



APPLICATION
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Original

Project Name: COBI STRAWBERRY PLANT SCUP
Date Received: 4/13/2009
Project Number: PRJ-0011335
Case Number: SCUP11335
Primary Parcel Number: 27250240062000
Site address: 240 Weaver Avenue
Case Description: 4/13/2009, PRIMARY FILE, Joshua Machen, 240 Weaver Avenue. Restore intertidal, marsh and riparian shoreline habitat...

CITY OF BAINBRIDGE ISLAND

APR 13 2009

DEPT OF PLANNING & COMMUNITY DEVELOPMENT

People associated with case:
01. File Name
COBI STRAWBERRY PLANT
240 WEAVER ROAD
BAINBRIDGE ISLAND WA 98110
03. Owner
PNEC CORPORATION
2424 SE BRISTOL STREET #300
NEWPORT BEACH CA 92660
PHONE: 949-852-1800
03. Owner
CITY OF BAINBRIDGE ISLAND
280 MADISON AVENUE NORTH
BAINBRIDGE ISLAND WA 98110
PHONE: 206-842-7633
05. Contact
PETER NAMTVEDT BEST
280 MADISON AVENUE NORTH
BAINBRIDGE ISLAND WA 98110
PHONE: 206-780-3719
06. Agent
ANCHOR QEA
1431 THIRD AVENUE #300
SEATTLE WA 98101
PHONE: 206-287-9130
07. City Planner
JOSHUA MACHEN
10. Engineer
ADAM & GOLDSWORTHY, INC.
1015 NE HOSTMARK STREET #103
POULSBO WA 98370
PHONE: 206-842-9598

Parcel Numbers:
27250240052001
27250240062000

Tax Parcel Owner(s):
27250240062000
CITY OF BAINBRIDGE ISLAND
280 MADISON AVENUE NORTH
BAINBRIDGE ISLAND, WA 98110

Table with 5 columns: Case No., Description, Amount, Receipt No., Due. Row 1: SCUP11335, Shoreline Sub Dev Permit, \$ 6,869.00, \$ 6,869.00.

CITY OF BAINBRIDGE ISLAND

SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.



Original

<p>DATE STAMP FOR CITY USE ONLY</p> <p>CITY OF BAINBRIDGE ISLAND</p> <p>APR 13 2009</p> <p>DEPT OF PLANNING & COMMUNITY DEVELOPMENT</p>	<p>TO BE FILLED OUT BY APPLICANT</p>
	<p>PROJECT NAME: STRAWBERRY PLANT SHORELINE RESTORATION PROJECT</p> <hr/> <p>TAX ASSESSOR'S NUMBER: <u>272502-4-006-2000</u> <u>272502-4-005-2001</u></p> <hr/> <p>PROJECT STREET ADDRESS OR ACCESS STREET: <u>240 WEAVER ROAD</u></p> <hr/> <p>ENVIRONMENTAL CHECKLIST SUBMITTED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
	<p>FOR CITY USE ONLY</p>
	<p>FILE NUMBER: <u>SCUP11335</u></p> <hr/> <p>PROJECT NUMBER: <u>PRJ-0011335</u></p> <hr/> <p>DATE RECEIVED: <u>4.13.2009</u></p> <hr/> <p>APPLICATION FEE: <u>\$ 6869.00</u></p> <hr/> <p>TREASURER'S RECEIPT NUMBER:</p>

SUBMITTAL REQUIREMENTS	
APPLICATION	<i>One original (which must contain an original signature) and six copies (eleven if commercial) must be provided. Whenever possible, originals must be signed in blue. Please identify the original document.</i>
SUPPORTING DOCUMENTS	<i>One original (which must contain an original signature), where applicable, and six copies (eleven if commercial) (if an original is not applicable, seven copies must be provided).</i>
FULL-SIZE DRAWINGS	<i>Seven copies (twelve if commercial) of the required drawings must be provided. Drawings must be folded and 18" x 24" in size. No construction drawings or other sized drawings will be accepted unless specifically requested.</i>
REDUCED DRAWINGS	<i>Two copies of the drawings reduced to 11" x 17" must be provided.</i>
SUBMITTING APPLICATIONS	<i>Applications must be submitted in person by either the owner or the owner's designated agent. Should an agent submit the application, a notarized Owner/Agent Agreement must accompany the application. If a planner has been assigned to your project, an appointment for submittal must be made with that planner.</i>
FEES	<i>Please call the Department of Planning & Community Development for submittal fee information. Review by the Kitsap County Health Department may require additional fees and processing time.</i>
ATTACHED SUBMITTAL CHECKLIST	<i>Please refer to attached Submittal Checklist for further information. NOTE: when submitting this application, please do not copy or include the Submittal Checklist sheets attached to the back of this application.</i>

**APPLICATIONS WILL NOT BE ACCEPTED
unless these basic requirements are met and the submittal packet is deemed counter complete.**

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812
PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: pcd@ci.bainbridge-isl.wa.us
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A. GENERAL INFORMATION

X Shoreline Permit Variance X Conditional Use

1. Name of property owner: City of Bainbridge Island
Address: 280 Madison Avenue North, Bainbridge Island, WA 98110-2824
Phone: 206-842-2552 Fax: 206-780-0955
E-mail: pbest@ci.bainbridge-isl.wa.us

Name of property owner: PNEC Corp (c/o Fred Whitaker)
Cummings & White, LLP
2424 S.E. Bristol Street, Suite 300
Address: Newport Beach, CA 92660
Phone: (949) 852-1800 Fax: (949) 852-8510
E-mail: fwhitaker@cwlawyers.com

If the owner(s) of record as shown by the county assessor's office is (are) not the agent, the owner's (owners') signed and notarized authorization(s) must accompany this application.

2. Authorized agent: John Small, Anchor QEA
Address: 1431 Third Ave., Suite 300, Seattle, WA 98101
Phone: 206-287-9130 Fax: 206-287-9131
E-mail: jsmall@anchorqea.com

Peter Namtvedt Best, City of Bainbridge Island
Address: 280 Madison Avenue North, Bainbridge Island, WA 98110-2824
Phone: 206-780-3719 Fax: 206-780-0955
E-mail: pbest@ci.bainbridge-isl.wa.us

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3. Person responsible for payment: Peter Namtvedt Best, City of Bainbridge Island
Address: 280 Madison Avenue North, Bainbridge Island, WA 98110-2824
Phone: 206-780-3719 Fax: 206-780-0955
E-mail: pbest@ci.bainbridge-isl.wa.us

4. Project contact: John Small, Anchor QEA
Address: 1431 Third Ave., Suite 300, Seattle, WA 98101
Phone: 206-287-9130 Fax: 206-287-9131
E-mail: jsmall@anchorqea.com

Peter Namtvedt Best, City of Bainbridge Island
Address: 280 Madison Avenue North, Bainbridge Island, WA 98110-2824
Phone: 206-780-3719 Fax: 206-780-0955
E-mail: pbest@ci.bainbridge-isl.wa.us

5. Name of land surveyor: Adam and Goldsworthy Inc
Address: 1015 N.E. Hostmark Street, Poulsbo, WA 98370
Phone: 360-779-4299 Fax: _____
E-mail: _____

6. Planning department personnel familiar with site: Peter Namtvedt Best, Josh Machen,
Heather Beckmann

7. Description of proposal: Restore intertidal, marsh, and riparian shoreline
habitat at the Strawberry Plant site, establish the site as a public park use, and
provide compatible recreational improvements, including a small non-motorized
hand-powered boat launch, non-motorized bridge, elevated overwater viewing
structure, and non-motorized trail connections.

8. Driving directions to site: To reach the site from Highway 305 N, turn left

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on NE High School Road, left on Weaver Road NE, and follow Weaver Road to
the end.

9. Please give the following existing parcel information:

Assessor's Parcel Number	Parcel Owner	*Lot Area
272502-4-006-2000	City of Bainbridge Island	176,311 sf (4 ac)
272502-4-005-2001	PNEC, Corp	.64 acres
Use additional sheet if necessary	Total of all parcels:	4.64 acres

* As defined in Bainbridge Island Municipal Code 18.06.630

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B. TECHNICAL INFORMATION

1. Name of water purveyor: City of Bainbridge Island
If a private well, what class? _____

2. Type of sewage disposal: on-site septic off-site septic sewer
Sewer district: City of Bainbridge Island Sewer District 7

3. General description of the existing terrain: Generally flat at the shoreward half of the site, with more slopes, some steep along the stream, toward the north of the site. Paved toward the shoreline and wooded toward the north.

4. Soil survey classification: Kapowsin gravelly loam

5. Flood plain designation: A AO AH A1-A30 A99 B C D V V1-V30
Other: AE

6. Access (street functional road classifications):

Street Type	Required ROW Width	Street Name	Existing ROW Width
primary arterial	150 feet		
secondary arterial	60 feet		
collector	50 feet		
residential urban	40 feet	Weaver Road	
residential suburban	30 feet		
private	20 - 30 feet		

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- 7. Sidewalks are adjacent to the parcel: [] yes [x] no
If yes, existing sidewalks are _____ feet wide.
Sidewalk installation is proposed as part of the development project: [] yes [x] no
Proposed sidewalks: [] adjacent to the parcel and are to be _____ feet wide.
[] internal to the proposal and are to be _____ feet wide.

8. Intended use of the land, as well as the sequence and timing of the proposed development:
Shoreline habitat restoration and public park. Shoreline restoration and the non-motorized hand-powered boat launch will be constructed immediately. The overwater viewing structure, pedestrian bridge, and linking trails may be built by the Bainbridge Island Park and Recreation District in the near future.

9. Dimensions of proposed structures: Bridge, 35 by 8 feet; Pier 6 by 145 feet

10. Height of proposed buildings or structures: Approx. 4 feet above ground level for bridge; Approx. 3 feet above MHHW for pier.

11. Square footage of all spaces:
retail: N/A storage: N/A
office: N/A residential: N/A
other: N/A

12. Number of stories proposed: N/A

13. Square feet per story: (1) (2) (3)

14. Setback requirements:
north: N/A south: N/A
east: N/A west: N/A

15. Number of parking stalls required: Undefined for park use.

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16. Number of parking stalls proposed: 4 (one handicapped) as optional park improvement. Overflow parking on-street (Shepard Way).

17. Amount of square footage of proposed paved areas: No new paved areas will be created.

18. Square footage of building area: No new buildings will be created.

19. Percent of site to be covered by impervious surfaces: 2.5% (If the proposal results in more than 1,000 square feet of additional impervious surface, a drainage plan shall be required.)

20. Percentage of site to be covered by landscaping: 40%

21. Percentage of parking area to be covered by landscaping: 0%

22. Percentage of site to remain undeveloped: 57.5%

23. Is the applicant proposing any terms, conditions, covenants and agreements or other documents regarding the intended development: (If yes, attach copies) [Example restrictive covenant attached] [X] yes [] no [] unknown

24. Is the proposal part of a phased development plan? (If so, an outline of the future plans must be submitted.) Yes. The Park District anticipates conducting future upland park improvements landward of the 50-foot native vegetation zone. These improvements are detailed in the figures associated with the attached JARPA.

25. List any other permits for this project from state, federal or local governmental agencies for which you have applied or will apply, including the name of the issuing agency, whether the permit has been applied for, and if so, the date the application was approved or denied, and the application or permit number: U.S. Army Corps of Engineers, Nationwide 27, applying concurrently Washington Dept. of Fish and Wildlife, Hydraulic Project Approval, concurrent

26. Will the completed project result in 800 or more square feet of impervious surface (building footprint + driveways + parking)? [X] yes [] no [] unknown

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This represents a net reduction in square footage of over 90 percent. No new impervious surfacing will be created as a result of the project.

27. Will the project result in clearing more than six significant trees or 2,500 square feet of ground? [] yes [x] no [] unknown

28. Do storm water systems exist on the site? [x] yes [] no [] unknown

If yes, were they constructed after 1982? [] yes [] no [] unknown

If yes, what type of storm water system exists on the site? [] infiltration [] open ditching [] closed conveyance [] detention

29. Will the completed project result in excavating of or filling in:

[] less than 50 cubic yards. [] more than 50 cubic yards but less than 100 cubic yards. [x] more than 100 cubic yards.

I hereby certify that I have read this application and know the same to be true and correct.

[Handwritten signature]
*Signature of owner or authorized agent

4/9/09
Date

Peter Namtvedt Best
Printed

*Signature of owner or authorized agent

Date

Printed

*If signatory is not the owner of record, the attached "Owner/Agent Agreement" must be signed and notarized.