



City of Bainbridge Island

Department of Planning & Community Development
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Development Engineer

To: Stafford Smith, Hearing Examiner
From: Janelle Hitch, Development Engineer *JCH*
Date: June 8, 2015
Re: Rolling Sunrise Subdivision Remand Order Response

Related Application Number:

PLN 18840 SUB

This memorandum addresses the Hearing Examiner's order contained in the Remand Order dated October 20, 2014.

(1) Documentation of the application's compliance with Minimum Requirement 1 through 10 of the state Department of Ecology's 2005 Stormwater Management Manual for Western Washington.

Browne Wheeler Engineers, Inc. submitted Revision 1 to their preliminary drainage plan, attached. The revised drainage plan, dated May 11, 2015 discusses how Minimum Requirements 1 through 10 will be met. In addition, Browne Wheeler submitted a memo, dated November 6, 2014 regarding soil infiltration rates at the Rolling Sunrise Subdivision.

(2) A limited scope Traffic Impact Assessment shall be performed focused on defining the sight distance requirements at the locations of the project's two proposed connections to the City's public road network, assessing whether such requirements will be met under existing conditions, and proposing mitigations to correct any identified deficiencies.

A limited Traffic Impact Assessment was completed by Heath & Associates, Inc. The findings of the assessment are included in their letter to Janelle Hitch dated May 26, 2015, attached. The findings and recommendations indicate the access points can meet sight distance requirements. Additional conditions, based on the recommendations from Heath & Associates are proposed below.

(3) A written stipulation between the City and applicant shall be negotiated identifying the various improvements and maintenance activities as proposed within this proceeding for achieving a minimum 12 feet in driving width and 13.5 feet of overhead clearance on both Sunrise Drive and Hyla Avenue; the responsibilities for the implementation of these measures; and an overall timeline

containing applicable deadlines synchronized with the anticipated stages of plat development (including transport onsite of modular units).

With the following proposed conditions added to the subdivision permit, improvements and maintenance activities on Sunrise Drive and Hyla Avenue will be designated to the developer in an appropriate timeframe to the proposed plat development. The conditions are:

1. Prior to site work the applicant shall clear vegetation from the site access points at Hyla Avenue and Sunrise Drive out 170 feet along the sides of the roadway to achieve a minimum of 12 feet driving width and 13.5 feet of overhead clearance. The 170 foot mark shall be measured and clearly marked for the duration of the project. Inspection and approval by the City must be completed before further work may commence.
2. The applicant shall maintain the site distance clearance of 170 feet along the roadways for the duration of construction activities. Monthly inspection reports shall be provided to the City by the applicant showing that sight distance is being maintained.
3. Signing as recommended in the report by Heath & Associates, Inc. dated May 26, 2015, shall be installed prior to site work.
4. A turnout meeting the City of Bainbridge Island Standard Detail 7-067 shall be installed on Sunrise Drive. The location and design of the turnout will be included in the plat utility application provided after preliminary subdivision approval. The location will be reviewed by the City and the City's transportation engineer consultant to ensure the location corresponds to sight distance and safety needs along Sunrise Drive. The turnout shall be installed prior to the submittal of any building permit application. Verification of the turnout shall be provided with the first building permit application.

Maintenance of all of Sunrise Drive and Hyla Avenue will revert to the City after completion of all construction activities at the site. The City annually inspects the roadway condition and conducts vegetation removal to maintain 12.5 feet in driving width and 13.5 feet of overhead clearance.