

ORDINANCE NO. 2007-03

AN ORDINANCE of the City of Bainbridge Island, Washington modifying the review process for the Design Review Board; amending Sections 2.48.010, 2.48.040, 2.48.050, and 2.48.060 of the Bainbridge Island Municipal Code.

WHEREAS, Comprehensive Plan policies W1.3 and NSC1.9 direct the City to establish a design standards for development; and

WHEREAS, the City has adopted design guidelines for development within the Mixed Use Town Center and High School Road zoning districts, multifamily zoning districts, light manufacturing zoning district, and neighborhood service centers (Lynwood Center, Island Center, Rolling Bay); and

WHEREAS, the City established a design review board and its review procedures with the adoption of Ordinance No. 2003-52; and

WHEREAS, a design review board consisting of members with expertise in the design and construction of development projects provides valuable input on the compliance of land use applications with the design guidelines; now therefore,

THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Section 2.48.010 of the Bainbridge Island Municipal Code is amended to read as follows:

“2.48.010 Created – Membership, appointment, compensation and term.

A. There is created a design review board (board) for the city. The design review board shall consist of seven members who shall be appointed by the mayor and confirmed by the city council. Board membership shall include at least one representative with expertise in the following disciplines and/or groups: landscape architecture; urban design; city art commission; local artists; developers; at-large community member; and at least two architects. The members of the design review board shall not be officers or employees of the city.

B. The members of the board shall serve without compensation. The terms for appointed members shall be three years. Terms are to be staggered, with no more than three positions expiring in any given year.

C. A member may be reappointed and shall hold office until his or her successor has been appointed and confirmed. Members may be removed by the mayor upon consent of the city council.”

Section 2. Section 2.48.040 of the Bainbridge Island Municipal Code is amended to read as follows:

“2.48.040 Powers and duties.

The board shall have the following duties and responsibilities:

A. Serve in an advisory capacity to the site plan and design reviews and conditional use permits that are authorized under Chapters 18.105 and 18.108 BIMC and that are subject to city-adopted design guidelines. Applications related to single family residences such as family day care homes, minor/major home occupations, and single family residential height variations are exempt from design review board consideration. In addition, applications related to utility facilities and to outdoor recreation facilities are exempt from design review board consideration.

B. Review and make recommendations to the planning commission and the city council on changes, amendments and/or additions to the design guidelines.

C. Such other powers and duties as may be provided by resolution or ordinance of the city council.”

Section 3. Section 2.48.050 of the Bainbridge Island Municipal Code is amended to read as follows:

“2.48.050 Design review board review and recommendation process.

The design review board shall review and make recommendations on all land use applications as set forth in this section. This design process reflects a collaborative effort between an applicant, the design review board, and community to better incorporate the vision of the city as outlined in the adopted comprehensive plan and regulations.

A. In order to identify potential design issues and opportunities, planning staff shall direct a prospective applicant to meet with the board during the conceptual stages of development formulation. This initial review is optional, but strongly recommended, and shall occur prior to the proposal’s preapplication conference. The applicant shall submit conceptual drawings and diagrams as well as site information (topographic, existing development, surrounding development, and critical area information). Following this optional, initial review, an applicant may proceed with the design of a project, including development of the site plan and elevations that must be submitted as part of the preapplication materials.

B. Subsequent to submittal of pre-application materials, the board shall review a proposal for conformance with applicable design guidelines. The board’s written recommendations shall be attached to the formal pre-application letter generated by planning staff.

C. Subsequent to submittal of the site plan and design review and/or conditional use permit application, the board shall review a proposal for incorporation of the board's previous comments into the project's design. At the conclusion of its consideration, the board shall submit to the director a recommendation of approval, approval with modifications, or denial of the application based on compliance with design guidelines. The director shall consider the board recommendation prior to making a decision on the application.

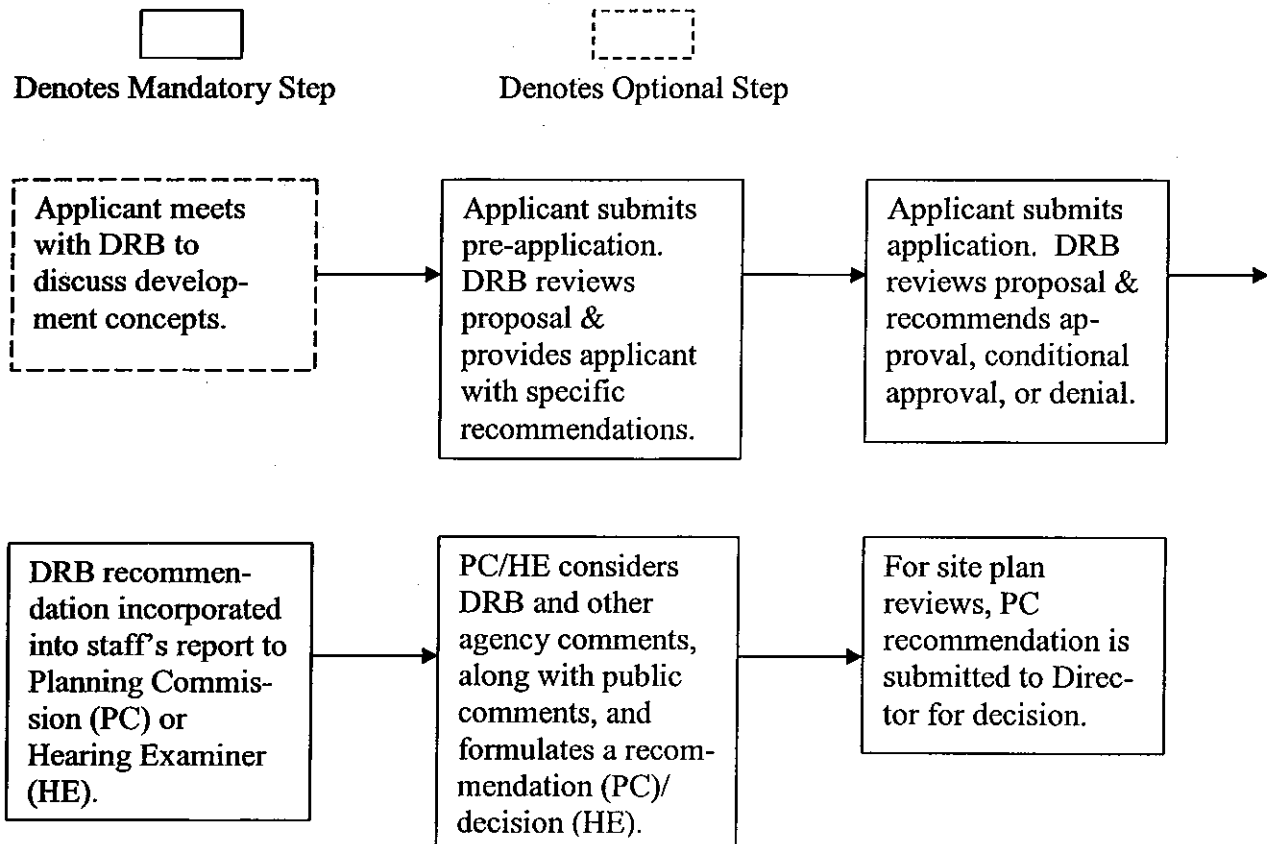
D. A board recommendation is not a decision and there is no city appeal of the recommendation.

E. A board recommendation shall be valid for the term of the underlying permit or approval.

F. All board meetings shall be open to the public. The board, in its discretion, may allow interested citizens to speak and submit documents."

Section 4. Section 2.48.060 of the Bainbridge Island Municipal Code is amended to read as follows:


"2.48.060 Design review process.



Section 5. This ordinance shall take effect and be in force five days after its passage, approval, and publication as required by law.

PASSED by the City Council this 28th day of February 2007.

APPROVED by the Mayor this 1st day of March 2007.


Darlene Kordonowy, Mayor

ATTEST/AUTHENTICATE:


Rosalind D. Lassoff, City Clerk

FILED WITH THE CITY CLERK:	January 3, 2007
PASSED BY THE CITY COUNCIL:	February 28, 2007
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