



**CITY OF BAINBRIDGE ISLAND
REGULAR PLANNING COMMISSION MEETING MINUTES
THURSDAY, FEBRUARY 12, 2015
280 MADISON AVE N, BAINBRIDGE ISLAND, WASHINGTON**

CALL TO ORDER - Call to Order, Agenda Review, Conflict Disclosure
PUBLIC COMMENT - Accept public comment on off-agenda items
REVIEW AND APPROVAL OF MINUTES - January 8, 2015 Planning Commission Meeting
COPPERTOP PARK (PLN10163BSPRA) MAJOR ADJUSTMENT TO APPROVED SITE PLAN &
DESIGN REVIEW - Recommendation
NEW/OLD BUSINESS
ADJOURN

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

The meeting was called to order by Commissioner Mike Lewars at 7:01 PM. Commissioners Gale, Kriegh, Quitslund and Chester were also in attendance. Commissioners Pearl and Thomas were absent and excused. City Staff present were Planner Kelly Tayara and Planning Manager Josh Machen. Administrative Specialist Jane Rasely monitored recording and prepared the minutes.

PUBLIC COMMENT - Accept public comment on off-agenda items

None.

REVIEW AND APPROVAL OF MINUTES - January 8, 2015 Planning Commission Meeting

Motion: I move we approve the minutes of January 8, 2015

Gale/Chester: The motion carried 5-0

**COPPERTOP PARK (PLN10163BSPRA) MAJOR ADJUSTMENT TO APPROVED SITE PLAN &
DESIGN REVIEW - Recommendation**

Planner Kelly Tayara provided an overview of the project and changes requested stating the project has been the subject of three public meetings and three Design Review Board meetings.

Commissioner Lewars asked about the quantity of impervious surfaces. Planner Tayara stated the amount of impervious surface had not changed, just the type (from parking lot to building footprint). Commissioner Gale asked about the parking requirements and the fact that when the original proposal was presented, she thought the daily traffic count was 198 and it is now at a count of 250. Planner Tayara replied the traffic count had actually gone down for this use (storage facility). The question of cold storage was brought up. Developer Nelson confirmed that the east side of the larger building would be available for cold storage if needed.

Commissioner Quitslund brought up that approximately 60% of the storage units were already pre-leased to current tenants of Coppertop Park thereby creating more internal traffic from tenants than external traffic. Commissioner Gale asked about the traffic study and Commissioner Quitslund thought the traffic study looked at too narrow a window of time to estimate accurately. He would have liked to have seen both traffic studies that were performed. Mr. Nelson also stated there would be an internal entrance to the storage

facility from the current property so tenants will not have to go onto Sportsman Club Rd to access their storage space accessed by a sidewalk. Commissioner Quitslund went on to discuss the slope of the property. Mr. Nelson stated their property was pretty level and dropped off at the right of way.

Commissioner Kriegh asked about landscape buffers, especially along Hwy 305 and Sportsman Club Rd. She was concerned about full screening from the roadway view. It was confirmed there will be a 50 foot full screen buffer from both sides. She asked if the City verifies the landscape plan and checks that the vegetation will meet the full screen buffer (answer was yes). Planner Tayara stated that when the project is submitted for building permits, that will be reviewed and the developer will have to comply with a full screen buffer. Commissioner Kriegh stated that the landscape plan is not shown and it would be good to see it. Commissioner Lewars confirmed with Planner Tayara that the landscape plan would be a condition of getting a building permit.

Commissioner Gale would like to see better and more screening to maintain the corridor along HWY 305 because she felt it was not adequately screened right now. Planner Tayara responded by speaking about there being a number of trees (alders) and that right now they are smaller. She stated that Mr. Nelson had been quite responsive to requests for providing quality aesthetics in the landscaping along Sportsman Club Rd. Commissioner Gale would like to see that carried forward to the 305 corridor.

Commissioner Quitslund spoke about taking some current vegetation out and replacing it with vegetation that would provide fuller screening. He also requested (in Commissioner Pearl's absence) that great care be taken to protect the root systems of the healthy madrona trees in the buffer. He also asked whether construction permits would be conditional based upon the requirements of the Planning permit. Planner Tayara responded that yes, all the grading, etc., permits would have to meet the conditions and that she would be the one reviewing those permits as well. Mr. Nelson stated he would be adding 150 six foot tall Western Cedars to the site and Planner Tayara stated maybe some of those could along the 305 corridor.

Commissioner Kriegh asked about the chain link fence separating the two developments and whether there was landscaping planned to camouflage the fence. Mr. Nelson responded with a yes and that he did not want his current tenants having to look at an industrial fence. He stated the top of the wall would be landscaped for sure.

The topic was presented for public comment at 7:42 PM.

Charles Schmid – He was glad screening was brought up. He was also glad it there would be cold storage and solar panel storage because they were needed on the Island. He spoke about screening and the history of the update for the zoning code, Planner Kelly Dickson stated they would get to the update of the vegetation area and it wasn't done and still hasn't been done. It's the law to have full screening. I am glad Mr. Nelson is volunteering, that's great, but it's the law to put in the screening and I hope that in the motion you emphasize that's clear because there is a little bit of lack of clarity and as you go along the highway now, there are alder trees to be sure, but you can also see some evergreens that grow in between them. I think there should be more evergreens to make a full screen and you can actually take a look to see if the previous screening was done. The main thing is to have full screening on both sides. And also, request that lighting, which I know you need because of vandalism and we do have a lighting code, but the building on the northeast side, needs to make sure that the lighting goes down. The Visconsi project had a separate zone setback for building and then put in a buffer, so in other words, here we have the buffer I believe is actually for the setback, so the setback is actually in the buffer. There is not a separate setback. It was confirmed that the 50 foot buffer and the 50 foot setback were combined into one 50 foot space with a 10 foot building setback on the north side. The large right of way was mentioned and Mr. Schmid went on to comment about the great number of alder trees not providing great screening at this time of year. Mr. Schmid agreed with Commissioner Quitslund that alder trees help improve the soil and went on to say he plants cedar trees under

alders because in the long run, while the alders will come down, the cedars will remain. He mentioned that he had spoken with Mr. Nelson about this and the gaps on the Sportsman Club Rd side. Lastly, he mentioned the Design Review Board's requirement to curve the entrance from Sportsman Club Rd so you do not look right in and see buildings and parking. He was told it would be screened and he felt that was great. He stated again that it is the law to provide full screen planting and that should be carried out here.

Commissioner Kriegh agreed with Mr. Schmid about coming in off the street access and seeing the parking and chain link fence and felt it would be nice if in the planting plan for the parking and street access there were an offset so you did not just look into the parking and chain link fence. Mr. Schmid stated it was one of the design aspects brought forth by the Design Review Board.

Planning Manager Joshua Machen spoke about the full screen buffer and that 70% of the trees are to be evergreen. Once you take that perimeter dimension and divide it by 10, that is the number of trees needed. Mr. Nelson will be able to use existing vegetation, but will still have to meet the 70% evergreen required. He mentioned that the Planning Department can take a look at that before finalizing the landscaping plan.

Planner Tayara recommended adding a condition that the landscape buffer along State Route 305 shall be amended to provide a double row of evergreen trees planted a maximum of 20 feet apart in a manner that screens the development from the right of way. Modify Condition 10 so that the final sentence reads construction fencing posted with signs that no disturbance area shall delineate shall the area of prohibited disturbance.

Commissioner Quitslund asked about the site storm drainage. Mr. Nelson stated that they are using the underside of the foundation of the eastern most building for storm water treatment. They store it and release it at a slow rate. Commissioner Gale asked where it will be dispersed and Mr. Nelson answered that it will be released into the buffer and travel the way it would ordinarily travel off the property. The development engineer made sure this storm water system will integrate with the existing storm water system at Sportsman's Park and that it has been brought up to the standards that exist today.

Commissioner Gale brought up the DRB's recommended modulation of the roof line and asked if that had happened. Planner Tayara stated that the modulation had occurred.

It was moved that the Planning Commission recommend the site plan review with the conditions brought by Kelly Tayara earlier.

Motion: I move Planning Commission recommend approval of site plan review 10163B Major Adjustment and that we add language that speaks to additional screening along both HWY 305 and Sportsman Club Rd and in Item 10, that the chain link fence to protect the vegetated area be changed to a less intense form but with the same intention of protecting what currently exists in the area that is to be retained as vegetated and augmented by other plantings as well. Layout of trees in parking area will give careful attention to making sure that the trees are dispersed in the parking area and also to pay special attention to the lighting that Mr. Schmid brought forward and full screening based upon Planner Tayara's language above.

Gale/Quitslund: The motion carried 5-0

Commissioner Quitslund commented that the existing development in that park is vibrant and it seems that this is a very intelligent way of adding to the success of the whole enterprise.

ADJOURN

Meeting was adjourned at 7:59 PM.

Minutes accepted by:

A handwritten signature in blue ink, appearing to read "Michael Lewars", written over a horizontal line.

Michael Lewars, Acting Chair

A handwritten signature in blue ink, appearing to read "Jane Rasely", written over a horizontal line.

Jane Rasely, Recording Secretary