August 21, 2014

CITY OF BAINBRIDGE ISLAND, WASHINGTON
HEARING EXAMINER

SECOND NOTICE OF CONTINUANCE

Project: Rolling Sunrise Subdivision

File number: **SUB18840**

Applicant: BGH Development, LLC
2442 Market Street, #378
Seattle, WA 98107

Location: The project site is located at the south end of Sunrise Drive, immediately south of 10781 Sunrise Drive.

Request: Preliminary long lot subdivision approval to create 7 single-family lots and open space areas in accordance with the City's open space and flexible lot design subdivision provisions.

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1. The public hearing on the above referenced preliminary subdivision application was opened at 1 PM on July 23, 2014, at which time exhibits were entered and testimony received from City staff, the applicant and neighborhood residents. The focus of the discussion was the inadequacy of the City's road system serving the applicant's parcel. The hearing was continued until August 21, 2104, based on a need to obtain more information concerning site road access. Interim deadlines were set for receipt of documentary information.

2. At the reopened hearing on August 21, 2014, further testimony was received from the applicant, City staff and members of the public. Additional exhibits were entered. The applicant and staff requested and were granted an opportunity to respond in writing to the various comments offered and questions raised. The Examiner also proposed that a conceptual design be developed by the applicant in consultation with staff and neighborhood residents for upgrading Sunrise Drive between Albertson Road and the northern plat entry based on a 12-foot road width with vehicle turnouts. At a minimum the design should depict the locations of the road as widened and its proposed turnouts, identify any trees to be removed and provide a concept for a mail and trash pickup area to serve the northern plat lots. Any allocation of construction and maintenance task responsibilities between the applicant and the City should be specified. The design dimensions should be capable of accommodating transport of the building modules and heavy equipment proposed to be used in site development.

3. Additional issues to be addressed either in the conceptual design or other documents include the existence of road grade levels in excess of 12% and roadside parking needs. City staff should provide a preliminary evaluation of the adequacy of road sight distances and proposed conditions for mitigation at any potentially deficient locations identified.

4. The following timeline applies:

- **September 2, 2014.** Deadline for the applicant and City staff to submit to the Hearing Examiner's Office the conceptual design identified above in paragraph 2 and any comments responsive to public testimony, hearing exhibits and this order.

- **September 12, 2014.** Deadline for submission of public comments on the proposed design concept for upgrading Sunrise Drive and on any other issues regarding the configuration or conditioning of the plat proposal. Copies of materials submitted pursuant to the September 2, 2014, deadline can be obtained from the Hearing Examiner's Office secretary. Notice of further Hearing Examiner proceedings, if any, will be issued after September 22, 2014.

ORDERED August 21, 2014.

Stafford L. Smith, Hearing Examiner
City of Bainbridge Island