
NOTICE OF ADMINISTRATIVE DECISION

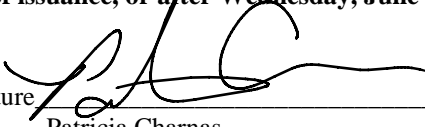
The City of Bainbridge Island has made a decision concerning the following land use application:

Date of Issuance: May 24, 2023
Project Name & Number: Vincent Road Transfer Station Employee Restroom and Breakroom
Project Type: PLN51965 SPR
Owner: Site Plan Review
Project Site & Tax Parcel: VINCENT ROAD LLC BDI
6350 DON PALMER AVE NE, TA#33250220182002

Project Description: Construct a two-story, 700 square foot footprint building for use as an employee restroom, lunchroom / breakroom, changing area with lockers, and storage space. Site redevelopment includes a new septic system and electrical power service.

Project Decision: The application is **conditionally approved**. This proposal is subject to administrative review under BIMC [2.16.030](#). 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 Wednesday, June 7, 2023.**

Decision Maker:

Signature  Date: 5/24/23
Patricia Charnas
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 BIMC [2.16.020](#). **An appeal must be filed no later than 4:00 p.m., Wednesday, June 7, 2023**

If you have any questions, contact:

Kelly Tayara, Senior Planner

City of Bainbridge Island
280 Madison Ave N
Bainbridge Island, WA 98110
206-780-3787 or pcd@bainbridgewa.gov

The application is subject to the following conditions:

Project Conditions: Vincent Road Transfer Station Employee Restroom and Breakroom PLN51965 SPR

1. The authorization for construction activities automatically expires and is void if the applicant fails to file for construction permit or other necessary development permit within three years of the effective date of this Site Plan and Design Review permit.
2. Plans submitted for construction shall substantially comply with the plans approved through this land use permit.
3. Prior to any construction, the applicant shall obtain the appropriate permits from the City of Bainbridge Island, including but not limited to clearing, grading, and/or building permits.
4. If any historical or archaeological artifacts are uncovered during excavation or construction, work shall immediately stop 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.
5. Prior to approval of any construction permit, the applicant shall file for record with the Kitsap County auditor an Aquifer Recharge Protection Area notice on title in a form which is approved by the Director as set forth in subsection BIMC [16.20.070.G.2](#).
6. The applicant shall submit landscape and planting plans in conformance with BIMC 18.15, and these conditions of approval, with the building permit. To be in conformance, the plans will require the following amendments:
 - A. Additional landscape island or planting area immediately west of the parking lot shall be provided. All landscape islands in the parking area shall not be less than 100 square feet in size and not less than five feet in width. At least one tree, along with shrubs and groundcover spaced to achieve total coverage within two years, shall be planted within the landscape area immediately west of the parking lot.
 - B. New trees shall be a minimum of two inches in caliper if deciduous or six feet in height if evergreen.
8. All required plantings shall be installed or installation financially assured in accordance with BIMC [18.15.010.H](#). prior to occupancy of any of the new buildings. After installation approval by the Department, maintenance financial assurance shall be required in accordance with BIMC 18.15.010.H.
9. The project shall comply with the following conditions to the satisfaction of the Fire Marshal:
 - a. Any future development shall comply with all provisions of the adopted Fire Code.
 - b. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - c. The minimum fire flow required for the project shall be not less than 1,000 gallons per minute (g.p.m.) for not less than 1 hour from a fire hydrant within 400 feet as measured along an approved access roadway from the structure. Fire flow of 500 g.p.m. is available to the site by Washington Water therefore an approved automatic fire sprinkler system is required to be installed.
 - d. One on site fire hydrant is required to be installed within 400 feet of the building. Plans shall be submitted to the Bainbridge Island Fire Department for review and approval before installation. No

combustible construction shall occur before the fire hydrant has been installed and placed into service.

12. All activities shall comply with Puget Sound Clean Air Agency (PSCAA) regulations.
13. Prior to any site activity, the applicant shall submit to the City for approval a dust control plan which is in conformance with PSCAA regulations [Article 9 Emission Standards Regulation I-9](#) and Department of Ecology guidelines [Dust Control Methods Publication 96-433](#).
14. The project shall comply with the following conditions to the satisfaction of the City Engineer:
 - A. Civil improvement plans, reports, and computations shall be submitted with the application to the City for commercial Building Permit(s). Plans to construct all necessary infrastructure including site drainage, grading and utilities serving the site will be reviewed and approved prior to issuance of any construction permit.
 - B. As-built civil construction plans shall be provided by the applicant prior to issuing project final certificate of occupancy.
 - C. Compliance with stormwater Minimum Requirement (MR) #2 Construction Pollution Prevention is required. A construction Stormwater Pollution Prevention Plan (SWPPP, also known as an erosion control plan) and narrative are required prior to construction activities including clearing or grading or civil improvements for all phases of the project that are subject to compliance with BIMC 15.20.
 - D. 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.
 - E. The site is located within the Bucklin Hill/Washington Water service area. Changes in water meter size, number and/or location shall comply with applicable Design and Construction Standards unless otherwise approved by the water purveyor during the building permit review/construction process.
 - F. The site is not located within the COBI sanitary sewer service areas. Project will be served by an onsite septic system. Placement of any rain garden, infiltration system and/or downspout dispersion systems shall comply with the Kitsap County Health Ordinance 2008A-01 for setbacks from wells, primary septic fields and reserve areas, and septic system components. (see Table 1B of the ordinance).
 - G. Cross connection control (backflow prevention) requirements as established by Washington Administrative code and implemented by Bucklin Hill Water system as the local water service provider shall be satisfied during the building permit review/construction process.
 - H. Project is subject to Transportation Impact Fee analysis per BIMC 15.30. TIF worksheet/application to be submitted with subsequent building permit. Applicable TIFs (if any) are payable prior to building permit issuance.
 - I. Applicant shall demonstrate compliance with (or exemption from) requirements regarding coverage under the Washington State Department of Ecology Industrial Stormwater General Permit prior to issuance of any subsequent building permit.
 - J. Utility work (water, power) is anticipated in the Right of Way (ROW). Construction activities within the ROW shall require a separate ROW use permit prior to commencing. ROW permit is issued by COBI Public Works and will be subject to separate conditions, fees, and bonding requirements.