

Call to Order (Attendance, Agenda, Ethics)
Open Public Meeting Act Training
Ethics Training
Bainbridge Landing (PLN50520SPR)
Grow Community Amendment 2 Phase III (PLN13551FSPRA2)
Process Discussion
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger called the meeting to order at 2:00 PM. Design Review Board members also in attendance were Chris Gutsche, Peter Perry, Jeffrey Boon, Joseph Dunstan, Jason Wilkinson and Jim McNett. City Staff present were City Attorney Joe Levan, Planning Director Gary Christensen, Planning Manager Josh Machen and Administrative Specialists Jane Rasely and Lara Lant who monitored recording and prepared minutes.

The agenda was reviewed. Bainbridge Landing was a last minute cancellation. Ms. Rasely stated the project would be on the next agenda. There were not any conflicts brought forward.

Open Public Meeting Act Training

City Attorney Joe Levan introduced himself and gave an overview of the training he would be presenting. Mr. Dunstan asked how this related to federal government meetings. Mr. Levan stated the federal government did not have any regulations regarding open public meetings but that the Open Public Meeting Act was a State law and was required training. He continued by thanking the Design Review Board (DRB) for volunteering their time and stated that as members of a City committee, they were an extension of the City when acting in their DRB capacity. Mr. Levan offered to speak with any of the DRB members individually and encouraged them to contact him with any questions they may have.

Ethics Training

Ethics Committee Chair Joe Deets introduced himself and gave an overview of the "ethics" program at the City. He outlined the four "C's:"

1. Core Values
2. Conflicts of Interest
3. Compensations and Gifts
4. Confidentiality

Mr. Levan also mentioned education was a main function of the Ethics Committee.

Bainbridge Landing (PLN50520SPR)

Developer/Architect canceled their attendance a few hours before the meeting.

Grow Community Amendment 2 Phase III (PLN13551FSPRA2)

Planning Manager Josh Machen briefed the DRB about Grow Community project changes stating planned commercial space was being converted to additional units resulting in parking and the open space plan needing amendment. Project Spokesman Greg Lotakis and John Ellis from Bainbridge Island Holdings were present while architect Greg Hartman and landscape architect Charlie Brucker were present via phone. The discussion centered around the change from 7 townhomes sitting above commercial space to 18 units, eliminating the commercial buildings. Mr. Lotakis stated the new design enhanced the walk down Shepard Way because it provided 13 more feet (depth) of landscaping along the sidewalk. He also mentioned feedback from current residents was that no one wanted the increased traffic that would result from commercial space. Mr. Hartman described the landscaping of the south side of the development. Mr. Grainger stated the Shepard Way elevation was very important and they wanted to see a detailed elevation and landscape plan to assuage their concerns about the large, blank, cement wall. Mr. Wilkinson suggested adding three studio-sized living spaces on the ground floor to replace the retail space instead of additional parking spaces. Mr. Lotakis stated they could not add anymore units. Mr. Grainger said the DRB would expect this project to come back for their review again with a greater level of detail. Mr. Machen replied that it would be up to the applicant whether or not they wanted to come back. Mr. Grainger asked the DRB if any of them wanted to recommend action on the project at this time. Everyone declined the opportunity.

Process Discussion

Mr. Grainger began the conversation with the Grow Community Project just reviewed and the fact that the applicant felt they had preliminary approval on the changes. Planning Director Gary Christensen said he would characterize the situation as a miscommunication. He also mentioned that as part of the Comprehensive Plan update process, the Planning Commission recommended a review of the development process occur in 2017 which was before the City Council at that time. Mr. Christensen went on to describe a current internal development study that would be reviewing department process and identify areas that might benefit from change. Mr. Grainger asked for the consultant to meet with the DRB as a whole to facilitate transparency. It was decided that Mr. Lattimore might be added to a December agenda.

Mr. McNett reviewed the four "Procedural Issues" that he sent out via e-mail. Mr. Dunstan asked for 30 minutes on each DRB agenda be devoted to conversations about process. He felt the time would be helpful for discussing concerns amongst the DRB. Mr. Grainger agreed.

Mr. Charles Schmid spoke about the Japanese American National Monument and the property right next to it that appeared to be in disrepair.

New/Old Business

None.

Adjourn

The meeting was adjourned at 6:12 PM.

Approved by:


Alan Grainger, Chair


Jane Rasely, Administrative Specialist



CITY OF
BAINBRIDGE ISLAND

**CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD - REGULAR MEETING
November 7, 2016**

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**Join
ListServ
Yes/No**

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Alan Grainger	DRB		
JOE DUNSTAN	DRB		
PETER PERRY	DRB		
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