

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
REVIEW AND APPROVAL OF MINUTES – October 5, 2016 and October 13, 2016
PUBLIC COMMENT – Accept public comment on off agenda items
MONTESSORI COUNTRY SCHOOL SITE PLAN & DESIGN REVIEW/CONDITIONAL USE PERMIT
NEW/OLD BUSINESS
ADJOURN

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

Chair J. Mack Pearl opened the meeting at 7:05 PM. Planning Commissioners in attendance were Michael Lewars, William Chester and Michael Killion. Lisa Macchio, Maradel Gale and Jon Quitslund were absent and excused. City Staff present were Planning Manager Joshua Machen, Planner Kelly Tayara and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts.

REVIEW AND APPROVAL OF MINUTES – October 5, 2016 and October 13, 2016

Commissioner Killion noted that Commissioner Quitslund's name was missing from the list of attendees on the October 5, 2016 minutes. Ms. Rasely stated she would add his name to the minutes.

Motion: I move we approve the minutes.

Lewars/Killion: Passed Unanimously 4-0

As Commissioners Lewars and Chester were not present for the October 13, 2016 meeting, those minutes were carried over to the next Planning Commission meeting.

PUBLIC COMMENT – Accept public comment on off agenda items

None.

MONTESSORI COUNTRY SCHOOL SITE PLAN & DESIGN REVIEW/CONDITIONAL USE PERMIT

City Planner Kelly Tayara gave a brief introduction of the project introducing Ms. Meghan Skotheim who gave an overview of the vision behind the expansion of their school. She stated the new campus would allow them to enroll the students on their waiting list.

Brandon Hōgg gave a presentation of the proposed school improvements highlighting the wooded nature of the site as well as showing the landscaping plan that retained that wooded nature as well as added trees to the buffer. He described the buildings as ranging across the land

by grade level and stated not all the buildings were being proposed at this time. One-way traffic circulation was described citing an increased separation between access points for additional safety. Parking spaces were separated from the drive aisle as well. Commissioner Killion asked how close the neighboring property to the north's driveway was to the exit. Mr. Högg estimated 80 feet. He stated the start and stop times of the grade levels were staggered to create less impact on the traffic in the neighborhood.

Public Comment

Denise McDonnell, Citizen – Stated she lived about 150' from the SW corner of the site and was stated her intent was to mitigate any concerns so the project could move forward and commence work on their project which sounded very exciting. Ms. McDonnell had expressed some concerns and considerations related to the expected increase in noise associated with the increase in students and staff within her SEPA comments submitted back in July 2016. She wanted to respectfully challenge the assessment in completing the approval process regarding the noise levels associated with this increase. She estimated an increase of 76% based on the number of heads that would be added. Ms. McDonnell stated her home office was located 150 feet from the children's play area and that between the hours of 7:00 AM to 5:00 PM, Monday through Friday, she conducted business that included conference calls and clients on the phone with her. She felt the increased noise level would have an impact on the quality and effectiveness of her work which would in turn could impact her income. Ms. McDonnell stated she had spoken with City Planner Tayara who had estimated the noise decibels as 60-65. She went on to reference the Washington Administrative Code (WAC) as saying that was the equivalent to office noise. Ms. Tayara was reported to have said the impact to Ms. McDonnell's home with the windows closed would be that of a dishwasher. Ms. McDonnell felt it was important to note that she was challenging the noise level being that as an office noise level. She went on to quote the WAC stating "in a residential area, the maximum amount of noise coming into a property is 55 decibels from another residential area and 57 decibels from a commercial area." She compared that standard with the project chart for the decibel levels for everyday noises, she estimated the noise level as more around the noise of a lawnmower and that was estimated by WAC at 100 decibels. Ms. McDonnell reiterated she was strongly challenging the estimation of decibels associated with the noise and what has been cited in the WAC and other sources and respectfully requested consideration to conduct some type of noise abatement test which the WAC had set standards and adoption of any of the solutions she had proposed in her SEPA comments which centered around sound absorption and landscape architecture that could help deflect the noise associated with the increased head counts. She went on to say she had recommended specific types of trees and plants which were known for their sound absorption qualities. Chair Pearl asked if Ms. McDonnell felt it was the current noise or the increase in noise? Ms. McDonnell replied it was the increase in noise.

Patty Christiansen, Citizen – Stated she was the daughter of school founder Dorothy King and was the head of the school for 27 years. She was really excited about the project saying it was

the dream of the school for a very long time to have the full spectrum and that it would be one of the very few schools in Washington State that ran from infancy through sixth grade. Ms. Christiansen said the school had been there for a very long time and thought over the years there had been times when they worked with neighbors and the Parks Department and she believed there was a way to make it work so that there would not be an impact for the neighbors. She was really excited to see the design of the new driveway saying it would take care of a huge issue and wanted to say she was excited and hoped to see it go forth.

Mr. Hōgg, Architect – Addressed Condition 9 of the Staff Report stating it was a hardship to put chain link fence around the construction site and asked for orange plastic fencing as a cost saving measure instead.

Kia Micau, Landscape Architect – Addressed the concerns of Ms. McDonnell about noise mitigation stating in the planting plan there was additional vegetation being proposed that would help buffer or reduce the amount of playground noise.

Chair Pearl asked the applicant if there was a willingness to work with the homeowner about this issue. Ms. Skotheim nodded they were willing. Commissioner Lewars asked whether the new students were the ones coming from the facility on High School Road and then projecting the toddler numbers would not increase. Ms. Skotheim stated the number of toddler students would not increase, the play yard closest to Ms. McDonnell's home was the toddler play yard and the primary-aged playground was separated by a hedge from the pre-school playground. She also stated the students would have outdoor time on different schedules so there would not be an increase in the number of children out on the playground at the same time. After further questions from Commissioner Killion, Ms. Skotheim also stated they anticipated utilizing Battle Point Park for physical education classes.

Chair Pearl asked about the tree retention plan and whether there was a covenant to preserve the trees. Discussion ensued about whether the trees in the drain field area were required to be retained.

Commissioner Killion asked if it was known how many trees they were planning on cutting down. The applicant was unsure of the exact number. Planning Manager Machen was asked if it was possible to use the orange netting fence instead of a chain link fence. He stated both were included in City Code, but that it was up to the Planning Director's discretion. The Commissioners agreed they felt the applicant should come up with a plan for which areas would require chain link versus netting fence and they would find that acceptable. The Development Engineering condition of widening Arrow Point Drive was discussed stating the Non-Motorized Transportation Plan required 3 to 5 foot gravel shoulders.

Motion: We recommend approval of this site plan review conditioned, I guess, on the two things that we talked about. I hope Jane or Kelly or somebody has gotten those down right? One of them had to do with the fencing, whether it was plastic or chain link and the other one had to do with this whole business of the covenant with the trees (the covenant on the whole 65%).

City Planner Kelly Tayara - Okay, so perhaps I'll try to summarize, say recommendation for approval provided that the condition related to fencing, that that chain link versus orange construction fencing be left to the discretion of the director.

Chair Mack Pearl – That there's a diagram provided that shows what they intend to do and that it gets reviewed by the Director.

City Planner Kelly Tayara – And that the Declaration of Covenant include the

Chair Mack Pearl – Or we just strike that line that says, “except for the drain field “so the whole thing that shows on C-2 has the protective covenant on it.

City Planner Kelly Tayara - Okay, got it.

Chair Mack Pearl – Strike on 6-S.

Commissioner William Chester – The area in the reserve drain field area should not be included in the covenant. That one's been taken out. Okay?

City Planner Kelly Tayara – Got it.

Chair Mack Pearl – Is there a second?

Commissioner William Chester – Second.

Chair Mack Pearl – Bill. Any more discussion? All in favor?

All Commissioners say, “Aye.”

Chair Mack Pearl – Opposed?

Silence.

Chair Mack Pearl – It passes, so, thank you all for coming.

Lewars/Chester: Passed Unanimously 4-0

NEW/OLD BUSINESS

None.

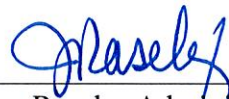
ADJOURN

The meeting was adjourned at 8:09 PM.

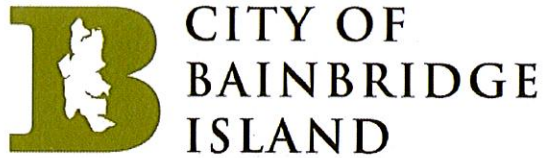
Approved by:



J. Mack Pearl, Chair



Jane Rasely, Administrative Specialist



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

Date: January 11, 2017
To: Planning Commission
From: Kelly Tayara, Planner
Subject: Modification to Staff Recommendation
Montessori Country School

1. Staff recommends that Condition 9(d) be stricken:

The proposed plans (e.g. Landscape and Tree Retention Plan Sheet L-1) identify a “new” toddler play area along the south side of the existing building. According to the applicant, the intent is to remove the existing wire fence that encroaches into the landscape buffer and to install fencing along the interior of the buffer to redefine the existing toddler play area; no further modification to the toddler play area is proposed.

2. Staff recommends that Condition 9(e) be modified as follows to correct an error:

The west ~~east~~ boundary of the buffer along the east ~~west~~ side of the sport court / future classroom.

**CITY OF BAINBRIDGE ISLAND
PLANNING COMMISSION MEETING
January 12, 2017**

PLEASE PRINT

Name	Address	Phone/ E-Mail	Join ListServ Yes/No	Would like to speak	Subject
ROSS HAMLET	10583 MANITOU PK NE	206.842.7355			MC
Genevieve Smeeth	16445 Agate Point Rd NE	206.380.4330			MCS
Brandon Hagg		brandon@studiohamlet.com			MCS
Denise Donnell	16550 Arra Point Dr NE	206-818-6322			MCS
Meghan Skotheim	7365 Island Center Rd.	206-719-7459			MCS
Annie Hodges	15650 Agatewood Rd NE	816-826-2017 / annehodges@gmail.com			MCS
Patricia Christensen	7982 Walden Ln	patpatking5@gmail.com ^{842.7352}		yes	MCS
Aick Christensen	7982 NE Walden Lane	dickerzen@gmail.com			MCS
Kara Owsley	4567 Tangleberry Ln	karaowsley@gmail.com			MCS
KRS SKOTHEIM	7365 ISLAND CENTER RD	206 780 1611			MCS
Hilary Benson	7440 NE Coyote farm Ln	206 780 7795			MCS
Tim Thomas	7859 Ledgestone Ln NE	timtebadzkey.com			MCS
Shirley Becker	21081 Nordby Dr. Poulsbo	dasbeckers@gmail			MCS