



Call to Order (Attendance, Agenda, Ethics)
Approval of Minutes - January 4, 2016
Jones House Site Plan Review (PLN50311SPR)
Bainbridge Island Fire Department Station 21 (PLN11791SPR/CUP)
Bainbridge Island Fire Department Station 22 (PLN14200SPR/CUP)
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger called the meeting to order at 2:14 PM. Design Review Board (DRB) members in attendance were Jim McNett, Chuck Depew, Chris Gutsche and Jeffrey Boon. Susan Bergen and Peter Perry were absent and excused. Council Liaison Ron Peltier attended. City Staff present were Planning Manager Josh Machen, Senior Planner Heather Beckmann and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. The agenda was reviewed without any conflicts reported.

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Motion: I move to approve the minutes.
Gutsche/Depew: Passed unanimously

Jones House Site Plan Review (PLN50311SPR)

Jon Thornburgh presented the newest information for the Jones House, one of the two houses his family owns on Ericksen Avenue. He passed out new plans stating the site plans contained in the agenda packet were out of date. Mr. Thornburgh answered the previous questions from the DRB showing pictures of mature trees and giving explanations as to the thought process that went into the site plan. Mr. Grainger engaged in a discussion of moving the staircase in order to facilitate door and dormer placement on the second floor. ADA parking was presented as well. The need for underground parking was canvassed and it was suggested that Mr. Thornburgh check with Project Manager Heather Beckmann about possibilities regarding the height and underground parking correlation and whether underground parking was necessary to accommodate the increased height of the building. Mr. McNett and Mr. Depew agreed it would have been nice to see actual pictures of the current building.

Discussion of the DRB's role in determining land use occurred between project reviews with the Assistance Dogs of Hawaii project used as an example.

Conversation about public buildings and how the requirements are different than for private projects led out of a preview of the landscape plans for BIFD Station 22.

Chris Gutsche excused himself from the meeting briefly at 3:10 PM.

Bainbridge Island Fire Department Station 22 (PLN14200SPR/CUP)

Mr. Brett Hansen introduced Jeff Bouma who spoke about the landscape site design. Mr. Bouma stated they had surveyed and inventoried every tree on both sites as well as updated the buffer diagrams. He said they were meeting the buffer requirements for both sites. He also stated they would be saving 134 out of 140 trees at Station 22. He furthered the discussion by relating the impetus for the plant palate citing an inspirational beautiful Japanese maple tree onsite. Mr. Depew asked about the difference in plants chosen for a rain garden as opposed to other areas on a site. Mr. Hansen spoke about the adjustments in parking due to the change in programming for the building. Removing some of the parking spaces allowed for increased landscaping. ADA parking and the trash closure were revisited. It was stated that full screen buffers were planned for the northern border of the property.

Bainbridge Island Fire Department Station 21 (PLN11791SPR/CUP)

Mr. Bouma gave the overview of the plant palate for Station 21 stating there were more evergreens in this palate to provide structure and year round color. He also stated that because of visibility from the road, as well as the big, long apparatus bay, the landscaping would be a little less natural until further out toward the edge of the property. The grouping of trees placed strategically against the large southern wall of the apparatus bays was described. Mr. McNett asked how big the trees would be when they were planted. Placement of trees, benches and perhaps a covered bench at the entrance were discussed. Mr. Gutsche asked what percentage of stormwater was being managed on the site. The answer was 100% was being handled through rain gardens. Mr. Hansen then presented the promised updates.

Charles Schmid, Citizen – Asked whether trees within the buffer along Highway 305 would be removed. Mr. Bouma stated none of them would be removed.

Mr. Grainger asked if there had been any thought to connecting the public transportation drop-off point on Highway 305 to the sidewalk on Madison. Mr. Hansen stated a walk lane would be provided by the fog lane.

Motion: I move that the Fire Stations 21 and 22 have met the contingencies to their approval.

Gutsche/McNett: Unanimously approved.

New/Old Business

There was extensive discussion about how to really save trees on properties being developed and how to prevent clear cutting. Tree and building clusters and the efficacy of clustering were questioned. Mr. Grainger wondered why new subdivision developments did not have to come to the DRB. Mr. Peltier asked the DRB if they felt they had the time to take on expanded duties.

He also asked them to look at the Land Use Element of the Comprehensive Plan and felt that might be a good place to expand the purview of the DRB. The DRB felt it would be helpful to have a work session with the new Planning Director when he arrives. Mr. Peltier thanked the DRB for their work and said he found their work interesting.

Adjourn

The meeting was adjourned at 4:56 PM.

Approved by:


Alan Grainger


Jane Rasely

