
NOTICE OF ADMINISTRATIVE DECISION

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

Date of Issuance: September 6, 2018
Project Name & Number: NET Systems Addition PLN50808 SPR
Project Type: Site Plan Review
Owner: NET SYSTEMS INC
Project Site & Tax Parcel: 8040 NE DAY RD W, TA#03250230112003

Project Description: Construct an approximately 6,080 sf addition to an existing 28,260 sf net manufacturing facility.

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 Thursday, September 20, 2018.**

Decision Maker:

Signature


Gary R. Christensen, AICP

Date:

9/6/18

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., Thursday, September 20, 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 these conditions of approval, the project shall be constructed in substantial conformance with the site plans with an issued date of July 9, 2018.
2. While the use of heavy equipment and other construction needed to complete the proposed addition is necessary, Bainbridge Island Municipal Code (BIMC) Section 16.16.025 limits the hours of construction activities in residential zones as follows:
 - i. Construction activities within residential zones or within 100 feet of residential zones shall be prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays that do not constitute legal holidays.
 - ii. Construction activities within residential zones or within 100 feet of residential zones shall be prohibited before 9:00 a.m. and after 6:00 p.m. on Saturdays that do not constitute legal holidays.
 - iii. Construction activities within residential zones or within 100 feet of residential zones shall be prohibited on Sundays and all legal holidays except that work on the inside of an enclosed structure may occur between the hours of 10:00 a.m. and 4:00 p.m.
3. 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 building permits.
4. As depicted on the site plan, there shall be no further expansion of paved area toward the Type-F stream.
5. Existing vegetation within the landscape buffer along NE Day Road W. shall be maintained. No vegetation within the buffer shall be disturbed without approval of the Department of Planning and Community Development through an approved clearing permit.
6. The removal of any Landmark Tree as defined by Ordinance 2018-25 requires a permit and must meet the approval and replacement requirements of Ordinance 2018-32.
7. To mitigate potential off-site glare, any outdoor lighting shall be hooded and shielded to prevent lighting spillover beyond the property line.
8. To the satisfaction of the Bainbridge Island Fire Department, the project shall comply with all applicable provisions of the adopted Fire Code.
9. The project shall be required to pay Transportation Impact Fees (TIFs) pursuant to BIMC 15.30 for a gross floor area increase at the site of approximately 6,080 square-feet of manufacturing facility at the time of building permit issuance. An independent fee calculation may be submitted per BIMC 15.30.060.
10. The project shall comply with BIMC 15.20, Surface and Stormwater Management. Any pollutant sources or activities exposed to precipitation or draining to the surface stormwater system shall be controlled pursuant to Minimum Requirement #3 of the stormwater manual. A source control plan shall be submitted with the building permit.
11. The applicant is strongly encouraged to coordinate with WSDOT's proposed roundabout improvements at the intersection of Day Road and Highway 305.