



**PLANNING COMMISSION REGULAR MEETING
THURSDAY, MAY 09, 2024**

BAINBRIDGE ISLAND CITY HALL
COUNCIL CHAMBERS
280 MADISON AVENUE N
BAINBRIDGE ISLAND, WA

AND

ZOOM WEBINAR
[HTTPS://BAINBRIDGEWA.ZOOM.US/J/86561143070](https://bainbridgewa.zoom.us/j/86561143070)
OR TELEPHONE: US: +1 253 205 0468
WEBINAR ID: 865 6114 3070

AGENDA

1. **CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW - 6:00 PM**
We would like to begin by acknowledging that the land on which we gather is within the ancestral territory of the Suquamish, "People of Clear Salt Water." Expert fishermen, canoe builders and basket weavers, the Suquamish live in harmony with the lands and waterways along Washington's Central Salish Sea as they have for thousands of years. Here, the Suquamish live and protect the land and waters of their ancestors for future generations as promised by the Point Elliot Treaty of 1855.
2. **PLANNING COMMISSION MEETING MINUTES - 6:05 PM**
Review and approve meeting minutes.
 - 2.a **Minutes** 5 Minutes
[Planning Commission Meeting Minutes 04252024.pdf](#)
3. **PUBLIC COMMENT - 6:10 PM**
 - 3.a **Public Comment** 10 Minutes
[Instructions for Providing Public Comment at Hybrid Meetings.pdf](#)
4. **PUBLIC PARTICIPATION MEETING - 6:20 PM**
 - 4.a **Public Participation Meeting for Fort Ward Barracks Renovation** 45 Minutes
[Applicant's Project Narrative.pdf](#)

[Site Plan.pdf](#)

- 4.b Public Participation Meeting for Eagle Harbor Welding Shop (Washington State Ferries)** 45
Minutes
[Project Description and Design Narrative.pdf](#)
[Site Plan.pdf](#)
[Pre-App Letter_Revised 29FEB2024.pdf](#)

5. PLANNING DIRECTOR'S REPORT & ONGOING DISCUSSION OF SB5290 - PERMITTING REVIEW TIMES - 7:50 PM

- 5.a SB 5290 - New Permit Processing Review Time** 10 Minutes
[May 9 Planning Commission on Permitting.pptx](#)

6. FOR THE GOOD OF THE ORDER - 8:00 PM

7. ADJOURNMENT - 8:05 PM

GUIDING PRINCIPLES

Guiding Principle #1 - Preserve the special character of the Island, which includes downtown Winslow's small town atmosphere and function, historic buildings, extensive forested areas, meadows, farms, marine views and access, and scenic and winding roads supporting all forms of transportation.

Guiding Principle #2 - Manage the water resources of the Island to protect, restore and maintain their ecological and hydrological functions and to ensure clean and sufficient groundwater for future generations.

Guiding Principle #3 - Foster diversity with a holistic approach to meeting the needs of the Island and the human needs of its residents consistent with the stewardship of our finite environmental resources.

Guiding Principle #4 - Consider the costs and benefits to Island residents and property owners in making land use decisions.

Guiding Principle #5 - The use of land on the Island should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

Guiding Principle #6 - Nurture Bainbridge Island as a sustainable community by meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Guiding Principle #7 - Reduce greenhouse gas emissions and increase the Island's climate resilience.

Guiding Principle #8 - Support the Island's Guiding Principles and Policies through the City's organizational and operating budget decisions.



Planning Commission meetings are wheelchair accessible. Assisted listening devices are available in Council Chambers. If you require additional ADA accommodations, please contact the Planning & Community Development Department at (206) 780-3750 or pcd@bainbridgewa.gov by noon on the day preceding the meeting.

Public comment may be limited to allow time for the Commissioners to deliberate. To provide additional public comment, email your comment to pcd@bainbridgewa.gov or mail it to Planning and Community Development, 280 Madison Avenue North, Bainbridge Island, WA 98110.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: May 9, 2024

ESTIMATED TIME: 5 Minutes

AGENDA ITEM: Minutes

AGENDA CATEGORY: Minutes

PROPOSED BY: Renee Argetsinger

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):**

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:

I approve the March 28, 2024, meeting minutes as presented.

SUMMARY:

BACKGROUND:

ATTACHMENTS:



Planning Commission Regular Meeting April 25, 2024

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW

Acting Chair Sarah Blossom called the meeting to order at 6:03 PM in the Council Chambers and on the Zoom platform. Pete Schaab read the Land Acknowledgement. Acting Chair Blossom added to the agenda an acknowledgment to outgoing commissioner Yesh and introduction of incoming new commissioners Criss Garcia and Alex Preudhomme. Commissioner Sullivan stated that he had a conflict with the PSE project and would recuse himself during that portion of tonight's meeting.

Present were Planning Commissioners Sarah Blossom, Peter Schaab, Alex Preudhomme, Criss Garcia, Ben Deines and Sean Sullivan. Commissioner Ariel Birtley was excused. City Council Liaison – Ashley Mathews was present and COBI staff present were Planning Manager – HB Harper, Senior Planner - Jennifer Sutton, Planner – Joanne Mendenhall, and City Engineer – Chris Munter.

2) ACKNOWLEDGEMENT AND RECOGNITION of outgoing Planning Commissioner - Yesh Subramanian and introduction of new commissioners - Alex Preudhomme and Criss Garcia.

Council member Mathews presented a certificate of appreciation to Yesh Subramanian. Acting Chair Sarah Blossom introduced and welcomed incoming Commissioners Alex Preudhomme and Criss Garcia.

3) PLANNING COMMISSION MEETING MINUTES

3a. Minutes

[Cover Page](#)

[PC Minutes 04112024.pdf](#)

MOTION: I move to approve the March 28, 2024, meeting minutes as presented.

Schaab/Deines: The motion passed unanimously, 6-0.

4) PUBLIC COMMENT

4a. Public Comment

[Cover Page](#)

[Instructions for Providing Public Comment at Hybrid Meetings.pdf](#)

1. Kim McCormick - representing Bulrush Farms, commenting on the PSE project, spoke against the project and urged COBI to maintain the current language in the BIMC.
2. Michael Schwank - spoke against any more hotels on Bainbridge Island
3. Yesh Subramaniam - urged consistency with adhering to the Winslow Subarea Plan

5) **NEW BUSINESS**

5a. Noise Variance for City of Bainbridge Island Public Works to pour concrete for the new water tank.

[Cover Page](#)

[Noise Variance - Project Narrative.pdf](#)

[Site Map.pdf](#)

Chris Munter, COBI Engineer, introduced the noise variance application and presented details of the project.

MOTION: I move to approve a noise variance for the Winslow Water Tank Replacement Project to occur on Saturday May 11, 2024, for up to 16 hours starting at 4:00AM.

Sullivan/Garcia: The motion passed unanimously, 6-0.

5b. Discuss how hotels could be regulated in downtown Winslow zoning districts.

[Cover Page](#)

[Apr 25 2024 Hotels PC Presentation.pdf](#)

Senior Planner - Jennifer Sutton introduced the project and showed elements for consideration in her presentation.

Discussion among the commission followed with Senior Planner Sutton answering questions.

MOTION: I move to recommend to the City Council that we postpone discussion regarding consideration of hotels in the Winslow area until we are able to be responsive to the preferred alternative presented in the Winslow Subarea Plan (WSP).

Sullivan/Deines: The motion passed unanimously, 6-0.

6) **UNFINISHED BUSINESS**

[Puget Sound Energy \(PSE\) Code Amendment Requests - Options for Discussion](#)

[Cover Page](#)

[Options for Discussion_04252024.pdf](#)

COBI Planner - Joanne Mendenhall introduced the project and proposals. She introduced Kerry Kriner of PSE who provided further information about the proposed options. Discussion by the Planning Commission followed.

ACTION: Staff will return to the Planning Commission with a new draft that takes into consideration Planning Commission feedback and direction as provided during discussion.

7) **PLANNING DIRECTOR'S REPORT AND ONGOING DISCUSSION OF SB 5290 ON PERMIT REVIEW TIMES**

Planning Manager – HB Harper, sitting in for Planning and Community Director, deferred until the return of the Director.

8) **FOR THE GOOD OF THE ORDER**

Acting Chair Sarah Blossom voiced the need for the Planning Commission to elect Chair and Vice-Chair positions, and requested it be put on the May 9, 2024, agenda.

9) **ADJOURNMENT**

Acting Chair Blossom adjourned the meeting at 8:51 PM.

Sarah Blossom, Acting Chair

Renee Argetsinger, Clerk to the Planning Commission



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: May 9, 2024

ESTIMATED TIME: 10 Minutes

AGENDA ITEM: Public Comment

AGENDA CATEGORY: Discussion

PROPOSED BY: Renee Argetsinger

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):**

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:
Instructions for Providing Public Comment.

SUMMARY:

BACKGROUND:

ATTACHMENTS:

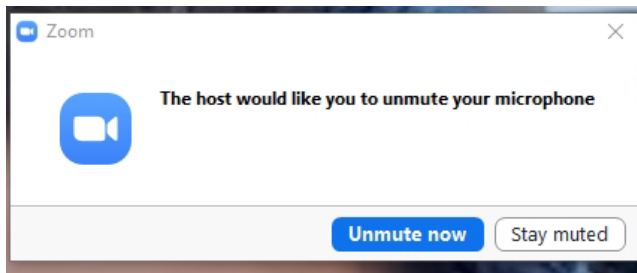


PLANNING AND COMMUNITY DEVELOPMENT

Members of the public are encouraged to submit written public comment to the Planning Commission at any time by emailing Commissioners directly or sending comments to pcd@bainbridgewa.gov and City staff will forward your comment directly to Commissioners on your behalf. Members of the public who wish to provide public comment may attend the meeting in Council Chambers or may participate remotely by following the instructions outlined below. If you are attending in-person, please sign up to speak on the sign-in sheet by the Chamber doors. The Chair or Acting Chair will call the people signed up on the sign-in sheet in Council Chambers first, and speakers will have three minutes to speak from the podium. Following the in-person comment, people who have raised their hands in the Zoom meeting will be called on next. A timer on the screen will indicate when 3 minutes have elapsed. Guidelines for public comment are also attached.

INSTRUCTIONS FOR PROVIDING PUBLIC COMMENT REMOTELY

1. Join the Zoom webinar by following the link posted on the agenda and on the City calendar.
2. Sign in to Zoom with your full name.
3. The Chair will indicate when it is time for public comment.
4. Attendee indicates desire to speak by clicking on “Raise Hand” option at the bottom of the screen. If you are calling in by phone and would like to make a comment, *6 mute/unmute *9 raise/lower hand to be called on to speak.
5. Attendee clicks button “Unmute now” after they are called to speak by the Chair.



6. Attendee will appear on screen with other panelists, but without video, just name.

IMPORTANT NOTE: If you do not have the latest version of Zoom, you will be promoted to panelist. You will then appear with video enabled. Look for the video icon in the bottom left-hand corner of the screen to turn off your video.

7. Attendee provides comment.
8. A timer on the screen will track your time.
9. Stop speaking when the timer reaches the 3-minute mark.
10. Attendee is returned to attendee group, and microphone is muted.
11. Public comment is simply received by the Planning Commission, with no response.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: May 9, 2024

ESTIMATED TIME: 45 Minutes

AGENDA ITEM: Public Participation Meeting for Fort Ward Barracks Renovation

AGENDA CATEGORY: Discussion

PROPOSED BY: Kelly Tayara

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):** None

PREVIOUS COUCIL REVIEW DATE(S): None

RECOMMENDED MOTION:
Presentation and Discussion

SUMMARY:
The Public Participation Meeting is required as part of the preapplication phase of the land use permit process.

BACKGROUND: Renovation of Quartermaster and Commissary Storehouse Building 16 (c. 1912) into a School of Regenerative Design, café, and two apartment units is proposed. In 2021, the applicant received approval through Site Plan and Design Review and Conditional Use Permit to renovate Building 15, the stables building.

This proposal for Building 16 requires Site Plan and Design Review (major) and Conditional Use Permit (major), and is subject to State Environmental Policy Act (SEPA) review. The café currently may only be permitted through the Historic Preservation Program and an administrative Conditional Use Permit, and is otherwise not a permitted use in the district.

The applicant participated in a preapplication conference with City staff on Apr. 23, 2024, and Conceptual Design Review with the Design Review Board (DRB) on May 6, 2024. After the public participation meeting, next steps include: Design Guidance and Final Review and Recommendation with the DRB prior to land use application.

ATTACHMENTS:

Project Narrative

Project Name: Fort Ward Barracks Renovation – Building 16

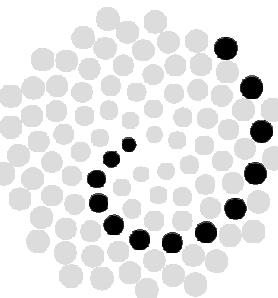
Address: 1584 Fort Ward Hill Rd NE, Bainbridge Island, WA 98110

Parcel #: 11240230042003

The project includes the design for a renovated historic Barracks building into a School of Regenerative Design, café, and two apartment dwelling units. The renovated Barracks building is intended to be phase two of a multi-phase project to renovate and restore the entire project site, including the adjacent historic Stables building (completed in phase one).

The Barracks renovation is comprised of a single building, an added exterior stair/ramp and outdoor patio, and a parking lot for school staff, students, apartment residents, and café visitors. Phase 1 consisted of the Stables renovation and temporary parking installation. Phase 2 will consist of the historic Barracks renovation, completion of the courtyard between the two buildings, and the construction of a parking lot to the east.

The Barracks restoration consists of 15,064 gsf of renovated Type B structure. The Barracks building is an existing three-story structure. As a historic landmark on both the local and national historic registers, the renovation will follow all historic preservation guidelines and requirements.



1	PRICING SET	2020-01-23
2	COMMERCIAL REPAIR PERMIT SET	2022-05-05
3	COMMERCIAL BUILDING PERMIT	2024-01-XX

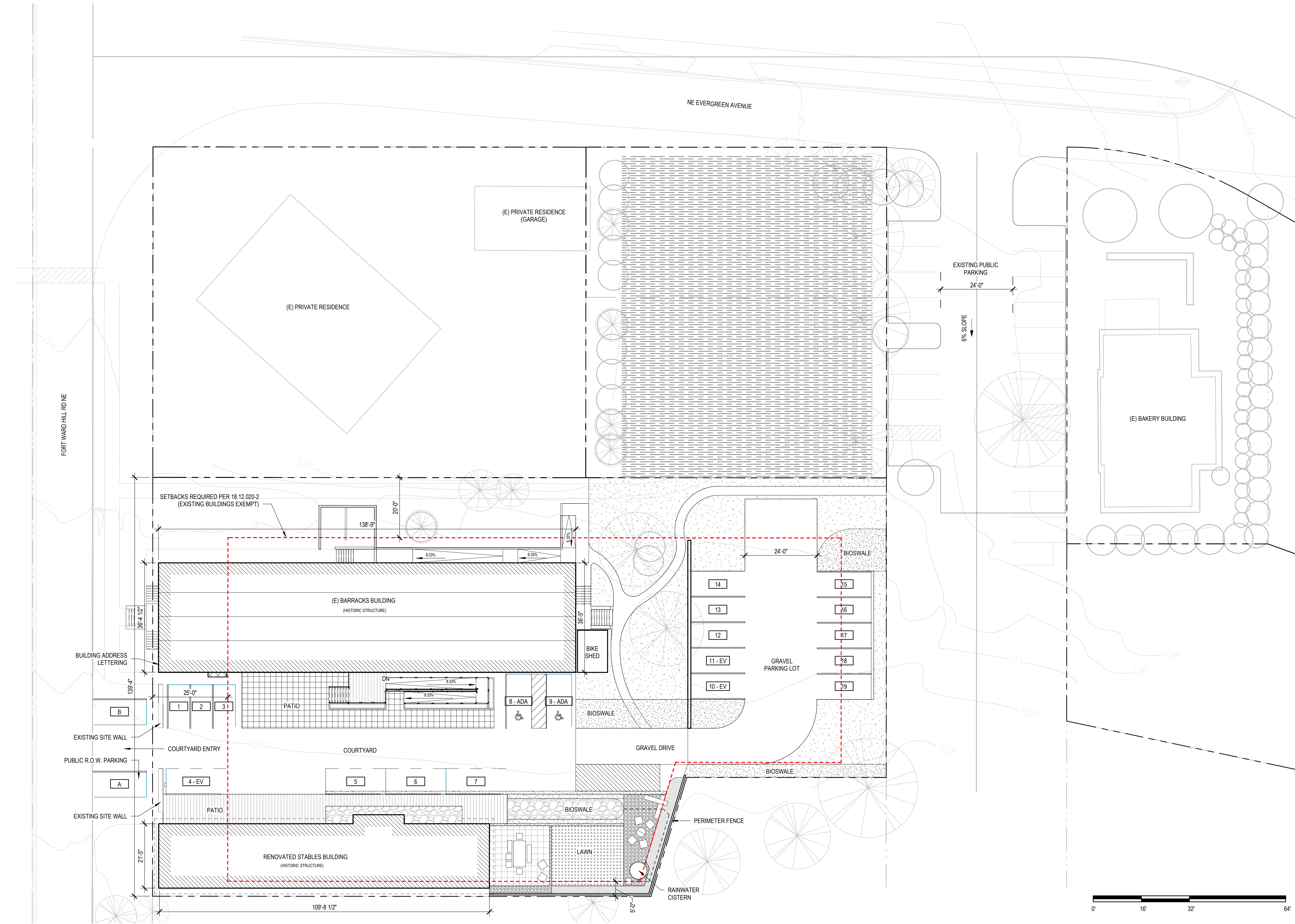
Project No. 15003

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SITE PLAN

Sheet Number:

A100



1 SITE PLAN
1/16" = 1'-0"



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: May 9, 2024

ESTIMATED TIME: 45 Minutes

AGENDA ITEM: Public Participation Meeting for Eagle Harbor Welding Shop (Washington State Ferries)

AGENDA CATEGORY: Discussion

PROPOSED BY: Kelly Tayara

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):** None

PREVIOUS COUCIL REVIEW DATE(S): None

RECOMMENDED MOTION:
Presentation and Discussion

SUMMARY:
The Public Participation Meeting is required as part of the preapplication phase of the land use permit process.

BACKGROUND: Washington State Ferries is proposing construction of a 6,400 square foot, 30 foot height building on a property located at 497 Harborview Drive. The welding shop, which is currently operating in another building on site, will be relocated into the new building. The project requires Site Plan and Design Review (major), Shoreline Substantial Development Permit, a Boundary Line Adjustment / Aggregation, and is subject to State Environmental Policy Act (SEPA) review.

The applicant participated in a preapplication conference with City staff on Jan. 9, 2024, and Conceptual Design Review with the Design Review Board (DRB) on Apr. 8, 2024. After the public participation meeting, next steps include: Design Guidance and Final Review and Recommendation with the DRB prior to land use application and Planning Commission review and recommendation on the land use application. Because a shoreline permit is required, the Planning Director's land use application decision is forwarded to the State Department of Ecology for final decision.

ATTACHMENTS:

Project Description and Design Narrative

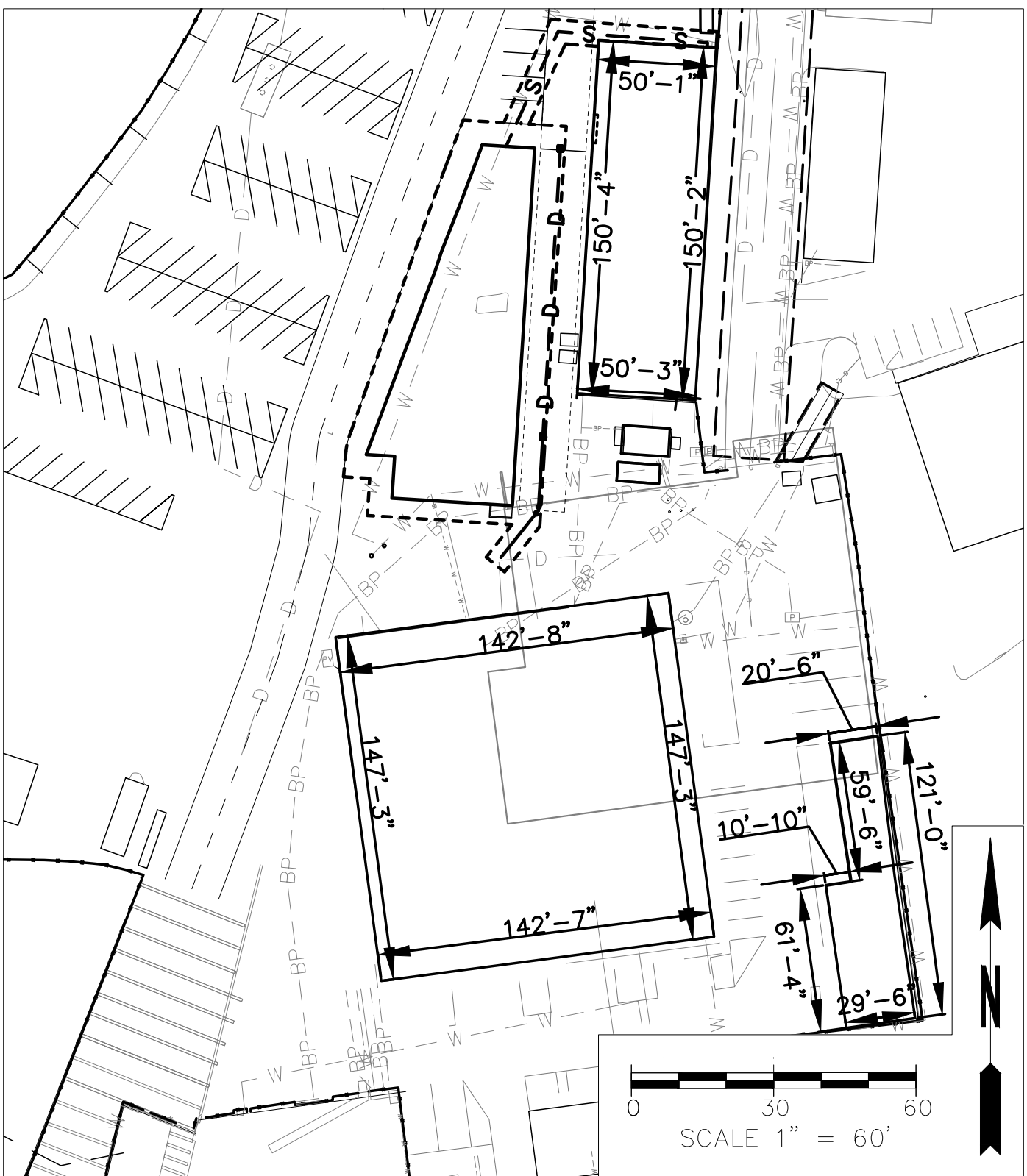
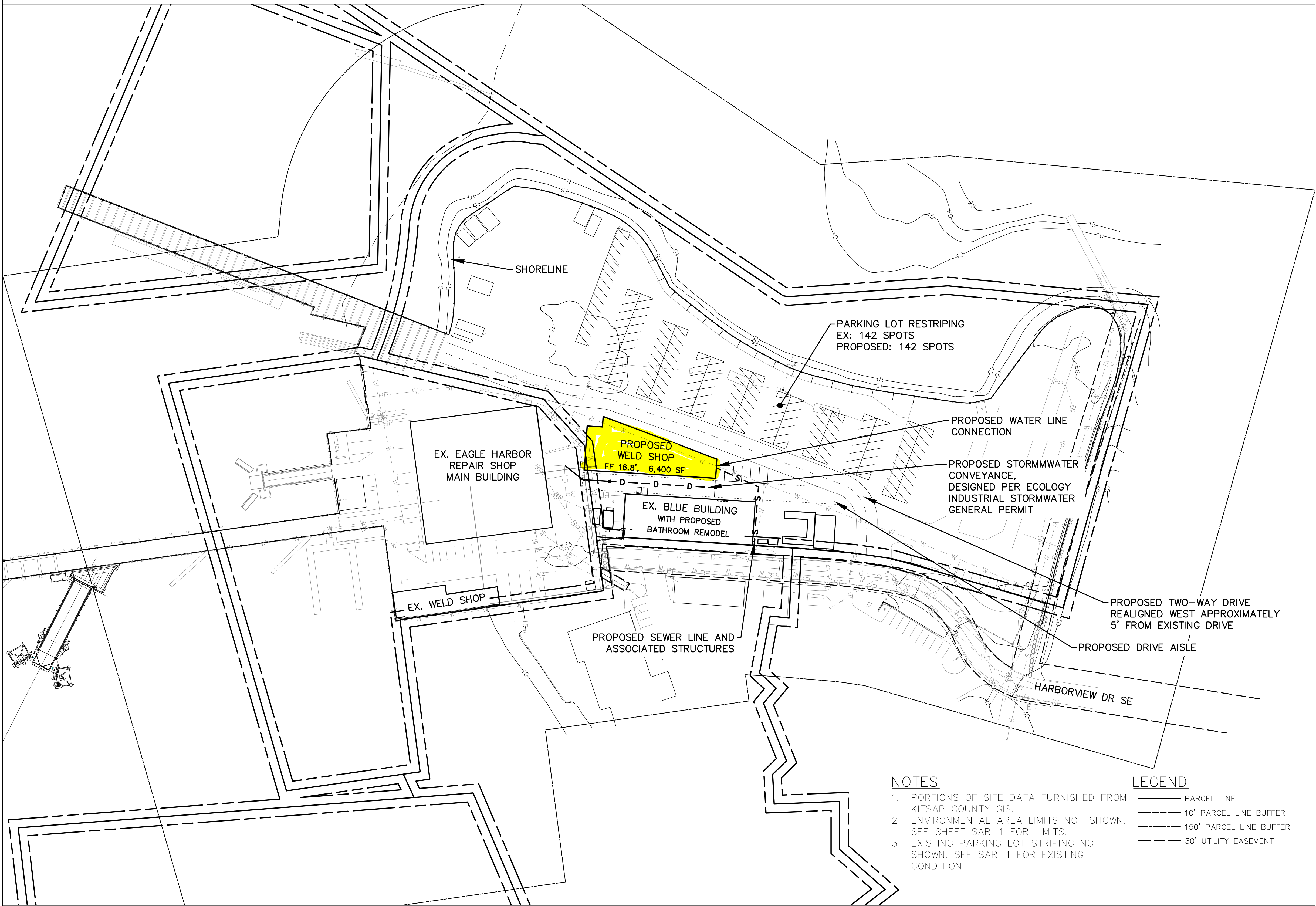
As scoped the Eagle Harbor Welding Shop Replacement project will replace the existing Eagle Harbor Maintenance Facility Weld Shop, which is near the end of its useful life, with a new Weld Shop structure located upland and off the trestle.

EHMF spans parcels 262502-3-112-2004 and 262502-3-113-2003 and is located at the address 497 Harborview Drive SE, Bainbridge, WA 98110. This site is currently zoned, used, and will be developed as an industrial site. Due to the historical site use as a shipyard, the Washington State Department of Ecology (Ecology) has previously deemed it a Superfund site. Extensive remediation of soils was conducted, and soils towards the central and southern areas of the site have been capped. Information generated by the Natural Resources Conservation Services *Web Soil Survey* website describes site soils as a Tacoma silt loam, and site documentation confirm that fill soils are also present onsite. Ecology has issued an Industrial Stormwater General Permit (ISGP) for this site and all stormwater considerations and design will ascribe to guidance set forth in the ISGP.

The work proposed in the Eagle Harbor Welding Shop Replacement project consists of preserving the function of the Eagle Harbor Welding Shop by replacing the current deficient structure with a new structure upland on existing impervious surface. Demolition of existing structures is not proposed, and new power, water, and sewer connections will be made off existing site lines to the proposed structure. Earthwork below-grade is not proposed within the onsite parking area. The project will consider resilience and sustainability in the design and size of the new Welding Shop, as well as current and future operational considerations. Current codes, environmental constraints and seismic hazards will be addressed as part of this project. This proposed site improvements are valued at approximately \$3.5M.

There will be two distinct phases to the project: a clearing and grading phase, and a construction phase. Project construction will be coordinated with the EHMF staff to ensure the functioning of the site.

SW 1/4 SECTION 26, TOWNSHIP 25N, RANGE 2E, W.M.



PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

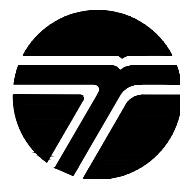
PROPOSED SITE PLAN

FILE NAME: C:\users\davisoa\pw_wsdot\d0664508\EH_Basemap_SARSiteMap.dwg

PRINTED: 3:45:55 PM	12/7/2023	LAST PRINTED BY: DAVISOA
SUBMITTAL DATE: 12/7/2023		
DESIGNED BY: A. DAVISON	11/17/2023	
ENTERED BY: A. DAVISON		
CHECKED BY: F. FIEDLER IV		
MAR PROJ ENGR: L. LU		
DGN ENGR MNGR: C. CHEN		
ASST SECRETARY: P. RUBSTELLO		
REVISION	DATE	BY

FED.AID PROJ.NO.
*-WA-***
REGION NO. STATE
10 WASH
JOB NUMBER XL6469
CONTRACT NO. 00****

PROJECT OWNER: WASHINGTON STATE FERRIES (WSF)
PROJECT ADDRESS: 497 HARBORVIEW DR SE
PROJECT PARCELS: 26502-3-112-2004, 26502-3-113-2003



Washington State
Department of Transportation
WASHINGTON STATE FERRIES

EAGLE HARBOR MAINTENANCE FACILITY
WELDING SHOP BUILDING REPLACEMENT

PROPOSED SITE PLAN

SAR-2

SHEET
2
OF
2
SHEETS

Submitted: March 15, 2024

Page 3 of 3

Site Plans



February 29, 2024

Washington State Ferries
Attn: Adrienne Stutes
18215 72nd Avenue S.
Kent, WA 98032

Re: Preapplication Conference Summary: Eagle Harbor Welding Shop / PLN52714 PRE (Revised)

Dear Ms. Stutes,

The information provided in this letter reflects a change to the information provided in the preapplication letter of January 29, 2024, which reflected the Planning Director's determination that the proposal can be processed through a minor Site Plan and Design Review (SPR) permit. A major SPR permit is required. The new information is provided in strike-through / underline format, and the changes to the land use permit process are highlighted in the checklist that follows.

Thank you for meeting with City staff on January 9, 2024 to discuss the redevelopment proposal. This letter provides a summary of the conference discussion, City staff review, outside agency review, and submittal requirements for land use application. The summary reflects the information and level of detail provided for the conference, existing codes and standards, and generally available information about the site and environs.

During the meeting, the applicant clarified that construction of a single story, 6,400 square foot building approximately 30 feet in height is proposed, and that the existing restroom in another building will be remodeled and serve the new building. The existing welding shop is located in a building on T.P.N 262502-3-113-2003, and construction of the new building to house the welding shop, consisting of approximately 15 employees, is proposed to span two lots, primarily on the lot to the north (T.P.N 262502-3-112-2004).

The existing welding shop building is below Ordinary High Water (OHW). The new building is proposed approximately 120 feet landward of OHW; an existing repair shop building lies between the proposed building and the shoreline. While described in the materials submitted for this conference as a 'replacement' project because the welding shop will move to the new building, the building in which the welding shop is currently located will remain, and therefore the project is not deemed 'replacement'. Materials submitted for the conference do not describe the intended future use of the existing building, and this summary letter does not contain any information with regard to such future use.

The site is within the Water-Dependent Industrial (WDI) zoning district, Urban shoreline upland designation and Aquatic water designation. A business involving fabricating, manufacturing, or repairing boats is classified as a boat repair facility and is a permitted use in the WDI district, and as a water-dependent industrial use, permitted in the Urban shoreline designation.

The proposed development requires a Boundary Line Adjustment, which may be in the form of a lot aggregation, to locate the building entirely on a single lot. The Director of Planning and Community Development has determined that the project requires ~~minor (administrative)~~ major Site Plan and Design Review permit. Shoreline Substantial Development Permit is also required, and the project is subject to State Environmental Policy Act (SEPA) review.

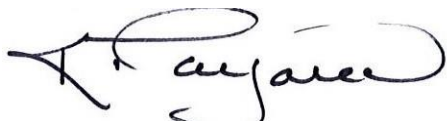
The proposed building site is within a flood hazard area. An assessment prepared in accordance with FEMA Floodplain Habitat Assessment and Mitigation Draft Regional Guidance, FEMA Region 10, is required.

According to the submitted narrative, historical use of the site was a shipyard, the Washington State Department of Ecology (DOE) had previously deemed it a Superfund site, remediation of soils was conducted, and soils towards the central and southern areas of the site have been capped. While the site is not specifically identified in submitted materials, there are multiple contamination / cleanup sites in the vicinity.¹ All site activities must comply with the DOE requirements, including but not limited to the Model Toxics Control Act (Chapters 70.149 RCW, 70.105D RCW).

Please note that information provided at the pre-application conference and in this letter reflects existing codes and standards, currently available information about the site and environs, and the level of detail provided in the pre-application conference submittal. Comments provided pursuant to pre-application review shall not be construed to relieve the applicant of conformance with all applicable fees, codes, policies, and standards in effect at the time of complete land use permit application. The comments on this proposal do not represent or guarantee approval of any project or permit. While we have attempted to cover as many of the Planning, Engineering, Building and Fire related aspects of your proposal as possible during this preliminary review, subsequent review of your land use permit application may reveal issues not identified during the initial review. If the City's pre-application review indicates that the City intends to recommend or impose one or more conditions of permit approval, and if the applicant objects to any of said conditions, the applicant is hereby requested and advised to provide written notice to the City of which conditions the applicant objects to and the reasons for the applicant's objections.

Please do not hesitate to contact me at ktayara@bainbridgewa.gov or 206.780.3787 if you have any questions.

Sincerely,



¹ Unocal 4388 (FS ID 46126151), Winslow Ravine (FS ID 14357), WSDOT Ferry Maintenance Yard (aka Bainbridge Marine Services- FS ID 2615 –now NFA), Eagle Harbor-Wycoff EPA Superfund site

General Information	
Pre-Application Conference Date: January 9, 2024	
Project Name and Number: Eagle Harbor Welding Shop PLN52714 PRE	
Project Description: WSF proposes to replace the current welding shop building with a new building located in an upland location. The current building is near the end of its useful life and needs to be replaced. <i>Planner Note: This is a new building in a different location, and demolition of the existing building in which the welding shop is housed is not proposed.</i>	
Project Address: 497 Harborview Drive	
Tax Parcel Number: 262502-2-075-2001 (primarily) and 262502-3-113-2003	
Lot Size: 4.7 and .86 acres	

Zoning / Comprehensive Plan / Shoreline Designation: Water Dependent Industrial / Water Dependent Industrial / Urban

City Project Manager: Kelly Tayara, Senior Planner ktayara@bainbridgewa.gov 206.780.3787

Land Use Review Process

Applicable Land Use Application / Review

Review or Permit Required	Process	Recommendation/Decision	Fee \$
Preapplication Conference		-	2,850.00 (pd)
<u>DRB – Conceptual Review Meeting</u>	BIMC 2.16.040	DRB / -	<u>970.00 (pd)</u>
<u>Public Participation Meeting</u>		-	<u>970.00 (pd)</u>
<u>DRB – Design Guidance Review Meeting</u>		DRB / -	<u>All DRB meetings are covered by a single fee</u>
<u>DRB – Final Review and Recommendation Meeting</u>		DRB / -	
<u>Site Plan & Design Review (Minor Major) ⁺</u>		Planning Commission / PCD Director	
Boundary Line Adjustment ⁺	BIMC 2.16.090	- / PCD Director	2,100.00
Shoreline Substantial Development Permit ⁺	BIMC 2.16.165.F	PCD Director / WSDOE	8,855.00
Health District Review	-	-	

⁺ Consolidated Project Review (BIMC 2.16.170): This section is available to any applicant for a single project proposal requiring multiple land use applications who chooses to follow the consolidated project review process. A consolidated project shall follow the application and notice procedure that results in the most extensive review and decision process. The charge is the highest permit applied for plus one-third of all other permit applications.

To Submit Land Use Application

- Link to submit applications or meeting requests [Submitting a Land Use Permit Application](#)
- Additional required plans, studies, reports, and other requirements for land use application submittal:
 - Building plans: Elevation drawings, exterior lighting plans, and include trash / recycling areas and outdoor structures / equipment, whether on the ground or on the rooftop or otherwise attached to a building, in plans.
 - Site-specific Impact Analysis (No Net Loss / compensatory mitigation as needed) [SMP](#) pp. 68 – 73
 - Geologic Hazards Assessment (liquefaction) [SMP](#) pp. 116 – 118, 139 – 142
 - Habitat Assessment (FEMA Flood hazard)
 - Superfund site basic information
 - ~~Design for Bainbridge Worksheet~~

Bainbridge Island Municipal Code Requirements

[Shoreline Master Program](#) (SMP)

4.0 General Policies and Regulations

[Table 4-1 Shoreline Use and Modification Table \(pp. 41, 269, 289\)](#)

[Industrial / Water-Dependent – Permitted](#)

[Table 4-2 Dimensional Standards Table \(pp. 55-56\)](#)

[Setbacks – 0'](#)

[Height – 30'](#)

4.1.2 Environmental Impacts
4.1.2.4 Regulations - Impact Analysis and No Net Loss Standard (pp. 68 – 69, 71 – 73)
4.1.5.11 Regulations – Geologically Hazardous Areas
Seismic Hazard – Liquefaction (pp. 116 – 118, 139 – 142)
4.1.6 Water Quality and Stormwater Management (pp. 146 – 150)
4.2 General Use
4.2.4 Public Access – N/A in Urban Designation (pp. 169 – 174)
5.0 Specific Shoreline Use and Development Policies and Regulations
5.6 Industrial Development (pp. 201 – 204)
Critical Areas BIMC 16.20
N/A
Permitted Use Table BIMC 18.09.020
Boat Repair Facility – Permitted Subject to Use-Specific Standards in BIMC 18.09.030.H.3 (none applicable except those standards in SMP)
Dimensional Standards BIMC 18.12
• BIMC Table 18.12.020-3 • Floor Area – No maximum • Lot Dimensions – 20,000 square feet minimum • Lot Coverage (area covered by buildings) - 50% of the Lot Area • Setbacks: 40 feet minimum from residential districts; 10 feet minimum from all other districts • Building Height: 30 feet maximum – see Rules of Measurement – shoreline • Modifications to required setbacks and height BIMC 18.12.040 • Rules of Measurement BIMC 18.12.050
Development Standards and Guidelines BIMC 18.15
Landscaping, Screening and Tree Retention, Protection and Replacement BIMC 18.15.010 ○ In the WD-I district, the intent is to provide landscape development that screens parking lots and large structures, but allows visual access to the shoreline and small scale active industrial facilities. ○ Tree Retention, Protection and Replacement BIMC 18.15.010.C ○ Perimeter Buffering and Screening BIMC 18.15.010.D / BIMC Table 18.15.010-3 Residential – Full Screen – Standard 40 feet, minimum 30 feet (Eagle Harbor Condominiums) Nonindustrial Use – N/A <i>Planner note: An existing building and structures which include paving lie within the standard buffer area, and may remain subject to the nonconforming building and structure provisions of BIMC 18.30.030 / 18.30.040. It does not appear that there are any available landscape areas.</i> ○ Street Frontage Landscaping BIMC 18.15.010.E N/A – no adjacent rights-of-way ○ Parking Lot Landscaping BIMC 18.15.010.F (only applicable if modifying the parking lot – not inclusive of restriping) See nonconforming note above. ○ Total Site Tree Unit Requirements BIMC 18.15.010.G / BIMC Table 18.15.010-5 N/A – WDI district

- Planting, Irrigation, and Maintenance Requirements BIMC 18.15.010 H – J (if planting required)
- Screening for trash dumpsters, outdoor equipment

Parking and Loading BIMC [18.15.020](#)

- Parking BIMC Table [18.15.020-1](#)

For special cases not covered by this table, parking requirements shall be established by the Director of Planning and Community Development. For determination by the Director, the applicant shall supply (a) documentation regarding actual parking demand for the proposed use; or (b) technical studies prepared by a qualified professional relating to the parking need for the proposed use; or (c) required parking for the proposed use as determined by other comparable jurisdictions.

- EV Charging BIMC 18.15.030.C.3 (Based on parking required for new building only)

Table 18.15.020-3: Electric Vehicle (“EV”) Charging Infrastructure

Building Code Occupancy	Number of EVSE Parking Spaces	Number of EV-Ready Parking Spaces	Number of EV-Capable Parking Spaces
Group A, B, E, F, H, I, M, and S occupancies (nonresidential buildings)			
New buildings	10% of total parking spaces	30% of total parking spaces	20% of total parking spaces

Mobility and Access (including bicycle facilities) BIMC [18.15.030](#)

One bicycle space for every five parking spaces with a minimum of four spaces for each parking lot. Bicycle facility should be covered, or located indoors.

Outdoor Lighting BIMC [18.15.040](#)

Signs BIMC [18.15.050](#)

BIMC 18.18.030 – Design Standards

[Design for Bainbridge](#)

Department/Agency Comments

Public Works Department:

Survey Program Manager Rob Grant requested that survey base map information be provided, and can be reached at 206.780.3742 or rgrant@bainbridgewa.gov

Development Engineer Kenton Bruno provided comment during the conference along with the attached comment and can be reached at 206.780.3779 or kbruno@bainbridgewa.gov

Development Engineering Manager Paul Nylund provided additional comment during the conference and can be reached at 206.780.3783 or pnylund@bainbridgewa.gov

City Engineer Peter Corelis may be contacted for fire flow information at 206.780.3759 or pcorelis@bainbridgewa.gov

Bainbridge Island Fire District Comment:

Fire Marshal Jackie Purviance provided comment during the conference along with the attached comment and can be reached at 206.842.7686 or jpurviance@bifd.org

Building Official Comment:

Building Official Blake Holmes provided the attached comment and can be reached at 206.780.3715 or bholmes@bainbridgewa.gov



DEPARTMENT OF PUBLIC WORKS – ENGINEERING

MEMORANDUM

Date: January 25, 2024
To: Kelly Tayara, Senior Planner, Planning and Community Development
From: Kenton Bruno, P.E., Development Engineer, Public Works
Subject: PLN52714 PRE – Eagle Harbor Welding Shop Building Replacement

Background:

Following the pre-application conference held on January 9, 2024 Public Works Development Engineering (PW-DE) has completed a review of the subject project materials and submits the following comments to be included with and/or attached to the pre-application summary letter generated by Planning and Community Development. As noted below, a Site Assessment Review was completed as part of this review and these comments serve in lieu of a stand-alone SAR letter of recommendation from COBI Development Engineering for any future permit application submittal requirements for a project substantively conforming to this proposal.

Brief Project Description:

The project proposes construction of a new maintenance facility weld shop to replace the existing shop on site which is near the end of its useful life. The proposed shop will be located at a new location which will create approximately 8,400sf of new hard surface area and 6,600sf of replaced hard surface area per the submitted SAR application. The project site is located at 497 Harborview Dr SE on multiple parcels owned by WSDOT (TPN 26250231122004 & 26250231132003). The parcel is fronted by WSDOT owned parcels to the north and west and the Puget Sound to the south and east.

Comments:

1. Trip generation calculations in accordance with the Institute of Traffic Engineers (ITE) Trip Generation Manual, 7th Edition (or later) shall be provided for review with the subsequent land use applications. If calculations indicate net trip generation will be beyond the threshold of 50 average daily trips (ADT) or five or more AM or PM peak-hour trips added as a result of this project, a Traffic Impact Analysis (TIA) sufficient for the City Engineer to perform a concurrency test will be required per BIMC 15.40 unless specifically waived by COBI Development Engineering during the land use permit review process. If required, the TIA shall be submitted for review prior to issuance of any land use permitting.

2. Project is subject to evaluation for Transportation Impact Fees (TIFs) based on the net trip generation calculations. Fees are generally due at time of subsequent building permit issuance. A preliminary TIF worksheet/application will be required with subsequent land use applications.
3. Consistent with the decision criteria considered to recommend approval of a preliminary commercial Site Plan Review (SPR) found in BIMC 2.16 and the COBI Design and Construction Standards and Specifications, public frontage improvements may be required. Existing frontages are well developed and generally within standards, so no significant frontage improvements are expected to be required. If any are required or proposed, such improvements shall be consistent with COBI's design and construction standards for the roadway they are adjacent to, or consistent with proposed deviations to the standards as approved by COBI engineering during the land use and/or building permit review process.
4. The proposed project creates greater than 5000sf of new and replaced hard surfaces. The land use and subsequent building permit submittals shall demonstrate how the project complies with Minimum Requirements 1-9 with the Department of Ecology's Stormwater Management Manual of Western Washington (SWMMWW) as adopted in BIMC 15.20.
5. A Site Assessment Review (SAR) is required per BIMC 15.20.060(1) with the goal to mimic the site's natural hydrology, implement low impact development (LID) to the maximum extent feasible, and preserve native vegetation on site. A SAR application was received with the preapplication conference documentation, and a SAR has been completed in conjunction with this preapplication review. Preapplication materials did not fully indicate LID principles proposed for the site. Follow on applications shall ensure that LID principles are incorporated in all phases of development and will be reviewed with that expectation. **No further SAR analysis or review is required.** These comments **serve in lieu of a stand-alone SAR letter of recommendation from COBI Development Engineering** for any future submittal requirements for a project substantively conforming to this proposal
6. The site is located within the COBI water and sewer service areas and is currently being served with both water and sanitary sewer from COBI. Any utility improvements shall conform with COBI Design and Construction Standards and Specifications (Standards).
7. A water/sewer availability (WSA) worksheet application is required prior to applying for subsequent land use permitting. The resultant final WSA letter is independent of the permitting process and will be provided to applicant for use in the subsequent land use applications.
8. The City is anticipating adoption of a wastewater pretreatment ordinance in 2024. The ordinance will result in wastewater discharge from commercial and industrial sewer customers (both new and existing) being subject to sampling requirements, and the resultant findings will determine if the wastewater discharges from subject properties meet or exceed waste strength limits as set by the ordinance. Commercial and industrial sewer customers that exceed local limits may be required to install pretreatment. We encourage Washington State Ferries to consider these requirements when planning for this maintenance facility project, as any required structural pre-treatment elements would be best coordinated with the new construction rather than installed retroactively. City staff are available to discuss the upcoming requirements and provide guidance to the agency on recommended next steps.

9. Any civil improvements required as conditions of a preliminary site plan review approval to be constructed in the Public Right of Way (ROW) require a ROW use permit subject to independent review and additional fee/submittal requirements.
10. No construction on or to the site may take place until the civil improvement plans have been reviewed and approved by the City as part of a construction permit to include but not limited to Building, Grade and Fill, or Right of Way Use permits.
11. As-built, verified civil construction plans to include all utility connections, floor drainage plans, stormwater BMP's, and surface features along ROW frontages and in vicinity of project access points shall be provided by the applicant prior to issuance of final certificate of occupancy for the project unless otherwise specifically waived by COBI Engineering.
12. The project site has coverage under the Industrial Stormwater General Permit (WAR 001066) issued by Department of Ecology and expiring December 31, 2024. It is anticipated that this project will require an update to that permit coverage prior to the new facility receiving any certificate of occupancy.

Please note that information provided in this letter reflects existing codes and standards, currently available information about the site, and the nature of the immediate environs. Comments provided pursuant to preapplication review shall not be construed to relieve the applicant of conformance with all applicable fees, codes, policies, and standards in effect at the time of complete land use permit application. The comments on this proposal do not represent or guarantee approval of any project or permit. While covering as many of the Planning, Engineering, Building, and Fire related aspects of the proposal as possible during this preliminary review, please be advised that subsequent review of any land use permit application may reveal issues not identified during this initial review.



MEMO

Date: December 18, 2023
To: Kelly Tayara, Planning Department
From: Jackie Purviance, Fire Marshal
Re: Eagle Harbor Welding Shop PLN52714 PRE

The submittal has been reviewed resulting in the following comments:

1. Any future development shall comply with all provisions of the adopted Fire Code.
2. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
3. The minimum fire flow required for the project shall be not less than 1,000 gallons per minute (g.p.m.) for not less than 1 hour from a fire hydrant within 400 feet as measured along an approved access roadway from the structure.
4. Fire sprinklers are required for all new buildings in excess of 3,600 square feet. A fire alarm is required to monitor the fire sprinkler system and notification shall be based on the type of occupancy.



MEMO

Date: January 9, 2024

To: Kelly Tayara, Planning Department

From: Blake Holmes, Building Official

Re: WSF Welding shop replacement Pre-app PLN 52714

The project has been reviewed and building has the following comments:

1. A building permit will be required based on scope of work.
2. The purposed project shall comply with the 2018 ICC Building Codes if the permit is submitted before March 15, 2024. If submitted after March 15, 2024 2021 ICC Building Codes will be required to be referenced in project.
3. The proposal of the new welding shop if attached and partial support is used from the existing building, applicant can submit a commercial addition permit. If new building is a stand alone with no support of existing structure(s) applicant will need to submit new commercial building permit.
4. Remodeling of existing welding shop building will require a commercial tenant improvement permit.





CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: May 9, 2024

ESTIMATED TIME: 10 Minutes

AGENDA ITEM: SB 5290 - New Permit Processing Review Time

AGENDA CATEGORY: Discussion

PROPOSED BY: Patricia Charnas

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):**

PREVIOUS COUCIL REVIEW DATE(S):

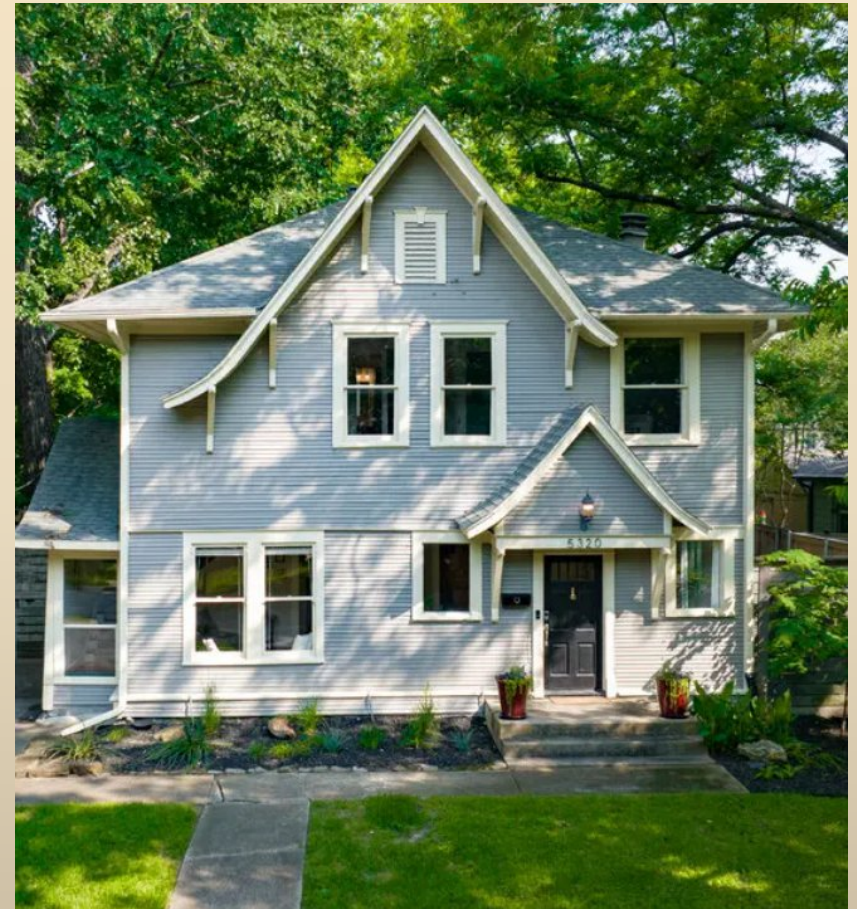
RECOMMENDED MOTION:
Discussion Only

SUMMARY:

BACKGROUND:

ATTACHMENTS:

SB 5290 - New Permit Processing Review Times



May 9, 2024 Planning Commission Meeting

- Establishes new time periods to review and issue decisions on permit application
- New time frames are based on calendar days not business days
- Provides clarity on when to start and stop permit reviews based on information from the applicant
- If time periods are not met, a refund of the

SECOND SUBSTITUTE SENATE BILL 5290

AS AMENDED BY THE HOUSE

Passed Legislature - 2023 Regular Session

State of Washington 68th Legislature 2023 Regular Session

By Senate Ways & Means (originally sponsored by Senators Mullet, Kuderer, Fortunato, Llias, Nobles, Saldaña, and C. Wilson; by request of Office of the Governor)

READ FIRST TIME 02/24/23.

1 AN ACT Relating to consolidating local permit review processes;
2 amending RCW 36.70B.140, 36.70B.020, 36.70B.070, 36.70B.080, and
3 36.70B.160; reenacting and amending RCW 36.70B.110; adding new
4 sections to chapter 36.70B RCW; creating new sections; and providing
5 an effective date.

6 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

7 **Sec. 1.** RCW 36.70B.140 and 1995 c 347 s 418 are each amended to
8 read as follows:

9 (1) A local government by ordinance or resolution may exclude the
10 following project permits from the provisions of RCW 36.70B.060
11 through 36.70B.090 and 36.70B.110 through 36.70B.130: Landmark
12 designations, street vacations, or other approvals relating to the
13 use of public areas or facilities, or other project permits, whether
14 administrative or quasi-judicial, that the local government by
15 ordinance or resolution has determined present special circumstances
16 that warrant a review process or time periods for approval which are
17 ~~different from that provided in RCW 36.70B.060 through 36.70B.090 and~~

Upcoming Changes to State Law regarding permit review times

65 days for permits that do not require public notice.

building permits; tree removal permits; dock replacement;

100 days for permits that require public notice but no hearing.

Shoreline development permits; Minor zoning variances

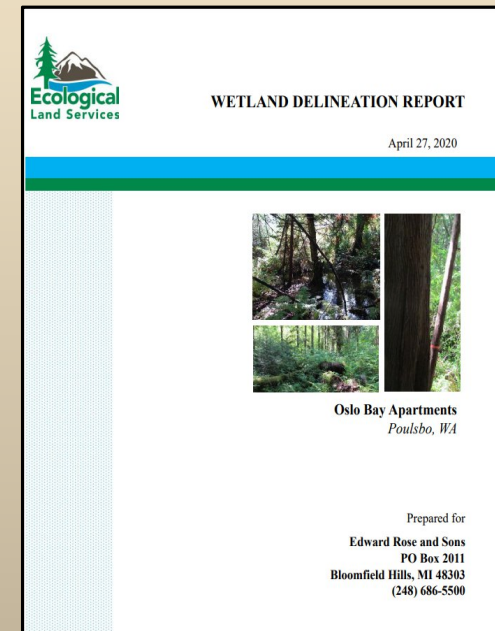
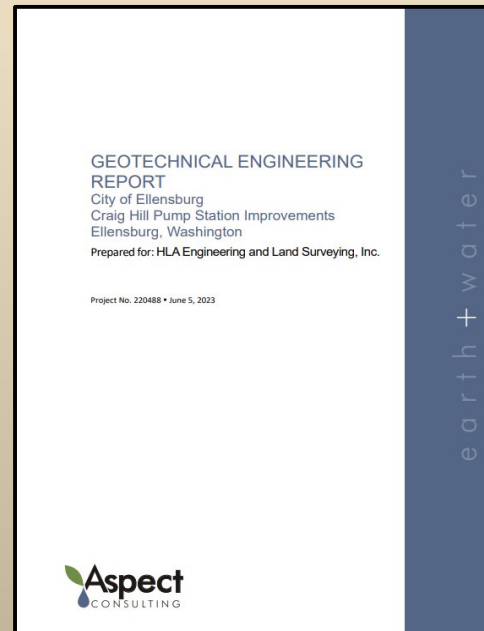
170 days for permits that require public notice and a public hearing

New Subdivisions; Shoreline variances; Critical Area Reasonable Use Exceptions



Determining When A Permit Application is Complete

- Does the application contain the basic information needed to properly process the permit?
- Have fees been properly paid?
- If it has all its information, including the basic attachments, then it is considered "complete"
- If it is missing information, attachments, or other data - it is "incomplete" and an "information request" is sent to the applicant
- Permit time keeping is temporarily suspended when an application is "incomplete"



Some Basics
About
Our Permitting
Platform
SmartGov

SmartGov City of Bainbridge Island Permit Detail

II Departments
Workspace
Dashboard
SMARTQueue
Cycle List
User To Do List
Adhoc Reports
Map
Favorites
Permitting
Code Enforcement
Licensing
Recurring Inspections
Common
Accounts
Receipts
Administration
Recent

Main Parcels Submittals Contacts Contractors Details Fees Workflow Conditions Cycles/Reviews Inspections Notes Bonds

Current processing time is 18 days (In review 16 days, Clock stopped 2 days)

Project Name: replace over-sized trees Add Note

Project Description: remove 3 Norway Maples and replant with appropriate-sized trees

Permit Number: PLN52783 Applicant: Moorhead, Dudley

Initial Application Number: REFERENCE-24-0256 Primary Contact: Moorhead, Dudley

Permit Type: TRVM Primary Contractor:

Status: UNDER REVIEW Last Activity: 04/08/2024 07:06

Process State: Technically Complete Last Inspection Date:

Parent Permit:

Assigned To: User DRUE MORRIS

Fast Track:

Applied for Online: ☒

Initiated: 03/02/2024

Submitted: 03/19/2024 Application is 24 days old

Completed: 03/25/2024 6 of 6 submittals received, 5 of 6 submittals accepted.

Approved: 2 of 3 (67%) steps approved.

Ready: \$0.00 paid (0%), \$1,400.00 due.

Issued:

Finalized: 0 of 1 inspections completed.

Closed: \$0.00 deferred fees due.

Expires: Exp Override:

Cycle Information

Cycle Number: 2

Cycle State: Active

Cycle Start: 04/08/2024

Site Address

Site Address: 315 ASHBURY CT NW Verify Address and Coordinates

Site City: BAINBRIDGE ISLAND Latitude:

State: WA Site Zip: 98110 Longitude:

Reports!

Permit Submittal or Payment Activity Report

05/08/2024	Report data reflects Submittal or payment activity from the previous day.										
Permit Number	Permit Type	Permit Status	Applicant	Date Permit Initiated by	Date Permit Submitted by	Date Document Received	Document Type	Date Document Submitted	Date Fees Paid	Date Fees Paid	Total Fees Paid

Permits Assigned to Planner	
1	2
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Remaining Workflow Steps - Planning Permits

Permit Number	Permit Type	Project Name	Permit Status	Date Complete	Cycle Number	Cycle Start Date	Workflow Step	Step Status	Assigned To	Step Status Date			
PLN52234 LDR	LDR	PSE Municipal Code Amendment	UNDER REVIEW	04/28/2022	1	04/28/2022	PLANNING REVIEW	PENDING	HB Harper, Joanne Mendenhall	04/20/2022	PENDING ACCEPTANCE		\$9,510.00
PLN52399 SVAR	SVAR	Lukins Bulkhead (SVAR Primary File consolidated review PLN52399 SVAR / SSDE) See also BLD23913)	UNDER REVIEW	12/05/2022	1	12/05/2022	PLANNING REVIEW	IN PROCESS	Kelly Tayara	09/30/2022	APP RECEIVED - PENDING ACCEPTANCE	24	\$759.88
PLN52298 SVAR	SVAR	Dowell - SVAR	UNDER REVIEW	10/11/2023	1	10/11/2023	CRITICAL AREA REVIEW	PENDING		01/23/2023	INFO / CORRECTIONS REQUESTED	24	\$6,805.90
PLN52465 SSDE	SSDE	Barker - SSDE	UNDER REVIEW	04/19/2023	3	02/26/2024	PLANNING REVIEW	INFO RECEIVED - REV IN PROCESS	Jenny Murphy	03/19/2024	INFO / CORRECTIONS REQUESTED	24	\$780.00
PLN52767 PRE	PRE	Major Conditional Use Permit & Major SPR	MEETING SCHEDULED	03/22/2024	1	03/22/2024	SURVEY REVIEW	PENDING	Rob Grant	03/09/2024	INFO REQUESTED	24	\$760.00
PLN52806	SCLR	Marx HZ SCLR	UNDER REVIEW	04/26/2024	2	04/30/2024	ARBORIST REVIEW	INFO RECEIVED - REV IN PROCESS	ARBORIST REVIEW QUEUE	04/30/2024	UNDER REVIEW		\$0.00
PLN52769 DRB-CON	DRB - CONCEPTUAL	Fort Ward Barracks Renovation	MEETING SCHEDULED	04/30/2024	0		DESIGN REVIEW BOARD	PENDING	Kelly Tayara	04/26/2024	INFO REQUESTED		
											UNDER REVIEW		
Permit Number	Permit Type	Project Name	Permit Status	Date Complete	Cycle Number	Cycle Start Date	Workflow Step	Step Status	Assigned To	Step Status Date			
PLN52399 SSDE	SSDE	Lukins Bulkhead (See SVAR Primary File - consolidated PLN52399 SVAR / SSDE) See also BLD23913	UNDER REVIEW	12/05/2022	1	12/05/2022	PLANNING REVIEW	IN PROCESS	Kelly Tayara	09/30/2022	INFO REQUESTED		
PLN52399 SSDE	SSDE		UNDER REVIEW	12/05/2022	1	12/05/2022	DEVELOPMENT ENGINEER REVIEW	PENDING	Paul Nylund	08/31/2022	UNDER REVIEW		
PLN52112 VAR	VAR	Duran SFR - Minor Variance RUE is primary file**Consolidated Review**	UNDER REVIEW	02/24/2023	1	02/24/2023	HEALTH DISTRICT REVIEW	PENDING	PERMIT SPECIALISTS	02/09/2023	INFO REQUESTED		
PLN52112 VAR	VAR		UNDER REVIEW	02/24/2023	1	02/24/2023	PLANNING REVIEW	PENDING	Kelly Tayara	10/16/2023	INFO REQUESTED		
PLN52116 SPR	SPR	PSE- Winslow Tap Transmission Line Rebuild Project	UNDER REVIEW	03/24/2023	1	03/24/2023	ROAD APPROACH REVIEW	PENDING	DEVELOPMENT ENGINEERING REVIEW QUEUE	03/24/2023			
PLN52116 SPR	SPR		UNDER REVIEW	03/24/2023	1	03/24/2023	CRITICAL AREA REVIEW	PENDING	Joanne Mendenhall	03/24/2023			
PLN52116 SPR	SPR		UNDER REVIEW	03/24/2023	1	03/24/2023	PLANNING REVIEW	PENDING	Joanne Mendenhall	03/24/2023			

Planning Permits - Total Processing Times	
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This permit has actually been returned to the Applicant at least 3 times, but prior to January 1, 2024 we had no way of tracking that.

Permits submitted after SmartGov configuration and after Standard Operating Procedures for permit processing were created:

- * Accurately reflect permit review times
- * Accurately account for time the permit has been returned for corrections or missing information
- * Accurately reflect the status of a permit
- * Allow for accurate reporting, including total review times
- * Are processed consistently and utilize system automation to expedite permit processing

* Accurately reflect permit review times

* Accurately account for time the permit has been returned for corrections or missing information

* Accurately reflect the status of a permit

* Allow for accurate reporting, including total review times

* Are processed consistently and utilize system automation to expedite permit processing

Local Project Review

The Local Project Review Act, RCW 36.70B, was established in 1995, after the passage of the Growth Management Act (GMA), as the statewide framework for local government land use planning review and development permitting. Fundamental land use planning choices made in adopted comprehensive plans and development regulations serve as the foundation for project review.

New Requirements under the GMA - SB 5290 (2023)

Major changes were made to the Local Project Review Act with the passage of [Senate Bill \(SB\) 5290 in 2023 \(PDF\)](#).

Updates and amendments to the Act are intended to consolidate, streamline and further improve local permit review processes for improved outcomes for applicants, customers, planners, builders and designers. Amendments went into effect in the summer of 2023, except for new permit time period requirements which will go into effect on January 1, 2025. [RCW 36.70B.080](#)

- [Fact Sheet on SB 5290 – Key Requirements, Local Project Review Update – January, 2024 \(PDF\)](#)

Local Project Review Grants

Commerce will administer two grant programs and provide technical assistance to cities and counties for actions related to streamlining residential building permit review and modernizing permitting processes. Approximately \$3 million will be available in statewide grants to implement SB 5290 (2023), beginning June 2024.

1. ***OPEN THROUGH MAY 31*** Consolidated Permit Review for Residential Building Permits [RCW 36.70B.240](#), for more information and grant application: [GMS Grants](#)
2. *Coming soon.* Permit Review Process Update [RCW 36.70B.241](#)

- New permit timeframes and permit types
- Completeness and Smartgov
- New, regularly run reports on assignments and processing times
- Dept. of Commerce dedicated website on Local Project Review

Next: potential consultant support, scope of work, reporting templates

