

NOTICE OF ADMINISTRATIVE DECISION

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

Date of Issuance: May 27, 2009
Project Name: COBI Strawberry Plant Site Plan and Design Review
File Number: SPR11335
Applicant: City of Bainbridge Island
Description of Proposal: Establish the site as a public park use including non-motorized hand powered boat launch, over water bridge and viewing structure and associated trails.
Location of Proposal: 240 Weaver Road. TA#'s 272502-4-006-2000
Project Decision: The application is **conditionally approved**. This proposal is subject to administrative review under Chapter 2.16.095 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 10, 2009**.

Decision Maker:

Signature: Katharine Cook Date: 05-27-09

Katharine Cook, Director

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 2.16.130. **An appeal must be filed no later than 4:00 p.m., June 10, 2009.** Any appeal will be heard together with the SEPA Appeal and the public hearing on the Shoreline Permits on **June 12, 2009**.

If you have any questions concerning this application, please contact:

Joshua Machen, AICP, Senior, Planner
Department of Planning and Community Development
280 Madison Avenue North
Bainbridge Island, WA 98110 (206) 780-3765
Fax: (206) 780-0955 Email: pcd@ci.bainbridge-isl.wa.us

**COBI Strawberry Plant Park Site Plan and Design Review
SPR 11335**

Decision:

Approval of the Site Plan and Design Review application to make tax parcel #272502-4-006-2000 a park in substantial conformance with the Site Plan received April 13, 2009 (Attachment B) with the following conditions (*Note: while tax parcel # 272502-4-005-2001 was included in the application it is not intended or approved to be part of the park*):

1. The applicant shall obtain an approved building permit from the Department of Planning and Community Development prior to any clearing, grading or construction activities that require a permit under the International Building Code.
2. In order to protect water quality and provide for wildlife habitat, the 50-foot native vegetation zone from the marine shoreline and 150-foot buffer from the stream shall be maintained in native vegetation or restored as part of the shoreline restoration work (*Note: the stream buffer ends at the edge of the existing driveway*).
3. No development or structures shall be placed within the stream buffer, except that trails and other passive recreation structures may be allowed in accordance with the regulations of BIMC 16.20. No development or structures shall be placed within the native vegetation zone, except trails and structures may be allowed in accordance with the regulations of BIMC 16.12.
4. A landscaping plan must be submitted in accordance with BIMC Chapter 18.85 and approved by the planning staff. The plan shall detail the required 25 foot full screen perimeter landscape along the west and east property lines. The plan may use existing trees and vegetation to meet the requirements.
5. All required landscaping shall be completed or an assurance device may be provided, the landscaping may then be installed during the next available planting season.
6. Appropriate provisions for garbage containers and disposal shall be made.
7. Signs indicating the boundary of the park shall be placed along the west and east property lines.
8. No significant trees are to be removed as part of this proposal.
9. Primary paths to the restrooms or the overwater viewing structure shall be a minimum width of five feet and meet accessibility standards.
10. The parking shall be improved in substantial conformance with the approved site plan and may be located within an area no closer than 100-feet from the ordinary high water mark and outside the stream buffer, except that the accessible stall shall be altered to be a van accessible stall. If parking is to be paved, then all stalls shall be striped to their full dimensions and appropriate signage shall be placed at each accessible stall(s). If the parking is to be gravel then cement wheel stops shall be used to denote the parking stalls and to keep the vehicles out of the landscaping areas.
11. Prior to the installation of any lighting fixtures, a lighting plan shall be submitted and reviewed to ensure lighting trespass does not occur on to adjacent properties. Any proposed exterior light fixtures shall comply with the City's outdoor lighting regulations (BIMC 15.34).
12. A bicycle rack shall be installed within the vicinity of the parking area and shall be

designed to accommodate a minimum of five bicycles, and shall allow the locking of both frame and wheels.

13. Formal picnic areas and/or shelters shall be outside of the native vegetation zone to Eagle Harbor.
14. Conditions 4-7, 10 and 12 shall be completed or satisfied prior to this property being opened to the public as a park.