



CITY OF
BAINBRIDGE ISLAND

**PLANNING COMMISSION REGULAR MEETING
THURSDAY, MAY 11, 2023**

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

AND

ZOOM WEBINAR
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
[042723 DRAFT Planning Commission Regular Meeting Minutes.pdf](#)
3. **PUBLIC COMMENT - 6:10 PM**
 - 3.a **Instructions for Public Comment** 10 Minutes
[Instructions for Providing Public Comment at Hybrid Meetings.docx](#)
4. **PUBLIC HEARING - 6:20 PM**
 - 4.a **WSDOT Noise Variance- (City Permit File PLN52217 VAR): A noise variance is requested for intermittent night work on the West Port Madison/Agatewood/Adas Will Ln safety improvements project located on State Route 305.**

5. **PLANNING DIRECTOR'S REPORT - 6:50 PM**
6. **FOR THE GOOD OF THE ORDER - 6:55 PM**
7. **ADJOURNMENT - 7:00 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 11, 2023

ESTIMATED TIME: 5 Minutes

AGENDA ITEM: Minutes

AGENDA CATEGORY: Minutes

PROPOSED BY: Peggy Nimb

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

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:

I approve the March 23, 2023 minutes as presented.

SUMMARY:

BACKGROUND:

ATTACHMENTS:



CITY OF
BAINBRIDGE ISLAND

**Planning Commission Regular Meeting
Thursday, April 27, 2023**

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW

Chair Mathews called the meeting to order at 6:00 PM in Council Chambers and on the Zoom webinar platform.

Chair Mathews and Commissioners Birtley, Deines, Schaab, Subramanian, and Sullivan were present. Vice Chair Blossom was absent.

Chair Mathews read the Land Acknowledgement.

2) PLANNING COMMISSION MEETING MINUTES

2.a Minutes

Cover Page

[Planning Commission 03232023 Meeting Minutes .pdf](#)

Commissioner Schaab moved to approve the March 23, 2023, minutes as presented. The motion carried unanimously, 6 – 0.

3) PUBLIC COMMENT

Maggie Rich of Housing Resources Bainbridge spoke in support of the Housing Action work.

4) PLANNING DIRECTOR'S REPORT

Planning Director Charnas provided a report and updated the planning commission on staffing.

5) NEW BUSINESS

5.a Appoint Three Planning Commissioners to the Steering Committee Overseeing the Winslow Subarea Plan update and the Comprehensive Plan Periodic Review

Cover Page

Planning Director Charnas introduced the agenda item and provided an update on a change made by the Council at their last meeting.

MOTION: I move to nominate Sean Sullivan, Ariel Birtley, and Yesh Subramanian to represent the Planning Commission on the Steering Committee Overseeing the Winslow Subarea Plan update and the Comprehensive Plan periodic review.

Mathews/Deines: The motion carried unanimously, 6 – 0.

AYES: Ashley Mathews, Yesh Subramanian, Ariel Birtley, Benjamin Deines, Sean Sullivan, Peter Schaab
NOES: None
ABSENT: Sarah Blossom
ABSTAIN: None

6) UNFINISHED BUSINESS

6.a Presentation and Review of Draft Housing Action Plan

Cover Page

HAP Presentation for 4 27 PC mtg.pptx

Draft Housing Action Plan.pdf

Sr. Planning Jennifer Sutton introduced the agenda item and speaker Jennifer Cannon from ECONorthwest.

Jennifer Cannon gave a presentation.

The Commissioners had questions, comments, and discussed the draft Housing Action Plan presentation.

Planning Director Charnas thanked the commissioners for their feedback and offered another discussion date if necessary. She announced she would be out of town for the next scheduled meeting on May 11 and Planning Manager Harper would be sitting in. To date there is just one agenda item scheduled for that meeting, a Noise Variance Public Hearing.

Deputy Mayor Quitslund had comments and was available for questions.

Ron Peltier commented on affordable housing and supports creative options.

7) FOR THE GOOD OF THE ORDER

Commissioner Sullivan commented on the Winslow Subarea Plan Steering Committee recommendation and there was discussion.

8) ADJOURNMENT

Meeting adjourned at 7:37 PM.

Ashley Mathews, Chair

Peggy Nimb, Deputy City Clerk



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: May 11, 2023

ESTIMATED TIME: 10 Minutes

AGENDA ITEM: Instructions for Public Comment

AGENDA CATEGORY: Discussion

PROPOSED BY: Peggy Nimb

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

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:

If you would like to provide public comment during the meeting, please review the guidelines provided here first.

SUMMARY:

BACKGROUND:

ATTACHMENTS:

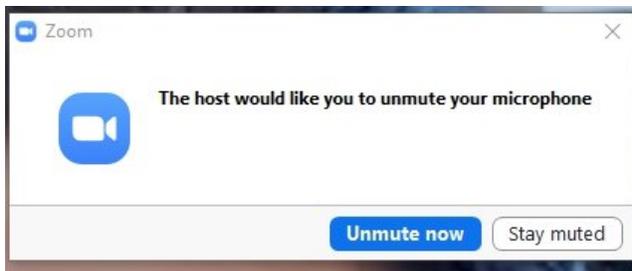


Planning and community development

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 11, 2023

ESTIMATED TIME: 30 Minutes

AGENDA ITEM: WSDOT Noise Variance- (City Permit File PLN52217 VAR): A noise variance is requested for intermittent night work on the West Port Madison/Agatewood/Adas Will Ln safety improvements project located on State Route 305.

AGENDA CATEGORY: Review and Recommendation

PROPOSED BY: Ellen Fairleigh

PREVIOUS PLANNING COMMISSION REVIEW DATE(S): N/A

PREVIOUS COUCIL REVIEW DATE(S): N/A

RECOMMENDED MOTION:

Suggested motion: "I move to approve the WSDOT request as conditioned for a noise variance to conduct occasional night time work in the State Route 305 right-of-way between the hours of 10:00 PM and 6:00 AM throughout the duration of the project under the condition that WSDOT/contractor provide a traffic control plan to COBI PW-Engineering prior to first night work session; and, that public notice is provided a minimum of 7 calendar days for subsequent sessions to allow for COBI to disseminate traffic notifications in addition to notifications allowed for in the approved WSDOT Traffic Control Plan."

SUMMARY:

A noise variance is requested for intermittent night work on the West Port Madison/Agatewood/Adas Will – Safety Improvements project located on SR 305. WSDOT anticipates approximately 20-25 nightshifts throughout the 14-month construction phase. Work is divided into six construction stages. The majority of work will be completed during the day. To minimize traffic impacts, some work will be performed at night, outside of high traffic volume periods. This work would occur between the hours of 10:00 PM and 6:00 AM. WSDOT anticipates approximately two shifts at the start of each construction stage for realigning the traveled way and reconfiguring the work zone. Other potential night work may include paving operations.

Equipment likely to be used and their approximate noise levels are listed below. Noise levels provided are as perceived 50 feet from the equipment. Noise levels on site are not expected to exceed 90 dB.

- Paver – 85 dB
- Roller – 85 dB
- Grinder – 90 dB
- Loader – 80 dB
- Back-up Alarm – 90 dB

WSDOT will provide written notice to residents within 300’ of the project site at least 48 hours prior to beginning work.

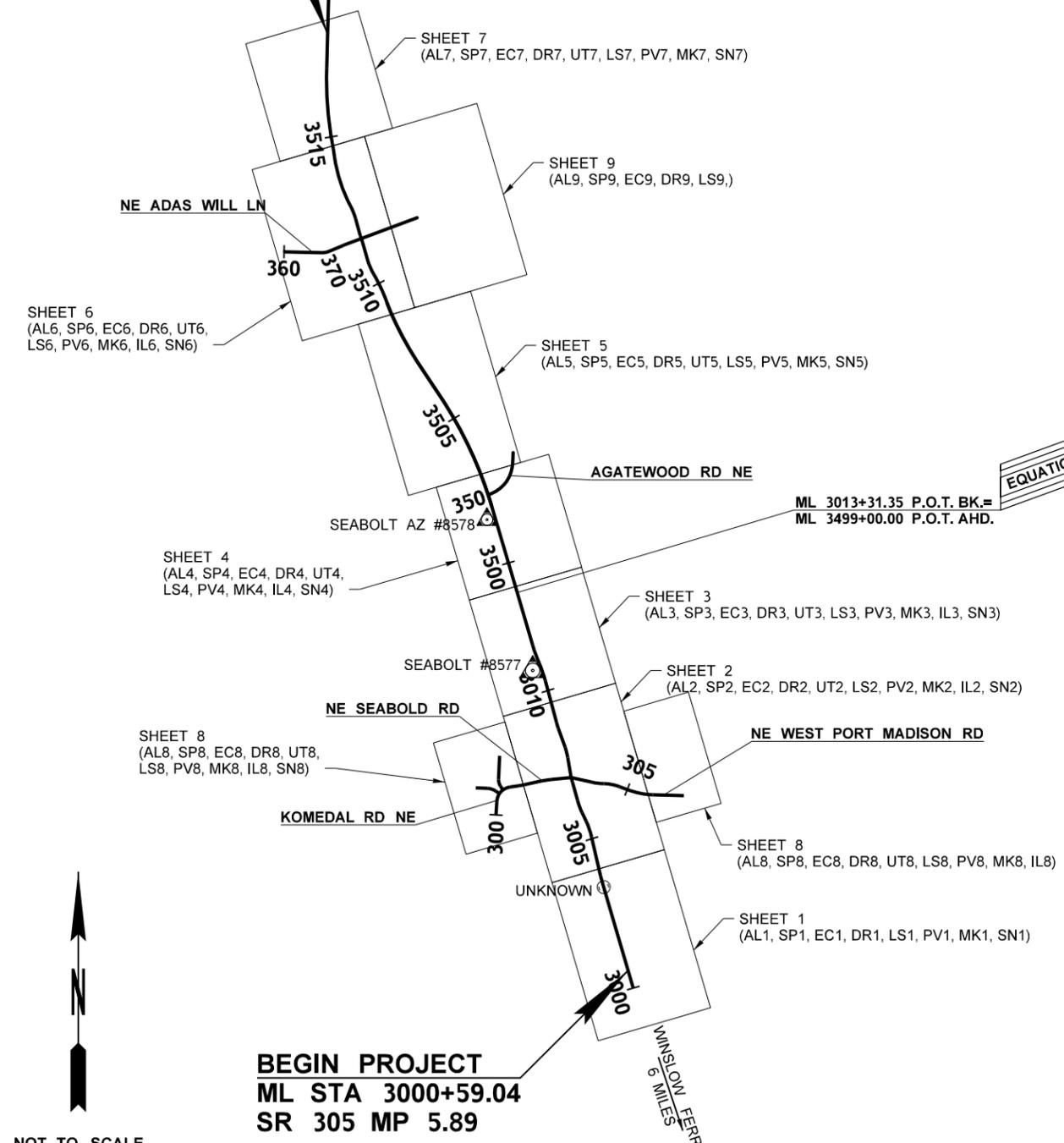
City staff recommends conditioning the request to require that WSDOT/contractor provides a traffic control plan to COBI PW-Engineering prior to first night work session. Notice should be provided a minimum of 7 calendar days for subsequent sessions to allow for COBI to disseminate traffic notifications in addition to notifications allowed for in the approved WSDOT Traffic Control Plan.

BACKGROUND: A variance from the noise standards may be granted by the Planning Commission and no variance shall be granted for longer than 30 days, except after a public hearing has been held (BIMC 16.16.030). Maximum environmental noise levels are established pursuant to BIMC 16.16.020 wherein WAC 173-60-040 is adopted by reference. WAC 173-060-040 establishes maximum permissible environmental noise levels during both daytime and nighttime hours. Additionally, pursuant to BIMC 16.16.025, construction activities within residential zones or within 100 feet of residential zones shall be prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays that do not constitute legal holidays.

ATTACHMENTS:

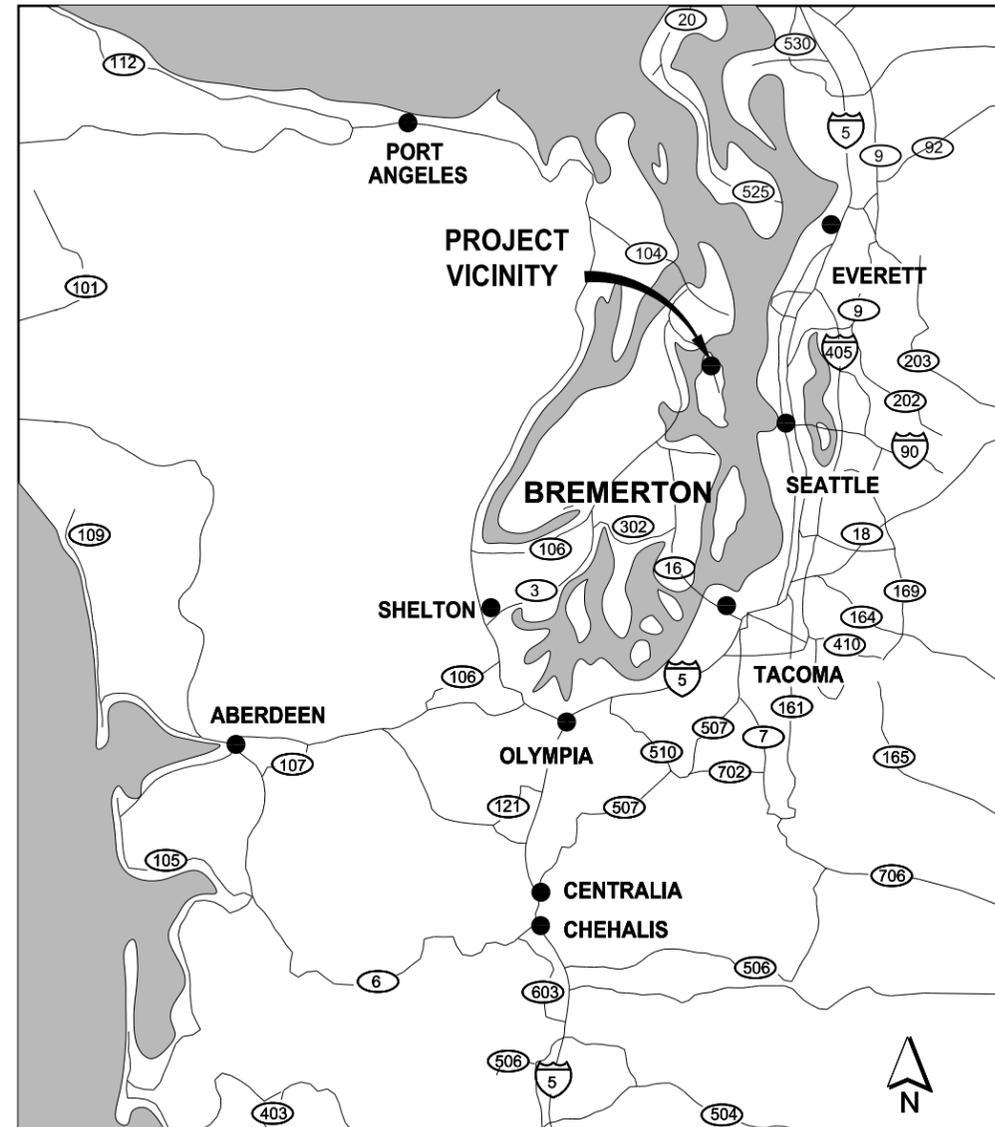
T.26N.R.2E. W.M. SEC. 33

END PROJECT
 ML STA 3516+90.00
 SR 305 MP 6.48



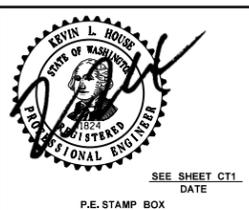
BEGIN PROJECT
 ML STA 3000+59.04
 SR 305 MP 5.89

SHEET LAYOUT DIAGRAM



VICINITY MAP
 NOT TO SCALE

FILE NAME	c:\users\whitekev\documents\10267500\XL6101_PS_VM_ADAS_001.dgn			REGION NO.	STATE	FED.AID PROJ.NO.
TIME	1:25:37 PM			10	WASH	
DATE	8/18/2021			JOB NUMBER		
PLOTTED BY	whitekev			CONTRACT NO.		LOCATION NO.
DESIGNED BY	C. JOHNSON					XL6101
ENTERED BY	K. WHITEHOUSE					
CHECKED BY	E. SOTO					
PROJ. ENGR.	L. MOODY					
REGIONAL ADM.	J. WYNANDS	REVISION	DATE	BY		



P.E. STAMP BOX

DATE



SR 305 / WEST PORT MADISON,
 AGATEWOOD RD, ADAS WILL LN
 SAFETY IMPROVEMENTS

VICINITY MAP

PLAN REF NO
VM1

SHEET
 3
 OF
 215
 SHEETS