



**CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD
Regularly Scheduled Meeting Minutes
Monday, December 15, 2014 at 2:00 p.m.**

**City Council Conference Room
280 Madison Avenue North
Bainbridge Island, Washington 98110**

Call to Order (Attendance, Agenda, Ethics)

Approval of Minutes - October 20, 2014 (approval of modified minutes), December 1, 2014

Rosebud II PLN19288 SPR Site Plan Review

Old and New Business

Adjournment

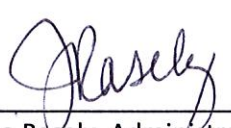
1. Meeting was brought to order at 2:03 PM. Minutes for October 20th were already approved and the minutes for the December 1st meeting were tabled until the next meeting.
2. Heather passed out new site drawings and spoke to the carport definition being the carport had to have only 2 sides. Applicant opted for parallel sides and the north and south walls will be closed while east and west will be open sides. Jim made point that it is not a 50% code, but a 2 wall code. Alan brought up that they are not really 2 sided because the stairs, hot water heater, etc., are making a partial wall and this could set a precedence for future high density development. He felt the developer is trying to get around the code in order to have a higher density. Discussion of garage versus carport ensued with thoughts on precedence and impacts on future permits.
3. Heather suggested the DRB go forward as though approving and she will discuss further with Director and Attorney. Mark mentioned that it really does set precedence, but the DRB needs more guidance from the City because they do not make rulings on Code. Heather spoke about grillwork and the creative use of it to stay "open" as a carport. Chuck asked if this still meets City Code and Heather stated they still had to go to Planning Commission and this was preliminary.
4. Balconies were brought back from property line voluntarily even though Fire Department said the balconies were okay.
5. Mark reiterated the City needs to clarify their code to the DRB so they have a greater understanding when projects are brought before them.
6. Developer entered room at 2:19 PM. Stephen stated that he and Heather spent time on the phone talking about the carport issue. He brought larger, colored plans to show and spoke about the differences they made in the carport with ironwork, planting and wall showing to the public side which will not bother anyone viewing from the street.
7. Heather mentioned the balconies being brought back in from the property line but still provide a six foot deck.
8. Jim asked about the grill design and did it have 90% air. Stephen agreed that it would be about 90% air but he had not yet drawn/designed the actual grill.
9. Chuck stated he liked what they came up with and that they wrapped the design around from the front of the building to create continuity in the whole building.
10. Mark asked for a motion.

11. Jim McNett moved and Chuck DePew seconded the motion to accept the design. Motion passed 4-0, Alan abstained from voting.
12. Heather asked if there was anything else.
13. Mark asked if anyone had any issues with the pre-application statement Kathy provided. No one had any issues, so it was unanimously accepted.
14. Heather introduced the DRB to the "Roost" project coming down the line early next year. Jim asked who the architect was (Jeff Thornberg from Indigo Architects). Location is between Point White Dr. and Baker Hill Rd. Alan stated this was the type of situation they need a neighborhood overview for so they could see the big picture. Jim mentioned there is a big new park and children's park being created in the same vicinity which reinforced the need for an overview shot of the area when they look at the project. Chuck spoke to the need for a traffic study that takes into account the ENTIRE neighborhood and not just the specific slice being developed. Mark asked specifically for a map and that the traffic study account for parking density as well.
15. Mark asked that the Planning Commission look at the bigger picture of parking in the area before approving all the different projects without taking into account the effects these projects have on each other, already established businesses and traffic in general. Jim asked Heather to have Roost developer coordinate with the BI Parks Department about how they are going to use the space.
16. There was no further business.
17. Meeting was adjourned at 2:41 PM.

Approved by:



Mark Levine, Chairperson



Jane Rasely, Administrative Specialist

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December 15, 2014**

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