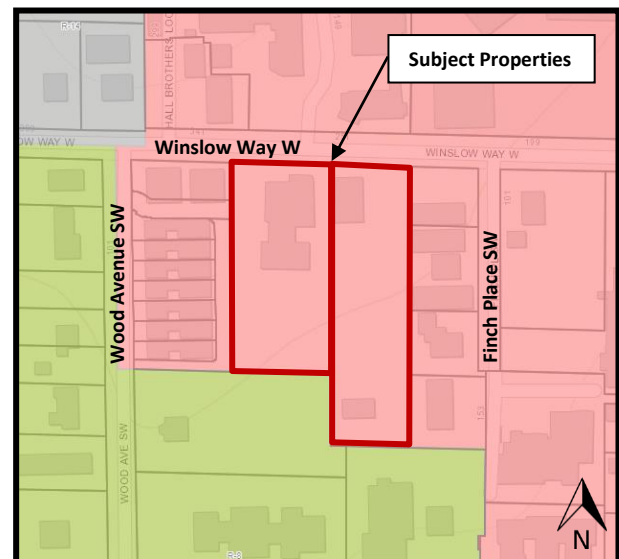
DATE RE-NOTICED:

November 1, 2019

COMMENT PERIOD:

November 1 – November 15, 2019

All comments previously received are part of the existing record and will be provided to the Planning Director and Hearing Examiner. This additional comment period is for the proposed revision which adds 11 residential studio units and 11 on-site parking spaces. Comments on the revision must be submitted no later than 4:00pm on Friday, November 15, 2019. Public comments may be mailed, emailed or personally delivered to the City using



the staff name and contact information provided on this notice.

The public comment period for this application is 14 days and the City will not act on the application nor make a threshold determination until the comment period has ended. Any person may comment on the proposed application, request notice of and participate in the public hearing and request a copy of the decision. Only those persons who submit written comments prior to the decision or participate in the public hearing will be parties of record and only parties of record will have the right to appeal.

STAFF CONTACT:

Olivia Sontag, Planner

pcd@bainbridgewa.gov or (206) 780-3760

DATE OF HEARING:

A new Notice of Hearing will be sent once the hearing has been scheduled.

To view updates on the date/time of the hearing, you can also visit the City's website: <http://www.bainbridgewa.gov/434/Hearing-Examiner>

This application requires a final decision by the hearing examiner. The hearing examiner shall hold a public hearing prior to issuing a decision. The purpose of the public hearing is to review a proposed project for consistency with the BIMC, appropriate elements of the comprehensive plan and all other applicable law, and to provide an opportunity for the public to comment on the project and its compliance with the municipal code, the comprehensive plan and all other applicable law. Hearings are held at Bainbridge Island City Hall, Council Chambers, 280 Madison Avenue North, Bainbridge Island.

PROJECT DOCUMENTS:

https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitDetailPublic/Index/0a748365-4139-46ed-804a-a9af0181cc0c?_conv=1

To review documents and environmental studies submitted with this proposal, please follow the link above or go to the City website at bainbridgewa.gov, select 'Online Permit Center' and search using the project information noted above. Files are also available at the Planning & Community Development Department at City Hall (M-F 8:00am-12:00pm).

ENVIRONMENTAL REVIEW:

This proposal is subject to State Environmental Policy Act (SEPA) review as provided in WAC 197-11-800. The City, acting as lead agency, expects to issue a Determination of Non-significance (DNS) threshold determination for this proposal. Utilizing the optional DNS process provided in WAC 197-11-355, the comment period specified in this notice may be the only opportunity to comment on the environmental impact of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

REGULATIONS/POLICIES:

Applicable development regulations and policies to be used for project mitigation and consistency include, but may not be limited to, the City of Bainbridge Island 2016 Comprehensive Plan, the Bainbridge Island Municipal Code (BIMC) Chapter 2.16 (Land Use Review Procedures), Title 15 (Buildings and Construction), Title 16 (Environment) and Title 18 (Zoning).

OTHER PERMITS:

Other permits not included in this application but known at this time include Building permits and a Road Approach application.

DECISION PROCESS:

This type of land use application is classified as a 'Quasi-Judicial Decision by a Hearing Examiner' pursuant to BIMC 2.16.010-1 and requires a public hearing pursuant to BIMC 2.16.020.C. Following the close of the public hearing, the Hearing Examiner will issue a written decision and a notice of the decision will be sent to those parties who have submitted public comments or participate in the public hearing. Appeal provisions will be included with the notice of decision.