

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – July 19, 2021
Sportsman Club Short Plat ([PLN51884 DRB-DG](#))
Springwood Short Plat ([PLN51999 DRB-DG](#))
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Co-Chair Todd Thiel called the meeting to order at 2:03 PM. Design Review Board members in attendance were Bob Russell, Vicki Clayton, Shawn Parks and Michael Loverich. Joe Dunstan was absent and excused. City Council member Leslie Schneider was present. Planning Commissioner Ashley Matthews 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 – July 19, 2021

Motion: I make a motion to approve the meeting minutes

Clayton/Russell: Passed Unanimously

Sportsman Club Short Plat ([PLN51884 DRB-DG](#))

#2 Design Guidance Review Meeting

See attached Design for Bainbridge Worksheet FINAL–Sportsman Club SP 51884 08162021

Springwood Short Plat ([PLN51999 DRB-DG](#))

#2 Design Guidance Review Meeting

See attached Design for Bainbridge Subdivision Worksheet FINAL–Springwood SP 51999 08162021

New/Old Business

- Update: Sub-committee "code changes" for project review process-David Greetham
- Update: General Project Update-David Greetham
- Board Member Issues/Concerns
 - Vicki Clayton has requested an item be added to the 09/07 agenda for the board to continue the discussion regarding the need to review all Short Plats.

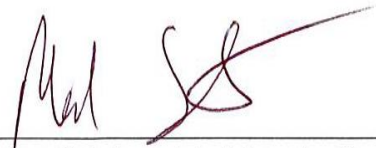
Adjourn

The meeting was adjourned at 4:49 PM.

Approved by:



Joseph Dunstan, Chair



Marlene Schubert, Administrative Specialist



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

INTRODUCTION

Design for Bainbridge (DforB) provides guidance for applicants to successfully navigate the design review process. The design review process, standards, and guidelines are structured to support good design and a deliberate design process from context and site down to design detailing. Design review is an iterative process intended to help applicants apply relevant standards and guidelines and develop designs for the project that fit Bainbridge Island and the unique context of the site. This iterative process contains three touch points with the Design Review Board (DRB). This worksheet is used to capture design information to be presented to the DRB at each step in the iterative process.

#1 Conceptual Proposal Review Meeting

The conceptual proposal review meeting is an informal meeting between the applicant and the Design Review Board to review site-specific conditions and contextual considerations for the design of development on site. This discussion is intended to inform strategies for site planning and massing that respond sensitively to the neighborhood context.

Applicant Submittal Requirements

- See DforB pages 12 & 16

#2 Design Guidance Review Meeting

Design guidance review meetings with the Design Review Board offer guidance to potential applicants during the design process on conceptual alternatives. The purpose of the design guidance review meeting is to review how the proposed alternatives fit the surrounding context with a focus on the development's program, uses, site plan, and massing. The DRB will also consider any requested departures, the rationale for those departures and their consistency with the intent and principles of the guidelines.

Applicant Submittal Requirements

- See DforB page 13
- Initial Design for Bainbridge Worksheet (below)



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

#3 Final Design Review Meeting

At this meeting, the Board will review the application plans for compliance with Design Standards and Design Guidelines and ensure that the project reflects any revisions recommended by the Board at previous meetings. The Board will document its findings and transmit a written recommendation to the Planning Commission. The Board's recommendation may include conditions to ensure compliance with all standards.

Applicant Submittal Requirements

- See DforB page 15
- Final Design for Bainbridge Worksheet (below)

NOTE: Submittal materials should be transmitted as individual pdfs, not as one large file.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

PROJECT: Sportsman Club Road – 3 Lot Short Plat
PROJECT ADDRESS or PARCEL: 222502-3-001-2002
DATE: August 16, 2021
PROJECT PLANNER: Ellen Fairleigh
Design Review Board Meeting Dates: 04/05/21 (CON) ; 08/16/21 (DG)

CONTEXT ANALYSIS

- **Covered during Design Review meeting**

- C1** ANALYZE NATURAL SYSTEMS
- C2** IDENTIFY THE EXTENT AND VALUE OF WILDLIFE HABITAT AND CORRIDORS
- C3** ASSESS UNIQUE AND PROMINENT FEATURES
- C4** CONSIDER THE DEFINING ATTRIBUTES OF THE BUILT ENVIRONMENT
- C5** ANALYZE SYSTEMS OF MOVEMENT AND ACCESS
- C6** STUDY HOW THE SITE RELATES TO AND CAN CONTRIBUTE TO THE PUBLIC REALM

Context Analysis Complete:

Yes: ☒ No: ☐

If no, required additional information:



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

SITE DESIGN STANDARDS

• NA – NOT REQUIRED (CHAPTER 4)

- S1** PROTECT AND REPAIR NATURAL SYSTEMS
- S2** PRESERVE AND ENRICH WILDLIFE HABITAT
- S3** RESPECT AND MAGNIFY UNIQUE ASPECTS OF SITE AND CONTEXT
- S4** COMPLEMENT AND CONTRIBUTE TO THE BUILT ENVIRONMENT AND LOCAL IDENTITY
- S5** FIT THE PROJECT INTO THE SYSTEMS OF ACCESS AND MOVEMENT, PRIORITIZING PEDESTRIANS AND BICYCLES
- S6** SUPPORT AND CONTRIBUTE TO A VIBRANT PUBLIC REALM

Applicant Response: NA – NOT REQUIRED (CHAPTER 4)

- S1)
- S2)
- S3)
- S4)
- S5)
- S6)

DRB Discussion:

- S1)
- S2)
- S3)
- S4)
- S5)
- S6)

DRB Findings: Not applicable



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

PUBLIC REALM STANDARDS

• NA – NOT REQUIRED (CHAPTER 4)

- P1** CREATE A SAFE AND COMFORTABLE ENVIRONMENT FOR WALKING AND CYCLING
- P2** MINIMIZE IMPACT OF VEHICLES ON THE PUBLIC REALM
- P3** DESIGN TO SUPPORT A LEDGIBLE HEIRARCHY OF PUBLIC SPACES
- P4** STRENGHTEN PUBLIC SPACE CONNECTIONS
- P5** DRAW FROM AND ENHANCE EXISTING BLOCK PATTERNS
- P6** FOSTER INTEREST AND ACTIVITY ALONG COMMERCIAL STREETS

Applicant Response: NA – NOT REQUIRED (CHAPTER 4)

- P1)
- P2)
- P3)
- P4)
- P5)

DRB Discussion:

- P1)
- P2)
- P3)
- P4)
- P5)
- P6)

DRB Findings: Not Applicable



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

BUILDING DESIGN STANDARDS

• NA – NOT REQUIRED (CHAPTER 4)

- B1** EXPRESS A CLEAR ORGANIZING ARCHITECTURAL CONCEPT
- B2** USE AN ARCHITECTURAL LANGUAGE APPROPRIATE TO BAINBRIDGE ISLAND
- B3** CREATE WELL COMPOSED FACADES AT ALL SCALES
- B4** CELEBRATE AND PROMINENTLY FEATURE SUSTAINABLE DESIGN
- B5** USE HIGH QUALITY MATERIALS AND WELL-CRAFTED DETAILS

Applicant Response: NA – NOT REQUIRED (CHAPTER 4)

- B1)
- B2)
- B3)
- B4)
- B5)

DRB Discussion:

- B1)
- B2)
- B3)
- B4)
- B5)

DRB Findings: Not Applicable



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

LANDSCAPE STANDARDS

• NA – NOT REQUIRED (CHAPTER 4)

- L1** INTEGRATE THE LANDSCAPE CONCEPT TO COMPLEMENT THE ARCHITECTURAL CONCEPTS
- L2** SUPPORT THE PUBLIC REALM WITH THE LANDSCAPE DESIGN
- L3** INTEGRATE SUSTAINABLE FEATURES INTO THE LANDSCAPE AND MAKE THEM VISIBLE WHEREVER POSSIBLE
- L4** INTEGRATE AND HIGHLIGHT GREEN INFRASTRUCTURE PRACTICES
- L5** SUPPORT HEALTHY HABITAT IN THE LANDSCAPE
- L6** PRESERVE AND ENHANCE IMPORTANT VIEWS AND VIEW CORRIDORS

Applicant Response: NA – NOT REQUIRED (CHAPTER 4)

- L1)
- L2)
- L3)
- L4)
- L5)
- L6)

DRB Discussion:

- L1)
- L2)
- L3)
- L4)
- L5)
- L6)

DRB Findings: Not Applicable



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

STREET TYPES AND FRONTAGES

Street Types: State Route, Main Street, Neighborhood Main Street, Neighborhood Mixed Use, Mixed Use Arterial, Rural by Design, Green Street Rural Green Street

Applicant Response:

Per the Street Types Maps on pages 50-51 of chapter 5, Street Types and Frontages, the project site frontage on the identified street types is minimal, and is limited to the intersection of NE New Brooklyn Road and Sportsman Club Road NE. There is a large existing vegetated area within the public right-of-way adjacent to the property boundary. However, the following elements are being provided by the proposed short plat along the entire property frontage of both Sportsman Club Rd NE and NE New Brooklyn Rd.

Sportsman Club Road NE – Rural by Design

- Forty (40) foot road vegetation buffer is provided within the fifty (50) foot perimeter subdivision landscape buffer area. Native vegetation along frontage will be retained and maintained.
- Green edge conditions and character will be retained as part of natural area and perimeter buffer to assist with screening homesites from the existing road.
- No driveways are proposed to access new lots from Sportsman Club Road.
- Paved shoulder for pedestrians exists along frontage.
- Road drainage slopes towards and drains into project site, likely towards/to existing onsite wetland.

NE New Brooklyn Road – Rural by Design (not along project site frontage).

- Forty (40) foot road vegetation buffer is provided within the fifty (50) foot perimeter subdivision landscape buffer area. Native vegetation along frontage will be retained and maintained.
- Green edge conditions and character will be retained as part of natural area and perimeter buffer to assist with screening homesites from the existing road.
- The only gaps proposed in the native vegetation perimeter buffer and green edges along the road frontage will be for the proposed driveways that will access the new homesites from New Brooklyn Road.
- Paved shoulder for pedestrians exists along frontage.
- Road slopes towards and drains into project site.

DRB Discussion:

DRB Findings: This project meets the Street Type guidelines.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

Frontages: Linear / Storefront, Landscape, Plaza, Forecourt, Stoop / Terrace, Vegetated Buffer, Parking

Applicant Response:

Per the Street Types Maps on pages 50-51 of chapter 5, Street Types and Frontages, the project site frontage on the identified street types is minimal, and is limited to the intersection of NE New Brooklyn Road and Sportsman Club Road NE. There is a large existing vegetated area within the public right-of-way adjacent to the property boundary.

Intersection of Sportsman Club Road NE & NE New Brooklyn Road
Street Type: Rural by Design
Building Frontage Types:

Landscaped, 10-20 foot setback

- Landscaped street frontage is not being proposed, due to the existing and proposed conditions that better meet the requirements for a vegetated buffer.

Vegetated Buffer, 25-50 foot setback

- The vegetated buffer frontage type will be provided along the northeastern corner property boundary adjacent to the intersection of Sportsman Club Road NE and NE New Brooklyn Road. The existing conditions include dense vegetation consisting of trees and shrubs, providing sufficient width to meet the standards to be considered a natural area and a vegetated subdivision perimeter buffer. The existing conditions of the property at the intersection meet the requirements for a vegetated buffer. Additional planting can be done if necessary to supplement the existing conditions of the natural vegetation.
- Similar vegetative conditions exist along both property frontages as you travel away from the intersection of New Brooklyn and Sportsman Club Road. The proposed short plat will retain and maintain the existing vegetative conditions along both street frontages to provide a vegetated buffer.

DRB Discussion:

Typically houses along New Brooklyn are back 50' or more and the DRB would suggest moving the houses further into the property.

DRB Findings: The project meets the Street Frontage guidelines.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

SUBDIVISION GUIDELINES

ISLAND CHARACTER PRESERVE AND MAINTAIN ISLAND CHARACTER

Applicant Response:

The proposed short plat will provide large lots, over 100,000 sf, meeting the minimum lot area requirements for the R-0.4 zone. The subject property is all undeveloped forest land, and the proposed lots will preserve large areas of the surrounding natural forest area to meet the requirement to preserve 65% of the existing natural vegetation within an Aquifer Recharge Protection Area (ARPA). Forested area will be preserved along both street frontages, due to the project sites location on an undeveloped corner. Buffers between the existing frontage roads and the proposed homesites are provided to meet the minimum required width of 50 feet, allowing for the natural forest conditions to remain and appear intact to people traveling by the project site.

DRB Discussion:

Minimum site disturbance would be appreciated. Most homes on New Brooklyn are 50' or more back from the road.

NEIGHBORHOOD CONTEXT TO REFLECT AND/OR ENHANCE THE CONTEXT PROVIDED BY EXISTING ROADWAY CHARACTER AND NEIGHBORING PROPERTIES

Applicant Response:

Neighboring properties are all developed back from the existing road right of ways a considerable distance, over 50-60 feet at minimum. This allows the existing roadways to maintain the perspective of driving along a road through a forested area. The proposed home sites will be located a minimum of 50 feet back from the road right of way and will be buffered by the existing natural forested conditions. Only driveways providing access from New Brooklyn Road will provide minor gaps in the vegetated road buffer. There are no existing homes within 100 feet of the proposed home sites. Many of the existing nearby homes are more than 50 feet from the exterior property boundary. Privacy will be provided and maintained for the proposed home sites and for the adjacent residences by the surrounding dense stands of mature trees.

DRB Discussion:

The project reflects the context of the existing roadway character and neighboring properties.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

NATURAL AREA TO INCORPORATE FORESTED AND/OR OTHER NATURAL AREAS INTO SITE DESIGN IN SUCH A WAY THAT ECOLOGICAL AND AESTHETIC INTERGRITY, QUALITIES, AND VALUES ARE PRESERVED OR RESTORED

Applicant Response:

The subject property will prioritize the preservation of the existing undeveloped natural areas, by meeting the minimum requirements for preserving natural area. The existing category III wetland and wetland buffers will be entirely preserved and left undisturbed as natural area, and large swaths of existing trees will be left in place to provide natural screening and buffers from adjacent homes and the existing roads. The homesites have been sited to take advantage of the natural topography, preserve large areas of native vegetation, to avoid critical areas and to mirror the natural and rural feel of the surrounding area. A minimum of 65% of the project site will be preserved as natural area and Aquifer Recharge Protection Area (ARPA). Depending on the locations of septic systems and drain fields, additional portions of natural area may be able to be preserved.

DRB Discussion:

There is a lot of natural area being preserved (65%), more preservation would be a goal and appreciated. There is a stream, possibly seasonal, behind Woodward Middle School to be aware of.

NATURAL SITE CONDITIONS TO PRESERVE AND INTEGRATE EXISTING NATURAL SITE PATTERNS AND FEATURES THROUGHOUT THE SITE

Applicant Response:

The homesites will be designed with the natural layout of the land. Outside of the homesite and access road areas, most of the existing site conditions will be left undisturbed. The proposed homesites are located on areas of the project site that are flat or have gentler slopes that will require less earthwork to prepare the site for development.

DRB Discussion: Maintaining and respecting the wetlands and awareness of stream behind Woodward is important to realize.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

HISTORIC AND CULTURAL RESOURCES TO PRESERVE IMPORTANT HISTORIC AND CULTURAL RESOURCES

Applicant Response:

According to the Department of Archaeology and Historical Preservation (DAHP) WISAARD Maps, the project site is considered a moderately low to moderate risk for discovering archaeological, historic and/or historical resources. At time of development and construction, if any archaeological, historic or cultural resources are discovered, the DAHP will be contacted, and an Inadvertent Discovery Plan will be filed.

DRB Discussion:

Not applicable/Not known

The board appreciates that the DAHP will be contacted if anything is discovered during excavation.

STORMWATER INTEGRATE STORMWATER FACILITIES IN SITE DESIGN WITH EMPHASIS ON INFILTRATION AND DISPERSION PRACTICES

Applicant Response:

Stormwater Facilities should be placed in the most appropriate area as feasibly possible, per recommendations from the geotechnical report and topographic survey, which will be completed later in the development process. The amount of primary natural area that will be left undisturbed make it a possibility that adequate stormwater drainage can be achieved by dispersion at each homesite. It is to be determined if infiltration of stormwater will be a possibility.

DRB Discussion: No comment, city requirements will guide this.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

SEPTIC SYSTEMS TO MINIMIZE IMPACT OF SEPTIC FACILITIES

Applicant Response:

Septic systems and drain fields will be sited on, or as close to the proposed home sites as feasible, per recommendations from the licensed septic designer and on-site soil conditions. Placing septic system and drain field infrastructure on, or close to the proposed homesites will reduce the amount of land required to be cleared or altered for installation and reduce the cost of the infrastructure being installed.

DRB Discussion: No comment, city requirements will guide this.

WATER CONSERVATION TO PROTECT THE ISLAND'S FINITE GROUNDWATER RESOURCES AND ADAPT TO THE IMPACTS OF A CHANGING CLIMATES

Applicant Response:

Stormwater dispersion and infiltration are the preferred techniques to be used for drainage at the project site. Stormwater facilities will be designed to comply with the current stormwater manual in place at the time of site development application.

DRB Discussion: No comment, city requirements will guide this.

COMMUNITY SPACE TO PROMOTE A SHARED SENSE OF COMMUNITY

Applicant Response:

The amount of primary and secondary natural area proposed to be preserved (minimum 60% (55% + the 5% community space area requirement) as private or common ownership exceeds the minimum required amounts and does not require additional community space to be provided. The site is within an Aquifer Recharge Protection Area (ARPA) so it will preserve 65% of the existing natural vegetation on site.

DRB Discussion: Not Applicable



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

CLUSTER HOMESITES TO PROMOTE INTERACTION WITHIN THE COMMUNITY AND FACILITATE THE EFFICIENT USE OF LAND BY REDUCING DISTURBED AREAS, IMPERVIOUS SURFACES, UTILITY EXTENSIONS AND ROADWAYS

Applicant Response:

Clustered homesites are not required per the zoning code. Only 3 lots are proposed to be subdivided, and the total project site will provide over 65% of primary and secondary natural area to be preserved and maintained privately in the existing conditions. Lots 1 and 2 are proposed to share a driveway and the home sites on those lots will be developed in closer proximity in effort to reduce the amount of clearing & land disturbance needed to develop these properties.

DRB Discussion: Not Applicable

SOLAR ACCESS TO PROVIDE SOLAR ACCESS FOR WELLBEING AND ENERGY PRODUCTION

Applicant Response:

Solar Access is a possibility for these homesites. Increased solar access would require additional clearing of the existing vegetation on the project site, which includes mature tree stands. This would reduce the amount of natural area able to be preserved and would reduce buffers widths and effectiveness of screening from adjacent roadways and properties. The benefits of providing solar access for three (3) single family residences compared to preserving additional natural area and existing natural native vegetation should be discussed.

DRB Discussion: This site may not be conducive to implementing solar.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

ACCESS AND CIRCULATION TO PROVIDE A PRACTICAL AND PLEASANT NETWORK OF MULTI-MODAL CIRCULATION

Applicant Response:

No access or circulation roads or paths/trails are proposed for this short plat. The only vehicular access facilities will be private residential driveways to access the homesites from NE New Brooklyn Road. The scale of the proposed single family residential development is not large enough to warrant additional roads, trails, and paths for multi modal circulation through privately owned natural areas in a residential area. No community space, or publicly owned land is proposed to be provided within the short plat.

DRB Discussion: Not Applicable

MOTOR VEHICLES TO MINIMIZE THE PROMINENCE OF MOTOR VEHICLE USE AND STORAGE

Applicant Response:

Garages will be proposed to be developed within the homesites areas, not outside them. Garages will be built in compliance with the standards of the Bainbridge Island zoning code. Garages will not be visible from public roadways or adjacent properties due to the proposed natural areas for preservation and the vegetated subdivision perimeter buffers.

DRB Discussion: Not Applicable

HOMESITE DESIGN TO EFFICIENTLY CONFIGURE BUILDING FOOTPRINT(S) AND ALLOWED USES WITHIN A HOMESITE

Applicant Response:

The proposed primary residences and any accessory buildings (garages) will be proposed to be built within the designated homesite areas. Building footprints will not encroach outside the homesite areas. Buildings will be designed strategically to use the space provided while remaining compliant with all zoning code standards.

DRB Discussion: Preference to move homesites 50' or greater from New Brooklyn



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

DIVERSITY IN HOUSE DESIGN TO PROVIDE A RANGE OF HOME SIZES AND DESIGNS TO ACHIEVE DIVERSITY IN VISUAL APPEARANCE AND AFFORDABILITY

Applicant Response:

Only one (1) primary residence will be developed on each lot that would result from the proposed short plat. Diversity of home design will be considered during the design phase and building permit process.

DRB Discussion: Suggest looking at diversity in house design to avoid replicating designs

FACING PUBLIC STREETS TO REINFORCE NEIGHBORLINESS OF HOMES ALONG A PUBLIC STREET

Applicant Response:

The homes will be developed behind a minimum 50-foot-wide natural vegetation & perimeter subdivision buffer and will not be visible from the public streets. Homes may still be oriented towards the public streets, but preserving natural areas between the homes and roads, and providing privacy between the adjacent homes will take priority during the design phase and the building permit process.

DRB Discussion: The board agrees with applicant's response.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

LARGER SITES - Chapter 7

• **NA**

STANDARD1 DESIGN THE SITE BY CLUSTERING BUILDINGS AND ARRANGING THEM WITH FRONTAGES ON PUBLIC STREETS, PUBLIC SPACES, OR OPEN SPACE.

STANDARD2 DESIGN SITES TO MINIMIZE THE VISUAL IMPACT OF PARKING ON THE PUBLIC REALM.

Applicant Response: **NA**

Standard 1)

Standard 2)

DRB Discussion:

Standard 1)

Standard 2)

DRB Findings:

Not Applicable



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

HISTORIC PLACES - Chapter 7

• NA

- STANDARD1** DESIGN THE SITE, BUILDING(s), AND LANDSCAPE TO BE COMPATIBLE WITH HISTORIC BUILDINGS WITHOUT DIRECTLY MIMICKING HISTORIC ARCHITECTURAL STYLES.
- STANDARD2** MAINTAIN THE HISTORIC INTEGRITY OF BUILDINGS OVER 50 YEARS OLD LISTED OR ELIGIBLE FOR THE NATIONAL OR LOCAL REGISTER OF HISTORIC PLACES.

Applicant Response: NA

Standard 1)

Standard 2)

DRB Discussion:

Standard 1)

Standard 2)

DRB Findings:

Not Applicable



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

CIVIC USES - Chapter 7

• **NA**

STANDARD1 DESIGN CIVIC USES AND SITES TO REFLECT AND CONTRIBUTE TO THEIR FUNCTION AND ROLE IN THE COMMUNITY WHILE BEING CLEARLY IDENTIFIABLE AS A CIVIC USE.

STANDARD2 DESIGN CIVIC SITES AND BUILDINGS TO SERVE MULTIPLE FUNCTIONS SUCH AS PUBLIC SPACE, COMMUNITY GATHERINGS, PUBLIC ART, AND OTHER COMPATIBLE USES.

Applicant Response: **NA**

Standard 1)

Standard 2)

DRB Discussion:

Standard 1)

Standard 2)

DRB Findings:

Not Applicable



**DESIGN for BAINBRIDGE
WORKSHEET**
Bainbridge Island, Washington

This project is recommended for:

Approval ☐

Approval with the following conditions: ☒

If necessary, the board would prefer a sign vs. fencing to denote critical areas.

Denial with the following deficiencies: ☐

SIGNATURE:

Todd Thiel

Co-Chair, Design Review Board

DATE: *20/Sept*
2021



DESIGN for BAINBRIDGE SUBDIVISION WORKSHEET Bainbridge Island, Washington

INTRODUCTION

Design for Bainbridge (D4B) provides guidance for applicants to successfully navigate the design review process. The design review process, standards, and guidelines are structured to support good design and a deliberate design process from context and site down to design detailing. Design review is an iterative process intended to help applicants apply relevant standards and guidelines and develop designs for the project that fit Bainbridge Island and the unique context of the site. This iterative process contains three touch points with the Design Review Board (DRB). This worksheet is used to capture design information to be presented to the DRB at each step in the iterative process.

#1 Conceptual Proposal Review Meeting

The conceptual proposal review meeting is an informal meeting between the applicant and the Design Review Board to review site-specific conditions and contextual considerations for the design of development on site. This discussion is intended to inform strategies for site planning and massing that respond sensitively to the neighborhood context.

Applicant Submittal Requirements

- See D4B pages 12
- See D4B Chapter 3: Context Analysis

#2 Design Guidance Review Meeting

Design guidance review meetings with the Design Review Board offer guidance to potential applicants during the design process on conceptual alternatives. The purpose of the design guidance review meeting is to review how the proposed alternatives fit the surrounding context with a focus on the development's program and site plan. The DRB will also consider any requested departures, the rationale for those departures and their consistency with the intent and principles of the guidelines.

Applicant Submittal Requirements

- See D4B Chapter 6 Subdivision Guidelines
- See D4B Chapter 5: Street Types and Frontages
 - ☐ #6 Rural by Design
 - ☐ #7 Green Street
 - ☐ #8 Rural Green Street
- Design for Bainbridge Subdivision Worksheet (below)



DESIGN for BAINBRIDGE SUBDIVISION WORKSHEET Bainbridge Island, Washington

#3 Final Design Review Meeting

At this meeting, the Board will review the application plans for compliance with Design Standards and Design Guidelines and ensure that the project reflects any revisions recommended by the Board at previous meetings. The Board will document its findings and transmit a written recommendation to the Planning Commission. The Board's recommendation may include conditions to ensure compliance with all standards.

NOTE: Submittal materials should be transmitted as individual pdfs, not as one large file.



DESIGN for BAINBRIDGE SUBDIVISION WORKSHEET Bainbridge Island, Washington

PROJECT: [Springwood Short Plat](#)
PROJECT ADDRESS or PARCEL: [41690000420108](#)
DATE: [08/16/2021](#)
PROJECT PLANNER: [Ellen Fairleigh](#)
Design Review Board Meeting Dates: [07/06/21 \(Conceptual\)](#); [08/16/21 \(DG\)](#)

CONTEXT ANALYSIS (D4B Chapter 3, pages 16-20 for description)

C1 ANALYZE NATURAL SYSTEMS

Water: Stormwater flows downhill from south to north. There is a wetland on the property to the northwest.

Soil: Kapowsin gravelly sandy loam, 0 to 6 percent slopes, Harstine gravelly sandy loam, 15 to 30 percent slopes

Vegetation: Douglas Fir, Cedar, Alder, Maple, Huckleberry, Salmonberry, Oregon Grape, Ferns, Salal, English Ivy

Solar Access: The site currently has very little solar access due to the forested nature of the site and surrounding properties.

Wind: Southwest

Resiliency: No known flood risk or tidal inundation, heat vulnerability or heat wave risk.

C2 IDENTIFY THE EXTENT AND VALUE OF WILDLIFE HABITAT AND CORRIDORS

Habitat: Species typical to Bainbridge Island including deer, racoon, squirrels. Habitat typical of rural Bainbridge Island.

Connectivity: Habitat is typical of Bainbridge Island, no special connections

Shoreline: not applicable

C3 ASSESS UNIQUE AND PROMINENT FEATURES

Natural Feature: Views are restricted due to existing trees.

Human-made Features: No existing structures



DESIGN for BAINBRIDGE SUBDIVISION WORKSHEET Bainbridge Island, Washington

Historic Sites: Forestry, clear cut in the 20th century by Port Blakely Mill Company

C4 CONSIDER THE DEFINING ATTRIBUTES OF THE BUILT ENVIRONMENT

Massing: Single family residences (average size 2625 square feet), with detached structures.

Siting: Houses are generally located in the center of the lots. Some lots have a buffer of trees around the perimeter, others are mostly cleared

Scale: Houses have the typical feel of those built in the 1980's and 1990's.

Uses: Services are available in Winslow.

C5 ANALYZE SYSTEMS OF MOVEMENT AND ACCESS

Massing: Single family residences (average size 2625 square feet), with detached structures.

Siting: Houses are generally located in the center of the lots. Some lots have a buffer of trees around the perimeter, others are mostly cleared

Scale: Houses have the typical feel of those built in the 1980's and 1990's.

Uses: Services are available in Winslow.

C6 STUDY HOW THE SITE RELATES TO AND CAN CONTRIBUTE TO THE PUBLIC REALM

Building Frontages: The existing home fronts and garages face the street. No sidewalks exist. The primary public space in the neighborhood is the right of way.

Activities: BARN is located across SR 305

Open Space: Sakai Park is located to the West across SR 305.

Landscape: The road is bordered by native vegetation

Utilities: Overhead power. No public water, sewer or stormwater available at the property.



DESIGN for BAINBRIDGE SUBDIVISION WORKSHEET Bainbridge Island, Washington

Context Analysis Complete:

Yes: **X** No: ☐

If no, required additional information:



DESIGN for BAINBRIDGE SUBDIVISION WORKSHEET Bainbridge Island, Washington

CHAPTER 5: STREET TYPES AND FRONTAGES

RURAL BY DESIGN (page 58)

Applicant Response:

DRB Discussion:

GREEN STREET (subdivision interior streets - page 59)

Applicant Response:

DRB Discussion:

RURAL GREEN STREET (interior streets in subdivisions in non-urban residential districts, page 61)

Applicant Response:

The project proposed to access Springwood Avenue with individual driveways to minimize impervious surfaces.

DRB Discussion:

The city will direct any Springwood Ave improvements needed. There was a brief discussion about the safety at Yaquina. Keep the rural nature of Springwood as it currently is, if possible. Improvements should be focused at the intersection of Springwood and Yaquina.



DESIGN for BAINBRIDGE SUBDIVISION WORKSHEET Bainbridge Island, Washington

SUBDIVISION GUIDELINES

ISLAND CHARACTER: PRESERVE AND MAINTAIN ISLAND CHARACTER

Applicant Response:

The special character of Bainbridge is different for each person. That diversity is to be celebrated. Creating new homesites will allow new families to add to our community in their unique way.

DRB Discussion:

This project meets this guideline. The preference would be to stagger houses and not have them aligned, if feasible. One option is to plant screening vegetation in lieu of staggering homes.

NEIGHBORHOOD CONTEXT: REFLECT AND/OR ENHANCE THE CONTEXT PROVIDED BY EXISTING ROADWAY CHARACTER AND NEIGHBORING PROPERTIES

Applicant Response:

The lot sizes and location of the homesites is consistent with the existing neighborhood.

DRB Discussion:

This project meets this guideline.

NATURAL AREA: INCORPORATE FORESTED AND/OR OTHER NATURAL AREAS INTO SITE DESIGN IN SUCH A WAY THAT ECOLOGICAL AND AESTHETIC INTERGRITY, QUALITIES, AND VALUES ARE PRESERVED OR RESTORED

Applicant Response:

The natural area will be consolidated to the west of the homesites to provide a healthy forest and wildlife habitat. Additionally, the natural area will protect the wetland located on the parcel to the north.

DRB Discussion:

This project meets this guideline. If necessary, the board would prefer a sign vs. fencing to denote critical areas.



DESIGN for BAINBRIDGE SUBDIVISION WORKSHEET Bainbridge Island, Washington

NATURAL SITE CONDITIONS: PRESERVE AND INTEGRATE EXISTING NATURAL SITE PATTERNS AND FEATURES THROUGHOUT THE SITE

Applicant Response:

The existing trees in the natural areas will allow for passive recreation and wildlife viewing. Site development will occur on the eastern portion of the property to allow continued use of the natural drainage patterns for stormwater mitigation.

DRB Discussion:

This project meets this guideline.

HISTORIC AND CULTURAL RESOURCES: PRESERVE IMPORTANT HISTORIC AND CULTURAL RESOURCES

Applicant Response:

The existing lot does not provide important historic or cultural resources.

DRB Discussion:

Not applicable

STORMWATER: INTEGRATE STORMWATER FACILITIES IN SITE DESIGN WITH EMPHASIS ON INFILTRATION AND DISPERSION PRACTICES

Applicant Response:

Homesites will be located with forested area downhill of the impervious area for stormwater facilities including dispersion. This will allow the developed site to best mimic the predeveloped hydrology on the property.

DRB Discussion:

This project meets this guideline.



DESIGN for BAINBRIDGE SUBDIVISION WORKSHEET Bainbridge Island, Washington

SEPTIC SYSTEMS: MINIMIZE IMPACT OF SEPTIC FACILITIES

Applicant Response:

Septic systems will be on each individual lot. Individual ownership will give control and responsibility of the system to the individuals using each system. This will reduce the chance of a catastrophic failure of the system that would affect the residents of the community if one resident makes a mistake and contaminates the drain field.

DRB Discussion:

This project meets this guideline.

WATER CONSERVATION: PROTECT THE ISLAND'S FINITE GROUNDWATER RESOURCES AND ADAPT TO THE IMPACTS OF A CHANGING CLIMATES

Applicant Response:

Two party wells will serve the houses. The wells are located on the property to the northwest.

DRB Discussion:

Wells will not be required, the project will tie into city water system.

UNITY SPACE: PROMOTE A SHARED SENSE OF COMMUNITY

Applicant Response:

Community space is not required for a 3 lot short plat that provides the required natural area (BIMC 17.12.505.A.B.2). This short plat is proposing to meet the natural area requirement, so community space is not required. Homesite are located in close proximity giving the new homeowners the opportunity to forge bonds with each other.

DRB Discussion:

Not applicable



DESIGN for BAINBRIDGE SUBDIVISION WORKSHEET Bainbridge Island, Washington

CLUSTER HOMESITES: PROMOTE INTERACTION WITHIN THE COMMUNITY AND FACILITATE THE EFFICIENT USE OF LAND BY REDUCING DISTURBED AREAS, IMPERVIOUS SURFACES, UTILITY EXTENSIONS AND ROADWAYS

Applicant Response:

Clustering of the homesites is not required for a short plat (17.12.060.A.3 and 17.12.C).

DRB Discussion:

Not applicable

SOLAR ACCESS: PROVIDE SOLAR ACCESS FOR WELLBEING AND ENERGY PRODUCTION

Applicant Response:

The houses will be located on the eastern portion of the site in a north south orientation. This will allow for some solar access for the northern two properties from the tall trees to the south.

DRB Discussion:

Alignment of the houses does allow solar access for the northern property.

ACCESS AND CIRCULATION: PROVIDE A PRACTICAL AND PLEASANT NETWORK OF MULTI-MODAL CIRCULATION

Applicant Response:

The project will have access from Springwood Avenue. The gravel road discourages speeding which encourages use by walkers and bikers.

DRB Discussion:

Focus should be placed on the safety of the Springwood/Yaquina intersection.



DESIGN for BAINBRIDGE SUBDIVISION WORKSHEET Bainbridge Island, Washington

MOTOR VEHICLES: MINIMIZE THE PROMINENCE OF MOTOR VEHICLE USE AND STORAGE

Applicant Response:

The project is located within biking distance of the ferry terminal, downtown Winslow and schools.

DRB Discussion:

Encourage the storage of vehicles be a major concern of the developers.

HOMESITE DESIGN: CONFIGURE BUILDING FOOTPRINTS AND ALLOWED USES EFFICIENTLY WITHIN A HOMESITE

Applicant Response:

The center homesite is designed to fit the current single-family residence that is under permit review.

DRB Discussion:

Diversity in house design guidelines should be followed to maintain the rural character of Springwood.

DIVERSITY IN HOUSE DESIGN: PROVIDE A RANGE OF HOME SIZES AND DESIGNS TO ACHIEVE DIVERSITY IN VISUAL APPEARANCE AND AFFORDABILITY

Applicant Response:

Both the north and south homesites will require a building that is different than the current building under permit review.

DRB Discussion:

Diversity in house design guidelines should be followed to maintain the rural character of Springwood.



**DESIGN for BAINBRIDGE
SUBDIVISION WORKSHEET**
Bainbridge Island, Washington

FACING PUBLIC STREETS: REINFORCE NEIGHBORLINESS OF HOMES ALONG A PUBLIC STREET

Applicant Response:

The homesites are also located in close proximity to each other to promote a connection between adjoining neighbors and build a community.

DRB Discussion:

No comment

This project is recommended for:

Approval ☒

Approval with the following conditions: ☐

Denial with the following deficiencies: ☐

SIGNATURE:

Tom Thiel
Co-Chair, Design Review Board

DATE:

19 Sept 2021

Attendee Report

Report Generated:

9/2/2021 8:53

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered
Design Review Board Regular Meeting	926 2752 1732	8/16/2021 13:41	188	6
Unique Viewers	Total Users	Max Concurrent Views		
4	20	0		

Host Details

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Marlene Schubert	mschubert@bainbridgewa.gov	8/16/2021 13:41	8/16/2021 16:49	188

Panelist Details

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Kelly	ktayara@bainbridgewa.gov	8/16/2021 13:58	8/16/2021 16:49	171
Shawn	shawn.parks@cobicommittee.email	8/16/2021 13:58	8/16/2021 16:49	171
Adam Wheeler	ADAM@BROWNEWHEELER.COM	8/16/2021 15:26	8/16/2021 16:10	44
Michael	michael.loverich@cobicommittee.email	8/16/2021 13:57	8/16/2021 13:58	2
Michael	michael.loverich@cobicommittee.email	8/16/2021 13:58	8/16/2021 16:49	171
Bob	bob.russell@cobicommittee.email	8/16/2021 14:03	8/16/2021 16:48	166
Leslie	lschneider@bainbridgewa.gov	8/16/2021 14:08	8/16/2021 16:49	162
Todd	todd.thiel@cobicommittee.email	8/16/2021 13:53	8/16/2021 16:49	176
Ashley	ashley.mathews@cobicommittee.email	8/16/2021 13:58	8/16/2021 14:00	3
Ashley	ashley.mathews@cobicommittee.email	8/16/2021 14:01	8/16/2021 14:12	11
Ashley	ashley.mathews@cobicommittee.email	8/16/2021 14:12	8/16/2021 16:41	149
Patrick	patrick.hopper@contourengineeringllc.com	8/16/2021 14:07	8/16/2021 15:18	72
Vicki	vicki.clayton@cobicommittee.email	8/16/2021 13:52	8/16/2021 13:53	1
Vicki	vicki.clayton@cobicommittee.email	8/16/2021 13:54	8/16/2021 16:49	175
David	dgreetham@bainbridgewa.gov	8/16/2021 13:58	8/16/2021 15:43	106

Attendee Details

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Jon Quitslund	jonquitslund@att.net	8/16/2021 14:52	8/16/2021 16:48	117
Adam Wheeler	ADAM@BROWNEWHEELER.COM	8/16/2021 14:08	8/16/2021 15:26	79
Bob Russell	bobrussell169@gmail.com	--	--	--
Vicki Clayton	vclayton43@gmail.com	--	--	--
Steve Powell	spowell@soundpublishing.com	8/16/2021 14:02	8/16/2021 14:09	7
Patrick	patrick.hopper@contourengineeringllc.com	8/16/2021 14:02	8/16/2021 14:07	5

WEBVTT

1

00:00:06.960 --> 00:00:07.830

Okay, very.

2

00:00:09.269 --> 00:00:10.200

Todd: Often, when.

3

00:00:10.590 --> 00:00:12.420

Marlene Schubert: I don't see any attendees at all.

4

00:00:14.460 --> 00:00:14.880

Todd: What.

5

00:00:15.420 --> 00:00:20.730

Marlene Schubert: And I did broadcast the message i'm broadcast the meeting, so it should be rolling right now.

6

00:00:24.090 --> 00:00:24.510

Marlene Schubert: huh.

7

00:00:25.920 --> 00:00:30.240

Todd: Oh no my future's a future leader isn't in danger.

8

00:00:32.550 --> 00:00:35.220

Vicki: Do you want me to call him and ask him if it.

9

00:00:35.280 --> 00:00:36.330

Vicki: If it only has one.

10

00:00:36.330 --> 00:00:39.840

Marlene Schubert: moment I so there's a couple of attendees but it doesn't happen to be Bob.

11

00:00:41.130 --> 00:00:41.400

Okay.

12

00:00:43.950 --> 00:00:45.630

Marlene Schubert: he's usually, when the first ones into.

13

00:00:45.930 --> 00:00:47.010

Marlene Schubert: He doesn't have trouble.

14

00:01:06.060 --> 00:01:08.280

Vicki: Okay he'll be here you'll be here shortly.

15

00:01:08.700 --> 00:01:09.630

Vicki: Okay wonderful.

16

00:01:22.410 --> 00:01:22.860

Todd: Welcome

17

00:01:27.030 --> 00:01:28.200

Marlene Schubert: Can you guys see my screen.

18

00:01:29.250 --> 00:01:29.880

Todd: Yes, I can.

19

00:01:30.090 --> 00:01:33.780

Marlene Schubert: Okay doesn't have the Nice green box around it like it normally does.

20

00:01:35.280 --> 00:01:36.810

Marlene Schubert: alrighty well soon as you're ready.

21

00:01:37.170 --> 00:01:38.400

Marlene Schubert: I think we're ready to roll.

22

00:01:38.850 --> 00:01:41.730

Todd: Okay, I think we have our quorum, we can have a call to water.

23

00:01:43.170 --> 00:01:47.910

Todd: first thing on the docket as always Approval of the Minutes looking for a motion to approve.

24

00:01:51.990 --> 00:01:52.890

Todd: Anyone anyone.

25

00:01:53.340 --> 00:01:56.910

Todd: So pro vicki vicki is gonna most to approve and then a second.

26

00:01:59.040 --> 00:01:59.700

Todd: Bob stroking.

27

00:02:02.040 --> 00:02:03.030

Bob: My cookie yeah i'm.

28

00:02:05.040 --> 00:02:05.670

Todd: All in favor.

29

00:02:08.880 --> 00:02:09.360

Todd: Very good.

30

00:02:12.390 --> 00:02:16.230

Todd: Okay, so I guess the first year is a sportsman's club short plat.

31

00:02:17.430 --> 00:02:36.090

Todd: can bring in anyone that's part of this and Kelly you're welcome to introduce it, I am going to admit I was not at the meeting, the first meeting for this project, so a little bit of a disadvantage, but I know everyone else can fill in on on anything we missed.

32

00:02:37.500 --> 00:02:38.160

Kelly: Thank you.

33

00:02:39.210 --> 00:02:44.550

Kelly: This is so I am filling in for Ellen fairly, who is the city's project manager for this.

34

00:02:46.110 --> 00:03:03.840

Kelly: I am I also was not in attendance at the conceptual meeting but i'll do the best I can hear so the sportsman's club proposal is a three lot short plat have a 7.48 acre lot the sea is on the southwest corner of sportsman's club and new brooklyn.

35

00:03:04.860 --> 00:03:12.210

Kelly: And the zoning is our 0.4 so density is one unit per two and a half acres or so.

36

00:03:13.830 --> 00:03:24.030

Kelly: they're proposing onsite septic since I think the the sewer line friends really close to their the what the source service area but they're just outside of it.

37

00:03:26.010 --> 00:03:28.530

Kelly: It appears to me that.

38

00:03:30.450 --> 00:03:41.670

Kelly: They are not seeking any departure, so the design guidance meeting is intended to provide input and guidance on to applicant I consistency with the design guidelines.

39

00:03:42.060 --> 00:03:58.260

Kelly: For the design standards, excuse me, and the comprehensive plan goals and policies, including recommendations on how the applicant could achieve better consistency, so the applicant is supposed to at this meeting make known any departures from.

40

00:03:59.670 --> 00:04:10.290

Kelly: The design for being bridge design standards or from the city of bainbridge island design and construction standards and specifications and those are things like.

41

00:04:11.430 --> 00:04:21.840

Kelly: That would tell you whether they needed to dedicate any right of way, so I will say and oftentimes they're not familiar with that at this point because they haven't had a pre application conference yet.

42

00:04:22.260 --> 00:04:31.590

Kelly: But it will say that it quick look at it and it doesn't appear that they're seeking any departures and it doesn't appear that they would be seeking any.

43

00:04:32.220 --> 00:04:47.160

Kelly: departures from design and construction standards either doesn't appear to me that they would have to dedicate any right of way, so we would just perhaps ask the applicant to confirm those those items, and that is about all I have unless you have any questions.

44

00:04:48.480 --> 00:04:51.780

Marlene Schubert: Is it Mr Powell, that I should be bringing forward, you know Kelly.

45

00:04:54.720 --> 00:05:02.010

Kelly: I know the name of the it's contour engineering is the agent but i'm afraid i'm not familiar with.

46

00:05:02.700 --> 00:05:04.170

Kelly: Okay, no problem name.

47

00:05:04.380 --> 00:05:13.440

Marlene Schubert: So I see a Patrick and a Steve in the audience, could you raise your hand if you are to be brought forward as a panelist for this project oh there's Patrick okay good.

48

00:05:15.210 --> 00:05:16.110

Kelly: Sorry bad too.

49

00:05:33.600 --> 00:05:34.830

Patrick: hi how you doing today.

50

00:05:36.060 --> 00:05:38.160

Patrick: Good are you everyone can everyone hear me.

51

00:05:38.730 --> 00:05:58.950

Patrick: Yes, okay awesome I haven't been doing teams for a while hemmed and zoom in a while so anyway hi I was able to hear your stuff earlier yeah i'm pat hopper with contour engineering representing the APP or the property owner he on this project I don't know if they're in attendance today.

52

00:06:00.090 --> 00:06:05.880

Patrick: But yeah I think well they might be listening in on a call anyway yeah.

53

00:06:07.080 --> 00:06:08.910

Patrick: Where would you like me to begin.

54

00:06:12.060 --> 00:06:21.300

Todd: A wonder, because I wasn't at the first meeting of this project, are there any design review board members that had concerns or questions that.

55

00:06:23.040 --> 00:06:30.570

Todd: Patrick left with last time or or someone left the last time that we wanted to revisit today, and if not, we could go to the checklist.

56

00:06:32.430 --> 00:06:33.120

Todd: The worksheet.

57

00:06:34.290 --> 00:06:35.340

Marlene Schubert: Bob has his hand raised.

58

00:06:36.210 --> 00:06:36.660

mom.

59

00:06:38.340 --> 00:06:45.000

Bob: yeah, I guess, one of the one of the issues that I think he was only four of us at the last at the last meeting that we.

60

00:06:46.140 --> 00:06:57.570

Bob: sportsman's club welcome pat Patrick one of the issues that we talked about was we We wanted the road around in back of the houses, similar to the.

61

00:06:58.650 --> 00:07:19.080

Bob: roseville phil entry I don't know what that subdivision just West and up the street is but we'd asked the roads, not to come off the new brooklyn because it's such a high density intersection during the day when schools in service of some major major intersection.

62

00:07:20.010 --> 00:07:21.660

Shawn: Marlene could you pull up the site plan.

63

00:07:26.790 --> 00:07:36.450

Marlene Schubert: And just I had to kind of go back and refresh my memory, when I was looking at the worksheet I noticed, we did not do our context analysis decision, yes or no.

64

00:07:36.780 --> 00:07:46.710

Marlene Schubert: And so I went back and looked in the transcript and we had decided

and I don't remember all the details, but I could pull up the transcript if you'd like to wait and tackle that at this meeting as well.

65

00:07:47.730 --> 00:07:49.620

Marlene Schubert: Does anybody does that ring a bell with anyone.

66

00:07:56.400 --> 00:08:11.490

Bob: hey what one other thing taught, I just wanted to disclose that i'm just finishing up a short class with the the planning department you shouldn't have any conflict of interest on this, but I just wanted to bring it up.

67

00:08:12.120 --> 00:08:12.480

Okay.

68

00:08:15.750 --> 00:08:16.380

Todd: Thank you for that.

69

00:08:21.570 --> 00:08:29.580

Todd: And again forgive my ignorance, is this the same site plan that we talked to first or has been changed at all since.

70

00:08:30.090 --> 00:08:36.540

Patrick: it's been updated a little bit the design is pretty much still the same, I mean there yeah we're.

71

00:08:37.710 --> 00:08:53.640

Patrick: Very you know preliminary into the design phase bainbridge is process seems to be to get the design phase early and then we get the pre ap and we'll get into the main parts of that development later in the process.

72

00:08:55.050 --> 00:08:55.470

Patrick: yeah.

73

00:08:59.730 --> 00:09:04.890

Todd: So could you talk, talk, talk about what mate maybe of Che has changed since last time we looked at this plan.

74

00:09:05.130 --> 00:09:22.740

Patrick: off, so it looks so we have moved, I think one of the comments from the first meeting was the minimum buffer for the natural areas is 50 foot for the home

sites, so the home site is, I think it was moved back from about 40 to 50 feet along the new broken road I keep pointing at my screen.

75

00:09:24.300 --> 00:09:28.950

Patrick: But the idea that was moved back to 50 feet minimum for before where the homesites start.

76

00:09:29.880 --> 00:09:39.750

Patrick: Other than that, we have we have got the wetland has been delineated and mapped by a wetland consultant, and so we've got.

77

00:09:40.440 --> 00:09:51.690

Patrick: A better idea of that and the buffer on there it's category three 110 foot buffers required that's at this yeah southeast corner of the project site there yeah that big PR malign.

78

00:09:52.710 --> 00:09:53.100

Marlene Schubert: trick.

79

00:09:53.190 --> 00:09:55.980

Marlene Schubert: Is the top of the screen I think you'll see something like.

80

00:09:55.980 --> 00:10:05.310

Marlene Schubert: you're viewing Marlene schubert screen I believe there's The ability for you to annotate do arrows draw point i'm not sure there's an annotate button somewhere.

81

00:10:05.460 --> 00:10:07.350

Patrick: I do have a share screen button.

82

00:10:07.590 --> 00:10:08.790

Marlene Schubert: Now annotate hmm.

83

00:10:09.510 --> 00:10:10.560

Marlene Schubert: I was hoping to help you.

84

00:10:10.860 --> 00:10:16.530

Marlene Schubert: I think if you went when you apply where you're viewing Marlene screen there's maybe an arrow or drop down possibly.

85

00:10:16.890 --> 00:10:17.460

Shawn: it's a.

86

00:10:17.520 --> 00:10:18.120

Shawn: New option.

87

00:10:18.150 --> 00:10:19.290

Todd: click on view options.

88

00:10:19.470 --> 00:10:23.940

Marlene Schubert: yeah and that way you can point to, and while you're presenting if you'd like.

89

00:10:29.910 --> 00:10:33.750

Patrick: Oh, here we go okay oh annotate okay.

90

00:10:36.510 --> 00:10:40.770

Patrick: Can you see my little cursor is it working.

91

00:10:41.400 --> 00:10:43.410

Todd: Now I think you have to actually like yeah there you go.

92

00:10:43.560 --> 00:10:43.830

yeah.

93

00:10:45.330 --> 00:10:45.870

Okay awesome.

94

00:10:47.280 --> 00:10:56.610

Patrick: Okay well anyway yeah so we'll see format, make it yellow yeah so the home sites were moved back to about 50 feet that's just the are 50 foot buffer.

95

00:10:57.120 --> 00:11:09.600

Patrick: Everything around the home site meets this 50 foot exterior subdivision perimeter buffer as well as the it's I think 50 feet required for any natural area either primary or secondary.

96

00:11:10.320 --> 00:11:18.630

Patrick: let's see the wet like we discussed the wetland we've mapped it better, the original site plan just had the city of bainbridge GIs.

97

00:11:20.490 --> 00:11:33.630

Patrick: Polygon for the wetland and so yeah and it has been doing in this is the rounded buffer so hundred 10 foot from that and yet we have updated, I think the natural area, which is the screen.

98

00:11:34.890 --> 00:11:53.370

Patrick: is now at 56% or 65% excuse me, this is an Arc for recharge area which requires I think 65% Max of the project site to be kept in its natural condition and so with the natural area requirements of 55% and then.

99

00:11:54.510 --> 00:11:58.140

Patrick: going up to 60% without Community space we just figured.

100

00:11:59.550 --> 00:12:04.110

Patrick: we'd go with 65 and that kind of hit kills two birds with one stone.

101

00:12:05.970 --> 00:12:16.770

Patrick: Other than that nothing that not that much has changed the home site areas are the natural areas have come in a little bit with the 65% in the home site areas.

102

00:12:17.580 --> 00:12:28.050

Patrick: These are still proposed obviously we haven't had our soils testing and septic testing fits for the optimal locations of that, but we don't anticipate any problems.

103

00:12:30.090 --> 00:12:32.580

Patrick: With citing those in this in these areas as well.

104

00:12:34.140 --> 00:12:45.480

Patrick: um I didn't know if you wanted to go, I heard the question about the the roads earlier and some some of I think in one of the documents we provided our.

105

00:12:47.970 --> 00:12:54.450

Patrick: let's see our four step design process and i'm not sure if i'm stepping out of bounds or going too far ahead.

106

00:12:55.620 --> 00:13:03.150

Patrick: The distance between the driveways the proposed driveways we showed those in yeah page for down here.

107

00:13:05.190 --> 00:13:12.810

Patrick: that's not something I can scroll but yeah so the this this little photo shows a little bit better of representation.

108

00:13:13.470 --> 00:13:29.130

Patrick: The driveways are over 300 feet apart and the nearest to the big intersection sportsman club wrote a new new brooklyn club road or not not club road is over 350 feet away too so it's there's a lot of separation here.

109

00:13:30.480 --> 00:13:36.780

Patrick: We feel that's adequate separation and obviously the driveway sighting will be done during the site development process.

110

00:13:38.220 --> 00:13:53.220

Patrick: yeah but there there'll be designed to the minimum standard required I think it's 20 feet in for residential and yeah and then the nearest driveway to the West is almost 300 feet away from the proposal.

111

00:13:54.510 --> 00:13:55.050

Patrick: And then.

112

00:13:56.910 --> 00:14:03.930

Patrick: Without without the driveways coming off new brooklyn road we could I mean with the location of the wetland.

113

00:14:04.470 --> 00:14:13.530

Patrick: At the southeast corner of the project and then now then you're getting up to the you know this area of you can't have this isn't our property.

114

00:14:13.920 --> 00:14:30.090

Patrick: So we have either have to have a city access easement or something through here to get to the property without so the most in the quickest area to get to these homes, the proposed home site locations, is going to be from northeast new brooklyn road.

115

00:14:31.410 --> 00:14:33.570

Patrick: And that would you know it allows.

116

00:14:34.680 --> 00:14:45.030

Patrick: Less clearing less land disturbance to get to those if we have to come through here with avoiding the wetland there's going to be a lot of clearing that would be required for that, so I know the city wants to.

117

00:14:46.080 --> 00:14:55.290

Patrick: Obviously, preserve these large natural areas, this is all vacant forest land mature trees shrubs and all that so yeah.

118

00:15:01.020 --> 00:15:03.720

Patrick: Clear that and yeah okay so.

119

00:15:06.210 --> 00:15:07.200

Todd: It and.

120

00:15:08.970 --> 00:15:16.500

Todd: Any comments on that, but the road Bob that you were thinking of what's that coming off new brooklyn or sportsman's club.

121

00:15:19.980 --> 00:15:20.310

Bob: well.

122

00:15:21.420 --> 00:15:22.890

Bob: are either, so we were.

123

00:15:24.180 --> 00:15:28.230

Bob: We were looking at a road see you can see in the upper left there is where that.

124

00:15:29.310 --> 00:15:32.730

Bob: I don't know what that sub yeah I don't know what that subdivisions called but.

125

00:15:33.510 --> 00:15:45.330

Bob: that's plenty far from the intersection I you know, first of all, Patrick you know, did you ever walk did you ever walked the site, yet I know what the last few and you haven't walked the side, I saw a lot of Google pictures, but there was no.

126

00:15:45.660 --> 00:15:49.320

Bob: No pictures from you walking on the site, have you been to the site.

127

00:15:49.650 --> 00:15:53.070

Patrick: I have not myself our survey crew is this.

128

00:15:54.180 --> 00:15:54.660

Patrick: weekend.

129

00:15:55.290 --> 00:16:01.470

Bob: No, no, I understand that, but you as the engineer you guys don't normally walk the site when you do a design i'm just curious.

130

00:16:02.580 --> 00:16:07.080

Patrick: Not not at this stage in the process, I guess it's pretty early still.

131

00:16:09.150 --> 00:16:12.660

Bob: Obviously, if you walk when do you walk the site generally.

132

00:16:13.710 --> 00:16:22.170

Patrick: i'm probably during the site development phase for that for anything usually if we get if we had a pre ap conference.

133

00:16:23.340 --> 00:16:29.370

Patrick: The client decide to move forward, then we could get some more specific analysis and.

134

00:16:30.990 --> 00:16:38.010

Bob: Kelly wins what so wins the pre conference what has to happen for the pre conference to occur.

135

00:16:41.820 --> 00:16:49.830

Kelly: I can't remember offhand whether a public participation meeting is required, and perhaps David grief and remembers for three laps short plot.

136

00:16:51.090 --> 00:16:52.530

I wish I remember that.

137

00:16:55.350 --> 00:16:59.160

Kelly: Regardless The pre application conference is scheduled.

138

00:17:01.650 --> 00:17:10.080

Kelly: Really anytime after the divine guidance, where we kind of make an assumption that you've provided them the guidance, they need to move forward.

139

00:17:11.310 --> 00:17:11.610

Bob: Right.

140

00:17:12.120 --> 00:17:13.590

Kelly: And so.

141

00:17:15.510 --> 00:17:17.460

Kelly: I don't know how far out Korea.

142

00:17:17.640 --> 00:17:21.870

Kelly: or scheduled right now perhaps October.

143

00:17:23.370 --> 00:17:33.690

Bob: that's fine I understand yeah I guess Patrick one of the concerns is is the parking along new brooklyn is significant during school activities.

144

00:17:35.730 --> 00:17:41.430

Bob: You know we're trying to pick on any one about the road access but it's a problem because.

145

00:17:43.650 --> 00:17:58.740

Bob: You know the Rotary auction but also just during the school days that's a horrible intersection extremely if you go down there in the morning, when the parents are bringing their kids to school and picking them up at night that's a very busy intersection and.

146

00:18:00.600 --> 00:18:08.370

Bob: For different activities open houses that sort of thing people park along new brooklyn road way down and that's the reason that that.

147

00:18:08.940 --> 00:18:16.290

Bob: Entry road on the upper left is such a good location, because it's far enough away yeah it's far enough away that it doesn't interfere but.

148

00:18:17.250 --> 00:18:29.610

Bob: You know, to drive boys are they're, not least from my standpoint I drive by there almost every day, every other day it's some it's not it's not a good location it's.

149

00:18:30.720 --> 00:18:41.550

Bob: With that intersection at intersections and major major Cork in the bottle and the standpoint of traffic and I guess the second thing is that one reason we.

150

00:18:42.300 --> 00:18:52.230

Bob: We wanted to have the houses pushed further back into the property was I walked I walked the site part of the site here a few weeks ago and.

151

00:18:53.040 --> 00:18:59.430

Bob: As I thought there you know there's a signal there's a significant noise that comes from the cars, believe it or not, even though.

152

00:19:00.060 --> 00:19:11.610

Bob: The road is in many cases up above the lot of the traffic noise it's horrible so you want to push the houses as far back as you can I would suggest to get rid of the traffic noise.

153

00:19:12.600 --> 00:19:14.040

Patrick: Like a crazy noise buffer.

154

00:19:14.880 --> 00:19:25.230

Bob: yeah and so again, I mean Those are the reasons, but I mean vicki you're you've been on the school board for years you're very familiar with the two schools there, and now that intersection works, but.

155

00:19:25.770 --> 00:19:33.270

Bob: it's a heck of on it's a real problem intersection and I just have a lot of concerns about those two driveways.

156

00:19:34.890 --> 00:19:41.370

Bob: people trying to get out I don't know that's that's my thought on it and then last before vicki goes the.

157

00:19:42.720 --> 00:19:43.680

Bob: You know I guess I.

158

00:19:46.230 --> 00:19:52.350

Bob: i'm kind of wondering about the when the calls are going to be dug for the septic I know that in in your.

159

00:19:52.800 --> 00:20:00.120

Bob: Presentation you're hoping that everything will end up on the home site, maybe it maybe it does, maybe it doesn't I have no idea but.

160

00:20:00.540 --> 00:20:17.580

Bob: I guess, one of the things with the home site location is where's the you know where's the well and the the set or the storm drain and the septic really go, I know you can I guess go out into the arpa site, but right now, we have no idea if everything's going to work out or not.

161

00:20:19.320 --> 00:20:35.340

Patrick: Right and we're kind of in the same boat, too, and that's as well as my client mean i'm sure you could understand we can't you wouldn't go ahead and just order \$5,000 of GEO tech studies and get your septic designer out there if all of a sudden, we can't we don't have support for a project.

162

00:20:36.180 --> 00:20:38.070

Patrick: Or if it's it's not feasible so.

163

00:20:38.610 --> 00:20:42.720

Bob: Not saying don't support the project okay that's that's enough for now.

164

00:20:43.710 --> 00:20:44.220

Patrick: Thanks Bob.

165

00:20:47.910 --> 00:20:52.680

Patrick: Did you did I I could answer I don't know if I need to answer more of your questions or.

166

00:20:53.640 --> 00:20:54.360

Todd: He has a question.

167

00:20:54.510 --> 00:20:56.100

Okay yeah.

168

00:20:57.630 --> 00:21:10.110

Vicki: Maybe this is maybe baby, this is for David green thumb did I read somewhere David that it's in public works work plan to make changes to that intersection.

169

00:21:11.460 --> 00:21:13.170

Vicki: I got the right streets.

170

00:21:13.920 --> 00:21:17.910

David: vicki I don't know the latest details on that i'll have to check with public works.

171

00:21:19.380 --> 00:21:24.900

David: That that as, as has been discussed would come out during the pre ap and and we know that's going to change in the future the order that but.

172

00:21:25.230 --> 00:21:32.430

David: that's the kind of detail that I look work shares during the pre Conference, so we can need to get back to you on that, I don't have that information at my fingertips.

173

00:21:33.690 --> 00:21:36.690

Vicki: i'm just support what Bob was saying that.

174

00:21:38.820 --> 00:21:46.920

Vicki: there's two schools there and they they let out and start slightly they're not exactly on the same schedule.

175

00:21:47.520 --> 00:22:04.890

Vicki: But it can be pretty congested there for about an hour period twice a day and then that's exacerbated by having that Popper top commercial development further up sportsman's club and so you've got you've got delivery trucks going in there you've got the buses.

176

00:22:05.940 --> 00:22:10.260

Vicki: And so it's just something to be really aware of.

177

00:22:11.610 --> 00:22:13.410

Vicki: I don't know if access.

178

00:22:15.390 --> 00:22:17.190

Vicki: someplace else works.

179

00:22:18.540 --> 00:22:18.960

Vicki: But.

180

00:22:20.460 --> 00:22:31.050

Vicki: I think Bob wouldn't access say say they went clear to their Western property line and actually cut a driveway and on the you know east, west, I mean that's.

181

00:22:31.950 --> 00:22:44.970

Vicki: that's disturbing a lot of land to get to lot number three to do it that to do it that way to get off of new brooklyn requires quite a securitas route.

182

00:22:46.230 --> 00:22:50.400

Vicki: So, and are there wells here, or is it going to be on a water system.

183

00:22:51.360 --> 00:22:59.130

Patrick: I believe yeah will be on proposing to be on public water here I think there's water outside on either both both frontage is there.

184

00:23:00.390 --> 00:23:00.840

Vicki: Okay.

185

00:23:01.110 --> 00:23:06.090

Patrick: I would need to confirm with the GIs maps but i'm pretty sure that's on new brooklyn at least so.

186

00:23:07.350 --> 00:23:13.530

Shawn: Oh, I am my memory, you were there were wells proposed on the last one that maybe i'm maybe that's not true.

187

00:23:15.930 --> 00:23:16.380

Patrick: i'll.

188

00:23:16.710 --> 00:23:19.950

Patrick: i'll check into that i'm pretty sure there's public water access here, though.

189

00:23:21.240 --> 00:23:23.370

Shawn: Oh, and I thought, can we just said you were just outside of that.

190

00:23:24.270 --> 00:23:28.560

Patrick: were outside the sewer district so that's why we're on septic.

191

00:23:29.160 --> 00:23:31.110

Shawn: Oh subject but public water got it got it.

192

00:23:31.170 --> 00:23:34.410

Patrick: Yes, yes, yes, sorry oh it's okay.

193

00:23:35.760 --> 00:23:39.450

Patrick: yeah and just to ECHO vicki's point, thank you for that yeah like there's.

194

00:23:40.320 --> 00:23:50.280

Patrick: Between the rock and hard place there rock and a hard place that I think that's the same if we did do a long shared driveway it would be disturbing a lot of area and.

195

00:23:50.880 --> 00:23:57.000

Patrick: A lot of mature trees, would have to come down a lot of earth disturbance to make a big driveway like that work and that.

196

00:23:57.630 --> 00:24:12.960

Patrick: I mean i'm not sure if it would but it might threaten the amount of natural area to provide that and when you can a 50 foot driveway versus a you know it's 600 foot driveway lot less disturbance lot less cost.

197

00:24:15.240 --> 00:24:15.780

Patrick: seems to.

198

00:24:17.130 --> 00:24:20.910

Patrick: It might it might be beneficial for both parties to just stick with the shorter but.

199

00:24:22.440 --> 00:24:22.860

Todd: again.

200

00:24:23.220 --> 00:24:30.180

Shawn: I understand bob's point and why it's it makes a lot, I mean it makes this

makes more sense, I think, for a lot of reasons.

201

00:24:31.320 --> 00:24:31.620

Shawn: So.

202

00:24:32.550 --> 00:24:33.630

Shawn: Well, is it.

203

00:24:33.810 --> 00:24:36.870

Shawn: Is there a reason you wouldn't move the homesites back further or.

204

00:24:37.740 --> 00:24:42.690

Patrick: They could be moved back further it's I mean all in this.

205

00:24:43.920 --> 00:24:44.520

let's see.

206

00:24:45.780 --> 00:24:50.340

Patrick: Here yeah I mean this this whole blank area that's not in green.

207

00:24:50.970 --> 00:24:59.310

Patrick: Those that's all area that's not designated as part of the 65% natural area so technically the home site could be.

208

00:24:59.670 --> 00:25:06.480

Patrick: You know, over here, especially depending on we've got the contours right here, there might be a better flat bench.

209

00:25:06.930 --> 00:25:27.900

Patrick: right here or say you know septic drains better here, and so you could move this back here, these are just this, this is the standard 12,000 square foot block, I think it was 100 by 124 those and yeah so there were yeah we're open to design yeah comments and.

210

00:25:31.140 --> 00:25:33.540

Patrick: I guess new information on where those could be so.

211

00:25:35.640 --> 00:25:36.510

Todd: Michael you had a question.

212

00:25:38.250 --> 00:25:38.550

Michael: yeah.

213

00:25:39.660 --> 00:25:52.740

Michael: It was about the location of the home site, and I was just looking at the distance of all the other houses along new brooklyn away from the road and they're typically more than 50 feet.

214

00:25:53.190 --> 00:26:08.010

Michael: away from the road, and so, if ideally if it could kind of keep that character, where the homes, at least, are further away from the road than 50 feet, I think that would be good and maintaining the character Newport Rhode.

215

00:26:10.170 --> 00:26:19.500

Michael: So if they can adjust or the homes themselves can move further away from the road, I think that would be ideal, as long as not too many trees are cut down.

216

00:26:20.190 --> 00:26:30.630

Michael: And the forest in that area too, is very open the trees are call but they're not super great screening, so I think the further the homes, the way from rather, the better.

217

00:26:34.680 --> 00:26:35.910

Patrick: Okay, great Thank you.

218

00:26:38.310 --> 00:26:52.710

Patrick: yeah like I said, these could be pushed back and just because the home site in the line is showing it right on that area doesn't mean the home is going to be straight right there some depending on site development and then.

219

00:26:54.090 --> 00:26:57.570

Patrick: Preferably up either the property owner or if the people buying the homes.

220

00:26:58.620 --> 00:27:11.010

Patrick: Where they would want to be Maybe someone wants to be back here or that as well, so it may, it may very well look like with at a distance look like those homes to the West as well, so.

221

00:27:14.730 --> 00:27:19.050

Todd: Okay um, so I think there was a question if the context analysis had been done.

222

00:27:20.190 --> 00:27:26.700

Todd: Was was there a direct request made of contour to bring something back and have they completed that.

223

00:27:36.720 --> 00:27:42.420

Kelly: So I looked at the Minutes from the last meeting and there were no comments in the Minutes.

224

00:27:43.230 --> 00:27:48.330

Todd: Okay, normally, so I know there are some you know the context is.

225

00:27:51.120 --> 00:27:58.080

Todd: Not much of a context right there, but there are some new photos from the street, we all know that area very well.

226

00:27:59.790 --> 00:28:05.370

Todd: Is there anything that I mean, I would say that context analysis is.

227

00:28:06.480 --> 00:28:07.020

Todd: Complete.

228

00:28:09.630 --> 00:28:12.990

Todd: What about other other other information or other things people like see Bobby.

229

00:28:15.330 --> 00:28:31.290

Bob: yeah the one of the one of the things that came up last time to, I wonder, Patrick can you attach the wetland report to the or get it over to Kelly or Ellen so they could attach it to the project here, because you talk about the wetland.

230

00:28:31.500 --> 00:28:34.050

Patrick: yeah it's in the project vision summary there number.

231

00:28:34.050 --> 00:28:43.830

Patrick: Three and it's not full report yet, but it does he does have the map and the buffer and the category rating and that kind of stuff.

232

00:28:44.970 --> 00:28:45.720

Bob: I saw that.

233

00:28:45.960 --> 00:28:48.690

Patrick: Okay yeah that's that's all we have right now.

234

00:28:49.020 --> 00:28:57.690

Bob: That was one thing that came up on the Chair of the Dr B and asked you know that a biologist go down and prepare a wetland reports, so we can see.

235

00:28:59.100 --> 00:29:03.540

Bob: That was one of the things that was requested at the last meeting.

236

00:29:04.020 --> 00:29:14.370

Marlene Schubert: yeah it Sean again the transcript is only as good as it is, but that was the big concern about the wetlands and not being able to determine context, without that information.

237

00:29:14.760 --> 00:29:27.510

Marlene Schubert: From what I can briefly read here and so somewhere in here, it talks about me asking, are we waiting on context, analysis and Joe said yes we'll talk about yes or no on that at the design guidance.

238

00:29:30.840 --> 00:29:33.270

Bob: I guess the other thing that came up to was.

239

00:29:34.740 --> 00:29:40.770

Bob: Again, the chair was really pushing the shared well and any any comments on that I.

240

00:29:42.480 --> 00:29:50.160

Bob: i'm not really going to say anything, one way or the other but he was pushing the idea of a shared well instead of individual walls well that's right here on the.

241

00:29:50.280 --> 00:29:50.580

Bob: phrase.

242

00:29:50.730 --> 00:29:52.680

Shawn: i'm sorry there's no one Bob.

243

00:29:54.480 --> 00:29:57.690

Bob: When we talked last time on the first meeting there was wells.

244

00:29:57.900 --> 00:29:59.190

Shawn: yeah I remember that.

245

00:30:00.030 --> 00:30:00.450

yeah.

246

00:30:03.210 --> 00:30:03.510

Todd: that's.

247

00:30:04.680 --> 00:30:06.120

Shawn: Where we are with context.

248

00:30:30.330 --> 00:30:31.350

Todd: So um.

249

00:30:33.480 --> 00:30:37.860

Todd: Are there any concerns with the this context analysis, do we want to go point by point.

250

00:30:39.870 --> 00:30:43.830

Shawn: I mean, I feel it's complete that they've done the wetland and they're you know.

251

00:30:44.550 --> 00:30:45.720

Shawn: they're hitting all that.

252

00:30:45.870 --> 00:30:47.370

Shawn: they're hitting all the requirements.

253

00:30:50.580 --> 00:31:01.140

Bob: I don't like where the driveways are but I might be the only one on the design review board that thinks that way, but I just don't like the driveway where they are, I understand the issue with the trees and all that.

254

00:31:01.830 --> 00:31:09.030

Bob: And thinking of safety for pedestrians and bicycles that sort of thing it's just a horrible section.

255

00:31:10.830 --> 00:31:24.420

Todd: It is, it is a busy intersection but as a key points out it's twice a day, and these are single House well I like the gaining of two houses on one driveway so there won't be a ton of traffic coming in and out of those.

256

00:31:26.070 --> 00:31:36.780

Todd: And I think it's a situation that most people on the island are familiar with a drop off time, especially during Kobe where there's more kitten there more kids being brought school than the buses.

257

00:31:38.490 --> 00:31:42.870

Todd: But given the alternative it looks like a preferable approach to just have the two driveways.

258

00:31:44.190 --> 00:31:50.040

Todd: that's right at almost 400 feet from the intersection that's a that's a significant distance.

259

00:31:51.840 --> 00:31:55.800

Bob: Design review board prefers is you know it's what it prefers.

260

00:31:58.860 --> 00:32:01.950

Todd: I was looking at just a little bit the relation it looks like North town.

261

00:32:02.970 --> 00:32:06.120

Todd: North town drive is a little bit further away.

262

00:32:07.740 --> 00:32:11.940

Todd: This is slightly over 400 feet from that intersection going the other way.

263

00:32:14.640 --> 00:32:20.130

Todd: So I think that, and that certainly is a much busier larger than one driveway.

264

00:32:23.700 --> 00:32:28.140

Todd: We can we can, I think there's a there's zero work a worksheet question, we can.

265

00:32:31.140 --> 00:32:33.060

Todd: put our comments in for the for the drives.

266

00:32:35.250 --> 00:32:38.310

Todd: So I think we can say the context analysis is complete.

267

00:32:44.970 --> 00:32:48.450

Marlene Schubert: It looks like this first section was not applicable.

268

00:32:49.680 --> 00:32:50.670

Marlene Schubert: If you guys agree.

269

00:32:51.720 --> 00:32:52.410

Marlene Schubert: it's like design.

270

00:32:53.160 --> 00:32:55.320

Todd: that's like design standards yeah.

271

00:32:57.330 --> 00:32:58.770

Todd: Is this the old worksheet.

272

00:32:59.730 --> 00:33:02.730

Marlene Schubert: I believe it is unfortunately yeah.

273

00:33:06.060 --> 00:33:08.130

Patrick: Was there a newer version that came out.

274

00:33:08.640 --> 00:33:11.100

Marlene Schubert: It I don't know that it's been published, yet.

275

00:33:11.280 --> 00:33:18.630

Marlene Schubert: Okay, but yeah they did split it such that if it's a subdivision only have to answer the subdivision sections and not have to go through all those others.

276

00:33:21.090 --> 00:33:24.180

Patrick: Definitely threw me for a loop when I first saw it was like 50 something.

277

00:33:24.180 --> 00:33:24.660
pages.

278

00:33:27.990 --> 00:33:29.490
Marlene Schubert: And then, also the public realm.

279

00:33:31.170 --> 00:33:31.740
Marlene Schubert: acquired.

280

00:33:32.850 --> 00:33:36.540
Marlene Schubert: and building design not required and landscape.

281

00:33:38.310 --> 00:33:40.020
Marlene Schubert: And then we start getting into some meat here.

282

00:34:14.130 --> 00:34:21.570
Todd: Trying to follow along on my own so, can you go to the top of that, page right I didn't see the carrot street frontage is OK.

283

00:34:28.770 --> 00:34:32.310
Todd: OK, and I do we agree with rural by design, it seems.

284

00:34:33.810 --> 00:34:36.630
Todd: we're not really designing the street it's just.

285

00:34:38.370 --> 00:34:39.690
Todd: curb cuts on that street.

286

00:34:52.560 --> 00:34:54.270
Shawn: i'm good with that okay.

287

00:35:02.640 --> 00:35:10.770
Shawn: I mean Michael I mean Patrick just given the home site and everyone's context and, of course, whoever buys the property is going to do whatever they're going to do, but.

288

00:35:13.740 --> 00:35:14.940

Shawn: Good wood.

289

00:35:18.630 --> 00:35:28.440

Shawn: And then, this is more of a question for Michael or just the group do we feel like we want to see those homesites even other examples and back or at least kind of make note of that preference somewhere, even though we're not quite honestly.

290

00:35:30.480 --> 00:35:34.560

Todd: Come back for why individual design house design or.

291

00:35:34.920 --> 00:35:37.860

Shawn: No, no, I don't want them back and saying nevermind nevermind.

292

00:35:40.380 --> 00:35:41.490

Todd: Well, I think, partly you know.

293

00:35:42.960 --> 00:35:54.900

Todd: Because there isn't a major a new road or a new route part of the subdivision the street classification is a little and we don't have a lot of input on that or they don't have a lot of design.

294

00:35:55.650 --> 00:35:57.510

Shawn: Totally yeah.

295

00:35:58.710 --> 00:35:59.250

Shawn: Absolutely.

296

00:36:01.110 --> 00:36:01.950

Todd: But I think this one.

297

00:36:03.210 --> 00:36:04.170

Todd: This one's fine.

298

00:36:11.340 --> 00:36:12.840

Marlene Schubert: So, also on the front pages as well.

299

00:36:13.800 --> 00:36:14.190

yeah.

300

00:36:16.290 --> 00:36:26.070

Todd: I think we talked about I mean this is a place, we could put actually sorry Marlene we could put the preference kind of michael's comments there that typically houses along.

301

00:36:27.450 --> 00:36:31.140

Todd: New brooklyn are greater than 50 feet from the road, so we would encourage.

302

00:36:32.790 --> 00:36:36.360

Todd: That development, a new development follow that as a guideline.

303

00:36:37.590 --> 00:36:38.910

Shawn: yeah that's what I was that's.

304

00:36:38.970 --> 00:36:39.990

Shawn: All I was trying to get that.

305

00:36:41.280 --> 00:36:41.670

Todd: perfect.

306

00:36:42.090 --> 00:36:50.310

Shawn: yeah I don't think I said it right, and I was saying, I was guess I was asking Patrick if because this, this is what they'll submit and about about about and even though.

307

00:36:50.700 --> 00:37:03.300

Shawn: Whoever ends up buying each lot will do whatever, but if he can just move that if you can move that little dotted line to the back of the large thing in response to my clothes Michael and bob's comments, then you know.

308

00:37:04.890 --> 00:37:05.250

Great.

309

00:37:10.680 --> 00:37:16.860

Patrick: Sorry, I don't know if I totally understand the dotted line are we talking about the setback line or.

310

00:37:17.580 --> 00:37:18.900

Todd: know the the home site.

311

00:37:19.140 --> 00:37:20.250

Patrick: The homicide oh.

312

00:37:20.760 --> 00:37:22.260

Todd: No on the North side of that.

313

00:37:22.560 --> 00:37:24.210

Todd: Green dash box.

314

00:37:25.470 --> 00:37:28.500

Todd: Knowing that it can move anywhere in that we'd probably prefer that it was.

315

00:37:30.060 --> 00:37:32.070

Todd: You know that the back line held.

316

00:37:34.710 --> 00:37:47.580

Todd: And i'm not sure what we think about that and then about the last lot lot three if we push that one far back that's going to start puncturing kind of forest wall along Miller bit on along.

317

00:37:49.200 --> 00:37:49.950

Todd: sportsman's club.

318

00:37:51.240 --> 00:37:53.280

Shawn: yeah that one's yeah.

319

00:37:57.630 --> 00:38:03.780

Todd: That one, I think, just for the sake of the homeowner would want to be further back because that's where there's going to be car stacking there yeah.

320

00:38:04.170 --> 00:38:04.560

sure.

321

00:38:05.760 --> 00:38:19.200

Bob: The last very Todd you know you've got a combination of some you know very beautiful timber and cedar but you've also got a lot of older it just kind of varies across the length of the law.

322

00:38:20.970 --> 00:38:35.130

Bob: But I think that pushing the homesites back is really good, because I was really surprised myself when I walked away into the property how noisy, it was every time a car would come by or a vehicle it's very noisy, I was surprised myself.

323

00:38:35.220 --> 00:38:35.520

hmm.

324

00:38:46.200 --> 00:38:52.380

Marlene Schubert: Okay, did I capture it correctly here do you want it rewarded does that capture what you were trying to say.

325

00:38:55.470 --> 00:38:55.800

Marlene Schubert: Okay.

326

00:38:57.540 --> 00:38:57.870

Patrick: Thank you.

327

00:39:01.830 --> 00:39:02.310

Todd: So.

328

00:39:06.660 --> 00:39:07.260

Todd: island.

329

00:39:08.850 --> 00:39:13.530

Todd: Any input on island character, again, I think that you know not to repeat comments, but.

330

00:39:14.730 --> 00:39:20.370

Todd: Like the character of know brooklyn has houses, you know 50 feet or greater away from the road.

331

00:39:23.730 --> 00:39:28.440

Todd: And I guess minimum minimum size disturbance would be appreciated.

332

00:40:01.740 --> 00:40:04.320

Todd: Any other comments on island character.

333

00:40:09.450 --> 00:40:10.410

Todd: No okay good.

334

00:40:12.990 --> 00:40:15.690

Todd: neighborhood context, not much of a neighborhood.

335

00:40:20.700 --> 00:40:22.410

Todd: or a rural setting.

336

00:40:24.690 --> 00:40:29.130

Patrick: that's what we like about this property mean it's close you know pretty close to the downtown area.

337

00:40:30.540 --> 00:40:36.630

Patrick: Not super far but yeah it seems like can be very beautiful out there, peaceful a lot of trees surrounding you so.

338

00:40:39.060 --> 00:40:44.250

Bob: You know they're very, very isolated pieces of property that's justin.

339

00:40:50.100 --> 00:40:58.200

Todd: yeah, so I think it, I think it may you know it can reflect in I don't know if it will enhance it won't enhance the context.

340

00:40:59.940 --> 00:41:04.020

Todd: But it won't deter from the context with the houses.

341

00:41:05.430 --> 00:41:06.000

Todd: pulled back.

342

00:41:09.810 --> 00:41:11.430

Marlene Schubert: Okay, so what would you like me to put here.

343

00:41:12.150 --> 00:41:13.680

um.

344

00:41:16.860 --> 00:41:19.650

Todd: The plan reflects the context.

345

00:41:22.380 --> 00:41:26.400

Todd: Of the existing roadway character and neighborhood neighboring properties.

346

00:41:45.510 --> 00:41:46.440

Todd: natural area.

347

00:41:50.490 --> 00:41:51.150

Todd: And I think.

348

00:41:52.590 --> 00:41:56.010

Todd: There, there is a lot of the natural area being preserved.

349

00:41:57.060 --> 00:42:03.060

Todd: A minimum of 65 if there's a way to make that higher that would be much appreciated.

350

00:42:04.410 --> 00:42:08.070

Todd: I think part of the special character of that site.

351

00:42:09.510 --> 00:42:17.220

Todd: Is that it's a it's a major intersection on the island and I think it's beautiful to preserve or wonderful to preserve.

352

00:42:17.970 --> 00:42:30.060

Todd: The kind of natural setting of a major intersection so the more of those that we can maintain and not have cornered landmark buildings or more, you know other more suburban development.

353

00:42:31.590 --> 00:42:33.510

Todd: It will be it's a goal.

354

00:42:36.570 --> 00:42:37.440

Todd: So mean you know.

355

00:42:39.210 --> 00:42:55.980

Patrick: Agreed yeah I mean yeah the site plan we have right now there's that there's that weird I guess it's city property, the little Horn at the corner there more rubber doesn't start until you know 200 250 to 200 feet in there yep exactly Thank you and.

356

00:42:57.180 --> 00:42:58.410

Patrick: With the additional.

357

00:42:59.700 --> 00:43:02.130

Patrick: natural area, right here buffering that will provide.

358

00:43:03.270 --> 00:43:04.680

Patrick: More buffer from all this.

359

00:43:05.880 --> 00:43:08.640

Patrick: yeah really keep that natural at the intersection.

360

00:43:09.630 --> 00:43:10.770

Todd: Is there anything we should.

361

00:43:11.460 --> 00:43:14.070

Todd: Add there Kelly or Dave.

362

00:43:15.150 --> 00:43:18.600

Todd: about coordinating with the city about what future plans or.

363

00:43:20.580 --> 00:43:28.320

Todd: If that if that piece of land is being considered for anything or that will just come up as a matter of course with the next meeting.

364

00:43:29.520 --> 00:43:31.440

David: led have thoughts on that and then i'll jump in.

365

00:43:32.100 --> 00:43:42.240

Kelly: so well, I know, last I knew that there are plans to make modifications to that intersection that are so I believe that there.

366

00:43:44.790 --> 00:43:57.720

Kelly: I think they went to Council in July, and they were hoping to get funding in September and complete construction vice June 2022 or start construction June 2022 is that what you're asking about.

367

00:43:59.160 --> 00:44:11.340

Todd: Just that yeah just that the you know that contour will be made aware of what those plans might be if they're not already, or is there any is there any coordination that we need to encourage between.

368

00:44:11.700 --> 00:44:12.750

Todd: The applicant in the city.

369

00:44:13.350 --> 00:44:27.780

Kelly: Oh no i'm sure there's there isn't anything for Monday, no there isn't anything planned on that side of the street, you know, on the on the new brooklyn side really where they're going to be doing work, I think the the.

370

00:44:29.070 --> 00:44:39.090

Kelly: shoulder on the other side is going to be widened, but in terms of that little triangle, I know you know, a long time ago people talked about a circle, but that's no longer planned.

371

00:44:40.410 --> 00:44:43.830

Kelly: So during the pre application conference.

372

00:44:45.030 --> 00:44:53.790

Kelly: And perhaps as part of the State assessment review the development engineers would would talk to them about that and and their engineers would be.

373

00:44:54.510 --> 00:44:54.990

Vicki: Very fun.

374

00:44:55.560 --> 00:44:56.820

Kelly: what's happening there.

375

00:44:58.230 --> 00:45:04.740

David: Todd i'll add briefly to that and to answer kelly's earlier question about process, the pre application meeting is next in the process.

376

00:45:05.160 --> 00:45:12.870

David: A couple things for the dmv to be aware of that are different we're short subdivisions, as far as the process, and this is a short subdivision because it's for lots or less.

377

00:45:13.620 --> 00:45:24.090

David: Number one the the public participation meeting is no longer required for short subdivision so that answers kelly's earlier question so The next meeting will be the pre application.

378

00:45:24.840 --> 00:45:32.130

David: And then you also have an option as a Derby to either choose to have a short black come back for final design review or not.

379

00:45:33.000 --> 00:45:40.200

David: So that's something you can certainly decide at the end of your your discussion today, but those are two things that are unique to short class they don't know the ppm.

380

00:45:40.650 --> 00:45:55.350

David: And you can use it as don't decide is dining design review board to complete review today or have them come back for final review the standard third meeting which other projects typically do so just want to make you aware of those slight slight alterations there.

381

00:45:56.880 --> 00:45:57.720

Todd: Great Thank you.

382

00:46:08.130 --> 00:46:08.850

Marlene Schubert: You have your hand up.

383

00:46:09.990 --> 00:46:13.650

Vicki: um let's see Oh, just as a heads up to Patrick.

384

00:46:14.730 --> 00:46:16.170

Vicki: Behind Woodward school.

385

00:46:16.590 --> 00:46:29.640

Vicki: Which is the big school right at the intersection there's a ravine that has a I don't know if it's a seasonal stream in it and I don't know which direction it's running I think I want to think it runs.

386

00:46:31.980 --> 00:46:37.860

Vicki: North but i'm not sure I don't know that it has anything to do with your wetland.

387

00:46:39.990 --> 00:46:44.490

Vicki: But that's just it, there is a there's a big ravine there, and there is a stream in it.

388

00:46:47.250 --> 00:46:55.230

Patrick: Okay, thank you you take note of that we i'm obviously not a wetland scientist, I think, we believe that wetland was.

389

00:46:56.850 --> 00:47:04.050

Patrick: Almost man made for drainage, and when the roads were being created there it's it's so close to the road there.

390

00:47:05.430 --> 00:47:08.190

Patrick: And it's you know little almost pothole where.

391

00:47:09.510 --> 00:47:22.860

Patrick: The whole might doesn't look like it was naturally forms, so we don't believe I I wouldn't think it would connect across the road like that, but we'll definitely note that and take into consideration, let the scientists now, thank you.

392

00:47:31.110 --> 00:47:31.380

Todd: Right.

393

00:47:33.180 --> 00:47:35.430

Todd: Any other thoughts on natural area, or do we want to.

394

00:47:37.590 --> 00:47:39.690

Todd: Add that discussion point in there that.

395

00:47:42.390 --> 00:47:43.260

Todd: There may be a.

396

00:47:44.940 --> 00:47:46.560

Todd: Seasonal stream behind Woodward.

397

00:47:55.500 --> 00:47:58.470

Vicki: I know there's a stream there because i've slogged through it.

398

00:48:00.390 --> 00:48:03.360

Vicki: That I don't know if it's seasonal.

399

00:48:03.990 --> 00:48:05.250

Vicki: Okay okay.

400

00:48:07.290 --> 00:48:10.800

Bob: yeah Todd we talked about that at the first meeting and.

401

00:48:12.510 --> 00:48:17.790

Bob: Someone just said they thought there was a seasonal stream there in the property, but they didn't know for sure so.

402

00:48:45.210 --> 00:48:46.620

Marlene Schubert: want to move on, are you guys still.

403

00:48:47.700 --> 00:48:48.900

Todd: yeah I think next.

404

00:48:49.440 --> 00:48:49.800

Okay.

405

00:48:56.070 --> 00:48:58.590

Todd: Natural site conditions i'm.

406

00:49:00.330 --> 00:49:06.180

Todd: The you know, maintaining and respecting the wetlands this part of on that is on the plan.

407

00:49:09.390 --> 00:49:15.510

Todd: Being aware of that that stream, but our I don't know of any other natural site conditions that.

408

00:49:16.590 --> 00:49:18.420

Todd: We want to preserve or integrate.

409

00:49:25.890 --> 00:49:31.740

Bob: Todd I don't know if you want to encourage the minimal removal of trees that's really more a building permit.

410

00:49:33.690 --> 00:49:44.340

Bob: You know criteria, but obviously we're all concerned up trees they've got some night there are some nice trees on the property there's not some nice trees, but there is some nice also.

411

00:49:44.910 --> 00:49:46.230

Bob: mix like throughout.

412

00:49:48.660 --> 00:49:56.250

Patrick: I believe we've we've looked at the city of bainbridge significant tree standards when we get our survey crew out there for the top oh and there'll be.

413

00:49:57.750 --> 00:50:11.490

Patrick: You know, citing trees, and especially the significant ones, and then in our in and around the home sites will definitely try to preserve our attempt to preserve the most significant one, so that is definitely on our mind.

414

00:50:20.640 --> 00:50:30.450

Todd: Then, do we want to just we could right it's our understanding that the survey no survey to be undertaken to know all significant trees on subject property.

415

00:50:35.100 --> 00:50:38.430

Marlene Schubert: say that again it's our understanding survey to be undertaken will.

416

00:50:39.030 --> 00:50:41.040

Todd: locate all significant trees.

417

00:50:42.450 --> 00:50:45.840

Kelly: That that isn't excuse me that's not a requirement.

418

00:50:45.870 --> 00:50:46.140

Todd: Okay.

419

00:50:46.170 --> 00:50:49.410

Kelly: And I don't I don't know that the applicant proposed that.

420

00:50:52.770 --> 00:51:06.240

Kelly: That says 7.4 acre property so new mark every significant tree like 12 inch alder is quite extensive and it isn't something that the city would normally require.

421

00:51:06.570 --> 00:51:07.920

Patrick: Okay, thank you Kelly.

422

00:51:18.060 --> 00:51:20.730

Todd: All right, anything other under natural conditions.

423

00:51:24.840 --> 00:51:27.330

Bob: I don't know if it's if it's worth mentioning.

424

00:51:27.330 --> 00:51:27.600

But.

425

00:51:28.950 --> 00:51:35.340

Bob: You know this site really isn't conducive to solar they they mentioned somewhere, I saw that they talked about.

426

00:51:36.690 --> 00:51:46.680

Bob: You know there's a possibility of solar, but of course you'd have to take trees down, so I don't see this as a site that you know it's conducive to solar music I don't know if that goes here someplace else.

427

00:51:59.520 --> 00:52:00.210

Marlene Schubert: How to spell.

428

00:52:02.190 --> 00:52:06.060

Patrick: There is a section look a little lower on solar access.

429

00:52:06.180 --> 00:52:08.160

Marlene Schubert: Okay, maybe i'll hold this down there that.

430

00:52:08.940 --> 00:52:09.270

yeah.

431

00:52:12.930 --> 00:52:15.330

Todd: So, historical, cultural resource.

432

00:52:19.590 --> 00:52:21.990

Todd: I don't I don't know that that's applicable here.

433

00:52:24.660 --> 00:52:28.560

Marlene Schubert: trying to find solar, but here we go i'm just going to throw that in here you guys hold on one second.

434

00:52:29.280 --> 00:52:32.220

Marlene Schubert: Okay that's okay yeah let me go back up alright sorry.

435

00:52:32.880 --> 00:52:33.480

Todd: No worries.

436

00:52:34.110 --> 00:52:34.530

Marlene Schubert: There we go.

437

00:52:41.070 --> 00:52:42.630

Marlene Schubert: So you think this is not applicable.

438

00:52:44.400 --> 00:52:47.400

Todd: Not that we know of unless, as they say something is discovered.

439

00:52:49.230 --> 00:52:50.970

Todd: During excavation or.

440

00:52:54.150 --> 00:52:55.560

Bob: are not known as applicable.

441

00:52:56.160 --> 00:52:56.520

yeah.

442

00:53:08.280 --> 00:53:12.960

Todd: And you know, and we do appreciate that those statements that should something be found.

443

00:53:14.790 --> 00:53:15.060

Todd: You know.

444

00:53:16.140 --> 00:53:16.470

Todd: We would.

445

00:53:18.450 --> 00:53:24.630

Todd: Be HP will be contacted and that individual inverted discovery plan will be filed it's good to see.

446

00:53:26.490 --> 00:53:26.880

Thank you.

447

00:53:31.050 --> 00:53:33.090

Patrick: yeah we'd like to cooperate with all agencies.

448

00:53:39.870 --> 00:53:44.100

Todd: that's just important something, you know that people understand that you obviously do.

449

00:54:01.980 --> 00:54:05.850

Bob: guess, I have a question, you know, for you in the Board is.

450

00:54:07.710 --> 00:54:19.770

Bob: You know I don't certainly don't want to hold things up, but after the pre op I mean do we want to you know they do the the test kits for the storm drain and septic etc.

451

00:54:20.370 --> 00:54:28.200

Bob: If they have to move things around is that going to make a difference for us on the Dr P, or are we fine with it, since I haven't done it yet.

452

00:54:29.550 --> 00:54:32.040

Bob: I haven't got an answer I just bring it up.

453

00:54:37.020 --> 00:54:46.860

Todd: I think, and maybe this is a question for Kelly, and even you know provide if it stays within that designated home site.

454

00:54:48.300 --> 00:54:51.120

Todd: They can move it around if something had to go outside of that.

455

00:54:52.500 --> 00:55:01.080

Todd: Would that chicken review or or just the the appropriate agencies that are reviewing those within the city would handle it.

456

00:55:02.430 --> 00:55:05.790

Kelly: Well, certain things are permitted outside the home side areas.

457

00:55:06.810 --> 00:55:21.780

Kelly: I have to say I can remember on when it comes to septic systems, whether those are permitted outside, I would say if there's a change to this proposed home site area.

458

00:55:23.430 --> 00:55:39.300

Kelly: or there's significant clearing outside that area, I mean there's going to be some because of the storm drainage soon, but I would say if it's you know substantially or even I don't even want to say substantially or significantly if this if this.

459

00:55:40.500 --> 00:55:45.300

Kelly: Proposal changes, we would we would bring it back to the design review board.

460

00:55:45.840 --> 00:55:46.080

Okay.

461

00:55:47.730 --> 00:55:51.600

Patrick: The main thing we would still just need to be providing the 65%.

462

00:55:53.070 --> 00:55:57.390

Patrick: natural area for recharge preservation all that stuff.

463

00:55:59.160 --> 00:56:06.480

Patrick: So I would say I don't we won't we wouldn't anticipate problems yeah with locating the septic or the storm around here but.

464

00:56:07.290 --> 00:56:22.590

Patrick: There is yeah the adequate air adequate space where if it didn't need to change we don't think there would be any problems with making up that to get to 65% regardless of where the storm septic geotechnical we there there's this note on the bottom of the site plan to.

465

00:56:23.700 --> 00:56:31.350

Patrick: septic systems are allowed inside the home system they're not required to be as that's how I understand it, and same with stormwater.

466

00:56:32.160 --> 00:56:33.270

Kelly: Right, there are some.

467

00:56:35.670 --> 00:56:48.810

Kelly: There are also to complicate things are in consistencies between the aquifer recharge protection area regulations in critical areas under the critical areas chapter 1620 and.

468

00:56:49.320 --> 00:56:59.970

Kelly: The subdivision chapter so where one would allow it, the other one doesn't so it gets a little bit confusing and we'd have to look at it pretty closely.

469

00:57:00.090 --> 00:57:05.400

Kelly: And you know it would be, it would be really easy if it stays like this and.

470

00:57:06.570 --> 00:57:06.840

Kelly: and

471

00:57:07.170 --> 00:57:15.870

Kelly: No, no kidding miniaturized outside of those onsite area, so you know there's plenty of room there's a lot of room on these slots so.

472

00:57:19.680 --> 00:57:20.070

Kelly: That would be.

473

00:57:22.230 --> 00:57:35.070

Bob: Todd I just had a question for Patrick what's that what's the empty space between the building site and I guess the natural or arfa areas where there's nothing, or what what exactly is that.

474

00:57:35.340 --> 00:57:45.750

Patrick: So it's the spaces undetermined I guess right now, it could it's it's not so we're only records and for aqua for recharge protection areas I think it's.

475

00:57:46.350 --> 00:58:05.010

Patrick: You only have to provide a maximum of 65% right i'm not a minimum so that that area is just additional area where it's not allocated as either home site or natural area yet so it's area up for interpretation I guess.

476

00:58:05.430 --> 00:58:09.150

Bob: So you've got you've got maybe some flexibility, then with the House with the building so.

477

00:58:09.540 --> 00:58:10.650

Patrick: Yes, exactly.

478

00:58:10.680 --> 00:58:11.640

Bob: out if you have to.

479

00:58:11.730 --> 00:58:13.230

Patrick: Yes, yes.

480

00:58:16.440 --> 00:58:18.540

Patrick: And just depending on how the yeah where the.

481

00:58:19.590 --> 00:58:26.400

Patrick: How the soils reports turn up the test pits in those areas or the contours and the surveys, or if you know there's some.

482

00:58:27.150 --> 00:58:36.660

Patrick: giant significant trees right in the middle of our proposed home site, we could move it to the to the East, a little bit and stuff like that, so it gives us additional flexibility to.

483

00:58:36.930 --> 00:58:45.240

Patrick: Now, work with your guys's comments and then work with the existing set conditions and then maybe the proposals from the property owners and Homeowners.

484

00:58:46.230 --> 00:58:47.010

Bob: Very good.

485

00:58:54.720 --> 00:58:55.740

Todd: So stormwater.

486

00:59:00.630 --> 00:59:12.990

Patrick: stormwater might end that's that'll come with the geo tech as well, I with the amount of natural area that's being preserved, we, and they are just going to be single family residences maybe with garages.

487

00:59:13.980 --> 00:59:28.620

Patrick: But we should be able to disperse naturally on site stormwater I think some jurisdictions have the 6510 role preserve 65% of the natural area to think for 10% of the drainage or something like that.

488

00:59:30.030 --> 00:59:36.540

Patrick: But we do believe dispersion will likely be able to be achieved here and do tech.

489

00:59:37.680 --> 00:59:42.450

Patrick: test pits and soils for all she tell us if infiltration is also a possibility here as well.

490

00:59:43.680 --> 00:59:59.400

Todd: So I guess we're not complete with this worksheet, but I wanted to kind of pull the board here do we think we want to see this this project again a third time and, if so, we can put you know things we'd like to see such as this.

491

01:00:00.480 --> 01:00:01.530

Todd: On that third meeting.

492

01:00:05.610 --> 01:00:06.150

Todd: Sean.

493

01:00:07.320 --> 01:00:15.090

Shawn: I don't I i'm okay with not seeing it again okay when it feels like this falls under planning anyway.

494

01:00:15.420 --> 01:00:21.660

Todd: yeah no I think there's a lot of I think the size of that space between the home site and the.

495

01:00:22.680 --> 01:00:29.250

Todd: You know the 65% has a lot of flexibility and a lot of a lot of ways to do things well, so I agree.

496

01:00:31.680 --> 01:00:32.700

Todd: Oh stormwater will.

497

01:00:34.050 --> 01:00:35.490

Todd: Leave that in the hands of the city.

498

01:00:39.690 --> 01:00:43.170

Marlene Schubert: So, so what would you like me to put for your discussion no comment or.

499

01:00:43.440 --> 01:00:46.380

Todd: um yeah no comment.

500

01:00:47.580 --> 01:00:47.880

Todd: You know.

501

01:00:48.030 --> 01:00:50.430

Bob: per city requirements or something like that.

502

01:00:50.580 --> 01:00:52.920

Shawn: yeah that's kind of a given.

503

01:00:53.280 --> 01:00:53.670

yeah.

504

01:00:56.070 --> 01:00:56.340

Todd: yeah.

505

01:01:04.590 --> 01:01:06.840

Marlene Schubert: That sounds okay yeah all right.

506

01:01:08.670 --> 01:01:10.080

David: Sorry, I was gonna add just for the group.

507

01:01:10.080 --> 01:01:18.030

David: That that requirement is called the storm water manual for Western Washington, so we we operate under ecologies manual for Western Washington and that

will apply to the project.

508

01:01:18.480 --> 01:01:18.870

Okay.

509

01:01:21.330 --> 01:01:22.920

Patrick: Thank you, thanks, David.

510

01:01:30.300 --> 01:01:36.840

Todd: Okay, and the skeptics you know we think there's plenty of room to same same comment from above.

511

01:01:37.290 --> 01:01:37.590

Okay.

512

01:01:38.940 --> 01:01:39.870

Todd: Unless there are others.

513

01:01:47.400 --> 01:01:48.750

Marlene Schubert: water conservation.

514

01:01:53.700 --> 01:01:54.870

Bob: be the same thing wouldn't it.

515

01:01:55.800 --> 01:01:56.640

Todd: yeah I think so.

516

01:02:04.680 --> 01:02:08.310

Todd: Community space yeah that's not just that's not applicable in this project.

517

01:02:18.780 --> 01:02:20.700

Marlene Schubert: i'm assuming clustering the homesites is not.

518

01:02:20.700 --> 01:02:21.540

Marlene Schubert: Yet couple as well.

519

01:02:22.080 --> 01:02:22.590

yeah.

520

01:02:24.330 --> 01:02:29.040

Marlene Schubert: hey I grabbed that comment from earlier this site may not be conducive to implementing solar.

521

01:02:30.330 --> 01:02:32.280

Marlene Schubert: Anything else you guys want to add for that.

522

01:02:37.740 --> 01:02:38.220

Todd: No.

523

01:02:41.790 --> 01:02:43.410

Marlene Schubert: All right, access and circulation.

524

01:02:46.110 --> 01:02:47.310

Todd: yeah we don't really have.

525

01:02:49.110 --> 01:02:52.290

Todd: options for multimodal communication.

526

01:02:57.180 --> 01:03:02.820

Todd: multimodal transportation here, is there a site, and this is, I don't believe there's a sidewalk on either side of.

527

01:03:03.330 --> 01:03:03.450

Patrick: The.

528

01:03:03.480 --> 01:03:04.350

Patrick: Road there's not.

529

01:03:05.100 --> 01:03:08.460

Bob: there's a shoulder there's a there's a wide shoulder and either signed.

530

01:03:08.520 --> 01:03:12.750

Bob: mean that's really up to new brooklyn road what provided.

531

01:03:19.200 --> 01:03:23.640

Kelly: This requirement requirements would be the generally the island my

transportation plan.

532

01:03:24.720 --> 01:03:29.460

Kelly: That would be a bike facility on both sides, I don't know whether the.

533

01:03:30.660 --> 01:03:35.610

Kelly: On both sides of new brooklyn I don't know whether the existing facility.

534

01:03:37.980 --> 01:03:43.920

Kelly: Well, so on sportsman so I don't know if the existing shoulder facilities adequate but that's potentially.

535

01:03:45.240 --> 01:03:50.370

Kelly: Something that the development engineers would talk to them about it, the pre application comprehension.

536

01:03:52.860 --> 01:03:53.460

Kelly: and

537

01:03:55.170 --> 01:04:00.960

Kelly: They are in proximity to school, so there are safe REPS drought safe routes to school.

538

01:04:01.980 --> 01:04:06.330

Kelly: Requirements it's been quite a while, since i've done a project on sports but.

539

01:04:07.500 --> 01:04:18.810

Kelly: Those are those are things that the planner and the applicant and public works work together on and school districts, they don't really comment much anymore, but we know where to go to find the information.

540

01:04:20.190 --> 01:04:21.930

Todd: Right very good all right.

541

01:04:30.480 --> 01:04:31.080

Todd: yeah again.

542

01:04:33.360 --> 01:04:38.730

Todd: With single family homes over 50 feet from the street I don't think this is a concern.

543

01:04:47.610 --> 01:04:49.710

Marlene Schubert: it's it's also not a concern.

544

01:04:50.820 --> 01:04:56.910

Todd: This one we could restate the preference for the 50 no greater than 50 foot set back from new brooklyn to support the.

545

01:04:58.200 --> 01:05:02.730

Todd: You know neighborhood existing development on new brooklyn.

546

01:05:22.290 --> 01:05:22.530

oops.

547

01:05:26.070 --> 01:05:28.530

Bob: I just had a question I guess a cali i'm.

548

01:05:30.330 --> 01:05:45.750

Bob: going for building permits, I mean, obviously we want different, we want a very design as far as house design when people go in for premise is that something the city looks at or is that not something the city looks at when they into building permits no.

549

01:05:46.470 --> 01:05:55.500

Kelly: There are no design standards for single family homes outside some specialized areas like Ericsson over my district say.

550

01:05:56.760 --> 01:06:02.520

Bob: Like to do three spec homes they're looking, all the same, and it wouldn't it wouldn't meet city regular are requirements.

551

01:06:05.760 --> 01:06:11.040

Kelly: This there are no requirements for single family homes in general for design.

552

01:06:12.870 --> 01:06:15.720

Kelly: So they could have three identical homes if they'd like.

553

01:06:17.220 --> 01:06:23.790

Bob: You said something to design review board because good encourages you know variation of home design, I mean a lot.

554

01:06:24.510 --> 01:06:32.490

Shawn: it's not really something we have that's why this is kind of a that's why subdivisions, I think this killer sticky or dynamic for us because.

555

01:06:33.000 --> 01:06:44.160

Shawn: They can sell each lot independent right and so it's not it kind of falls out of our purview it's it becomes something that we you know we really almost in a way don't have the right to come in on.

556

01:06:45.660 --> 01:06:47.190

Shawn: We don't have the inputs right.

557

01:06:47.580 --> 01:06:51.960

Shawn: yeah and we do on larger for sure, but.

558

01:06:53.100 --> 01:06:54.540

Shawn: yeah this yeah.

559

01:06:57.210 --> 01:06:58.860

Shawn: But if you want to say something, please do.

560

01:07:03.000 --> 01:07:14.460

Todd: yeah I mean, I think we could just you know, say that we suggest, looking at the diversity in housing design and you know those are the guidelines that we would like to see us.

561

01:07:15.690 --> 01:07:18.570

Todd: But that would be in the next one, probably.

562

01:07:20.280 --> 01:07:20.580

Bob: Oh.

563

01:07:23.460 --> 01:07:24.300

Ah, there you go.

564

01:07:25.770 --> 01:07:26.700

Bob: Also, something.

565

01:07:29.370 --> 01:07:32.460

Marlene Schubert: What did you want to add to that suggest looking at diversity in house design.

566

01:07:33.030 --> 01:07:34.470

Todd: yeah the the guideline.

567

01:07:36.000 --> 01:07:36.780

Todd: To avoid.

568

01:07:38.100 --> 01:07:41.880

Todd: You know replicating identical designs or something yeah.

569

01:08:07.980 --> 01:08:18.390

Todd: And then the last you know I agree with the their response you know homes that far away from the road facing you know, citing.

570

01:08:20.430 --> 01:08:22.380

Todd: Saying should be more of a.

571

01:08:23.820 --> 01:08:30.450

Todd: You know, environmental concern and no solar orientation, as opposed to facing the public street.

572

01:08:33.870 --> 01:08:34.830

Marlene Schubert: Okay restate.

573

01:08:34.890 --> 01:08:35.940

I think I missed that whole thing.

574

01:08:40.170 --> 01:08:44.040

Todd: But we know we're going to agree with what that Africans response.

575

01:08:48.000 --> 01:08:48.480

Todd: and

576

01:08:50.130 --> 01:08:51.720

Todd: How homes developed.

577

01:08:52.980 --> 01:08:54.150

Todd: Like I guess that.

578

01:09:00.300 --> 01:09:00.600

You.

579

01:09:02.580 --> 01:09:16.140

Todd: Are you can just leave it at that you know I think we're that far away, it gives you the freedom to cite the House appropriately for solar access and views, not necessarily orienting to the public, street.

580

01:09:20.400 --> 01:09:22.350

Marlene Schubert: So, will you want me to add to this or just leave it.

581

01:09:22.740 --> 01:09:26.310

Todd: Now you can just leave it and let me know anyone else wants to add something.

582

01:09:34.080 --> 01:09:35.130

see where we're at.

583

01:09:36.840 --> 01:09:38.640

Marlene Schubert: Larger sites not applicable.

584

01:09:39.270 --> 01:09:43.830

Marlene Schubert: huh okay i'll fill that in later what's the story here.

585

01:09:48.840 --> 01:09:52.050

Marlene Schubert: Historic places i'm assuming not applicable is also.

586

01:09:54.510 --> 01:09:54.960

Marlene Schubert: oops.

587

01:10:04.890 --> 01:10:08.220

Marlene Schubert: Alright, so the uses.

588

01:10:09.930 --> 01:10:10.860

Todd: not applicable.

589

01:10:13.980 --> 01:10:14.880

Marlene Schubert: Then we're to the.

590

01:10:15.480 --> 01:10:19.680

Marlene Schubert: Final page, which normally would be determined at the final review.

591

01:10:20.550 --> 01:10:20.910

hmm.

592

01:10:22.920 --> 01:10:28.830

Marlene Schubert: So did I hear earlier that this project is not expected to come back for that final review and recommendation.

593

01:10:30.450 --> 01:10:31.890

Marlene Schubert: Or did I misunderstand okay.

594

01:10:32.160 --> 01:10:33.660

Todd: Yes, do we is that okay.

595

01:10:34.740 --> 01:10:38.670

Marlene Schubert: Okay, good so Does that mean you guys would then fill this out now.

596

01:10:40.140 --> 01:10:40.800

Todd: um yeah.

597

01:10:40.860 --> 01:10:42.870

Marlene Schubert: Or do not need to make a recommendation.

598

01:10:44.220 --> 01:10:48.240

Todd: know we can we can recommend it for approval I don't think we have any conditions or.

599

01:10:51.690 --> 01:11:06.870

Bob: Was that supposed to work, but you know we go through the checklist and we we do listen conditions and down here, it says approval with conditions, it seems like a duplicate is it is it just the intended highlight some specific condition, I never quite understood that.

600

01:11:07.290 --> 01:11:16.770

Marlene Schubert: I think what personally what I would see this as is that you've got the conditions all spattered possibly throughout the worksheet and this just kind of consolidate them into a nice list in one place.

601

01:11:16.980 --> 01:11:21.030

Marlene Schubert: that's kind of what I see the benefit of this area, and what I would see it being used for but.

602

01:11:22.410 --> 01:11:29.190

Todd: yeah I think this would be the actionable part of the worksheet for the planning board that this is what we found and.

603

01:11:30.240 --> 01:11:33.120

Todd: These are the points, and if you want to read more look earlier.

604

01:11:34.410 --> 01:11:35.490

Todd: or download the recording.

605

01:11:40.320 --> 01:11:51.420

Marlene Schubert: So you guys didn't really make any formal conditions, just a few suggestions and ideas of how to better it to or whatever better the project, so all right, well, I will save this.

606

01:11:52.050 --> 01:11:52.980

Todd: Is vicki have a question there.

607

01:11:55.140 --> 01:12:01.020

Vicki: um is this is this the kind of project, where we have to say, the thing about the fence or the sign.

608

01:12:02.220 --> 01:12:04.440

Vicki: Remember that we, I mean it's like.

609

01:12:04.650 --> 01:12:05.970

Todd: it's a natural areas.

610

01:12:06.090 --> 01:12:06.960

Yes.

611

01:12:08.040 --> 01:12:08.820

I thought I think.

612

01:12:10.830 --> 01:12:11.040

Kelly: it's.

613

01:12:11.820 --> 01:12:12.720

Bob: Part of the city.

614

01:12:13.200 --> 01:12:15.570

Bob: Kelly isn't that part of the city standard you guys.

615

01:12:15.600 --> 01:12:17.070

Patrick: I think it's city code yeah.

616

01:12:17.730 --> 01:12:18.060

Patrick: it's.

617

01:12:18.120 --> 01:12:18.840

Bob: A code.

618

01:12:18.930 --> 01:12:19.950

Patrick: But yeah freelancer.

619

01:12:19.950 --> 01:12:22.680

Vicki: Sign sign yeah but remember.

620

01:12:25.560 --> 01:12:27.330

Bob: We put it on the last one vicki but.

621

01:12:27.630 --> 01:12:31.500

Vicki: We we were required to we had to there was some nuances.

622

01:12:32.430 --> 01:12:33.540

Shawn: mickey's right planning is.

623

01:12:34.170 --> 01:12:35.880

Vicki: The signer of we.

624

01:12:36.360 --> 01:12:38.610

Vicki: Actually, we have to do it.

625

01:12:38.940 --> 01:12:39.270

Bob: yeah.

626

01:12:39.330 --> 01:12:41.460

Vicki: yeah so i'm for a sign.

627

01:12:41.700 --> 01:12:42.060

yeah.

628

01:12:43.350 --> 01:12:44.010

Marlene Schubert: So does that.

629

01:12:44.130 --> 01:12:49.920

Marlene Schubert: then end up in this conditions area was there somewhere else in the worksheet that you guys would see I can't remember where we put it.

630

01:12:50.580 --> 01:12:51.060

Vicki: I.

631

01:12:51.090 --> 01:12:52.950

Vicki: Think that's where we put it Marlene.

632

01:12:54.870 --> 01:12:59.010

Vicki: If necessary, the Dr be prefers a sign.

633

01:12:59.760 --> 01:13:02.520

Vicki: yeah de de noting the natural area.

634

01:13:03.750 --> 01:13:09.660

Shawn: And man take a vote with the Dr be that we always prefer a sign and we can just kind of make that a.

635

01:13:10.320 --> 01:13:11.880

Bob: standout yeah.

636

01:13:11.940 --> 01:13:13.680

Shawn: We have up to every time.

637

01:13:15.330 --> 01:13:18.120

Kelly: So I will add haven't been asked.

638

01:13:19.500 --> 01:13:28.380

Kelly: That generally that sign or fence is determined, based on the planners this assessment of the likelihood of encroachment so, for example.

639

01:13:28.710 --> 01:13:45.900

Kelly: If lawns go all the way out to the right at the edge, who often require a sign or if it's fine I mean I a fencing or if it's protecting a critical area or something so so we usually make the judgment based on.

640

01:13:46.950 --> 01:13:52.080

Kelly: Potential encroachment to a critical area usually.

641

01:13:53.730 --> 01:13:54.060

Todd: So.

642

01:13:55.230 --> 01:13:59.730

Todd: Kelly, in a situation like this, where the sites larger is that less of a concern.

643

01:14:00.870 --> 01:14:10.110

Kelly: It was this this one in particular I usually like most closely at the critical areas like that wetland in and that wetland is quite far from the.

644

01:14:11.670 --> 01:14:12.450

Kelly: From the.

645

01:14:15.060 --> 01:14:21.030

Kelly: The home site area or the clearing, so I would tend to go with the sign but.

646

01:14:22.560 --> 01:14:26.280

Kelly: I know there was one the Thompson chuck plat, for example, where.

647

01:14:26.880 --> 01:14:31.020

Kelly: There are all kinds of wetlands and I think three or four wetlands and.

648

01:14:32.040 --> 01:14:44.790

Kelly: The homestead area ended up to be like our glass and, and so I did require kind of a combination of fencing and signs there just to to kind of help the homeowner delineate where.

649

01:14:45.330 --> 01:14:46.980

Kelly: The where they could mow.

650

01:14:50.250 --> 01:14:53.550

Bob: The Dr be just next decision that's done by the planner down.

651

01:14:55.290 --> 01:15:02.190

Kelly: Oh, you can certainly I think I don't remember, they are basically remember you weighing in on this.

652

01:15:02.790 --> 01:15:03.240

Shawn: and

653

01:15:04.050 --> 01:15:05.880

Bob: In the last project we did but.

654

01:15:06.390 --> 01:15:10.860

Kelly: yeah might have been, because you didn't want to leave it to the discretion of the planner or the director.

655

01:15:13.050 --> 01:15:13.440

Shawn: We were.

656

01:15:14.670 --> 01:15:14.850

Bob: You.

657

01:15:15.300 --> 01:15:15.750

Shawn: were to be.

658

01:15:19.320 --> 01:15:22.860

Shawn: There somebody has actually put on our docket.

659

01:15:23.970 --> 01:15:36.810

David: yeah Kelly, just to clarify Ellen found probably a pretty obscure standard in the newest division standards that does ask the Derby to weigh in on we just found that recently, like the group is saying here so yeah.

660

01:15:37.080 --> 01:15:38.550

Kelly: i'll have to look for that.

661

01:15:39.090 --> 01:15:39.960

David: But I really think.

662

01:15:40.260 --> 01:15:45.030

David: That you're making a recommendation now I think you, you should proceed with the recommendation, like you, are Thank you.

663

01:15:45.690 --> 01:15:48.660

Shawn: And Kelly, thank you because I really appreciate like.

664

01:15:50.130 --> 01:15:54.690

Shawn: The strong very strong argument for maybe not doing a blanket statement across the board.

665

01:15:55.980 --> 01:15:56.550

Kelly: yeah and I.

666

01:15:56.910 --> 01:15:58.770

Shawn: mean it definitely is worth looking at each time.

667

01:15:59.040 --> 01:16:06.180

Kelly: I haven't been doing short platts at all, so all days i'm not really up to speed on all the nuances oh.

668

01:16:06.270 --> 01:16:06.480

yeah.

669

01:16:07.500 --> 01:16:18.510

Bob: The last one, we did was up on spring Reza was called the frank short pilot or something like that that's where it came up and we were told, we had to his offense so we said assign facing inward okay.

670

01:16:25.290 --> 01:16:27.210

Marlene Schubert: So we go with this one yep.

671

01:16:27.570 --> 01:16:27.930

Todd: uh huh.

672

01:16:28.440 --> 01:16:33.090

Marlene Schubert: All right, i'll close this down and Todd i'll need to get your signature at some point on this.

673

01:16:33.210 --> 01:16:35.220

Todd: we'll talk about that offline okay.

674

01:16:36.900 --> 01:16:39.240

Marlene Schubert: All right, let me get back to the agenda here.

675

01:16:39.600 --> 01:16:41.760

Bob: Great Thomas Marlene on that.

676

01:16:43.860 --> 01:16:44.610

Vicki: Sir, no.

677

01:16:45.120 --> 01:16:48.960

Patrick: Thank you, Patrick yeah Thank you, is there anything else for me or my all good.

678

01:16:49.590 --> 01:16:51.030

Todd: No, I think you're all set to go.

679

01:16:51.660 --> 01:16:52.260

Patrick: Thank thank.

680

01:16:52.530 --> 01:16:55.620

Patrick: You thanks you guys sticking with me and you know enjoy the rest your day.

681

01:16:56.250 --> 01:16:56.520

David: Thank you.

682

01:16:57.000 --> 01:16:57.270

Bob: Thank you.

683

01:16:57.600 --> 01:16:58.980

Patrick: goodbye see you.

684

01:17:03.120 --> 01:17:08.640

Kelly: Could could I ask for a few minute break care before the next one, yes.

685

01:17:10.980 --> 01:17:12.390

Todd: we reconvene in five.

686

01:20:49.890 --> 01:20:51.030

Bob: Good job there Todd.

687

01:20:54.480 --> 01:20:55.560

Todd: Good job you guys.

688

01:20:55.860 --> 01:21:01.470

Bob: Yes, it's good it's good you're practicing you know it's it's a it's a pain to be the Chair.

689

01:21:05.070 --> 01:21:06.150

Bob: Well, you know I need.

690

01:21:06.540 --> 01:21:07.050

Todd: My own.

691

01:21:07.410 --> 01:21:07.800

uh huh.

692

01:21:10.260 --> 01:21:11.130

Todd: keep things moving.

693

01:21:12.030 --> 01:21:13.140

Bob: yeah exactly.

694

01:21:13.950 --> 01:21:16.650

Todd: I some Marlene she's used to used to.

695

01:21:17.130 --> 01:21:17.610

wrangling.

696

01:21:18.900 --> 01:21:19.680

Bob: Oh yeah.

697

01:21:22.410 --> 01:21:23.280

Bob: A mind reader.

698

01:21:26.190 --> 01:21:27.030

Marlene Schubert: that's scary.

699

01:21:29.010 --> 01:21:30.330

Todd: scary what you have to read.

700

01:21:36.030 --> 01:21:45.600

Bob: that's interesting what you said Kelly, about the 1620 versus the subdivision that's about the artist face the US yes.

701

01:21:45.630 --> 01:21:50.460

Kelly: yeah it definitely some complex to still be reloads.

702

01:21:51.600 --> 01:21:56.610

Kelly: Think alan's been working pretty closely with David on those and.

703

01:21:58.050 --> 01:22:02.580

Kelly: Then we noticed them right in the beginning, when the subdivision ordinance was passed.

704

01:22:03.810 --> 01:22:11.370

Kelly: Where subdivision my or the arpa standards and 1620 model out, but the subdivisions don't or vice versa, so.

705

01:22:12.120 --> 01:22:24.660

Kelly: I think we've pretty much come to consensus on what is it isn't but i'm just not that up on it, I think i'm working on a large subdivision right now so i'll get very familiar with it very quickly.

706

01:22:26.460 --> 01:22:29.490

Bob: I don't understand why you don't have the whole code in your head Kelly.

707

01:22:31.980 --> 01:22:33.270

Kelly: After 18 years I.

708

01:22:35.010 --> 01:22:37.470

Kelly: know how long it will take to get rid of all the things in my head.

709

01:22:39.960 --> 01:22:43.320

Bob: Or you know that stuff well so that's always interesting.

710

01:22:44.820 --> 01:22:45.360

Todd: huh.

711

01:22:51.900 --> 01:22:54.930

Kelly: Would you like me to proceed with the next item.

712

01:22:56.790 --> 01:22:59.160

Marlene Schubert: yeah Sean Sean bad.

713

01:22:59.220 --> 01:23:00.150

Todd: But maybe while we.

714

01:23:02.250 --> 01:23:04.560

Todd: get things ready you go back.

715

01:23:04.650 --> 01:23:05.790

Todd: Hope he's back he's back.

716

01:23:06.600 --> 01:23:07.410

Shawn: I never left.

717

01:23:10.380 --> 01:23:26.910

Kelly: So this is the spring, when short plant it's a three lot short plat a proposal to divide one 3.88 acre into three lots it's located in the are to district and access is via.

718

01:23:27.360 --> 01:23:42.390

Kelly: Access is proposed between or from spring would they're actually located between to residential suburban rights of way hemlock and springwood and it's one lop south of the akina.

719

01:23:43.770 --> 01:23:59.400

Kelly: And I didn't get as much of a chance to review this one, so I would again services to to provide the applicant guidance, with regard to consistency with the comprehensive plan and.

720

01:24:00.210 --> 01:24:18.270

Kelly: The design standards for the applicant to note any departures from design standards or from the design and construction standards from the city of being rich island and I will reiterate that they're not always familiar with those but I didn't notice anything.

721

01:24:19.470 --> 01:24:26.280

Kelly: That stood out to me in terms of them seeking a departure from anything, this is this has quite a lot.

722

01:24:27.510 --> 01:24:31.350

Kelly: less in terms of perimeter buffering or.

723

01:24:33.210 --> 01:24:37.800

Kelly: roadside standards things like that, because of the it's not located.

724

01:24:39.000 --> 01:24:43.710

Kelly: On our to arterial roads like sportsman's Club in new.

725

01:24:43.710 --> 01:24:44.160

Berlin.

726

01:24:46.230 --> 01:24:54.240

Kelly: And the applicants, I think we have someone very familiar with our standards, and that is a.

727

01:24:55.830 --> 01:24:58.980

Kelly: New Nikki wheeler or Adam wheeler.

728

01:25:00.150 --> 01:25:02.130

Kelly: I think they're the agents.

729

01:25:03.660 --> 01:25:04.890

Kelly: Are in the audience.

730

01:25:07.620 --> 01:25:12.090

Marlene Schubert: I just promoted Adam two panelists so he should be should be joining us.

731

01:25:21.180 --> 01:25:21.930

Adam Wheeler: There we go.

732

01:25:22.920 --> 01:25:23.790

Todd: Hello welcome welcome.

733

01:25:25.350 --> 01:25:25.920

Adam Wheeler: Thanks.

734

01:25:27.060 --> 01:25:28.980

Adam Wheeler: let's see if I can get my camera work in here.

735

01:25:35.730 --> 01:25:38.460

Adam Wheeler: there's still learning how to do this.

736

01:25:42.270 --> 01:25:43.890

Todd: Hopefully it'll never be second nature.

737

01:25:46.560 --> 01:25:47.220

Adam Wheeler: It probably will be.

738

01:25:50.250 --> 01:25:50.730

Todd: Are you good.

739

01:25:52.200 --> 01:25:54.780

Todd: So where did we leave off on this one marley.

740

01:25:56.100 --> 01:26:07.350

Marlene Schubert: We did approve the context, analysis and I think we're diving into design guidance and if there's anything you'd like me to pull up Mr wheeler I can do so or I can allow you to share whichever you prefer.

741

01:26:08.820 --> 01:26:09.540

Adam Wheeler: I guess, we probably should.

742

01:26:10.920 --> 01:26:16.260

Adam Wheeler: Just dive right into it and go to the four step design process yeah that that one right there.

743

01:26:19.740 --> 01:26:20.730

We can kind of see.

744

01:26:23.070 --> 01:26:25.020

Adam Wheeler: What were what we were aiming for.

745

01:26:30.750 --> 01:26:31.290

Adam Wheeler: So.

746

01:26:33.960 --> 01:26:39.360

Adam Wheeler: there's some some people, they were here last time, and some people that were not how much.

747

01:26:40.620 --> 01:26:42.900

Adam Wheeler: Well, if we can just go go through it real quick.

748

01:26:44.460 --> 01:26:50.880

Adam Wheeler: So the parcel that we're looking at is in the lower half of the this diagram.

749

01:26:52.470 --> 01:26:55.860

Adam Wheeler: So that we showed the the other lot so we could see.

750

01:26:57.180 --> 01:27:05.550

Adam Wheeler: The wetland on that on that site and how it impacted kind of how we decided to design the project.

751

01:27:06.870 --> 01:27:23.970

Adam Wheeler: So we're looking at having that the natural natural area be on that side to provide as much protection, so the natural area, and then the arpa area and so we've squeezed the the developable area up to the springwood.

752

01:27:25.020 --> 01:27:25.650

Adam Wheeler: avenue.

753

01:27:26.670 --> 01:27:30.240

Adam Wheeler: French there and so yeah so that house.

754

01:27:31.440 --> 01:27:36.540

Adam Wheeler: So there's a house that's currently in for permit that's located in the mill of that area.

755

01:27:38.400 --> 01:27:39.510

Adam Wheeler: Actually, can I.

756

01:27:39.840 --> 01:27:48.120

Marlene Schubert: yeah I think you can wind up by were you saying viewing Marlene screen, you should have the ability to use tools annotation.

757

01:27:48.720 --> 01:27:49.080

You.

758

01:27:50.610 --> 01:27:51.240

Adam Wheeler: annotate.

759

01:27:52.530 --> 01:28:01.500

Adam Wheeler: let's see if we can do this yeah so that that guy is, it is in for permit right now with the city.

760

01:28:02.580 --> 01:28:08.160

Adam Wheeler: One one thing that has changed since we've submitted this before we were looking at using.

761

01:28:09.690 --> 01:28:09.930

Adam Wheeler: To.

762

01:28:10.650 --> 01:28:11.700

Adam Wheeler: To shared wells.

763

01:28:14.430 --> 01:28:25.350

Adam Wheeler: So the parties we're going to be this guy and this top lot we're going to be on one line or one well and then this guy and this guy we're going to be, on the other.

764

01:28:26.670 --> 01:28:28.140

Adam Wheeler: Since that's happened.

765

01:28:30.960 --> 01:28:41.700

Adam Wheeler: We submitted for this lot, also in the city has informed us that we need to because we're within the water service area and within a certain distance to the water system.

766

01:28:44.520 --> 01:28:47.070

Adam Wheeler: that we need to extend the water line from.

767

01:28:48.390 --> 01:28:49.890

Adam Wheeler: Think it's barely game court.

768

01:28:51.840 --> 01:28:52.380

Adam Wheeler: So we'll.

769

01:28:53.490 --> 01:28:57.690

Adam Wheeler: See how can I let's clear that yeah if you could scroll up again Marlene.

770

01:28:58.710 --> 01:29:07.200

Adam Wheeler: yeah so we'll be extending the water line down this road across the

front edge like that, and then.

771

01:29:09.000 --> 01:29:11.310

Adam Wheeler: Bring service lines and from there.

772

01:29:12.600 --> 01:29:13.830

Adam Wheeler: To get back to the slots.

773

01:29:17.100 --> 01:29:18.090

Todd: So no wells.

774

01:29:18.630 --> 01:29:20.670

noel's up.

775

01:29:23.460 --> 01:29:35.130

Adam Wheeler: So this diagram shows how we laid out the the natural features and how we're protecting them what we think is the is the best and then the next.

776

01:29:37.110 --> 01:29:38.010

Adam Wheeler: Page down.

777

01:29:41.280 --> 01:29:42.450

Adam Wheeler: Is the homesites.

778

01:29:45.450 --> 01:29:56.160

Adam Wheeler: Obviously the the building in the middle kind of drives a lot of kind of how this gets laid out, but essentially we're looking at a robe three houses along the springwood frontage there.

779

01:29:57.330 --> 01:29:57.630

Adam Wheeler: And that.

780

01:29:59.250 --> 01:30:01.530

Adam Wheeler: yeah so we go to the next page.

781

01:30:03.330 --> 01:30:09.480

Adam Wheeler: there's the access coming out on the springwood, so we are proposing three separate accesses.

782

01:30:11.490 --> 01:30:12.660

Adam Wheeler: out to the street.

783

01:30:14.670 --> 01:30:16.140

Adam Wheeler: This doesn't follow.

784

01:30:17.220 --> 01:30:23.550

Adam Wheeler: strictly the public works code, but we think it makes a lot of sense, especially on this.

785

01:30:25.080 --> 01:30:39.480

Adam Wheeler: This small of a road, I mean it's really if you if you drive up it's it looks a little bit more like a glorified driveway than a city street, so I think it fits with the neighborhood's out that's how everybody in the neighborhood gains access.

786

01:30:41.910 --> 01:30:46.650

Adam Wheeler: So we will probably have to we'll have to work that out as public works as we move forward.

787

01:30:48.630 --> 01:30:54.390

Adam Wheeler: And then the last page there is is have a lot lions layout.

788

01:31:01.860 --> 01:31:04.680

Adam Wheeler: And sticking with that guy.

789

01:31:07.200 --> 01:31:08.190

Adam Wheeler: And let me clear this.

790

01:31:10.260 --> 01:31:15.420

Adam Wheeler: And this has gives you a good overview so it's it's pretty heavily forested out there.

791

01:31:17.670 --> 01:31:29.520

Adam Wheeler: So we're trying to save as many trees, as we can with the project and so that's another reason why we kind of we tried to shove, the development up to the the eastern boundary.

792

01:31:30.870 --> 01:31:33.420

Adam Wheeler: To protect that habitat from that from the wetland.

793

01:31:35.100 --> 01:31:35.910

Adam Wheeler: Oh, and here.

794

01:31:37.560 --> 01:31:39.510

Adam Wheeler: This is where that water line is right now.

795

01:31:42.300 --> 01:31:44.280

Adam Wheeler: You go, so it starts it starts.

796

01:31:45.150 --> 01:31:45.630

right here.

797

01:31:50.220 --> 01:31:52.320

Adam Wheeler: yeah so that's kind of a nutshell.

798

01:31:55.050 --> 01:31:57.600

Adam Wheeler: pretty good it's pretty straightforward small.

799

01:31:59.190 --> 01:32:05.220

Adam Wheeler: Although I guess the last one was small too, but this one's a little more hidden back in in the woods.

800

01:32:10.650 --> 01:32:13.380

Todd: Okay, should we jump to the worksheet.

801

01:32:14.700 --> 01:32:16.110

Todd: Are there any questions from the board.

802

01:32:20.970 --> 01:32:21.810

Todd: I don't see any.

803

01:32:21.990 --> 01:32:22.890

Bob: I just had one.

804

01:32:23.160 --> 01:32:24.630

Minor question I guess.

805

01:32:25.980 --> 01:32:32.190

Bob: assume that the drain field that's your primary drain field and the reserve I assume the way you laid it out.

806

01:32:34.620 --> 01:32:36.270

Adam Wheeler: Yes, that's correct.

807

01:32:37.830 --> 01:32:48.120

Bob: And then the second question, I I couldn't tell from reading the site plan assessment from the public works, whether or not the.

808

01:32:49.680 --> 01:32:57.630

Bob: That apron off and you can't eat cleaner in the spring ridges such a narrow road, I mean they really needs to be widened I don't know.

809

01:32:58.110 --> 01:33:08.310

Bob: The city's going to require that if they don't it's certainly has to be widened for safety, right now, you make a right turn you got a utility pole you can't see squat I mean I was down there at the site and.

810

01:33:09.330 --> 01:33:14.790

Bob: That that concerns me you've got a lot of people on that road once you get these three houses in there and.

811

01:33:15.300 --> 01:33:31.440

Adam Wheeler: yeah so that'll be something we'll have to tackle, with public works, how they want to approach that yeah so they'll they'll give us the requirements for you know what what that is it is paved is there is there some vegetation removal, that has to occur.

812

01:33:32.610 --> 01:33:49.410

Adam Wheeler: Out there I do know that that the bus stop out there kind of encroaches on the sidelines also so well we'll have to talk, talk with them when we get to the pre APP and figure out exactly what what they're gonna want us to do.

813

01:33:50.850 --> 01:33:53.940

Bob: yeah that's definitely a safety issue for sure big time.

814

01:33:54.630 --> 01:33:55.560

Bob: right because.

815

01:34:20.070 --> 01:34:20.820

Todd: fringes.

816

01:34:27.600 --> 01:34:30.930

Adam Wheeler: So it's a girl by design.

817

01:34:33.270 --> 01:34:36.540

Adam Wheeler: And if you stand out there, it does look very rural.

818

01:34:42.270 --> 01:34:48.150

Adam Wheeler: We are not proposing to do anything out there at this point that the city May.

819

01:34:50.370 --> 01:34:54.000

Adam Wheeler: I want to say that, right now, the the driveway is 12 feet wide.

820

01:34:55.290 --> 01:35:04.410

Adam Wheeler: They may request some additional improvements out there, but we're not anticipating anything at this point for for the main portion of the driveway.

821

01:35:04.860 --> 01:35:08.730

Todd: I do the driveway to the homes or down spring road.

822

01:35:09.150 --> 01:35:09.510

Adam Wheeler: yeah.

823

01:35:09.570 --> 01:35:11.370

Adam Wheeler: Down spring yeah.

824

01:35:15.300 --> 01:35:18.630

Adam Wheeler: But they may end up asking for it to be widened.

825

01:35:19.860 --> 01:35:20.250

Todd: mm hmm.

826

01:35:22.770 --> 01:35:23.400

Adam Wheeler: love to see.

827

01:35:24.690 --> 01:35:25.440

Adam Wheeler: Where they end up on.

828

01:35:26.160 --> 01:35:26.550

Okay.

829

01:35:30.840 --> 01:35:33.060

Todd: And I guess there's some discussion there about what.

830

01:35:35.640 --> 01:35:37.440

Adam Wheeler: we've got it as a real greenstreet really.

831

01:35:41.130 --> 01:35:41.760

Adam Wheeler: sorry about that.

832

01:35:44.340 --> 01:35:44.880

Todd: um.

833

01:35:47.220 --> 01:36:00.270

Todd: yeah I guess that I guess would be the character of the road, if the city comes back with how to how to you know how to convert a 12 foot basically one lane road right into an official street.

834

01:36:01.380 --> 01:36:04.320

Todd: I know there's a process from on that yeah.

835

01:36:06.120 --> 01:36:10.320

Adam Wheeler: yeah I wouldn't be surprised if we end up having to at least.

836

01:36:11.400 --> 01:36:14.040

Adam Wheeler: Put in turnouts every week.

837

01:36:18.360 --> 01:36:19.410

Bob: it's not a good thing.

838

01:36:20.040 --> 01:36:20.430

yeah.

839

01:36:24.600 --> 01:36:31.350

Todd: And I don't know if this is just for discussion that we did discuss just the the safety at the intersection with you keno.

840

01:36:33.030 --> 01:36:33.690

Todd: hey we're.

841

01:36:33.720 --> 01:36:35.820

Todd: interested to see what the resolution of that is.

842

01:36:38.580 --> 01:36:40.230

Marlene Schubert: Let me add something here Todd about that.

843

01:36:40.380 --> 01:36:43.140

Todd: yeah just there was a brief discussion about the safety at you, Kenya.

844

01:36:47.250 --> 01:36:48.360

Bob: yeah that's a big deal.

845

01:36:49.470 --> 01:36:56.250

Bob: it's not a very safe street to go in and out of us from shooter or to go out of the glial left turn.

846

01:36:58.320 --> 01:37:11.880

Shawn: I mean, can we say that we prefer to keep that road sort of as is or not or or or Kelly, maybe you can see to it just will code, because of the stuff that anyway, and so it is what it is.

847

01:37:14.760 --> 01:37:16.560

Shawn: i'm the guy would I wouldn't like to.

848

01:37:16.680 --> 01:37:19.740

Shawn: I wouldn't want i'd like spring with to sort of stay the way it is.

849

01:37:22.050 --> 01:37:22.350

Todd: Right.

850

01:37:22.500 --> 01:37:24.360

Kelly: There, there are.

851

01:37:25.170 --> 01:37:27.300

Kelly: So there are waivers available that would be.

852

01:37:28.110 --> 01:37:34.110

Kelly: A design and construction standards and generally it's.

853

01:37:36.720 --> 01:37:49.560

Kelly: I think the the rate of way is adequate I think that's at least 30 feet, the road surface it's it's a combination of the fire district and public works so generally.

854

01:37:50.370 --> 01:38:01.740

Kelly: If it's I would say at a minimum with waivers they may be able to keep it to 12 feet, the driving surface with probably drivable.

855

01:38:03.270 --> 01:38:04.380

Kelly: shoulders.

856

01:38:05.730 --> 01:38:06.810

Kelly: There are.

857

01:38:10.770 --> 01:38:20.010

Kelly: So, so in the design and construction standards, one of the things considered, especially when when people want to preserve the role nature of the roadway is the.

858

01:38:22.470 --> 01:38:33.150

Kelly: kind of the things that say you should you should reduce disturbance and you shouldn't you should try to reduce impervious surface and things like that so.

859

01:38:34.170 --> 01:38:34.950

Kelly: I think.

860

01:38:36.240 --> 01:38:49.350

Kelly: You know the fire district would weigh safety and the public works department what has has waivers available, so I would say it's probably going to fall to the

fire district, to see what they want.

861

01:38:53.880 --> 01:38:55.080

Marlene Schubert: vicki has her hand raised.

862

01:38:55.530 --> 01:38:55.920

Shawn: Thank you.

863

01:38:58.440 --> 01:39:11.550

Vicki: i'm just kind of was following along with Kelly saying I you know, turn out for fire for a car to get off for a fire truck if the road is that narrow and I would I would assume the fire district will prevail.

864

01:39:12.600 --> 01:39:30.420

Kelly: yeah it's some sometimes they allow those so i'm not especially I know you cannot fairly well, but this spring would i'm not especially familiar with what the traffic patterns are there, so I don't know don't know where it goes, whether you can get out on both sides right now.

865

01:39:31.110 --> 01:39:32.010

Bob: Lots of traffic.

866

01:39:32.520 --> 01:39:32.940

Bob: Lots of.

867

01:39:32.970 --> 01:39:33.660

Kelly: Lots of traffic.

868

01:39:35.280 --> 01:39:36.060

Adam Wheeler: street yeah.

869

01:39:36.360 --> 01:39:37.740

Kelly: Oh it's a dead end.

870

01:39:38.880 --> 01:39:41.610

Kelly: So I would say, in those cases.

871

01:39:41.610 --> 01:39:42.330

Often.

872

01:39:43.530 --> 01:39:56.940

Kelly: Fire district will allow rather than the prescriptive with they'll allow turnouts for people passing each other, so you know or for to allow two vehicles to pass.

873

01:39:59.130 --> 01:40:11.280

Kelly: They have provisions for that in their code and and the the public works department is really familiar with those and I wouldn't say it's commonly done but often enough that we're very familiar with them.

874

01:40:12.090 --> 01:40:19.920

Bob: it's not going to take a whole lot to widen that Sean it's you know, right now, if it's 12 feet, maybe it'll be 20 feet it's not.

875

01:40:21.150 --> 01:40:36.690

Bob: it's a gorgeous words in there, but out there at the driveway so they can whiten and it's not going to really destroy any trees, or anything it's not going to take that much more, but I tell you, when you pull out that driveway make a left turn it's important you mean.

876

01:40:36.720 --> 01:40:41.370

Kelly: When you bring what or pull out of the driveway so that our.

877

01:40:41.940 --> 01:40:42.390

spring.

878

01:40:43.650 --> 01:40:48.120

Bob: spring would on to get your Quinn up you kind of grab your butt.

879

01:40:50.010 --> 01:40:53.850

Bob: we're still cars there's people in the way.

880

01:40:54.300 --> 01:40:58.500

Kelly: Okay, so what what you might want to consider is that.

881

01:41:00.390 --> 01:41:01.530

Kelly: generally.

882

01:41:03.480 --> 01:41:13.890

Kelly: Applicant might be required to do improvements for that full length from
akina all the way to the third home site there the southerly most site.

883

01:41:15.090 --> 01:41:31.800

Kelly: What you might want to consider is that if the design review board really
wants to preserve that rural feel of spring what itself but would like to focus
mitigating impacts on that intersection perhaps that something you'd like to comment
on.

884

01:41:33.720 --> 01:41:36.780

Shawn: I would, I mean I don't know about anybody else, but I would.

885

01:41:38.340 --> 01:41:44.700

Shawn: I think Bob you and I were talking about two different things you're talking
about how it affects with your keynote and i'm talking about the full length of the
road.

886

01:41:45.390 --> 01:41:47.160

Bob: No, no i'm just talking about get.

887

01:41:48.870 --> 01:41:49.740

Bob: It across the board.

888

01:41:51.060 --> 01:41:54.030

Bob: is fine, I mean you can drive down that fine.

889

01:41:56.850 --> 01:41:57.510

Bob: that's for sure.

890

01:41:58.860 --> 01:42:01.020

Marlene Schubert: So what would you would you like something added here Sean.

891

01:42:01.950 --> 01:42:04.440

Shawn: Those I mean, I would like to keep the to.

892

01:42:05.880 --> 01:42:20.070

Shawn: The rural nature of springwood as as it currently exists as much as possible,
you know of course respect to all fired you know of course respect to fire and and
and visibility on the keynote but just you know.

893

01:42:21.420 --> 01:42:27.690

Todd: improvements should be focused at the intersection of you Tina the not extended down past the homes.

894

01:42:28.230 --> 01:42:31.020

Shawn: Thank you for helping me speak I always appreciated.

895

01:42:33.090 --> 01:42:34.920

Shawn: i'm good at sound effects and shapes.

896

01:42:36.930 --> 01:42:37.770

Todd: Well, that could be fun.

897

01:42:38.190 --> 01:42:38.430

yeah.

898

01:42:39.780 --> 01:42:40.890

Todd: will be like Victor Barca.

899

01:42:43.740 --> 01:42:44.760

Todd: Very few people get that.

900

01:42:46.740 --> 01:42:47.580

Marlene Schubert: I didn't get it.

901

01:42:47.730 --> 01:42:48.810

Marlene Schubert: I got two young.

902

01:42:50.100 --> 01:42:52.140

Bob: you're showing your age Todd don't do that.

903

01:42:54.210 --> 01:42:57.900

Kelly: I will tell you my 23 year old loved Victor worker girl.

904

01:43:05.610 --> 01:43:11.790

Marlene Schubert: Okay, did I capture it keep the real nature springwood as it currently is if possible improvements should be focused at the intersection.

905

01:43:12.510 --> 01:43:14.250

Marlene Schubert: Yes, yay.

906

01:43:17.550 --> 01:43:18.210

Excellent.

907

01:43:20.490 --> 01:43:21.180

Todd: character.

908

01:43:32.550 --> 01:43:37.260

Bob: I see, I think I missed the guidelines, I mean it's just words they're gorgeous trees, but you know.

909

01:43:38.100 --> 01:43:46.710

Todd: yeah I think the only concern I have is that it looked at the home sites are like bang bang bang right in a row, there you know it's not really.

910

01:43:47.640 --> 01:44:09.870

Todd: I would say island character on a rural street this garbage is like three houses with frontage is aligned on a rural road I don't know if we can discuss that but that also weighs against more site disturbance so there's a plus to keep the home sites as close to the road as possible.

911

01:44:13.140 --> 01:44:13.890

Shawn: yeah.

912

01:44:16.050 --> 01:44:16.470

Shawn: Sorry.

913

01:44:19.710 --> 01:44:20.250

Todd: yeah Sean.

914

01:44:21.630 --> 01:44:22.440

Shawn: hey I agree.

915

01:44:23.640 --> 01:44:26.070

Shawn: I think their responses actually kind of funny.

916

01:44:28.860 --> 01:44:29.850

Adam Wheeler: Like to keep it like.

917

01:44:31.950 --> 01:44:35.850

Shawn: I feel like i'm reading I mean it's like anyway and.

918

01:44:38.550 --> 01:44:49.530

Shawn: I yeah I don't know i'd be curious what everybody else has to say about it, but there is something about stalking him right next to each other, and given the volume that seems less than rural but.

919

01:44:50.550 --> 01:44:52.650

Shawn: I I also I see both sides.

920

01:44:54.150 --> 01:44:57.450

Shawn: I don't know where I don't know where I land on that entirely yeah.

921

01:44:58.860 --> 01:44:59.970

Adam Wheeler: I mean they're they're.

922

01:45:01.230 --> 01:45:03.270

Adam Wheeler: Just an add some context to.

923

01:45:03.840 --> 01:45:09.840

Adam Wheeler: The there are there are houses on the street that are kind of a similar.

924

01:45:10.920 --> 01:45:12.270

Adam Wheeler: character, I guess.

925

01:45:13.440 --> 01:45:19.860

Adam Wheeler: I mean, I do I do understand that yeah that the idea of having everything in a nice line.

926

01:45:20.280 --> 01:45:21.420

Shawn: amassing is similar.

927

01:45:22.590 --> 01:45:24.720

Adam Wheeler: yeah they are actually similar size houses to.

928

01:45:25.950 --> 01:45:33.480

Adam Wheeler: Which isn't which is interesting so it's if you look at kind of the spring spring would come down and then hooks.

929

01:45:33.480 --> 01:45:37.800

Shawn: So your answer, says the special character is different for everyone.

930

01:45:43.320 --> 01:45:57.210

Bob: that's why I concur with what what you know Sean and Todd are talking about for sure, but the thing is Adam if you if you have to modulate your home's you're going to be pushing your dream field into the arp area.

931

01:45:58.230 --> 01:46:01.380

Adam Wheeler: Right, so I mean, so we doing that.

932

01:46:02.520 --> 01:46:04.350

Adam Wheeler: If we were to do that we'd have to.

933

01:46:05.400 --> 01:46:06.300

Adam Wheeler: shove.

934

01:46:07.710 --> 01:46:15.120

Adam Wheeler: I guess one house close it or the road and the other house far enough away that we could get some arpa in the front.

935

01:46:17.430 --> 01:46:18.720

Adam Wheeler: would be kind of the trade off.

936

01:46:20.790 --> 01:46:27.870

Adam Wheeler: So I would think that we would end up probably that that North blot we try to push a little bit closer.

937

01:46:28.950 --> 01:46:31.620

Adam Wheeler: And that self lot just because it's closer to the well and.

938

01:46:32.700 --> 01:46:41.460

Adam Wheeler: And then that South lot pushing it to the West to the point where we

end up with a little buffer on the front, then you then you hand out.

939

01:46:43.350 --> 01:46:44.160

Adam Wheeler: But this little.

940

01:46:45.450 --> 01:46:48.780

Adam Wheeler: chunk of trees that are tall with a house setting united.

941

01:46:50.280 --> 01:46:54.840

Adam Wheeler: um I mean I know we're open to the suggestion for sure that's.

942

01:46:56.640 --> 01:46:57.750

Adam Wheeler: I just don't know.

943

01:46:59.220 --> 01:47:16.230

Adam Wheeler: Just because there's not a lot of room there, I mean if these were if we have you know 60 feet, to give you know that I think it starts to make you know you could say hey that starts to make some sense I just a little concerned about creating an island, the trees at the front edge.

944

01:47:17.340 --> 01:47:20.340

Bob: You got the root zones to to deal with them construction.

945

01:47:21.030 --> 01:47:30.720

Shawn: yeah are you doing the designing I mean it's, not that I mean are they doing, are they planning to design all three and sell them individually, are they planning i'm just curious.

946

01:47:30.930 --> 01:47:34.410

Adam Wheeler: yeah I think I think, so I think they are planning on building him.

947

01:47:37.380 --> 01:47:39.240

Adam Wheeler: But yeah I don't move.

948

01:47:40.740 --> 01:47:48.210

Adam Wheeler: We probably won't be carried through well, it might be carrying through that well we'll end up doing, probably the drainage form but we don't do the House signs or anything.

949

01:47:49.020 --> 01:47:49.890

Shawn: No, no it's just.

950

01:47:50.880 --> 01:47:53.850

Bob: That it's not a big deal to push it into the arca is it.

951

01:47:54.270 --> 01:47:55.380

Bob: From your experience.

952

01:47:56.220 --> 01:47:58.200

Adam Wheeler: Well, so the other.

953

01:47:59.400 --> 01:48:04.560

Adam Wheeler: I guess the other thing that I would be a little concerned about now that i'm looking at a little bit more is.

954

01:48:07.140 --> 01:48:19.350

Adam Wheeler: Is there's there's an nice flat low area right there and getting a little concerned about pushing pushing that drain field down into that.

955

01:48:21.750 --> 01:48:24.210

Adam Wheeler: From a site standpoint, so I guess.

956

01:48:26.640 --> 01:48:32.850

Adam Wheeler: I guess if you if you push the House we push the home side over here, then we actually play with start to look at.

957

01:48:33.990 --> 01:48:35.760

Adam Wheeler: Moving the drain field to the front.

958

01:48:37.980 --> 01:48:41.370

Adam Wheeler: Of the House I don't know I mean it's kind of from.

959

01:48:42.570 --> 01:48:44.040

Adam Wheeler: That site standpoint.

960

01:48:45.660 --> 01:48:54.030

Adam Wheeler: The livability of that House I think it's nicer if it's up higher on the on the contours as opposed to trying to kind of push it down into the whole into

a hole.

961

01:48:54.450 --> 01:48:54.780

hmm.

962

01:48:56.250 --> 01:49:02.370

Shawn: I think just given the nature of that street like closer to that little road is it's fine.

963

01:49:03.300 --> 01:49:06.240

Adam Wheeler: yeah I mean that's kind of what we were thinking yeah.

964

01:49:06.990 --> 01:49:10.860

Todd: is why we yeah there's a lot of sense that I just don't want to know.

965

01:49:12.540 --> 01:49:21.030

Todd: It will be nice if there just wasn't a big chunk out of that yeah you know, a tree lined streets and there's three houses lined up yeah they're all very similar.

966

01:49:23.220 --> 01:49:23.430

Bob: But.

967

01:49:23.850 --> 01:49:25.620

Bob: If it's a beautiful well.

968

01:49:25.950 --> 01:49:31.350

Shawn: Maybe it would feel like just one little more I hear you, I agree, but.

969

01:49:33.990 --> 01:49:35.370

Shawn: I don't know there's much we can do about it.

970

01:49:35.580 --> 01:49:35.940

yeah.

971

01:49:37.410 --> 01:49:38.880

Marlene Schubert: I know that your preference.

972

01:49:39.000 --> 01:49:41.820

Marlene Schubert: I mean that doesn't mean it's gonna happen, but at least it's noted that's your.

973

01:49:41.820 --> 01:49:42.390

Todd: preference.

974

01:49:43.380 --> 01:49:45.390

Adam Wheeler: I mean Okay, it also suggest that.

975

01:49:45.870 --> 01:49:48.330

Adam Wheeler: Maybe we provide screening along the front edge.

976

01:49:49.500 --> 01:49:52.500

Adam Wheeler: To help kind of soften look at the.

977

01:49:56.160 --> 01:49:57.030

Todd: planted screening.

978

01:49:57.480 --> 01:49:58.680

Todd: yeah uh huh.

979

01:50:00.090 --> 01:50:00.360

Todd: yeah.

980

01:50:01.590 --> 01:50:04.740

Todd: And somehow you know reestablish that force that street edge.

981

01:50:06.810 --> 01:50:07.350

Todd: yeah.

982

01:50:07.620 --> 01:50:10.350

Adam Wheeler: Something that can kind of grow with the with the House.

983

01:50:10.710 --> 01:50:11.700

Todd: yeah yeah.

984

01:50:19.590 --> 01:50:20.490

Todd: yeah suggest.

985

01:50:22.860 --> 01:50:23.640

Todd: frontage.

986

01:50:41.130 --> 01:50:41.850

Marlene Schubert: capture it right.

987

01:50:45.840 --> 01:50:46.800

Todd: yeah yeah.

988

01:50:52.140 --> 01:50:54.570

Adam Wheeler: As that I mean clients do.

989

01:50:55.860 --> 01:50:56.760

Adam Wheeler: realize that.

990

01:50:58.050 --> 01:51:01.470

Adam Wheeler: The value of it, of them not changing that road, a lot.

991

01:51:01.980 --> 01:51:02.790

Todd: huh I mean.

992

01:51:03.390 --> 01:51:05.190

Adam Wheeler: They wanted to, in the end.

993

01:51:06.780 --> 01:51:09.090

Adam Wheeler: there'll be able to sell it for more, the better it looks.

994

01:51:09.570 --> 01:51:10.740

Adam Wheeler: Right right.

995

01:51:11.400 --> 01:51:16.920

Todd: But that's a different those homes or a different density than other homes in the area, not that it's you know.

996

01:51:17.580 --> 01:51:19.800

Todd: Oh really bad thing that can be done well.

997

01:51:20.700 --> 01:51:26.070

Adam Wheeler: yeah I think it's Actually, I think we are lots out there have been fully just subdivided I think.

998

01:51:28.470 --> 01:51:34.890

Adam Wheeler: I think we're very close to it's just the, on the other, lots that vegetation had a chance to kind of grow back in.

999

01:51:36.120 --> 01:51:43.440

Adam Wheeler: To I guess conceal the front of just a little bit better, I think the size lots are about the same.

1000

01:51:47.220 --> 01:51:47.550

yeah.

1001

01:51:51.930 --> 01:51:53.190

Todd: But yeah just looking at.

1002

01:51:53.820 --> 01:51:55.410

Todd: Google maps it's really growing in well.

1003

01:51:55.680 --> 01:51:58.590

Adam Wheeler: yeah I do understand your point, though yeah.

1004

01:52:01.050 --> 01:52:01.410

Todd: Okay.

1005

01:52:02.700 --> 01:52:04.680

Todd: Other discussions any points.

1006

01:52:09.240 --> 01:52:10.440

Todd: Okay, moving on.

1007

01:52:20.400 --> 01:52:29.550

Bob: I mean they seem consistent with the rest of the neighborhood is credit is quite a bit of houses down there it's not a it's not out in the woods, like the other one we looked at earlier, this one is.

1008

01:52:30.870 --> 01:52:32.730

Bob: it's got some density on that road.

1009

01:52:34.230 --> 01:52:36.990

Adam Wheeler: yeah you wouldn't think it there was a little surprising when we.

1010

01:52:37.080 --> 01:52:40.320

Bob: We got ya know, so why houses along that road.

1011

01:52:40.710 --> 01:52:42.030

Adam Wheeler: Well there's a lot of those back here.

1012

01:52:42.510 --> 01:52:44.460

Bob: yeah that's why I was.

1013

01:52:44.910 --> 01:52:47.850

Bob: About that intersection is just too many houses.

1014

01:52:48.420 --> 01:52:48.750

Todd: uh huh.

1015

01:52:58.320 --> 01:52:59.790

Todd: natural areas in here.

1016

01:53:11.100 --> 01:53:16.830

Bob: What else you could say, and it seems like he's it's a gorgeous was, but it is what it is, you know.

1017

01:53:19.080 --> 01:53:20.730

Todd: uh huh that's good.

1018

01:53:33.270 --> 01:53:34.470

Todd: metros like conditions.

1019

01:53:43.980 --> 01:53:47.730

Todd: Okay, I think that's fine any any comments as we go through this.

1020

01:53:49.770 --> 01:53:52.530

Bob: I think Adams stuff he's done in a while.

1021

01:53:55.440 --> 01:53:58.530

Adam Wheeler: So there's always new things that you've been learning.

1022

01:54:05.280 --> 01:54:07.050

Marlene Schubert: So I put not applicable for historic.

1023

01:54:07.680 --> 01:54:08.070

sure.

1024

01:54:10.680 --> 01:54:11.520

Marlene Schubert: stormwater.

1025

01:54:15.360 --> 01:54:17.550

Adam Wheeler: yeah so here we're looking at.

1026

01:54:20.100 --> 01:54:25.950

Adam Wheeler: Probably an infiltration system on that very North lot, but then on the to southern lots.

1027

01:54:27.330 --> 01:54:29.310

Adam Wheeler: utilizing the forest area to.

1028

01:54:30.870 --> 01:54:32.340

Adam Wheeler: Have a full dispersion system.

1029

01:54:32.580 --> 01:54:34.710

Adam Wheeler: So everything low impact development.

1030

01:54:37.080 --> 01:54:38.970

Bob: it's got a nice storm drain system they're.

1031

01:54:44.340 --> 01:54:44.850

Todd: Very good.

1032

01:54:53.940 --> 01:54:58.770

Michael: Sorry, it was the stormwater the infiltration friends on the upper.

1033

01:55:01.200 --> 01:55:03.210

Adam Wheeler: upper yeah so there we're going to be looking at.

1034

01:55:03.210 --> 01:55:07.080

Adam Wheeler: Doing infiltration two inches and probably a small rain garden for the driveway.

1035

01:55:08.520 --> 01:55:13.440

Adam Wheeler: And then that does yeah that to South lots will be version trench.

1036

01:55:14.820 --> 01:55:15.180

yeah.

1037

01:55:16.260 --> 01:55:20.610

Adam Wheeler: And those are placeholders, no, no, I didn't getting oriented to what makes sense.

1038

01:55:22.800 --> 01:55:26.190

Todd: And is that that is the greenfield for the septic.

1039

01:55:28.230 --> 01:55:29.070

Todd: Does that have the.

1040

01:55:30.330 --> 01:55:31.530

Todd: backup one as well.

1041

01:55:32.310 --> 01:55:34.140

Todd: yeah in that area, so it's both.

1042

01:55:34.860 --> 01:55:35.820

Adam Wheeler: it's both yeah.

1043

01:55:39.000 --> 01:55:39.420

Excellent.

1044

01:55:41.340 --> 01:55:42.330

Bob: Now i'm just.

1045

01:55:43.500 --> 01:55:48.270

Bob: i'm just curious Adam did you guys do your soil test already I assume you probably have.

1046

01:55:49.350 --> 01:55:49.740

Bob: No.

1047

01:55:50.940 --> 01:55:54.480

Adam Wheeler: i'm trying to remember it's been a while it's been a while.

1048

01:55:54.780 --> 01:55:57.630

Bob: I think you I think you have knowing your history.

1049

01:55:59.340 --> 01:56:00.180

Adam Wheeler: You believe.

1050

01:56:00.690 --> 01:56:07.080

Bob: that's why the worry about it My guess is you are out there already you were Nikki went out and do it.

1051

01:56:07.080 --> 01:56:08.760

Adam Wheeler: yeah no no we've been in sight.

1052

01:56:09.330 --> 01:56:10.110

Bob: i'm sure you did.

1053

01:56:10.590 --> 01:56:11.640

Adam Wheeler: What times yeah.

1054

01:56:16.260 --> 01:56:18.120

Adam Wheeler: it's not it's not that far for us to go.

1055

01:56:22.170 --> 01:56:22.530

Todd: uh huh.

1056

01:56:26.700 --> 01:56:28.590

Adam Wheeler: That we do, and we do have.

1057

01:56:30.870 --> 01:56:36.450

Adam Wheeler: A an approved PSA on that middle lot because that's been submitted for permit.

1058

01:56:40.650 --> 01:56:48.330

Adam Wheeler: Or at least I should say, I should say that we have a PSA submitted, I guess, I don't know if it's it's actually approved yet sorry.

1059

01:56:50.340 --> 01:56:54.030

Kelly: that's a building site application to the health district.

1060

01:56:54.240 --> 01:56:56.010

Adam Wheeler: right for the drain field design.

1061

01:57:02.940 --> 01:57:04.890

Todd: OK, so the water conservation here where.

1062

01:57:06.240 --> 01:57:08.070

Todd: This actually has changed since it was filled out.

1063

01:57:08.550 --> 01:57:10.290

Todd: With now understand yeah yeah.

1064

01:57:10.740 --> 01:57:12.300

Adam Wheeler: Right, so now we're.

1065

01:57:12.360 --> 01:57:13.170

Todd: makes things easier.

1066

01:57:13.680 --> 01:57:14.640

Adam Wheeler: hooking up to the city.

1067

01:57:22.920 --> 01:57:25.200

Bob: Two wells aren't in there now, then, is that correct.

1068

01:57:25.560 --> 01:57:25.950

Correct.

1069

01:57:32.340 --> 01:57:32.820

Todd: Excellent.

1070

01:57:34.680 --> 01:57:38.670

Marlene Schubert: i'm assuming that this is not applicable the shared sense of community.

1071

01:57:39.360 --> 01:57:40.350

Todd: uh huh yeah.

1072

01:57:45.390 --> 01:57:48.000

Marlene Schubert: And clustering of homes, probably is not as well.

1073

01:57:52.050 --> 01:57:52.380

Todd: mm hmm.

1074

01:57:52.860 --> 01:57:53.760

Adam Wheeler: Although we are doing.

1075

01:57:55.320 --> 01:57:56.010

Todd: Exactly.

1076

01:57:58.710 --> 01:58:00.750

Shawn: You know, after this earth Norman sorry.

1077

01:58:11.370 --> 01:58:13.320

Marlene Schubert: I guess we're at solar now looks like.

1078

01:58:21.300 --> 01:58:22.770

Bob: The sun actually shines in there.

1079

01:58:25.080 --> 01:58:26.580

Adam Wheeler: If we do line the houses up.

1080

01:58:28.710 --> 01:58:30.360

Adam Wheeler: Probably that North house is gonna get some.

1081

01:58:30.360 --> 01:58:30.630

Life.

1082

01:58:32.580 --> 01:58:33.390

Todd: there's a benefit.

1083

01:58:35.340 --> 01:58:39.480

Adam Wheeler: to know this there's there's not going to be too much light in there.

1084

01:58:45.750 --> 01:58:46.740

Adam Wheeler: But we didn't think about it.

1085

01:58:48.660 --> 01:58:49.620

Todd: You could add that.

1086

01:58:52.230 --> 01:58:56.040

Todd: Marlene just that lining up the House does does support solar access.

1087

01:58:56.040 --> 01:58:56.940

Todd: To the north property.

1088

01:59:35.430 --> 01:59:36.990

Todd: necessarily think this one's.

1089

01:59:39.480 --> 01:59:40.530

Todd: A clickable.

1090

01:59:41.730 --> 01:59:42.420

Todd: But we could.

1091

01:59:43.800 --> 01:59:46.860

Todd: We stayed are concerned about the intersection at the keynote.

1092

02:00:25.110 --> 02:00:35.160

Todd: I think this one I you know, am I am concerned with exam going forward that will get three three car garage is facing spring spring good.

1093

02:00:36.690 --> 02:00:39.630

Todd: So I mean I would I would encourage.

1094

02:00:41.850 --> 02:00:45.960

Todd: The storage of motor vehicles to be a major concern for the designers.

1095

02:00:55.980 --> 02:00:58.080

Bob: It puts the flag up Todd you know and that's.

1096

02:01:00.600 --> 02:01:01.950

Bob: it's not a whole lot of room there.

1097

02:01:15.690 --> 02:01:17.340

Bob: You can make houses down.

1098

02:01:18.480 --> 02:01:18.870

Adam Wheeler: So.

1099

02:01:19.590 --> 02:01:21.660

Bob: You could make smaller house footprints.

1100

02:01:24.120 --> 02:01:25.680

Adam Wheeler: yeah I could decide that for.

1101

02:01:26.460 --> 02:01:26.970

Bob: The client.

1102

02:01:28.530 --> 02:01:35.700

Todd: yeah and I guess I guess the same comment here that we use last time Marlene just to you know consult the diversity in in.

1103

02:01:36.810 --> 02:01:37.710

Todd: house design.

1104

02:01:38.760 --> 02:01:39.480

Todd: Guidelines.

1105

02:01:52.260 --> 02:01:52.590

Marlene Schubert: good enough.

1106

02:01:52.620 --> 02:01:56.460

Todd: yeah yeah to be to maintain the rural character of springwood or.

1107

02:02:00.420 --> 02:02:01.320

Oh, my goodness.

1108

02:02:09.210 --> 02:02:12.840

Marlene Schubert: This is why I should have never used to be called typing class back in the day.

1109

02:02:13.230 --> 02:02:14.790

Marlene Schubert: I should, I shouldn't have cheated.

1110

02:02:18.480 --> 02:02:18.660

Bob: You.

1111

02:02:18.990 --> 02:02:22.980

Marlene Schubert: guys are seeing my my in ineptitude here okay.

1112

02:02:27.030 --> 02:02:28.260

Todd: Then you can just copy that.

1113

02:02:30.840 --> 02:02:31.140

Todd: yeah.

1114

02:02:37.110 --> 02:02:43.080

Todd: awesome and I don't think there's going to be much options for housing, other than not facing the public street sign.

1115

02:02:44.700 --> 02:02:46.950

Marlene Schubert: So really not applicable or no comment or.

1116

02:02:47.550 --> 02:02:49.110

Todd: yeah nope no comment.

1117

02:02:50.280 --> 02:02:50.610

oops.

1118

02:02:54.030 --> 02:02:56.070

Marlene Schubert: All right, made it through.

1119

02:02:56.820 --> 02:02:58.170

Todd: Excellent very good, very good.

1120

02:02:58.560 --> 02:02:58.920

Great.

1121

02:03:00.720 --> 02:03:01.350

Todd: So the.

1122

02:03:02.850 --> 02:03:04.170

Todd: The moment we've all been waiting for.

1123

02:03:05.670 --> 02:03:10.830

Todd: Approval of the of the applicant and the subdivision as presented.

1124

02:03:12.330 --> 02:03:14.070

Marlene Schubert: Now normally that's a third meeting, but in this.

1125

02:03:14.070 --> 02:03:16.140

Marlene Schubert: case I don't know if we're having a third meeting or not.

1126

02:03:16.170 --> 02:03:19.230

Todd: So do we I should have backed up do we need a third meeting on this one.

1127

02:03:22.890 --> 02:03:24.090

Adam Wheeler: The meeting after we.

1128

02:03:24.090 --> 02:03:25.860

Adam Wheeler: submit for plumbing a plaque is that.

1129

02:03:27.000 --> 02:03:33.810

Marlene Schubert: there's usually a final review and recommendation with the Dr B, but in this case, it may not be required or needed i'll let Kelly speak to that a

guest.

1130

02:03:34.770 --> 02:03:41.640

Kelly: Though so for three lot shorter plot, the director can request that the design review board review it.

1131

02:03:42.750 --> 02:03:51.210

Kelly: During and use application fees either you know, based on public comment or some other indications it's an optional review for the Dr be.

1132

02:03:51.690 --> 02:03:52.050

Okay.

1133

02:03:54.540 --> 02:03:56.280

Bob: there's a public comment on this one.

1134

02:03:57.510 --> 02:04:06.990

Kelly: i'm saying once they apply make land use application, if there is public comment, the director may ask that to design review board.

1135

02:04:08.010 --> 02:04:25.140

Kelly: review it yeah one circumstance that that may happen so for this meeting, I think it would be nice is is some mention of a recommendation that they move forward in the process to pre application.

1136

02:04:28.920 --> 02:04:32.190

Todd: I think we can get the approval and.

1137

02:04:34.440 --> 02:04:39.240

Todd: Of course, will have vicki's question, what do we need the signs, do we need to put our our.

1138

02:04:39.600 --> 02:04:41.250

Todd: yeah that's right our.

1139

02:04:49.200 --> 02:04:50.220

Adam Wheeler: way prefers on signs.

1140

02:04:52.680 --> 02:04:53.610

Adam Wheeler: If I can add that.

1141

02:04:54.150 --> 02:04:54.330

You.

1142

02:04:58.410 --> 02:05:03.900

Bob: know if you're gonna do conditions, you want to put the intersection there to just her with the frosting on the cake.

1143

02:05:05.460 --> 02:05:08.670

Todd: I don't know that I would want to read that read rise that to a condition.

1144

02:05:10.920 --> 02:05:11.220

Bob: Okay.

1145

02:05:18.720 --> 02:05:26.370

Kelly: So it's it's it's not really a recommendation for approval or approval with conditions.

1146

02:05:28.530 --> 02:05:39.780

Kelly: So there's not really a recommendation involved here, because it's not a land use determination really you're just providing them guidance, so I I did note.

1147

02:05:41.040 --> 02:05:50.820

Kelly: That your desire to focus any mitigation say for traffic, which you know with with adding.

1148

02:05:52.350 --> 02:06:14.430

Kelly: adding two more lots there would be some mitigation that would that would make sense, but to focus any mitigation for traffic on the intersection of akina and Springer edge or spring would rather than, say widening the road or store and with an emphasis on keeping that road narrow.

1149

02:06:15.660 --> 02:06:19.680

Kelly: Of course stuff will talk to the fire Marshal about that so.

1150

02:06:20.400 --> 02:06:26.850

Shawn: And I would say that we should just do approval, because the conditions that's just our preference it's not really a condition right.

1151

02:06:27.780 --> 02:06:28.710

Kelly: comments are.

1152

02:06:29.490 --> 02:06:31.050

Shawn: You saying that somewhere else, though.

1153

02:06:31.530 --> 02:06:31.980

This.

1154

02:06:33.240 --> 02:06:41.700

Kelly: yeah this worksheet is really made for review of a landing use application it's not really intended for this purpose yeah.

1155

02:06:41.760 --> 02:06:42.120

Shawn: till we.

1156

02:06:51.690 --> 02:06:53.670

Marlene Schubert: hate the spreadsheet I can't wait to redo it.

1157

02:06:57.510 --> 02:06:59.670

Marlene Schubert: Oh, forget yeah it didn't like me.

1158

02:07:01.920 --> 02:07:08.010

Marlene Schubert: Okay, so you're suggesting to not make it an approval with condition, but we did in the last one Is there something different about this, one that.

1159

02:07:09.930 --> 02:07:18.720

Shawn: For me, though, this isn't a condition right it's just something that we don't have a place for were approving it right, this Defense and the sign is not a condition and.

1160

02:07:18.780 --> 02:07:19.500

Marlene Schubert: it's like okay.

1161

02:07:19.710 --> 02:07:23.970

Marlene Schubert: So i'll have to change the other workbook that as well because that's exactly how we did it this.

1162

02:07:23.970 --> 02:07:24.510

Marlene Schubert: Last time.

1163

02:07:25.020 --> 02:07:26.370

Shawn: Well we're learning as we go.

1164

02:07:26.460 --> 02:07:27.180

Shawn: Right right.

1165

02:07:27.210 --> 02:07:28.110

Marlene Schubert: Absolutely yeah.

1166

02:07:28.230 --> 02:07:29.640

Marlene Schubert: Absolutely, so I.

1167

02:07:29.850 --> 02:07:30.540

Marlene Schubert: may be hearing.

1168

02:07:30.720 --> 02:07:32.340

Shawn: I didn't feel like this and they're.

1169

02:07:32.370 --> 02:07:35.160

Shawn: Very something's more specific than.

1170

02:07:35.610 --> 02:07:37.230

Marlene Schubert: That just a recommendation yeah.

1171

02:07:37.290 --> 02:07:39.780

Todd: Well back earlier, there is the natural area.

1172

02:07:41.100 --> 02:07:43.080

Todd: Category maybe that's where it should go.

1173

02:07:47.730 --> 02:07:48.150

Shawn: Right.

1174

02:07:48.840 --> 02:07:49.650

Todd: yeah right there.

1175

02:07:50.730 --> 02:07:54.300

Todd: meet the guidelines and the dmV suggest this use of signs over.

1176

02:07:55.710 --> 02:07:55.950

Marlene Schubert: yeah.

1177

02:07:57.090 --> 02:07:58.560

Marlene Schubert: I love this spreadsheet.

1178

02:08:00.960 --> 02:08:02.310

Marlene Schubert: Why, it keeps doing that.

1179

02:08:02.340 --> 02:08:05.160

Marlene Schubert: But keeps putting me in a box all right i'll fix that later sorry guys.

1180

02:08:05.910 --> 02:08:07.080

Bob: you're doing fine.

1181

02:08:07.320 --> 02:08:09.150

Marlene Schubert: I think I got what you wanted.

1182

02:08:09.240 --> 02:08:10.230

Todd: Yes, i'll perfect yep.

1183

02:08:10.260 --> 02:08:10.560

Marlene Schubert: Okay.

1184

02:08:10.980 --> 02:08:12.300

Todd: Great good good.

1185

02:08:13.140 --> 02:08:16.230

Marlene Schubert: All right, and we've marked it approved and again i'll get a signature from you later.

1186

02:08:16.590 --> 02:08:16.950

Todd: mm hmm.

1187

02:08:20.010 --> 02:08:20.580

Marlene Schubert: alrighty.

1188

02:08:22.680 --> 02:08:23.010

Adam Wheeler: Well, thank you.

1189

02:08:23.160 --> 02:08:24.240

Todd: Very good, thank you, Adam.

1190

02:08:24.750 --> 02:08:26.100

Adam Wheeler: yeah good to see you.

1191

02:08:26.880 --> 02:08:27.450

Todd: good to see you.

1192

02:08:28.050 --> 02:08:28.560

Kelly: Thank you.

1193

02:08:29.010 --> 02:08:29.520

Todd: Take care.

1194

02:08:29.640 --> 02:08:29.730

You.

1195

02:08:34.140 --> 02:08:35.370

Todd: Know you're you're caught.

1196

02:08:39.390 --> 02:08:41.100

Marlene Schubert: I can kick you out i've got power.

1197

02:08:44.880 --> 02:08:45.300

Adam Wheeler: Now.

1198

02:08:51.630 --> 02:08:58.140

Shawn: i'm Dave or i'd like to bring up something well whatever whenever there's time to bring up something.

1199

02:08:58.350 --> 02:09:05.610

Marlene Schubert: So, David had another meeting at four that he had to leave for and so he had heard at the beginning of the meeting Vicki had a question for him.

1200

02:09:06.450 --> 02:09:15.540

Marlene Schubert: Something I trees I can't remember what it was, but he asked that I captured that question, and he could answer it offline if possible unless it's something Kelly could address.

1201

02:09:15.990 --> 02:09:18.660

Vicki: No actually have three things.

1202

02:09:20.820 --> 02:09:24.660

Vicki: I think it was at the last meeting or the meeting before.

1203

02:09:25.710 --> 02:09:38.010

Vicki: We talked about whether or not we should review three lot short flats and the consensus seemed to be we didn't want to and then Dave.

1204

02:09:39.030 --> 02:10:03.480

Vicki: Had a recommendation for us that we you know the ordinance changing the order of the meetings was already to go to the Council and the recommendation from Dave at that point was that we kind of put that on a tight timeline to get the language about the short platts in that same ordinance.

1205

02:10:04.650 --> 02:10:11.100

Vicki: Then it I I heard feedback that planning Commission didn't want to do that, but.

1206

02:10:12.420 --> 02:10:21.330

Vicki: heather the planning director, maybe still did so I think we would like to know, are are we going to.

1207

02:10:22.920 --> 02:10:33.750

Vicki: Is the issue of the three lot of short platts going to be in that ordinance and when is that ordinance going to be sitting in front of the City Council for approval.

1208

02:10:34.320 --> 02:10:44.760

Vicki: Because there's there's some degree of urgency that I keep hearing undercurrents from the planning Commission that we, we want the new process in place, we want to start with that preamp.

1209

02:10:45.480 --> 02:10:54.120

Vicki: So that we don't get caught up like we did in something like a messenger house or maybe you know something on that big piece of property down an island down at.

1210

02:10:54.510 --> 02:11:08.940

Vicki: linwood or something so that's a long winded question number one, so we need to know where is that and when what's happening, and when is it on the City Council so that's number one number two is simple um.

1211

02:11:10.110 --> 02:11:20.100

Vicki: it's on the City Council agenda for tomorrow night, a development agreement with wintergreen basically circling around two things.

1212

02:11:21.420 --> 02:11:38.700

Vicki: One an agreement related to how the sewers going to be managed but number two it's asking the city council to commit to a specific project approval timeline to begin with a commitment for the planning Commission meeting.

1213

02:11:39.750 --> 02:11:43.800

Vicki: And so i've heard that that's not going to happen.

1214

02:11:44.940 --> 02:12:00.930

Vicki: So what's not going to happen is the planning Commission meeting on the 26 so if we could just have an email Marlene because we're kind of interested or i'm interested when is it going in front of the planning Commission Commission and when is the hearing examiner.

1215

02:12:03.210 --> 02:12:04.710

Shawn: Presentation or forward.

1216

02:12:06.330 --> 02:12:06.960

Vicki: well.

1217

02:12:07.350 --> 02:12:08.940

Vicki: I mean it's going down the.

1218

02:12:09.180 --> 02:12:19.800

Vicki: process and their next process was to go to the planning Commission and they've chosen to keep going so we would like to know when that's going to happen and we would like to know.

1219

02:12:20.700 --> 02:12:26.160

Vicki: I would like to know i'm sorry I shouldn't use the week, I would like to know when it's going to the hearing examiner.

1220

02:12:27.720 --> 02:12:35.070

Vicki: And then the last thing, and this has got to be a broader conversation, because I think this affects a ton of codes.

1221

02:12:36.750 --> 02:12:37.560

Vicki: The city.

1222

02:12:38.910 --> 02:12:42.390

Vicki: The Council was asked by the planning Commission.

1223

02:12:44.310 --> 02:12:46.080

Vicki: to please expedite.

1224

02:12:48.150 --> 02:12:54.000

Vicki: doing some sort of resolution ordinance something rather having to do with fire wise.

1225

02:12:54.960 --> 02:13:06.870

Vicki: And so what they have passed is something along the lines of a resolution I don't know the exact terminology, saying that the city will actively cooperate with the fire district.

1226

02:13:07.350 --> 02:13:19.470

Vicki: With fire wise regulations and those regulations affect and change perhaps some of the current existing codes about how a homeowner.

1227

02:13:19.980 --> 02:13:44.100

Vicki: Can can do their vegetate vegetation and cut and limb up the trees on their property so thinking about we just reviewed too short plants that aren't developed and we're all focused on save this tree save the trees save the trees and that may not be quite where the whole thing is headed.

1228

02:13:45.240 --> 02:13:58.350

Vicki: So i'm not, I guess, maybe we should put it on the agenda for the next meeting, where Dave can explain what the City Council did, and where he thinks that's going.

1229

02:13:59.700 --> 02:14:06.720

Vicki: And where do we have a part in that at all somewhere does that make sense.

1230

02:14:06.870 --> 02:14:07.140

Kelly: yeah.

1231

02:14:07.800 --> 02:14:10.890

Vicki: uh huh okay thanks Kelly yeah.

1232

02:14:11.070 --> 02:14:12.690

Kelly: Oh, I was at Council.

1233

02:14:13.110 --> 02:14:14.490

Vicki: For that discussion.

1234

02:14:14.820 --> 02:14:19.320

Kelly: i'm pretty familiar with that and to green on the city's product manager for that.

1235

02:14:22.080 --> 02:14:22.770

Kelly: So.

1236

02:14:23.400 --> 02:14:41.760

Vicki: And, and one of the things that would be an interesting thing is that we spend a lot of time, focusing on landmark trees and we have an arborist, but if you read fire wise it's far beyond focusing on single trees it's really more of a forestry management project.

1237

02:14:42.900 --> 02:14:47.610

Vicki: And so, how does that work, I mean where is the interface, I mean is.

1238

02:14:49.140 --> 02:15:02.250

Vicki: I understand the park district, would like to hire a forester to be able to

take care of their properties, but but should the city's to the arborists be involved in.

1239

02:15:03.330 --> 02:15:05.430

Vicki: Working with the fire department and really.

1240

02:15:06.570 --> 02:15:21.180

Vicki: Providing a Homeowners with forestry management advice advice or rules for their own property and should those rules extend to the fact, no more cedar roofs there aren't very many going in any way, but still.

1241

02:15:21.300 --> 02:15:22.890

Vicki: Should they all metals.

1242

02:15:23.460 --> 02:15:33.090

Kelly: cedar roofs are no longer permitted per fire code, and so did you watch the discussion or did you observe the discussion that Council.

1243

02:15:33.450 --> 02:15:38.790

Kelly: vote so that you know, there was quite a bit of discussion about whether.

1244

02:15:39.900 --> 02:15:40.470

Kelly: A.

1245

02:15:41.940 --> 02:15:44.190

Kelly: Professional arborists would have to be.

1246

02:15:45.810 --> 02:15:58.050

Kelly: would have to you know whether an applicant would have to pay a professional arborist and there's a lot of concern about while some citizens bainbridge island can afford such luxuries others can't and so.

1247

02:15:59.370 --> 02:16:01.050

Vicki: That was great yeah.

1248

02:16:01.740 --> 02:16:04.140

Vicki: And this all adds to the cost of development.

1249

02:16:05.160 --> 02:16:12.900

Vicki: yeah and the same thing would go for requiring Sam a metal metal ribs are more expensive than right asphalt yeah.

1250

02:16:13.800 --> 02:16:15.330

Kelly: yeah there was no I don't.

1251

02:16:15.390 --> 02:16:29.280

Kelly: Think I don't recall a discussion about metal roofs in here, but what I what I do recall is that David was sent back with certain kind of marching orders and was going to revise the ordinance.

1252

02:16:29.460 --> 02:16:36.990

Vicki: and bring it back right right okay so so Those were my Those are my questions OK.

1253

02:16:37.650 --> 02:16:41.490

Kelly: OK, I can certainly talk to him about those so he usually calls me after these unique.

1254

02:16:42.990 --> 02:16:44.670

Marlene Schubert: sean's got his hand race and then Bob.

1255

02:16:52.830 --> 02:16:57.000

Shawn: I know, last time we discussed that we were like maybe we don't need to review short pots.

1256

02:16:58.020 --> 02:16:59.490

Shawn: of three or less.

1257

02:16:59.880 --> 02:17:11.280

Shawn: I was originally on board with that and but i'm wondering, and I know this isn't the way it currently is, but I wanted to kind of like get a feeling or read from the group because, on this one that we just reviewed that.

1258

02:17:12.360 --> 02:17:16.890

Shawn: On springwood one developer is building.

1259

02:17:18.510 --> 02:17:22.890

Shawn: On all three the same types of houses basically right so.

1260

02:17:24.600 --> 02:17:32.280

Shawn: My understanding was that we didn't have control over the short plots because in theory, you could sell off each slot and somebody can come and do whatever they want with it right.

1261

02:17:32.940 --> 02:17:41.190

Shawn: But this feels like this weird loophole where if a developer is owning it and there's some short planning it and then they're also doing the builds.

1262

02:17:41.520 --> 02:17:58.560

Shawn: For each that that should come through that those those build should come through the dmv then it's like this weird because we would look at it, if it was a larger if it was a long time right we've we've looked at the exact same thing and so it's something that feels like a little.

1263

02:17:59.580 --> 02:18:05.820

Shawn: I don't know, I understand that we can't tell someone what they can and can't build when they buy it themselves, but if the developer is.

1264

02:18:07.740 --> 02:18:17.910

Shawn: Developing the whole split up and then selling them individually individually, if it does that feels like it should fall under Dr P, then from a from a house design standpoint.

1265

02:18:18.930 --> 02:18:19.530

Shawn: thoughts.

1266

02:18:21.870 --> 02:18:28.980

Vicki: Well, an example of that Sean is, as you drive up Madison headed towards valley on the east side of the road.

1267

02:18:29.730 --> 02:18:36.030

Vicki: There are, there are three obviously same builder exact alignment.

1268

02:18:36.240 --> 02:18:37.680

Shawn: You know not Madison.

1269

02:18:38.070 --> 02:18:39.960

Vicki: On Madison yeah yeah.

1270

02:18:40.320 --> 02:18:40.830

yeah.

1271

02:18:41.970 --> 02:18:42.300

uh huh.

1272

02:18:43.500 --> 02:18:50.970

Shawn: For me it's like this should be this loophole, where we kind of need to know in advance what the developer, who owns the starter plan is.

1273

02:18:51.630 --> 02:18:57.990

Shawn: Long term intention is right if you're a family and you're dividing it up and you're selling to teach your kids and everyone gets to do what they want.

1274

02:18:58.740 --> 02:19:07.380

Shawn: that's kind of beyond our scope, but if it is something that's going to like be basically a cookie cutter stamp or whatever it is a cohesive design.

1275

02:19:08.640 --> 02:19:17.520

Shawn: a cohesive design process thought process across the thing like to your point on Madison I totally feel like that should fall within Dr be.

1276

02:19:19.050 --> 02:19:21.510

Shawn: Beyond the beyond the just.

1277

02:19:23.190 --> 02:19:23.670

The plant.

1278

02:19:24.750 --> 02:19:31.560

Shawn: So i'm just wondering if the group feels that way and if they do what it would take from like Dave and just how we could sort of.

1279

02:19:33.630 --> 02:19:39.570

Shawn: yeah because I feel like this we're constantly trying to work against and I I did see what the plan of the.

1280

02:19:39.930 --> 02:19:43.200

Shawn: office already you know through permit and it's.

1281

02:19:44.730 --> 02:19:50.430

Shawn: Definitely not something that we would, as a Dr be like promote doing three of you so.

1282

02:19:53.250 --> 02:19:54.360

Shawn: it's putting out to the group.

1283

02:19:55.440 --> 02:20:03.030

Todd: yeah it would be putting some something behind that diversity in house design guideline, you know.

1284

02:20:03.270 --> 02:20:05.220

Todd: it's a guideline mean the.

1285

02:20:05.340 --> 02:20:12.480

Todd: The the subdivision but if it never comes back, how is enforced right.

1286

02:20:13.290 --> 02:20:22.500

Shawn: Right, so what i'm saying is subdivision regardless of the size if it's subdivision quick, can we make it a list of possible centers, and that is.

1287

02:20:23.640 --> 02:20:38.280

Shawn: owned by developers split by developer and developed the way they would do once you know the size that we definitely have we already have access to, and why, why would why wouldn't we have access.

1288

02:20:41.670 --> 02:20:41.940

Vicki: and

1289

02:20:42.060 --> 02:20:43.290

Shawn: Why wouldn't have to go through.

1290

02:20:43.290 --> 02:20:53.010

Shawn: The same standards, you know the same Dr design, you know or words, why wouldn't they have why wouldn't they be liable, are we, you know why wouldn't they be to me it's like.

1291

02:20:53.460 --> 02:20:54.570

Todd: How does the same standard.

1292

02:20:54.570 --> 02:21:01.980

Shawn: He should it should if you're if it's if it's the same developer during the same little thing then we said we should have access to that.

1293

02:21:02.670 --> 02:21:02.970

Todd: uh huh.

1294

02:21:04.320 --> 02:21:09.240

Shawn: I just don't know how to make that happen or if, then, if people don't agree that's that's totally cool to.

1295

02:21:10.980 --> 02:21:12.030

Vicki: Maybe the first thing.

1296

02:21:12.030 --> 02:21:14.970

Vicki: to do is to get the answer from Dave what did they do with that.

1297

02:21:14.970 --> 02:21:24.240

Vicki: ordinance because if they've set that ordinance aside to modify it and we're having second thoughts about this, we need to say no for.

1298

02:21:24.810 --> 02:21:31.170

Vicki: skip the modification put the ordinance as it was originally written in front of the Council, get it signed.

1299

02:21:31.860 --> 02:21:42.900

Vicki: So we need to know like where is that ordinance sitting right now, because kind of what you're tracking with Sean Kim Osman on the planning Commission was saying no.

1300

02:21:43.560 --> 02:21:55.680

Vicki: Get the ordinance approved for the Council as it is currently written which which did not include elimination of three lot short plots, so we need to know what's happened to it.

1301

02:21:57.840 --> 02:21:58.470

Todd: We say that.

1302

02:21:58.530 --> 02:22:01.980

Shawn: One but step two is still like how.

1303

02:22:02.250 --> 02:22:03.930

Vicki: The intention of tackling.

1304

02:22:04.470 --> 02:22:14.790

Shawn: And to me there's to just be a clear filter like are you selling the locks and letting people do what they want, because then we don't have to look at it, but if you're doing a build out.

1305

02:22:16.320 --> 02:22:22.170

Shawn: them and you're building out on all of them that you've subdivided and it should absolutely flow through the tarp.

1306

02:22:23.280 --> 02:22:30.660

Shawn: Because, then it becomes this weird loophole where you could get a lot of you know, smart developers will be like we don't even have to go through the Derby because we just.

1307

02:22:31.170 --> 02:22:31.440

Shawn: Do it.

1308

02:22:32.430 --> 02:22:38.430

Shawn: And you stayed under it they get to do whatever whatever little hearts desire.

1309

02:22:39.300 --> 02:22:40.770

Kelly: So I want to clarify that.

1310

02:22:42.420 --> 02:22:57.450

Kelly: One one couldn't do a series of short plats you know, so if you're concerned about somebody getting around the subdivision standards because they do a series of two or three lot short plots all next to each other that can't happen.

1311

02:22:59.910 --> 02:23:16.170

Shawn: And that's great so now, but I still think like I know the same developers doing the three that we just looked at and i'm guessing you know I still think to me it's the number doesn't matter it's it's the intent of how your subdivision so the size of it to me doesn't matter.

1312

02:23:17.640 --> 02:23:19.470

Shawn: And I don't think it should matter.

1313

02:23:19.800 --> 02:23:21.030

Todd: Maybe the repetition.

1314

02:23:21.480 --> 02:23:26.310

Shawn: it's the repetition right and it's the quality right in terms of how our standards are.

1315

02:23:30.180 --> 02:23:31.200

Shawn: And that's my little rant.

1316

02:23:34.980 --> 02:23:35.580

Good point.

1317

02:23:37.020 --> 02:23:38.310

Marlene Schubert: Well, I hope you have your hand raised.

1318

02:23:42.810 --> 02:23:51.390

Bob: yeah I certainly I certainly concur with Sean I have a real I was the one that voted against the changing the submission thing.

1319

02:23:52.200 --> 02:24:02.430

Bob: To me, and you know, keep in mind, I have a strong general contracting background site work and stuff and I just know from my own experience that there's so much stuff that can happen and.

1320

02:24:03.450 --> 02:24:12.090

Bob: i'd like to have some control over on the Dr B, but that's me that I concur with Sean because what's happening nowadays also as you've got a lot of.

1321

02:24:12.450 --> 02:24:29.250

Bob: Hedge funds that are going out and just buying houses like they are in bremerston and they're the you know they get a developer, and they just buy all these houses and rework and it's all under a developer, so I certainly agree with them um yeah it's.

1322

02:24:31.380 --> 02:24:32.970

Bob: Just a couple of days ago and.

1323

02:24:33.990 --> 02:24:44.100

Bob: And, for whatever reason he he told me that the powers to be say that that agreements not going through don't worry about it because I didn't worry about it, I read it, and I looked at the.

1324

02:24:44.640 --> 02:24:49.050

Bob: it's a very biased agreement of course between Mr Smith and the city.

1325

02:24:49.620 --> 02:25:03.000

Bob: And I think they have a requirement that they can complete that the city's got to review in permit and 30 days, of course, that kind of scared me also but I don't know Jill told me not don't worry about it but it's not gonna pass I can't tell.

1326

02:25:03.030 --> 02:25:03.840

Vicki: You I.

1327

02:25:04.440 --> 02:25:04.770

Am.

1328

02:25:07.020 --> 02:25:09.090

Bob: But this in the second thing was that.

1329

02:25:10.260 --> 02:25:18.510

Bob: He said, in the same breath, he said no, as the ordinances going through as as is they're not going to make any changes at the time.

1330

02:25:19.530 --> 02:25:21.330

Bob: 30 days ago but.

1331

02:25:21.360 --> 02:25:23.370

Bob: I didn't ask him for anything.

1332

02:25:23.730 --> 02:25:28.680

Vicki: So so Joe told you that the ordinance was going to as it stands.

1333

02:25:28.950 --> 02:25:29.580

Bob: that's correct.

1334

02:25:29.730 --> 02:25:32.730

Vicki: Okay, well then, then, then the only thing we need to know.

1335

02:25:34.980 --> 02:25:39.330

Vicki: Is what day is it in front of what agenda is it on what date.

1336

02:25:39.900 --> 02:25:41.010

Bob: Leslie might know.

1337

02:25:42.870 --> 02:25:43.800

Vicki: Allegedly snyder.

1338

02:25:44.220 --> 02:25:44.520

yeah.

1339

02:25:45.690 --> 02:25:46.500

Vicki: She with this.

1340

02:25:47.070 --> 02:25:48.780

Marlene Schubert: yeah she has her hands raised actually.

1341

02:25:48.870 --> 02:25:50.610

Vicki: Oh cool okay hi Leslie.

1342

02:25:54.060 --> 02:25:54.630

Leslie: So.

1343

02:25:55.890 --> 02:26:06.510

Leslie: There is the wintergreen development agreement is on the agenda for tomorrow night, but I just want to put it in context because I had a long discussion with the city manager about it.

1344

02:26:06.990 --> 02:26:15.060

Leslie: So what is the development agreement so far is completely one side that the city has not had any chance to.

1345

02:26:16.500 --> 02:26:25.320

Leslie: They don't even the city does staff doesn't want to look at it before City Council gives them the okay to look at it so that's what the decision is tomorrow night.

1346

02:26:25.770 --> 02:26:44.760

Leslie: Is it's not okay in the the given it's not all King David Smith version of the Development Agreement it's giving the staff, the okay to look at it analyze it come up with staffs recommendation for their version of it, and then it might come back in front of Council at that point.

1347

02:26:46.410 --> 02:26:46.950

Vicki: that's great.

1348

02:26:47.910 --> 02:26:49.560

Bob: And they just follow the process.

1349

02:26:52.260 --> 02:26:59.850

Leslie: Well, so the the city manager Blair has had a lot of experience with development agreements in his past.

1350

02:27:00.300 --> 02:27:14.010

Leslie: And a development agreement doesn't allow you to get out of the process, so it doesn't give you a get out of jail free card for any of the requirements that would otherwise be in place what it does do is.

1351

02:27:15.450 --> 02:27:21.600

Leslie: it's it's a collaboration sort of up to get additional.

1352

02:27:24.180 --> 02:27:28.230

Leslie: sort of offers from the developer for.

1353

02:27:29.550 --> 02:27:46.290

Leslie: i'm not clear on what what the developer gets out of it actually to be honest, but it basically gets it in front of Council and Council gets a chance to talk about it, and you know normally Council has no say in anything before it goes through the entire.

1354

02:27:46.320 --> 02:27:47.430

Vicki: track right.

1355

02:27:48.210 --> 02:27:54.900

Leslie: And so, this development agreement doesn't get them out of any requirements, but it does.

1356

02:27:56.400 --> 02:28:08.190

Leslie: For instance, the planning Commission or the planning Director or whatever, a chance to hear what Council thinks about it and then supposedly, this is the part I don't understand yet.

1357

02:28:08.820 --> 02:28:18.510

Leslie: Supposedly, it also gives the developer, assuming that everything goes through, it gives them sort of a timeline more of an assurance of.

1358

02:28:19.740 --> 02:28:29.400

Leslie: A smoother process once they get the green light, because there is this sort of given get built into the development agreement, so it.

1359

02:28:29.970 --> 02:28:38.700

Leslie: Is create some efficiency in the system for the developer, and I know that's not i'm not communicating it well enough and that's because I don't understand it well enough yet.

1360

02:28:40.230 --> 02:28:49.500

Todd: Right, I mean, I think the concern this group has his development agreements can be helpful and they can be efficient, but the developer needs to be.

1361

02:28:49.920 --> 02:29:00.030

Todd: helpful and efficient and part of the team and that's certainly not what we saw in dealing with this group before, so I think that's our cautionary note, but.

1362

02:29:00.150 --> 02:29:03.420

Todd: I think that's also been made before.

1363

02:29:05.280 --> 02:29:05.550

Leslie: Right.

1364

02:29:05.880 --> 02:29:18.420

Vicki: So then Leslie going to the the other ordinance that's the one that has the new process, putting the pre ap is step one do you happen to know I mean planning Commission approved it.

1365

02:29:19.530 --> 02:29:30.300

Vicki: Do you happen to know when it's on the Council agenda it's it's completely written all the whereas is everything it's all done it's just need your approval, do you know when that's on the agenda.

1366

02:29:31.620 --> 02:29:31.920

Vicki: Okay.

1367

02:29:32.250 --> 02:29:33.120

Leslie: I don't.

1368

02:29:35.760 --> 02:29:36.600

Leslie: yeah I don't.

1369

02:29:37.800 --> 02:29:46.680

Vicki: Okay, well, maybe tomorrow night if we listen doesn't Blair put up that list of here's the possible next things and maybe we'll see it on that.

1370

02:29:47.520 --> 02:29:48.720

Leslie: Right and.

1371

02:29:48.990 --> 02:29:51.660

Leslie: i'm assuming that it would go on a business meeting.

1372

02:29:52.860 --> 02:29:53.310

Vicki: Right.

1373

02:29:53.910 --> 02:30:01.380

Leslie: But maybe it would come to a study session, just to make sure that we understand you know what the goals are and all that and.

1374

02:30:01.860 --> 02:30:15.120

Leslie: You know, it might come to a space session, and then it would go to a business meeting or it might just go straight to a business meeting and then you know we either pass it or we don't and then it goes to a consent agenda kind of a thing okay.

1375

02:30:15.600 --> 02:30:16.590

Vicki: All right, thank you.

1376

02:30:17.940 --> 02:30:23.130

Bob: And I assume it's the project is gets shot down by the examiner.

1377

02:30:24.180 --> 02:30:26.880

Bob: Then, is that agreement, then, is nolan boyd.

1378

02:30:30.510 --> 02:30:42.090

Leslie: Well, whatever the hearing examiner says is true right it it you can't go forward with something that's not legal so all of the normal hurdles still have to get.

1379

02:30:43.320 --> 02:30:51.720

Leslie: get done and that's why i'm i'm still a little fuzzy about what the what the benefits to the developer are.

1380

02:30:52.950 --> 02:31:00.330

Leslie: But what I do think is important is that Council gets to think about it, talk about it give staff direction.

1381

02:31:01.350 --> 02:31:06.690

Leslie: and thereby you know have some way of.

1382

02:31:07.710 --> 02:31:18.750

Leslie: participating in the conversation because normally Council doesn't get any part in the decision right there's there's no way for Council to wade way in like with the you know with the winds the hotel.

1383

02:31:18.780 --> 02:31:20.430

Vicki: Council never had any chicken.

1384

02:31:22.830 --> 02:31:27.240

Bob: I would the console know anything about wintergreen who's going to explain it to them.

1385

02:31:31.260 --> 02:31:36.630

Leslie: So i'm gonna i'm not going to answer that question because i'm going to be stepping way further out than I.

1386

02:31:36.630 --> 02:31:45.270

Leslie: understand what you know I am interested in development agreements, and so you know i'm i'm going to definitely.

1387

02:31:45.900 --> 02:31:56.130

Leslie: At least at this moment in the way I understand things say yes, I want staff to look at that development agreement and come up with your own analysis of it because i'm very interested in them generally.

1388

02:31:59.430 --> 02:32:00.750

Leslie: But I need to know a lot more.

1389

02:32:01.350 --> 02:32:03.960

Bob: very bad agreement that's, all I can say it's horrible.

1390

02:32:04.320 --> 02:32:04.920

Leslie: yeah.

1391

02:32:05.700 --> 02:32:09.540

Leslie: We wouldn't we wouldn't be agreeing to this agreement, it would be the starting.

1392

02:32:10.830 --> 02:32:16.980

Bob: i'm just saying it's a horrible with Raymond i've never seen something like that, before i've seen some with this one what.

1393

02:32:17.490 --> 02:32:21.630

Vicki: Bob Bob That was the developers take at the agreement.

1394

02:32:22.680 --> 02:32:23.220

Vicki: The ones.

1395

02:32:23.310 --> 02:32:40.860

Vicki: yeah the ones that i've worked with their collaboratively developed between, say, the planning Commission the developer say the design review board before a draft would even get to the Council so it's very cohesive versus one sided.

1396

02:32:42.180 --> 02:32:45.930

Bob: Working on development agreements, this is the worst one i've ever seen in my career.

1397

02:32:52.470 --> 02:32:55.560

Marlene Schubert: Okay, so.

1398

02:32:55.770 --> 02:33:04.560

Marlene Schubert: Just an update if you guys want to move forward on the general project update, I can tell you that we have a concept.

1399

02:33:05.100 --> 02:33:17.250

Marlene Schubert: At scheduled for okay September six is a holiday, I think we had a month or so ago decided, as a group that you guys did want a makeup meeting or a special meeting on the seventh.

1400

02:33:18.840 --> 02:33:35.010

Marlene Schubert: And so I will get my coworker to facilitate monitor that meeting, because I won't be here, and right now on the calendar for that meeting is a short plat consent conceptual proposal review for a short plan on park.

1401

02:33:37.410 --> 02:33:46.230

Marlene Schubert: And then the following meeting, which would be the 20th of September, the only thing I have right now, and it cannot it's kind of fluid it can move to wherever it's best suited.

1402

02:33:47.010 --> 02:33:52.860

Marlene Schubert: But that designed for bainbridge framework was going to come back again and kind of give you guys a little bit of a I think another little.

1403

02:33:53.970 --> 02:33:56.700

Marlene Schubert: tutorial or whatever on what's what's going on with the website.

1404

02:33:57.840 --> 02:33:58.800

Marlene Schubert: Well that's all I know.

1405

02:34:00.000 --> 02:34:09.030

Vicki: that's bad and then that's another question for Dave because they were supposed to be giving us a true red line.

1406

02:34:10.080 --> 02:34:21.840

Vicki: Of the design for bainbridge book to match the ordinance and I thought we were promised that red line and mid August, if you had said something I wouldn't it

wouldn't have come to my mind.

1407

02:34:24.420 --> 02:34:29.760

Vicki: So maybe what you can just see the ordinances the ordinance we think it is.

1408

02:34:32.460 --> 02:34:35.250

Vicki: So that take that on to the ordinance issue.

1409

02:34:35.700 --> 02:34:37.290

Vicki: where's the where's the red line.

1410

02:34:42.570 --> 02:34:47.280

Vicki: we're being very ordinary today i'm sorry Marlene I am being ordinary.

1411

02:34:49.140 --> 02:34:50.640

Marlene Schubert: that's okay I just pass it to Kelly.

1412

02:34:56.220 --> 02:34:56.820

Vicki: Oh sorry.

1413

02:34:58.350 --> 02:35:08.460

Shawn: We kind of we kind of went sideways with the wintergreen, but I do want some actionable steps, or maybe I misheard them in terms of my my want of.

1414

02:35:10.170 --> 02:35:19.080

Shawn: Short platts for if a developer, is doing the whole night, like, I want to know if we agree on that, and if we are what our steps are and.

1415

02:35:23.250 --> 02:35:27.300

Vicki: I think, maybe, maybe Sean if we put that on.

1416

02:35:28.320 --> 02:35:46.500

Vicki: But we need to know what dave's done he hasn't done it personally but where does the ordinance stand and if it looks like they were trying to rewrite rewrite it to delete the short platts than Dave should hear that we're having very strong second thoughts well.

1417

02:35:46.650 --> 02:35:52.140

Todd: Do we just want to say, you know that, as it was written was very thoughtful

and very.

1418

02:35:54.390 --> 02:35:57.480

Todd: thoughtful took a lot of time, so let's just keep it at that.

1419

02:35:58.680 --> 02:36:06.750

Todd: And, and we will continue to decide whether or not to remove the short plan from our responsibility just don't don't don't.

1420

02:36:07.140 --> 02:36:10.170

Vicki: slow down the other one because slow it down right.

1421

02:36:10.410 --> 02:36:16.140

Vicki: But should we put the short plant conversation on the seventh agenda yeah yeah yeah.

1422

02:36:16.920 --> 02:36:22.770

Todd: So we everyone has a time to think about it, and we can also think about you know I think the I think the.

1423

02:36:24.450 --> 02:36:27.420

Todd: The problem, not the problem, but the trick with that john or the.

1424

02:36:27.750 --> 02:36:30.360

Todd: Or the process would be identifying.

1425

02:36:30.870 --> 02:36:35.760

Todd: The conditions that would would that would make a compulsory that we review it.

1426

02:36:36.240 --> 02:36:37.650

Shawn: Right, what would trigger it.

1427

02:36:37.830 --> 02:36:40.140

Todd: yeah yeah, how do we define.

1428

02:36:41.370 --> 02:36:41.730

Todd: You know.

1429

02:36:42.750 --> 02:36:46.620

Todd: spec home development or or some other you know legal term for that.

1430

02:36:48.090 --> 02:36:51.030

Shawn: Totally probably not my strength, but.

1431

02:36:51.090 --> 02:36:52.110

Todd: Definitely not my.

1432

02:36:54.570 --> 02:36:58.830

Shawn: yeah, but I do think it's I do feel it's important thing to figure out.

1433

02:37:02.760 --> 02:37:03.270

Todd: Definitely.

1434

02:37:03.660 --> 02:37:13.200

Shawn: So I mean this isn't the platform for that so It just seems nevermind okay so wintergreen thing is like is just like mind blowing to me right now.

1435

02:37:15.150 --> 02:37:16.980

Shawn: Moving on anything else.

1436

02:37:21.450 --> 02:37:22.860

Marlene Schubert: That was it for the agenda.

1437

02:37:23.100 --> 02:37:24.180

Marlene Schubert: Mr co chair.

1438

02:37:25.080 --> 02:37:27.180

Todd: Though well, thank you know I mean, I think.

1439

02:37:29.550 --> 02:37:42.660

Todd: For me and the affordable house question I think that's something that, as a community, we have to solve, and you know it's definitely an issue and the way that every browser the wintergreen project has been going.

1440

02:37:43.980 --> 02:37:44.970

Todd: Just highlights that.

1441

02:37:46.230 --> 02:37:50.700

Todd: Some something else for us to think about well.

1442

02:37:50.730 --> 02:37:53.730

Vicki: Remember what I told you that I was going to send that.

1443

02:37:54.030 --> 02:37:57.630

Vicki: letter, and I think I sent you all copies of the letter that I sent.

1444

02:37:58.350 --> 02:38:11.640

Vicki: it's interesting how that letter is kind of gone a little underground and it's ended up in a whole bunch of places that I wouldn't wouldn't have thought about it would end up in and people call me and asked what what he what is going on.

1445

02:38:12.210 --> 02:38:18.810

Vicki: So people are are they of course, the ones who call are the ones who are pro affordable housing.

1446

02:38:19.290 --> 02:38:24.360

Vicki: Right and they they they like for sure.

1447

02:38:25.980 --> 02:38:44.130

Vicki: trying to get the city and parks and the school district together to talk about the land that they collectively control it's all owned by the taxpayers, they control it and to see where there's possibilities and Peter bank knutson the school superintendent told me that there's.

1448

02:38:45.150 --> 02:38:48.030

Vicki: A law working its way through Olympia.

1449

02:38:49.050 --> 02:38:57.600

Vicki: Because currently currently you can't build anything but a school school property but there's a piece of legislation, moving slowly, of course, along Olympia.

1450

02:38:58.050 --> 02:39:06.270

Vicki: That would allow school districts, to build staff housing on property they own, which I thought was an interesting twist.

1451

02:39:06.900 --> 02:39:16.050

Vicki: So the banbridge folks have been the board's been lobbying for that, and of course it wouldn't they wouldn't be able to build to the magnitude of.

1452

02:39:16.890 --> 02:39:24.150

Vicki: You know kind of what we were talking broad based, and you have to be a school employee to live in this housing, that it was an interesting idea.

1453

02:39:24.810 --> 02:39:30.180

Todd: So ya know and that that's one aspect of conversations i've been having.

1454

02:39:31.200 --> 02:39:37.500

Todd: You know, imagine the recruiting power, the city and the fire departments at the police department have.

1455

02:39:38.790 --> 02:39:46.050

Todd: To say you know we have these units, but, but it has to be mixed in with other you know, a multi family really multi.

1456

02:39:48.540 --> 02:39:51.780

Todd: You know about a development that addresses a lot of issues.

1457

02:39:53.190 --> 02:39:59.700

Todd: And how do we get that to be you know it'd be great to get that Community funded and Community manager, but it's a big it's a big undertaking.

1458

02:40:00.420 --> 02:40:03.780

Vicki: Right well in one at one of the other things that.

1459

02:40:05.250 --> 02:40:14.910

Vicki: If you if you if you want to dial into the last City Council meeting, I think it was the last one, there was a long conversation about the city buying the flir.

1460

02:40:16.350 --> 02:40:18.270

Vicki: off of the mobile home park.

1461

02:40:20.550 --> 02:40:28.920

Vicki: And, but but philosophically what the problem is, is this the city is looking at Oh well, we can sell that then to a developer.

1462

02:40:30.240 --> 02:40:42.690

Vicki: For affordable housing, but what that's doing is it's burdening and affordable housing project to for affordable housing guy to be able to do it and be able to even break even.

1463

02:40:43.500 --> 02:40:56.100

Vicki: you're burdening and with more costs, so why would you force them to buy the bonus density he's building affordable housing don't burden the project with unnecessary things that's that's me talking.

1464

02:40:57.990 --> 02:41:07.140

Vicki: You know don't don't charge them latecomer fees for the sewer I mean because I mean don't do those kinds of things, because it just felt as a project.

1465

02:41:08.040 --> 02:41:18.300

Shawn: But it's all will and to add about it's like it's never going to work if we keep like swinging the BAT for developer, putting it on the developer like that's to todd's point like.

1466

02:41:18.390 --> 02:41:19.260

Shawn: This is the House in.

1467

02:41:19.890 --> 02:41:25.410

Shawn: The city house to put them, they have to put the money where their mouth is right if they're serious about affordable housing.

1468

02:41:26.190 --> 02:41:26.790

Shawn: Community.

1469

02:41:27.150 --> 02:41:29.520

Todd: wintergreen Community it doesn't have to be just the city.

1470

02:41:30.390 --> 02:41:31.170

Shawn: It can be a common.

1471

02:41:31.200 --> 02:41:35.190

Todd: Plenty of developers there's plenty of investors and developers that live here.

1472

02:41:35.550 --> 02:41:38.580

Shawn: It can be a combination, but it's still hot, I mean it would it would.

1473

02:41:39.600 --> 02:41:54.060

Shawn: It would go, I think it would be better if there was some some sort of I don't want to say law, but if there was some thing that actually wasn't just Community driven maquis pushing that if it was coming from the city Government itself, I think it would it would go further.

1474

02:41:54.390 --> 02:41:56.040

Vicki: See what's interesting about it.

1475

02:41:56.040 --> 02:41:58.080

Vicki: Is a school district has passed.

1476

02:41:58.110 --> 02:42:10.260

Vicki: \$200 million worth of bonds and built facilities over the last 10 years and that's all on our tax dollar so if you're doing an affordable housing project there's an income stream.

1477

02:42:11.310 --> 02:42:26.760

Vicki: To cover bond costs on affordable housing be at rent or somebody is making a mortgage mortgage payment so it's not like you're building a school where the taxpayers have to pay for the whole thing we're only paying for a fraction of it.

1478

02:42:27.240 --> 02:42:27.720

Vicki: And we just.

1479

02:42:27.930 --> 02:42:33.630

Vicki: wrap our minds around that fraction, and this is doable I think if our hearts in it.

1480

02:42:35.430 --> 02:42:38.340

Todd: hmm yeah i'm you have your hand raised.

1481

02:42:38.640 --> 02:42:42.030

Shawn: wintergreen is definitely not heart their heart is not in it.

1482

02:42:43.920 --> 02:42:44.880

Bob: Oh Shaw and.

1483

02:42:48.360 --> 02:42:50.730

Bob: I certainly concur with everything that was said.

1484

02:42:51.540 --> 02:42:53.640

Bob: The city doesn't do anything about city council.

1485

02:42:53.640 --> 02:43:03.390

Bob: Approval and that requires the Community and use the word your hearts gotta be in it, I hope that the heart is ended up rich i'm not convinced, I hope it is.

1486

02:43:04.080 --> 02:43:24.450

Bob: Just an fyi i'm working with a couple with an architect, and in a major supply house major national supply house on i'm getting some details on what a zero lot line would frame design looks like I know what it's supposed to look like and.

1487

02:43:25.680 --> 02:43:35.040

Bob: i'm getting some information from people that do 00 outline stuff out of La that's where it was developed back in 2005 this whole idea.

1488

02:43:35.850 --> 02:43:42.180

Bob: Because the city's not requiring the correct detail and I know that probably.

1489

02:43:42.750 --> 02:43:48.300

Bob: might be minutia to you guys, but for me as a contractor I don't like it because I don't like a developer.

1490

02:43:48.630 --> 02:44:04.020

Bob: going in for a zero lot lines subdivision on the requiring 90 days Max for approval, when we have to do 120 on regular building and they turn around and they don't put in expansion joints is called for on a zero outline.

1491

02:44:04.620 --> 02:44:11.850

Bob: Project that's not right, it costs money to put expansion joints in and make them look architecturally pleasing and.

1492

02:44:13.170 --> 02:44:20.790

Bob: I just like to see people like such as Mr Smith doing it properly, and the city's not requiring them to do it properly.

1493

02:44:21.510 --> 02:44:22.230

Todd: So that's.

1494

02:44:22.530 --> 02:44:35.160

Todd: You know that's what we need to drill down on these projects is we don't need the the sketch up model of you know, the pre design stuff we can have that.

1495

02:44:35.670 --> 02:44:38.640

Todd: But I want to know what does it look like between the two units.

1496

02:44:39.330 --> 02:44:44.850

Todd: Right and then How does that, how do you play that back on the whole development because.

1497

02:44:45.930 --> 02:44:49.980

Todd: It has the potential to fundamentally change every the whole look of that development.

1498

02:44:51.690 --> 02:44:54.030

Todd: And with a good designer it would enhance the design.

1499

02:44:54.480 --> 02:45:01.680

Bob: Now there's an architect you're darn right and then this architect is in La didn't work with these for aeons um.

1500

02:45:02.640 --> 02:45:11.790

Bob: It was a recommended architect from this supply house that sells expansion joints and I listened to a podcast on architectural record which was just absolutely excellent.

1501

02:45:12.480 --> 02:45:20.520

Bob: But right now, I see a continuous been cheating on her grand I see no expansion joints between the units.

1502

02:45:21.480 --> 02:45:31.680

Bob: It raises the cost because you've got expansion joints and then you've got a layer composition rough between the expansion joints not between one building in.

1503

02:45:32.160 --> 02:45:48.780

Bob: To the other and that's not that way and same thing with the saws they've got no expansion joints what they do is they put a space, and then they bang a one by over the front of it that's how they do it and that's not that's not what a zero outline architectural detail.

1504

02:45:49.920 --> 02:45:56.520

Bob: looks like and I don't think the city of Cambridge understands that so I want to get some backup to Sean.

1505

02:45:57.600 --> 02:46:00.240

Bob: educate him I had to get well yeah.

1506

02:46:03.990 --> 02:46:07.860

Todd: Okay, how are we doing we're getting close to time we'll finish a few minutes early.

1507

02:46:08.580 --> 02:46:10.260

Marlene Schubert: Know we're actually behind a little.

1508

02:46:11.790 --> 02:46:12.240

Todd: five.

1509

02:46:12.750 --> 02:46:15.540

Marlene Schubert: Yes, but the agenda looked like we were going to get out of here at.

1510

02:46:15.540 --> 02:46:16.860

Todd: Five oh.

1511

02:46:17.730 --> 02:46:19.020

Marlene Schubert: No we're good we're good.

1512

02:46:19.170 --> 02:46:22.290

Vicki: At Nice nice nice meeting Todd.

1513

02:46:22.650 --> 02:46:23.790

Todd: it's all self inflicted.

1514

02:46:26.100 --> 02:46:27.210

Shawn: Great job your.

1515

02:46:27.810 --> 02:46:28.290

Vicki: job.

1516

02:46:28.470 --> 02:46:29.880

Todd: I can only do it with your support.

1517

02:46:30.030 --> 02:46:30.450

Todd: Thank you.

1518

02:46:32.490 --> 02:46:34.200

Todd: Okay, have a great.

1519

02:46:34.680 --> 02:46:36.870

Shawn: response felt so natural.

1520

02:46:40.620 --> 02:46:43.380

Vicki: Everybody watch the City Council meeting tomorrow night.

1521

02:46:44.640 --> 02:46:45.630

Todd: We should have a view party.

1522

02:46:46.710 --> 02:46:47.340

Vicki: Okay.

1523

02:46:48.390 --> 02:46:48.900

Vicki: yeah.

1524

02:46:50.460 --> 02:46:50.970

Vicki: Okay.

1525

02:46:51.300 --> 02:46:51.720

Todd: Very good.

1526

02:46:56.130 --> 02:46:57.690

Shawn: Oh you're right no quorum yeah.

1527

02:46:58.650 --> 02:46:59.310

Vicki: I know.

1528

02:47:02.160 --> 02:47:04.020

Todd: People organize to get to the meeting we.

1529

02:47:04.050 --> 02:47:04.560

Todd: Never have.

1530

02:47:05.940 --> 02:47:07.260

Todd: offline when things.

1531

02:47:10.560 --> 02:47:10.860

Shawn: Are.

1532

02:47:12.540 --> 02:47:13.920

Shawn: not working, we just go okay bye.