

REVISED NOTICE OF APPLICATION/SEPA COMMENT PERIOD

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.

The applicants have submitted revisions to this proposal which increase the room count by 12 rooms and increases on-site parking by 12 spaces. The original comment period occurred from February 8, 2019 to February 22, 2019. All comments previously received are still valid.

PROJECT DESCRIPTION:

This revision adds 12 rooms and 12 on-site parking spaces. The applicant proposes redevelopment of both properties with an 87-room hotel, associated banquet space and meeting rooms, restaurant and bar, spa, and back of house spaces. The hotel is 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 in surface parking lots, totaling a minimum of 132 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:

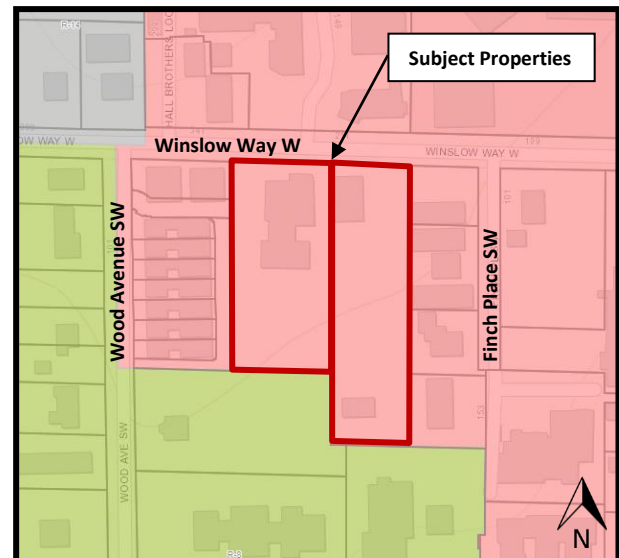
April 26, 2019

COMMENT PERIOD:

April 26 – May 10, 2019 (All comments previously received are still valid.)

Comments must be submitted no later than 4:00pm on Friday, May 10, 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:	<p>Olivia Sontag, Planner pcd@bainbridgewa.gov or (206) 780-3760</p>
DATE OF HEARING:	<p>The April 25, 2019 hearing date was canceled. A new Notice of Hearing will be sent once the hearing has been scheduled.</p> <p>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</p> <p>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.</p>
PROJECT DOCUMENTS:	<p>https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitDetailPublic/Index/0a748365-4139-46ed-804a-a9af0181cc0c?_conv=1</p> <p>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/T/F 8:00am-4:00pm and W/Th 8:00am-12:00pm).</p>
ENVIRONMENTAL REVIEW:	<p>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.</p>
REGULATIONS/POLICIES:	<p>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).</p>
OTHER PERMITS:	<p>Other permits not included in this application but known at this time include Building permits and a Road Approach application.</p>
DECISION PROCESS:	<p>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.</p>