



## CITY OF BAINBRIDGE ISLAND

Department of Planning & Community Development

280 Madison Avenue North, Bainbridge Island, WA 98110

Phone: 206-842-2552 Email: [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)

Website: [www.bainbridgewa.gov](http://www.bainbridgewa.gov)

Portal: <https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal>

### APPLICATION - PAGE 1

DATE STAMP

City of Bainbridge Island

AUG 02 2016

Planning and  
Community Development

DATE SUBMITTED 08/02/2016	PROJECT NUMBER PLN18970B CUP	
PROJECT NAME <b>Madrona School CUP</b>		
PROJECT TYPE <b>Conditional Use</b>		
PROJECT ADDRESS OR ACCESS STREET 11478 NORTH MADISON AVE NE		
TAX PARCEL NUMBER(S) 11250230992008, 11250231002005, 11250231012004, 11250231022003		
REVISIONS RECEIVED:		
FEE HISTORY	AMOUNT	PAID
Condition Use Permit Fee	\$10,494.00	\$10,494.00

#### PROJECT DESCRIPTION

Construct new K-8 school which includes classrooms, offices, and assembly hall. 39+ parking stalls, play field, stormwater facilities, and septic. Demo existing SFR, barn, and two sheds. Phased construction.

#### PEOPLE ASSOCIATED WITH CASE

##### COBI PROJECT MANAGER

JOSH MACHEN -- PHONE: 206-780-3765 E-MAIL: [jmachen@bainbridgewa.gov](mailto:jmachen@bainbridgewa.gov)

##### OWNER

TREE LLC CENTER, , 416 COSGROVE STREET NW, BAINBRIDGE ISLAND, WA 98110

Phone:

E-MAIL:

Copy of 10/15/1914

AUG 8 1916

Division of  
Education

## CITY OF BAINBRIDGE ISLAND

## CONDITIONAL USE PERMIT APPLICATION

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.  
PENCIL WILL NOT BE ACCEPTED.



DATE STAMP  
FOR CITY USE ONLY

City of Bainbridge Island

AUG 02 2016

Planning and  
Community Development

## TO BE FILLED OUT BY APPLICANT

PROJECT NAME: MADRONA SCHOOL

TAX ASSESSOR'S NUMBER:

112502-3-099-2008, 11502-3-102-2003

11502-3-100-2005, 112505-3-001-2004

PROJECT STREET ADDRESS OR ACCESS STREET: 11478 N Madison Ave NE

ENVIRONMENTAL CHECKLIST SUBMITTED: ☒ YES ☐ NO

## FOR CITY USE ONLY

FILE NUMBER: PLN 18970B CUP

PROJECT NUMBER: 18970B

DATE RECEIVED: 08/02/2016

APPLICATION FEE: \$10,494.00

TREASURER'S RECEIPT NUMBER: 16-00820

## SUBMITTAL REQUIREMENTS

APPLICATION	<i>One original (which must contain an original signature) and six copies</i> must be provided. Whenever possible, originals must be <i>signed in blue</i> . Please identify the original document.
SUPPORTING DOCUMENTS	<i>One original (which must contain an original signature)</i> , where applicable, <i>and six copies</i> (if an original is not applicable, <i>seven copies</i> must be provided).
FULL-SIZE DRAWINGS	<i>Seven copies</i> of the required drawings must be provided. Drawings <b>must be folded and 18" x 24"</b> in size. <i>No construction drawings or other sized drawings</i> will be accepted unless specifically requested.
REDUCED DRAWINGS	<i>Two copies (five if commercial)</i> of the drawings reduced to 11" x 17" must be provided.
SUBMITTING APPLICATIONS	Applications <b>must be submitted in person</b> by either the owner or the owner's designated agent. Should an agent submit the application, a <i>notarized Owner/Agent Agreement</i> must accompany the application. Please call (206) 780-3762 to make an appointment to submit your application.
FEES	Please call the Department of Planning & Community Development for submittal fee information.
ATTACHED SUBMITTAL CHECKLIST	Please refer to attached Submittal Checklist for further information. <b>NOTE:</b> when submitting this application, please do not copy or include the Submittal Checklist sheets attached to the back of this application.

## APPLICATIONS WILL NOT BE ACCEPTED

**unless these basic requirements are met and the submittal packet is deemed counter complete.**

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812  
PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)  
[www.ci.bainbridge-isl.wa.us](http://www.ci.bainbridge-isl.wa.us)



CITY OF BAINBRIDGE ISLAND

CONDITIONAL USE PERMIT APPLICATION

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.  
PENCIL WILL NOT BE ACCEPTED.



A. GENERAL INFORMATION

Please indicate which of the following is the reason for which you are applying:  
\_\_\_\_\_ Height \_\_\_\_\_ Use

1. Name of property owner: Center Tree LLC  
Address: 416 Cosgrove Street NW, Bainbridge Island, WA 98110  
Phone: 206-842-8664 Fax: \_\_\_\_\_  
E-mail: TGossla@msn.com (Tim Goss)

Name of property owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Name of property owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

*If the owner(s) of record as shown by the county assessor's office is (are) not the agent,  
the owner's (owners') signed and notarized authorization(s) must accompany this application.*

2. Authorized agent: John Kennedy % SKL ARCHITECTS  
Address: 240 2nd Ave S, Suite 450, Seattle, WA 98104  
Phone: 206-322-1130 Fax: \_\_\_\_\_  
E-mail: john@sklarchitects.com

3. Person responsible for payment: Missi Goss  
Address: 219 Madison Ave S, Bainbridge Island, WA 98110  
Phone: 855-8041 Fax: \_\_\_\_\_  
E-mail: mgoss@madronaschool.org

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812  
PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: pcd@bainbridgewa.gov  
www.ci.bainbridge-isl.wa.us

CITY OF BAINBRIDGE ISLAND

CONDITIONAL USE PERMIT APPLICATION

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.  
PENCIL WILL NOT BE ACCEPTED.



4. Project contact: Myra Lara  
Address: 240 2nd Ave S, Suite 450, Seattle, WA 98104  
Phone: 206-322-1130 Fax: \_\_\_\_\_  
E-mail: myra@sklarchitects.com

5. Name of land surveyor: DC Surveying (Tim Cartwright)  
Address: P.O. Box 1090, 371 Lindvig Way, Poulsbo, WA 98370  
Phone: 360-779-6633 Fax: \_\_\_\_\_  
E-mail: tim@dcsurveyors.com

6. Planning department personnel familiar with site: Josh Machen, Aaron Quitslund

7. Description of proposal: \_\_\_\_\_

Construct a new K-8 school which includes classrooms, offices and a gymnasium/auditorium.  
Site improvements include 39+ parking spaces, play field, stormwater facilities and on-site  
septic system. An existing residence, barn and two sheds will be demolished. Phased  
construction is proposed.

8. Driving directions to site: N Madison Ave between NE Morgan Rd to the north and NE Valley  
Rd to the south.

9. Please give the following existing parcel information:

Assessor's Parcel Number	Parcel Owner	*Lot Area
3-099	Center Tree LLC	1.30 (56,628 sq ft)
3-100	Center Tree LLC	1.20 (52,272 sq ft)
3-101	Center Tree LLC	1.09 (47,480 sq ft)
3-102	Center Tree LLC	1.20 (52,272 sq ft)
Total of all parcels:		<b>4.79 (208,652 sq ft)</b>

Use additional sheet if necessary

*\* As defined in Bainbridge Island Municipal Code 18.12.050*

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812  
PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)  
[www.ci.bainbridge-isl.wa.us](http://www.ci.bainbridge-isl.wa.us)



## CITY OF BAINBRIDGE ISLAND

## CONDITIONAL USE PERMIT APPLICATION

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.

PENCIL WILL NOT BE ACCEPTED.

10. Legal description (or attach): See Attachment #111. Current comprehensive plan, zoning and shoreline designations and use of subject parcel(s):

Lot Number	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
Lot 3-099	SR	CITY R-1		111 - Single family residence
Lot 3-100		CITY R-1		910 - Undeveloped land
Lot 3-101		CITY R-1		910 - Undeveloped land
Lot 3-102	✓	CITY R-1		910 - Undeveloped land

12. Current comprehensive plan, zoning and shoreline designations and use of adjacent properties:

Property	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
North 3-035	SR	CITY R-1		111-Single family residence
South 3-096, 097, 098		CITY R-1		111-Single family, 183-Sheds and garages, 910 Undeveloped
East 3-078		CITY R-1		111-Single family residence
West 0-032	✓	CITY R-1		911-Common Area

13. Common name of adjacent water area or wetlands area: N/A14. Does the site contain an environmentally sensitive area as defined in Critical Areas Ordinance (*Bainbridge Island Municipal Code Chapter 16.20*)?☒ yes ☐ no ☐ unknown

If yes, check as appropriate:

<input type="checkbox"/> wetland*	<input type="checkbox"/> geologically hazardous area**
<input type="checkbox"/> wetland buffer*	<input type="checkbox"/> zone of influence**
<input type="checkbox"/> stream*	<input checked="" type="checkbox"/> slope buffer**
<input type="checkbox"/> stream buffer*	<input type="checkbox"/> fish and wildlife habitat area

\* If your site includes a wetland or wetland buffer, a wetland report is required with your application.

\*\*If your site includes a geologically hazardous area or is within the zone of influence as defined in Bainbridge Island Municipal Code 16.20, a geotechnical report is required with your application. ✓

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
 280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812  
 PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: pcd@bainbridgewa.gov  
 www.ci.bainbridge-isl.wa.us

CITY OF BAINBRIDGE ISLAND

CONDITIONAL USE PERMIT APPLICATION

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.  
PENCIL WILL NOT BE ACCEPTED.



15. Are there underlying/overlying agreements on the property? ☐ yes ☒ no ☐ unknown  
If yes, check as appropriate and provide a copy of the decision document:

<input type="checkbox"/> CUP Conditional Use Permit	<input type="checkbox"/> SPR Site Plan Review
<input type="checkbox"/> MPD Master Planned Development	<input type="checkbox"/> SPT Short Plat
<input type="checkbox"/> PUD Planned Unit Development	<input type="checkbox"/> SSDP Shoreline Permit
<input type="checkbox"/> REZ Contract Rezone	<input type="checkbox"/> SUB Prior Subdivision
<input type="checkbox"/> RUE Reasonable Use Exception	<input type="checkbox"/> VAR Zoning Variance
	<input type="checkbox"/> Other: _____

Under which jurisdiction was the approval given?

☐ City of Bainbridge Island ☐ Kitsap County

Approval date: N/A

16. Is there any other information which is pertinent to this project? ☒ yes ☐ no

If yes, please explain: \_\_\_\_\_

We have had two preliminary meetings with the City of Bainbridge Island on January 28, 2016. Notes from these meetings are attached for reference- See Attachment #2.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812  
PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: pcd@bainbridgewa.gov  
www.ci.bainbridge-isl.wa.us



CITY OF BAINBRIDGE ISLAND

CONDITIONAL USE PERMIT APPLICATION

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.  
PENCIL WILL NOT BE ACCEPTED.



B. TECHNICAL INFORMATION

1. Name of water purveyor: North Bainbridge Water KPUD 1  
If a private well, what class? \_\_\_\_\_
2. Type of sewage disposal: ☒ on-site septic ☐ off-site septic ☐ sewer  
Sewer district: ☐ City of Bainbridge Island ☐ Sewer District 7
3. General description of the existing terrain: Majority is open pasture, relatively flat to gently sloping towards east across the site, with a max elevaion at 312 feet and minimum at 260 feet.  
\_\_\_\_\_  
\_\_\_\_\_
4. Soil survey classification: modified land soils = OSHA Type C / Vashon till soils = Type A
5. Flood plain designation: ☐ A ☐ AE Assume not a flood plain due to elevation.
6. Access (street functional road classifications):

Street Type	Required ROW Width	Street Name	Existing ROW Width
primary arterial	150 feet		
secondary arterial	60 feet		
collector	50 feet		
residential urban	40 feet		
residential suburban	30 feet	<u>N Madison Ave NE</u>	
private	20 - 30 feet		

7. Sidewalks are adjacent to the parcel: ☐ yes ☒ no  
If yes, existing sidewalks are \_\_\_\_\_ feet wide.  
Sidewalk installation is proposed as part of the development project: ☐ yes ☒ no  
Proposed sidewalks: ☐ adjacent to the parcel and are to be \_\_\_\_\_ feet wide.  
☐ internal to the proposal and are to be \_\_\_\_\_ feet wide.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812  
PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: pcd@bainbridgewa.gov  
www.ci.bainbridge-isl.wa.us



CITY OF BAINBRIDGE ISLAND

CONDITIONAL USE PERMIT APPLICATION

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.  
PENCIL WILL NOT BE ACCEPTED.



8. Intended use of the land, as well as the sequence and timing of the proposed development:

Proposed development will take place in three phases:

Phase 1: Classrooms, administration, parking and related infrastructure.

Phase 2: Early childhood wing

Phase 3: School gym/ Auditorium and caretaker apartment

9. Dimensions of proposed structures:

10. Height of proposed buildings or structures:

All structures to be below 30' height limit of zone

11. Square footage of all spaces:

retail: N/A

office: 1140 sq ft

storage: 1170 sq ft

residential: 850 sq ft

other: ~~10125~~ sq ft 22,840 SF

12. Number of stories proposed: 2 stories max each (3 buildings total)

13. Square feet per story: (1) 12,400 sf (2) 12,400 sf (3) \_\_\_\_\_

14. Setback requirements:

north: 15'-0" Req. / 27'-0" proposed

south: 15'-0" Req. / 19'-0" proposed

east: 25'-0" Req. / 175'-0" proposed

west: 25'-0"

15. Number of parking stalls required: 34

16. Number of parking stalls proposed: 39 (+5 drop off areas)

17. Amount of square footage of proposed paved areas: 16,410 sq ft (parking lot) / 17,520 sq ft (site circulation and fire access)

18. Square footage of building area: 24,800 sf total (16,260 footprint)

19. Percent of site to be covered by impervious surfaces: 24% %

(If the proposal results in more than 1,000 square feet of additional impervious surface, a drainage plan shall be required.)

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812  
PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)  
[www.ci.bainbridge-island.wa.us](http://www.ci.bainbridge-island.wa.us)

CITY OF BAINBRIDGE ISLAND

CONDITIONAL USE PERMIT APPLICATION

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.

PENCIL WILL NOT BE ACCEPTED.



20. Percentage of site to be covered by landscaping: 25% %

21. Percentage of parking area to be covered by landscaping: 7% %

22. Percentage of site to remain undeveloped: 47% %

23. Is the applicant proposing any terms, conditions, covenants and agreements or other documents regarding the intended development: (If yes, attach copies)  
☐ yes ☒ no ☐ unknown

24. Is the proposal part of a phased development plan? (If so, an outline of the future plans must be submitted.)  
Yes, see item #8  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

25. List any other permits for this project from state, federal or local governmental agencies for which you have applied or will apply, including the name of the issuing agency, whether the permit has been applied for, and if so, the date the application was approved or denied, and the application or permit number:

Health Department approval for septic system in progress.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

26. Will the completed project result in 800 or more square feet of impervious surface  
(building footprint + driveways + parking)? ☒ yes ☐ no ☐ unknown

27. Will the project result in clearing more than six significant trees or 2,500 square feet of ground?  
☒ yes ☒ no ☐ unknown

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812  
PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)  
[www.ci.bainbridge-isl.wa.us](http://www.ci.bainbridge-isl.wa.us)



CITY OF BAINBRIDGE ISLAND

CONDITIONAL USE PERMIT APPLICATION

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.  
PENCIL WILL NOT BE ACCEPTED.



28. Do storm water systems exist on the site? ☐ yes ☒ no ☐ unknown

If yes, were they constructed after 1982? ☐ yes ☐ no ☐ unknown

If yes, what type of storm water system exists on the site?

☐ infiltration ☐ open ditching ☐ closed conveyance ☐ detention

29. Will the completed project result in excavating of or filling in:

☐ less than 50 cubic yards. ☐ more than 50 cubic yards but less than 100 cubic yards. ☒ more than 100 cubic yards.

**C. Conditional Use Permit Criteria**

In accordance with Chapter 2.16.050 and 2.16.110 of the City of Bainbridge Island Municipal Code, the applicant must answer the following questions:

1. In what manner is the requested conditional use harmonious and compatible in design, character and appearance with the existing or intended character and quality of development in the vicinity of the subject property and with the physical characteristics of the subject property?

The site is surrounded by R-1 single family residential zoning. Existing landscape buffers surrounding the site will be maintained, with a new buffer planted at the SW corner of the site. The facility is broken down into three smaller scale, wood framed buildings in order to reflect the scale and character of surrounding residential development.

2. How has the proposed conditional use made adequate provision for the following facilities:

- |                                    |   |
|------------------------------------|---|
| a) roads;                          | <u>Site is served by N. Madison Ave NE, a secondary arterial</u>            |
| b) water availability;             | <u>Site is served by a 6" AC Main, provided by KPUD</u>                     |
| c) fire protection;                | <u>Fire Hydrant and fire sprinklers to be installed</u>                     |
| d) sewage disposal facilities, and | <u>Septic system proposed- currently under permit with Kitsap</u>           |
| e) storm drainage facilities.      | <u>Rain gardens and detention pond proposed, designed by Civil engineer</u> |

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812  
PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)  
[www.ci.bainbridge-isl.wa.us](http://www.ci.bainbridge-isl.wa.us)

CITY OF BAINBRIDGE ISLAND

CONDITIONAL USE PERMIT APPLICATION

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.  
PENCIL WILL NOT BE ACCEPTED.



3. Describe how the proposed conditional use will not be materially detrimental to uses or property in the vicinity of the subject property:

The site is bounded by a continuous landscape buffer so as not to be detrimental to surrounding properties. The project retains more open space than the underlying zoning by limiting development to 7-1/2% of the site area instead of 15%. A traffic study commissioned by the City shows no significant reductions in Level of Service at nearby intersections, and the school has developed a transportation plan to assure that parking does not spill over to surrounding public streets, and that cars leaving the site in the morning are directed northward to avoid impacts at the intersection of 305 and Madison.

4. Relate how the proposed conditional use will meet all the criteria otherwise applicable to the zone in which it is to be developed:

The proposed project is lower than R-1 height limit of 30', and all setbacks proposed are greater than required. Maximum lot coverage (7-1/2%) is half of underlying R-1 coverage (15%) that would be allowed if houses were developed on the site instead of a school.

5. How is the conditional use in conformance with the Comprehensive Plan?

The comprehensive plan's first three goals are to preserve open space and the character of the natural landscape, preserve environmentally sensitive areas, and protect the water resources of the island. The proposal supports all three goals by preserving 92.5% of the site without buildings, greater than is required by the underlying R-1 zone, with 76% of the site as unpaved/unbuilt ground. Creating a home for Waldorf Education on the island aligns with the plan's last goal "support, protect, and enhance the value of the arts and humanities as essential to education, quality of life, vitality, broadening of mind and spirit, and as treasure in trust for our descendants."

6. How does the conditional use comply with all of the other provisions of the city code?

It is our belief that the Conditional Use complies with all other provisions of the City Code.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812  
PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)  
[www.ci.bainbridge-isl.wa.us](http://www.ci.bainbridge-isl.wa.us)



CITY OF BAINBRIDGE ISLAND

CONDITIONAL USE PERMIT APPLICATION

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.  
PENCIL WILL NOT BE ACCEPTED.



7. Describe how the conditional use will not adversely affect the area or alter the area's predominantly residential nature?

The project has been designed not to adversely affect the area's residential nature. Landscape buffers will be maintained and installed as noted above. Buildings are broken down into smaller masses and are kept well within zoning limits, with greater setbacks than required. On-site parking is provided, with an overflow area designated in order to assure that parking does not spill over to surrounding public streets.

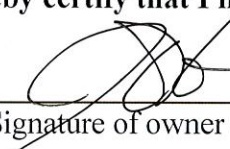
8. How is the subject property suitable for the proposed conditional use and will it be detrimental to surrounding land uses or sensitive areas? Consideration shall include items such as topography, streets and adjacent land uses:

The property is large, with a meadow in the middle, and mostly wooded around its perimeter. It is thus well suited for a school that promotes natural outdoor experience as a key part of learning. A steeply sloped area at the east end of the site will not be developed with buildings. Both stormwater and septic will be managed on-site with engineered systems to avoid affecting surrounding residences.

9. Describe how all necessary measures have been taken to eliminate the impacts that issuance of the conditional use permit may have on the area in which it is to be located:

Buildings are designed to be small scale, development footprint is limited to 7.5%, significant landscape buffers and natural areas are maintained, stormwater and septic is managed on-site, both daily parking and occasional event parking is provided on-site, a parking and transportation plan has been developed by the School to avoid parking on neighboring public streets, and all exterior lighting is to be shielded.

I hereby certify that I have read this application and know the same to be true and correct.

  
\_\_\_\_\_  
\*Signature of owner or authorized agent

8/1/2016  
\_\_\_\_\_  
Date

JOHN KENNEDY  
\_\_\_\_\_  
Please Print

***\*If signatory is not the owner of record, the attached "Owner/Agent Agreement" must be signed and notarized.***

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812  
PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)  
[www.ci.bainbridge-isl.wa.us](http://www.ci.bainbridge-isl.wa.us)





## Owner/Agent Agreement

AUG 02 2016

Planning and  
Community Development

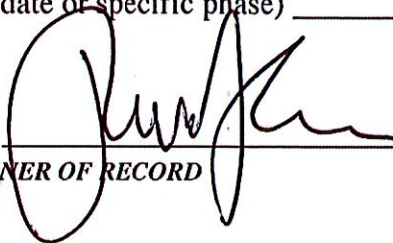
The undersigned is (are) the owner(s) of record of the property identified by the Kitsap County

Assessor's account number 112502-3-099-2008, 3-102, 3-100, 3-001located at 11478 N MADISON AVE. NE,

Bainbridge Island, Washington. The undersigned hereby gives (give) consent and approval to \_\_\_\_\_

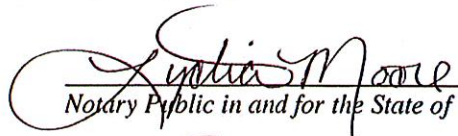
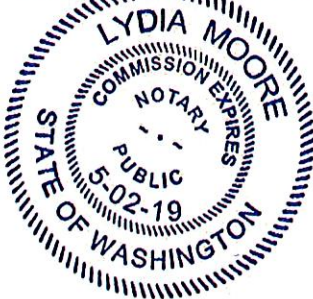
JOHN KENNEDY to acton his/her (their) behalf as his/her (their) agent to proceed with an application for (please check all items that apply): ☒ preapplication conference☒ planning permits☐ construction permits (i.e. building, water/sewer availability, right-of-way, etc)

on the property referenced herein. This agreement authorizes the agent to act on the owner's behalf for the above checked applications through (date or specific phase) \_\_\_\_\_.

TIMOTHY Goss 6.2.16  
OWNER OF RECORD DATE  
Manager  
OWNER OF RECORD DATESTATE OF WASHINGTON )  
 ) SS.  
COUNTY OF KITSAP )On this 2nd day of June, 2016, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared:Timothy Goss

to me known as the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that he/she/they signed and sealed the said instrument, as his/her/their free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL, hereto affixed the day and year in this certificate above written.

  
Notary Public in and for the State of Washington  
Residing at Bainbridge Island  
My appointment expires: May 2, 2019

AUG 03 2016

Planning and  
Community Development



AUG 02 2016

Planning and  
Community Development

## STATEMENT OF INTENDED USE OF LAND

The site is intended to be used to construct a K-8 school, built in three phases as follows:

PHASE 1: GRADES 1-8, ADMINISTRATIVE OFFICES.

9 CLASSROOMS, 4 OFFICES 11,000 SF ON TWO LEVELS

PHASE 2: EARLY CHILDHOOD

4 CLASSROOMS 5,000 SF ON TWO LEVELS

PHASE 3: GYMNASIUM/AUDITORIUM

GYM, 3 CLASSROOMS, KITCHEN, APARTMENT 10,000 SF ON TWO LEVELS

TOTAL SF 26,000 SF

TOTAL FOOTPRINT 15,640 SF (7.5% of Lot Area)

PARKING: 39 CARS (+3 temp)

The existing house on site will be demolished with the construction of Phase 3. No off-site road construction is proposed, other than entry and exit drive aprons connecting to N. Madison Ave NE.

Water is to be provided by a 6" AC main that runs along Madison. An on-site septic system, currently under review with the Kitsap County Health Department, will be installed at the east end of the site. Site pathways, parking lot, and north on-site Fire Department access will be installed with Phase 1. The south on-site Fire Department access will be installed with Phase 3.

AUG 8 2018

Community Development  
(Planning and  
Zoning)