

Call to Order (Attendance, Agenda, Ethics)  
Review and Approval of Minutes  
Manor House Canopy (Conceptual Review)  
Pleasant Beach (Conceptual Review)  
Madrona School (PLN18970BPRE)  
BIFD Station 23 (PLN50597SPR)  
New/Old Business  
Adjourn

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**Call to Order (Attendance, Agenda, Ethics)**

Chair Grainger called the meeting to order at 2:04 PM. Design Review Board members also in attendance were Jim McNett, Peter Perry, Jeffrey Boon, Joseph Dunstan and Jason Wilkinson. Chris Gutsche was absent and excused. City Staff present were Planning Manager Josh Machen and Administrative Specialist Jane Rasely, who monitored recording and prepared minutes.

Chair Grainger immediately introduced new members Joe Dunstan and Jason Wilkinson. The agenda was reviewed. There were not any conflicts.

**Review and Approval of Minutes**

The minutes were reviewed. Mr. Perry asked whether there had been any follow-up after the previous discussion of increasing the DRB's role by reviewing subdivisions. Mr. Grainger stated there would be continued discussion with others and there would be more information later.

**Motion: I move we accept the minutes**

**Perry/Boon: Passed Unanimously – 4-0 with 2 Abstaining**

**Manor House Canopy (Conceptual)**

Rich Lawson introduced this project for a more permanent attached canopy to the Manor House at Pleasant Beach. He described it as an open canopy, pole structure 45' wide and 48' long built in the same manner as the Manor House itself. Mr. Boon asked how tall the highest point of the canopy would be. Mr. Lawson stated it would be 24-25 feet. Discussion of blending the look of the canopy better with the actual Manor House occurred and it was stated that this was a rudimentary beginning and would be embellished before the design phase was completed. Mr. McNett asked to see a view from the street and building materials next time.

**Pleasant Beach Resort (Conceptual)**

Kelly McDonald, representative for the owner group, presented a modified scope for the Inn at Pleasant Beach. She presented the previously permitted site plan as well as the new site plan which eliminated 4 of the previously planned buildings to opt for a larger lodge with 10 units. Ms. McDonald also stated they were asking to have a minor site plan revision as opposed to

going through the full site plan revision process. Mr. Grainger asked why there was not any parking onsite for this project. He reviewed some of the conversation regarding ADA parking as well as other parking. Ms. McDonald asked the DRB for permission to go through a Minor Site Plan Review process. Mr. Grainger stated they would do everything they could to help them through the administrative process, but Mr. McNett said they needed to give them something to look at such as a site plan, topography, landscaping plan, floor plans, etc., in order to be able to make that call. Mr. Machen joined the meeting and explained the difference between a minor and major site plan review was a major site plan review would have to go to the Planning Commission again. Mr. Nord clarified that the DRB's goal seemed to be providing more detail, including ingress/egress to be able to make a determination of whether they could go with a minor site plan change or not.

**Madrona School (PLN18970BPRE)**

Missi Goss and John Kennedy presented the project highlighting the school site off North Madison Ave NE across from the Windsong Loop neighborhood. Mr. Kennedy presented a three phase building plan with a total of 26,000 square feet on a 15,640 square foot footprint. He spoke about retaining the forested buffer along Madison as well as retaining the existing orchard trees. Mr. Dunstan spoke about having a detention pond as opposed to a detention vault. He felt it was something to be positive about and could be a helpful teaching tool. Mr. Grainger asked about service vehicles. Mr. Kennedy stated they would be using the Fire Department access road. An overview of parking was given and it was noted the parking would be developed in Phase 1 for the total need after Phase 3. Mr. Wilkinson suggested they look at Hawaii Prep Academy as a living school model. Mr. Grainger thanked Mr. Kennedy for his in depth presentation. Conversation then turned to detention ponds and the different types that could be created.

**BIFD Station 23 (PLN50597PRE)**

Ben Tamarkin and Bob Miller-Rheed from Coates Design Architecture gave an overview of the proposed addition that will house two additional fire trucks from Station 21. It was noted that from the street, the addition would not be visible and the only change to the front would be the addition of 2 vents that would be the same size and shape as the windows on that side. Mr. Grainger called it a nice subtle addition. Mr. Machen stated the Pre-Application was waived and the DRB was asked to review the checklist and give approval on the site plan. All DRB members agreed that there was no need to review the checklist items individually but gave a blanket approval.

**Motion: I move that we approve this design.**

**McNett/Dunstan: Passed Unanimously 6-0**

**New/Old Business**

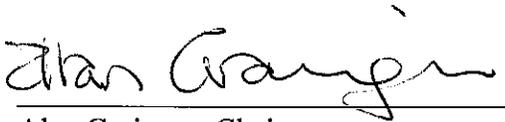
Ms. Rasely asked the DRB about using the Permit Portal to see the documents for review. Mr. Machen gave a demonstration of using the online portal and it was agreed the agenda would be provided for the next meeting along with a link to the online portal as a test run. Ms. Rasely also agreed to provide a step by step procedure for the DRB members to follow.

Mr. Perry asked about the DRB role again. Mr. Peltier gave an overview of the discussion with Planning Director Gary Christensen and stated this would be a lengthy process because of staff workload and the current Low Impact Development regulation changes coming into play.

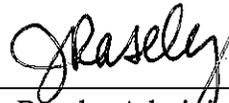
**Adjourn**

The meeting was adjourned at 4:49 PM.

Approved by:



Alan Grainger, Chair



Jane Rasely, Administrative Specialist



CITY OF  
BAINBRIDGE ISLAND

**CITY OF BAINBRIDGE ISLAND  
DESIGN REVIEW BOARD - REGULAR MEETING  
July 18, 2016**

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Yes/No**

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