

Ann Hillier

From: Paul Nylund
Sent: Friday, January 19, 2018 5:01 PM
To: Ann Hillier
Cc: Peter Corelis
Subject: RE: BLD22822

Annie,

The steep slope is 46' high, so the standard prescriptive buffer+building setback (bsb) would be 65' (50+15). What they are at now is 42' from the slope, which equates to a 15' bsb + a 27' buffer. Their Geotech report said that a 15' buffer was acceptable, so to compare apples to apples, I'd say that at 27', they're (nearly) twice the recommended min of 15'.

So...I believe they need to apply for reduction of buffer from the standard 50' to their existing 28' (+15' bsb for construction access), and that it is the city engineers (me) opinion that the current Geotech report is adequate and there is no need for a third party review. (city engineer call based on 16.12.050.K.4.a.iv), but that a condition of the permit is that this is only for the vertical expansion of this permit. Future lateral expansions or any additional structure inside the prescriptive buffer (50' plus bsb) would need to be re-investigated by a geotechnical engineer for that particular project. This is echoed in the Geotech report itself under report limitations.

Hope this helps, sorry for the delay!

Cheers, have a great weekend.

Paul



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From: Ann Hillier
Sent: Friday, January 19, 2018 12:00 PM
To: Paul Nylund <pnylund@bainbridgewa.gov>
Subject: RE: BLD22822

No worries!! Seriously.

From: Paul Nylund
Sent: Friday, January 19, 2018 11:37 AM
To: Ann Hillier <ahillier@bainbridgewa.gov>
Subject: RE: BLD22822

Ugh. Still in my inbox. I think it will require a reduction, so I'd plan to notice it. I have a note on it that tells me what my thoughts were 3 days ago. I'm finishing a drainage review, then I have a PRR review on the NVPA for Marlene (that shouldn't take long). Maybe I can get it in writing before the Joint Review at 1:30?

Sorry for slacking. Again.

Best
P



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From: Ann Hillier
Sent: Friday, January 19, 2018 11:35 AM
To: Paul Nylund <pnylund@bainbridgewa.gov>
Subject: BLD22822

Hi Paul,
Have you been able to determine if this project needs a buffer reduction? If so, I need to notice it in the paper asap.
Thank you!!! -Annie



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