



APPLICATION  
Page 1

*Original*

Project Name: COBI STRAWBERRY PLANT SPR

Date Received: 4/13/2009

Project Number: PRJ-0011335

Case Number: SPR11335

Primary Parcel Number: 27250240062000

Site address: 240 Weaver Avenue

Case Description: 4/13/2009, Joshua Machen, 240 Weaver Avenue. Restore intertidal, marsh and riparian shoreline habitat, establish the site as a public park and provide compatible recreational improvements, including a small, non-motorized, hand-powered boat launch, non-motorized bridge, elevated, over-water viewing structure and non-motorized trail connections. This site plan review is being done in conjunction with a shoreline conditional use permit, SCUP11335.

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  
CITY OF BAINBRIDGE ISLAND  
280 MADISON AVENUE NORTH  
BAINBRIDGE ISLAND WA 98110  
PHONE: 206-842-2552

03. Owner  
PNEC CORPORATION  
2424 SE BRISTOL STREET #300  
NEWPORT BEACH CA 92660  
PHONE: 949-852-1800

05. Contact  
PETER NAMTVEDT BEST  
280 MADISON AVENUE NORTH  
BAINBRIDGE ISLAND WA 98110  
PHONE: 206-780-3719

06. Agent  
JOHN SMALL  
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

Fee History for Case:				
Case No.	Description	Amount	Receipt No.	Due
SPR11335				
	Site Plan Revw-Staff Decision	\$ 1,272.00		\$ 1,272.00
		<b>\$1,272.00</b>		<b>\$1,272.00</b>

CITY OF BAINBRIDGE ISLAND

**SITE PLAN AND DESIGN REVIEW APPLICATION**

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



*Original*

<p><b>DATE STAMP FOR CITY USE ONLY</b></p> <p>CITY OF BAINBRIDGE ISLAND</p> <p><b>APR 13 2009</b></p> <p>DEPT OF PLANNING &amp; COMMUNITY DEVELOPMENT</p>	<p><b>TO BE FILLED OUT BY APPLICANT</b></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:</p> <hr/> <p>ENVIRONMENTAL CHECKLIST SUBMITTED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
	<p><b>FOR CITY USE ONLY</b></p>
	<p>FILE NUMBER: <u>SPR11335</u></p> <p>PROJECT NUMBER: <u>PRJ-0011335</u></p> <p>DATE RECEIVED: <u>4.13.2009</u></p> <p>APPLICATION FEE: <u>\$1272.00</u></p> <p>TREASURER'S RECEIPT NUMBER:</p>

<b>SUBMITTAL REQUIREMENTS</b>	
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 &amp; Community Development for submittal fee information.</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  
www.ci.bainbridge-isl.wa.us

CITY OF BAINBRIDGE ISLAND

SITE PLAN AND DESIGN REVIEW APPLICATION

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



A. GENERAL INFORMATION

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

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

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  
www.ci.bainbridge-isl.wa.us

CITY OF BAINBRIDGE ISLAND

SITE PLAN AND DESIGN REVIEW APPLICATION

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



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  
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:

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  
www.ci.bainbridge-isl.wa.us

**CITY OF BAINBRIDGE ISLAND**

**SITE PLAN AND DESIGN REVIEW APPLICATION**

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.

PENCIL WILL NOT BE ACCEPTED.



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

10. Legal description (or attach): Attached

11. Current comprehensive plan, zoning and shoreline designations and use of subject parcel(s):

Lot Number	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
272502-4-006-2000	SUR	R-3.5	Semi-Rural	None
272502-4-005-2001	SUR	R-3.5	Semi-Rural	None

12. Current comprehensive plan, zoning and shoreline designations and use of adjacent properties:

Property	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
North	SUR	R-3.5	N/A	Weaver Road/Shepard Way
South	N/A	N/A	Aquatic	Aquatic land
East	SUR	R-3.5	Semi-Rural/ Aquatic	Residential
West	SUR	R-3.5	Semi-Rural/ Aquatic	Residential

13. Common name of adjacent water area or wetlands area: Eagle Harbor, Weaver Creek

14. Does the site contain an environmentally sensitive area as defined in Critical Areas Ordinance (Bainbridge Island Municipal Code Chapter 16.20)?  yes  no  unknown

If yes, check as appropriate:

<input checked="" type="checkbox"/> wetland*	<input type="checkbox"/> geologically hazardous area**
<input checked="" type="checkbox"/> wetland buffer*	<input type="checkbox"/> zone of influence**

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  
 www.ci.bainbridge-isl.wa.us

**CITY OF BAINBRIDGE ISLAND**

**SITE PLAN AND DESIGN REVIEW APPLICATION**

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



<input checked="" type="checkbox"/> stream*	<input type="checkbox"/> slope buffer**
<input checked="" type="checkbox"/> stream buffer*	<input checked="" type="checkbox"/> fish and wildlife habitat area

\* If your site includes a wetland or wetland buffer, a wetland report is required with your application.  
\*\*If your site includes a geologically hazardous area or is within the zone of influence as defined in Bainbridge Island Municipal Code 16.20, a geotechnical report is required with your application.

15. Are there underlying/overlying agreements on the property?  yes  no  unknown  
If yes, check as appropriate and provide a copy of the decision document:

<input type="checkbox"/> CUP Conditional Use Permit	<input type="checkbox"/> SPR Site Plan Review
<input type="checkbox"/> MPD Master Planned Development	<input type="checkbox"/> SPT Short Plat
<input type="checkbox"/> PUD Planned Unit Development	<input type="checkbox"/> SSDP Shoreline Permit
<input type="checkbox"/> REZ Contract Rezone	<input type="checkbox"/> SUB Prior Subdivision
<input type="checkbox"/> RUE Reasonable Use Exception	<input type="checkbox"/> VAR Zoning Variance
	<input type="checkbox"/> Other: _____

Under which jurisdiction was the approval given?

City of Bainbridge Island  Kitsap County Approval date: \_\_\_\_\_

16. Is there any other information which is pertinent to this project?  yes  no  
If yes, please explain: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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

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  
www.ci.bainbridge-isl.wa.us

**CITY OF BAINBRIDGE ISLAND**

**SITE PLAN AND DESIGN REVIEW APPLICATION**

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



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  AI-A30  A99  B  C  D  V  VI-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		

7. Sidewalks are adjacent to the parcel:  yes  no  
 If yes, existing sidewalks are \_\_\_\_\_ feet wide.  
 Sidewalk installation is proposed as part of the development project:  yes  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. Floor area ratio: N/A

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  
 www.ci.bainbridge-isl.wa.us

**CITY OF BAINBRIDGE ISLAND**

**SITE PLAN AND DESIGN REVIEW APPLICATION**

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



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

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

12. Square footage of all spaces:	storage:	<u>N/A</u>
retail: <u>N/A</u>	residential:	<u>N/A</u>
office: <u>N/A</u>	other:	<u>N/A</u>

13. Number of stories proposed: N/A

14. Square feet per story:   (1) \_\_\_\_\_ (2) \_\_\_\_\_ (3) \_\_\_\_\_

15. Setback requirements:	north:	<u>N/A</u>	south:	<u>N/A</u>
	east:	<u>N/A</u>	west:	<u>N/A</u>

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

17. Number of parking stalls proposed: 6 (one handicapped) as optional park improvement. Overflow parking on-street (Shepard Way).

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

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

20. 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.)

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

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

23. Percentage of site to remain undeveloped: 57.5 %

24. Is the applicant proposing any terms, conditions, covenants and agreements or other documents regarding the

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  
 www.ci.bainbridge-isl.wa.us

CITY OF BAINBRIDGE ISLAND

SITE PLAN AND DESIGN REVIEW APPLICATION

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



intended development: (If yes, attach copies)
[Example restrictive covenant attached] [X] yes [ ] no [ ] unknown

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
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 Nantvelt Best
Please Print

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

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
www.ci.bainbridge-isl.wa.us