



CITY OF
BAINBRIDGE ISLAND

City of Bainbridge Island

Department of Planning & Community Development

280 Madison Avenue North, Bainbridge Island, WA 98110

Phone: 206-842-2552 Email: pcd@bainbridgewa.gov

Website: www.bainbridgewa.gov

Portal: <https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal>

NOTICE OF ADMINISTRATIVE DECISION

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

Date of Issuance: June 8, 2018
Project Name & Number: Karsten Short Plat SPT PLN50875 SPT
Project Type: Preliminary Short Plat
Owner: KARSTEN CAMERON J & LILY C
Project Site & Tax Parcel: 10871 Falk Rd NE, TA#14250210242009

Project Description: Short plat of a 0.94 acre parcel into two lots with 25% open space.

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 June 22, 2018.**

Decision Maker:

Signature: _____ Date: _____

Heather Wright

June 8, 2018

Heather Wright

Interim
Acting 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., June 22, 2018.**

If you have any questions, contact:

Annie Hillier

Department of Planning & Community Development

280 Madison Avenue North

Bainbridge Island, WA 98110

206-780-3770 or pcd@bainbridgewa.gov

Project Conditions

1. Except for modifications reflecting compliance with these conditions of approval, the final subdivision shall substantially conform to the revised plans date-stamped received on December 06, 2017.
2. Prior to any construction activities, the applicant shall obtain the appropriate permits from the City of Bainbridge Island, including but not limited to clearing, grading, right-of-way, and/or building permits.
3. The final short plat comply with the following conditions of the Fire Marshal:
 - A. The proposed location of the fire hydrant is acceptable. New hydrants shall meet COBI Public Works standards. A flow test will be required prior to acceptance.
 - B. The turnaround is acceptable. It shall be marked FIRE LANE – NO PARKING.
4. The applicant shall comply with the following conditions to the satisfaction of the City Engineer:
 - A. Survey monumentation shall be provided consistent with the Standards, Section 8-03.
 - B. Civil improvement plans ready for construction shall be submitted with an application for a plat utility permit to COBI for review and approval to construct all necessary infrastructure serving the divided lots.
 - C. As-built civil construction plans stamped by a civil engineer shall be provided by the applicant prior to final plat.
 - D. A road maintenance agreement between proposed Lots A & B shall be recorded prior to the final short plat. Maintenance of the private road shall be the responsibility of the owners and not the City.
 - E. A Stormwater Pollution Prevention Plan (SWPPP) is required prior to construction activities including clearing or grading or civil improvements. Stormwater quality treatment, erosion and sedimentation control shall be designed in accordance with BIMC 15.20. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington.
 - F. Prior to final plat submittal, or performance bond release, the applicant shall submit an operation and maintenance plan for the on-going maintenance of the storm drainage system.
 - G. Stormwater from the new driveway surfaces shall be 100% infiltrated on-site. Final design of a linear rain garden driveway center strip shall be included in the plat utility application and should address how the bioretention soil mix has no shear or compressive strength to withstand vehicle traffic and provide sidewall restraint for the gravel wheel strips. A final design shall address how the strip will be maintained in perpetuity with a durable design. Alternatives to a rain garden may be acceptable such as a pervious paver center strip that would provide adequate lateral and bearing strength while also allowing for full infiltration or stormwater inputs.
 - H. The face of the plat shall include a note stating that all surface stormwater shall be infiltrated on-site consistent with BIMC 15.20.
 - I. All on-site stormwater facilities shall remain privately owned and maintained. The owner(s) shall be responsible for maintenance of the storm drainage facilities for this development following construction.

Annual inspection and maintenance reports shall be provided to the City. A Declaration of Covenant for stormwater system operation and maintenance will be required to be recorded before final plat submittal. The approved language for the Declaration of Covenant is found in BIMC Chapter 15.21, Exhibit A.

- J. A right-of-way (ROW) construction permit or road approach application (RAA) will be required prior to construction activities within the right-of-way. The ROW/RAA permit will be subject to separate conditions and bonding requirements.
 - K. Installation of improvements and creation of as-built engineered plans must be completed prior to approval of final plat. In lieu of completion of those improvements and as-builts consistent with the conditions of a preliminary short plat approval, the City engineer may accept an assurance device, in an amount and in a form determined by the City, but not to exceed 125 percent of the established cost of completing the infrastructure that secures and provides for the actual construction and installation of the improvements or the performance of the conditions within one year, or such additional time as the city engineer determines is appropriate after final plat approval.
5. The final short plat shall comply with the following conditions to the satisfaction of the City Surveyor. On survey sheets 1, 2, and 3:
- A. Check reference citations for accuracy and relevancy to the project. Section Subdivision reference to survey Vol. 3, pg. 44.
 - B. Provide basis of bearings; verify monuments used as basis that were last visited in 1990 still exist.
6. Work shall immediately stop if any historical or archaeological artifacts are uncovered during excavation or construction and the Department of Planning and Community Development and the Washington State Office of Archaeology and Historic Preservation shall be immediately notified. Construction shall only continue thereafter in compliance with the applicable provisions of law.
7. Homesite areas a minimum of 12,500 square feet in size shall be depicted on the face of the final plat. Designated homesite areas shall meet the requirements of BIMC 17.12.030.A.
8. Lot coverage (8,203.8 square feet total) shall be assigned to each resultant lot and noted on the face of the final short plat.
9. The following setbacks shall be noted and depicted on the final short plat:
- | | |
|---|-------------------------------|
| Building to building (on-site) | 0 feet, or min. for fire code |
| Building to exterior subdivision boundary line | 15 feet min. |
| Building to other streets | 15 feet min. |
| Building to trail, open space, or access easement | 10 feet min. |
10. No construction staging is permitted in designated open space areas.
11. A final Open Space Management Plan (OSMP) shall be recorded on a sheet of the final plat. The OSMP shall

include limitations on activities within the open space area, maintenance, and ownership.

12. Fences and signs delineating open space is required and shall be installed prior to inspection of the plat utility permit. Low-impact fencing must be constructed in accordance with BIMC 17.28.02.030. Signs shall be constructed in accordance with BIMC 17.28.020.37 and shall be spaced at intervals of 50 feet, unless otherwise approved by the director.
13. The final plat submittal shall include street names, the location of any traffic regulatory signs and approved mailbox locations from the United States Postal Service. The applicant is responsible street names signs in accordance with the Manual on Uniform Traffic Control Devices and City requirements.
14. A plat certificate shall be provided with the final plat application.
15. School impact fees may be required. If school impact fees are in effect at the time of submittal for the final plat, the applicant shall pay one half of the impact fees for the 1 single family unit. The remaining half of the fees shall be paid at the time of building permit issuance for the single-family units. If the fees are in effect at the time of building permit submittal rather than subdivision submittal, then each applicant applying for a single family residential building permit shall pay the full impact fee prior to building permit issuance. The pertinent condition shall be provided on the face of the plat.
16. Pursuant to RCW 58.17.140(3), a final plat shall be submitted to the city for approval within five years of the date of preliminary plat approval.
17. The following conditions shall be listed on the final short plat: 2, 4.H, 6, 7, 8, 9.