

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
PUBLIC COMMENT – Accept public comment on off agenda items
SITE PLAN AND DESIGN REVIEW PERMIT: BI FIRE DEPARTMENT STATION 21-
PLN11791SPR/CUP – Public Meeting and Recommendation
SITE PLAN & DESIGN REVIEW PERMIT: BI FIRE DEPARTMENT STATION 22-
PLN14200SPR/CUP – Public Meeting and Recommendation
ISLAND-WIDE TRANSPORTATION PLAN – Discussion
ORDINANCE 2016-28 LOW IMPACT DEVELOPMENT REGULATIONS - Study Session
NEW/OLD BUSINESS
ADJOURN

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure

Chair Mack Pearl called the meeting to order at 6:04 PM. Commissioners in attendance were Maradel Gale, Jon Quitslund, William Chester, Michael Killion and Lisa Macchio. City Staff present were Planning Director Gary Christensen, Engineering Manager Chris Hammer, Planning Manager Joshua Machen, Development Engineer Janelle Hitch, NPDES Permit Coordinator Marilyn Guthrie and Administrative Specialist Jane Rasely who monitored recording and prepared the minutes. City Consultant Rebecca Dugopolski from Herrera Environmental was also present.

The Agenda was reviewed. There were not any conflicts disclosed.

PUBLIC COMMENT – Accept public comment on off agenda items

None.

Two members of the public asked to speak about the Island-Wide Transportation Plan out of turn as they were the only members of the public attending the meeting and who, additionally, were not feeling well.

Ross Hathaway, Squeaky Wheels – Stated he had reviewed the draft plan in detail and felt the Island-Wide Transportation Plan (IWTP) was not ready for adoption and that it would not be ready for adoption any time soon. He thought it was seriously flawed. While stating it was a good start, Mr. Hathaway also felt it diverted substantially from the original plan for the “Core 40” and needed to focus on the “Core 40” improvements and focus on the suburban areas that had high traffic speeds. He stated it focused too much on the network connectivity and SR305 and not enough on safety improvements. Mr. Hathaway said it down played the value of shoulders and focused on locations where there were no bicycles rather unbalancing the needs of existing safety problems. He referenced Table 6.1 as an example of this unbalanced approach. He thought it was important for the Commissioners to understand the draft plan where they had focused almost all the energy and money in the downtown area which was a significant departure from the original Non-

Motorized Plan which focused on the “Core 40” priorities where differential speed was high and safety was a problem. Mr. Hathaway went on to say that in the downtown core, speeds were slow and safety was not as much of a problem. He wanted to send the IWTP back with their detailed comments reiterating that it was not ready to go and he did not feel it would be ready to go for several months.

Peter Harris, Citizen – As a member of the Squeaky Wheels Board concurred with the detailed comments on the IWTP that the Commissioners would receive from his colleagues. Mr. Harris stated for him, it boiled down to a need in the IWTP for a much greater emphasis on shoulder improvements throughout the Island, especially in the northwestern part of the Island. He stated trails were great, if they could provide connectivity from home to work to the ferry; that would be useful for people if the City could afford the land. Mr. Harris felt that in the meantime, shoulder improvements would provide the most safety for the most bicyclists the soonest as well as provide essential places of safety for pedestrians, citing Rolling Bay as an outstanding example of the lack of decent shoulders for pedestrians. He stated he wanted to emphasize that aspect of it. Mr. Harris then asked about the future schedule for the document.

Planning Director Gary Christensen responded to the public comment on the IWTP with an update on the schedule stating City Council was looking to receive a recommendation from the Planning Commission the next Tuesday and there was a City Council Public Hearing on the IWTP tentatively scheduled on November 15, 2016. Ross Hathaway e-mailed comments from the Squeaky Wheels organization to Administrative Specialist Jane Rasely who printed out the comments for the Commissioners to refer to during their review later in the evening.

**SITE PLAN AND DESIGN REVIEW PERMIT: BI Fire Department Station 21-
PLN11791SPR/CUP – Public Meeting and Recommendation**

Planning Manager Joshua Machen introduced Michael Chin a Senior Planner from Mackenzie Architects who provided a descriptive overview of the project. Mr. Chin highlighted parking stating the current facility was over-parked and that the project provided for 40 stalls with half open to the public and the other half for staff in a secured area. He also stated the existing memorial and helipad would be staying at their current location but would be cordoned off during construction. Mr. Chin presented a Power Point which is attached to these minutes. At the end of his presentation, he stated they concurred with the findings and conditions in the staff report written by Mr. Machen. Commissioner Macchio asked about street and sidewalk improvements that would be made within the project. Mr. Machen stated there would be a continuation of the sidewalk along the New Brooklyn side of the project, but there were no specific improvements required along Madison Avenue. There was extensive discussion on street shoulder improvements including bike lanes and crosswalks. Commissioner Gale questioned the R-2 zoning and wondered if it would be better zoned at Business/Industrial. The number of parking spaces and whether the parking lot could be a pervious surface was canvassed. It was determined through borings of the site, that the land was not a good fit for pervious surfaces. Commissioner Pearl asked Development Engineer Janelle Hitch if the new

Low Impact Development regulations were in force, would the project change. Ms. Hitch detailed several impacts the new regulations would have but stated the impervious parking lot was not one of them due to the very low percolation of the site.

Motion: I move that we recommend approval of the Fire Station 21 including recognizing that there are more spaces than are required by apparently a count of 15. The Planning Commission recognizes that and that we add a condition, number 24, that speaks to the addition to preserving the possibility of a bike lane on the side of Madison that is adjacent to the fire station and by that, it means not doing anything that would make it impossible for a later added bike lane to go in front of the station and connect between 305 and New Brooklyn. The third thing is that parapet walls not be allowed and be stricken from Condition 22.

Gale/Quitslund – Passed 4-0 with 1 abstention

SITE PLAN & DESIGN REVIEW PERMIT: BI FIRE DEPARTMENT STATION 22-PLN14200SPR/CUP – Public Meeting and Recommendation

Mr. Chin gave an overview of the project pointing out some of the differences from BIFD Station 21. (See attached Power Point presentation.) Questions about the need to pave the parking area and the number of parking spaces were asked. Paving was needed to support the weight of apparatus trucks. It was confirmed there was no current plan to share parking with the neighboring American Legion Hall or to have a pathway between the two parking lots. Both indirect lighting and the bio-swale were described.

Motion: I move we recommend approval of the BIFD Station 22 Conditional Use Permit/Site Plan Review with one change in Condition 20 that we move the parapet walls to screen rooftop mechanical equipment.

Gale/Macchio: Passed unanimously 4-0

The Planning Commission took a 5-minute break beginning at 7:25 PM. The meeting resumed at 7:33 PM.

ISLAND-WIDE TRANSPORTATION PLAN – Discussion

Engineering Manager Chris Hammer led the discussion by telling the Planning Commission the work that had been done since their last look at the IWTP. Mr. Hammer keyed in on the Connectivity Improvements Map (IWTP, Figure 3-7). Commissioner Gale asked for the numbers on the map to correspond with the numbers in the IWTP. Non-Motorized Level of Service Standard was also presented showing the Commissioners the additions that had been made calculated with the 2010 Highway Capacity Manual. Commissioner Macchio asked if the City was responsible for coming up with their own levels of service (LOS). Mr. Hammer stated the industry standard generally came from the 2010 Highway Capacity Manual. Chair Pearl asked if Mr. Hammer knew what it was that the group “Squeaky Wheels” thought was missing or wrong with the IWTP. He replied that they were concerned that now all these other things in

there with the “all ages, all abilities” so it’s not just sidewalks and “Core 40” anymore it’s regional trails, greenways, and a whole mix of things. They felt they were not number 1 or 2 in the sequence of things and wanted to make sure they did not lose ground in at least being an equivalent piece of the pie in how the IWTP was written. As far as LOS, he felt Mr. Hathaway was interested in setting it at “C” instead of “D” for the minimum in the suburban areas. Commissioner Macchio stated she felt there needed to be a more specific Bicycle Level of Service (BLOS) written out. Mr. Hammer stated “Core 40” was included in the IWTP and provided for the development of a 40 mile integrated shoulder network. Commissioner Gale asked about the reference to equestrian routes and wondered if there was an Equestrian Map. Mr. Hammer stated he would look into that. Commissioner Macchio felt there was a glaring error in the provided survey information because there was not any data regarding bicyclists. Chair Pearl asked Mr. Christensen if the Planning Commission could hold the IWTP over for another meeting. Mr. Christensen stated he could report that to Council and felt that it would work with the Council’s schedule that way.

ORDINANCE 2016-28 LOW IMPACT DEVELOPMENT REGULATIONS - Study Session

NPDES Permit Specialist Marilyn Guthrie briefed the Commissioners on the background for the LID City Code update. She stated the goal was to remove barriers from the current code and encourage going beyond what the Ecology manual required. Ms. Guthrie presented the timeline/schedule for the Ordinance to be passed by the end of the year and continued by passing out a matrix of the changes being made to strengthen the code. Two phases were presented: Phase I (NPDES required changes to be completed by the end of 2016) and Phase II (additional changes to be completed in 2017). Commissioner Chester said he idea of having a survey of an undeveloped parcel performed by the seller of the property to help the buyer understand what they would be able to build would be clearer. Consultant Rebecca Dugopolski described the summary of changes made from the Ecology manual. The Commissioners asked if other jurisdictions were requiring more than Ecology. Ms. Guthrie stated the city of Seattle had chosen stronger standards and Ms. Dugopolski said the city of Edmonds also required retrofitting as well.

NEW/OLD BUSINESS

None.

ADJOURN

The meeting was adjourned at 9:10 PM.

Approved by:

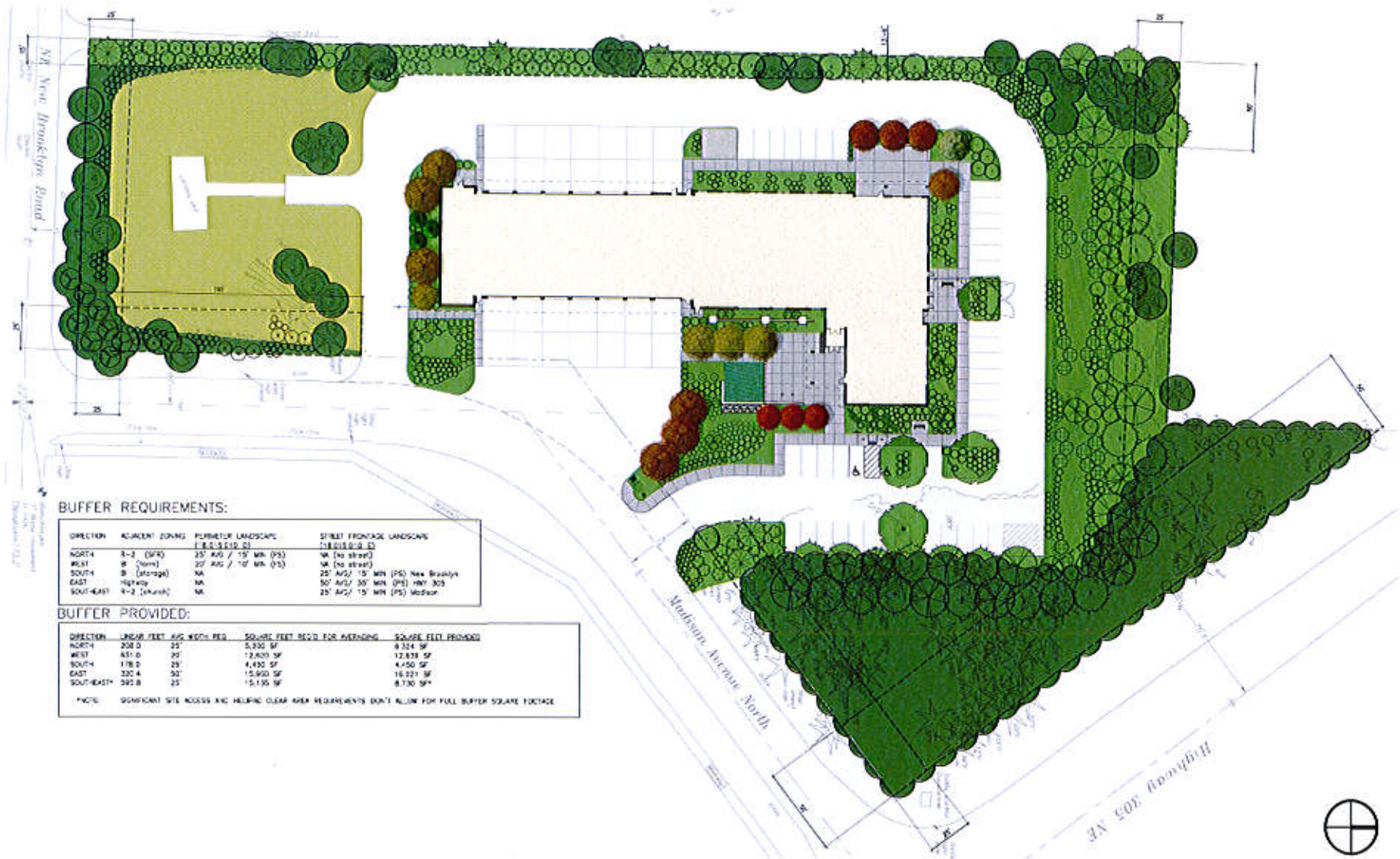

J. Mack Pearl, Chair

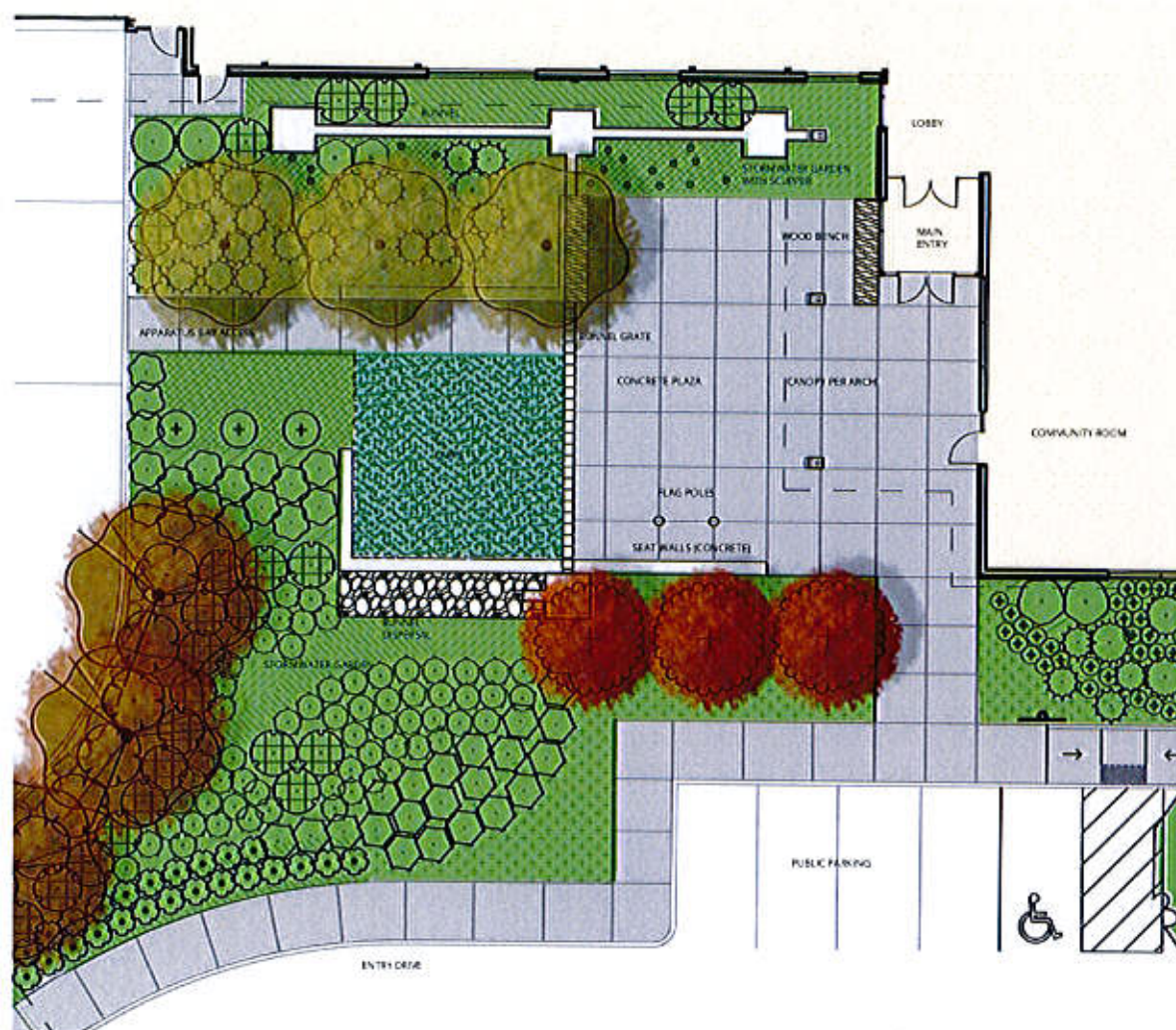

Jane Rasely, Administrative Specialist

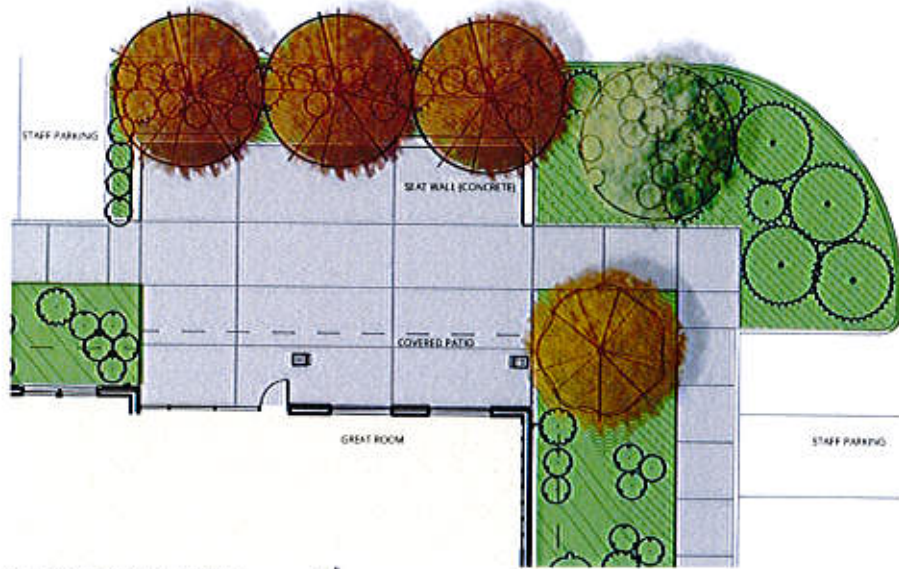


BAINBRIDGE ISLAND FIRE DEPARTMENT

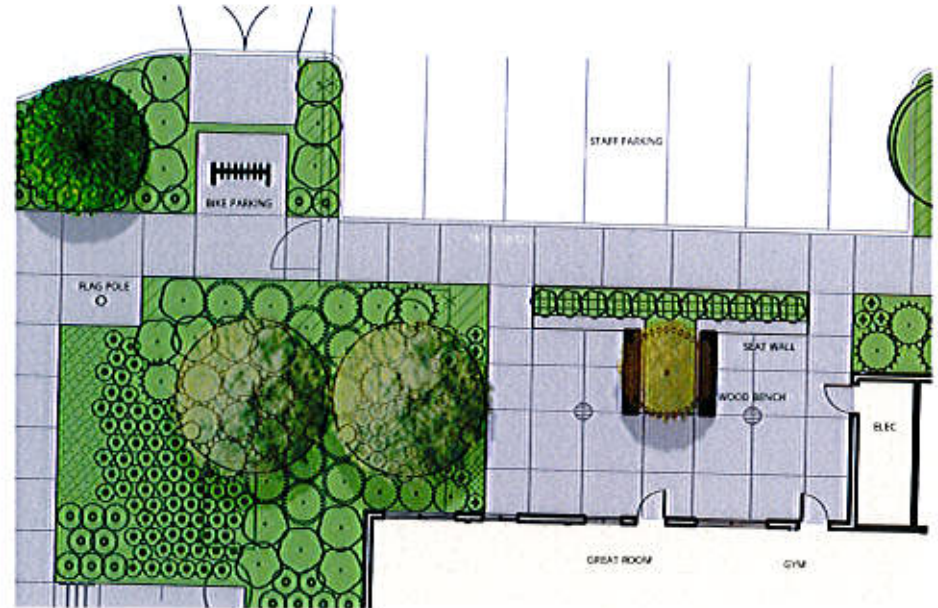
STATION 21







STATION 21 STAFF PATIO



STATION 22 STAFF PATIO



OP
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Sourwood



White Birch



Arctic Willow



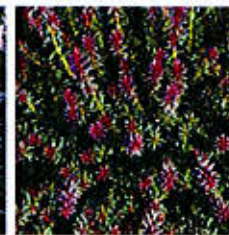
Grey Rush



Clethra



Liriope



Mountain Plum Pine



Birds Nest Spruce

P
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G



Sugar Maple



Red Maple



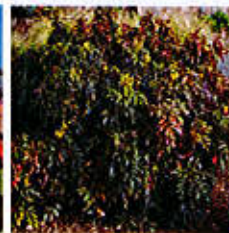
Dogwood



Ash



Stewartia



Oregon Grape



Heather

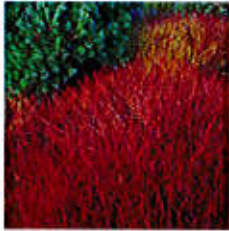


Rhododendron

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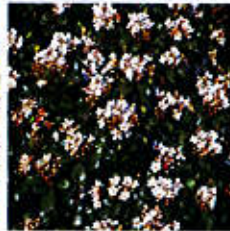
Tupelo



Redtwig Dogwood



Wax Myrtle



Yedda Hawthorne



Arctic Willow



Rockrose



Slough Sedge



Creeping Raspberry

B
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R
S



Douglas Fir



Western Red Cedar



Oriental Spruce



Silk Tassel



Tall Oregon Grape



Strawberry Tree



Salal

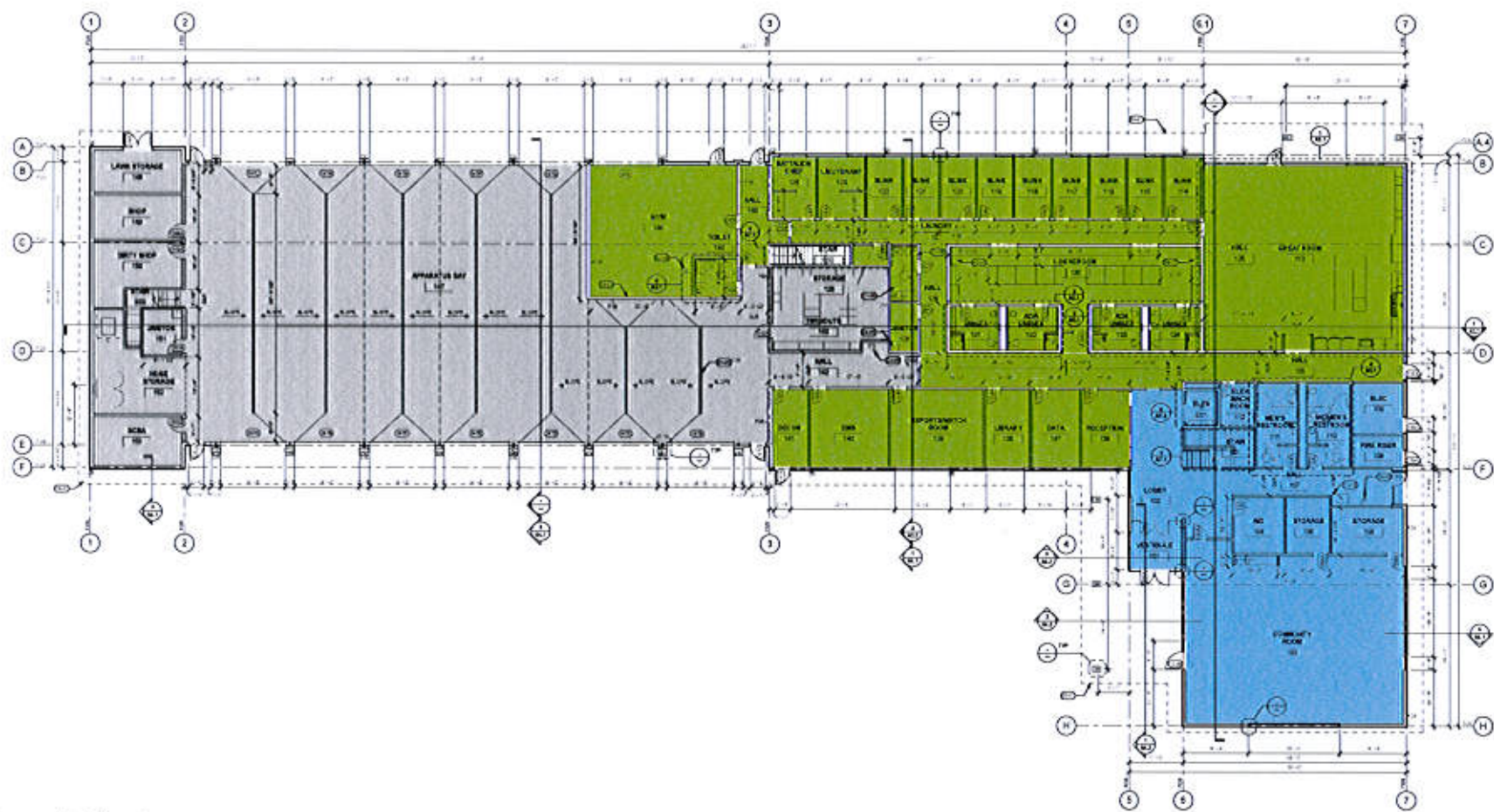


Vine Maple

BIFD

March 7, 2016

STATION 21 M.



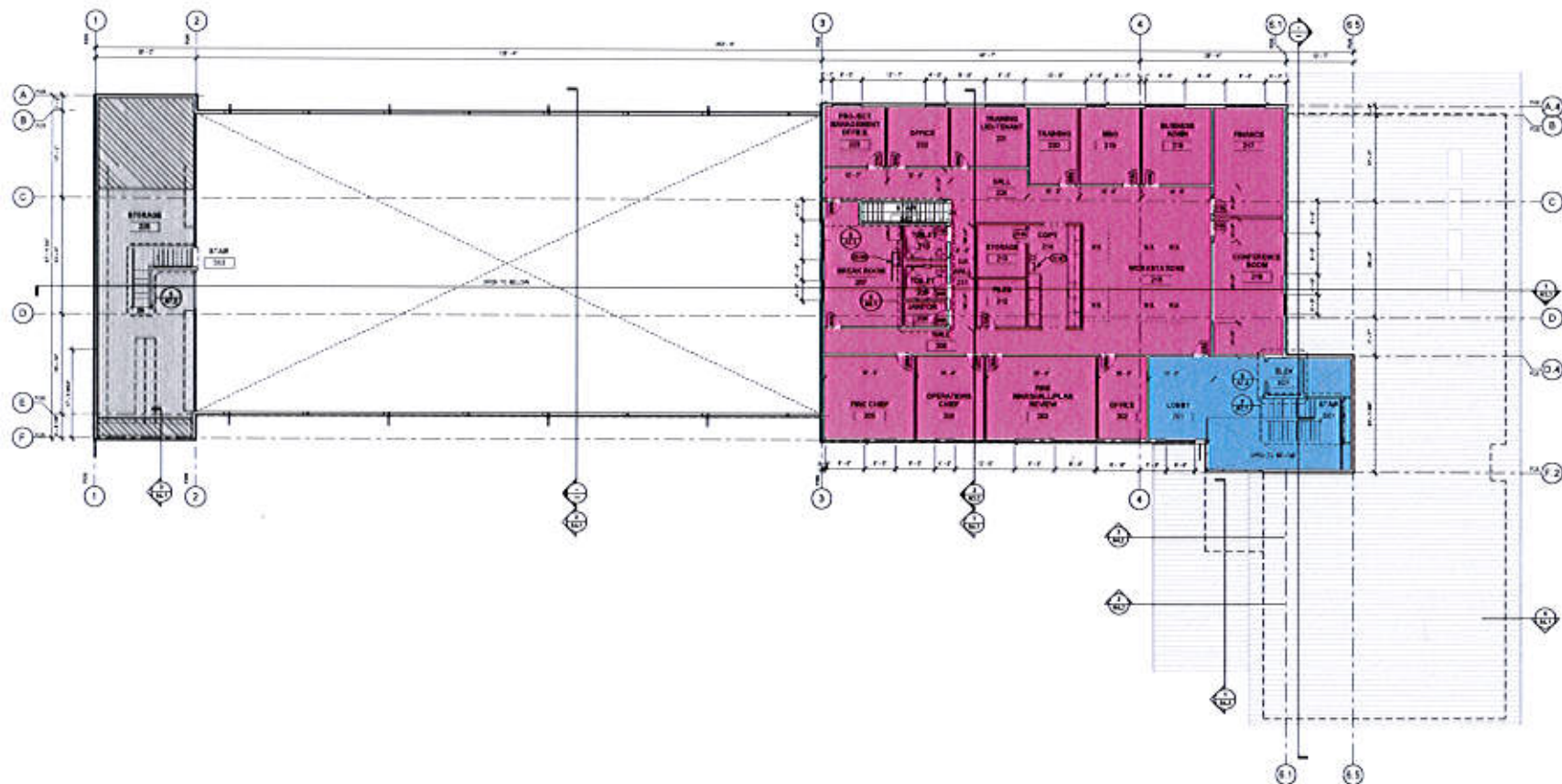
- Community Shared
 - Living Quarters
 - Apparatus Bay & Support
- FIRST FLOOR PLAN**

BIFD

February 27, 2026



FIRE STATION 21 M.

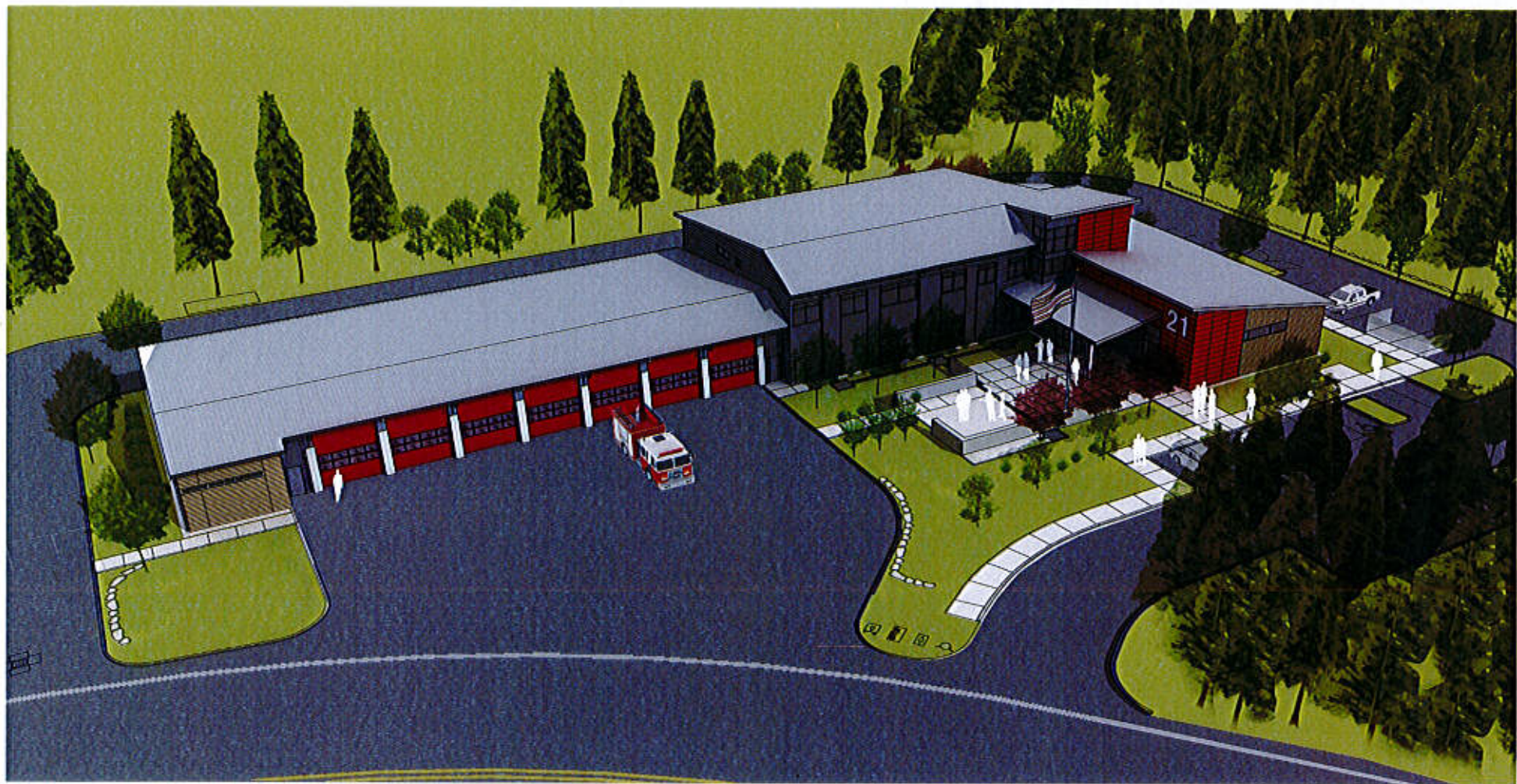


■ Community Shared
■ Administration
■ Apparatus Bay & Support
SECOND FLOOR PLAN

BIFD
 February 22, 2016



FIRE STATION 21 **M.**



BIFD
March 7, 2016

STATION 21 M.





PERSPECTIVE

BIFD

February 22, 2015

FIRE STATION 21 M.

A large, light blue, stylized number '22' that serves as a background element for the page. It is composed of two '2's joined together, with a thick, blocky font style.

STATION 22

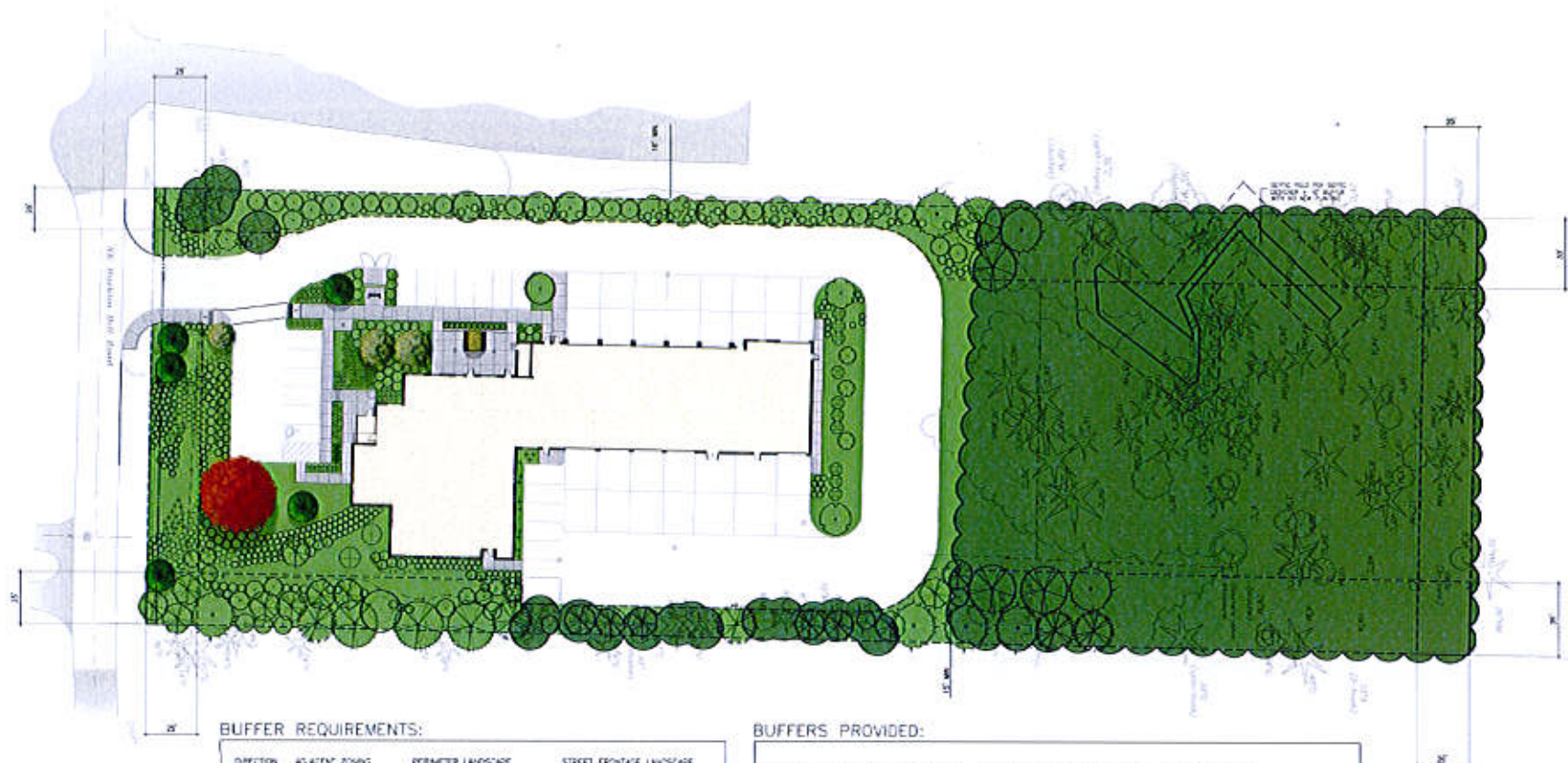


CONCEPT IMAGES

BIFD

February 22, 2016

FIRE STATION 22 **M.**

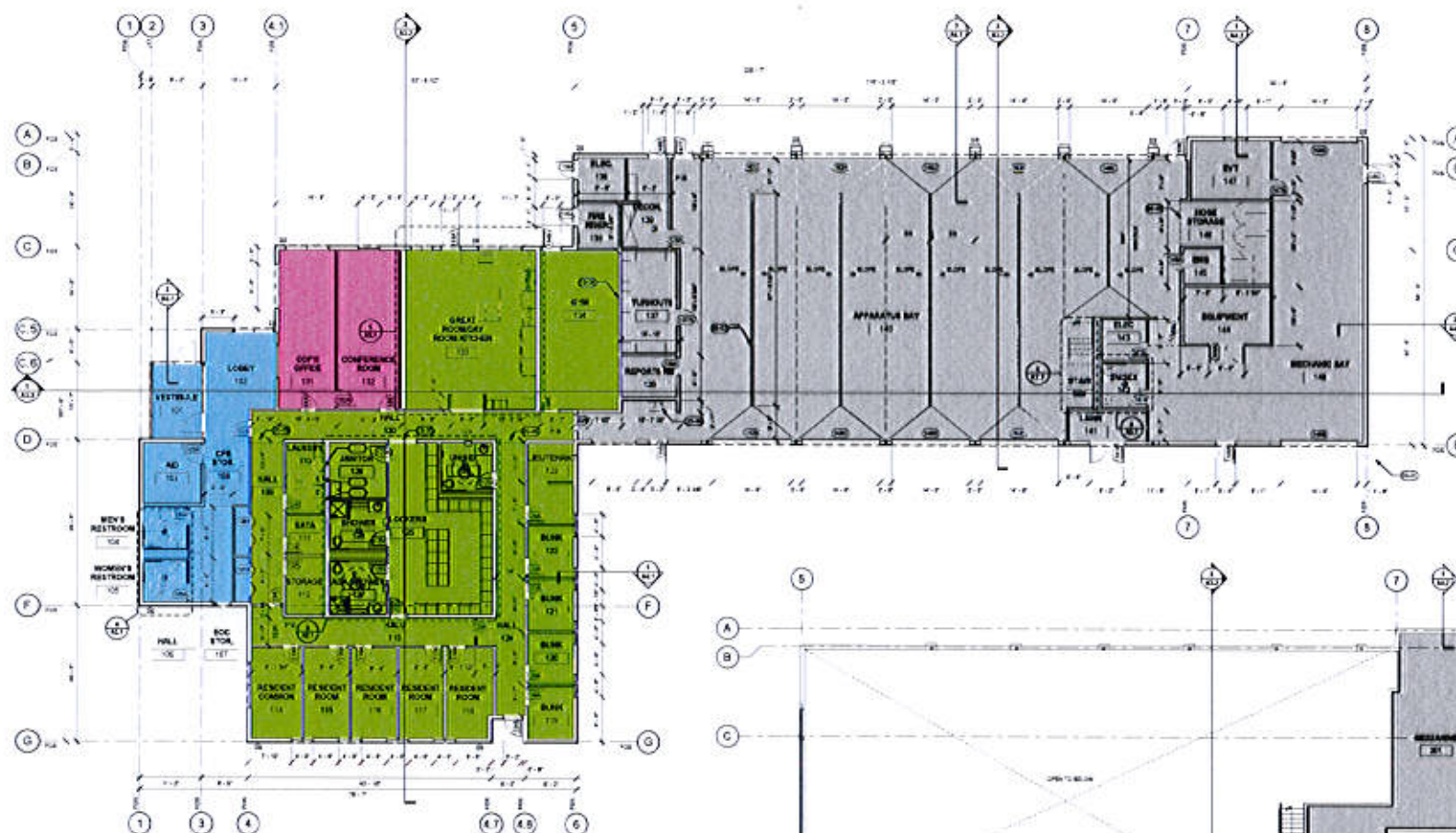


BUFFER REQUIREMENTS:

DIRECTION	ADJACENT ZONING	PERIMETER LANDSCAPE (18.015.010-3)	STREET FRONTAGE LANDSCAPE (18.015.010-5)
NORTH	R-1 (SFR)	25' AVG / 15' MIN (PS)	NA (re street)
WEST	R-1 (Ne. Light)	25' AVG / 15' MIN (PS)	NA (re street)
SOUTH	R-0.4 (School)	NA b/c Backlot Rd	25' AVG / 15' MIN (PS) Backlot
EAST	R-1 (SFR)	25' AVG / 15' MIN (PS)	NA (re street)

BUFFERS PROVIDED:

DIRECTION	LINEAL FEET	AVG. WIDTH REQ.	SQUARE FEET REQ'D FOR BUFFERING	SQUARE FEET PROVIDED
NORTH	108.6	35'	9,205 SF	9,205 SF
WEST	438.5	20'	12,710 SF	13,822 SF
SOUTH	208.6	20'	5,205 SF	6,417 SF + ROAD ACCESS
EAST	428.5	20'	15,863 SF	16,574 SF

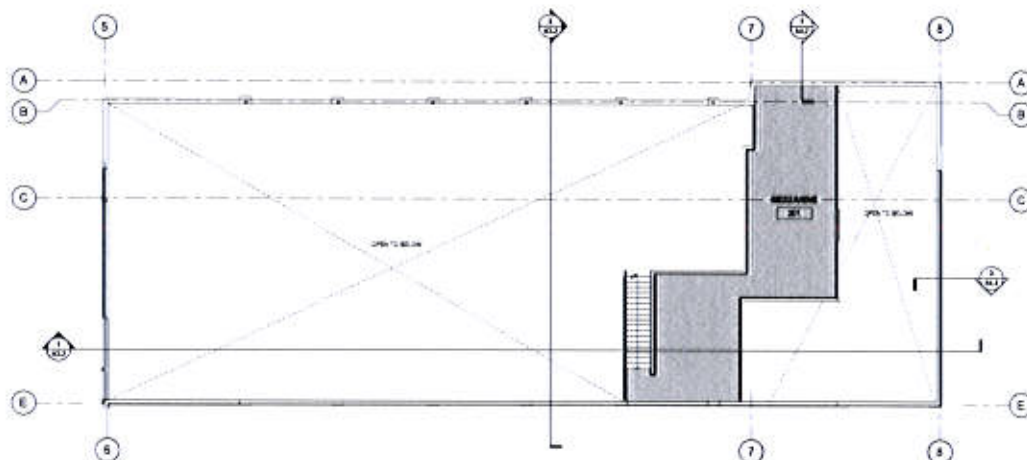


- Community Shared
- Living Quarters
- Apparatus Bay & Support
- Administration

FIRST FLOOR AND MEZZANINE PLANS

BIFD

February 22, 2016



FIRE STATION 22 **M.**

- ① RED FIBER
CEMENT PANEL



- ② WOOD FIBER
CEMENT PANEL



- ③ METAL
PANEL



- ④ CORRUGATED
METAL SYSTEM



- ⑤ GLASS
STOREFRONT
SYSTEM



- ⑥ STANDING
SEAM METAL
ROOF



- ⑦ WOOD
GLUELAM BEAM



- ⑧ OVERHEAD
ROLL UP DOORS

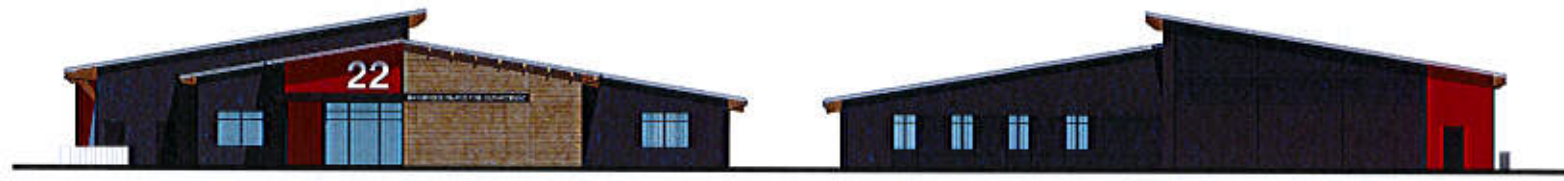


MATERIAL BOARD

BIFD

February 22, 2015

FIRE STATION 22 M.



SOUTH ELEVATION

NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

- Red Fiber Cement Board
- Wood Fiber Cement Board
- Flush Metal Panel / Corrugated Metal Panel

EXTERIOR ELEVATIONS

BIFD

February 22, 2016

FIRE STATION 22 **M.**



PERSPECTIVE

BIFD

February 22, 2016

FIRE STATION 22 M.



AERIAL PERSPECTIVE

BIFD

February 22, 2016

FIRE STATION 22 M.



PERSPECTIVE

BIFD

February 22, 2016

FIRE STATION 22 **M.**