

Call to Order (Attendance, Agenda, Ethics)
Review of Minutes (September 11, 2017 & November 20, 2017)
Subdivision Review Test Case ([PLN50242 SPT](#))
Improvement to DRB Process and Overall Land Use Review Process
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 Joseph Dunstan, Jason Wilkinson, Chris Gutsche and Peter Perry. Jim McNett was absent and excused. City Council Liaison, Ron Peltier was present as well. City Staff present were Planning Manager Heather Wright, Planner Annie Hillier and Administrative Specialist Carla Lundgren who monitored recording and prepared minutes.

Alan Grainger disclosed that he worked with Ray Stevenson more than 35 years prior and is related to the previous owner of the property sold to Mr. Stevenson. No other conflicts were disclosed.

Review of Minutes

Motion: I move to approve the September 11, 2017 minutes.

Gutsche/Wilkenson: Passed Unanimously

Motion: I move to approve the November 20, 2017 minutes.

Dunstan/Gutsche: Passed Unanimously.

Subdivision Review Test Case ([PLN50242 SPT](#))

Planning Manager Heather Wright presented a subdivision test case with Ray Stevenson from Jefferson Fine Home Builders. The test case was brought forward in hopes of starting a conversation about improving subdivision guidelines. Mr. Grainger discussed road design and the importance of DRB input when road design impacts poor site plans. The DRB encouraged the developer to consider the following topics:

- Parking
- Public Access
- Road Radius
- Walking Community
- Sustainable Eco Power
- Bike Path/Sidewalks (Pathways)

- Building Esthetics
- Paving
- Solar Access

Ms. Wright encouraged the DRB to do research to come up with examples of projects where they feel the code should be changed. The DRB asked for a consultant to accomplish the task of requesting a code change. A question proposed: Can we hybrid the HDDP ordinance to subdivisions?

Improvement to DRB Process and Overall Land Use Review Process

City Council Liaison Ron Peltier addressed the DRB with the following questions:

- What sort of changes would the DRB like to see in the development review process?
- Does the DRB want to be more than a “Recommendation” Board?
- How do we create an expedited process to steer development in a more positive way?

**Discussion Only*

Public Comment: Charles Schmid states that “it all” goes back to the Staff Report and the Planning Director.

New/Old Business

The two regular scheduled January meetings were cancelled due to holidays. A special meeting was scheduled for January 8, 2018 with a tentative additional special meeting scheduled for January 22, 2018.

Adjourn

The meeting was adjourned at 5:00 PM.

Approved by:



Alan Grainger, Chair



Carla Lundgren, Administrative Specialist



CITY OF
BAINBRIDGE ISLAND

CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD - REGULAR MEETING
DECEMBER 4, 2017

PLEASE PRINT

Name

Affiliation

Phone/ E-Mail

Join
ListServ
Yes/No

JOE LAMSON

DRB

Alan Grainger

DRB

Matt TITMAN

Council-Elect

5713387015

ASHON WILKINSON

DRB

CHRIS GUTSCHE

DRB

PETER PERCY

DRB

CHRIS SCHEIDT

ABC

Karl Pelher

City Council

Annie Hillier

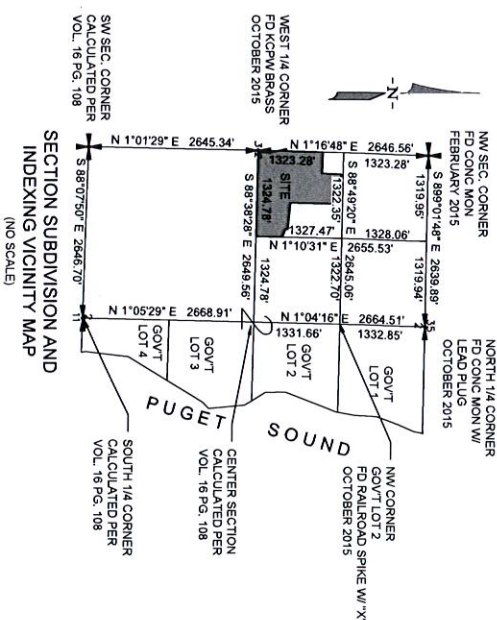
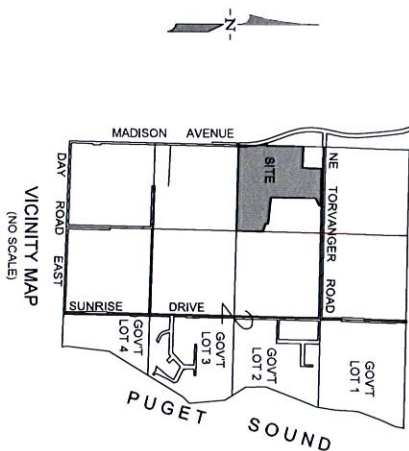
PCD

Ray Stevens

Zeigler Fine Arts Barbers

QUTSLUND FAMILY FARM PRELIMINARY SHORT PLAT

SW1/4, NW1/4, SEC. 2, T. 25N, R. 2E, W.M. & SEC. 14, NE1/4, SEC. 2, T. 25N, R. 2E, W.M.
CITY OF BAINBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON



LEGAL DESCRIPTION (FROM TITLE REPORT):

PARCEL I:
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 2, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, EXCEPT THE NORTHWEST QUARTER THEREOF, ALSO EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF, ALSO EXCEPT THAT PORTION BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, DISTANCE WEST 330 FEET, THENCE SOUTH 802 FEET, THENCE EAST 1/2 OF SAID SUBDIVISION, WHICH DISTANCE OF 330 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID SUBDIVISION, WHICH POINT IS BEING THE POINT OF BEGINNING, THENCE NORTH 642 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPT THAT PORTION OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER DESCRIBED IN WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 9207300183 EXCEPT FROM THE TOTAL ABOVE DESCRIBED PROPERTY THE NORTH 30 FEET AS CONVEYED TO KITSAP COUNTY FOR COUNTY ROAD NO. 171 (NOW KNOWN AS TORVANGER ROAD) BY DEED RECORDED UNDER AUDITOR'S FILE NO. 974977.

PARCEL II:
THE SOUTH 2 1/2 ACRES OF THE FOLLOWING DESCRIBED PROPERTY, THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, THENCE SOUTH 660 FEET, THENCE EAST 330 FEET, THENCE NORTH 660 FEET, THENCE WEST 330 FEET TO THE POINT OF BEGINNING, EXCEPT TORVANGER ROAD.

PARCEL III:
THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, EXCEPT THAT PORTION FOR COUNTY ROAD PROJECT NO. 1123 WHICH CROSSES AT THE SOUTHWEST CORNER THEREOF.

PARCEL IV:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 3, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS, BEGINNING AT A POINT OF INTERSECTION OF THE EAST BOUNDARY OF THE RIGHT OF WAY OF THE COUNTY ROAD WITH THE EAST BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 3, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, THENCE RUNNING NORTH ON SAID EAST BOUNDARY 1/2 OF THE DISTANCE TO THE EAST BOUNDARY OF THE RIGHT OF WAY OF SAID COUNTY ROAD AND THENCE SOUTHEAST 1/2 ALONG SAID RIGHT OF WAY OF SAID COUNTY ROAD TO THE POINT OF BEGINNING.

PROJECT INFORMATION:

ADDRESS: 13869 N MADISON AVE NE, BAINBRIDGE ISLAND, WA 98110
OWNER: JEFFERSON FINE HOME BUILDERS
CONTACT: JEFFERSON FINE HOME BUILDERS
PHONE: (206) 945-1737 EMAIL: RAY@JFBUILDERS.COM
ADDRESS: 4532 POINT WHITE DRIVE NE, BAINBRIDGE ISLAND, WA 98110
APPLICANT INFORMATION:
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TAX PARCEL NUMBER:

022502-2-018-2006, 022502-1-034-2000, 022502-2-034-2000, 022502-2-060-2006

CITY OF BAINBRIDGE ISLAND

KITSAP COUNTY, WASHINGTON
ASSESSOR'S ACCOUNT NO. 0008
022502-1-034-2000, 022502-2-034-2003 & 022502-2-060-2006

DIRECTOR'S CERTIFICATE

APPROVED FOR RECORDING PURSUANT TO BAINBRIDGE ISLAND MUNICIPAL CODE CHAPTER 17.12.

KATHARINE COOK, DIRECTOR
PLANNING AND COMMUNITY DEVELOPMENT

NOTICE

1. RESPONSIBILITY AND EXPENSE FOR MAINTENANCE OF THE SUBDIVISION SHALL REST WITH THE LOT OWNERS.
2. ANY FURTHER SUBDIVISION OF LOTS WITHIN THIS SHORT SUBDIVISION SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 2.16.070 OF THE BAINBRIDGE MUNICIPAL CODE.

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT REAL PROPERTY TAXES ARE CURRENT FOR THE SUBDIVIDED PROPERTY SHOWN HEREON TO.

KITSAP COUNTY TREASURER

SURVEYOR'S CERTIFICATE



1. TOBY JON BAUER, REGISTERED AS A PROFESSIONAL LAND SURVEYOR BY THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS DEDICATED HEREON.

WestSound Engineering, Inc.
217 S.W. Wilkes Drive
Phone: (360) 876-5770
Fax: (360) 876-4439
Email: westsoundengineering.com
http://www.westsoundengineering.com

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS DAY OF SURVEYS, AT PAGE M IN BOOK OF SURVEYS, AT PAGE AT THE REQUEST OF WESTSLUND ENGINEERING, INC.

RECORDING NO.

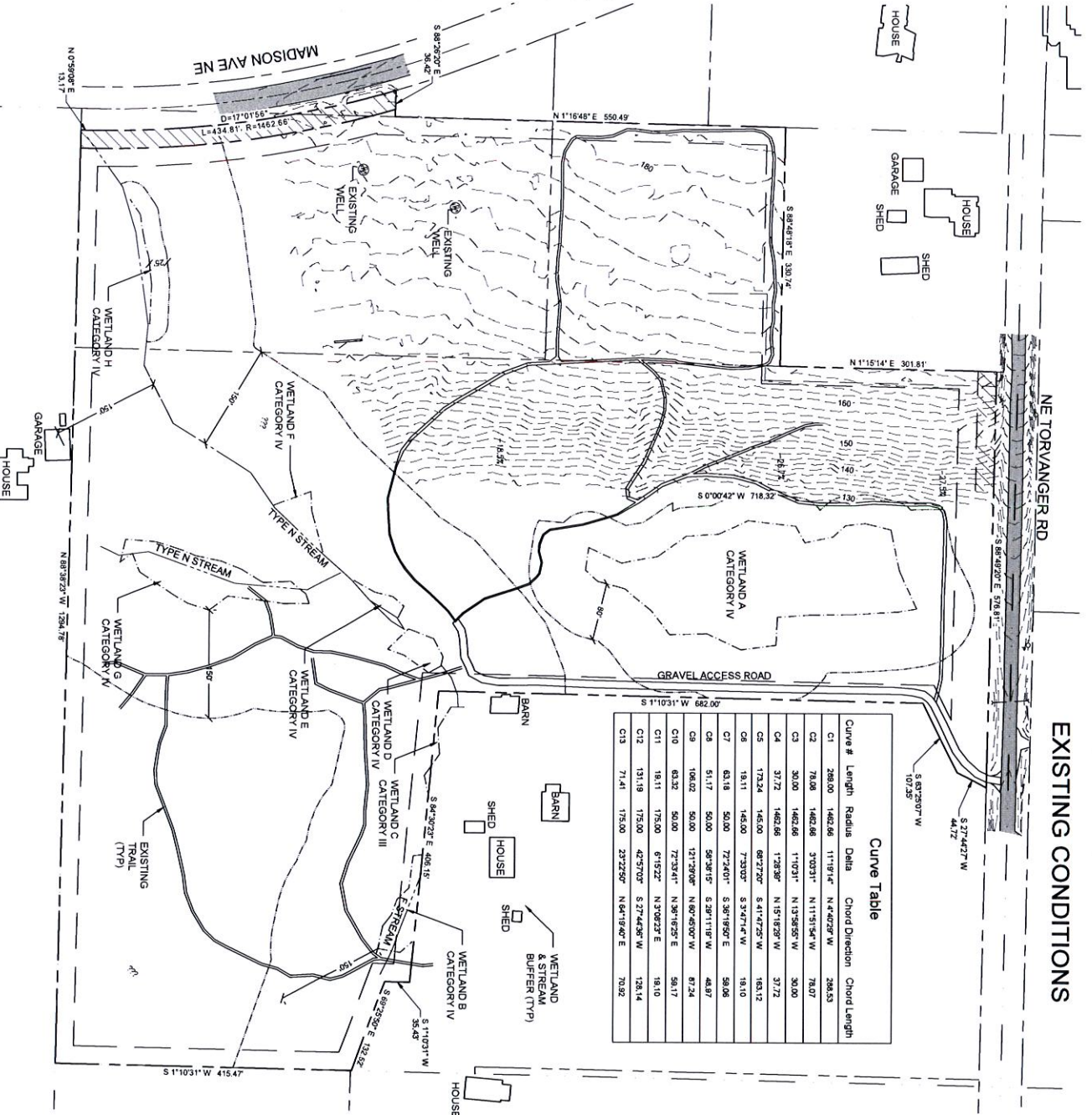
BY: COUNTY AUDITOR

DATE: AUG. 3, 2016 FIELD BOOK: 23 DRAWN: TJB
JOB NO. 2400.1 SCALE: N/A CHECKED: TJB

QUITSLUND FAMILY FARM PRELIMINARY SHORT PLAT

SW 1/4, NW 1/4 SEC. 2, T. 25 N. R. 2 E. W.M. & SE 1/4, NE 1/4 SEC. 2, T. 25 N., R. 2 E., W.M.
CITY OF BANBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON

EXISTING CONDITIONS



- NOTES:
1. THE CONTOURS SHOWN ARE A MIX OF KITSAP COUNTY LOGAR AND DATA OBTAINED THROUGH ENGINEERING SURVEYS PERFORMED BY WEST SOUND.
 2. BUILDING LOCATIONS ON ADJACENT PROPERTIES ARE APPROXIMATE ONLY.
 3. THE PROPERTY IS WOODED AND UNDEVELOPED.



SHEET 2 OF 4



WestSound Engineering, Inc.

217 S.W. Williams Drive
Port Orchard, Wa. 98366
Phone (360) 876-3770 Fax (360) 876-0439
Email: wse@westsoundengineering.com http://www.westsoundengineering.com

DATE: Aug. 3, 2016 FIELD BOOK: 23 DRAWN: TJB
JOB NO: 2400 SCALE: NTS CHECKED: TJB
INDEX: SW 1/4, NW 1/4 SEC. 2, T. 25 N., R. 2 E., W.M.
AND SE 1/4, NE 1/4 SEC. 3, T. 25 N., R. 2 E., W.M.

QUTSLUND FAMILY FARM PRELIMINARY SHORT PLAT

SW1/4, NW1/4 SEC. 2, T. 25 N, R. 2 E., WM. & SE1/4, NE1/4, SEC. 2, T. 25 N, R. 2 E., WM.
CITY OF BAINBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON

RESULTANT CONDITIONS

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	288.00	1462.66	11°19'14"	N 4°02'29" W	288.53
C2	78.08	1462.66	3°03'31"	N 1°15'14" W	78.07
C3	30.00	1462.66	1°10'31"	N 1°35'55" W	30.00
C4	37.72	1462.66	1°28'30"	N 1°18'20" W	37.72
C5	173.24	1462.00	8°47'20"	S 41°47'25" W	163.12
C6	18.11	1462.00	7°35'03"	S 3°47'14" W	18.10
C7	63.18	50.00	7°24'01"	S 38°19'50" E	58.06
C8	51.17	50.00	5°28'15"	S 20°11'08" W	48.87
C9	106.02	50.00	12°12'08"	N 80°45'00" W	87.24
C10	63.32	50.00	7°33'41"	N 38°16'25" E	58.17
C11	18.11	175.00	6°15'22"	N 3°08'22" E	18.10
C12	131.18	175.00	42°57'03"	S 27°44'30" W	126.14
C13	71.41	175.00	23°22'50"	N 64°19'40" E	70.92

WETLAND	WATER QUALITY	HABITAT	TOTAL
A			
TRACT E	40'		40'
TRACT F	40'		40'
TRACT G	50'		50'
TRACT H	50'		50'
B			
C	25'		25'
D	25'		25'
E	25'		25'
F	25'		25'
G	25'		25'
H	25'		25'
STREAMS	100'		100'
ALL WETLAND AND HABITAT BUFFERS SHALL REQUIRE A 15' BUILDING SETBACK.			
BUFFER WIDTHS SHOWN ARE WITH RESPECT TO SHORT PLAT PARCEL ONLY. BUFFER WIDTHS MAY VARY WITH RESPECT TO ADJOINING PROPERTIES DEPENDING ON LAND USE INTENSITY OF ADJOINING PROPERTY.			

NOTES:
1) FULL SCREEN BUFFER - 25'
BMC 18.15.01-4
2) BUILDING TO EXTERIOR PLAT BOUNDARY LINE SETBACK
BMC 18.12.02-1
3) WELLS TO BE DECOMMISSIONED

BUILDING SETBACKS:
FRONT YARD 25 FT.
SIDE YARD 15 FT.
REAR YARD 25 FT.
UNLESS AS OTHERWISE INDICATED



SHEET 3 OF 4



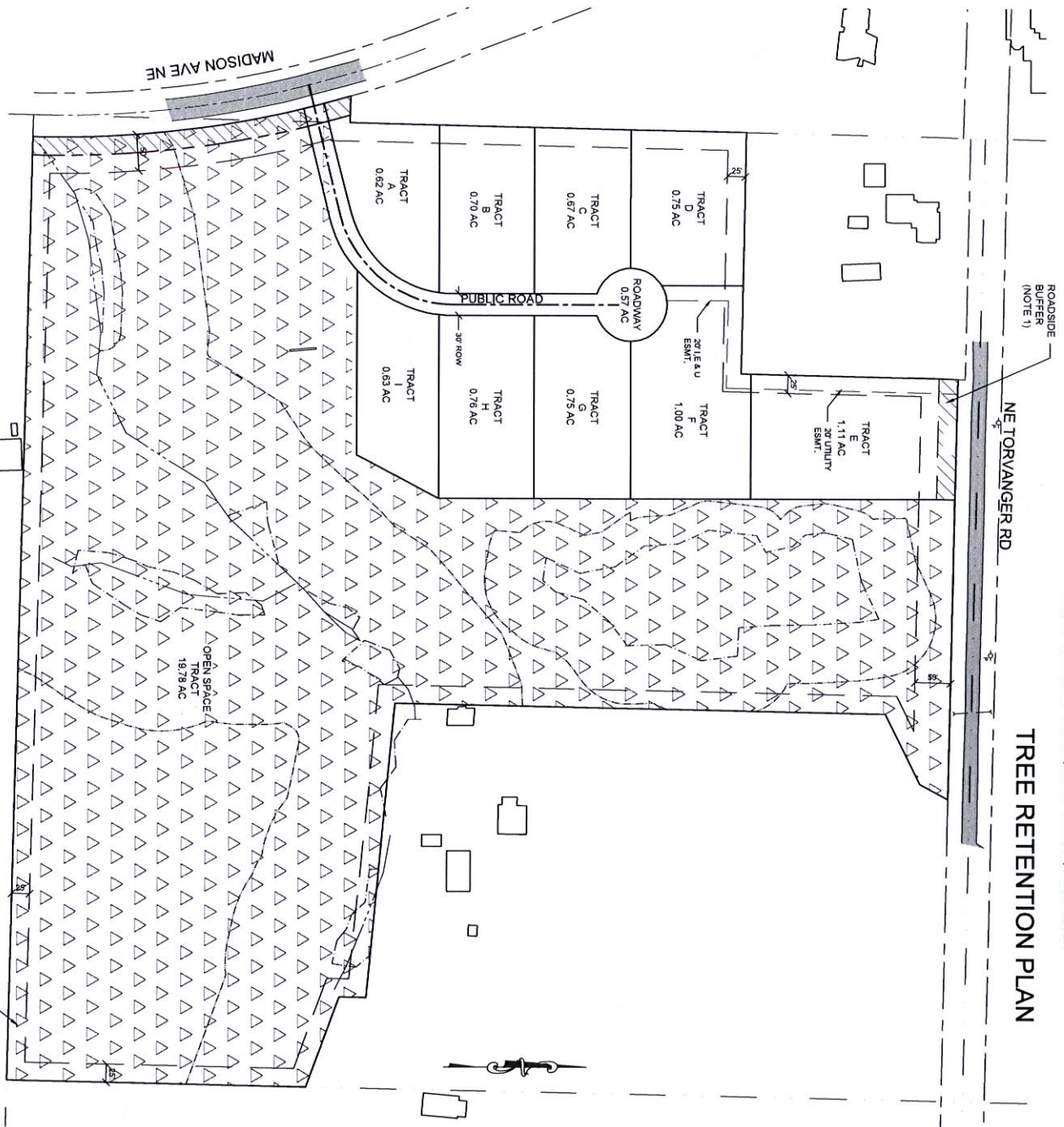
WestSound Engineering, Inc
217 S.W. Marine Drive
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DATE: Aug. 3, 2016
FIELD BOOK: 23
SCALE: NTS
CHECKED: TJB
JOB NO: 2400

INDEX: SW 1/4, NW 1/4, SEC. 2, T. 25 N, R. 2 E., WM. AND SE 1/4, NE 1/4, SEC. 3, T. 25 N, R. 2 E., WM.
08/03/2016

QUITSLUND FAMILY FARM PRELIMINARY SHORT PLAT

SW1/4, NW1/4 SEC. 2, T. 25 N., R. 2 E., W.M. & SE1/4, NE1/4, SEC. 2, T. 25 N., R. 2 E., W.M.
CITY OF BANBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON

TREE RETENTION PLAN



TREE RETENTION PLAN:
EXISTING TREE CANOPY AREA 1,191,298 SQ FT ±
TREE CANOPY TO BE RETAINED 861,027 SQ FT ±
(72% RETAINED CANOPY) 19.77 ACRES ±

LEGEND:

 EXISTING TREE CANOPY TO BE RETAINED

SHEET 4 OF 4

08/03/2016



WestSound Engineering, Inc
217 S.W. Williams Drive
Phone (360) 876-3770
Fax (360) 876-0439
Email: wse@wseengineering.com
http://www.wseengineering.com

DATE	Aug. 3, 2016	FIELD BOOK	23	DRAWN	TJB
JOB NO.	2400	SCALE	NTS	CHECKED	TJB
INDEX	SW 1/4, NW 1/4, SEC. 2, T. 25 N., R. 2 E., W.M.				
	AND SE 1/4, NE 1/4, SEC. 3, T. 25 N., R. 2 E., W.M.				