

October 1, 2015

**CITY OF BAINBRIDGE ISLAND, WASHINGTON
HEARING EXAMINER**

REPORT AND DECISION

Project: Torvanger Meadows Preliminary Subdivision

File number: PLN50122SUB

Applicant: Port Madison Properties LLC
2916 NW Bucklin Hill Road, #161
Silverdale, WA 98383

Location: 10197 Torvanger Road SW, at the southwest corner of Torvanger Road and Sunrise Drive.

Request: Preliminary long lot subdivision approval to subdivide a 9.36 acre parcel into 10 single-family lots, utilizing the City's flexible lot design provisions.

SEPA Review: A Mitigated Determination of Non-Significance was issued on July 2, 2015, with the 14-day appeal period ending on July 27, 2015. No appeals were filed.

FINDINGS OF FACT

A. Site Characteristics

1. Tax Assessor Information:
 - a. Tax Lot Number: 022502-2-020-2005
 - b. Owners of record: Port Madison Properties LLC
 - c. Lot size: 9.36 acres
 - d. Land use: Residential
2. Terrain / Soils: The subject property gently slopes west to east, 12-14 percent grade. There is a small Category III wetland in the northeast corner of the site. The property has a large pasture area in its center with a perimeter of trees and shrubs.
4. Site Development: The subject property contains a residence, and several accessory buildings including a shed, barn and horse stables.
5. Access: The proposed access road will be from Torvanger Road on a new public road.

6. Public Services and Utilities:

- a. Police: Bainbridge Island Police Department
 - b. Fire: Bainbridge Island Fire District
 - c. Schools: Bainbridge Island School District
 - d. Water: Kitsap County P.U.D. No. 1
 - e. Sewer: On-site septic systems are proposed for individual residences.
 - f. Storm drainage: According to the preliminary drainage plan, runoff from the proposed road and several of the new lots will be collected into a storm pond before being metered out and dispersed into the wetland buffer. The remaining parcels are proposing dispersal trenches on each lot.
7. Zoning / Comprehensive Plan Designation: The subject property is zoned R-1, 40,000 square feet per unit; the Comprehensive Plan designation is Open Space Residential (OSR-1).
8. Surrounding Zoning / Comprehensive Plan Designation: The properties to the east, across Sunrise Drive, are zoned R-2; the remaining surrounding properties are zoned R-1. The Comprehensive Plan designation for the surrounding properties is Open Space Residential (OSR-2 and OSR-1), respectively.
9. Surrounding Uses: Torvanger Road borders the north property line and Sunrise Drive borders the east property line. The lots surrounding the proposed development appear to be all developed with single-family residences. Some larger parcels east of the site are characterized by rural residential uses.

B. Procedural History

10. A pre-application conference was held January 13, 2015. The preliminary subdivision application was received February 3, 2015, and deemed technically complete on March 23, 2015. On May 20, 2015, a revised plat survey, draft Open Space Management Plan and drainage report were submitted. Utilizing the optional DNS process provided in WAC 197-11-355, the City issued a combined Notice of Application/SEPA comment solicitation on April 3, 2015. The 14-day comment period ended on April 18, 2015. The City, acting as lead agency, issued a Mitigated Determination of Non-significance (MDNS) for this proposal on July 2, 2015. The appeal period for this threshold determination expired July 20, 2015; no appeals were filed.

11. The Kitsap County Health District preliminary approval for the plat was received September 1, 2015. All proposed lots will be served by private on-site septic systems. The applicant has submitted septic designs and soil logs for the lots. The Health District indicated in a preliminary review letter dated March 5, 2015, that ultimate approval would also require decommissioning of the existing onsite well. Lots will be served by a Kitsap PUD public water system served by wells outside the vicinity of the proposed subdivision. The Bainbridge Island Fire District commented that a hydrant would be required at a location to be determined in coordination with the Fire Marshal's Office

12. Eleven public comments were received regarding the proposed development. Commenters expressed concern about density, impacts on neighborhood rural uses and character, and potential impacts to wetlands, Puget Sound, traffic circulation, tree retention and noise. After further review of the plat, additional revisions to the open space configuration and map corrections to the wetland buffer were made,

with revised plans submitted on September 14, 2015. A public hearing before the City's Hearing Examiner was held on September 30, 2015.

C. Regulatory Compliance

13. The applicable standards for Hearing Examiner approval of a preliminary subdivision application are stated at BIMC 2.16.125.H:

H. Decision Criteria for Preliminary Long Subdivisions. The hearing examiner's decision shall include findings of fact that the application meets all the requirements of the following subsections:

1. *The preliminary long subdivision may be approved or approved with modification if:*
 - a. *The applicable subdivision development standards of BIMC Titles [17](#) and [18](#) are satisfied; and*
 - b. *The preliminary long subdivision makes appropriate provisions for the public health, safety and general and public use and interest, including those items listed in RCW [58.17.110](#); and*
 - c. *The preliminary long subdivision has been prepared consistent with the requirements of the flexible lot design process, unless a flexible lot standard has been modified as part of a housing design demonstration project pursuant to BIMC [2.16.020.Q](#); and*
 - d. *Any portion of a long subdivision that contains a critical area, as defined in Chapter [16.20](#) BIMC, conforms to all requirements of that chapter; and*
 - e. *Any portion of a long subdivision within shoreline jurisdiction, as defined in Chapter [16.12](#) BIMC, conforms to all requirements of that chapter; and*
 - f. *The city engineer's recommendation contains determinations that the following decision criteria are met and such determinations are supported by substantial evidence within the record:*
 - i. *The long subdivision conforms to regulations concerning drainage in Chapters [15.20](#) and [15.21](#) BIMC; and*
 - ii. *The long subdivision will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use and enjoyment of properties downstream; and*
 - iii. *The streets and pedestrian ways as proposed align with and are otherwise coordinated with streets serving adjacent properties; and*
 - iv. *The streets and pedestrian ways as proposed are adequate to*

accommodate anticipated traffic; and

v. If the long subdivision will rely on public water or sewer services, there is capacity in the water or sewer system (as applicable) to serve the long subdivision, and the applicable service(s) can be made available at the site; and

vi. The long subdivision conforms to the “City of Bainbridge Island Engineering Design and Development Standards Manual,” unless the city engineer has approved a variation to the road standards in that document based on his or her determination that the variation meets the purposes of BIMC Title [17](#); and

g. The subdivision conforms to the requirements of this chapter and the standards in the “City of Bainbridge Island Design and Construction Standards and Specifications,” unless the city engineer has approved a variation to the road standards in that document based on his or her determination that the variation meets the purposes of BIMC Title [17](#); and

h. The proposal complies with all applicable provisions of this code, unless the provisions have been modified as part of a housing design demonstration project pursuant to BIMC [2.16.020.Q](#); Chapters [36.70A](#) and [58.17](#) RCW; and all other applicable provisions of state and federal laws and regulations; and

i. The proposal is in accord with the city’s comprehensive plan.

2. A proposed subdivision shall not be approved unless written findings are made that the public use and interest will be served by the platting of such subdivision.

14. Torvanger Meadows proposes a large-lot residential subdivision at the intersection of two lightly used collector arterials. A Class III wetland created mainly as a consequence of runoff flow blockage from earlier road construction lies adjacent to the site's northeast corner and will be protected as a critical area. Surrounding properties include some larger parcels that remain in agricultural use. Concern has been expressed that even the rather generously sized R-1 lots proposed here may conflict with nearby rural uses being conducted at a lower density. Adoption of zoning regulations is a legislative function performed by the City Council and not subject to review or revision within this administrative permitting procedure. In addition, under Washington law subdivision applications are deemed vested to the zoning controls in effect at the time a complete application was received, which for Torvanger Meadows was March 23, 2015.

15. Port Madison Properties LLC has opted to subdivide under the open space provisions of the City's flexible lot design standards, which require all home sites and infrastructure to be located outside of critical areas and to provide substantial compliance with a detailed menu of open space goals. The plat's proposed open space equals more than 29 percent of the total parcel area, exceeding the City's 25 percent maximum open space requirement.

16. The plat will entail construction of 9508 square feet of new impervious internal roadway, thus triggering the need to comply with Minimum Requirements 1 through 10 of the state Department of Ecology's 2005 Stormwater Management Manual for Western Washington, which specifies standards for runoff detention, release and water quality treatment. The project's preliminary drainage plans are adequate to demonstrate that compliance with the 2005 DOE Manual's requirements is feasible.

17. The Non-Motorized Transportation Element of the City's Comprehensive Plan identifies Torvanger Road as an appropriate location for a combined wide paved shoulder and soft pedestrian path. The City's Development Engineer determined that a satisfactory non-motorized improvement in this location would include the construction of a three foot wide paved shoulder plus a one foot wide gravel shoulder along the Torvanger frontage. Requiring the applicant to provide these improvements will effect compliance with Comprehensive Plan Non-Motorized Transportation Goals.

18. The City's staff report contains a detailed and thorough discussion of the regulations and policies applicable to the plat proposal. This discussion includes treatment of open space, environmental and transportation Comprehensive Plan goals and policies; critical areas regulations; lot dimensional requirements; and compliance with subdivision flexible lot, open space and general residential approval standards. Accordingly, the discussion contained in the City's September 17, 2015, staff report, from the bottom of page 11 through page 22, is found to be adequate and is adopted herein by reference.

CONCLUSIONS

1. The Hearing Examiner has jurisdiction over this proceeding and is authorized under City ordinances to make a final decision on the Torvanger Meadows preliminary subdivision application. Public hearing notice requirements have been met.
2. The site's critical areas will be protected. No part of the property lies within shorelines jurisdiction. As conditioned, the proposed subdivision meets the decisional criteria for City Engineer approval. The City Engineer's recommendation for preliminary approval contains determinations that the City's decisional criteria for drainage, streets and pedestrian ways, road standards and utilities can be met, and, as conditioned below, such determinations are supported by substantial evidence within the record. The proposal is conditioned to comply with the "City of Bainbridge Island Design and Construction Standards and Specifications." The applicant is not proposing any variation to the road standards. The proposal, as conditioned, will be consistent with applicable provisions of state and federal regulations.
3. The subdivision will provide larger sized residential lots adequate to accommodate a variety of unit types and sizes, while protecting a substantial quantity of open space. If conditioned in the manner provided below, and as documented with the findings stated above, the plat application for Torvanger Meadows meets the decisional criteria stated at BIMC 2.16.125.H for preliminary approval of a long subdivision. It complies with the applicable facility, land use and subdivision development standards of BIMC Titles 15, 17 and 18, and, as conditioned, makes appropriate provisions for the public health, safety and general welfare and for the public use and interest, including all items listed in RCW 58.17.110. The proposed development will be consistent with the City's Comprehensive Plan.

DECISION

The preliminary subdivision application for Torvanger Meadows (file no. PLN50122SUB) is APPROVED, subject to the following conditions of final plat approval:

SEPA CONDITIONS

Earth

1. The following note shall be placed on the final plat: Prior to any clearing, or grading on individual lots, a clearing, grading, or building permit shall be obtained from the City.
2. No clearing or grading for roads, drainage facilities, trails or other subdivision improvements shall occur until a plat utilities permit has been submitted, reviewed and approved by the City for the phase in which the work is to be completed.
3. All areas outside of the allowed buildings and impervious surfaces shall be retained in native vegetation, landscaped, or covered with mulch or straw prior to October 1st of each year.
4. Public Works finds that the proposed activity is likely to cause measurable degradation of surface water quality without a proper temporary erosion and sedimentation control plan (TESCP). Therefore prior to any construction within this subdivision a TESCP shall be submitted and approved by the City. Construction shall be restricted to the dates occurring between May 1 and September 30 unless a wet weather erosion control plan is submitted and approved prior to construction.
5. All graded materials removed from the subdivision shall be hauled to and deposited at City approved locations (Note: local regulations require that a grade/fill permit is obtained for any grading or filling of 50 cubic yards of material or more, and a SEPA Threshold Determination is required for any fill over 100 cubic yards).

Air

6. To mitigate impacts on air quality during earth moving activities, contractors shall conform to Puget Sound Clean Air Agency Regulations, which insure that reasonable precautions are taken to avoid dust emissions. (Section 16.08.040, BIMC)

Water

7. The construction staging areas shall be outside the wetland areas and its buffer. Construction fencing or silt fencing shall be placed adjacent to the wetland buffer prior to issuance of any permit that allows clearing in the vicinity of wetland/wetland buffer.
8. No fertilizers, pesticides, or herbicides shall be used in the wetland/wetland buffer. The use of these products elsewhere on the site is discouraged.

Plants and Animals

9. In order to mitigate the impact on wildlife and wetlands on the property, the delineated wetland buffer shall be preserved in native vegetation. Removal of invasive/non-native species may be permitted with a City approved replanting plan indicating the type of vegetation being removed and

the type and quantity of native plants being provided. Replanting shall occur with shrubs on 3-foot centers and native ground covers to provide complete coverage within three years. Hazard tree removal may be allowed with appropriate City approval and replanting.

10. To discourage the removal of wildlife habitat, significant trees that are removed from designated protection areas without prior City approval will be subject to fines and will be replaced with new trees as follows: New trees measuring 2 inches in caliper if deciduous and six to eight feet high if evergreen, at a replacement rate of 1.5 inches diameter for every one-inch diameter of the removed significant tree or trees within a tree stand. The replacement rate determines the number of replacement trees. The trees removed shall be replaced with trees of the same type, evergreen or deciduous. The replacement trees shall also be planted in the same general location as the trees removed.
11. Any non-exempt tree harvesting shall require appropriate Forest Practices Permit from the Department of Natural Resources. The conditions of the Port Madison Properties Subdivision PLN50122 SUB shall become conditions of the Forest Practices Permit.

Environmental Health

12. Prior to final plat approval; approval from the Kitsap County Health District must be obtained.
13. On site mobile fueling from temporary tanks is prohibited unless the Applicant provides and is granted approval for a Permit and Best Management Plan that addresses proposed location, duration, containment, training, vandalism and cleanup. (Reference 1. Uniform Fire Code 7904.5.4.2.7 and 2. Department of Ecology, Stormwater Management Manual, August 2001, see Volume IV "Source Control BMPs for Mobile Fueling of Vehicles and Heavy Equipment".) (Chapter 173-304 WAC)

Noise

14. In order to mitigate any noise impacts, all construction activities must comply with BIMC 16.16.025 Limitation of Construction Activities.

Light and Glare

15. All lighting within the subdivision shall comply with the City's Lighting Ordinance, BIMC Chapter 15.34.

Recreation

16. The final plat shall designate an active recreation area, either within the area of Tract A outside of the wetland buffer or in another suitable area for active recreation including a play structure for children. The play structure shall be sized to accommodate the average number of children likely to live within the subdivision.

Historic and Cultural Preservation

17. Contractor is required to stop work and immediately notify the Department of Planning and Community Development and the Washington State Office of Archaeology and Historic Preservation if any historical or archaeological artifacts are uncovered during excavation or construction.

Transportation

18. To mitigate transportation impacts, the applicant shall install a multi-use non-motorized shoulder improvement for the length of the property's Torvanger frontage. The improvement shall consist of a three foot paved shoulder immediately adjacent to the fog line and a one foot width gravel shoulder immediately adjacent to the pavement
19. A bus shelter to accommodate school children use shall be installed near the proposed access road along Torvanger Road to the satisfaction of the Director.
20. Approved street names, traffic regulatory signs, and accessible mailbox locations that do not restrict pedestrian access must be shown on the plat utilities plans, which shall be submitted and approved prior to final plat.

Public Services

21. Public and private improvements, facilities, and infrastructure, on and off the site that are required for the subdivision shall be completed, have final inspection and approval prior to final plat approval. Approval of public facilities will be shown by a formal letter of acceptance from the City Engineer. An assurance device acceptable to the City may be used (in lieu of physical completion) to secure and provide for the completion of necessary facilities. Any such assurance device shall be in place prior to final plat approval, shall enumerate in detail the items being assured and shall require that all such items will be completed and approved by the City within one year of the date of final plat approval. While lots created by the recording of the final plat may be sold, no occupancy of any structure will be allowed until the required improvements are formally accepted by the City. Additionally, a prominent note on the face of the Final plat drawing shall state:

"The lots created by this plat are subject to conditions of an assurance device held by the city for the completion of certain necessary facilities. Building permits may not be issued and/or occupancy may not be allowed until such necessary facilities are completed and approved by the City of Bainbridge Island. All purchasers shall satisfy themselves as to the status of completion of the necessary facilities."

PROJECT CONDITIONS

22. A 50-foot full screen perimeter landscape buffer shall be maintained along the east subdivision boundary that is adjacent to the Sunrise Drive. If the existing vegetation is not sufficient to meet the full screen landscaping requirements pursuant to BIMC 18.15., then the 50-foot buffer shall be planted with native vegetation to meet the requirement.

23. A 25-foot full screen perimeter landscape buffer shall be maintained along the north subdivision boundary that is adjacent to the Torvanger Road. If the existing vegetation is not sufficient to meet the full screen landscaping requirements pursuant to BIMC 18.15., then the 25-foot buffer shall be planted with native vegetation to meet the requirement.
24. A landscape planting plan in accordance with BIMC 18.15.010 shall be submitted and approved by the City prior to final plat submittal for any required landscaping. All planting shall be installed prior to final plat approval or an assurance device shall be provided to insure the installation.
25. Once any required landscape planting has occurred, a landscaping maintenance assurance shall be provided and held by the City for three years to insure the health of vegetation.
26. The edge of the open space/critical area shall be fenced on lots A, B and D with a low-impact fence in accordance with the definition contained in BIMC17.28.020.30. The fencing may have openings no greater than 5 feet wide to allow access to the open space for passive use or trails. The fencing shall be installed or assured prior to final plat and shall be maintained in perpetuity.
27. Signs shall be erected in accordance with BIMC 17.28.020.37 and shall be spaced at no more than 50 foot intervals along all open space areas. The signs shall be installed or assured prior to final plat and shall be maintained in perpetuity.
28. A final open space management plan must be submitted with the final plat application and approved by the City, and then recorded with the Kitsap County Auditor as part of the final plat. The final open space management shall be modified to protect the wetlands and buffers in Tract An open space consistent with BIMC Chapter 16.20 limiting activities within that tract. The open space management plan shall also contain the same restrictive language contained in BIMC 17.12.030 A.7.f regarding stormwater facilities within the open space areas.
29. In accordance with the Kitsap Health Districts preliminary plat approval, the existing well on the site is required to be decommissioned prior to final plat submittal.
30. Prior to final plat submittal the existing barn that straddles the proposed common property line of Lot E and F shall be removed or moved onto one of the proposed lots within the plat setbacks.
31. The Project shall comply with the following conditions of the City's Development Engineer:

General

- a. Civil construction will be required before additional building permits shall be issued. No building construction shall be started prior to civil construction is completed or bonding established. Civil construction plans, sections, and profiles for all roads, roadway storm drainage facilities, and water facilities and appurtenances, prepared by the developer's engineer shall be submitted to COBI for review and approval.
- b. A Developer Extension Agreement must be completed for the roadway and any associated stormwater facilities that are to be owned and operated by the City.
- c. Engineer certified as-built civil construction plans will be provided by the applicant prior to final plat approval.

Stormwater

- d. Prior to any construction activities, the applicant shall apply for a Department of Ecology General Stormwater Construction Permit. Any jobsite one acre or greater in size must comply with NPDES Phase II Department of Ecology requirements by applying for this permit.
- e. Storm water management plans for the plat shall comply with Minimum Requirements #1 through #10 of the state Department of Ecology's 2005 Stormwater Management Manual for Western Washington ("the DOE Manual"). Prior to final plat submittal, the applicant shall submit an operation and maintenance plan for the on-going maintenance of the surface and storm drainage system.

Traffic and Roads

- f. As shown on the propose plan, the proposed roadway will meet the COBI Residential Suburban Street Standard, Drawing No. 7-060 found in the COBI Design and Construction Standards and Specifications.
- g. Prior to final subdivision submittal the following conditions must be met:
 - i. The internal roadway must be constructed or bonding submitted;
 - ii. Regulatory signing for the internal roadway is the responsibility of the developer and it must meet standards of the Manual on Uniform Traffic Control Devices (MUTCD) and City signing requirements; and
 - iii. Record internal roadway right-of-way dedication.
- h. The developer's engineer shall certify that there is adequate entering sight distance at the site entrances and within the access driveways. Such certification shall note the minimum required sight distance, the actual sight distance provided, and a sight distance diagram showing the intersection geometry drawn to scale, topographic and landscaping features, and the sight triangle. The sight distance shall meet the requirements of the COBI Design and Construction Standards.
- i. Transportation facilities shall be reviewed and approved by fire officials during the civil construction design.

Water and Stormwater System Improvements

- j. With the Plat Utility permit application, provide for review and approval by the City, a plan and profile for water and stormwater systems.
- k. Water lines including meters to each property shall be installed or bonded for prior to final subdivision.

Other

- l. All lot corners shall be staked with three-quarter inch galvanized iron pipe and locator stakes. A survey of the property must be completed and submitted with the final plat application.

- m. A right-of-way (ROW) construction permit will be required prior to any construction activities within the right-of-way. The ROW permit will be subject to separate conditions and bonding requirements.
- n. A Plat Utilities permit will be required prior to subdivision approval.
- o. In lieu of completion of improvements with conditions of a preliminary short plat approval, the city engineer may accept an assurance device, in an amount and in a form determined by the City, but not to exceed 125 percent of the established cost of completing the infrastructure that secures and provides for the actual construction and installation of the improvements or the performance of the conditions within one year, or such additional time as the city engineer determines is appropriate after final plat approval.

32. Fire flow requirements shall be determined as provided in BIMC 13.10.065 and 20.04.110. The the water line must be extended with hydrants at locations to be approved by Fire Marshal. If fire flow is less than 500 gallons per minute then, in addition to hydrants, residential fire sprinklers may be required. Before final plat approval a flow test will be required to verify actual fire flow, and upon review of the actual fire flow data, the Fire Marshal will assess what fire code requirements will be applicable.

33. The location of regulatory street signs and mailbox locations shall be shown on the plat utility plans required to be submitted prior to final plat approval.

34. A plat certificate shall be provided with the final plat application.

35. Building setback and lot coverage requirements must be shown on the final plat, specifically:

- Building to Building - Minimum 10 feet separation.
- Building to Subdivision Boundary - 15 feet.
- Building to Sunrise Drive or Torvanger Road Minimum 50 feet setback
- Building Lavigne Court NE- Minimum 15 feet setback.
- Building to Open Space – Minimum 10 feet setback
- Maximum Lot Coverage per lot – 6,113 square feet.

36. Prior to final plat an access easement shall be granted through lot F and G to access the stormwater facilities, or the applicant shall provide documentation that access to the proposed stormwater facilities has been granted from the property owners of French Lane. If an access easement is proposed through the open space, the open space location/calculation shall be amended prior to final.

37. The final plat shall be submitted in substantial compliance with preliminary plat drawings date stamped received September 14, 2015, except to conform to the above conditions.

38. Conditions 1, 3-11, 13-15, 17, 21, 26, 27, and 35 shall be listed on the final plat mylar.

ORDERED October 1, 2015.

/s/ Stafford L. Smith
Stafford L. Smith, Hearing Examiner
City of Bainbridge Island

The Hearing Examiner is authorized to make the City of Bainbridge Island's final decision on a preliminary subdivision application. A party with standing may seek judicial review of this decision by filing a timely suit in Kitsap County Superior Court under the Land Use Petition Act.

The exhibit list prepared by the Clerk of the Hearing Examiner's Office is attached.

EXHIBIT LIST
PORT MADISON PROPERTIES
PLN50122SUB

Staff Contact:
 Josh Machen, Planning Manager

Public Hearing:
 September 30, 2015

Hearing Examiner: Stafford L. Smith

| NO. | DOCUMENT DESCRIPTION | DATE |
|-----|--|-------------------------------------|
| 1 | Application (together with the following documents) <ul style="list-style-type: none"> • Owner/Agent Agreement • KPUD Non-Binding Water Availability • Open Space Management Plan | 02/03/2015 Received |
| 2 | Traffic Impact Analysis | 02/23/2015 Received |
| 3 | Critical Areas Report dated September 22, 2014 | 02/03/2015 Received |
| 4 | Notice of Application/SEPA Comment Period with Checklist Completed by Applicant and Staff | 04/03/2015 Published |
| 5 | Certificate of Posting and Affidavit of Publication of Notice of Application | 04/03/2015 Dated |
| 6 | Citizen Comments | 04/12/2015 Through 05/04/2015 |
| 7 | Vicinity Map | 05/20/2015 Received |
| 8 | Western Washington Hydrology Model Project Report | 05/20/2015 Received |
| 9 | Chris Beckman, P.E. Draft Drainage Report | 05/20/2015 Received |
| 10 | Chris Beckman, P.E. Transmittal Letter with Documents from Applicant | 05/20/2015 Received |
| 11 | Notice of Mitigated Determination of Nonsignificance (MDNS) | 07/02/2015 Dated |
| 12 | COBI Development Engineer Project Review | 07/29/2015 Dated |
| 13 | Bainbridge Island Fire Department Memo | 08/27/2015 Dated |
| 14 | Letter of Transmittal to Health District with Response | 09/01/2015 Dated |
| 15 | Notice of Hearing | 09/11/2015 Published |
| 16 | Torvanger Meadows Plat Drawing | 09/14/2015 Received |
| 17 | Torvanger Meadows Zoning Drawing | 09/14/2015 Received |
| 18 | Torvanger Meadows Preliminary Storm Drainage Drawing | 09/14/2015 Received |
| 19 | Torvanger Meadows Survey Drawing | 09/14/2015 Received |
| 20 | Certification of Distribution (with Affidavit of Publication and Certificate of Posting Signs) | 09/14/2015 Dated |
| 21 | Public Works Project Review Comments | 09/17/2015 Dated |
| 22 | Project Report | 09/17/2015 Dated |