

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
REVIEW AND APPROVAL OF MINUTES – March 9, 2017
PUBLIC COMMENT – Accept public comment on off agenda items
INTRODUCTION TO CRITICAL AREAS ORDINANCE – Study Session
MADRONA SCHOOL SITE PLAN & DESIGN REVIEW/CONDITIONAL USE PERMIT -
Recommendation
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 Michael Lewars, Maradel Gale, Jon Quitslund, William Chester and Lisa Macchio. Michael Killion was absent and excused. City Staff present were Planning Director Gary Christensen, Planning Manager Joshua Machen, Senior Planner Christy Carr and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. Commissioner Quitslund mentioned that his brother and cousin had offered public comment about the Madrona School project, but felt the comment field was broad enough that it would not present a problem or bias for him.

REVIEW AND APPROVAL OF MINUTES – March 23, 2017

The Commissioners did not receive the minutes and asked that they be placed on their next agenda for April 13, 2017.

PUBLIC COMMENT – Accept public comment on off agenda items

None.

INTRODUCTION TO CRITICAL AREAS ORDINANCE – Study Session

Senior Planner Christy Carr led an overview of the process the Critical Areas Ordinance update would follow by first giving a brief history of the ordinance and issues the update would address noting it would also reflect changes to the island. Chair Pearl asked for an outline of the areas staff felt were problematic in the Critical Areas Ordinance stating it would be helpful for the Commissioners as they began to study the ordinance. Ms. Carr said she could provide an outline for their use. Commissioner Gale asked for the number of Reasonable Use Exceptions (RUE) and waivers of requirements. Commissioner Macchio suggested early outreach to citizens and recommended using the Farmer's Market as a venue to educate. Ms. Carr asked the Commissioners to e-mail Ms. Rasely if there were any Thursdays they would NOT be available for meetings.

**MADRONA SCHOOL SITE PLAN & DESIGN REVIEW/CONDITIONAL USE PERMIT
- Recommendation**

Discussion of this project was continued from the March 9, 2017 meeting where a brief overview of the project was provided and a large amount of public comment was heard. Mr. Machen stated they would walk through the project and answer any questions the Commissioners may have. Mr. Jeffrey Hee from Transportation Solutions, Inc., answered traffic study questions the Commissioners had.

Public Comment

Jason Taylor – Spoke in favor of the project.

Isaac Kemsley – Read a letter on behalf of Windsong Loop residents not in attendance at meeting. They wrote in favor of the project.

Joanna Paterson – Spoke in favor of the project.

John Hickey – Spoke in favor of the project.

Craig Olson – Spoke in favor of the project.

Cindy Smith – Spoke in favor of the project.

Bill Eckel – Spoke against the project.

Jon Gleasman – Spoke in favor of the project.

Barbara Stuart – Spoke against the project.

Reed Martin – Spoke against the project.

Megan Hawgood – Spoke against the project.

Dana Halvorsen – Spoke against the project.

Merry McAllister – Spoke against the project.

Lynn Swan – Spoke against the project.

Ron Peltier – Spoke against the project.

Chair Pearl asked for the Madrona School to respond to some of the concerns of the neighbors and Commissioners including a schedule of school events, a written traffic management plan and a tree management plan.

The Planning Commission decided they were not ready to make a recommendation and asked for the information previously listed before the next meeting. Chair Mack Pearl stated they would not be taking public comment at their next meeting.

NEW/OLD BUSINESS

None.

ADJOURN

The meeting was adjourned at 8:41 PM.

Approved by:


J. Mack Pearl, Chair


Jane Rasely, Administrative Specialist

CITY OF
BAINBRIDGE ISLAND

**CITY OF BAINBRIDGE ISLAND
PLANNING COMMISSION MEETING**

March 23, 2017

PLEASE PRINT

[illegible]

Would like to speak:

Name

Megan Hawgood ✓
Dana Hattvorsen — ✓

Merry McAllister ✓

Lynn Tway ✓

Ron Peltier ✓

Madrona School and the Noise

To the City Planning Commission from Pat Egaas • March 23, 2017

I want to correct an important error in the Directive Memorandum.

The Directive Memorandum dated February 27, 2017 under "Noise from Children" in "Public Comment" states only one *home in proximity to the playfield to be impacted by noise from children's play. **That is incorrect!** (*Reference to the Halvorsen home adjacent to the southern property line).

The statement is misleading and trivializes the issue. Outdoor open space is the noise issue. For the Halvorsen's it starts on the property line with their driveway, yard and large garden, only a few feet from the play area.

Along with the Halvorsen's and many of our Windsong neighbors we look forward to being outside tending to our yards and gardens every nice day we can. 200 children plus staff arriving and departing next door on a daily basis is distressing enough. The noise they will generate is unacceptable in a rural setting.

School noise in decibels varies from minute to minute depending on the weather and the activities. Testing noise can be very subjective as well as the interpretation of it. Noise does not have to be at or exceed the highest level to be annoying and stressful. To state in writing noise does not reach the Halvorsen home is not factual. Even my old ears hear the shrill high pitched screaming from children at play from 200-300 feet away and that is only with the current use. With 200 young children, plus their many family activities, unwanted noise will travel the neighborhood no matter what noise study you use and no matter if exempt from the noise code law. Common sense tells you that.

You were supposed to protect us from unwanted loud noise when you created the noise ordinance laws. However, I see in your report we may not be protected after all. In a decision for another school, the City simply declared their application "exempt from noise standards of the Municipal Code or the state law" and appears willing to do the same for this school. I find that shocking and raises many other questions about this rezone application.

If allowed to build they bring their noise (legal or not) and many other life changes to those who have lived here for decades. Not fair and not right. Our lives matter, too.

Before you decide, please drive to and visit the Halvorsen property. Take a serious look at the closeness of the very open planned playground. Yes, there may be a fence to keep activities from the ground view and there will be a small buffer. Neither can contain all the noise, whether legal or illegal decibels, coming from large groups of students a few feet away.



Pat Egaas

11330 N Madison AVE NE

To the Planning Commission 3/23/17

I am addressing the issue of NOISE contributed by the proposed Madrona school .

I live directly across the street from the proposed school. My front yard is 66 feet from its proposed entrance.

I taught middle school on Bainbridge for 30 years, and conducted tens of field trips on the ferrys. You know how it is when you're trying to get some work done and 60 13-year olds start to board?

It's a great time if you're with the group. If not, it's disruptive and irritating. I'm thinking now that I may not be able to get off the boat.

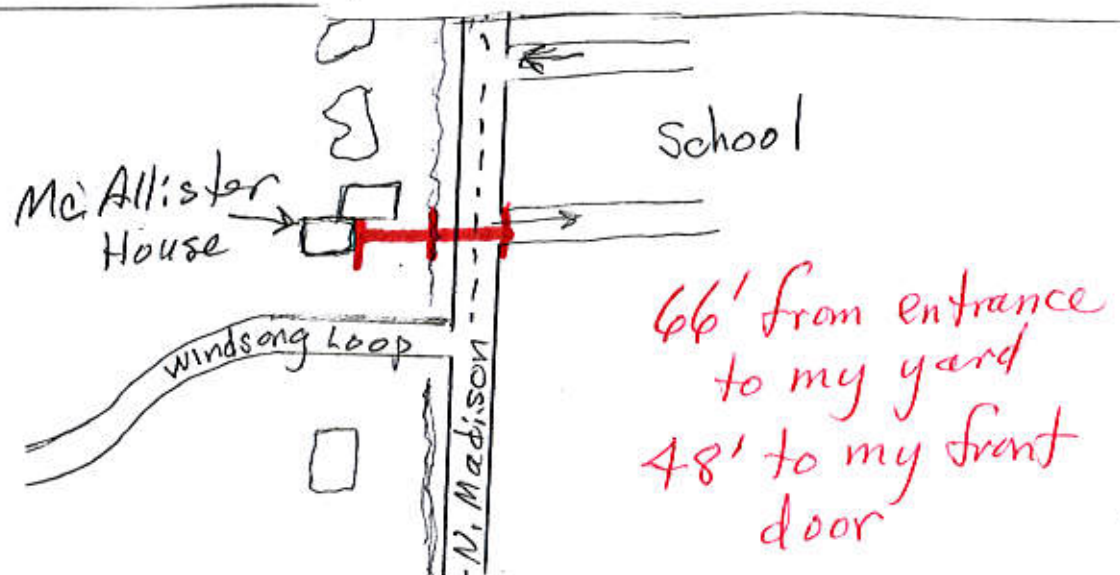
The trees along Madison provide no insulation from sound, as their lower limbs are gone. The driveway to the school will be open to sounds.

The school proposal does not provide insulation from the increase in cars at this area. Transportation consultant study projects 79 more southbound and 96 more northbound. These are just at peak morning hours.

All will be using the driveway across from my house.

If this project were to be approved, I would demand these mitigations:

1. No construction vehicles parked on the road nor on Windsong Loop
2. No school activities after 6 PM any day of the week
3. No activities on weekends
4. No school or other activities during summer months



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Planning Commission 3/23/17

Informal data on traffic at entrance of the proposed Madrona school:

I counted vehicles passing the entrance of the proposed school. I did it on a Tuesday morning, and a Thursday morning. Times and numbers are:

7:30 – 7:40 Average number of vehicles passing in 10 minutes : ~~34~~
9:45 - 9:55 Average number of vehicles passing in 10 minutes: ~~23~~

The city traffic study projects an increase of 175 vehicles during peak hours. Most parents will deliver their children within a 10 minute time span, so the increase in traffic then would be gridlock.

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