

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – August 17, 2020
Day Road Industrial Park Long Subdivision ([PLN51804 DRB-CON](#))
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Joseph Dunstan called the meeting to order at 3:14 PM. Design Review Board members in attendance were Michael Loverich, Todd Thiel, Bob Russell, Vicki Clayton, Laurel Wilson and Shawn Parks. City Council member Leslie Schneider was present. City Staff present were Planning Manager David Greetham, Senior Planner Kelly Tayara, and Administrative Specialist Marlene Schubert who monitored recording and prepared minutes.

The agenda was reviewed. No conflicts were disclosed.

Review and Approval of Minutes – August 17, 2020

Motion: I make a motion to approve the minutes

Loverich/Thiel: Passed Unanimously

Wyatt & Madison Multi-family ([PLN51804 DRB-CON](#))

#1 Conceptual Proposal Review Meeting

Discussion Only

New/Old Business

- Board members are required to get permission from the property owner to walk a site
- Volunteers are needed to serve as a backup DRB chair while Joe is out of town for 10/19 and 11/02 DRB meetings
- Nick Snyder will be invited to 10/05 DRB meeting to answer questions related to tree removal
- David Greetham has committed to send tree ordinance link to Bob

Adjourn

The meeting was adjourned at 5:07 PM.

Approved by:



Joseph Dunstan, Chair



Marlene Schubert, Administrative Specialist

Attendee Report

Report Generated:

9/24/2020 21:07

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered
Design Review Board - Special Meeting	912 9065 5096	9/21/2020 14:58	138	2
		Unique Viewers	Total Users	
			2	15

Host Details

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Marlene Schubert	mschubert@bainbridgewa.gov	9/21/2020 14:58	9/21/2020 17:16	138

Panelist Details

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Kelly Tayara	ktayara@bainbridgewa.gov	9/21/2020 15:11	9/21/2020 16:30	79
Vicki Clayton	vicki.clayton@cobicommittee.er	9/21/2020 15:00	9/21/2020 17:16	137
Todd Thiel	Todd.thiel@cobicommittee.ema	9/21/2020 15:01	9/21/2020 17:16	135
Joseph Dunstan	joseph.dunstan@cobicommittee	9/21/2020 14:59	9/21/2020 17:16	138
David Greetham	dgreetham@bainbridgewa.gov	9/21/2020 16:13	9/21/2020 17:16	64
Bob Russell	bob.russell@cobicommittee.em	9/21/2020 15:12	9/21/2020 17:16	124
Laurel Wilson	laurel.wilson@cobicommittee.ei	9/21/2020 15:07	9/21/2020 16:49	102
Shawn Parks	shawn.parks@cobicommittee.er	9/21/2020 15:09	9/21/2020 17:16	128
Devin Johnson	Devin@johnsonssquared.com	9/21/2020 15:18	9/21/2020 16:24	67
Leslie Schneider	lschneider@bainbridgewa.gov	9/21/2020 15:13	9/21/2020 16:41	89
Michael Loverich	michael.loverich@cobicommitte	9/21/2020 15:12	9/21/2020 17:16	124

Attendee Details

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Jon Quitslund	jonquitslund@att.net	9/21/2020 15:15	9/21/2020 16:29	74
Devin Johnson	Devin@johnsonssquared.com	9/21/2020 15:13	9/21/2020 15:17	5
Devin Johnson	Devin@johnsonssquared.com		9/21/2020 16:24	9/21/2020 16:24

WEBVTT

1

00:00:00.719 --> 00:00:01.949

Marlene: Alright, we're recording, Joe.

2

00:00:02.399 --> 00:00:03.540

Joseph Dunstan: Okay. In John's not

3

00:00:04.560 --> 00:00:05.609

Joseph Dunstan: There john

4

00:00:06.750 --> 00:00:09.059

Joseph Dunstan: From the planning commission christened no

5

00:00:09.330 --> 00:00:10.050

Marlene: No, not yet.

6

00:00:10.710 --> 00:00:12.870

Joseph Dunstan: Okay. All right, so we're live right

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00:00:13.230 --> 00:00:13.740

Yes.

8

00:00:15.269 --> 00:00:23.940

Joseph Dunstan: Okay, I'm good afternoon, everybody. This Joe Dunston the chair with the Design Review Board. I want to

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00:00:24.900 --> 00:00:38.430

Joseph Dunstan: First say thank you to everybody from moving the start time to 315 to accommodate something that I have to do two o'clock. So I really appreciate it. So without further ado, let's get started here.

10

00:00:40.500 --> 00:00:45.840

Joseph Dunstan: Today we have on the agenda one project, which is the day road industrial

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00:00:46.860 --> 00:00:53.580

Joseph Dunstan: Park subdivision. And we have a couple of new business things we want to talk about

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00:00:55.230 --> 00:01:15.480

Joseph Dunstan: At the first order of business. We have a quorum. And I'd like to know, given the project that we're working on today. If anybody has any conflicts of interest or relationships that they want to disclose now would be the time to do that. And boy here, anybody with any conflicts of interest.

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00:01:21.570 --> 00:01:36.720

Joseph Dunstan: Big loud. The silence. I'll take that as a no. Okay. Um, let's move ahead to the August 17 minutes. And as you know, the minutes are really

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00:01:37.260 --> 00:01:54.360

Joseph Dunstan: Illegal requirement for our notes minutes are the, the actual audio, but we approve the minutes to show that we did look at projects and that who was in the meeting room is on the quorum, so as anybody have any questions about August 17

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00:01:55.410 --> 00:01:58.440

Joseph Dunstan: Minutes any changes to be made.

16

00:02:00.630 --> 00:02:09.150

Joseph Dunstan: If not, I would ask if anybody would like to make a motion to approve the August 17 minutes for the meeting.

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00:02:14.640 --> 00:02:17.280

Michael Loverich: I'll make a motion to approve the minutes.

18

00:02:17.580 --> 00:02:19.620

Joseph Dunstan: Okay, thank you. Second,

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00:02:23.610 --> 00:02:24.150

Todd Thiel: I'll say

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00:02:24.810 --> 00:02:34.740

Joseph Dunstan: Okay, great. Thanks type creature. Great. Okay. Thank you. Um, so, I believe that we have one person here in the audience that would be Devon.

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00:02:36.030 --> 00:02:39.360

Joseph Dunstan: Johnson squared Johnson architects, so

22

00:02:40.530 --> 00:02:48.420

Joseph Dunstan: For their benefit, new. They also might be there. Let's go around and introduce ourselves, why don't we just start with Todd, won't you introduce yourself.

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00:02:51.900 --> 00:02:54.690

Todd Thiel: Okay, Todd feel design review board never

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00:02:56.010 --> 00:02:57.660

Joseph Dunstan: Think I'm

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00:02:59.850 --> 00:03:01.380

Joseph Dunstan: Michael will go next.

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00:03:02.160 --> 00:03:03.990

Michael Loverich: Michael leverage design review board.

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00:03:05.610 --> 00:03:07.560

Joseph Dunstan: I'm Laurel

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00:03:12.330 --> 00:03:13.680

Laurel Wilson: Laurel Wilson Sunday.

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00:03:14.550 --> 00:03:17.580

Joseph Dunstan: Thank you. I'm Vicki.

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00:03:18.630 --> 00:03:22.380

Joseph Dunstan: Vicki Clayton design review board. Okay. And Bob

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00:03:29.730 --> 00:03:30.210

Joseph Dunstan: Bob

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00:03:30.960 --> 00:03:33.510

Marlene: He. Sorry, just as unmute right now, I believe.

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00:03:34.140 --> 00:03:38.790

Bob Russell: Whoops, sorry about that. Yeah. Bob Russell recently appointed to the Design Review Board.

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00:03:39.210 --> 00:03:41.700

Joseph Dunstan: Okay, and that everybody

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00:03:43.110 --> 00:03:44.160

Shawn Parks: Simon parks does

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00:03:45.360 --> 00:03:46.320

Joseph Dunstan: I'm sorry.

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00:03:46.410 --> 00:03:49.080

Joseph Dunstan: Sorry. Last but not least, sorry. JOHN

38

00:03:50.640 --> 00:03:52.200

Joseph Dunstan: Thank you. Okay.

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00:03:53.280 --> 00:04:01.980

Joseph Dunstan: Great. Okay. Um, well, why don't we go ahead and start to three minutes early, but that's okay with the day road industrial park.

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00:04:03.300 --> 00:04:08.850

Joseph Dunstan: Can we have different come up as a participant. So we can see him it's Kelly there to

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00:04:10.020 --> 00:04:12.810

Marlene: Kelly is on and I just allowed Devon to speak.

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00:04:13.470 --> 00:04:15.630

Joseph Dunstan: Okay, okay, la parte

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00:04:15.810 --> 00:04:17.640

Devin Johnson: de lo

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00:04:23.550 --> 00:04:23.760

Joseph Dunstan: It's

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00:04:25.290 --> 00:04:27.180

Joseph Dunstan: Definitely not the

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00:04:28.230 --> 00:04:31.830

Marlene: Yeah, I just promote them to a panelist versus just allowing him to speak.

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00:04:32.160 --> 00:04:32.640

Joseph Dunstan: Okay see

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00:04:32.670 --> 00:04:34.680

Marlene: Casing wants to share his video or whatever.

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00:04:34.800 --> 00:04:46.380

Joseph Dunstan: Okay. All right, so I'm given that this is a concept review first meeting Kelly, do you want to start us off by saying anything about it or

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00:04:47.250 --> 00:05:02.010

Kelly Tayara: Yes, this is unique. It's a commercial subdivision, which I don't think the Design Review Board has seen before your, your customarily reviewing residential subdivisions. So the

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00:05:03.390 --> 00:05:12.390

Kelly Tayara: So the four step design process does not apply to commercial subdivisions, they have to comply with general standards. So in short,

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00:05:13.680 --> 00:05:23.220

Kelly Tayara: The design review board makes recommendation on preliminary plat including recommendations on departures from design standards so

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00:05:24.480 --> 00:05:36.330

Kelly Tayara: At the design guidance meeting the applicant would discuss any department any requested departures from design standards so unique.

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00:05:37.140 --> 00:05:45.570

Joseph Dunstan: Or unique. So what you're saying is they have to go through the design standards, we're not just looking at subdivision rules in the book.

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00:05:46.650 --> 00:05:47.010

Joseph Dunstan: That

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00:05:48.630 --> 00:05:52.470

Kelly Tayara: Day. They don't have to comply with that for step design process now.

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00:05:53.940 --> 00:05:54.930

Joseph Dunstan: Of course, okay.

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00:05:56.460 --> 00:06:00.780

Kelly Tayara: No identifying the natural area or community space. They don't do any of that.

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00:06:02.490 --> 00:06:03.840

Joseph Dunstan: On the on the context.

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00:06:06.930 --> 00:06:07.350

Joseph Dunstan: Okay.

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00:06:09.270 --> 00:06:11.280

Joseph Dunstan: But then they do have to go through

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00:06:14.070 --> 00:06:19.650

Joseph Dunstan: To go through all the design guidance design guidelines is a regular commercial project goes to

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00:06:20.370 --> 00:06:21.990

Kelly Tayara: The design standards. Yes.

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00:06:22.620 --> 00:06:22.950

Yes.

65

00:06:24.000 --> 00:06:26.430

Kelly Tayara: So this is their conceptual meeting.

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00:06:28.710 --> 00:06:33.060

Kelly Tayara: And really, then the meat of it will come at the design guidance meeting.

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00:06:37.980 --> 00:06:45.630

Joseph Dunstan: Would you like to, we have the pictures on the drawing phone appear. Would you like to go over for about 10 minutes explain things

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00:06:45.840 --> 00:06:53.940

Devin Johnson: Sure. So this, this first drawing you're looking at is, is basically the general building projects I

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00:06:56.760 --> 00:07:03.540

Devin Johnson: It essentially shows right to the to the west and the south to the north.

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00:07:05.610 --> 00:07:23.280

Devin Johnson: And there's two existing buildings on the site. And it's about four and a half acres and the building that's on the left by long skinny one on the on the west side of the property is going to be demolished and the one in the lower right area would be staying

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00:07:24.690 --> 00:07:29.490

Devin Johnson: So we want to go to the next screen, it kind of gives you an idea of the site.

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00:07:32.160 --> 00:07:35.130

Devin Johnson: If you can just scroll up a little bit more. There we go. So

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00:07:38.040 --> 00:07:50.730

Devin Johnson: And I don't know how many of you out there have been out there but 11 wineries in this complex then black mouth designs and a couple other construction type companies are out there currently

74

00:07:51.990 --> 00:08:01.320

Devin Johnson: So I don't know if you've been there. We've all been down a road and there's a pretty good buffer in between day round and and the site that we're going to maintain

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00:08:02.970 --> 00:08:05.730

Devin Johnson: But if we want to go to the next screen.

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00:08:08.880 --> 00:08:13.530

Devin Johnson: Well, we can look at these pictures. Long as you want. But I don't know how much

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00:08:16.770 --> 00:08:18.150

Marlene: jumping all over. Sorry, guys.

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00:08:18.210 --> 00:08:18.570

But

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00:08:21.120 --> 00:08:32.850

Devin Johnson: There's a picture, the entry as well with that screen with the sign to the right and so most of all of that area is going to be maintained as it is existing now.

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00:08:34.710 --> 00:08:38.790

Devin Johnson: So if we want to scroll down the next site plan.

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00:08:40.020 --> 00:08:42.600

Devin Johnson: And especially into what we're, we're up to.

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00:08:45.510 --> 00:08:52.770

Devin Johnson: So coming in from the north, you can see our property line is about 75 feet away from the actual road.

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00:08:54.750 --> 00:08:56.520

Devin Johnson: And it's a vacated right away.

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00:08:58.680 --> 00:09:03.510

Devin Johnson: That's that's between the road and well it's it's the right way basically for you.

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00:09:05.610 --> 00:09:19.770

Devin Johnson: And then this driveway that comes in and then we were breaking it up into six slots. So we've got four over half acre lots and then to one acre lots that are down at the bottom of the page on the eastern side of the property.

86

00:09:22.770 --> 00:09:30.420

Devin Johnson: And then the darker the brown areas or what we're looking at as far as building pads.

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00:09:31.860 --> 00:09:41.370

Devin Johnson: The idea is that the owner is going to divide this up and then break it off into building pads. He's going to maintain one of them and then sell off the rest of it.

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00:09:43.920 --> 00:09:51.780

Devin Johnson: So there's a we're proposing an asphalt parking or driveway to come in exactly the same location as the current one is

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00:09:53.130 --> 00:10:08.400

Devin Johnson: And then the lighter gray represents travel and matching hacker house on already existing from the existing buildings and each one of the sites would have the smaller sites that have a precise would have their own separate system.

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00:10:10.170 --> 00:10:12.930

Devin Johnson: But on a larger sites would be combined.

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00:10:14.100 --> 00:10:22.470

Devin Johnson: The building on the left hand side was the old sound publishing building and they had a separate system was equivalent to holding

92

00:10:23.730 --> 00:10:28.230

Devin Johnson: Shoot 92 people one or two people.

93

00:10:29.370 --> 00:10:36.900

Devin Johnson: So it's quite alarm system so we can the northeastern Ohio can share that system.

94

00:10:41.610 --> 00:11:03.240

Devin Johnson: And then the other big thing that we have going on is stormwater. I think this is where we might be looking for departure. So we're running certainly that is right now, a lot of rain water and stormwater runoff is coming up for the road off at a road into that general area.

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00:11:04.290 --> 00:11:05.640

Devin Johnson: And ponds up

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00:11:06.930 --> 00:11:22.650

Devin Johnson: And what we'd like to do is kind of formalize that working with the city in the right away and on our property to create a storm water upon that would take care of our often a road. And then pretty much from

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00:11:24.060 --> 00:11:27.660

Devin Johnson: The property line at this first lot a

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00:11:28.860 --> 00:11:29.640

Devin Johnson: To the north.

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00:11:30.720 --> 00:11:39.150

Devin Johnson: So that would go up to the north towards day road. So that would take care of that storm wired for that lot and then probably part of La if

100

00:11:42.870 --> 00:11:51.210

Devin Johnson: The rest of the stormwater would be going into the combination of rain gardens and underground that tension.

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00:11:54.990 --> 00:12:09.780

Devin Johnson: And we've we've worked around the majority of the significant trees. At this point, I mean, we had to take out some for the for lot a, but for the most part we're trying to work around and keep what's existing there.

102

00:12:12.030 --> 00:12:17.730

Devin Johnson: There's a 50 foot buffer facing day road plus the 75 feet.

103

00:12:18.870 --> 00:12:36.750

Devin Johnson: At the you know the right way between the road and and there. So we've got 125 feet at least between any proposed building and the road. And then we've got a 5050 foot buffer on the east and the south sides as well.

104

00:12:39.390 --> 00:12:57.990

Devin Johnson: On the east side to an area and it's got a wetland and probably won't ever be developed and that's something our to amend to the south is also sound are two and then so they want us or I'm sorry to the east is all business that's real.

105

00:13:01.470 --> 00:13:03.510

Devin Johnson: Oh, I'm sorry. It's 0.4

106

00:13:10.590 --> 00:13:14.880

Devin Johnson: And I think if. Why don't we go ahead and scroll down to the last slide.

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00:13:19.440 --> 00:13:26.700

Devin Johnson: And then read on here. The red overlay maps existing currently as far as

108

00:13:27.930 --> 00:13:32.040

Devin Johnson: Existing gravel impervious surfaces buildings and such.

109

00:13:33.510 --> 00:13:38.190

Devin Johnson: So good as you idea, it's already been a fairly well developed psychic this morning.

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00:13:41.760 --> 00:13:43.710

Devin Johnson: And I was, you know, that's

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00:13:44.820 --> 00:13:52.590

Devin Johnson: Pretty close to what we're up to this point and like to hear your feedback, right. If you have any questions.

112

00:13:57.600 --> 00:13:59.760

Joseph Dunstan: Okay, thank you. Um,

113

00:14:01.170 --> 00:14:05.490

Joseph Dunstan: Anybody have any comments from the DMV. Any questions.

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00:14:13.290 --> 00:14:16.170

Bob Russell: Yeah. Joe Bob Russell lives. I've got a few questions.

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00:14:21.090 --> 00:14:22.890

Bob Russell: That lot a

116

00:14:24.390 --> 00:14:29.190

Bob Russell: What is there like eight or 10 trees in there, they're going to come down and that standard trees.

117

00:14:31.620 --> 00:14:33.660

Devin Johnson: Yeah, I would say that's about right.

118

00:14:33.870 --> 00:14:37.320

Bob Russell: Yeah, I was up there looking at it and it's quite a few trees there.

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00:14:38.580 --> 00:14:39.270

Bob Russell: Um,

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00:14:42.330 --> 00:14:50.580

Bob Russell: Is there any kind of screening, you say that the South is our two or you say there's a wetland or, you know, the South is that our tool or is that a wetland.

121

00:14:51.900 --> 00:14:54.870

Devin Johnson: It's, it's about. So there's a wetland, and it's

122

00:14:57.600 --> 00:14:59.100

Devin Johnson: And it's a residential zone.

123

00:15:00.690 --> 00:15:04.200

Bob Russell: Is there some screening is going to be required along that line, then

124

00:15:05.640 --> 00:15:06.900

Bob Russell: They're, they're just kind of

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00:15:06.960 --> 00:15:11.310

Bob Russell: There just kind of sparse with the limbs cut off. I mean, it's a high canopy.

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00:15:13.650 --> 00:15:17.160

Devin Johnson: Be required means getting from the city standpoint, yes.

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00:15:21.030 --> 00:15:23.580

Kelly Tayara: Mr. Russell, you say you had visited the property.

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00:15:24.510 --> 00:15:24.990

Bob Russell: Pardon.

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00:15:25.530 --> 00:15:27.510

Kelly Tayara: Did you say you had visited the property.

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00:15:28.350 --> 00:15:33.570

Bob Russell: I drove through it. Yeah. Today I wanted to see you. I had to get some idea what it looked like before the meeting.

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00:15:37.080 --> 00:15:42.330

Bob Russell: No one's given me any direction as far as how to ask for permission. So I just drove through took some pictures.

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00:15:43.140 --> 00:15:45.360

Joseph Dunstan: Well, we're gonna talk about that after

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00:15:45.930 --> 00:15:46.950

Joseph Dunstan: This project.

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00:15:47.070 --> 00:15:51.480

Joseph Dunstan: We haven't new business. I'll give some update on that.

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00:15:52.890 --> 00:15:53.280

Joseph Dunstan: But

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00:15:54.510 --> 00:15:54.900

Joseph Dunstan: Yeah.

137

00:15:55.560 --> 00:15:57.330

Bob Russell: I gotta get a sense of place.

138

00:15:59.070 --> 00:15:59.400

Joseph Dunstan: Right.

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00:16:00.630 --> 00:16:03.900

Joseph Dunstan: One of the questions you have. Bob that was made money.

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00:16:04.170 --> 00:16:10.680

Bob Russell: Um, is there gonna be any provisions for bike storage bike lanes at all.

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00:16:12.750 --> 00:16:27.930

Devin Johnson: So I don't have any plans proposed right now, we would have a party for the city's any requirements for each little thing I would imagine that comes at a believer in it and designer. He for the buildings but

142

00:16:29.160 --> 00:16:31.950

Devin Johnson: We could incorporate that for right now as well.

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00:16:34.650 --> 00:16:41.370

Bob Russell: I don't know, Joe, I just suggest that I mean we're trying to we're trying to get away from cars, a little bit. I don't know where the bus stop is but

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00:16:42.450 --> 00:16:43.980

Bob Russell: You have any idea how many oh

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00:16:45.300 --> 00:16:47.160

Joseph Dunstan: Go ahead. Well, if there's if

146

00:16:48.180 --> 00:16:58.830

Joseph Dunstan: According to Kelly list because all commercial designation Kelly has this is a little unusual. So I'm trying to wrap my head around a little bit too but

147

00:16:59.310 --> 00:17:17.340

Joseph Dunstan: If you're going to move towards doing some buildings on these pads and we're going to be looking at that and applying design standards, there are requirements for, you know, pedestrian and bike circulation. Some other things, the design guidelines will

148

00:17:18.510 --> 00:17:20.220

Joseph Dunstan: will will will require

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00:17:22.590 --> 00:17:32.490

Kelly Tayara: Was that there are requirements to for subdivisions. And I have to say the city does not do that many commercial subdivisions. I think I've only done two

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00:17:33.900 --> 00:17:44.070

Kelly Tayara: And so I you know I'm I really have to double check the the design and construction standards from the public works department.

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00:17:44.610 --> 00:17:58.770

Kelly Tayara: So, in, in this case, because I'm so unfamiliar with it. I probably do a little more front work before the design guidance meeting and the public participation meeting in the pre AP just so i don't i'm not surprised.

152

00:18:01.110 --> 00:18:15.030

Joseph Dunstan: So, um, yeah. Can I ask just on that point, Devon right now you're just, you're just looking for a subdivision in some new lot line so you can sell a property soft sell the pieces off. Is that right,

153

00:18:15.540 --> 00:18:16.200

Devin Johnson: That's correct.

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00:18:16.590 --> 00:18:24.090

Joseph Dunstan: And are you going to be the architect of record for the buildings are will people be doing their own who knows what hopefully you get it all.

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00:18:24.210 --> 00:18:25.410

Joseph Dunstan: I don't know.

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00:18:27.120 --> 00:18:29.310

Devin Johnson: Yeah, I can see that.

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00:18:29.820 --> 00:18:46.020

Joseph Dunstan: Yeah, and I can so so Kelly will have to have a conversation. I think maybe we can chat offline some time about how the design standards are going to which ones we have to actually implement in this as we go through design guidance with this project.

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00:18:47.070 --> 00:18:48.210

Kelly Tayara: Probably

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00:18:48.840 --> 00:18:51.030

Joseph Dunstan: Like it is a commercial for you. Right. It's a little

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00:18:51.330 --> 00:18:52.590

Joseph Dunstan: Different animal, isn't it.

161

00:18:53.370 --> 00:18:58.500

Kelly Tayara: Yes. And in, in one sense it's similar to a subdivision in that

162

00:18:59.460 --> 00:19:07.830

Kelly Tayara: In a residential subdivision in that there's a presumption made that there's a certain level of build out and I'm familiar with that.

163

00:19:08.160 --> 00:19:14.130

Kelly Tayara: From a residential standpoint, you know, one assumes his house of a certain size is going to be built so

164

00:19:14.580 --> 00:19:23.100

Kelly Tayara: The stormwater infrastructure has to be able to support that the the water septic, things like that. And I, I expect

165

00:19:23.610 --> 00:19:39.060

Kelly Tayara: That that's it's a similar case with commercial subdivisions in terms of storm water infrastructure and water septic and the road standard. So the right of way with and any

166

00:19:40.290 --> 00:19:56.460

Kelly Tayara: Improvement say you know pave to the sideline, etc, etc, or you know pave the access, things like that, but I'm not positive. I'm not sure at all, actually I don't know at all for a commercial subdivision.

167

00:19:57.810 --> 00:20:09.240

Kelly Tayara: There are some unique things I'd really even have to look at the RSC W to see what the differences are between commercial and residential subdivisions in the in the state code.

168

00:20:10.260 --> 00:20:10.530

Joseph Dunstan: Right.

169

00:20:10.620 --> 00:20:12.270

Marlene: So Lauren has her hand raised.

170

00:20:12.990 --> 00:20:13.650

Michael

171

00:20:14.730 --> 00:20:26.670

Laurel Wilson: Hi. Yes. Um, this is a kind of a site that represents a part of what we call missing disappearing Bainbridge, you know, these kind of funky old places where people can work and stuff and I'm

172

00:20:27.270 --> 00:20:27.510

Laurel Wilson: You know,

173

00:20:28.650 --> 00:20:40.020

Laurel Wilson: This is just been on for so my question is have the tenants the existing tenants been shown this plan, and if so, what was the response to it.

174

00:20:40.500 --> 00:20:50.130

Laurel Wilson: And are there any you know i know that what happens in the, you know, between, you know, point A and point B in spaces alone arc, but, um, I didn't know if there's any kind of

175

00:20:51.600 --> 00:21:00.450

Laurel Wilson: Outreach to them in terms of being able to participate in the outcome of this like being able to stay. You know, I know, Devon that you're not the kind of architect is just going to do

176

00:21:00.780 --> 00:21:08.670

Laurel Wilson: Architecture and put down 6500 foot, you know, generic buildings, probably. Um, but, as he said, You're not even this is from the architect of record.

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00:21:09.120 --> 00:21:10.290

Laurel Wilson: But I

178

00:21:11.460 --> 00:21:13.740

Laurel Wilson: But I don't know what what the

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00:21:14.880 --> 00:21:22.980

Laurel Wilson: Process is being happen in order to enable the kind of community that exists there now to continue to do the work that they do when this

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00:21:24.000 --> 00:21:31.950

Devin Johnson: So writing a lot. He has blackmail designs a construction site design style.

181

00:21:33.900 --> 00:21:40.320

Devin Johnson: Purchasing law he so that's that's part of what we're doing right now.

182

00:21:41.670 --> 00:21:45.810

Devin Johnson: 11 winery has been in talks with the owners about purchasing lot

183

00:21:47.430 --> 00:21:51.450

Devin Johnson: Of the other larger lot and then a smaller box.

184

00:21:53.280 --> 00:22:00.990

Devin Johnson: I know the owners been in contact with the there's a granite fabrication shop in there as well. How long has

185

00:22:02.070 --> 00:22:03.900

Devin Johnson: Right in design and construction.

186

00:22:05.100 --> 00:22:05.430

Joseph Dunstan: And

187

00:22:05.550 --> 00:22:12.750

Devin Johnson: He spent the most is, I don't know the results of those few conversations

188

00:22:15.000 --> 00:22:20.010

Devin Johnson: And I don't have anything locked in for the other two fields. Right.

189

00:22:23.130 --> 00:22:23.640

Laurel Wilson: Thank you.

190

00:22:24.600 --> 00:22:28.590

Joseph Dunstan: So it's a great question, Laurel brings up the question.

191

00:22:29.970 --> 00:22:42.750

Joseph Dunstan: Of one of the questions we have on our presidential subdivisions is a weekend approve a subdivision, but we're not going to look at the individual homes within that something isn't

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00:22:44.100 --> 00:22:49.740

Joseph Dunstan: Here we have a commercial project that could have up to, you know, six different

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00:22:50.670 --> 00:22:58.800

Joseph Dunstan: Building types could be, it could be a hodgepodge it'd be nice if we had some opportunity to look at a master plan.

194

00:22:59.250 --> 00:23:08.880

Joseph Dunstan: Of the whole thing and head. I don't want to say a theme built out but had some continuity of a district. So when you drove him to this place. You had a sense that it was a place

195

00:23:09.300 --> 00:23:17.100

Joseph Dunstan: Instead of a variety of buildings that might be done by multiple architects and they might do their own thing on each lot you know

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00:23:19.680 --> 00:23:39.450

Joseph Dunstan: Which I would argue, make it more just a district sort of building that would kind of be similar in style shape and possibly scale and all that but Devin doesn't have the opportunity to do that right now. So that makes that kind of hard. Is that correct, Devon.

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00:23:40.440 --> 00:23:42.030

Devin Johnson: Yeah, same.

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00:23:43.620 --> 00:23:45.810

Devin Johnson: Here required to out it is

199

00:23:48.450 --> 00:23:50.280

Devin Johnson: And I'm assuming it

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00:23:51.750 --> 00:23:53.430

Devin Johnson: Says that you saw happen.

201

00:23:53.880 --> 00:23:54.210

Right.

202

00:23:56.040 --> 00:23:57.090

Devin Johnson: Yeah, I don't want to

203

00:23:59.430 --> 00:24:01.290

Devin Johnson: Do that i i think

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00:24:03.030 --> 00:24:07.110

Devin Johnson: That would be tough to do in the existing buildings that are out there now.

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00:24:08.400 --> 00:24:12.330

Devin Johnson: It is the economy Salta masses le

206

00:24:12.990 --> 00:24:18.150

Devin Johnson: Another and I certainly don't want to do the other buildings. So if you're

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00:24:18.540 --> 00:24:19.050

Sure.

208

00:24:21.090 --> 00:24:22.500

Joseph Dunstan: But it'd be medically on

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00:24:23.670 --> 00:24:32.310

Devin Johnson: The hands of the other contests, you know more, you know, hoppers we're just trying to provide a slot.

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00:24:33.330 --> 00:24:34.950

Devin Johnson: You know, building had to say.

211

00:24:36.810 --> 00:24:37.200

Devin Johnson: Go.

212

00:24:40.440 --> 00:24:45.000

Devin Johnson: And we're already me. So we're pretty much taking all the

213

00:24:46.260 --> 00:24:46.980

Devin Johnson: Service.

214

00:24:47.610 --> 00:24:48.840

Devin Johnson: It into town.

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00:24:52.830 --> 00:24:56.070

Joseph Dunstan: I totally understand that and appreciate that.

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00:24:57.930 --> 00:24:58.920

Joseph Dunstan: Information design.

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00:25:00.180 --> 00:25:15.240

Joseph Dunstan: Review Board kind of decided that always be nice to be able to see something that had some cohesiveness of style that ran through there, which would be

nice to have in the end, but probably difficult to Steve, you know, I mean, through this process.

218

00:25:15.660 --> 00:25:25.350

Joseph Dunstan: Right, yeah. I had a couple questions just those specific questions about number one on the east side. What is the setback.

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00:25:26.700 --> 00:25:27.030

Joseph Dunstan: Because I

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00:25:28.680 --> 00:25:28.980

Joseph Dunstan: Know,

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00:25:29.310 --> 00:25:29.820

Set

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00:25:31.170 --> 00:25:31.830

Devin Johnson: Up.

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00:25:32.340 --> 00:25:33.420

Joseph Dunstan: Is that all okay

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00:25:34.080 --> 00:25:37.440

Devin Johnson: Yeah. And so if we go back to the aerial

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00:25:38.460 --> 00:25:46.290

Devin Johnson: Yes, there's actually a fairly steep aerial photograph on page two to us and

226

00:25:47.430 --> 00:25:54.030

Devin Johnson: We can see lots of the North is also a series of an industrial buildings and that that kind of

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00:25:55.530 --> 00:25:56.670

Devin Johnson: fairly steep slope.

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00:25:57.180 --> 00:25:57.750

Mm hmm.

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00:25:59.400 --> 00:25:59.970

Devin Johnson: So,

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00:26:01.380 --> 00:26:04.710

Devin Johnson: We're kind of sitting in a hotel. Next to that property.

231

00:26:05.610 --> 00:26:06.870

Joseph Dunstan: Okay, yeah.

232

00:26:08.790 --> 00:26:13.530

Devin Johnson: So I think, you know, those trees with with remain remain there.

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00:26:16.170 --> 00:26:16.530

Right.

234

00:26:18.000 --> 00:26:29.220

Joseph Dunstan: Okay, yeah. Um, the other question he looking for a leaf on the on the north side with your surface model.

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00:26:30.630 --> 00:26:38.160

Joseph Dunstan: impoundment for lot of thing there from the road of the road. I'm you.

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00:26:39.600 --> 00:26:45.180

Joseph Dunstan: Is that Kelly. Is that a problem with the city. Do you think. Is that something you'd be overcome could easily

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00:26:45.750 --> 00:26:51.810

Kelly Tayara: I'm, I'm not sure what that is. Devon. Is it a landscape buffer. That way you're concerned about

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00:26:51.870 --> 00:27:03.270

Devin Johnson: Well, so, so we in that area right now there's a large amount of runoff that comes from the road, you know, runs down the eastern side of our property.

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00:27:03.930 --> 00:27:19.800

Devin Johnson: And what we'd like to do is capture that along with some of our storm water and kind of have it sit there and percolate into the to the soils at that

location versus kind of coming all the way along the building or along now these property line.

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00:27:21.030 --> 00:27:22.020

Laurel Wilson: It makes a lot of sense.

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00:27:22.380 --> 00:27:23.670

Kelly Tayara: So when you when you

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00:27:23.820 --> 00:27:25.230

Laurel Wilson: Manage to the natural conditions.

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00:27:27.570 --> 00:27:33.150

Kelly Tayara: So, Devon when you mentioned that you might be seeking a departure.

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00:27:34.380 --> 00:27:41.130

Kelly Tayara: What was the departure, you were thinking of some design and construction standards for public works or

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00:27:41.940 --> 00:27:50.070

Devin Johnson: It would be, it would be a departure for for getting for sharing stormwater on our property and yours. The city right away.

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00:27:50.760 --> 00:28:06.090

Kelly Tayara: Okay, so, so, Joe, I think you answered asked that question. I don't think that that is I'm not familiar with that as a design standard AV a requirement of the design and construction standards which are the public works.

247

00:28:07.860 --> 00:28:15.180

Kelly Tayara: Things and and a departure from that is they request that also in the design guidance meeting so

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00:28:15.480 --> 00:28:18.480

Kelly Tayara: I'd have to check with like Paul or Samantha as to whether

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00:28:18.720 --> 00:28:21.120

Kelly Tayara: That's a thing whether it

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00:28:21.210 --> 00:28:27.870

Joseph Dunstan: Seems like it's something that the public works not under guessing they might not be interested in doing.

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00:28:28.410 --> 00:28:42.600

Joseph Dunstan: You know they don't want to pour water on the right away, although I think it would be a nicer way to go. I agree with the Devon, I think it'd be nice to go. I don't think it's anything we the Design Review Board has to

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00:28:44.490 --> 00:28:49.410

Joseph Dunstan: Make a judgment on it sort of public works with a lot of load on the roadway.

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00:28:49.950 --> 00:28:56.880

Kelly Tayara: Well, well, the Design Review Board reviews and makes recommendation on preliminary subdivisions.

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00:28:57.240 --> 00:29:06.360

Kelly Tayara: And so the applicant requests departures from both the design standards and the design and construction standards.

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00:29:07.080 --> 00:29:23.220

Kelly Tayara: I'm not sure if it you know if the code, the municipal code says specifically you know that the Dr. B must make recommendation or review this aspect, but because it's in the design standards. I think he do

256

00:29:24.420 --> 00:29:37.110

Devin Johnson: I think if we were able to get some, I don't know. Words of encouragement or saying that the Design Review Board is seeing this and think that agrees with us that it's a good idea.

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00:29:37.170 --> 00:29:38.190

Devin Johnson: Yes, and I think that

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00:29:38.190 --> 00:29:47.310

Devin Johnson: Would help when we go for the pre application conference. I'm saying, you know, you guys are are are there with it and concept.

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00:29:48.660 --> 00:30:01.860

Kelly Tayara: They wouldn't make a recommendation at the for the preamp Devin, necessarily, but just you know that they're that we keep it in front of them, so that their review of the preliminary plat

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00:30:02.940 --> 00:30:12.360

Kelly Tayara: That you know we maintain that familiarity with that concept and keep pointing out that this is one of the things that's identified in the design for Bainbridge

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00:30:13.740 --> 00:30:14.100

Kelly Tayara: Guide

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00:30:15.420 --> 00:30:15.870

Joseph Dunstan: Floral

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00:30:16.080 --> 00:30:16.590

Marlene: Laurel has

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00:30:16.770 --> 00:30:17.610

Marlene: Embraced you

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00:30:17.640 --> 00:30:18.330

Joseph Dunstan: Know, go ahead.

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00:30:18.810 --> 00:30:30.930

Laurel Wilson: Yeah i given other trees of the Northwest corner significant, the ones that are planned and being removed. Is there a way to, you could envision developing that site while keeping the trees and

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00:30:32.280 --> 00:30:46.530

Devin Johnson: So that those were the cluster. Well, one they're, they're kind of surrounded by asphalt right now. So that's it's kind of a major turnaround for the for the back side of the winery, are they

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00:30:46.620 --> 00:30:47.700

Devin Johnson: Right to do things.

269

00:30:48.060 --> 00:30:48.390

Yeah.

270

00:30:50.130 --> 00:31:00.960

Devin Johnson: And. And that was, you know, based on our set back from the road that

kind of put us right in there to make any building have any significant size.

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00:31:03.360 --> 00:31:05.760

Devin Johnson: They're kind of right in the wrong spot.

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00:31:06.510 --> 00:31:07.770

Laurel Wilson: Yeah, from what you

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00:31:09.270 --> 00:31:25.260

Laurel Wilson: Saw, or the other thing is, um, I guess, decreasing the building sites that that front that front property, you know, I guess that would be one option and then the the subject on the west side. That's because it's residential to the west. Is that why it's

274

00:31:25.680 --> 00:31:27.900

Laurel Wilson: Great. Yes, because of the okay yeah

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00:31:28.050 --> 00:31:31.110

Devin Johnson: Yeah, so that setback because of the residential

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00:31:33.720 --> 00:31:47.160

Devin Johnson: Requirement. So it's a 50 foot side yard set backwards but abuts residential and then you know that that entire area will not be able to be developed because it's on a weapon basically and wetland buffer area.

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00:31:49.980 --> 00:31:50.850

Marlene: Have a hand raised.

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00:31:51.720 --> 00:31:52.380

Joseph Dunstan: Yeah, go ahead.

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00:31:53.490 --> 00:32:06.060

Todd Thiel: Just to one of your opening comments was the view wouldn't change looking in there. But if you take that column poetry's out, it changes that view kind of dramatically, and there's a building face right there.

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00:32:06.270 --> 00:32:07.590

Devin Johnson: Yeah, and

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00:32:09.870 --> 00:32:21.630

Devin Johnson: Now I were trying to, to, you know, keep things as we all, we all are trying to hide everything. The best we can in the business and industrial area.

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00:32:22.680 --> 00:32:27.600

Devin Johnson: I think, you know, there's still some area that we could put some planting in as well.

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00:32:28.740 --> 00:32:39.840

Devin Johnson: It won't be the the trees that are there now but I think we can screen that with the, you know, their landscape screening requirements as well in that 50 foot step back from the road.

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00:32:41.130 --> 00:32:53.070

Todd Thiel: Right but but just that the point that it's not going to look fit saying it will look quite different, because we'll see a large building face to the buildings to the east and the building that's going to take the place of those trees.

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00:32:54.300 --> 00:32:54.930

Todd Thiel: So that's a

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00:32:54.990 --> 00:32:58.260

Todd Thiel: That's a little bit more dramatic than keeping it the shame.

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00:32:58.740 --> 00:32:59.910

Devin Johnson: Say, yeah.

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00:32:59.970 --> 00:33:03.480

Todd Thiel: And then the other above the location of the pond.

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00:33:04.920 --> 00:33:07.110

Todd Thiel: You know it's in the right of way, and

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00:33:07.410 --> 00:33:09.060

Todd Thiel: If there was ever any work to be

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00:33:09.060 --> 00:33:12.750

Todd Thiel: Done on the road might need that space. I

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00:33:12.750 --> 00:33:13.590

Joseph Dunstan: Mean, that's

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00:33:13.710 --> 00:33:16.200

Todd Thiel: Not my purview, but

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00:33:17.700 --> 00:33:21.510

Todd Thiel: What's the hardship that it couldn't be more on the site.

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00:33:21.930 --> 00:33:32.880

Devin Johnson: Well, I, the biggest problem is that that's the low point for the road. So we're trying to solve a good chunk of the issue that's created by the cities right uh

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00:33:33.480 --> 00:33:43.110

Devin Johnson: Huh. And by having that they're at the lowest point where the city's water is currently going the idea would be that we would put our water along with it.

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00:33:46.320 --> 00:33:52.800

Devin Johnson: So that that you know would work in tandem. Like, um, I guess is what I'm shooting for.

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00:33:55.440 --> 00:33:56.430

Joseph Dunstan: I think you have to

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00:33:57.570 --> 00:34:16.500

Joseph Dunstan: I think you'd have to talk to public works long and hard about that because I don't want to speak to them because I'm not an engineer, but I do know that it's legally difficult to move water one property to another. You know, you know, you can't increase flow on or off property.

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00:34:16.680 --> 00:34:18.120

Devin Johnson: You know, right now, and that

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00:34:19.080 --> 00:34:20.730

Joseph Dunstan: Feeling, they're not going to like it.

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00:34:21.750 --> 00:34:22.560

Joseph Dunstan: I like it.

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00:34:22.770 --> 00:34:38.910

Joseph Dunstan: I like Dr. You have, but I'm just worried that they may take a less risky point of view because like Todd said they're closing down some of their future options if they had to improve the road or widen it or whatever.

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00:34:38.940 --> 00:34:42.840

Devin Johnson: Right now, and I think our, our goal is to work with them.

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00:34:42.900 --> 00:34:43.560

Devin Johnson: As well.

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00:34:43.620 --> 00:34:45.720

Devin Johnson: I mean, right now we're here to

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00:34:45.810 --> 00:34:51.600

Devin Johnson: Discuss the concepts and figure out what we need to do so that we can get a pre application meeting.

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00:34:52.110 --> 00:34:52.440

Joseph Dunstan: Right.

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00:34:52.650 --> 00:34:54.900

Devin Johnson: And have conversations with them. Yeah.

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00:34:55.350 --> 00:35:06.660

Joseph Dunstan: So last question on the water on. I know it's your very preliminary here and everything. But what have you done any runoff calculations on them on the previous building

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00:35:07.710 --> 00:35:09.900

Devin Johnson: City. Yes. So, so we've worked with

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00:35:10.830 --> 00:35:13.530

Devin Johnson: Adam Wheeler brown Wheeler engineers.

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00:35:13.560 --> 00:35:14.130

Joseph Dunstan: Well, yeah.

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00:35:14.160 --> 00:35:16.140

Devin Johnson: So yeah, so we've already talked to him.

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00:35:16.650 --> 00:35:20.670

Joseph Dunstan: So these are relatively close to female you think you would be

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00:35:21.630 --> 00:35:29.940

Devin Johnson: Yeah, what's not shown on here is the underground stormwater that we're looking at doing that will take care of lots see be and

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00:35:31.140 --> 00:35:31.860

Devin Johnson: Part of

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00:35:33.480 --> 00:35:34.050

Devin Johnson: See

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00:35:34.980 --> 00:35:38.970

Joseph Dunstan: You put that underground in orange to you.

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00:35:39.150 --> 00:35:41.400

Devin Johnson: Okay, yeah. So those are going underground

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00:35:41.670 --> 00:35:47.970

Joseph Dunstan: Okay, so this is relatively accurate, given that it's an early, early view of the project.

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00:35:48.360 --> 00:35:49.440

Devin Johnson: Right, right.

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00:35:50.010 --> 00:35:50.520

Joseph Dunstan: Okay, good.

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00:35:51.060 --> 00:35:52.320

Marlene: Laurel has her hand raised.

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00:35:52.680 --> 00:36:01.950

Laurel Wilson: Laurel. Hey, Devin. So what happens, or if you probably looked at

this, but, um, what happens if you think about dividing that

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00:36:02.550 --> 00:36:13.260

Laurel Wilson: North East property into two smaller lots and then building this now in the Northeast would go to the northwest and that can be pulled back from the streets because

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00:36:13.680 --> 00:36:23.190

Laurel Wilson: Is the to the public experience of when you come into that lot it's, you know, the great thing about 11 is because has that kind of surrounded by the trees and you feel like you're in this unique

328

00:36:24.600 --> 00:36:31.920

Laurel Wilson: Kind of workshop area this cell in the woods. But basically, the idea of being able to preserve as much as possible but pulling some of those smaller

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00:36:32.640 --> 00:36:42.750

Laurel Wilson: Smaller buildings even further from this up back because I noticed there were some trees that were being removed at the south west side.

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00:36:43.230 --> 00:36:52.020

Laurel Wilson: But really busy idea for you to be able to capture a couple of smaller lots so that entry sequence where you come in. You see the trees right away is still part of that experience of that.

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00:36:52.560 --> 00:37:00.120

Laurel Wilson: without losing any square footage without losing any number of lots without, you know, right, maybe I'm sure you've looked at it, but it's just an idea.

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00:37:00.180 --> 00:37:08.040

Laurel Wilson: Going to do to kind of move things around and say, well, wait a minute. We could save these trees and save this kind of woodsy atmosphere. This place just by, you know,

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00:37:09.900 --> 00:37:12.030

Laurel Wilson: Kind of rethinking the site, a little bit.

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00:37:13.740 --> 00:37:14.250

Devin Johnson: Yeah.

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00:37:15.870 --> 00:37:27.540

Devin Johnson: Yeah, and we could look at it a little more closely. But again, but. Well, one of the things that we found is if we kept that cluster, especially in that lot a pretty much wiped out lot a

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00:37:28.920 --> 00:37:32.310

Laurel Wilson: Lot less i'm saying is a lot a and b become one. And then like

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00:37:32.400 --> 00:37:34.740

Laurel Wilson: He or whatever it is, f

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00:37:35.190 --> 00:37:43.380

Laurel Wilson: F becomes to lots. You know, so that you don't you don't lose you don't lose anything but you gain something awesome through looking at it in that way.

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00:37:44.430 --> 00:37:45.120

Laurel Wilson: Just a thought.

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00:37:45.180 --> 00:37:52.140

Devin Johnson: Yeah, yeah. And part of it is, is that lot wants to be larger one for the wine. Right.

341

00:37:53.430 --> 00:37:57.930

Devin Johnson: And that's, that's one of the things that we were looking at there and they wanted to have

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00:37:59.490 --> 00:38:03.180

Devin Johnson: Kind of that woodsy area surrounding them as what they were after.

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00:38:04.680 --> 00:38:07.650

Devin Johnson: I don't think they're building would be that large but

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00:38:09.840 --> 00:38:14.100

Devin Johnson: In in talking with the group's that's, that's where we come to

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00:38:17.160 --> 00:38:18.450

Marlene: Michael has his hand raised.

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00:38:19.170 --> 00:38:21.540

Michael Loverich: This Michael today.

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00:38:24.330 --> 00:38:30.480

Michael Loverich: Yes, so this is super interesting and trying to wrap my head around the commercial subdivision aspect of this

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00:38:30.870 --> 00:38:32.280

Michael Loverich: When we're done with

349

00:38:33.300 --> 00:38:49.080

Michael Loverich: That all of our meetings with you. Are we going to have like like is the parking and that Dr. X is going to be kind of something that's like set in stone that everyone kind of that either gets built by a current property owner or somehow is

350

00:38:50.520 --> 00:38:59.520

Michael Loverich: Like if someone's buying one of the lots. That's for sale, and they modify the parking and another drive access to their specific building at a later day

351

00:39:01.740 --> 00:39:08.460

Michael Loverich: Or is this. Are we going to be developing a parking plan and stuff that gets somehow recorded into that.

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00:39:10.200 --> 00:39:10.680

Devin Johnson: That

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00:39:10.740 --> 00:39:11.220

That's

354

00:39:12.510 --> 00:39:17.700

Devin Johnson: I, to be perfectly honest, I'm not entirely sure how what the city is going to require

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00:39:17.970 --> 00:39:26.790

Devin Johnson: Okay, as far as what their, their requirements are going to be. I know conceptually from my client standpoint.

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00:39:27.360 --> 00:39:45.480

Devin Johnson: Is to bring in you know the the road where it's similarly located down and get that part done and it take care of this storm water underground storm water can containment and stormwater ponds and have that conceptually done

357

00:39:47.190 --> 00:39:55.110

Devin Johnson: And then the parking will be kind of and building designed would be on the new owners for those smaller lots and

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00:39:55.560 --> 00:39:56.160

Devin Johnson: Lots. Watch.

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00:39:56.520 --> 00:40:10.380

Kelly Tayara: Yeah. What I could see is, they'd have to have access to every lot. So whether that look like this proposal in terms of, you know, a paved access

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00:40:11.910 --> 00:40:22.140

Kelly Tayara: For a certain distance, say for the length of the right of way or the width of the right of way, and then 10 three beyond that paved

361

00:40:22.590 --> 00:40:31.470

Kelly Tayara: And then the public works department may let them do gravel. From that point on, you know, if they voluntarily want to put in an asphalt and they would do that.

362

00:40:31.830 --> 00:40:49.680

Kelly Tayara: But it would just be kind of a gravel drive to the lots and then part the parking, you know, as the individual lots came on board, they would go through site plan and design review for the actual parking lot building configurations

363

00:40:50.700 --> 00:40:51.300

Kelly Tayara: That's powerful.

364

00:40:52.320 --> 00:40:59.340

Joseph Dunstan: Kelly, you see that they wouldn't each own wouldn't come back to Dr. V individually. Do you think

365

00:41:02.160 --> 00:41:02.700

Joseph Dunstan: They would

366

00:41:03.030 --> 00:41:04.800

Joseph Dunstan: Yeah, yeah, see.

367

00:41:04.890 --> 00:41:23.250

Kelly Tayara: I mean, it's possible that you know this depending on, I don't know what the owner, the current owners thoughts are. But you know, I can certainly see say 11 winery, they have you know a certain picture in our vision in their head and it would certainly

368

00:41:24.450 --> 00:41:32.880

Kelly Tayara: Be lovely if this were all one kind of community spirited development and I think

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00:41:33.990 --> 00:41:37.950

Kelly Tayara: A lot of the owner, you know, the owner currently 11 winery and

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00:41:39.180 --> 00:41:49.740

Kelly Tayara: And Devon to I think what they would love to develop that all in concerts that would be really, really nice. But there are no guarantees.

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00:41:51.450 --> 00:41:55.860

Joseph Dunstan: So look to the question begs the question, what are we improving

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00:41:56.100 --> 00:42:13.200

Joseph Dunstan: On the road on this, you know, we just approving the general location of six pads or ones existing but I mean have you know several different pads here and and then we look at the parking for each one individually as they go, or do we actually approve a

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00:42:14.430 --> 00:42:23.370

Joseph Dunstan: In our meetings actually approve a site plan with all the parking laid out. I think I think Michaels question is a good one, what are, what are we actually

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00:42:24.870 --> 00:42:28.140

Kelly Tayara: They're not closing. They're not proposing.

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00:42:29.280 --> 00:42:30.870

Kelly Tayara: A site plan.

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00:42:32.220 --> 00:42:48.480

Kelly Tayara: Or approval of a site plan really their pro that they're proposing a six lot subdivision. I think you know that it's difficult, because that the design standards and you know the design. Design for Bainbridge wasn't really written to address something

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00:42:48.480 --> 00:42:49.020

Kelly Tayara: Like this.

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00:42:49.290 --> 00:42:50.070

Joseph Dunstan: Right, exactly.

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00:42:50.160 --> 00:43:00.450

Kelly Tayara: Dissipated and frankly, probably, you know, the this the staff doesn't really either. These have always been the you know leftovers. The little stepchild

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00:43:00.960 --> 00:43:03.840

Kelly Tayara: These commercial subdivisions because they're so rare.

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00:43:05.340 --> 00:43:06.210

Kelly Tayara: So,

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00:43:07.440 --> 00:43:08.400

Kelly Tayara: It's really

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00:43:10.710 --> 00:43:19.500

Kelly Tayara: Like I said, I expect. I'm going to be doing some front work before the design guidance meeting more much more than I would normally do for a design guidance be

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00:43:20.220 --> 00:43:21.510

Marlene: Showing has his hands raised.

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00:43:23.010 --> 00:43:23.910

Joseph Dunstan: Sean Yes.

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00:43:24.840 --> 00:43:25.740

Shawn Parks: I so

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00:43:27.030 --> 00:43:35.280

Shawn Parks: I just had a question. So in theory, somebody could buy lot C and D and develop it.

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00:43:37.020 --> 00:43:37.320

Joseph Dunstan: To get

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00:43:37.350 --> 00:43:51.330

Shawn Parks: Put up a whole different kind of thing merge the spaces are merged a lot. So you're just your, this is your just breaking it out. But this is all super theoretical except for obviously the existing one. And what sounds like will probably go forward with the 11 is that, am I right.

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00:43:55.140 --> 00:44:03.630

Devin Johnson: I mean, I think they're laid out with some realistic locations of where the buildings we go with the main drive going through the center

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00:44:04.920 --> 00:44:08.280

Devin Johnson: And the existing parking between lots E and F.

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00:44:11.310 --> 00:44:12.810

Devin Johnson: So,

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00:44:16.410 --> 00:44:19.800

Shawn Parks: Many left makes sense. I'm just saying. Since parking

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00:44:20.730 --> 00:44:23.400

Shawn Parks: Like, in theory, like

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00:44:24.840 --> 00:44:26.040

Shawn Parks: It is Eric

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00:44:26.340 --> 00:44:37.950

Devin Johnson: Yeah, in theory, they can probably you know do do what they wanted on that property, except we would have a an easement defined on where that main road goes through

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00:44:39.330 --> 00:44:56.460

Kelly Tayara: Right, it would be David, they would, you know, there is a waiver available down you know if they they would be limited, say, for example, to that single access from the main street and and an easement would go along.

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00:44:58.020 --> 00:45:03.480

Kelly Tayara: To provide access to each of the individual lots and

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00:45:05.280 --> 00:45:05.940

Kelly Tayara: We

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00:45:07.710 --> 00:45:11.400

Kelly Tayara: Probably need to do something about that shared parking

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00:45:12.720 --> 00:45:20.460

Kelly Tayara: With the subdivision, but I'm not sure that the shared parking between I can't read this to the two big buildings.

402

00:45:20.520 --> 00:45:22.740

Devin Johnson: Yeah, so those enough and I

403

00:45:23.940 --> 00:45:36.540

Devin Johnson: And I think there would be a shared parking agreement between all the lots in some way. You know, I think there'd be some you know overriding CC and RS that property would have

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00:45:37.770 --> 00:45:40.290

Devin Johnson: I don't know if that goes through design review board.

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00:45:42.720 --> 00:45:46.830

Kelly Tayara: Not usually per se, unless it's say part of a site plan review.

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00:45:48.000 --> 00:45:48.360

Devin Johnson: Right.

407

00:45:48.750 --> 00:46:02.460

Kelly Tayara: Yeah, it's just there's so there's so many questions, but it would it would just for the Design Review Board, it would look like just lines on the ground and kind of by default.

408

00:46:04.080 --> 00:46:14.070

Kelly Tayara: It would, you know, they wouldn't even necessarily show a building envelope. I mean, uh, yeah. A building envelope. It wouldn't even necessarily be

shown it would

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00:46:14.670 --> 00:46:24.870

Kelly Tayara: It would just be a subdivision with the constraints, the setbacks. The ease men, the landscape buffers and that would that would be at

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00:46:26.040 --> 00:46:28.560

Marlene: Least we have Michael and Todd both raising their hands.

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00:46:29.040 --> 00:46:41.550

Shawn Parks: Because then we'll and then because it would be a shame to asphalt. I mean, I would hope that we could have as much gravel parking as possible throughout the whole space instead of to

412

00:46:42.150 --> 00:46:43.200

Shawn Parks: push against that.

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00:46:43.260 --> 00:46:44.970

Shawn Parks: And i don't i don't know how that

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00:46:45.990 --> 00:46:56.160

Shawn Parks: I just want Michael was saying, it just makes me think like it'd be nice if we could establish some some sun something so that it doesn't become

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00:46:57.600 --> 00:46:59.040

Shawn Parks: You know the worst case scenario.

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00:47:00.210 --> 00:47:00.510

Shawn Parks: Right.

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00:47:00.930 --> 00:47:07.350

Kelly Tayara: Yeah, that that is going to be a, you know, I know. I know there are standard say for residential that

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00:47:09.210 --> 00:47:11.970

Kelly Tayara: You know, when does something become a public road.

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00:47:13.020 --> 00:47:22.560

Kelly Tayara: Or versus private doesn't have to be paved and that sometimes the Fire

District gets involved. I think it may have a lot to do with

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00:47:23.850 --> 00:47:33.630

Kelly Tayara: How Paul and Samantha, the development engineers, how they consider HOW MUCH IMPERVIOUS SURFACE is

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00:47:34.410 --> 00:47:51.540

Kelly Tayara: Acknowledged for the subdivision and whether they want that storm water directed or whether they would consider that gravel to be infiltrated that there are just a lot of questions and unfortunately I don't have the answers.

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00:47:53.670 --> 00:47:57.840

Shawn Parks: No, I know. I just, it's just I appreciate the, yeah. I appreciate it.

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00:47:59.220 --> 00:48:00.660

Joseph Dunstan: Michael, how do you stand up to

424

00:48:01.110 --> 00:48:02.070

Marlene: Michael and Todd.

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00:48:03.210 --> 00:48:03.840

Marlene: And Bob

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00:48:07.140 --> 00:48:08.070

Michael Loverich: Oh, well I

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00:48:08.520 --> 00:48:09.690

Michael Loverich: Know, enough of this stormwater

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00:48:09.810 --> 00:48:13.710

Michael Loverich: Stuff do, and this might be something that we can address now but

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00:48:14.790 --> 00:48:20.130

Michael Loverich: Because there is so much disturbed area that's existing and then the potential

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00:48:21.450 --> 00:48:40.920

Michael Loverich: And what you're showing in the site plan. There's a lot of what was formerly like concrete or been our gravel that's then now green that soil is

super disturbed to so for that to actually become landscape than any sort of way. There has to be like a lot of amendments to that.

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00:48:41.880 --> 00:48:42.630

Michael Loverich: To kind of

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00:48:42.900 --> 00:48:54.150

Michael Loverich: Enhance that to what would hopefully be kind of a more green and of landscape. So I guess in relationship to the stormwater

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00:48:55.740 --> 00:48:58.530

Michael Loverich: Like the little pond that you're showing on the southern

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00:48:59.610 --> 00:49:03.390

Michael Loverich: Portion of the site. If that's not disturbing too much.

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00:49:04.950 --> 00:49:05.730

Michael Loverich: Of the existing

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00:49:07.230 --> 00:49:16.020

Michael Loverich: Environment that might be okay. But I don't know if there's like a way that the storm order can be because there'll be have to be a lot of renovation on that.

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00:49:17.610 --> 00:49:26.730

Michael Loverich: On site to get things to grow if some of the storm water there can be rain gardens, like in on Winslow way where the parking is adjacent to send scripts, the

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00:49:28.620 --> 00:49:39.240

Michael Loverich: storm water so that at least you're you're getting some greenery and there for sure. And it's not just going to end up becoming like a power trip or something that

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00:49:41.310 --> 00:49:45.660

Michael Loverich: It'd be nice if there was some way that there's a restoration aspect and

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00:49:45.810 --> 00:49:46.200

Yes.

441

00:49:49.470 --> 00:49:49.830

Devin Johnson: Okay.

442

00:49:50.730 --> 00:49:57.180

Todd Thiel: Time I just had a question. What's the paint or gravel areas between the four buildings.

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00:49:59.010 --> 00:50:11.280

Devin Johnson: So that that would be if they needed or wanted side yard access to the buildings. So we'd have basically a shared drive way that you could go and enter the buildings in the side with equipment.

444

00:50:14.310 --> 00:50:20.820

Todd Thiel: Right, but you have to get you'd have to have to property members or owners agree to that before something like that happen.

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00:50:21.300 --> 00:50:27.240

Devin Johnson: Correct, correct. So that that could be done with our CC and RS and easements on the properties

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00:50:28.470 --> 00:50:29.070

Todd Thiel: And then

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00:50:29.370 --> 00:50:30.960

Todd Thiel: Just, I mean it's

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00:50:30.990 --> 00:50:38.760

Todd Thiel: Part of the conversation we've been having. But the road you lay out obviously goes around those trees, but there's nothing that

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00:50:39.750 --> 00:50:55.080

Todd Thiel: Really safeguards those trees with what the plans going forward because whoever gets that lot could change the road or do any of that stuff. So I guess that's just a general question for all of us. How do we anticipate that or deal with in the future.

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00:50:56.010 --> 00:51:02.280

Kelly Tayara: Well, once once the road is set and and it would be a

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00:51:05.880 --> 00:51:12.090

Kelly Tayara: It would probably be almost to the end of those first two lots, it would probably be a public road.

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00:51:13.260 --> 00:51:18.090

Kelly Tayara: But again, I'd have to ask Paul and Samantha, whether the city would want it.

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00:51:20.250 --> 00:51:43.950

Kelly Tayara: So once you set an easement or right of way you'd have to go through a plat alteration to change that. And so it couldn't be just and depending on the extent, like say for example that that owner of the one lot would want to change that they would have to get

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00:51:44.970 --> 00:51:53.280

Kelly Tayara: either all or a majority of the owners benefiting from that easement to approve it it's it's not an easy process.

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00:51:54.840 --> 00:52:05.610

Joseph Dunstan: So, so that that then begs the question on unregulated residential subdivisions. We typically always ensure that there's a road teach a lot

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00:52:06.000 --> 00:52:23.280

Joseph Dunstan: And we approve as part of the project, the road. The road location. So it seems like we should be able to approve or have input into the location of this road process to ensure that even the lots of the Southern at the southern end

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00:52:24.480 --> 00:52:27.870

Joseph Dunstan: Or sure you know through the process, but they have access

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00:52:28.650 --> 00:52:30.300

Kelly Tayara: Yes, and

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00:52:30.390 --> 00:52:32.190

Kelly Tayara: You know, Devon Devon, perhaps

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00:52:33.930 --> 00:52:38.250

Kelly Tayara: One of the things I don't know if you have a survey or involved yet but

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00:52:39.120 --> 00:52:40.350

Kelly Tayara: Perhaps showing

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00:52:40.770 --> 00:52:59.280

Kelly Tayara: showing what what would be shown on a preliminary plot you know i don't i'm not saying that's required at this point but but kind of a similar thing that shows the easement. You know the actual lines that that the Dr. B is going to be approving

463

00:53:00.180 --> 00:53:01.830

Devin Johnson: Ya know, and I think

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00:53:02.790 --> 00:53:04.410

Devin Johnson: After we go through the free time.

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00:53:05.490 --> 00:53:11.130

Devin Johnson: Or reallocation conference that would be, you know, kind of our next steps, but

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00:53:11.640 --> 00:53:15.240

Devin Johnson: What I think I think so many of us don't know what these roles are

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00:53:15.360 --> 00:53:16.200

Devin Johnson: And you

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00:53:16.230 --> 00:53:18.090

Devin Johnson: Me everybody

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00:53:18.990 --> 00:53:20.670

Kelly Tayara: Any sense of whether the

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00:53:20.760 --> 00:53:25.950

Kelly Tayara: The owner. Do you need to talk to the owner before you move to design guidance meeting where

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00:53:26.760 --> 00:53:30.990

Devin Johnson: Well, I think the pre application conferences. The next step is

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00:53:32.460 --> 00:53:35.700

Joseph Dunstan: Then going through the next three occasions after that.

473

00:53:36.270 --> 00:53:38.100

Devin Johnson: I thought this was designed games.

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00:53:38.280 --> 00:53:39.780

Kelly Tayara: This is conceptual

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00:53:40.020 --> 00:53:40.710

Okay.

476

00:53:42.270 --> 00:53:46.320

Devin Johnson: I don't know what I would do between now design guidance, but

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00:53:46.470 --> 00:53:47.550

Kelly Tayara: I could tell you

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00:53:47.910 --> 00:53:48.900

Devin Johnson: All right, all right.

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00:53:49.650 --> 00:53:54.000

Kelly Tayara: Well, here, here's what I'm thinking maybe we we

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00:53:55.230 --> 00:54:04.800

Kelly Tayara: Both of us kind of get in touch with Paul and Samantha, the development engineers and feel them out about the stormwater pond and

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00:54:05.520 --> 00:54:19.830

Kelly Tayara: That right of way. You know, we can have Rob grant quickly look at the right way, make sure that they're there wouldn't probably be a dedication and if you, if we can get this stuff together by September 30 we can get you on

482

00:54:20.850 --> 00:54:26.490

Kelly Tayara: October 5 tip meeting and maybe have some more answers to these questions.

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00:54:27.570 --> 00:54:34.260

Devin Johnson: Yeah, no, I would be I would be all for that. I thought we were doing

this and then the pre application conference but

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00:54:34.560 --> 00:54:40.560

Kelly Tayara: No. Yeah. And you'll need a think you need a public participation, meaning to but I have to double check.

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00:54:42.510 --> 00:54:44.940

Kelly Tayara: But that can be before after the pre app.

486

00:54:46.860 --> 00:55:03.360

Kelly Tayara: So in between, then I can, I can grab a meeting with the engineers. So before the October 5 meeting. I'll make sure that I meet with engineers and we iron out some of these things. How's that

487

00:55:05.280 --> 00:55:16.560

Joseph Dunstan: Going to help us along a little bit before we get Bob, I know you have some questions. But before we do that, can I get a sense from the DMV through Devon, whether we want to support a

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00:55:18.600 --> 00:55:25.290

Joseph Dunstan: Pond there on the north side that crosses over into the right way. Is that something that we would support or not support.

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00:55:26.460 --> 00:55:28.470

Joseph Dunstan: Anybody have a yay or nay on that.

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00:55:33.570 --> 00:55:37.170

Michael Loverich: I don't really have enough information that yay or nay.

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00:55:39.510 --> 00:55:39.930

Kelly Tayara: Yeah.

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00:55:40.500 --> 00:55:41.970

Kelly Tayara: Let me get some more information.

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00:55:42.900 --> 00:55:43.230

Joseph Dunstan: If it's

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00:55:43.260 --> 00:55:53.160

Kelly Tayara: Possible because there are a couple of things here. There. One, I don't, I can't recall off the top of my head, whether they're they're permitted in landscape buffers.

495

00:55:53.820 --> 00:56:06.150

Kelly Tayara: It certainly does impact if that's a landscape buffer. It certainly doesn't impact the amount of vegetation that can go in there, but that may be okay. You know, it can still be a nice landscape feature.

496

00:56:06.540 --> 00:56:14.430

Kelly Tayara: And then I think if public works. I think sometimes Public Works wants the city to own that

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00:56:16.740 --> 00:56:18.690

Kelly Tayara: But I don't know all the rules so

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00:56:19.860 --> 00:56:31.320

Kelly Tayara: You know, I think it would be good for me to find out what public you know whether public works would be open to this or if it's even feasible before we

499

00:56:33.570 --> 00:56:42.510

Joseph Dunstan: Go so so okay this movie has been in the schools are kind of running out of time here. I'm the gym, your questions you want answered, or ask

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00:56:42.870 --> 00:56:44.190

Marlene: Me to keep this up to

501

00:56:44.370 --> 00:56:44.790

By the way,

502

00:56:46.350 --> 00:56:48.090

Bob Russell: Okay, I have several questions.

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00:56:49.110 --> 00:56:51.180

Bob Russell: I guess since you're just talking about the pond.

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00:56:52.200 --> 00:57:02.370

Bob Russell: Is that you don't even we don't even know, Devon, if that pond is maxed out as far as capacity, can it spread out a little bit more without flooding the building or

505

00:57:02.850 --> 00:57:11.100

Devin Johnson: So the, the building would be about four feet above what this topography was if I remember correctly, and

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00:57:11.520 --> 00:57:26.340

Devin Johnson: The idea is that it is, you know, it would have its own overflow like a regular landscape or regular stormwater ponds. I think the idea would be that it works with and into the last day can

507

00:57:26.730 --> 00:57:28.650

Bob Russell: You talk closer to your computer.

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00:57:28.740 --> 00:57:29.160

Please.

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00:57:30.450 --> 00:57:33.600

Bob Russell: Could you talk a little closer to your speaker microphone.

510

00:57:34.470 --> 00:57:44.790

Devin Johnson: So I think we would the concept would be is we're fans of the landscape landscape feature function is a storm water.

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00:57:46.080 --> 00:57:53.280

Devin Johnson: Flow, the way a normal stormwater fun would it be about so that it doesn't overflow of it and getting our building.

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00:57:56.400 --> 00:57:56.730

Devin Johnson: So,

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00:57:58.440 --> 00:58:00.090

Devin Johnson: I think that answers your question.

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00:58:00.180 --> 00:58:06.240

Bob Russell: I mean, at this point, I gather that nobody knows what the, what the design capacity is for the

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00:58:06.630 --> 00:58:07.110

Bob Russell: World and

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00:58:07.530 --> 00:58:15.990

Devin Johnson: That we do sign up at the Adam Wheeler calculated size yes that rough dimension there.

517

00:58:16.860 --> 00:58:29.910

Bob Russell: Then Kelly just just for kicks if if say that pond was was approved with a developer then have to provide I think they have to get into, they have to get an access permit to do something in the right away.

518

00:58:32.340 --> 00:58:36.120

Bob Russell: Or to how some rights in the right away is I take an access permit. I think it's called

519

00:58:41.280 --> 00:58:42.240

Bob Russell: Kelly. Hello.

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00:58:43.350 --> 00:58:43.680

Bob Russell: You're

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00:58:43.740 --> 00:58:44.910

Kelly Tayara: you're muted. Hey,

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00:58:45.600 --> 00:58:49.470

Kelly Tayara: Sorry, I had to jump on to something else really quick. So I think the question was,

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00:58:51.030 --> 00:58:53.640

Kelly Tayara: In order to do something in the right way. Do you need a permit.

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00:58:54.270 --> 00:58:55.980

Bob Russell: Actions permit. I think it's called

525

00:58:56.550 --> 00:58:58.650

Kelly Tayara: A RIGHT OF WAY license agreement.

526

00:58:59.430 --> 00:59:20.040

Kelly Tayara: A lot of times, but what what I was saying, which is a little bit different is that I think when I've seen stormwater ponds like this before the city

actually takes them over. So it's so they aren't maintained by the developer or the

527

00:59:21.570 --> 00:59:28.050

Kelly Tayara: The city actually owns them on some projects. But I don't know how that happens or why

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00:59:28.110 --> 00:59:29.370

Bob Russell: Right. Okay, that's

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00:59:29.730 --> 00:59:35.700

Joseph Dunstan: That's the question I was asking earlier is that the city would probably want to be the ones that maintain it over time.

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00:59:36.150 --> 00:59:41.040

Joseph Dunstan: Until they would have to actually have an agreement with lot is that if I guess what

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00:59:45.030 --> 00:59:53.610

Joseph Dunstan: Yeah, they'd have to have an agreement to go on to their property where that during you know the pond is on there. So the city could could maintain but

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00:59:54.390 --> 01:00:05.640

Joseph Dunstan: Probably the thing. All of that would be fine that they wouldn't have to do that. They probably like that. But the city would have to have an agreement to do that. So again, you have to ask that question, public works.

533

01:00:06.030 --> 01:00:10.080

Kelly Tayara: Right, I'm gonna I'm gonna be talking to Samantha.

534

01:00:10.380 --> 01:00:10.710

Okay.

535

01:00:11.790 --> 01:00:12.780

Bob Russell: Well you know I

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01:00:14.160 --> 01:00:20.160

Bob Russell: You know, yes. Joe, you know, I see, I see. This is a wonderful opportunity for the Design Review Board.

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01:00:21.660 --> 01:00:27.720

Bob Russell: If you recall back at messenger house Vicki, and brought up the, the concept of a master plan.

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01:00:27.750 --> 01:00:29.010

Joseph Dunstan: Not a concept, but it's

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01:00:29.460 --> 01:00:44.010

Bob Russell: Having a master plan. I think you you alluded it to it to it today. This is where we need to apply that type of thing. We have the ability to put conditions on this this subdivision as far as compatibility of design.

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01:00:45.330 --> 01:00:55.230

Bob Russell: Employee and number of employees, you know, it's a it's a neighbor, it's a it's a Bainbridge Island concerned that there's not enough work on the island. So we've got the

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01:00:55.620 --> 01:01:06.930

Bob Russell: Business industrial district set up so we can provide additional employment, we're not doing self storage, because there's not enough of employees there. So we certainly have the right to

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01:01:07.680 --> 01:01:11.520

Bob Russell: You know, require something like that. I know for me personally I'd certainly

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01:01:12.360 --> 01:01:19.740

Bob Russell: Want something like that. I'd want. We have a lot of good architects here on the Design Review Board. I certainly want to tie in some

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01:01:20.400 --> 01:01:30.090

Bob Russell: Design conditions with future buildings, whether someone buys off all for lots or two lots or its individual. We don't know at this point.

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01:01:30.690 --> 01:01:48.930

Bob Russell: But I think that I look at this as something like, what's it called copper top I think down there. The industrial area where the Bainbridge refuse or waste is I see it, something like that. And I would assume that access road and probably get dedicated as my guest and on

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01:01:49.620 --> 01:01:59.400

Kelly Tayara: That that is the difference between so copper top is a single law wells two lots so copper top phase one and phase two. So they were developed together.

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01:02:00.180 --> 01:02:06.240

Kelly Tayara: Like plan and design review. So it's a different process. But yeah, I understand what

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01:02:06.270 --> 01:02:06.630

Devin Johnson: No.

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01:02:06.900 --> 01:02:09.360

Bob Russell: No, I get. No, I totally understand that but

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01:02:09.570 --> 01:02:18.870

Bob Russell: At the end we want something like a copper top design and we can set those conditions that to get goes to what I certainly would be proposing.

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01:02:20.280 --> 01:02:26.070

Joseph Dunstan: Was when we augment that a little bit. Say maybe say the same thing differently. But, you know,

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01:02:26.580 --> 01:02:38.910

Joseph Dunstan: I know it comes in as an industrial park and words mean something in Minnesota, industrial, it doesn't mean that it has to look industrial. You know what I mean that it it can look nice can

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01:02:39.870 --> 01:02:49.830

Joseph Dunstan: 11 one for 11 or somebody else wants to have the public come there, you know, for some reason, you know, and have like

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01:02:51.150 --> 01:03:01.500

Joseph Dunstan: You know office kind of conditions, not just industrial conditions and and by having a master plan, we could really create something really, really lovely.

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01:03:02.010 --> 01:03:13.290

Joseph Dunstan: That the, the owner going into like Devon said that the owner going to be separate lots. It really constrains the possibilities of what this could look like it could be really beautiful.

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01:03:14.340 --> 01:03:17.040

Joseph Dunstan: And I am sure Devon things that I think we all think that

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01:03:17.610 --> 01:03:21.360

Joseph Dunstan: Right. You know, we all think that it's here we are, you know,

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01:03:22.230 --> 01:03:24.810

Joseph Dunstan: That's not what's being proposed. So I don't know what

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01:03:24.930 --> 01:03:27.570

Bob Russell: Well, but we could put conditions in Joe

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01:03:27.930 --> 01:03:28.380

Joseph Dunstan: Mm hmm.

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01:03:28.680 --> 01:03:30.810

Kelly Tayara: You can certainly make a recommendation.

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01:03:30.930 --> 01:03:33.180

Joseph Dunstan: Yes, I totally agree, yes.

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01:03:33.660 --> 01:03:34.770

Marlene: He has her hand raised.

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01:03:36.630 --> 01:03:38.100

Bob Russell: Oh, sorry. I had one

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01:03:39.210 --> 01:03:39.480

Joseph Dunstan: Sure.

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01:03:39.540 --> 01:03:50.910

Bob Russell: No, I really, I really concur with laurel on the trees. That's such a nice standard trees that's that's in that whatever that lot is, I can't read it on my screen, but

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01:03:51.630 --> 01:04:01.440

Bob Russell: I sure like to see something redesign their because I'd hate to knock

down those eight or 10 or 12 trees, you know, they've been there a while. Let's leave them.

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01:04:03.030 --> 01:04:04.650

Bob Russell: That's my feeling as my

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01:04:05.220 --> 01:04:05.640

Joseph Dunstan: Mm hmm.

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01:04:07.650 --> 01:04:09.840

Joseph Dunstan: Okay, great. Okay, Vicki.

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01:04:10.890 --> 01:04:22.830

Vicki Clayton: I heard mentioned of CC and RS to deal with the shared parking, etc. I'm wondering if there's a possibility here working with the owner with the owner be receptive and the CC and RS

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01:04:23.400 --> 01:04:25.800

Vicki Clayton: To put some sort of

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01:04:26.970 --> 01:04:37.620

Vicki Clayton: Agreed upon design standards on these buildings such as they'll all be have the same roofing material or they'll all be a choice of a compatible.

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01:04:38.490 --> 01:04:49.590

Vicki Clayton: Color Palette, etc. That way, what could happen here is maybe the existing building SES, and the winery does its thing. And those other ones sit over there.

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01:04:49.950 --> 01:05:01.650

Vicki Clayton: And nothing gets built for a long time. And then the possibility of of the vision for what we would like it to be will disappear over time out of our memories. But if they're CC and RS

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01:05:02.460 --> 01:05:13.560

Vicki Clayton: Then they have to be that runs with the title and that has to be, you know, it has to be complied with. Maybe that's a device.

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01:05:14.940 --> 01:05:17.250

Vicki Clayton: That could create a win win here.

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01:05:17.730 --> 01:05:19.500

Joseph Dunstan: Yeah, that's an excellent

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01:05:19.620 --> 01:05:20.760

Devin Johnson: Excellent idea I

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01:05:20.880 --> 01:05:23.580

Shawn Parks: Really love that I absolutely love that.

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01:05:24.300 --> 01:05:25.680

Joseph Dunstan: Sounds great. Mm hmm.

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01:05:25.980 --> 01:05:32.790

Bob Russell: I was thinking. That's what I was thinking of to was that I didn't say it, but that's, you know, this would be recorded, so it'd be there and definitely

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01:05:34.290 --> 01:05:34.470

Yeah.

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01:05:36.270 --> 01:05:52.590

Joseph Dunstan: OK, so maybe we can move towards that. Maybe that's one of the things recommendation comes out of this. This first meeting as we go towards the design guidance meeting. Maybe we can think about those kinds of issues, how we might shape the CC and RS some kind of

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01:05:53.700 --> 01:06:02.850

Joseph Dunstan: Things and they wouldn't have to be really, really, you know, very specific and tactical and we're not trying to tell you how to do your architecture.

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01:06:03.000 --> 01:06:03.510

Devin Johnson: Right.

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01:06:03.750 --> 01:06:06.930

Joseph Dunstan: We're not trying to do that. We're just trying to get things that are compatible.

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01:06:07.200 --> 01:06:07.980

Devin Johnson: So talk

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01:06:09.180 --> 01:06:15.390

Joseph Dunstan: Yeah, not not say you have to have a 912 or 12 soft pitch or a flat roof or anything. You know, it's, yeah.

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01:06:15.960 --> 01:06:23.130

Joseph Dunstan: Right, that's for the architects to do that and hopefully you know you can solve the whole problem definitely got all the projects.

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01:06:23.610 --> 01:06:25.110

Devin Johnson: Yeah, that would be

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01:06:25.170 --> 01:06:28.110

Joseph Dunstan: Really nice job. I think we should just

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01:06:28.140 --> 01:06:29.970

Devin Johnson: Write that into the CC and RS

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01:06:32.820 --> 01:06:33.960

Kelly Tayara: Is a condition

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01:06:36.120 --> 01:06:36.450

Joseph Dunstan: Just

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01:06:36.480 --> 01:06:39.360

Devin Johnson: Just one condition okay like it.

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01:06:39.690 --> 01:06:41.700

Joseph Dunstan: Yeah. Any hands. His hands raised.

598

01:06:42.330 --> 01:06:43.380

Marlene: We don't, Bob.

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01:06:43.950 --> 01:06:50.730

Bob Russell: Oh, Joe. I'd like to get I'd like to get a sense Laurel and I have kind of talked about the trees, but I've certainly

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01:06:52.050 --> 01:06:58.350

Bob Russell: I'd certainly like to get a sense from the other members of the Design Review Board what their what their thoughts might be

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01:06:59.280 --> 01:07:02.910

Bob Russell: On the season money there. I mean, like there's at least eight of them.

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01:07:04.110 --> 01:07:07.740

Shawn Parks: I think there's a I am totally with laurel, I

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01:07:07.800 --> 01:07:09.510

Shawn Parks: Don't think that they should go.

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01:07:09.720 --> 01:07:15.690

Shawn Parks: I think I don't know that we have a foot to stand on. But I totally think that they should stay

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01:07:16.830 --> 01:07:25.650

Shawn Parks: And that there's to be a succession plan in place for for the future. But that's just my, you know, that's my hope and what

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01:07:26.130 --> 01:07:34.050

Joseph Dunstan: I think we can do things like that, under conditions because they'll get a landscape architect some point to do a landscape plan to

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01:07:34.440 --> 01:07:45.990

Joseph Dunstan: To work with the city because the city is going to require additional landscaping, but it should be done in terms of succession, just like set, it should be done with that regard. You know,

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01:07:46.620 --> 01:07:47.940

Marlene: Laurel has her hand race.

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01:07:49.290 --> 01:07:49.830

Joseph Dunstan: Law.

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01:07:50.190 --> 01:07:54.090

Laurel Wilson: Um, yeah, I mean, I guess, it goes back to also Michaels comment about once you've

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01:07:54.630 --> 01:08:11.190

Laurel Wilson: Once you've kind of raised and covered a piece of dirt. It's going to take a long time for without amendments for it to be useful as land again. And a lot of the properties already been covered just personally, I think, you know, much more creative take approach towards the site plan can

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01:08:12.540 --> 01:08:22.680

Laurel Wilson: Save a lot of trees and save a lot of hassle in terms of trying to get the site, you know, to regrow and also create better solar opportunities for the existing buildings, rather than, you know, just lining them up and

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01:08:23.040 --> 01:08:35.820

Laurel Wilson: You know, it just, um, I see that you know I can understand I'm completely get a for the idea of, you know, bringing this piece of property up but they need to. But I think that more inventive approach was this icon could go along.

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01:08:42.390 --> 01:08:43.950

Joseph Dunstan: To the owner about that. Yeah.

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01:08:46.500 --> 01:08:46.980

Joseph Dunstan: Okay.

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01:08:47.190 --> 01:08:52.020

Joseph Dunstan: And any final quick talk. Did you have a question, Todd only for questions.

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01:08:52.530 --> 01:08:54.210

Todd Thiel: I just talking about the trees.

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01:08:55.200 --> 01:08:55.500

Joseph Dunstan: Yeah.

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01:08:55.920 --> 01:09:07.410

Todd Thiel: I'm less inclined to just help just keeping them because they're there. I think a good proposal to replace them in a more thoughtful manner than just complete removal is an alternative

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01:09:07.860 --> 01:09:08.160

Yeah.

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01:09:10.200 --> 01:09:11.580

Joseph Dunstan: I'd like to see more done

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01:09:11.580 --> 01:09:15.720

Laurel Wilson: Yesterday, and it goes back to just in it more inventive approach to the site plan just

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01:09:17.670 --> 01:09:33.090

Joseph Dunstan: Supposedly associated with the entry. I mean, I think that we could tighten up that in pre road a little bit on the on the road, you know, we could do a few things and add more landscaping on the front there that would really make it much more attractive.

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01:09:34.230 --> 01:09:41.880

Joseph Dunstan: Plus give a buffer to that building furniture. But I think Todd or someone brought up, which I think is important. Yeah.

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01:09:42.900 --> 01:09:43.230

Joseph Dunstan: Yeah.

626

01:09:44.970 --> 01:09:46.860

Joseph Dunstan: Okay, any final thoughts on the trees.

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01:09:48.900 --> 01:09:53.100

Joseph Dunstan: Okay, okay. Well, definitely gives you some ideas of what we're thinking

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01:09:53.760 --> 01:09:55.530

Devin Johnson: Yeah, no, that's, that's great.

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01:09:55.950 --> 01:10:00.450

Devin Johnson: Okay, so I will meet up with Kelly and the engineers and

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01:10:01.860 --> 01:10:06.360

Devin Johnson: Rob and and kind of put together the next next phase and get back to you.

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01:10:07.050 --> 01:10:08.910

Joseph Dunstan: Okay, great. Okay, thanks.

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01:10:09.960 --> 01:10:10.710

Laurel Wilson: Devon looks like.

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01:10:12.090 --> 01:10:13.380

Devin Johnson: Okay, thank you.

634

01:10:13.950 --> 01:10:14.370

Okay.

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01:10:15.510 --> 01:10:25.050

Joseph Dunstan: Okay, so, um, let's go on to new business new business have a couple of things here.

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01:10:26.100 --> 01:10:29.880

Joseph Dunstan: One, one of the items that came up was

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01:10:31.470 --> 01:10:35.610

Joseph Dunstan: The when we go to see when we have projects.

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01:10:37.410 --> 01:10:48.990

Joseph Dunstan: I'm hoping that everybody not only looks at all. Dr beers, not only look at the project on the drawings and the pictures that maybe they take a drive by take a look at the site.

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01:10:50.160 --> 01:10:59.130

Joseph Dunstan: Whatnot. I think that's important to get a sense of what's around there for 500 feet in each direction and all that. And I hope everybody does do that.

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01:11:00.900 --> 01:11:07.140

Joseph Dunstan: I going on to the site and walking around. If a little more problematic.

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01:11:08.880 --> 01:11:30.390

Joseph Dunstan: And the city has asked start talking with Dave Griffin and Heather, right, that if we actually want to walk on the site like a couple of us went to messenger house and really did a you know a pretty long, hour and a half kind of walk through in the messenger house, whatnot.

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01:11:31.650 --> 01:11:37.440

Joseph Dunstan: That we should make sure that we have permission to do that and we either have to call

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01:11:39.690 --> 01:11:41.190

Joseph Dunstan: CCD the planning.

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01:11:42.360 --> 01:11:50.460

Joseph Dunstan: Department and to get permission from the owner or somehow get get ownership get permission from the owner to do that.

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01:11:50.850 --> 01:12:04.500

Joseph Dunstan: So when we're going on to look at a project. I think it's okay that we walk by sight we drive by it. But if we're going to walk around inside the interior of the site. I think the city's position is that they would like us to

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01:12:05.700 --> 01:12:17.850

Joseph Dunstan: To get permission first. This has never really come up before and all the years I've been on Dr. V. This is the new issue for me. But that's what I think. Heather right is asking

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01:12:18.420 --> 01:12:20.220

Marlene: David has joined us. By the way, Joe.

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01:12:20.550 --> 01:12:22.470

Joseph Dunstan: Well, you have. Okay. Yeah.

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01:12:23.580 --> 01:12:24.390

Michael Loverich: Joe. You're right.

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01:12:24.720 --> 01:12:31.890

David Greetham: And I think it's real simple solution, Bob. Thanks for thanks for bringing this up. We just want to clarify that like Joe said

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01:12:32.250 --> 01:12:34.770

David Greetham: That the owners have given permission before we

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01:12:35.130 --> 01:12:40.080

David Greetham: Do a formal onsite visit dr by no issue on site. We just want to get permission. They had a time

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01:12:41.250 --> 01:12:41.520

Joseph Dunstan: Yeah.

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01:12:41.790 --> 01:12:49.140

Michael Loverich: Is there a way that we can just have them as part of meeting with us. The first time is that they have to submit

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01:12:50.280 --> 01:12:50.460

Michael Loverich: It.

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01:12:52.170 --> 01:12:57.330

Michael Loverich: For us to go on so that we don't have to ask every time or something like as our way of just making it super easy.

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01:12:58.320 --> 01:13:00.540

David Greetham: I'm happy to look into that. It's a great idea, Michael.

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01:13:00.690 --> 01:13:04.230

David Greetham: I'll check on that, like, make it part of the standard process.

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01:13:04.740 --> 01:13:13.650

Joseph Dunstan: If I think on this project to drive in and drag along the road and whatnot. I don't think that's really that interesting understand owners may not want that.

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01:13:14.070 --> 01:13:29.850

Joseph Dunstan: But I don't really good step and twisted but but yeah to really go on the site and inspect each building and looking at the windows and things that I agree. I think that the city. We should make sure that the owner has given us permission to do that so

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01:13:30.750 --> 01:13:35.640

David Greetham: And I'll follow up next time on Michael standard approval require pro request. So stay tuned on that.

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01:13:36.840 --> 01:13:43.650

Joseph Dunstan: Okay. So, Bob, I know that was a concern for you. Is that, is that an acceptable answer for the moment until we get more information.

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01:13:43.680 --> 01:13:51.480

Bob Russell: Yeah, I knew, I KNEW Dave was looking into it. I know if I were an owner. I certainly wouldn't want people walking around, but that's my own

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01:13:52.140 --> 01:14:02.370

Bob Russell: That's my own cake like I went down to this project today and drove in stopped open my door took a couple pictures climb back in the car and left. I didn't think it was that intrusive.

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01:14:03.000 --> 01:14:12.780

Bob Russell: If I were walking around, I would have, you know, certainly ask permission, because I was told that we needed to get permission at messenger house after we did all our walkthrough.

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01:14:14.130 --> 01:14:16.620

Joseph Dunstan: But I do want to encourage that courage people

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01:14:16.800 --> 01:14:27.270

Laurel Wilson: There's also a different spot, I think, between a residential project and a commercial project, you know, because with a commercial project, you know, it's open for business. Anyway, so

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01:14:27.600 --> 01:14:27.930

Right.

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01:14:29.580 --> 01:14:36.300

Bob Russell: Yeah, but my whole career is revolved around risk and insurance and development construction, I

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01:14:36.870 --> 01:14:39.240

Bob Russell: If I were an owner, I'd want to know that someone's walking

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01:14:39.240 --> 01:14:41.400

Bob Russell: Around that's, that's my own personal take

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01:14:42.120 --> 01:14:42.480

Laurel Wilson: Yeah.

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01:14:42.810 --> 01:14:44.670

Marlene: Thank you, Vicki has her hand raised.

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01:14:45.420 --> 01:14:46.050

Joseph Dunstan: Yes, thank you.

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01:14:46.470 --> 01:14:58.650

Vicki Clayton: I'm the messenger house visit, we made that day that was in response to the neighbor asking us to come and walk her buffer zone, etc, etc.

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01:14:59.340 --> 01:15:04.290

Vicki Clayton: And talk about the noise and talk about the traffic. So we're going to have to

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01:15:05.670 --> 01:15:11.610

Vicki Clayton: Working with the city be able to also meet maybe some neighborhood needs.

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01:15:13.230 --> 01:15:21.990

Vicki Clayton: And because it's just kind of a balancing act that's just kind of a heads up that it's not necessarily as cut and dried maybe as

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01:15:22.620 --> 01:15:32.250

Vicki Clayton: As the one we looked at today. That's a commercial side it's owned by somebody that's a little different than the neighborhood mess issues around messenger house.

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01:15:33.720 --> 01:15:42.600

Joseph Dunstan: No, I think, I think that's true. I think the issues around messenger house related to the right away in the potential fire access and whatnot and

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01:15:43.020 --> 01:15:52.020

Joseph Dunstan: The 50 not really knowing where the lines are the neighbors. Not really sure where the lines are etc. So we're out to really try to understand the question. So

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01:15:52.650 --> 01:16:02.880

Joseph Dunstan: We have a slide conditions to our work that we would, you know, they would be reasonable and accurate conditions, you know, it'd be helpful.

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01:16:03.540 --> 01:16:12.900

Joseph Dunstan: So in that case, I would think, yeah, I think that kind of stuff is something we need to do. So I think we should reach out to neighborhoods and the public.

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01:16:14.580 --> 01:16:31.020

Joseph Dunstan: But I also feel that we should take opportunity in given an opportunity with a couple days events. Notice I'm getting permission to walk on the property and buildings. So we'll work on that with Dave to get a process for that.

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01:16:33.210 --> 01:16:33.780

Joseph Dunstan: GUY, DAVE.

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01:16:36.330 --> 01:16:36.900

Joseph Dunstan: Dave their

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01:16:37.290 --> 01:16:38.550

David Greetham: Thumbs up, Joe. I'll report.

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01:16:38.550 --> 01:16:39.810

David Greetham: Back the next meeting. Yep.

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01:16:40.590 --> 01:16:47.490

Joseph Dunstan: Okay, great. Okay. Um, one other point I'd like to bring up, and that is that

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01:16:50.070 --> 01:16:53.340

Joseph Dunstan: Coming up in October and November early November.

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01:16:54.360 --> 01:16:55.830

Joseph Dunstan: I am going to be gone.

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01:16:56.970 --> 01:17:11.280

Joseph Dunstan: And I'm going to be gone for four weeks, and I'm going to miss the October 19 and the November 2 Dr. Be meetings. So this is an opportunity for somebody who

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01:17:12.810 --> 01:17:20.700

Joseph Dunstan: Should I get impeached or get fired for drinking Diet Coke or any other trades that I have

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01:17:22.890 --> 01:17:28.080

Joseph Dunstan: In the future, as someone who might want to be chair in the future next year.

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01:17:29.790 --> 01:17:32.640

Joseph Dunstan: In January, if somebody would like to

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01:17:33.720 --> 01:17:43.620

Joseph Dunstan: Volunteer to take over either the October 19 leading or November 2 meeting and share those meetings and I'll work with them to

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01:17:44.370 --> 01:17:51.780

Joseph Dunstan: Make sure they know what what to do and how to do it. And I'm sure Marlene is very good at that and. She'll. She'll make it look good in doing that.

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01:17:52.620 --> 01:18:03.930

Joseph Dunstan: My preference would be for different people to do the different days if someone wants to do both of them, that's fine, but it would be good to have a couple people take that

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01:18:04.710 --> 01:18:23.970

Joseph Dunstan: You know, take, take that role on so October 19 of November 2 um I don't think you have to say yes or no right now, but I am not going to be here. So, someone has to take the meeting over so maybe someone who's interested in doing that could email me or call me to talk about

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01:18:25.230 --> 01:18:26.370

Marlene: Laurel has her hand race.

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01:18:26.730 --> 01:18:26.970

Yes.

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01:18:27.990 --> 01:18:28.440

Joseph Dunstan: Laurel

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01:18:28.590 --> 01:18:30.000

Laurel Wilson: Just gonna nominate Vicki.

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01:18:32.190 --> 01:18:32.940

Joseph Dunstan: Vicki. Okay.

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01:18:34.260 --> 01:18:35.580

Laurel Wilson: Sorry. Okay. I

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01:18:36.120 --> 01:18:36.840

Laurel Wilson: Dropped my nomination.

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01:18:37.980 --> 01:18:40.500

Joseph Dunstan: The room Laurel you supposed to do, and she's gone.

708

01:18:42.420 --> 01:18:45.060

Laurel Wilson: I was just going to know it because she seems it like

709

01:18:46.830 --> 01:18:50.640

Shawn Parks: To get it seems to get like this. She has a grasp on the situation, it's like

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01:18:50.910 --> 01:18:58.050

Laurel Wilson: Comprehensive, in a way, you know, many of us have very specific grasps on the situation and together we make a team, the biggest seeks to have

711

01:18:58.440 --> 01:19:00.420

Vicki Clayton: I'm a generalist, I'm a generalist

712

01:19:02.160 --> 01:19:02.640

Joseph Dunstan: Well,

713

01:19:02.760 --> 01:19:09.420

Joseph Dunstan: If you don't think about it, Vic. If you want to do one or if Sean, you want to do one or any taught or anybody wants to the other one.

714

01:19:09.900 --> 01:19:12.240

Joseph Dunstan: Or someone can take them both on. I don't care.

715

01:19:13.530 --> 01:19:26.160

Joseph Dunstan: But and i like i said i'm willing to work with them ahead of time so they know you know missteps write them down and the way but. And again, the way

Marlene done it. She makes it really pretty easy. So

716

01:19:28.200 --> 01:19:28.590

Joseph Dunstan: Okay.

717

01:19:29.670 --> 01:19:33.420

Joseph Dunstan: So everybody wants to step up. Now they can they can just email me.

718

01:19:35.670 --> 01:19:37.440

Laurel Wilson: Say, Vicki. Didn't mean to put you on the spot.

719

01:19:40.920 --> 01:19:44.250

Joseph Dunstan: I'll think about, Okay, think about it. Yeah, okay.

720

01:19:44.370 --> 01:19:44.730

Oh, yeah.

721

01:19:45.750 --> 01:19:51.420

Joseph Dunstan: Does anybody have any concerns or issues, they'd like to talk about anything else you want to get over

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01:19:51.990 --> 01:19:52.710

Laurel Wilson: I do

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01:19:53.040 --> 01:20:01.230

Laurel Wilson: Yes, this goes back to the conversation we had, I think last time about the three big trees on PowerPoint road and Bob I'm

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01:20:02.760 --> 01:20:07.080

Laurel Wilson: And the buyer has driven by to look at them and I'm

725

01:20:08.970 --> 01:20:22.740

Laurel Wilson: I know that the code allows people to do whatever they want to on their property. But it seems to me that if there can be if there was an historic tree standard that was island wide before I'm not quite sure why it was revoked.

726

01:20:23.700 --> 01:20:36.480

Laurel Wilson: And then furthermore okay if a person can knock down rather than saying you can knock down three trees without a building permit. And I'm

particularly sensitive to this because one thing, those three huge trees were in my

727

01:20:37.830 --> 01:20:47.880

Laurel Wilson: Neighborhood and also because the people right next door to me right behind me knocked down, you know, at least 12 or 20 really huge big trees. I mean,

728

01:20:48.090 --> 01:20:49.980

Joseph Dunstan: Right there with me on my

729

01:20:50.400 --> 01:20:57.780

Laurel Wilson: End but but it seems to me that there could be some kind of reasonable compromise.

730

01:20:58.080 --> 01:21:12.930

Laurel Wilson: Where the amount of the, the amount that you can remove on your site is equivalent to like cubic feet or cubic meters of timber rather than numbers of trees so that if you're removing a six inch cedar.

731

01:21:13.410 --> 01:21:30.510

Laurel Wilson: Or four foot cedar. That's a really big difference. And one could, you know, if you take with the amount of wood that was taken down in those three trees was probably I would guess it was close to

732

01:21:31.980 --> 01:21:45.660

Laurel Wilson: 6000 cubic feet of timber probably enough to build like a three story building. It's a full city block. If you're to do it in mass timber. I mean, mass timber uses would very efficiently, um,

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01:21:47.010 --> 01:22:00.000

Laurel Wilson: And, um, it's so it seems to me that there's a way to arrive at something where yes, of a person, you know, if a person is allowed to take down three trees on their property without a permit or something, it actually

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01:22:01.200 --> 01:22:09.150

Laurel Wilson: It's actually calculated in terms of cubic cubic meters per cubic feet of would rather than in numbers of trees.

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01:22:11.070 --> 01:22:19.620

Laurel Wilson: That's. And I know that's not a DMV thing but it kind of pulls back to the situation that we're talking about, even today, with the

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01:22:19.920 --> 01:22:31.920

Laurel Wilson: You know, I'm looking at the site plan in a way that can maximize the environmental impact. The like minimize environmental impact by maximizing the creativity. When takes towards the site plan.

737

01:22:32.280 --> 01:22:40.440

Laurel Wilson: And, you know, like, and he Devon it already started starting to that with the storm water, saying, Okay, well, this is not the typical way to do it, but it's the way the water wants to go.

738

01:22:42.090 --> 01:22:43.980

Laurel Wilson: And I am

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01:22:45.300 --> 01:22:59.430

Laurel Wilson: I think that I think that there's also, I'm kind of obligation. I hate that word, but there's. It must be some way that we can begin to look at these projects in terms of carbon impact.

740

01:22:59.940 --> 01:23:08.250

Laurel Wilson: I know that last meeting we were talking about the all of our house and how it was you know they were developers are going to smash that because it's inconvenient.

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01:23:08.730 --> 01:23:18.150

Laurel Wilson: But I also looking further into it, um, you know, number of people were interested in moving that building and saving that building, but they declined to

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01:23:18.810 --> 01:23:31.050

Laurel Wilson: Because it would be the requirements to bring it up to code were prohibitive because of you remodel a building, you have to bring it up to energy code and it's you know it's built 115 years ago almost um

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01:23:32.040 --> 01:23:35.610

Laurel Wilson: So, but if you think about the carbon impact of

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01:23:36.090 --> 01:23:47.940

Laurel Wilson: Putting the building in landfill versus just, you know, the kind of simple environmental loss, you would have by not bringing up to code. I mean, the building could be saved.

745

01:23:48.150 --> 01:23:53.100

Laurel Wilson: In front of landfill and someone could have a house for about \$80,000 plus the price of the land.

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01:23:53.670 --> 01:24:03.450

Laurel Wilson: And if they could just, you know, keep it with the to the code that it was built in at the time that it was built in or you know whatever remoulded last or something like that.

747

01:24:03.900 --> 01:24:11.460

Laurel Wilson: So I think that there's, there needs to be a way to begin to measure these things in a way that's more or less quantitative and more qualitative

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01:24:13.140 --> 01:24:15.720

Joseph Dunstan: Hope that's what we carry on with

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01:24:17.160 --> 01:24:28.560

Joseph Dunstan: Laurel on I live near the reserve off of neural sick in your St. Barnabas near Wyatt and and Finch.

750

01:24:29.040 --> 01:24:35.610

Joseph Dunstan: I just make my neighborhood right there has those new big large homes guys out there with his signed

751

01:24:35.670 --> 01:24:36.510

Laurel Wilson: Today, as

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01:24:37.530 --> 01:24:48.690

Joseph Dunstan: Well, the developer there he clear cut almost eight acres and left three large dog first huge trees.

753

01:24:49.500 --> 01:24:57.660

Joseph Dunstan: But only in a cluster of three right in the middle of the project homes are all building it right by there now plus three trees did

754

01:24:58.350 --> 01:25:11.700

Joseph Dunstan: But that completely did they contact with the soil, the homes more calls to them. They ruin the roots and I feel like it should be required should require them to replace them sort of in kind.

755

01:25:12.060 --> 01:25:15.180

Laurel Wilson: Or thank you carry it can replace a 400 or

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01:25:15.210 --> 01:25:15.660

Joseph Dunstan: You

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01:25:15.720 --> 01:25:25.710

Joseph Dunstan: Know you can kind of come up with some maybe some equivalent of carbon, you know, producing mean or something, you know, I don't know what I mean.

758

01:25:26.820 --> 01:25:34.020

Joseph Dunstan: Yeah, I think that's a problem because we can't just let these things go on and then we lose track and just who cares. I mean, it's

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01:25:34.530 --> 01:25:35.970

Laurel Wilson: An older trees.

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01:25:36.180 --> 01:25:44.520

Laurel Wilson: You know, old if he said like older people, you know, we are metabolism still work quite as well. So it's actually true. The younger trees, I'm

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01:25:46.110 --> 01:25:52.230

Laurel Wilson: Younger trees in terms of, you know, like oxygen and carbon and all of that. They're much more, you know, there are much more active.

762

01:25:52.350 --> 01:25:57.750

Laurel Wilson: But, um, you know, there's, there seems to be the system to system so much more

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01:25:59.280 --> 01:26:11.520

Laurel Wilson: You know, much more integral and they need to be looked at in a much more integral way because clear cutting those eight acres. You know, it's an abomination that they did that. And the way that that was the site could have been could have been

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01:26:12.570 --> 01:26:14.550

Laurel Wilson: That have saved many, many trees and

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01:26:15.540 --> 01:26:28.470

Laurel Wilson: Then trees are the end all, end all and they are important, you know, but it's like you can't just do something just to save the trees, but just in terms of the whole global in the whole global image because you know landfilling smashing building to put it landfill.

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01:26:28.710 --> 01:26:33.090

Laurel Wilson: Lets you know God knows how many trees, you have to plan to make up for that.

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01:26:34.830 --> 01:26:35.280

Laurel Wilson: So,

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01:26:36.180 --> 01:26:39.600

Marlene: So we have a Michael Bob and David all with their hands raised.

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01:26:41.010 --> 01:26:45.150

Joseph Dunstan: Okay, before we go, cool Christian is different still here. Yeah.

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01:26:45.270 --> 01:26:47.100

Marlene: He's got he's one of them with his hands raised.

771

01:26:47.340 --> 01:26:47.700

Shawn Parks: Oh, good.

772

01:26:48.000 --> 01:26:52.890

Joseph Dunstan: Okay. They were just curious, is the pre Committee still

773

01:26:54.150 --> 01:26:56.190

Joseph Dunstan: In force and you can have them.

774

01:26:56.340 --> 01:27:09.270

David Greetham: Know, but the reason reason to raise my hand is because your time is kind of good nick the city arborist next diet or is starting taken update to tree and vegetation, excuse me, stream vegetation roles to the planning commission

775

01:27:10.050 --> 01:27:19.680

David Greetham: So he's been here on the job, a year now and he's noticing some of the things, for example, that you mentioned, Joe with trees dying from compaction and

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01:27:20.220 --> 01:27:28.260

David Greetham: So anyway, I'm just saying it's making a pitch, it's a good time to get in next year about things we might want to see update and change in our tree rolls right now.

777

01:27:29.130 --> 01:27:31.800

Joseph Dunstan: We could we ask him to come to dr remeeting

778

01:27:32.190 --> 01:27:33.660

David Greetham: Absolutely. I'd be glad to invite him.

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01:27:34.020 --> 01:27:41.940

Joseph Dunstan: He would. Would anybody like to happen, come to the next meeting on the, what is the fifth whatever the next next meeting is

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01:27:43.080 --> 01:27:52.470

David Greetham: So I could have him give a five minute overview or 10 minute overview of what he's taking to the planning commission which is very early in the process. So there's time for plenty of input. You bet.

781

01:27:53.970 --> 01:27:54.180

David Greetham: Well,

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01:27:56.250 --> 01:27:58.800

Joseph Dunstan: And you have more questions, or anybody else have question.

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01:27:59.100 --> 01:28:01.050

David Greetham: That's all I was gonna say Joe about here.

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01:28:01.440 --> 01:28:02.370

Joseph Dunstan: Okay, anybody else.

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01:28:04.830 --> 01:28:07.740

Bob Russell: I mean, no wonder if Dave could just give a brief you know I

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01:28:08.070 --> 01:28:17.580

Bob Russell: I'm with Laura on this tree thing. I don't want to give you all the stories that I know. But you know, I don't understand why.

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01:28:18.870 --> 01:28:22.020

Bob Russell: This is residential but

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01:28:23.190 --> 01:28:33.480

Bob Russell: I have one house next door that had to get a clearing permit for 15 trees, then they got a building permit and then just recently I became aware of a

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01:28:34.500 --> 01:28:42.900

Bob Russell: House up on lot up on fairy tale that has a couple Council people down there recently and they cut down

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01:28:43.620 --> 01:28:52.830

Bob Russell: Maybe a dozen trees or something like that and Nick had told me when I talked to him about the that the three trees that Laurel was referring to.

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01:28:53.820 --> 01:29:01.260

Bob Russell: If I heard him right. I think he said that that you have to get a permit if it's within the downtown area downtown core and the high school road, but that

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01:29:01.800 --> 01:29:09.330

Bob Russell: The other areas. I'm not talking about shoreline. But the other areas, don't require a permit or anything. And I wonder, Dave, can you just give us a

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01:29:09.750 --> 01:29:22.500

Bob Russell: Brief for you. I don't get it. You know, sometimes they have a clearing permit and a building permit and houses come under question here in my neighborhood lately as a building permit the trees are all of course they're all clear cut. Now,

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01:29:22.800 --> 01:29:30.060

David Greetham: Yeah, this is a hot topic this week. That's where I was earlier in the meeting. There's several projects that were viewed on a prior rules, even

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01:29:30.420 --> 01:29:38.940

David Greetham: That are being cut this week because the loggers or find the contractors are friendly available. So it's, it's an active week as far as trees, but to your question, Bob.

796

01:29:39.540 --> 01:29:54.570

David Greetham: The tree, the TR VM tree and vegetation maintenance rules require

the permit based on the number of trees, you're moving in the zone. So it could be as little as one tree in the downtown area. It could be as little as three trees.

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01:29:54.990 --> 01:30:03.390

David Greetham: Within a two year period in some of the medium density zones and then our lowest density zones. It could be a removal of up to six trees within a two year period.

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01:30:03.720 --> 01:30:14.730

David Greetham: So it's the number of trees over the time you're removing it but it's usually three or six. So somebody took down 15 trees, it should have had a permit. I don't know the story on that one, but it should have had a permit.

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01:30:14.970 --> 01:30:19.620

Bob Russell: Well, I would think, when someone when the city issues of building permit, they would certainly

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01:30:21.720 --> 01:30:24.210

Bob Russell: That would be part of the process, I would say.

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01:30:24.450 --> 01:30:32.370

David Greetham: Yeah, we do review as part of the process. And that's usually where the ARPA review comes in the depending on how big your lot. Is he in which zone here and again

802

01:30:32.820 --> 01:30:48.210

David Greetham: You have to dedicate up to 65% of the native vegetation as your our protection area, some of the smaller lots. The nonconforming lots aren't big enough to dedicate that so it's very kind of lot by lot but there is a very clear set of new rules that are about two years old now.

803

01:30:49.860 --> 01:30:52.830

David Greetham: Which I'm glad to email you a link to Bob in the code, you know,

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01:30:53.670 --> 01:30:54.600

Bob Russell: I'd appreciate that.

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01:30:54.870 --> 01:31:05.130

David Greetham: Yeah, and then we can, of course, invite Nick to talk a bit more about the changes proposed to that code because that's specific code section. He's addressing with the new changes that are going to planning commission shortly.

806

01:31:05.490 --> 01:31:07.230

David Greetham: You know more about that next meeting.

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01:31:07.680 --> 01:31:12.840

Bob Russell: You know, particular a lot I'm referring to is less than 12,500 so there's no ARPA requirement.

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01:31:12.870 --> 01:31:14.160

David Greetham: That's right. We're good.

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01:31:15.030 --> 01:31:20.100

David Greetham: Yep, it's usually the small article from the left side of the tricky ones, but we'll bring Nick next time and have more discussion.

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01:31:21.120 --> 01:31:21.900

Joseph Dunstan: Good.

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01:31:22.350 --> 01:31:23.400

Marlene: Say, Michael and Vicki.

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01:31:24.000 --> 01:31:25.080

Joseph Dunstan: Michael, go ahead.

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01:31:26.160 --> 01:31:36.780

Michael Loverich: All right. Hey. Yeah, I agree. Let's bring in neck because I was listening to the planning commission when he was talking to them about it and definitely had a lot of questions. So

814

01:31:40.020 --> 01:31:53.700

Michael Loverich: It seemed like one of those trees along battle point Dr might have been in the right away, and after a battle point. Dr. So I'm not sure if people have control over a tree that's in the right way or not, but

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01:31:55.380 --> 01:31:59.670

Michael Loverich: That's another thing to think about. And then about that.

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01:32:00.810 --> 01:32:11.010

Michael Loverich: All of our house to like if there's if there were some. I don't

know if we need to talk to you like the green what what what's the new advisory committee green building

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01:32:11.040 --> 01:32:12.480

Michael Loverich: Advisory Committee or something that

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01:32:12.630 --> 01:32:14.040

Joseph Dunstan: We never called people

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01:32:14.310 --> 01:32:23.490

Michael Loverich: Um, but it seems like if we can, like, if the all of our house could be something that could be moved and yeah like Laurel is saying it doesn't have to be updated to

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01:32:24.900 --> 01:32:28.290

Michael Loverich: Current standards or something like that. But there's also maybe like

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01:32:29.730 --> 01:32:44.310

Michael Loverich: Like someone could use that as at you or something like that. And it's bigger than an at you and it's probably like 1200 square feet or something like that. And the limit right now is 900 or something. But that would be a way of like encouraging some of those buildings to stay

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01:32:45.780 --> 01:32:46.740

Michael Loverich: Kind of intact.

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01:32:48.240 --> 01:32:56.520

Michael Loverich: Yeah, it's not. They aren't going into the dumpster. They were preserving some sort of history as part of this out. And if there's some way that we can

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01:32:57.150 --> 01:33:07.140

Michael Loverich: Kind of modify also make suggestions to whoever would work on that to kind of modify that as a way of incentivizing kind of keep basing around or destroy

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01:33:10.200 --> 01:33:12.390

Joseph Dunstan: Good one. Okay. Oh, Vicki.

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01:33:13.530 --> 01:33:23.910

Vicki Clayton: I'm two things, thinking, thinking about the all of her house if the if the owner could get that house on the National Register. I don't know if it qualifies.

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01:33:24.990 --> 01:33:35.220

Vicki Clayton: Since it's going to, it's going to be part of an income producing development with all those rentals. He would be eligible for a pretty sizable tax credit.

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01:33:36.090 --> 01:33:47.820

Vicki Clayton: And that's the way that you can incentivize you know private property owners to preserve properties like that, you know, do something, you know what, encouraging them to do something that actually helps their pocketbook.

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01:33:49.530 --> 01:34:05.910

Vicki Clayton: Then, Dave, I just wanted to touch base to see where you think we are on the proposed process changes. I think it was back on your desk for you in the staff to fill out two or three columns and

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01:34:07.440 --> 01:34:12.000

Vicki Clayton: Now how's that coming. And when do you think we could look at it again because

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01:34:12.480 --> 01:34:22.590

Vicki Clayton: Then Joe would it be, should it go. Should we look at it one more time and then should it go to the planning commission. What would before it goes to the Council is that kind of the process, we were thinking about, I

832

01:34:22.590 --> 01:34:27.300

Joseph Dunstan: Think I mean, Dave have to look at both columns from actually

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01:34:29.010 --> 01:34:31.170

Joseph Dunstan: Wasn't what he thinks from the city.

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01:34:31.470 --> 01:34:34.680

Joseph Dunstan: Right, look at it again and send it to the planning commission

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01:34:35.070 --> 01:34:45.450

Joseph Dunstan: Unfortunately, I just gave it to the last week, so I don't understand. We've had a chance to look at it. But yeah, that's something we'd like

you to look at, Dave.

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01:34:45.660 --> 01:34:48.930

David Greetham: Yeah, thanks. It's on my calendar for later this week. So thanks for sending that Joe

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01:34:49.230 --> 01:34:49.590

Yeah.

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01:34:50.640 --> 01:34:54.780

Joseph Dunstan: That's the process and how it would work, you would send it on the planning commission

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01:34:54.960 --> 01:34:59.040

David Greetham: Yeah, we'll work with you on that. But I've tagged my calendar, take a look at what you said that later this week.

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01:34:59.430 --> 01:35:00.900

Joseph Dunstan: Okay. Great. Great. Thank you.

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01:35:01.410 --> 01:35:02.550

Marlene: I'd has his hand raised.

842

01:35:03.060 --> 01:35:03.570

Joseph Dunstan: Yes, sir.

843

01:35:05.130 --> 01:35:07.500

Todd Thiel: Oh, just talking about the Opera House, um,

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01:35:07.860 --> 01:35:09.060

Todd Thiel: You know, I took a look at that.

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01:35:09.090 --> 01:35:23.670

Todd Thiel: And that's been massively renovated since any you know any type of historical building, building was there. So I don't think there's a chance, it would be on the national site because it's not it's not easy to get that designation.

846

01:35:25.440 --> 01:35:31.560

Todd Thiel: And also to give different energy performance for one type of building

and the other is kind of a slippery slope.

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01:35:33.090 --> 01:35:40.320

Todd Thiel: But there may be ways to encourage builders to and I know there are to deconstruct buildings.

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01:35:40.620 --> 01:35:41.190

Todd Thiel: Not just

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01:35:41.250 --> 01:35:43.380

Todd Thiel: Not just mow them down the front loader, but

850

01:35:43.560 --> 01:35:53.310

Todd Thiel: Will you source out the materials or recycled materials and essentially digest the building back to a more responsible way to demo it

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01:35:54.540 --> 01:36:01.380

Todd Thiel: So that's, that's another alternative there and I, they have been trying to to move it and do something with it, but it's been

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01:36:02.580 --> 01:36:14.190

Todd Thiel: You know, in this current state for a long time, and even before that the interior looks like it was reworked and you know all the integrity. He's been kind of taken from that.

853

01:36:15.270 --> 01:36:20.550

Joseph Dunstan: Oh, oh, just on another radio. I am I my wife and I, we own

854

01:36:21.840 --> 01:36:38.610

Joseph Dunstan: A HOUSE RIGHT NEAR level and why so rental and it's actually the original grow family house used to exist above the pub in the grill family area. There was taken down in

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01:36:42.180 --> 01:36:46.140

Joseph Dunstan: When the from the candles were built about the pub.

856

01:36:47.160 --> 01:36:58.410

Joseph Dunstan: And it happened to be that an architect was at the pub and heard the story and said he'd like to move the house and the contract with the wall. Give me \$1 and I'll give you the house to create a movement.

857

01:36:59.670 --> 01:37:10.410

Joseph Dunstan: And he moved it he moved at 1991 over to level and why it and it's a little too story three story actually three story.

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01:37:11.130 --> 01:37:18.600

Joseph Dunstan: Green House. That's an old development now on piers court and it's a duplex. And we have a couple renders

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01:37:19.260 --> 01:37:34.230

Joseph Dunstan: But it's the original grow house. So I think we need to find someone who's willing to do something like that. Just take it for free or somehow pay the cost of moving in, we need to we need to find somebody who wants to head that up, you know,

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01:37:34.290 --> 01:37:41.940

Todd Thiel: Well, I thought, I thought the developer said that he had that outstanding offer for over two years and no one's been able to do anything with it.

861

01:37:42.240 --> 01:37:43.800

Joseph Dunstan: Nolan Nolan come back to them.

862

01:37:47.010 --> 01:37:48.090

Joseph Dunstan: I don't know. Yeah.

863

01:37:49.410 --> 01:37:51.180

Joseph Dunstan: Well that's, that's something we should

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01:37:52.530 --> 01:38:00.240

Joseph Dunstan: You would think the historic society committee would be interested, even if it wasn't a story building. If it doesn't qualify like

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01:38:01.230 --> 01:38:14.940

Joseph Dunstan: Vicki says if it doesn't qualify that we would still be able to you know it's an important historical fabric community if not truly historic someone shouldn't want it.

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01:38:17.070 --> 01:38:22.920

Michael Loverich: On sometimes we spend too much time thinking about something being historic or not, but it's it's part of the fabric and that's

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01:38:23.010 --> 01:38:24.960

Michael Loverich: What's important and it's kind of a different

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01:38:25.440 --> 01:38:29.550

Michael Loverich: It's a eventually some everything that we're living in right now is going to be historic so like

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01:38:30.420 --> 01:38:35.730

Michael Loverich: You know, it's just one of those things where it's like we should be trying to do the best to save things that are worth saving.

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01:38:36.000 --> 01:38:52.110

Michael Loverich: And whether it's the store, or if it was built like 20 years ago. I don't think it matters to me. It's about like the fact is, is that all these resources when but already. It's people have become used to it, they've kind of grown attached to it, even if it's not necessarily there's

871

01:38:52.230 --> 01:38:56.190

Michael Loverich: Something like that. And so there's value in that or anything that's already

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01:38:57.480 --> 01:39:00.600

Joseph Dunstan: Until laurels point. I think it's just the amount of

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01:39:01.140 --> 01:39:08.370

Joseph Dunstan: Waste of tearing it down and putting in the dump. I mean, that's just such so wrong concept. It's not sustainable. Yeah.

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01:39:08.760 --> 01:39:18.180

Todd Thiel: But it's also, you know, it's a balance that one small single family house is now taking up space where they're planning a much more dense appropriate

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01:39:18.600 --> 01:39:34.770

Todd Thiel: To answer some housing needs. We have it's in the urban core it's walkable to the city to the ferry to all of those parts you wouldn't necessarily need, you know, a car there. So to kind of the dead suffocation of that area is kind of, I think, what

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01:39:34.980 --> 01:39:35.220

Joseph Dunstan: What

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01:39:35.550 --> 01:39:36.960

Todd Thiel: What the city's going for.

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01:39:37.380 --> 01:39:41.160

Michael Loverich: Um, well, you can start moving. I'm not saying that it has to stay in that

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01:39:41.400 --> 01:39:42.330

Todd Thiel: Yeah yeah

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01:39:43.110 --> 01:39:44.970

Michael Loverich: Yeah yeah yeah

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01:39:45.540 --> 01:39:46.650

Todd Thiel: It looks challenging to move

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01:39:47.430 --> 01:39:48.330

Those yeah

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01:39:50.010 --> 01:39:59.430

Joseph Dunstan: Okay, well, um, any, anything else for the good of the order. Anybody have any final comments. Otherwise, we'll move to adjourn the meeting.

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01:40:00.480 --> 01:40:05.010

Todd Thiel: I had one question about the memo about the messenger house.

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01:40:05.790 --> 01:40:11.220

Todd Thiel: Yes. What's this, you know what, what happens to that document or what

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01:40:12.990 --> 01:40:13.620

Todd Thiel: Why is it

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01:40:14.010 --> 01:40:18.060

Joseph Dunstan: The document. You mean the sea up and all that mean

888

01:40:18.240 --> 01:40:20.310

Todd Thiel: Know the notes up from your site visit

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01:40:22.800 --> 01:40:26.280

Joseph Dunstan: So, um, that's a good question.

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01:40:28.530 --> 01:40:46.980

Joseph Dunstan: Bob and Vicki. And I went out there and met with the neighbors and talk to them and then we went on a walk around the property and we noticed a couple things in the building construction was going on and we raised a couple concerns that the city then looked into

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01:40:48.000 --> 01:40:50.070

Joseph Dunstan: Basically, is what happened.

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01:40:51.270 --> 01:40:59.790

Joseph Dunstan: We haven't provided notes to anybody but we probably. There's a lot of correspondence going on back and forth about comments and things

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01:41:00.960 --> 01:41:10.080

Joseph Dunstan: So you would you like us to share our thoughts about that for the Dr. Because it could be put into the staff notes for the project.

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01:41:12.120 --> 01:41:15.390

Todd Thiel: I just I just have a question on on

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01:41:16.710 --> 01:41:17.610

Todd Thiel: On what

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01:41:18.180 --> 01:41:28.140

Joseph Dunstan: The process. Yeah, yeah, yeah, we actually, I think it's a good process and you caught. He caught us on that one. We didn't really provide you know notes from the visit.

897

01:41:28.710 --> 01:41:36.600

Joseph Dunstan: And we probably I've write something up on that. But I think it's a good idea to do and we should have done that and I didn't do that. So that's a good thing to do.

898

01:41:37.950 --> 01:41:48.750

Joseph Dunstan: And we can share them with the next meeting, most of the questions.

There were associated with us trying to be familiar with the site to see what other issues we have to look at on that project.

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01:41:49.170 --> 01:42:03.630

Joseph Dunstan: But it originally started because of trying to understand, we wanted to understand the writer ways the right away there and exactly where it was. Anyway, a couple things came up related to a treat the city owns and a couple things.

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01:42:05.640 --> 01:42:22.020

Joseph Dunstan: And they're gonna, we're gonna have we're putting together a list of conditions that and we have a list. Actually, we should share that with you, Bob and Vicki that OK with you all share that with the rest of the to do list of conditions.

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01:42:22.260 --> 01:42:22.920

Joe

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01:42:24.690 --> 01:42:30.060

Bob Russell: If it's okay. I'd really wanted to take that list. I was going to add a couple things to it that I passed.

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01:42:30.060 --> 01:42:30.360

On

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01:42:31.650 --> 01:42:36.270

Bob Russell: To the city, but I don't think they're going to do it and they don't they don't really have to do it. It was just a

905

01:42:38.280 --> 01:42:54.030

Bob Russell: Let me this week. Let me just tweak it. Let me just make it very simple because it's I think it's so important. I mean, we the only reason it wasn't shared is because we had such a big time difference or we didn't have any meetings, but we've got quite a number of questions and

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01:42:55.050 --> 01:43:08.490

Bob Russell: You know, Kelly can look at it because I'm sure there's some duplication on what the city requires but I'll get it. I'll get it out to you you and you and Vicki to look at this week, the sooner the better.

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01:43:08.850 --> 01:43:09.900

Joseph Dunstan: And then we'll show the

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01:43:10.680 --> 01:43:12.360

Joseph Dunstan: simpler way. Okay.

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01:43:13.710 --> 01:43:13.950

Joseph Dunstan: Good.

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01:43:15.030 --> 01:43:16.170

Marlene: Vicki has their hand raised.

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01:43:21.300 --> 01:43:36.720

Vicki Clayton: I was going to say, you know, I kind of wrote up kind of a higher level sort of synopsis of the things we've observed and and somewhat incorporated some thoughts from the pre AP conference and

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01:43:37.830 --> 01:43:56.610

Vicki Clayton: There's, there's a number of things that I think need a real fulsome conversation and it really has to do with the operations of this kind of a facility which is going to be very different than the old messenger house. It's going to have probably

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01:43:57.990 --> 01:43:59.730

Vicki Clayton: A very different traffic impact.

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01:44:00.810 --> 01:44:06.480

Vicki Clayton: And very different staffing than what then what's being described to us at this point.

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01:44:07.980 --> 01:44:11.430

Vicki Clayton: And it's really going to

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01:44:12.720 --> 01:44:16.620

Vicki Clayton: We shouldn't the city and we shouldn't be focusing on.

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01:44:18.060 --> 01:44:27.270

Vicki Clayton: The fact that it's 99 beds. It's the beds are kind of irrelevant what's relevant is the actual activities that are going to go on in there.

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01:44:28.110 --> 01:44:35.700

Vicki Clayton: When you have assisted living and independent living those people

particularly independent, they're going to probably

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01:44:36.570 --> 01:44:44.490

Vicki Clayton: They're going to have apartments, they're going to furnish themselves. They're going to have cars in that parking lot. So the traffic impacts going to be very different.

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01:44:45.000 --> 01:44:54.960

Vicki Clayton: The visitors that come come there for Independent Living in assisted living is going to be a very different visitor load than you might see in a nursing home facility.

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01:44:55.620 --> 01:45:03.570

Vicki Clayton: So it's, it's going to take some education on the part of of all of us, and the city, I think, to kind of understand

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01:45:04.200 --> 01:45:21.990

Vicki Clayton: The operations of this thing, are going to be different than the old messenger house. And if we don't kind of proactively understand that ourselves for sure the neighbors are going to understand it and we don't want to be kind of caught blindsided by that I think

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01:45:23.100 --> 01:45:35.460

Vicki Clayton: It can. It has the potential to be a wonderful place in a really important facility for the island. So how can we, how can we all work together to facilitate that that actually can come to fruition.

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01:45:37.260 --> 01:45:47.340

Vicki Clayton: The pre app was pretty sobering. I mean, they they they heard a lot of things that were probably things they didn't want to hear. And there were things that should have probably been covered that weren't

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01:45:48.120 --> 01:45:53.970

Vicki Clayton: And so there's a lot of work to do. I think all the way around on our part. The city's part and for sure the

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01:45:53.970 --> 01:45:54.480

Marlene: Developer

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01:45:55.320 --> 01:46:02.400

Vicki Clayton: And the architectural firm now to tackle that consultant conditional

use permit this the property.

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01:46:03.450 --> 01:46:05.310

Vicki Clayton: Way back under the robin hunt.

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01:46:07.770 --> 01:46:09.210

Vicki Clayton: Hearing examiner thing.

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01:46:11.880 --> 01:46:21.330

Vicki Clayton: I personally think the property needs to be surveyed completely survey, because the old messenger house has probably encroach completely into the city right away.

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01:46:21.960 --> 01:46:30.540

Vicki Clayton: And the only buffer to the to the neighbors right now on that one property line is actually the buffer that is in the city right away. There's no buffer.

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01:46:30.900 --> 01:46:42.540

Vicki Clayton: On the messenger house property, which was a requirement of the hearing examiner, but you really can't state that emphatically without there being a survey. So it's a very complex mishmash right now.

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01:46:43.110 --> 01:46:46.230

Joseph Dunstan: So, so for Todd and everybody else let me

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01:46:47.280 --> 01:47:02.610

Joseph Dunstan: Let me also should give a good pic he gave a good summary there, but in 1995 there was a CFP for the old building that does not cover the new building and of new buildings outside the

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01:47:03.930 --> 01:47:21.750

Joseph Dunstan: Approval of the 95 CP. And secondly, the city planning staff at that time and 95 did not follow up and perform a number of items that they were required to do under that see up, including the

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01:47:23.130 --> 01:47:30.360

Joseph Dunstan: Right of Way and including encroaching on properties as Vicki was saying so.

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01:47:31.590 --> 01:47:44.340

Joseph Dunstan: It was determined that a new feature up has to be done. So I think the whole project, more or less, is a little bit on hold right now until Heather right besides

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01:47:45.600 --> 01:47:48.450

Joseph Dunstan: See up for that and

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01:47:50.220 --> 01:47:51.750

Joseph Dunstan: I think that we

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01:47:52.950 --> 01:48:02.640

Joseph Dunstan: I agree with Ricky and Bob that we have a certain conditions that we came up with some issues that were concerned about that are potential conditions that we would want to

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01:48:03.510 --> 01:48:19.260

Joseph Dunstan: Put in in our approval of this project. So we have to wait until the CFP is redone. And to finish our recommendations which would include those

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01:48:19.890 --> 01:48:30.870

Joseph Dunstan: Conditions. So we'll get those to you later this week, hopefully after Bob takes a look at them and even a week or so we'll get that to you. So we'll have the next meeting.

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01:48:32.040 --> 01:48:32.490

Joseph Dunstan: So,

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01:48:33.930 --> 01:48:35.400

Joseph Dunstan: Any questions about that.

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01:48:37.020 --> 01:48:43.830

Todd Thiel: I guess just what what's the Design Review Boards authority to give operational requirements.

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01:48:46.380 --> 01:48:59.070

Joseph Dunstan: So that's a great question. I don't think we have authority to give operational requirements. I think the, I think we have to do is parse out the results of that. In other words,

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01:49:01.260 --> 01:49:09.780

Joseph Dunstan: I don't think we should take the city. I think the city is taking for wants to take

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01:49:11.010 --> 01:49:15.690

Joseph Dunstan: The applicants word for the number of parking spaces.

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01:49:17.490 --> 01:49:27.930

Joseph Dunstan: And they're saying it's going to operate in a certain way, you know, the assisted living is on going to have nine instead of like 30 some

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01:49:29.790 --> 01:49:37.650

Joseph Dunstan: more intensive environment over 30 some workers. Now there's only nine to 12, you know, and so there's less parking

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01:49:38.100 --> 01:49:48.870

Joseph Dunstan: But on the other hand, if it's assistive living, you can have people coming and going all the time throughout the day visiting people doing things and I think that these 50 the

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01:49:50.250 --> 01:49:54.480

Joseph Dunstan: Applicant is under stating what their parking requirements are.

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01:49:56.160 --> 01:50:09.510

Joseph Dunstan: So we don't have any right to talk about their operation, but I think we have to somehow get to a point where we're feel good about their number of parking spaces that they need.

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01:50:11.310 --> 01:50:13.050

Vicki Clayton: Well, an example of that would be.

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01:50:14.160 --> 01:50:16.860

Vicki Clayton: Design Review Board is supposed to review the site plan.

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01:50:18.030 --> 01:50:28.920

Vicki Clayton: And the site plan is. It was laid out. They now know for sure they have to have that fire lane and the fire lane has to be brought up to city standards and must be

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01:50:29.940 --> 01:50:39.870

Vicki Clayton: Either they have to negotiate it either has to be in what is currently unused city right away or it has to be 100% on their property and that affects their site plan.

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01:50:40.800 --> 01:50:50.520

Vicki Clayton: They have a lot of service vehicles coming and you know food deliveries, they're going to run a full blown dining room sort of situation.

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01:50:51.210 --> 01:51:02.310

Vicki Clayton: They don't have a loading dock. They've got issues with turning radius for big trucks and they're coming down what right now. I think it's called a little rural Street.

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01:51:02.700 --> 01:51:10.860

Vicki Clayton: Where two cars are coming, you have to inch over almost into the ditch to pass. Well how's that going to work. Now when they're going to have

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01:51:11.280 --> 01:51:23.550

Vicki Clayton: You know daily deliveries of food trucks, kind of like you see in downtown Winslow Park down the middle of the street, the beard trucks and the Cisco trucks and all of those sorts of things. So it's almost like

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01:51:24.720 --> 01:51:36.720

Vicki Clayton: As you as you asked, Todd. You know, it's not that it's not the operational things we want to be involved in. It's like, how do you deal with the operational consequences of all those trucks.

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01:51:37.200 --> 01:51:51.600

Vicki Clayton: All those turning radius is the size of the street, the numbers of parking places. It's just, it's just a lot of information that maybe Charlie wasn't given

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01:51:53.520 --> 01:52:01.530

Vicki Clayton: And so there's just a lot of things that have to be straightened out. It involves the site plan and access and everything.

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01:52:03.180 --> 01:52:18.540

Joseph Dunstan: So, so a lot of these these nice say we have this list conditions that really was the list of issues that we want to turn into recommendations that they would need for us to review, we didn't want information to review the project correctly.

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01:52:20.190 --> 01:52:20.550

Joseph Dunstan: So,

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01:52:21.360 --> 01:52:30.240

Todd Thiel: Right now, and I understand that. And I understand parking and trucks and all that. But that's, is that not more of a planning jurisdiction.

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01:52:32.190 --> 01:52:32.460

Joseph Dunstan: Well,

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01:52:33.390 --> 01:52:33.930

Or

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01:52:34.980 --> 01:52:41.940

Joseph Dunstan: One of the road. I don't think the road. I think the road is the site plan because like the influence words, for instance, coming in, they're often have them.

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01:52:43.080 --> 01:52:44.700

Joseph Dunstan: main road. They're enrolling Bay.

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01:52:45.840 --> 01:52:54.600

Joseph Dunstan: I pulled out of the parking lot and left in my truck and I have a small pickup and a car or a truck came towards a pickup truck came towards me.

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01:52:55.020 --> 01:53:08.340

Joseph Dunstan: And I had to pull off the side of the road is not 22 feet, it's probably like 16. And so, but yet, when you talk to Charlie and the applicant. They're, they're saying that the road is completely adequate.

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01:53:09.270 --> 01:53:18.120

Joseph Dunstan: And what I think we want to say as well. No, it's not. It should be 11 and 11, you know, over the shoulder and online. We can do

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01:53:18.810 --> 01:53:38.520

Joseph Dunstan: Some other things that are part of the site plan. Some of the other issues, I agree are planning issues and what my goal would be is to have those on our list that we send along with our recommendation. So the planning commission definitely is made aware that we think these are issues.

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01:53:39.720 --> 01:53:49.230

Joseph Dunstan: You know, and that those issues need to be addressed through the zoning code by the planning, planning group because we're not really things that we like you said, we wouldn't really

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01:53:50.190 --> 01:53:59.250

Joseph Dunstan: But, you know, we, you know, if like anything when you come up with discussion, we can hear things and discover things and I don't want that to get lost and

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01:54:00.510 --> 01:54:01.410

Joseph Dunstan: I don't want that to

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01:54:02.820 --> 01:54:06.750

Joseph Dunstan: I don't want that to get lost. You know, I want the planning commission and know that we're talking about.

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01:54:07.320 --> 01:54:13.770

Joseph Dunstan: Okay, yeah. So that's I think that's the, I think that makes me

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01:54:15.000 --> 01:54:15.870

Bob Russell: Think Joe once

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01:54:17.010 --> 01:54:32.580

Bob Russell: You know, as Joe and Ricky have talked about. We've got a list of conditions that are a mile long. And yes, there's probably going to be some duplication by the city. I think you're right, Todd. One of the things that the, you know, for example, what the city wants as far as the

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01:54:33.660 --> 01:54:39.300

Bob Russell: The access road onto the site. It's certainly inadequate for to delivery trucks to pass each other.

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01:54:40.530 --> 01:54:49.290

Bob Russell: You know, not to say cars can't pass each other and the city has asked for specific dimensions on wits and turning radius is

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01:54:49.620 --> 01:55:08.010

Bob Russell: My hope is that there if I'm reading into it that they will want to look at that. I hope that's the case. But if not, we have it on our list as Vicki

was talking about surveys and and the number of cars in the parking lot. It's it, you get a very comprehensive list.

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01:55:09.750 --> 01:55:18.120

Bob Russell: very comprehensive, but one of the things I think to kind of address maybe Joe What Todd's talking about, I look at the public realm as being one

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01:55:18.750 --> 01:55:30.960

Bob Russell: One, you know, form follows function. And I think the public realm aspect certainly ties in with the Design Review Board as far as noise transmission, that sort of thing.

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01:55:34.200 --> 01:55:47.190

Bob Russell: Anyway, I don't want to prolong the meeting, but you get this list, you're going to see there's a heck of a lot of stuff. And there's probably some duplication with the city, no doubt. I DON'T KNOW. Dave, do you know when the notes are coming out from the pre op meeting.

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01:55:50.490 --> 01:55:56.340

David Greetham: Bob, I'm not sure I haven't talked to Kelly about that in the last week, so I'll check in with her, but I'm not sure. Right now, when they're going to be out

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01:55:56.970 --> 01:55:59.760

Bob Russell: Yeah, they'll probably be some duplication, but that's all right.

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01:56:01.230 --> 01:56:02.640

Joseph Dunstan: So, so, Todd.

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01:56:03.330 --> 01:56:13.680

Joseph Dunstan: And Vicki, also in the box. Um, I, I think what we would want to say on the issue of how the how the place operates. I think we would want to say

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01:56:14.070 --> 01:56:36.390

Joseph Dunstan: That we have our suspicions and we are concerned, and the Planning Commission needs to look at the functions that are being proposed, and come up with reasonable standards for parking spaces based on a ratio for other projects, similar to an assisted living environment.

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01:56:37.500 --> 01:56:54.480

Joseph Dunstan: I believe Kelly told me that the city doesn't have any standards for

that. So they were looking at the applicant to provide that as to what they need. I think that's a slippery slope. And I don't think that's a good way to do things because

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01:56:55.590 --> 01:57:09.630

Joseph Dunstan: They're going to want to do less we always want to want to do less, you know, and I think we should the city should look at or recent the recent services of the planning commission to do research to find out what other assisted living

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01:57:11.550 --> 01:57:22.650

Joseph Dunstan: Operations. But there you know floor area or bed area to parking lot requirements are or look at other cities so that we have a number that seems reasonable.

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01:57:23.100 --> 01:57:32.340

Joseph Dunstan: And I think the best that we can do. Todd is to say to the planning commission. This is an issue we're concerned about it, but you need to need to resolve it.

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01:57:33.780 --> 01:57:34.620

Joseph Dunstan: That's mine. You

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01:57:35.430 --> 01:57:45.120

Bob Russell: Know it's interesting, Joe. I did some research on that on on specifically Cascadia holdings freestone communities is what they're called.

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01:57:45.600 --> 01:57:58.680

Bob Russell: I looked at Yakima Spokane and Marysville projects that they have the parkin's all over the place. There's no consistency between the three of them. I was I was shocked. I, I really thought there'd be some consistency, but

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01:57:59.370 --> 01:58:04.320

Bob Russell: They have memory care. They have assisted living and the parking is all over the place.

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01:58:04.830 --> 01:58:12.150

Joseph Dunstan: Yeah. Yeah, well, but we can't let that stand, we've got to figure that out somehow before the projects over so

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01:58:13.560 --> 01:58:14.520

Joseph Dunstan: That helps hope a little bit

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01:58:16.320 --> 01:58:23.610

Todd Thiel: Yeah, well, I think, I think the point that they are doing something to the other building and how is that changing its user it's occupancy

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01:58:24.780 --> 01:58:32.070

Todd Thiel: That we don't know, and then is this is this assisted living or independent living or a New Mexico.

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01:58:32.430 --> 01:58:32.760

Right.

1007

01:58:34.680 --> 01:58:35.100

Joseph Dunstan: Right.

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01:58:35.460 --> 01:58:44.220

Bob Russell: It's, it's the same thing. It's like Madonna house Madonna house has assisted living independent living if you want to call it that.

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01:58:44.580 --> 01:58:45.960

Todd Thiel: And then when all those are different.

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01:58:46.500 --> 01:58:47.460

Bob Russell: Know, they're not

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01:58:49.170 --> 01:58:50.430

Vicki Clayton: Well, they can

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01:58:50.490 --> 01:58:51.450

Todd Thiel: They can have different

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01:58:51.810 --> 01:58:53.460

Vicki Clayton: They're different. They're

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01:58:53.520 --> 01:58:55.770

Todd Thiel: Professionally in the in the realm of

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01:58:56.760 --> 01:58:59.520

Todd Thiel: Design, they're different and they have different standards.

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01:58:59.700 --> 01:59:18.000

Vicki Clayton: Right. So if you look at places like mirabella is a big facility right up off Danny and Fairview and people buy apartments there and they they move in there when they're 60 years old, they just don't want to have a yard anymore. They want to be downtown

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01:59:18.420 --> 01:59:21.300

Vicki Clayton: They have a car. It's in the garage and

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01:59:22.470 --> 01:59:33.450

Vicki Clayton: And the, the ability to live there. They like it because if they do need some help, they can push a button and that's really independent living. It's like an apartment and then assisted living

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01:59:33.840 --> 01:59:43.050

Vicki Clayton: Is where you need a little more help you. You really truly can't do your cooking anymore. You want the dining room, etc, etc. And then memory care.

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01:59:43.560 --> 01:59:54.330

Vicki Clayton: Which is the wing that's being remodeled right now, you know, memory care is is kind of, it's exactly like the two floors at at my drone house memory care.

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01:59:55.290 --> 01:59:55.950

Vicki Clayton: And then

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01:59:56.640 --> 02:00:00.990

Vicki Clayton: A drone house. The to lower floors or assisted living not independent living

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02:00:01.890 --> 02:00:05.940

Bob Russell: Well, they have a central they have central feeding their at Madonna house right

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02:00:06.360 --> 02:00:09.240

Vicki Clayton: Yeah, they do. And white hat White House does too. But

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02:00:09.300 --> 02:00:13.260

Vicki Clayton: No independent living is truly independent living, it's

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02:00:13.350 --> 02:00:26.160

Bob Russell: Well over impossible or my aunt stated, I mean, they call it, they call it assisted living. They called it independent you have you have an option of getting the meals or you do the cooking yourself. It didn't make any difference.

1027

02:00:26.850 --> 02:00:27.090

Vicki Clayton: But

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02:00:27.120 --> 02:00:30.780

Vicki Clayton: Kind of the state of the art thing for a facility, kind of like

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02:00:30.780 --> 02:00:33.990

Vicki Clayton: This is is you know they run a

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02:00:35.340 --> 02:00:48.570

Vicki Clayton: Big for an independent living facility to be competitive in the market. They run a full blown pretty high end sometimes meal service. So that's why I'm skeptical when they say they're only be

1031

02:00:49.410 --> 02:01:05.220

Vicki Clayton: 10 staff there when you could have six seven people in the kitchen alone. So that's not tracking with me and then you probably have an onsite manager for the building, you have an onsite receptionist, you have

1032

02:01:06.840 --> 02:01:16.200

Vicki Clayton: You know you have perhaps a nurse, who's coming and going PT that's coming and going. And that's before you even get into, you know, your med techs or

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02:01:16.620 --> 02:01:29.940

Vicki Clayton: The people who really do the really hard work of the hands on care of folks. And so when they say 10 people. I mean, I don't know which 10, those are, but they must be super people to do all of that work so

1034

02:01:31.350 --> 02:01:39.720

Bob Russell: I think, you know, I think, Todd. You bring up a very good question because I think as Vicki's talking about. It's about marketing, I think, because I believe they call it.

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02:01:39.990 --> 02:01:48.900

Bob Russell: Assisted Living at messenger house this new wing. But then I also hear. I'm talking about independent living, I have to ask my daughter, because she

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02:01:49.140 --> 02:01:57.180

Bob Russell: Works in these different she's works in these different facilities, when she was going to pre nursing and she's worked on all the different ones on the island here.

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02:01:57.870 --> 02:02:06.840

Bob Russell: And it's I'll just say it's very interesting. There's the legal way of doing things. And there's a way things are done, it's, it's interesting.

1038

02:02:09.330 --> 02:02:21.900

Joseph Dunstan: Okay. Well, I think we need to continue this discussion, and we'll take we'll send that list out of the vicious that without me can call it down at the next meeting. See what we got. Okay.

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02:02:24.360 --> 02:02:29.520

Joseph Dunstan: Okay, any other questions. It's 515 so I appreciate everybody sticking so late.

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02:02:31.980 --> 02:02:39.750

Joseph Dunstan: Any final comments for the good of the order. Otherwise, I'll say good night, everybody. Good night. Okay. Good night. See ya.

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02:02:41.520 --> 02:02:43.590

Joseph Dunstan: Breaks New Orleans for doing everything

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02:02:44.040 --> 02:02:46.020

Marlene: Oh, you're welcome. Good to see you guys again.

1043

02:02:47.190 --> 02:02:48.900

Joseph Dunstan: Yeah, see you later. Thank you.