



CITY OF
BAINBRIDGE ISLAND

**Design Review Board
Regular Scheduled Meeting
Monday, August 19, 2019
2:00 – 3:00 PM
Council Conference Room
280 Madison Ave N
Bainbridge Island, WA 98110**

AGENDA

- 2:00 PM Call to Order (Attendance, Agenda, Ethics)
- 2:05 PM Approval of Minutes
August 5, 2019
- 2:10 PM Discuss DRB McDonald's Memo
Heather Wright, Interim Planning Director
- 2:25 PM Bainbridge Historical Museum ([PLN51540](#))
Project Manager: Olivia Sontag, Associate Planner
Conceptual Proposal Meeting
Materials in digital file
- 2:55 PM New/Old Business
- 3:00 PM Adjourn

[Click Here](#) to view the Land Use Review Process Table
For special accommodations, please contact Carla Lundgren, Planning & Community
Development 206-780-3763 or at clundgren@bainbridgewa.gov

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – July 15, 2019
Moratorium Update
McDonalds ([BLD23891](#))
Hyla Middle School ([PLN51288 SPR](#))
Green Building Update
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Joseph Dunstan called the meeting to order at 2:00 PM. Design Review Board (DRB) Members in attendance were Jane Rein, Todd Theil, Laurel Wilson, Peter Perry, Shawn Parks and Michael Loverich. Planning Commissioners Don Doman and Jon Quitslund were present. City Staff present were Interim Planning Manager David Greetham and Administrative Specialist Carla Lundgren who monitored recording and prepared minutes.

The agenda was reviewed. No conflicts were disclosed.

Review and Approval of Minutes – July 15, 2019

Motion: I move to approve the minutes.

Perry/Loverich: Passed Unanimously

Moratorium Update

David Greetham, Interim Planning Manager

Discussion Only

McDonalds – Design Guidelines Review ([BLD23891](#))

Project Manager: Ellen Fairleigh, Planner

Discussion Only

Hyla Middle School – Review & Recommendation ([PLN51288 SPR](#))

Project Manager: Kelly Tayara, Senior Planner

Motion: I move to recommend approval for this project.

Perry/Rein: Passed 6-1

****See attached Review & Recommendation form for recommended conditions.****

Green Building Code Memo

Jane Rein, CRB Member

Discussion Only

New/Old Business

Joe Dunstan, Chair - Continued conversation re: McDonalds remodel

Adjourn

The meeting was adjourned at 4:40 PM.

Approved by:

Joseph Dunstan, Chair

Carla Lundgren, Administrative Specialist



Design Review Board Findings and Recommendation

Design Review Board Meeting Dates:	August 5, 2019
Project Proposal Name and Number:	Hyla Middle School <i>PLN 51288 SR</i>
Project Planner:	Kelly Tayara
Decision Maker:	<i>Planning Director</i>

Purpose: The purpose of the Design Review Board review and recommendation meeting is to review a proposed project for consistency with applicable design guidelines and to ensure that the project reflects any revisions recommended by the design review board at the design guidance review meeting. The design review board will also consider any requested departures from the design guidelines.

Consideration: A Design Review Board recommendation is not a final decision and therefore there is no appeal of the recommendation.

The Design Review Board will forward its written findings, their determination of the project's consistency with the design guidelines, the design guideline checklist and their recommendation, including any conditions to the staff planner.

Findings of Fact and Reasons for Action:

1) The project, as conditioned, is found to be consistent with the applicable design guidelines.

2) The project is not proposing any departures from the design guidelines.

Recommendation:

The Design Review Board recommends to the staff planner the following conditions:

1) Approve the proposal as recommended, with the addition of:
➤ Relief of the roadside setback, landscape buffer and lot coverage standards through the provisions of the BIMC 18.24.010(C)

2) Deny the proposal for the following reasons:

City of Bainbridge Island Design Review Board

Joe Dunstan, Chair

Date