

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – September 20, 2021
DS Swiggets 6 ([PLN52091 DRB-CON](#))
Michael Short Plat ([PLN51269 DRB](#))
662 Park Short Plat ([PLN52023 DRB-DG](#))
New/Old Business
 Sub-committee Code Changes Update
 General Project Update
 Board Member Issues/Concerns
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Joe Dunstan called the meeting to order at 2:03 PM. Committee Members in attendance were Vicki Clayton, Michael Loverich, Todd Thiel, and Bob Russell. Shawn Parks was absent and excused. City Council member Leslie Schneider was present. City Staff present were Planning Manager David Greetham, Senior Planner Kelly Tayara, Associate Planner Ellen Fairleigh, and Administrative Specialist Marlene Schubert who monitored recording and prepared minutes.

The agenda was reviewed. Michael Loverich stated he worked on Michael Short Plat project four years ago and the project being presented is a different version. Todd Thiel disclosed that his company is working with Green Canopy so he abstained from comments on DS Swiggets 6 project.

Review and Approval of Minutes – September 20, 2021

Motion: I move to approve the DRB minutes from September 20th meeting.
Russell/Thiel: Passed Unanimously

DS Swiggets 6 ([PLN52091 DRB-CON](#))
#1 Conceptual Proposal Review Meeting
Discussion only

Michael Short Plat ([PLN51269 DRB](#))
#1 Conceptual Proposal Review Meeting
Discussion only

662 Park Short Plat ([PLN52023 DRB-DG](#))
#2 Design Guidance Review Meeting
See attached Design for Bainbridge SUBDIVISION Worksheet FINAL - 662 Park SP 10182021

with this Departure: DRB has reviewed applicants request for departure for perimeter buffer on the south side. DRB has found 17.12.040C 1-5 conditions have been satisfied and agrees with said departure request.

New/Old Business

- Update: Sub-committee "code changes" for project review process-David Greetham
- Update: General Project Update-David Greetham
- Board Member Issues/Concerns
 - Site Data Analysis site and program data requirements were discussed
 - Joint Planning Commission/Design Review Board Committee to review BIMC & Comprehensive Plan
 - Vicki, Bob, and Joe agreed to be assigned to joint committee
 - Marlene committed to send draft Design for Bainbridge worksheet without subdivision sections included
 - Board Members requested to add the following items to November 1, 2021, meeting agenda:
 - Project Review Improvements
 - Departures
 - Worksheet diet
 - Portal
 - Complexities in projects

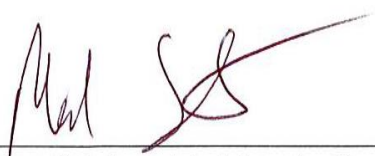
Adjourn

The meeting was adjourned at 5:28 PM.

Approved by:



Joseph Dunstan, Chair



Marlene Schubert, Administrative Specialist



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: 663 Park Short Plat
PROJECT ADDRESS or PARCEL: 4113-001-003-0100
DATE: 10-08-2021
PROJECT PLANNER: Ellen Fairleigh
Design Review Board Meeting Dates: 100821 (DG)

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

- 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: 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:

The Park Avenue character (Rural by Design) along the frontage will be maintained by voluntarily retaining the healthy trees along the road way. A roadside buffer is not required and the frontage is not counted in Natural Space as that is met elsewhere on the site and dimensions do not meet Natural Space minimum dimensions.

DRB Discussion:

Agreed

GREEN STREET (subdivision interior streets - page 59)

Applicant Response:

There are no interior streets, only a shared driveway.

DRB Discussion:

Agreed

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

Applicant Response:

There are no interior streets in this Plat, only a shared driveway. This driveway will have the characteristics of a Rural Green Street.

- a. 12' max. width, to minimize impervious surface
- b. Landscaping along the edge to soften, with runoff into landscaped areas and rain garden.
- c. NA - no slopes
- d. Rain garden in Natural Area at entry will be integrated in to landscape
- e. Driveway will be walkable with minimum traffic. Great play area for kids!
- f. Existing trees at entry will shade driveway and new screen hedge along south side will shade also.

DRB Discussion:

Agreed



DESIGN for BAINBRIDGE SUBDIVISION WORKSHEET Bainbridge Island, Washington

SUBDIVISION GUIDELINES

ISLAND CHARACTER: PRESERVE AND MAINTAIN ISLAND CHARACTER

Applicant Response:

The island character will be maintained along the frontage by voluntarily retaining the healthy trees along the roadway. This will screen the homes. Homes will have simple volumetric forms that tie in with the island vernacular.

DRB Discussion:

Agreed

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

Applicant Response:

Homes screened by trees along the roadway will match the existing neighborhood context along Park. The homes will have similar footprint and square footage to existing properties along Park and in the neighborhood.

DRB Discussion:

Agreed

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 consists of existing vegetation as part of the perimeter buffer, a stand of mature trees at the southern end of the property and a group of established trees on the north side of the driveway entry, and a large sequoia on the north edge of the property. The trees along the property lines all tie in with existing stands of neighboring properties maintaining ecological connectivity and aesthetic integrity.

DRB Discussion:

Agreed



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:

As a previously developed site there are no original site conditions that have not been affected by historical development. The trees on site are mainly mature landscape trees planted as part of previous development. These are preserved as part of the natural area, see above.

DRB Discussion:

Agreed

HISTORIC AND CULTURAL RESOURCES: PRESERVE IMPORTANT HISTORIC AND CULTURAL RESOURCES

Applicant Response:

There are no important historic or cultural resources on the site.

DRB Discussion:

Agreed

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

Applicant Response:

Due to the small size of the property stormwater will be hard to manage with infiltration and dispersion. A rain garden will clean stormwater before discharging into existing surrounding systems.

DRB Discussion:

Agreed

SEPTIC SYSTEMS: MINIMIZE IMPACT OF SEPTIC FACILITIES

Applicant Response:

This is a sewer served property. There will be no septic systems.

DRB Discussion:

Agreed



DESIGN for BAINBRIDGE SUBDIVISION WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

Water conservation will be managed with efficient plumbing fixtures.

Natural and adapted landscape planting to reduce need for irrigation.

DRB Discussion:

DRB would encourage native plants or ornamentals adapted to Pacific NW climate.

COMMUNITY SPACE: PROMOTE A SHARED SENSE OF COMMUNITY

Applicant Response:

While Community space is not required in a Short Subdivision a community space is provided at the center of this cluster of 3 homes. All the homes look onto the space and will have access to it for shared activities such as vegetable gardening, gathering, play etc.

DRB Discussion:

DRB appreciates the inclusion of a community space.

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:

Homesites are clustered around the community space and have less than 25' separation. Vehicles are limited to the perimeter of the project.

DRB Discussion:

DRB appreciate vehicles limited to perimeter of the project.



DESIGN for BAINBRIDGE SUBDIVISION WORKSHEET Bainbridge Island, Washington

SOLAR ACCESS: PROVIDE SOLAR ACCESS FOR WELLBEING AND ENERGY PRODUCTION

Applicant Response:

With the homesites clustered around the open community space solar access is provided. The second story roofs of the homes will provide locations to mount photovoltaic panels with reasonable, though limited by the shade of retained trees, solar access for energy generation.

DRB Discussion:

Agreed

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

Applicant Response:

Pathways will interconnect the homes to each other and the community open space and the vehicular access to connect the neighborhood network of walkable streets and trails.

DRB Discussion:

Agreed

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

Applicant Response:

The driveway access is at the perimeter of the site with garages located adjacent to the driveway minimizing the presence of vehicles on the homesites and the community space.

DRB Discussion:

Agreed



DESIGN for BAINBRIDGE SUBDIVISION WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

The homesites are shaped to accommodate the house, the detached garage and on one homesite an ADU and accessory structure (wood-shop/barn)

DRB Discussion:

Agreed

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

Applicant Response:

There will be:

- two larger homes (approx 2,500sf gross)
- one midsize home (1,600sf max, net)
- one ADU (900sf max, net)

providing diversity of visual appearance and affordability.

DRB Discussion:

DRB believes this meets the diversity of homes requirements in the comprehensive plan.

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

Applicant Response:

The houses will be screened from the street matching the existing condition of the site and other homes along Park, maintaining the rural feel of the neighborhood. The homes on the site front the community space to create a sense of neighborliness.

DRB Discussion:

DRB appreciates the neighborhood character is being maintained.



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

This project is recommended for:

Approval X

DRB recommends that natural area to be delineated with inward-facing signage at the code required distance of 50' instead of fencing.

Approval with the following conditions: ☐

Denial with the following deficiencies: ☐

Departures:

DRB has reviewed applicants request for departure for perimeter buffer on the south side. DRB has found 17.12.040C 1-5 conditions have been satisfied and agrees with said departure request.

SIGNATURE: _____

Chair, Design Review Board

DATE: 10-18-2021

Attendee Report

Report Generated:

10/19/2021 23:08

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered
Design Review Board Regular Meeting	915 4793 3356	10/18/2021 13:44	225	11
		Unique Viewers	Total Users	Max Concurrent Views
		11	29	0

Host Details

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Marlene Schubert	mschubert@bainbridgewa.gov	10/18/2021 13:44	10/18/2021 17:29	226

Panelist Details

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Todd	todd.thiel@cobicommittee.ema	10/18/2021 14:03	10/18/2021 17:28	206
Bob	bob.russell@cobicommittee.em	10/18/2021 13:50	10/18/2021 17:28	219
Rik Langendoen	rik.langendoen@gmail.com	10/18/2021 14:57	10/18/2021 15:38	42
Rik Langendoen	rik.langendoen@gmail.com	10/18/2021 16:49	10/18/2021 16:49	1
Joseph	joseph.dunstan@cobicommitter	10/18/2021 13:47	10/18/2021 17:28	222
Kyle Kutz	kylekutz@greencanopy.com	10/18/2021 14:07	10/18/2021 14:55	49
Michael	michael.loverich@cobicommitte	10/18/2021 13:58	10/18/2021 17:28	211
Clif Swiggett	cswiggett@gmail.com	10/18/2021 14:07	10/18/2021 14:55	48
Justin Hooks	justin@greencanopy.com	10/18/2021 14:07	10/18/2021 14:55	48
Kelly	ktayara@bainbridgewa.gov	10/18/2021 14:02	10/18/2021 14:56	54
Ellen	efairleigh@bainbridgewa.gov	10/18/2021 14:13	10/18/2021 16:35	143
Mercury Michael	mercury@charterrealestate.con	10/18/2021 14:57	10/18/2021 15:39	43
Jonathan	jd@davisstudioad.com	10/18/2021 15:41	10/18/2021 16:33	53
Adam Wheeler	adam@brownewheeler.com	10/18/2021 14:08	10/18/2021 14:55	48
David	dgreetham@bainbridgewa.gov	10/18/2021 13:59	10/18/2021 15:55	117
Vicki	vicki.clayton@cobicommittee.ei	10/18/2021 13:53	10/18/2021 17:28	216
Sam Lai - Green Canopy	greencanopy@greencanopy.cor	10/18/2021 14:07	10/18/2021 14:55	48

Attendee Details

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Rik Langendoen	rik.langendoen@gmail.com	10/18/2021 14:03	10/18/2021 14:57	55
Kyle Kutz	kylekutz@greencanopy.com	10/18/2021 14:03	10/18/2021 14:07	4
Leslie Schneider	Lachneider@bainbridgewa.gov	10/18/2021 14:03	10/18/2021 17:28	206
Clif Swiggett	cswiggett@gmail.com	10/18/2021 14:02	10/18/2021 14:07	5
Justin Hooks	justin@greencanopy.com	10/18/2021 14:02	10/18/2021 14:07	5
Sarah Blossom	smblossom92@gmail.com	10/18/2021 15:00	10/18/2021 15:40	41
Mercury Michael	mercury@charterrealestate.con	10/18/2021 14:07	10/18/2021 14:57	50
T Baldwin	baldwint152@gmail.com	10/18/2021 14:03	10/18/2021 17:28	206
Jonathan	jd@davisstudioad.com	10/18/2021 15:00	10/18/2021 15:41	41
Adam Wheeler	adam@brownewheeler.com	10/18/2021 14:02	10/18/2021 14:08	6
Sam Lai - Green Canopy	greencanopy@greencanopy.cor	10/18/2021 14:03	10/18/2021 14:07	5

WEBVTT

1

00:00:04.620 --> 00:00:19.590

Joseph: Okay um Thank you okay good afternoon everybody, my name is Joe dunston on the current chair of the design review board for bainbridge island and I welcome you to the October 18 Dr be meaning.

2

00:00:21.090 --> 00:00:28.200

Joseph: We have on the agenda today a couple of looks like three short plaques I believe and.

3

00:00:29.430 --> 00:00:38.940

Joseph: So we're going to be reviewing those projects, and I would like to make sure everybody knows that we have a quorum today.

4

00:00:39.570 --> 00:00:48.120

Joseph: And i'm here from the Chair of the Dr be Bob Russell is here vicki clayton is here and Michael leverage is here.

5

00:00:48.930 --> 00:00:56.760

Joseph: And Marlene schubert who's our administrative assistant is also here um, so I think we have a quorum okay.

6

00:00:57.750 --> 00:01:18.690

Joseph: As we looked at the projects that I outlined there the park short plot Michael short plant in the year so gets six I guess it's called um does anybody have any relationships or concerns knowing anybody on any of those projects in any relationship they'd like to obligate now.

7

00:01:20.310 --> 00:01:22.230

Joseph: yeah i'm Michael do you.

8

00:01:22.680 --> 00:01:24.090

Michael: I yeah I.

9

00:01:25.350 --> 00:01:37.950

Michael: worked on the Michael sort black about four years ago, but I have not worked on it, since then, so it's, this is a different version but in case my name ever came up on any of this.

10

00:01:39.000 --> 00:01:39.330

Michael: You know.

11

00:01:40.080 --> 00:01:42.180

Joseph: Okay, thank you very much that's good to know.

12

00:01:42.360 --> 00:01:43.140

Todd: and Joe.

13

00:01:43.560 --> 00:01:47.970

Todd: Yes, I am our firm is working with green canopy.

14

00:01:49.350 --> 00:01:54.390

Todd: So we will be i'll be abstaining from comments on that project.

15

00:01:55.410 --> 00:02:03.810

Joseph: and green canopy okay all right, well, thank you, thanks for letting me know and appreciate those concerns just make sure we know what's out there.

16

00:02:04.350 --> 00:02:17.880

Joseph: Okay, very good um we have, I noticed Marlene that, along with the Minutes from the last meeting I believe September 20 and know you also inserted the.

17

00:02:19.050 --> 00:02:26.430

Joseph: transcripts from the meeting is that a new something new, the city is doing these days or.

18

00:02:26.850 --> 00:02:33.810

Marlene Schubert: i've been doing that for quite a few months that's why our agenda packets, or I should say our Minutes packets, or you know hundreds of pages long.

19

00:02:33.990 --> 00:02:34.500

Joseph: As it always.

20

00:02:35.490 --> 00:02:40.470

Marlene Schubert: not always, I think, trying to remember when I started it might have been in a couple months ago.

21

00:02:40.500 --> 00:02:41.460

Joseph: Four months ago right.

22

00:02:42.090 --> 00:02:47.700

Joseph: Okay well i'm just wondering if that was something that was encouraged with the city, are you just doing it once in a while, or was it.

23

00:02:48.030 --> 00:03:02.790

Marlene Schubert: No it's it's going to be done, going forward it wasn't something we had, I think the transcription services were just added to zoom not that long ago, you know within the last few months, and so, once that was added, we decided to include that is part of the Minutes package okay great.

24

00:03:02.850 --> 00:03:20.250

Joseph: I think that's a good transparency thing to do, thank you Okay, so we do have a minute to prove for September 20 does anybody have any questions about those are any comments changes additions I don't see anybody's hand up.

25

00:03:21.570 --> 00:03:30.840

Joseph: I don't see Todd on the list either, so there is okay i'm gonna have a motion to approve the Minutes on it.

26

00:03:31.800 --> 00:03:37.230

Bob: moved to a proven minutes Derby minutes from what is it the October 11 meeting.

27

00:03:40.290 --> 00:03:44.430

Joseph: i'm not sure it's the October 11 meeting I think it's the.

28

00:03:44.700 --> 00:03:45.420

Bob: phones well.

29

00:03:46.050 --> 00:03:49.860

Joseph: I think it's the one before that does haven't come up good I think it's September 20.

30

00:03:51.150 --> 00:03:56.670

Bob: Okay September I approved motion to approve the September 20 minutes from the.

31

00:03:58.380 --> 00:03:59.370

Joseph: Entire second.

32

00:04:04.140 --> 00:04:07.560

Joseph: Okay i'm all in favor say Aye.

33

00:04:09.000 --> 00:04:22.080

Joseph: Okay, thank you very much okay so we're a couple minutes ahead, I see kelly's on here Kelly is there, somebody from the from the applicant, it will be joining us or.

34

00:04:22.350 --> 00:04:24.330

Kelly: This should be a gentleman named kyle.

35

00:04:26.100 --> 00:04:27.180

Kelly: Last name is.

36

00:04:29.670 --> 00:04:32.130

Marlene Schubert: I am promoting Mr coots right now.

37

00:04:34.560 --> 00:04:35.010

Kelly: Okay.

38

00:04:38.760 --> 00:04:43.410

Kelly: And perhaps he can tell us if he has anybody else that you'd like for.

39

00:04:44.670 --> 00:04:48.390

Kyle Kutz: Other thanks for letting me in, and it was coots good job Marlene.

40

00:04:50.640 --> 00:04:54.900

Kyle Kutz: I have a couple of people joining us justin hooks he's our VP of construction.

41

00:04:56.040 --> 00:04:58.500

Kyle Kutz: cliff so we get who's one of the owners.

42

00:04:59.550 --> 00:05:06.090

Kyle Kutz: And then, Sam lie, who is a Co founder of green canopy who, I think, is joining.

43

00:05:07.110 --> 00:05:07.410

Joseph: Okay.

44

00:05:07.470 --> 00:05:09.780

Marlene Schubert: I have just promoted those people that you listed.

45

00:05:10.440 --> 00:05:11.730

Kyle Kutz: And then, Adam wheeler.

46

00:05:12.960 --> 00:05:13.500

Kyle Kutz: as well.

47

00:05:14.580 --> 00:05:15.810

Joseph: Okay sounds great.

48

00:05:17.130 --> 00:05:18.420

Joseph: Okay Hello everybody.

49

00:05:19.680 --> 00:05:37.800

Joseph: Thanks for coming in today okay um maybe we could have Kelly start us off about the project, a little bit and then kyle, would you be the one that would be leading the discussion yeah okay good Kelly, why don't you course, give us some background, if you would please.

50

00:05:38.880 --> 00:05:50.850

Kelly: Okay Well, this is a conceptual review by the design review board of a proposal to create a Community with six single family homes and six accessory dwelling units.

51

00:05:51.330 --> 00:06:11.820

Kelly: There isn't information yet with regard to whether this is a subdivision proposal or multifamily proposals and a single lot or or some kind of combination of those so I conceptual review, this is an opportunity for the design review board to share the objectives of the review.

52

00:06:12.330 --> 00:06:18.690

Kelly: process and the design standards, of course, and complaint goals and policies with the applicant.

53

00:06:20.070 --> 00:06:20.460

Okay.

54

00:06:21.930 --> 00:06:22.500

Joseph: Great.

55

00:06:23.880 --> 00:06:25.410

Joseph: Okay, Carl would you like to.

56

00:06:26.640 --> 00:06:29.370

Joseph: You know, start us off here, please yeah.

57

00:06:29.460 --> 00:06:37.560

Kyle Kutz: Sure um first of all, introduce myself and kyle coots i'm a design project manager at being can't be homes been there for about three years now.

58

00:06:39.060 --> 00:06:46.560

Kyle Kutz: Jay justin hooks down below he's our VP of construction and Sam lies our co founder one of our co founders, I should say.

59

00:06:48.420 --> 00:07:00.450

Kyle Kutz: And then cliff is joining us he is he's the owner and then Adam wheeler is our civil engineer, I assume, most of you have heard of him so.

60

00:07:02.280 --> 00:07:07.770

Kyle Kutz: Do we have the PDF that I sent to Kelly slash Marlene.

61

00:07:09.870 --> 00:07:10.380

sure.

62

00:07:13.320 --> 00:07:16.560

Kyle Kutz: i'm also able to pull it up if that's easier.

63

00:07:17.490 --> 00:07:20.610

Marlene Schubert: So Kelly is it uploaded or is it something I got recently.

64

00:07:23.820 --> 00:07:27.120

Marlene Schubert: Because i'm only seeing two documents uploaded right now to to.

65

00:07:28.410 --> 00:07:28.950

Marlene Schubert: The permit.

66

00:07:32.550 --> 00:07:34.710

Marlene Schubert: The statement of intent and then the packet.

67

00:07:35.280 --> 00:07:36.090

David: Go you're on mute.

68

00:07:37.590 --> 00:07:42.420

Kelly: Sorry, I haven't uploaded anything, since we received the original.

69

00:07:45.840 --> 00:07:51.990

Kelly: I don't know if there was a presentation that should have been sent to Marlene but I wasn't CC done anything.

70

00:07:52.320 --> 00:07:58.230

Kyle Kutz: No it's just those two documents, the PDF has just a couple pages of photos inside context.

71

00:07:58.590 --> 00:07:59.040

Because.

72

00:08:00.060 --> 00:08:04.200

Kelly: what's in the file what what's in smart out Marlene.

73

00:08:04.320 --> 00:08:05.790

Joseph: Okay, there we go.

74

00:08:06.000 --> 00:08:11.100

Marlene Schubert: Okay, we want to start here kyle with the statement of 10 or would you rather me open the other packet.

75

00:08:11.610 --> 00:08:13.140

Kyle Kutz: We can we can talk about this for sure.

76

00:08:14.730 --> 00:08:30.390

Kyle Kutz: I guess, we can start and i'd like to pivot a little bit to Sam or justin to talk about green canopy as a company as a in our philosophies as a whole, and then we can then dress how we apply plan to apply those to these this project.

77

00:08:31.680 --> 00:08:32.340

Kyle Kutz: J or Sam.

78

00:08:34.050 --> 00:08:34.740

Kyle Kutz: knows goes.

79

00:08:36.540 --> 00:08:38.760

Justin Hooks: Thanks guys i'm just i'm the VP of construction.

80

00:08:40.200 --> 00:08:57.750

Justin Hooks: And with the company for about 10 years began it was founded was 12 years ago we're mission driven organization, where we build homes relationships and businesses to generate communities environments, we build in the Seattle area also important.

81

00:08:58.980 --> 00:09:06.780

Justin Hooks: All of our homes are adopting certified for projects in the state of Washington first advantage certified and then instead of Oregon.

82

00:09:08.070 --> 00:09:09.870

Justin Hooks: we're also very fortunate to.

83

00:09:11.010 --> 00:09:16.560

Justin Hooks: be the developer, and the general contractor for the phase three grow project on bainbridge island.

84

00:09:18.000 --> 00:09:20.490

Justin Hooks: In to work with Adam and Jonathan Davis locally.

85

00:09:21.930 --> 00:09:29.220

Justin Hooks: we're we're very excited to be working with the swing it's on this project it's exciting, for us, we are partnering with them.

86

00:09:29.760 --> 00:09:40.470

Justin Hooks: And we're hopeful to to move forward and and and create a beautiful super sustainable Community on the island, I know we're short on time, so I will kick it back over to kyle.

87

00:09:42.270 --> 00:09:42.660

Kyle Kutz: It Jay.

88

00:09:44.250 --> 00:09:58.350

Kyle Kutz: yeah so together with cliff we we ran through this and talked about this a lot and we've all been to the site several times and it's very much a Northwest Pacific Northwest forest and we are.

89

00:09:58.890 --> 00:10:07.500

Kyle Kutz: drawn to this idea of can we make this sort of a Community campsite not necessarily we don't wait on a country there bulldoze everything you want to lightly touch everything.

90

00:10:08.040 --> 00:10:16.710

Kyle Kutz: Make it sort of a disperse the homes as much as we can around the existing trees around the existing natural infrastructure to touch lightly.

91

00:10:17.280 --> 00:10:33.120

Kyle Kutz: there's a simple way of putting it, and so our that's our intent for this project is to come in and touch it as lightly, as we can, while still providing homes and experiences for livelihoods on the island, so.

92

00:10:34.680 --> 00:10:39.210

Kyle Kutz: If we want to go is the other PDF available just with the site context.

93

00:10:45.300 --> 00:10:54.930

Kyle Kutz: So where the site is two parcels sandwiched between crystal crystal springs drive and northeast baker hill road it's about six acres in total.

94

00:10:56.070 --> 00:11:07.530

Kyle Kutz: To answer the question that was asked, previously, we are planning a long subdivision application for this to get the six individual homes, with six detached accessory dwelling units.

95

00:11:09.990 --> 00:11:19.020

Kyle Kutz: So are on into we're ignoring the or two it's only a small portion of the sites are using our one for the calculation of the density calculation.

96

00:11:20.250 --> 00:11:28.200

Kyle Kutz: side is served by Kevin can you add water there's no sewer on site, or on the roads are planning on an.

97

00:11:29.550 --> 00:11:30.840

Kyle Kutz: onsite septic system.

98

00:11:32.670 --> 00:11:39.090

Kyle Kutz: let's see what else about the site like I said it's heavily what are you can see from this photo it's just covered entries it's it's a beautiful sight.

99

00:11:40.170 --> 00:11:49.380

Kyle Kutz: It from notes from baker hill road there's an access road that comes down and then there's a pretty steep slope if you go to the next slide next page.

100

00:11:53.550 --> 00:11:55.860

Kyle Kutz: So that's that access drive coming from baker hill road.

101

00:11:57.240 --> 00:12:06.060

Kyle Kutz: And then just it's more photos of the site and then it does actually decide to actually touch the water for about 10 feet of width at the water, not a lot, but it does.

102

00:12:08.580 --> 00:12:12.570

Kyle Kutz: And then again there's some some photos of what it's like in the canopy it's.

103

00:12:14.040 --> 00:12:14.790

Kyle Kutz: Quite beautiful.

104

00:12:16.320 --> 00:12:22.710

Kyle Kutz: And so we want to again try and preserve this as much as we can, while still being able to provide some homes on the island.

105

00:12:23.940 --> 00:12:24.840

Kyle Kutz: Go one more page.

106

00:12:28.860 --> 00:12:37.110

Kyle Kutz: We go so coming from from the East from baker hill road we've got an access easement to the SAP that goes to the south property.

107

00:12:37.860 --> 00:12:45.480

Kyle Kutz: That is existing there's a road there you saw those in the photos there's a potential for erosion hazard steep slope along that area.

108

00:12:46.350 --> 00:13:04.710

Kyle Kutz: And then it I say it gets flatter the site's never flat but it's the flattest part of the site in the middle there and then we have a wetland delineation report that's that shows we have some wetlands towards the West, the site and then keep if we keep going West there's a.

109

00:13:06.030 --> 00:13:07.440

Kyle Kutz: Very large cliff.

110

00:13:08.760 --> 00:13:13.470

Kyle Kutz: separating us a bluff I suppose it's everything else from the water and the properties down below.

111

00:13:14.580 --> 00:13:18.480

Kyle Kutz: You can see there's a slight section that's a general depiction of what's going on.

112

00:13:20.310 --> 00:13:27.810

Kyle Kutz: And so from from our perspective there's really only one real logical place to develop on this land.

113

00:13:28.890 --> 00:13:31.350

Kyle Kutz: Ignoring rather not ignoring but.

114

00:13:32.430 --> 00:13:51.630

Kyle Kutz: We can't can't and don't really want to build an erosion hazard areas to cross the road anyway, and then we're locked in on the West, side by the the wetlands over there, with an older buffers so there's really a small area of the lots that we think are appropriate to develop on.

115

00:13:57.810 --> 00:14:02.550

Kyle Kutz: What else about the site I think that's that's sort of it.

116

00:14:03.900 --> 00:14:13.830

Joseph: Can you go back to the picture showing a Jason uses their further back yeah like right there may be yeah okay yeah.

117

00:14:14.970 --> 00:14:15.930

Joseph: So look at that.

118

00:14:17.250 --> 00:14:29.640

Kyle Kutz: yeah there's there's not much, and you know walking through the site there's not really any indication you can't feel the presence of other homes on the site and then with our the required buffers will have and setbacks I.

119

00:14:30.840 --> 00:14:35.400

Kyle Kutz: don't imagine neighbors really realizing where they're when we're when we're done anyway so.

120

00:14:38.070 --> 00:14:56.940

Joseph: Can you speak in general terms, just briefly you say you want to go live on the land, you said, the comments like that can you elaborate on that a little bit it's a very trade area you're going to have to remove some trees to do you know some some housing and whatnot.

121

00:14:58.680 --> 00:15:02.970

Joseph: So you're trying to minimize that or what just some general concept there.

122

00:15:03.240 --> 00:15:04.200

Kyle Kutz: yeah so.

123

00:15:05.670 --> 00:15:09.180

Kyle Kutz: The very last page of this We actually had the arborist go out and.

124

00:15:09.270 --> 00:15:09.840

Joseph: tag.

125

00:15:09.990 --> 00:15:13.620

Kyle Kutz: All the trees and our proposed around the proposed area.

126

00:15:13.950 --> 00:15:16.380

Kyle Kutz: We have a whole table of dimensions and.

127

00:15:16.620 --> 00:15:23.640

Kyle Kutz: locations and what we want to do is find the exceptional trees and I use that word we're probably.

128

00:15:24.210 --> 00:15:32.190

Kyle Kutz: Significant I guess is the word that they use and beverage but the really truly awesome trees and trying to build around those you know if we can.

129

00:15:32.760 --> 00:15:48.450

Kyle Kutz: avoid cutting those down that that's that's really the goal we know that we can't just you know, take a pool noodle of a building and Sullivan there, but it will be very contextual where the homes are are placed on the home sites themselves.

130

00:15:49.800 --> 00:16:02.820

Kyle Kutz: I think the plotting of it plotting of it will be pretty regularly near but being able to go in and adjust according to typography and according to where these trees are is going to be very important that we keep in.

131

00:16:03.840 --> 00:16:05.340

Kyle Kutz: To keep to our statement of intent.

132

00:16:07.140 --> 00:16:08.400

Joseph: So, as long as we're on the.

133

00:16:10.200 --> 00:16:14.940

Joseph: concept of trees, he does have a landmark tree ordinance.

134

00:16:15.150 --> 00:16:28.710

Joseph: That we are reading right now and building and trying to define and put together, so if you're not aware that just letting you know that that's in the works, can you want to look at that and see what he wants to go with that in the future.

135

00:16:28.770 --> 00:16:29.400

Kyle Kutz: Just so you know.

136

00:16:29.760 --> 00:16:30.630

Joseph: What the goals are.

137

00:16:31.710 --> 00:16:32.580

Joseph: Secondly.

138

00:16:33.600 --> 00:16:38.160

Joseph: I don't know if you familiar with the design for bainbridge manual.

139

00:16:38.430 --> 00:16:47.400

Joseph: yep that's okay so on page 12 I believe it is, is when they talk about things the information we need to decide analysis in a number of units.

140

00:16:47.910 --> 00:17:04.350

Joseph: parking photos a lot of things you have here one of the items that we want at least, but the design review or excuse me, the guidance review meeting we'd like to know where the sixth century larger dth trees are in that Center area.

141

00:17:04.650 --> 00:17:18.630

Joseph: yeah that's that's possible I don't know if all those dots or that or not, but we'd want to be looking they're just not you can take some of those out to those homes, we just want to know where they are and count them and keep them, you know, so we know what's going on.

142

00:17:19.050 --> 00:17:19.380

yeah.

143

00:17:20.610 --> 00:17:38.820

Kyle Kutz: there's we have an excel file that has to know sorry 400 trees in that area in March I don't know off the top of my head if they are six inch or if they were 10 or 11 inch OK for telling 12 I believe so, have to go back and look at that, but that is good to know.

144

00:17:39.720 --> 00:17:46.080

Joseph: So we just want to work with you to you minimize as much as we can, but also like in the homes, you want to build.

145

00:17:46.410 --> 00:17:48.510

Joseph: And when you want to build them, you know so.

146

00:17:48.870 --> 00:17:52.590

Joseph: yeah okay i'm assuming there's one access on baker hill.

147

00:17:53.220 --> 00:17:54.300

Kyle Kutz: Yes, okay.

148

00:17:55.020 --> 00:18:04.560

Joseph: And the last question I have before we turn it over to the people and the dmV you're obviously trying to cluster just because of the erosion at the.

149

00:18:05.520 --> 00:18:12.540

Joseph: cliffs and the erosion area there but you're trying to cluster in that middle piece, there are you doing a cluster design or if you thought that through yeah.

150

00:18:13.320 --> 00:18:18.750

Kyle Kutz: we're not we're not we're not proposing that at this time, we have looked at it enough that we can get.

151

00:18:19.950 --> 00:18:32.280

Kyle Kutz: All of our home sites and the setbacks from that in that spot in that area without requiring any sort of departure, so that, from what we will we can tell from what we know at this point so.

152

00:18:33.750 --> 00:18:37.320

Kyle Kutz: It will look clustered, I suppose, but relative to the site.

153

00:18:38.520 --> 00:18:45.210

Kyle Kutz: But you know that also helps again it feeds into our desire to touch lightly, we have one road, it will be a cul de sac.

154

00:18:47.220 --> 00:19:00.630

Kyle Kutz: And we're not going to have a bunch of driveways going off in the middle of nowhere, and you know, not a lot of paving reducing on payment, we can so keeping everything tight and in the in the Center in a central location helps produce.

155

00:19:01.710 --> 00:19:06.570

Kyle Kutz: utility runs all all all the pavement we need otherwise so and.

156

00:19:07.800 --> 00:19:12.570

Joseph: And then that little easement on their barriers that would give you access to the water.

157

00:19:14.340 --> 00:19:14.880

Kyle Kutz: Yes.

158

00:19:16.050 --> 00:19:17.310

Joseph: On a trail or something.

159

00:19:17.490 --> 00:19:22.800

Kyle Kutz: It is very, very steep we've we jokingly say we're going to build a zip line there.

160

00:19:24.090 --> 00:19:38.520

Kyle Kutz: But it's something we're actually looking at just trying to figure out what, if anything we can do we actually met with the neighbor when I did my sidewalk that is adjacent to that and that the easement was taken off their property and.

161

00:19:39.900 --> 00:19:47.190

Kyle Kutz: She was like oh OK cool so we'll see we'll see if we can get something to work there, so we'll see it would be great if we could but.

162

00:19:49.080 --> 00:19:52.710

Kyle Kutz: it's going to be a challenge, just because of how steep it is okay.

163

00:19:53.460 --> 00:19:59.700

Joseph: um any other comments from the dmv any questions anybody else have any comments or questions they'd like to ask.

164

00:20:04.680 --> 00:20:07.200

Joseph: So somebody said, if I thought, well, maybe not.

165

00:20:10.200 --> 00:20:12.120

Vicki: Joe I think I put my hand up.

166

00:20:13.770 --> 00:20:21.870

Vicki: For the applicant piece of information if you if you go a little bit North up on the hill there's a street called roads and.

167

00:20:22.920 --> 00:20:25.290

Vicki: And that's a cul de SAC that comes down.

168

00:20:25.500 --> 00:20:42.300

Vicki: And there is a wooden staircase the same principle steep bluff comes down, maybe 3030 some feet vertically and then access is the beach down past crystal springs, so you might kind of look at that.

169

00:20:42.360 --> 00:20:43.620

Kyle Kutz: Okay that's good to know.

170

00:20:43.710 --> 00:20:44.040

Vicki: Thank you.

171

00:20:45.600 --> 00:20:50.280

Joseph: You access roads it by going up baker hill to the top and I think it's.

172

00:20:50.730 --> 00:20:51.780

Vicki: I think you go down.

173

00:20:51.780 --> 00:20:57.660

Joseph: sorrow sorrow and then make make a left on Sorel and then right on roads in.

174

00:20:58.050 --> 00:20:59.940

Vicki: Right yeah yeah.

175

00:21:00.480 --> 00:21:02.400

Joseph: mm hmm it's good example.

176

00:21:02.490 --> 00:21:06.570

Joseph: Thank you yeah any other questions comments about that.

177

00:21:07.800 --> 00:21:08.850

Marlene Schubert: APP has this hand raised.

178

00:21:09.210 --> 00:21:10.320

Joseph: hi Bob yes.

179

00:21:12.540 --> 00:21:13.860

Bob: Take us through the presentation.

180

00:21:15.690 --> 00:21:25.080

Bob: um there's so many darn green certificates what was that green certificate you folksinger building to was that one down Oregon I.

181

00:21:26.460 --> 00:21:27.420

Kyle Kutz: For Washington.

182

00:21:28.590 --> 00:21:30.270

Kyle Kutz: So every meeting is built green.

183

00:21:31.680 --> 00:21:33.000

Kyle Kutz: For star is.

184

00:21:34.410 --> 00:21:41.400

Kyle Kutz: I would say our typical and then certain projects we if it fits it works, we try for a five star so.

185

00:21:42.450 --> 00:21:44.910

Kyle Kutz: Growth phase three is pushing for five star.

186

00:21:47.010 --> 00:21:47.550

Kyle Kutz: Right now.

187

00:21:47.790 --> 00:21:49.350

Bob: Is go green.

188

00:21:50.400 --> 00:21:52.140

Joseph: build build anything it isn't.

189

00:21:52.800 --> 00:21:54.330

Kyle Kutz: built built green.

190

00:21:54.870 --> 00:21:56.010

Bob: belt green yeah.

191

00:21:58.290 --> 00:21:58.770

Kyle Kutz: And then.

192

00:22:00.420 --> 00:22:04.470

Kyle Kutz: I assume there's a one star, but I don't even know what that means, so we always built the four or five.

193

00:22:05.310 --> 00:22:07.500

Bob: And you're going to thinking about building to a three star.

194

00:22:08.400 --> 00:22:10.650

Kyle Kutz: Oh no well bill to a four at a minimum.

195

00:22:14.910 --> 00:22:18.630

Bob: The opportunity with all the trees for solar panels of all know.

196

00:22:20.250 --> 00:22:23.580

Kyle Kutz: it's something we definitely we always consider it.

197

00:22:24.660 --> 00:22:36.420

Kyle Kutz: How do we, how do we make that work if we can, if we can strategically place the septic fields on the South side of the House, we could then provide some clearance for solar panels it.

198

00:22:37.470 --> 00:22:40.350

Kyle Kutz: As heavily what it is, it is it's going to be tough but.

199

00:22:41.610 --> 00:22:50.520

Kyle Kutz: it's all it's all going to be come down to us getting out there and citing the homes, based on the context and trying to get it all to work so.

200

00:22:51.450 --> 00:23:02.130

Kyle Kutz: We we try to develop most of our projects to what we call zero ready meaning if we provide enough, we always provide enough roof space, but if you were to.

201

00:23:02.640 --> 00:23:11.490

Kyle Kutz: Put solar panels on the roof all mechanical systems, the envelope, everything is built, so it would be a net zero home if you were to put solar panels on.

202

00:23:13.650 --> 00:23:23.100

Bob: The septic fields, those are going to be compact you're not going to have one matt one main septic field for everybody that each each House will have some kind of a contact.

203

00:23:23.850 --> 00:23:30.780

Kyle Kutz: Yes, at this time we're considering a pressurized believe pressurized dispersal system.

204

00:23:32.670 --> 00:23:34.410

Bob: it's a module kind of thing.

205

00:23:34.710 --> 00:23:36.030

Kyle Kutz: yeah won't be one big one.

206

00:23:39.120 --> 00:23:44.010

Kyle Kutz: And I believe that's by Code as well, I don't think we can have a big one big one.

207

00:23:45.570 --> 00:23:47.370

Bob: Okay, thank you yeah.

208

00:23:49.470 --> 00:23:52.140

Joseph: Any other comments or questions concerns.

209

00:23:56.340 --> 00:23:58.260

Marlene Schubert: No one in the audience either has.

210

00:24:00.030 --> 00:24:07.470

Joseph: Come did you have any idea when you have a COMP plan issues might throw topics that might relate to this on the property.

211

00:24:09.630 --> 00:24:17.700

Kelly: I don't know, I was this not multifamily then it's pretty straightforward as a single family subdivision.

212

00:24:19.050 --> 00:24:24.150

Kelly: The I mean just indicating that kyle has familiarity with.

213

00:24:25.470 --> 00:24:36.120

Kelly: Design for being rigid in this and it sounds like the subdivision standards is good so i'm going to follow up with an email to let them know the next step so you'll see them at design guidance next.

214

00:24:36.240 --> 00:24:43.890

Joseph: Okay, so yeah do you have any code, you have any questions about the about the design for bainbridge book.

215

00:24:46.050 --> 00:24:48.480

Kyle Kutz: I don't it's it.

216

00:24:49.710 --> 00:24:51.420

Kyle Kutz: i'll say it's similar to seattle's.

217

00:24:52.320 --> 00:24:53.760

Kyle Kutz: In a lot of ways, so.

218

00:24:55.080 --> 00:25:03.210

Kyle Kutz: It and they all just sort of makes sense I don't know if I agree with all of them, so I don't have anything.

219

00:25:04.260 --> 00:25:09.060

Kyle Kutz: That, I can say why are we doing this or How are people complying with that at this point.

220

00:25:10.140 --> 00:25:11.430

Marlene Schubert: Sam has his hand raised.

221

00:25:11.970 --> 00:25:12.510

Sam.

222

00:25:15.480 --> 00:25:22.980

Sam Lai - Green Canopy: Thank you, I was hoping to just ask a question that may not may or may not be able to be addressed here in this board level but.

223

00:25:24.390 --> 00:25:38.310

Sam Lai - Green Canopy: In the spirit of trying to lightly touch the subdivision the grounds as as much as possible, one of the concepts that was put forth is this idea of reducing actual paving and having more.

224

00:25:39.600 --> 00:25:44.160

Sam Lai - Green Canopy: gravel compact of gravel type roads to feel look and feel more like.

225

00:25:45.210 --> 00:25:50.790

Sam Lai - Green Canopy: In essence, like you're entering into like a natural area or campground even though you're coming home.

226

00:25:52.200 --> 00:26:01.200

Sam Lai - Green Canopy: As as well as trying to produce as much opportunity for Homeowners to do not have access to the beach and be able to walk through the woods and.

227

00:26:02.310 --> 00:26:15.840

Sam Lai - Green Canopy: I know that this may or may not be addressed here in this at this level, but because there was a comment from vicki regarding the access to the beach using those stairs or is there a pathway, that we should be aware of in order to.

228

00:26:17.400 --> 00:26:24.450

Sam Lai - Green Canopy: For example, you know, even though the beach accesses, for this is quite steep I would assume that there's a lot of.

229

00:26:25.800 --> 00:26:34.110

Sam Lai - Green Canopy: motivation by by the Community to be able to provide access to these natural assets that bainbridge island has and.

230

00:26:34.740 --> 00:26:51.360

Sam Lai - Green Canopy: You know, in order to build a stair like that, or, to be able to depart from the map the typical you know got to pave everything kind of subdivision standard what advice might you have for us as we are tracking this this desire to make this project, more sustainable.

231

00:26:52.590 --> 00:27:00.270

Joseph: So that that's a great question, I think I think we probably need 200 parking spaces right there the waterfront.

232

00:27:02.310 --> 00:27:03.810

Kyle Kutz: or sort of parking garage right.

233

00:27:03.840 --> 00:27:04.950

Joseph: What story parking garage.

234

00:27:05.310 --> 00:27:06.870

Joseph: And asphalt right yeah probably.

235

00:27:06.990 --> 00:27:16.200

Joseph: I don't know I don't mean to be flippant i'm just trying to make a joke I think it's a great question, I think, as we go through this project i'm.

236

00:27:16.710 --> 00:27:25.710

Joseph: Speaking for the Derby and i'd love to hear anybody else's comments on the Dr D, but any departures or anything or any places where you felt there were.

237

00:27:27.630 --> 00:27:42.090

Joseph: Regulations or standards or setbacks with things you got in the way of doing things that make things more like from the land, I think we would always encourage you hear what those are and look for departures.

238

00:27:42.960 --> 00:27:53.100

Joseph: In on those things if there was good Community value in return, if there were reasons to do that return a little better access to the waterfront things like that.

239

00:27:53.460 --> 00:28:04.410

Joseph: I think we're I think we're fairly flexible in that way i'd love to hear from other darby folks about that, but I think that what you're saying is the direction we'd like to heaven.

240

00:28:04.830 --> 00:28:17.040

Joseph: And we would support that direction generally i'm on page 58 of the different be book, there is a thing called rural by design street, and it may be a strict picture there.

241

00:28:17.430 --> 00:28:27.270

Joseph: Number six, it may be a street that might even be overbuilt for what you're talking about, it is a paved road and whatnot, of course, you have to work with the.

242

00:28:27.870 --> 00:28:39.090

Joseph: city in terms of whether you want to maintain the road yourself, for what do you want to build it to city standards, etc, you know those those that be up to you to decide how you want to go there.

243

00:28:40.380 --> 00:28:48.450

Joseph: You know I mean there's plenty just to not doing city standards, so you can keep more light, but then you've got the problems of nature way or some other.

244

00:28:48.930 --> 00:28:55.770

Joseph: You know way of doing that so that's that's up to you, and what your what your program is you know, for that.

245

00:28:56.700 --> 00:29:09.030

Joseph: But number six would be the road, I think we would see as a maximum size will do single single lane single lane, you know, a single lane road you know i'm.

246

00:29:09.900 --> 00:29:23.250

Joseph: wondering if that helps with that i'm sorry i'm on the wrong page I apologize page 61 I apologize my mistake page 61 word so world green street is the one that I was referring to.

247

00:29:24.990 --> 00:29:45.240

Joseph: Number 830 doesn't have any curbs or any gutters singling Pave that has bio swells predicate the water on site so we're not using facilities to move water off site and branding and stuff so I apologize i'm in a page 61.

248

00:29:48.690 --> 00:30:00.450

Joseph: yeah well as the other part of your questions, what what size homes are you looking at you have a science we're trying to do, larger mcmansion smaller homes are.

249

00:30:01.290 --> 00:30:08.340

Kyle Kutz: The main homes are around 2500 square feet three bedroom than an office space is generally they're actually going.

250

00:30:08.850 --> 00:30:13.650

Joseph: Okay, and you're putting that under at us as well or.

251

00:30:14.010 --> 00:30:15.240

Kyle Kutz: And the Ad would be.

252

00:30:15.870 --> 00:30:16.500

400.

253

00:30:18.990 --> 00:30:23.040

Kyle Kutz: Okay yeah as a as a detached you.

254

00:30:23.610 --> 00:30:24.990

Joseph: Okay yeah.

255

00:30:25.320 --> 00:30:33.870

Sam Lai - Green Canopy: The concept around the at us that it would be in a separate in some circumstances separated from the main home, so that way you know.

256

00:30:34.410 --> 00:30:43.260

Sam Lai - Green Canopy: An occupant could have an office or actually have a separate living quarters for someone to feel very much like they're living in the woods and be surrounded by the trees.

257

00:30:44.100 --> 00:30:51.060

Sam Lai - Green Canopy: So we're trying to make as much use of this natural asset as possible to allow people to feel like they're just engulfed in nature.

258

00:30:51.960 --> 00:31:03.360

Sam Lai - Green Canopy: And also putting trails and natural pathways around, so we are going to be setting up an agent rates and make sure that just because your parcel doesn't happen to touch the rest of the parcel.

259

00:31:03.960 --> 00:31:14.040

Sam Lai - Green Canopy: All owner, should be able to walk about the grounds and be able to have access to me really those weapons are quite beautiful just filled with Moss and sword fern and.

260

00:31:15.570 --> 00:31:17.850

Sam Lai - Green Canopy: I sees it to other hands here, I know that's not my job.

261

00:31:18.030 --> 00:31:18.720

Joseph: No go ahead.

262

00:31:20.190 --> 00:31:22.410

Marlene Schubert: I was just going to step in as soon as we're done Sam.

263

00:31:22.680 --> 00:31:24.210

Marlene Schubert: vicki had her hand up and then Kelly.

264

00:31:24.660 --> 00:31:26.310

Joseph: Okay well vicki.

265

00:31:28.860 --> 00:31:40.710

Vicki: Yes, a homeowner's Association, the roads and people have a homeowner's association and that cliff that bluff is very susceptible historically to slides big ones.

266

00:31:41.190 --> 00:31:49.530

Vicki: And so that staircases is built over a big covert that the county put in and there's lots of utilities that go down that bluff.

267

00:31:49.950 --> 00:32:01.260

Vicki: And so the staircases really a suspended away from the bluff to try to they didn't want to do a path which they felt would be very subject to maybe creating a slight possibility.

268

00:32:02.760 --> 00:32:03.330

Vicki: Then.

269

00:32:05.760 --> 00:32:13.740

Vicki: You know bainbridge has has a report from the affordable housing Task Force, so I feel obligated to ask, and one of the recommendations is 80 USD.

270

00:32:14.430 --> 00:32:27.180

Vicki: And so it's nice to see the impetus for the US, and if there was any way anywhere in that mix anything was throwing in you know individual property owners building at us that's really.

271

00:32:27.750 --> 00:32:44.850

Vicki: You know their decision as to how you know how if how're if they're going to rent them and, if so, is it going to be, you know more affordable range so that just something to put in the back of your mind is a question, you probably will continue to get.

272

00:32:46.800 --> 00:32:47.340

Vicki: Thank you.

273

00:32:49.830 --> 00:33:06.000

Joseph: Good question because you know the city is hot topic right now for them homes big topic, you know not that you have to do it, but it's, something that would be nice and I think the US for modern in the zoning code to attempt to achieve that.

274

00:33:06.090 --> 00:33:06.750
possible.

275

00:33:08.010 --> 00:33:10.170
Joseph: i'm Kelly, you had your hand up.

276

00:33:11.910 --> 00:33:16.350
Kelly: Yes, thank you, yes, I wanted to just two things one is that.

277

00:33:17.760 --> 00:33:34.740
Kelly: that the road that as you're describing it gravel narrow would be a departure from the SAVE bainbridge island design and construction standards, which is a public works manual and so that is treated.

278

00:33:35.490 --> 00:33:48.270
Kelly: In the design guidance designed for student to sign for bainbridge standards as a departure, and that would have to be addressed at the design guidance meeting.

279

00:33:49.650 --> 00:33:50.340
Kelly: and

280

00:33:50.820 --> 00:33:53.790
Joseph: Who does that, for the rural green street as well.

281

00:33:55.470 --> 00:34:12.210
Kelly: Well, in in the municipal Code into point one six departures from either the city of bainbridge island design and construction standards or the design for being bridge manual must be requested at the design guidance meeting.

282

00:34:12.570 --> 00:34:12.930
Okay.

283

00:34:14.130 --> 00:34:14.430
Joseph: Okay.

284

00:34:15.630 --> 00:34:37.020
Kelly: And I know that I think the the standard Adam Adam might even know better than I, but, and I believe the standard for a score six lot subdivision would be a

30 foot easement 12 foot surface with three foot shoulders on either side that are drivable so.

285

00:34:38.220 --> 00:34:39.780

Kyle Kutz: It sounds right now.

286

00:34:40.410 --> 00:34:41.850

Adam Wheeler: Okay yeah.

287

00:34:42.480 --> 00:34:43.530

Joseph: Good point yeah.

288

00:34:44.040 --> 00:34:45.840

Marlene Schubert: and has this andres thoughts on Stephen.

289

00:34:47.160 --> 00:34:47.850

Joseph: covey done.

290

00:34:47.940 --> 00:34:50.010

Kelly: That you know i'm sorry on.

291

00:34:51.840 --> 00:34:57.930

Kelly: The second issue is is the shoreline access So here we have potentially.

292

00:34:58.950 --> 00:35:10.860

Kelly: Conflicting goals in the subdivision code, it is really encouraged and sometimes it even says required to provide access to the shoreline.

293

00:35:11.370 --> 00:35:21.000

Kelly: That said, i'm not sure whether this is officially a landslide hazard area due to the steep slopes and or historic landslide events.

294

00:35:21.780 --> 00:35:38.820

Kelly: If it is that may preclude the ability of the applicant to provide access via this route and also, if there is public access and if you can do it, we would encourage you to do it within the code a tram would be the preferred.

295

00:35:40.650 --> 00:35:42.840

Kelly: method not stairs.

296

00:35:48.030 --> 00:35:48.450

Okay.

297

00:35:49.770 --> 00:35:53.850

Joseph: Thank you Kelly come okay Bob did you come in.

298

00:35:55.350 --> 00:35:57.540

Bob: yeah, let me just kind of piggyback where.

299

00:35:58.890 --> 00:36:17.370

Bob: Is clayton left off on that can you kind of describe what kind of ownership, you know vicki was talking about the Hoa so what kind of ownership is this like cohousing or what How exactly do close to at least at this point what are you looking at for ownership.

300

00:36:18.630 --> 00:36:27.540

Sam Lai - Green Canopy: At this point, they would be feasible for sale, I can speak on behalf of the ownership, the desire was to make sure that we had a project that was.

301

00:36:28.140 --> 00:36:33.900

Sam Lai - Green Canopy: profitable to a level, to make sure the project could happen, but we didn't want to build you know.

302

00:36:34.230 --> 00:36:44.430

Sam Lai - Green Canopy: Huge homes that would be out of scale, with the Community and our scale of neighborhood so trying to strike that really fine balance, where you could achieve some profitability, but at the same time provide enough housing.

303

00:36:44.700 --> 00:36:55.710

Sam Lai - Green Canopy: Not just for the soul, you know primary residence, but also the Ad you idea was fun to try to make use of you know, these small cottages and kind of workforce housing, that is so lacking.

304

00:36:56.190 --> 00:37:06.810

Sam Lai - Green Canopy: That we hear so lacking so we're trying to make find this approach for not a lot of square footage but more housing units that was the desire So yes, it will be fee, simple and.

305

00:37:08.040 --> 00:37:21.210

Sam Lai - Green Canopy: You know, for a second we did talk about potential condo plat afterwards, but we understand that that's not possible and not encouraged cramming by the city, so that is so six units for sale is the current model.

306

00:37:21.810 --> 00:37:24.690

Bob: Okay, just set six different lots Okay, thank you.

307

00:37:29.910 --> 00:37:37.200

Joseph: I think we're running out of time here a little bit, but I wanted to discuss the context analysis, thank you, thank you Marlene.

308

00:37:38.430 --> 00:37:48.810

Joseph: want to make sure that certainly coming up to the first design guidance meeting that we've looked at all these categories see one to see sex in the book that the page, I think.

309

00:37:49.800 --> 00:37:56.820

Joseph: For 1718 1920 something like that, and those are pretty straightforward things but.

310

00:37:57.300 --> 00:38:05.760

Joseph: analyzing systems of movement and different things, make sure that we've got all that information in there okay for the beginning of our next meeting.

311

00:38:06.150 --> 00:38:12.240

Joseph: and make sure we have that and I think at that time, we could then Marlene you know.

312

00:38:12.900 --> 00:38:26.610

Joseph: check off whether that analysis is completed or not, it looks pretty good right now, but if there's any more information that you might be collecting as you move into the design guidance meeting, we would just want to see it Okay, yes.

313

00:38:26.820 --> 00:38:35.160

Joseph: Okay um any other any other final questions or comments by anybody in the D or B or anybody in the public.

314

00:38:36.510 --> 00:38:39.030

Vicki: So, Joe, this is the key again.

315

00:38:39.120 --> 00:38:47.910

Vicki: Yes, um, so this is going to be a long subdivision so that means the four step process is that correct.

316

00:38:48.120 --> 00:38:53.580

Vicki: Yes, so we were talking earlier wanting to ask.

317

00:38:55.650 --> 00:38:57.300

Vicki: or i'll just ask the question Kelly.

318

00:38:58.410 --> 00:39:15.840

Vicki: We were talking earlier about kind of the interrelationship between those four steps and how the language overlaps with the context section, and so we wanted to be sure, the applicant knows, to address the four steps, but also.

319

00:39:17.850 --> 00:39:22.590

Vicki: trying not to be redundant and how those four steps interrelate with before.

320

00:39:24.330 --> 00:39:27.570

Vicki: subdivision items is that making sense.

321

00:39:28.260 --> 00:39:33.810

Kelly: Yes, and if he if he's aware of departures he's aware of the four step process.

322

00:39:35.190 --> 00:39:35.610

Kelly: OK.

323

00:39:37.260 --> 00:39:40.440

Kyle Kutz: I will, I will say that we have not gone through this process, yet.

324

00:39:41.700 --> 00:39:52.890

Kyle Kutz: in its totality anyway so but I have, I have read pretty much everything I could, so I have a an academic understanding of the process right.

325

00:39:53.190 --> 00:40:01.770

Vicki: Like see one and see to really go with the natural systems section of the subdivision so the answers are almost the same.

326

00:40:03.000 --> 00:40:04.410

Vicki: yeah okay thanks.

327

00:40:04.920 --> 00:40:13.710

Kelly: yeah so what i'm most recently another architect with him you're all familiar, Charlie wins out had.

328

00:40:16.260 --> 00:40:30.990

Kelly: He came to you with the kPa Samson subdivision and they had a single sheet and it had the four steps lined out and it's a really great display of of how.

329

00:40:31.950 --> 00:40:41.490

Kelly: You know how to go, how to both a purchase of division, but also how to present it that how to acknowledge that you follow those steps it's a very easy display so.

330

00:40:42.390 --> 00:40:57.240

Kelly: One of so one thing I will do is to forward this that document or that that drawing to this group, so that they can kind of get a sense of it, and then we have had architects, including Charlie.

331

00:40:58.950 --> 00:41:06.210

Kelly: say where are the where are the standards, how did, how do you design this natural space or this Community space now.

332

00:41:06.570 --> 00:41:23.040

Kelly: that's going to be relatively easy I think for for this group, because the natural areas incorporate these critical areas like the wetland and the steep slopes, but we we just direct them to Title 17 and.

333

00:41:24.480 --> 00:41:34.590

Kelly: And I think most of them we don't have a lot of examples, yet this is, I think we only have two subdivisions, so far, so if they were to apply.

334

00:41:34.800 --> 00:41:44.040

Kelly: In the next you know month or so they might be through third or fourth here so we're still working through some of the bumps and and the crossovers for the code.

335

00:41:46.080 --> 00:41:57.660

Joseph: yeah Kelly, I think that was a very good that was a very good summary of what the situation is, this is a relatively new document and we're trying to meld the two processes together and.

336

00:41:58.650 --> 00:42:15.870

Joseph: On some of the subdivision code language codes in here there is there is multiple questions and get at the same point, and it does seem like that you have to repeat yourself over trying to figure out ways to you know, make it simpler for you, so if.

337

00:42:16.920 --> 00:42:19.200

Joseph: I think that's what we're looking at so it's.

338

00:42:19.590 --> 00:42:20.280

Joseph: progress.

339

00:42:20.490 --> 00:42:22.620

Joseph: For the city as well, so.

340

00:42:23.910 --> 00:42:30.600

Joseph: We don't want to have once you have to answer questions two or three times same things so that's where we're going with that, but.

341

00:42:31.710 --> 00:42:46.980

Joseph: I would say, overall, I think that the two goals as stated, are very laudable and I think we, like the ideas of them meets the intent of the design, do the values section in Chapter two, I believe it is of the different Reebok.

342

00:42:48.000 --> 00:42:57.660

Joseph: And I feel like you got a good project going on and don't see any any impediments you know at this early stage so anybody else see anything like that.

343

00:42:58.770 --> 00:43:01.710

Vicki: Oh, can I just ask one clarifying question from Kelly.

344

00:43:03.180 --> 00:43:13.410

Vicki: Kelly, when we were talking about the staircase or the tram did you say that access that little skinny access would have to be public.

345

00:43:14.610 --> 00:43:15.900

Kelly: No, sorry if.

346

00:43:15.900 --> 00:43:18.240

Kelly: I may have used the word public.

347

00:43:19.620 --> 00:43:22.290

Kelly: Is i'm in i'm in common to.

348

00:43:22.320 --> 00:43:24.240

Vicki: This development, environment, to that.

349

00:43:24.840 --> 00:43:26.160

Kelly: Sorry, I might have said.

350

00:43:27.390 --> 00:43:31.980

Vicki: Okay, is that really affects how the Homeowners with deal with a tram.

351

00:43:32.040 --> 00:43:33.060

Kelly: Like right now.

352

00:43:33.150 --> 00:43:35.340

Vicki: How many going to give out here yeah.

353

00:43:35.580 --> 00:43:38.610

Kelly: yeah we'd be ma'am or cable left i'm not sure.

354

00:43:39.750 --> 00:43:40.110

Vicki: Okay.

355

00:43:40.800 --> 00:43:45.480

Kelly: minimize the impact, but it's definitely common to the development not public.

356

00:43:45.930 --> 00:43:46.830

Vicki: Okay, thanks.

357

00:43:48.420 --> 00:43:55.080

Joseph: just explained the four step process one written in this may just be a full

soft opinion I think you're probably all understand this, but.

358

00:43:56.100 --> 00:44:09.060

Joseph: We do get projects that have got projects, the first where the architecture comes first, it goes to the best place on the site and natural resources be damned accepted that's how we've done thing over you know, over the last 30 years and.

359

00:44:10.440 --> 00:44:14.910

Joseph: Part of the four step process is to prioritize natural systems and just.

360

00:44:15.900 --> 00:44:26.490

Joseph: typography and vegetation over the actual location of units and you guys have yeah exactly and exactly closure and you guys have actually started to do that already.

361

00:44:26.820 --> 00:44:42.450

Joseph: by recognizing where those areas are that have a lot of emotion compete capability and things like that, so I think you're already philosophically on the four step process already and we want to support that very, very, very much so.

362

00:44:42.900 --> 00:44:58.680

Joseph: Then again, any way that we can do that with you to make even better, we want to see a really, really great project from I think there's possibility to something really innovative here, and you guys were sort of talking that way, and any way we can do to help with that I think would be.

363

00:44:59.700 --> 00:45:00.060

Joseph: You know.

364

00:45:01.200 --> 00:45:03.870

Joseph: we're very good, so we look forward to working with you on this.

365

00:45:03.990 --> 00:45:08.520

Kyle Kutz: yeah it's great to hear you guys are excited as excited as we are about this.

366

00:45:08.760 --> 00:45:11.340

Joseph: Absolutely, I think you're on the right track so great.

367

00:45:11.730 --> 00:45:17.160

Marlene Schubert: Okay, so kyle just to let you know this word document i'm showing i'll be sending that to you probably tomorrow morning.

368

00:45:17.910 --> 00:45:25.260

Marlene Schubert: After, and this is where you would then start putting your responses in and we'll pass this word document back and forth over the next couple meetings.

369

00:45:26.580 --> 00:45:29.310

Marlene Schubert: For the Dr B to add their comments and so forth, so.

370

00:45:29.940 --> 00:45:31.320

Marlene Schubert: Just fyi okay.

371

00:45:33.480 --> 00:45:40.050

Kyle Kutz: Our meeting notes, I know we're doing live transcription are you guys gonna share meeting notes with us or How does that what's the process there.

372

00:45:40.380 --> 00:45:50.790

Joseph: that's a very good point we really generally on the on the first concept meeting don't take notes, we can certainly share the transcript of the meeting, but.

373

00:45:51.990 --> 00:46:14.010

Joseph: Normally the answers to your questions to the on the the answers in the subdivision questions and then our responses during the design guidance meeting and the final meeting would be your notes, but we don't do that from the first meeting that's something we need to do better, are you.

374

00:46:15.300 --> 00:46:16.740

Joseph: concerned about that or.

375

00:46:17.370 --> 00:46:25.710

Kyle Kutz: No, I just wanted to make sure i'm satisfied that applicant is required to take notes submit them city reviews them and then they approve them, so I wanted.

376

00:46:26.220 --> 00:46:32.940

Kyle Kutz: To make sure what the process was some because it's much easier when things are recorded, I will say.

377

00:46:33.510 --> 00:46:45.690

Kyle Kutz: But we like to have someone in the meeting that can be taking notes, who is not necessarily actively participating so that I or the presenter can focus on presenting and the project not taking notes so.

378

00:46:45.810 --> 00:46:49.860

Marlene Schubert: Just so you know these are all recorded, we do have a transcript from each and.

379

00:46:50.610 --> 00:47:00.060

Marlene Schubert: You might have been on earlier when the Dr be approved last meetings minutes, and once they're approved, then I upload the transcript but I almost always upload the zoom link.

380

00:47:00.840 --> 00:47:08.340

Marlene Schubert: almost like tonight, because I want people to have access to it right away Okay, so if that's what you're referring to, we do have a zoom link and then we will eventually have a.

381

00:47:08.340 --> 00:47:10.110

Marlene Schubert: transcript also that goes with it.

382

00:47:10.410 --> 00:47:16.440

Kyle Kutz: Right, I guess, and then just another clarifying question just moving forward we don't have to submit meeting minutes it's all sort of.

383

00:47:16.800 --> 00:47:18.120

Joseph: correcting that one document.

384

00:47:18.180 --> 00:47:29.610

Joseph: Okay, we do that yeah and I also agree with you that we should need to work out better on are and how those how minutes are taken and we haven't gotten there yet, except for the.

385

00:47:30.720 --> 00:47:47.340

Joseph: transcripts right, but we do a better job during design guidance and the final reading Okay, we provide you written we provide your written comments there, and you don't have to assign somebody at that time, either we just provide you written comments that are in real real time.

386

00:47:47.610 --> 00:47:56.760

Kyle Kutz: Okay, so and then how often are the design, review the I guess what would

be our second the rv meeting how often are those are those.

387

00:47:56.910 --> 00:47:58.440

Kyle Kutz: Are the week or twice a month.

388

00:47:58.680 --> 00:48:02.370

Joseph: We meet the first, third Mondays of the month twice a month.

389

00:48:02.490 --> 00:48:18.090

Joseph: Okay, and I think you need to schedule with Kelly, who works with marling to develop upcoming schedules and I think there is room I don't think we're not like a dentist where we're at six months, so I don't think so.

390

00:48:18.660 --> 00:48:23.790

Joseph: Okay, well, if you wanted to come back for it quickly, I think you could okay.

391

00:48:24.360 --> 00:48:24.600

Kyle Kutz: Okay.

392

00:48:24.990 --> 00:48:27.270

Marlene Schubert: So let's just tweak it has his hand race and then Kelly.

393

00:48:28.380 --> 00:48:29.400

Joseph: yeah yeah sure.

394

00:48:29.640 --> 00:48:37.980

Clif Swiggett: I just wanted to say really quickly as my wife and I on on this land and we were feel so fortunate to be able to work with.

395

00:48:38.610 --> 00:48:48.270

Clif Swiggett: Green canopy they truly are mission driven I don't know if you're all familiar with their work, but they've done hundreds of nets here or an etsy already homes.

396

00:48:48.690 --> 00:48:57.690

Clif Swiggett: In Seattle and portland and elsewhere, and our I think you know, helping to show the way that we can build more sustainably.

397

00:48:58.140 --> 00:49:07.770

Clif Swiggett: And we're just super excited to be working with you all and I appreciated the creativity and the positivity of this meeting, but, but we, we hope to.

398

00:49:08.190 --> 00:49:18.360

Clif Swiggett: be able to do a project on bainbridge that does not only are we building sustainably, but we preserve so much of that beautiful forest and that sense of community.

399

00:49:18.780 --> 00:49:35.190

Clif Swiggett: and introduce elements of affordability and and and hopefully provide a little bit of inspiration for how others might do this week, I believe that Joseph you use the word and Nick mentioned you're not interested in that in any way, shape or form.

400

00:49:35.970 --> 00:49:47.220

Clif Swiggett: that's good, I just wanted to say that, and I wanted to thank you all for great work on this call, and I just wanted to just say that i'm the daughter of jack and Sue christiansen who lived on the island, for many, many years and.

401

00:49:47.730 --> 00:49:56.580

Clif Swiggett: My father passed away in 2017, and this was we inherited this land for my my dad and the last thing I want to do is cut down trees and pour into so anyway.

402

00:49:57.270 --> 00:50:15.120

Clif Swiggett: i'm really hoping to have this land developed in a way that that minimizes impact and provides is cliff said, provides a inspiration for other builders on the island, if we can lead the way in some small way to encourage more sustainable development well.

403

00:50:15.450 --> 00:50:22.260

Joseph: I really appreciate that very much that your sentiments i'd like to comment in that direction know, one of the things is.

404

00:50:22.770 --> 00:50:34.440

Joseph: I always say that if you meet the minimum it usually means that's the worst you can do you know and we're looking for people that want to go beyond minimums and do some of the things you're talking about related to.

405

00:50:35.940 --> 00:50:45.630

Joseph: Related to some of these things on even though Chapter three of the D for the book we call it the filebeat was on bainbridge.

406

00:50:46.920 --> 00:50:48.720

Joseph: you're not required to meet.

407

00:50:50.040 --> 00:50:58.140

Joseph: i'm sorry chapter for design standards and guidelines, you are not required to meet those in this project, because it is subdivision that's more for multifamily and.

408

00:50:58.500 --> 00:51:07.830

Joseph: Because we don't look at each individual home, but all the information in their site design standards public realm standards building standards landscape standards.

409

00:51:08.250 --> 00:51:12.540

Joseph: Are all designed, they were designed when we put this book together.

410

00:51:13.110 --> 00:51:18.450

Joseph: they're designed to not say you have to have a 912 pitch, you have to ever you know for 12 you have to have.

411

00:51:18.750 --> 00:51:26.640

Joseph: We said no, you come back and tell us what you have, but you have to meet this guy and we want you to do something sustainable.

412

00:51:26.940 --> 00:51:35.130

Joseph: So we're trying not to be prescriptive and I would really encourage you to look at Chapter four when you start getting into your architecture you don't have to meet that for us.

413

00:51:35.610 --> 00:51:50.640

Joseph: But I think it was discussion and information in there that we hope would lead you to even higher ideals along the way you're thinking and we would like to support that yeah very much thank you very much, I really appreciate it.

414

00:51:51.780 --> 00:51:52.170

Marlene Schubert: Kelly.

415

00:51:52.830 --> 00:51:53.460

Joseph: Yes, kill.

416

00:51:54.030 --> 00:52:05.850

Kelly: You so to clarify the next step for design guidance meeting you would look at the administrative manual for land use permits and that has the.

417

00:52:06.900 --> 00:52:25.950

Kelly: Sub middle requirements for the design guidance meeting and once you submit those and the is the project planner means that complete and then we'll schedule the design guidance meeting and as Jason me twice a month, the first and third Mondays.

418

00:52:27.960 --> 00:52:33.150

Joseph: go along that line pitch 14 and 15 of the design for marriage book outlines.

419

00:52:34.350 --> 00:52:41.430

Joseph: information we need and it's very much tied to what Kelly, said that the administrative manual that the kinds of clients, we want.

420

00:52:43.110 --> 00:52:47.910

Joseph: So that's all in there, along with demonstrated menu so okay okay.

421

00:52:48.000 --> 00:52:50.310

Kyle Kutz: All right, i'll look at the manual.

422

00:52:50.730 --> 00:52:54.180

Joseph: Okay, thank you very much, we really appreciate you guys coming in.

423

00:52:54.450 --> 00:52:55.350

Kyle Kutz: yeah Thank you.

424

00:52:55.470 --> 00:52:56.550

Joseph: For your time, thank you.

425

00:52:56.670 --> 00:52:57.960

Very much good.

426

00:52:59.010 --> 00:53:01.620

Joseph: Marlene i'm going to step up for one second i'll be right back.

427

00:54:08.670 --> 00:54:10.230

Joseph: Sorry okay sorry.

428

00:54:11.670 --> 00:54:12.390

Joseph: hi Alan.

429

00:54:17.160 --> 00:54:17.820

Joseph: Okay.

430

00:54:19.080 --> 00:54:23.550

Joseph: Here we go on to the next shot.

431

00:54:29.790 --> 00:54:35.640

Joseph: Is there someone else on the tour with the applicant, are you representing them.

432

00:54:36.480 --> 00:54:41.340

Ellen: And now Marlene if you could promote rick and mercury.

433

00:54:42.420 --> 00:54:43.050

Ellen: And the.

434

00:54:44.220 --> 00:54:45.150

Ellen: participant.

435

00:54:47.130 --> 00:54:49.050

Ellen: Link please I have.

436

00:54:49.680 --> 00:54:51.300

Marlene Schubert: promoted them both to panelists.

437

00:54:58.350 --> 00:54:58.890

Okay.

438

00:55:00.360 --> 00:55:00.960

Mercury Michael: Everybody.

439

00:55:01.500 --> 00:55:02.040

Low.

440

00:55:04.020 --> 00:55:04.740

Mercury Michael: A mercury.

441

00:55:06.060 --> 00:55:06.540

Joseph: Low.

442

00:55:09.300 --> 00:55:19.320

Mercury Michael: You shouldn't be in there, I own the property okay look into some divided into four parcels already got a house on so it's three additional parcels.

443

00:55:20.220 --> 00:55:21.930

Joseph: Okay hello, there you are.

444

00:55:22.590 --> 00:55:24.300

Rik Langendoen: Good afternoon, good afternoon.

445

00:55:24.810 --> 00:55:33.540

Joseph: Okay, great one Ellen can you want to just make a brief introduction on the project and then we'll have you been working with ricky and present your ideas.

446

00:55:34.860 --> 00:55:35.940

Ellen: i'm sure, thank you.

447

00:55:37.020 --> 00:55:44.730

Ellen: My name is Ellen fairly, I am a planner for the city of Cambridge island and the project manager for this proposal.

448

00:55:45.720 --> 00:55:57.300

Ellen: And it's located at 6212 ne toto road zones are 0.4 and it's more clarity noted in the proposal is for for lot short subdivision.

449

00:55:58.260 --> 00:56:08.370

Ellen: This is the conceptual proposal review meeting, so this is the first meeting with the dmV and there are mapped critical areas on the lot a wetland in the stream.

450

00:56:09.630 --> 00:56:19.410

Ellen: Some of the clickable elements of the comprehensive plan are the land use elements environmental element water resources element and the transportation element.

451

00:56:20.250 --> 00:56:31.950

Ellen: And just as some quick background the project did previously go through a pre application conference with the city back in 2018, but that was during the.

452

00:56:32.700 --> 00:56:40.470

Ellen: moratorium and under the old subdivision standards, so they are starting over again and you'll see some of the documents reference.

453

00:56:40.830 --> 00:56:52.200

Ellen: boundary line adjustment as well, but that boundary line adjustment has already happened and that file is closed, so this proposal as far as I know, is just for a for a lot of short something.

454

00:56:52.800 --> 00:57:01.590

Ellen: And with that he will hand it over to the property owner, and I know they prepare the presentation morning is ready to share Thank you.

455

00:57:02.370 --> 00:57:02.730

Great.

456

00:57:04.560 --> 00:57:14.580

Rik Langendoen: Alright, good afternoon, thank you for allowing us opportunity to be able to make this presentation today and, as I mentioned the there's been a fair amount of background on this so some of this be somewhat.

457

00:57:15.300 --> 00:57:19.860

Rik Langendoen: redundant, but like to do just provide an overview of the existing conditions.

458

00:57:20.340 --> 00:57:36.270

Rik Langendoen: And then, an overview then of the proposed actions and how that relates to the environmental constraints that LM mentioned, so we can move on to the first slide and fleet that we can maximize that a little bit further if we can there we go and make a little larger began.

459

00:57:40.050 --> 00:57:54.570

Rik Langendoen: Okay, that should work, I think we have anything we can zoom into if necessary so as Alan mentioned the the site is on total road it's about a half mile to the west of middle road and to pick up on to the next slide.

460

00:57:56.640 --> 00:58:04.050

Rik Langendoen: And as Ellen mentioned already, the terms of the Sony it's our 04 so basically one unit for every hundred thousand square feet.

461

00:58:04.530 --> 00:58:10.650

Rik Langendoen: And we have a total of over 400 square feet available as Alan mentioned also about the category three wetland.

462

00:58:11.280 --> 00:58:22.950

Rik Langendoen: And then, with respect to them with the Ad, then the wetland buffers in the building setback that basically covers about two thirds of the Western, Central portion of site or provide some images of that in a moment.

463

00:58:23.460 --> 00:58:42.600

Rik Langendoen: And also contains an existing each minute and a gravel driveway that serves two homes that that's a bit along the eastern portion of the site, and then we have then a combination of the natural area in Oxford recharge detection area which is 65% next slide please.

464

00:58:45.750 --> 00:58:56.850

Rik Langendoen: So, in terms of the proposed home site areas for the for lots they are constrained by the weapon buffer and the building setbacks and also the perimeter buffer which is 50 feet.

465

00:58:57.330 --> 00:59:04.680

Rik Langendoen: And it's situated an area with the least amount of trees, they area is relatively heavily covered with trees and old tree farm dating back.

466

00:59:05.670 --> 00:59:12.330

Rik Langendoen: To you know, for a number of years, there are two landmark trees, one of those trees is outside of one of those.

467

00:59:13.050 --> 00:59:21.270

Rik Langendoen: Those home site areas and other one is actually on the boundary between the two, and then the proposed subdivision it would minimize the impacts, to the environment.

468

00:59:21.720 --> 00:59:31.350

Rik Langendoen: And are consistent with the design for bainbridge guidelines and as Ellen mentioned since project was started back in 2018 we've actually gone through the.

469

00:59:31.770 --> 00:59:42.480

Rik Langendoen: Full design for bainbridge criteria, so far, so you're seeing today is reflection of that so go on the next slide, and this is then the the survey or plan.

470

00:59:43.320 --> 00:59:52.920

Rik Langendoen: And you can see again the shaded area reflects, then the category three wetland area combine then with the arpa and then also the.

471

00:59:53.340 --> 01:00:02.610

Rik Langendoen: Then the button the setbacks along the eastern portion so when you see them the rest of that you'll see, then, a combination of four home site areas.

472

01:00:03.600 --> 01:00:16.950

Rik Langendoen: That are long that boundary and they're also on the top or graphic high so they have avoided the slope areas and we'll talk about that in a moment, as well, in terms of land side hazard so next slide please.

473

01:00:18.090 --> 01:00:28.800

Rik Langendoen: And what i've done is just provided a series of images, so you can actually see what it looks like on the ground, so these images correspond to those numbers began to the next slide.

474

01:00:29.760 --> 01:00:37.800

Rik Langendoen: it's going to start off in the bottom right hand corner the southeast corner, so this is now the intersection between that driveway which is we're seeing in the upper.

475

01:00:38.190 --> 01:00:47.910

Rik Langendoen: right hand or left hand corner, then you're seeing total road in both directions and then looking out from the driveway across the way to rock farm so next slide.

476

01:00:50.730 --> 01:01:05.700

Rik Langendoen: This shows you then the existing single family residence at mercury mentioned, and then going up the road there is that first potential landmark tree that we see there the trina's to boundaries train lots or at least homesites end.

477

01:01:06.720 --> 01:01:07.740

Rik Langendoen: Next next slide.

478

01:01:11.310 --> 01:01:24.030

Rik Langendoen: All right, and then moving your way up, you will begin will be addressing this further in our in the tree analysis, but you can see that the tree stand out along that side of the property as we're going North and then I were.

479

01:01:25.080 --> 01:01:29.760

Rik Langendoen: Emperor up now up in the north northeast corner decide going on next slide please.

480

01:01:31.410 --> 01:01:50.940

Rik Langendoen: And that continues there So these are, this is the home site stand for A and B, and you can see, as you get off of those areas into the trees are in the old tree farm area with the sizes of trees that range from seven to over 14 inches in diameter in this primary area next slide please.

481

01:01:52.620 --> 01:02:00.990

Rik Langendoen: And this continuation there so we're up in the northern part of the site, you can see how the there's a transition between the larger trees to the north.

482

01:02:01.500 --> 01:02:19.320

Rik Langendoen: And the smaller trees to the south, and then the images that we're seeing in the bottom part of the page is along to where currently there's plan eventually to have a non motorized facility on the North side so on the subject, property side of the street next slide.

483

01:02:21.060 --> 01:02:28.170

Rik Langendoen: And what i've done here, instead of spending the time at this stage to do the full blown tree by tree analysis we use the.

484

01:02:28.680 --> 01:02:35.580

Rik Langendoen: lidar point cloud data to be able to then look at the different trees actually can pick up the discrete trees.

485

01:02:36.030 --> 01:02:42.990

Rik Langendoen: and table and see how those relate them to where the proposed homesites are and what you're seeing there, it looks kind of.

486

01:02:43.320 --> 01:02:52.380

Rik Langendoen: hard to understand, but the the red color areas are the taller more mature trees, which is reflective of that image in the middle on the right hand side.

487

01:02:52.830 --> 01:02:57.870

Rik Langendoen: And the ucs you're working with in itself the trees are a lot smaller so just there's a break and the age.

488

01:02:58.320 --> 01:03:12.210

Rik Langendoen: And the other areas that are in the middle of the site or the wetland areas, and what that reflects, then, is what you're seeing in the image is the irs or have primarily with ferns and other wetland type species and the trees are a lot lot less dense in that area.

489

01:03:13.500 --> 01:03:14.130

Rik Langendoen: Next slide.

490

01:03:16.020 --> 01:03:24.480

Rik Langendoen: But just want to bring this into respect to them the non motorized plan I just mentioned, that the if you see that dashed line en todo.

491

01:03:24.900 --> 01:03:41.640

Rik Langendoen: it's it's scheduled to have a non motorized facility only on one side of the street, and we also then have you know walking distance to the grand forest and other areas as well, even going over to the to the coastline there to to the West next slide.

492

01:03:42.990 --> 01:03:49.830

Rik Langendoen: is also just wanted to illustrate that's on the on the bus route i'm one of six there, and you see in the upper left hand corner.

493

01:03:51.060 --> 01:03:51.720

Rik Langendoen: Next slide.

494

01:03:52.950 --> 01:04:04.890

Rik Langendoen: And also, I mentioned earlier that we have an existing easements or existing easement there along the eastern side that then connects those homes at the northern north of the subject side excellent.

495

01:04:07.230 --> 01:04:22.800

Rik Langendoen: And sorry to be speeding through this, but I know we're really on a time to time constraints So hopefully Okay, we can go through the Q amp a than later, so in terms of the of the of the stream or this there was a stream on a site, it was it was confirmed, not to be fish Baron next slide.

496

01:04:24.750 --> 01:04:31.710

Rik Langendoen: And here's the map of the wetlands and was confirmed to be a category three wetlands again, these are both updated in 2020.

497

01:04:32.730 --> 01:04:33.330

Rik Langendoen: Next slide.

498

01:04:34.620 --> 01:04:52.950

Rik Langendoen: And this is a map then of the steep slopes from 15 to 40% slope, we had a geotechnical engineer who evaluated site coastal solutions rob cousins and concluded that the short plan is feasible, from a technical perspective because the sites are noted, as being stable.

499

01:04:54.150 --> 01:04:54.960

Rik Langendoen: Next slide.

500

01:04:56.550 --> 01:05:07.770

Rik Langendoen: And i'm just going to just go into just briefly in terms of the design details we're currently showing for the site, so this is the upper level design obviously there's a lot of information here, you can see let's see in the next slide.

501

01:05:10.530 --> 01:05:17.130

Rik Langendoen: And the sections that are showing on the right hand side correspond then first to that cross section going across the.

502

01:05:17.700 --> 01:05:33.090

Rik Langendoen: Toll road and then the non motorized facility in the bottom portion of the page the next one is the beaks section on the on the driveway or the road on the street or on on the site and the last one, is that the brother northern Thank you.

503

01:05:34.350 --> 01:05:35.190

Rik Langendoen: Next slide please.

504

01:05:36.360 --> 01:05:39.930

Rik Langendoen: And this shows you that the Cross section so looking then that the a.

505

01:05:40.980 --> 01:05:48.810

Rik Langendoen: And the right hand side at the very top of that, calm there, you can see, then, the section on the toll road, it shows, is what we were describing in.

506

01:05:49.230 --> 01:05:55.260

Rik Langendoen: In the last section, where we have a three foot Pave section for the non motorized and a three foot gravel.

507

01:05:55.830 --> 01:06:07.530

Rik Langendoen: And then, for the actual road or the street going through the site that be enhancing them the current driveway looking at a 12 foot Pave section within three foot a gravel on each side.

508

01:06:08.040 --> 01:06:18.570

Rik Langendoen: And then, what you're seeing on the bottom is also, in addition to that, we have to rain gardens, one of the upper most northern portion of the site in a rain garden at the southern portion of the site as well.

509

01:06:19.770 --> 01:06:20.340

Rik Langendoen: Next slide.

510

01:06:24.540 --> 01:06:32.130

Rik Langendoen: And this, then shows just did more blown up details of those each one of those homesites so starting off with a.

511

01:06:33.240 --> 01:06:45.750

Rik Langendoen: Again it's up in a very northern portion of the site, we have that regard and just just to the east of there and then we have right below that to be, we have the the dispersion road run off.

512

01:06:46.200 --> 01:07:04.650

Rik Langendoen: rock apron that we have currently plan for there and then be looking then at C and D at the bottom you'll see then same thing we have another ring garden that course helps to disperse disperse the water there and then we have the features running along to the.

513

01:07:06.600 --> 01:07:07.350

Rik Langendoen: Next slide.

514

01:07:10.080 --> 01:07:16.950

Rik Langendoen: So, in summary it's it's relatively straightforward it's it's obvious that in terms of where we construct.

515

01:07:17.940 --> 01:07:30.930

Rik Langendoen: To avoid the environmental constraints, the corresponds to the areas where the trees are at the lowest lower density, so we have the minimum of the least amount of trees that would need to be removed in order to move forward.

516

01:07:31.470 --> 01:07:37.980

Rik Langendoen: And the proposed subdivision would minimize those impacts and environment and be consistent, to the design for the image guidelines.

517

01:07:39.630 --> 01:07:41.850

Rik Langendoen: So next slide is opening up for questions.

518

01:07:45.630 --> 01:07:46.620

Joseph: yeah this is Joe.

519

01:07:47.640 --> 01:07:53.730

Joseph: And I two things that like cigarette away when when I saw these drones you know before.

520

01:07:55.050 --> 01:08:00.630

Joseph: I think your presentations absolutely excellent, I just want to say that it's really well done.

521

01:08:01.080 --> 01:08:15.510

Joseph: And secondly, whether you meant to or not just by including different graphics like the World green street picture and some of the pictures you put into the book here you you sort of proven conclusively that you've actually looked at the book before coming to.

522

01:08:15.510 --> 01:08:20.160

Rik Langendoen: see us yeah we actually went to a tennis match and we went through the four step process to go.

523

01:08:20.520 --> 01:08:21.390

Joseph: we've gone through that.

524

01:08:21.480 --> 01:08:35.580

Joseph: But it really shows yeah you've got a four step process and it's absolutely an excellent presentation and i'm just jumping ahead here but wondering if it's not something that we could borrow from you to show as a good example.

525

01:08:36.090 --> 01:08:36.960

Absolutely.

526

01:08:38.640 --> 01:08:40.800

Joseph: visitation for this that's something.

527

01:08:41.880 --> 01:08:43.530

Rik Langendoen: So mercury is okay with that.

528

01:08:45.420 --> 01:08:55.050

Mercury Michael: yeah you guys are welcome to borrow this rick is a very talented presenter and diligent, you know provider so good job on that rick i'm about to there's a couple of things that could.

529

01:08:55.740 --> 01:09:01.950

Mercury Michael: Be you know included that I think are really valuable like doing the chip seal surface to more you know.

530

01:09:02.910 --> 01:09:10.320

Mercury Michael: agrarian rural you know feeling to it, it has a long standing application and it's done on all sorts of county roads.

531

01:09:10.560 --> 01:09:16.290

Mercury Michael: And when we went to look at that you know for a surface on this property, we were told that we're not allowed to do that.

532

01:09:16.530 --> 01:09:30.390

Mercury Michael: Because it's a county thing but not allowed for private residence and yet I think a chip seal is way more environmentally friendly and more appropriate for a rural subdivision of four or five homes than would be an asphalt surface so.

533

01:09:30.450 --> 01:09:38.070

Joseph: So that's that's actually an excellent question I don't want to take away from your presentation here, but I want to get back to your questions and things but.

534

01:09:39.090 --> 01:09:48.120

Joseph: Ellen That was a point that came up with Kelly just a second ago and the previous discussion talking about whether we're on green street actually met the city standards.

535

01:09:49.470 --> 01:09:59.010

Joseph: Or would there and I think that's something we should actually talk offline on sometime i'd like to be like the dmV to have some education on that.

536

01:10:00.210 --> 01:10:07.230

Mercury Michael: I think you can have state standards and aesthetic appeal to the chip seal is no different than city standard you do it on city standard.

537

01:10:07.350 --> 01:10:10.200

Mercury Michael: Yes, allowing it for privately owned.

538

01:10:11.700 --> 01:10:19.740

Joseph: Right, but we want to make sure that if it's a city that it does meet silly standards and some questions in the last part I just want to clarify that going forward.

539

01:10:20.220 --> 01:10:30.690

Joseph: This is housekeeping for us on the deal be there yeah i'm very, very simple one question I have, and I want to make sure I understand this just to the north.

540

01:10:31.260 --> 01:10:45.570

Joseph: There is a house existing home and not to the north i'm sorry oh look at the top there um it do they actually access it, they have an easement to access their home for this road is that right.

541

01:10:45.600 --> 01:10:46.710

Rik Langendoen: Yes, that's right.

542

01:10:46.770 --> 01:10:52.740

Rik Langendoen: yeah okay that's an existing he's been nap I mentioned show that show that we can go back to the map, we need to show.

543

01:10:53.430 --> 01:10:54.390

Joseph: yeah yeah.

544

01:10:54.960 --> 01:10:58.380

Mercury Michael: So that that was the reason for the boundary line adjustment.

545

01:10:58.770 --> 01:11:00.270

Joseph: Okay that's what that was okay.

546

01:11:00.330 --> 01:11:02.970

Mercury Michael: he's met removes that square footage from our.

547

01:11:02.970 --> 01:11:15.000

Mercury Michael: debatable square footage so I bought some square footage from the neighbors to the West that allowed easement to be reduced from the square footage and what doesn't show here is that the property.

548

01:11:16.650 --> 01:11:31.710

Mercury Michael: But doesn't show on this map anyway, but the property has been developed and built on the single family residence directly to the east of the very end unit that yeah nope go further up with your cursor yeah.

549

01:11:32.190 --> 01:11:39.210

Mercury Michael: yeah exactly right to the right of that that property was vacant land and got built just I think two years ago.

550

01:11:39.240 --> 01:11:39.660

Someone.

551

01:11:42.690 --> 01:11:43.290

Joseph: So.

552

01:11:43.320 --> 01:11:45.660

Mercury Michael: During our process they've brought utilities up it's.

553

01:11:45.660 --> 01:11:47.460

Mercury Michael: All there, but that property got built out.

554

01:11:48.030 --> 01:11:53.520

Joseph: So you're adding to those right now, one home on your part, to be one home two homes to the north.

555

01:11:54.600 --> 01:11:56.970

Joseph: Does that one or two homes that's one.

556

01:11:57.330 --> 01:12:00.150

Mercury Michael: One home with a large shop it's the milliken family.

557

01:12:00.540 --> 01:12:09.000

Mercury Michael: they've been up there for some time, local contractors super super nice folks and they've got a few different outbuildings and workshops, but that is a single family residence.

558

01:12:09.480 --> 01:12:21.660

Joseph: Right and then the Northeast corner that lot there you're talking about is one of them, so that'd be plus the three that you're proposing that would be 660 total homes.

559

01:12:22.200 --> 01:12:43.470

Joseph: Roger okay okay fine I just was trying to clarify that okay um i'm a lot of good things to say about your presentation and especially your hazard street hazard lands map is very instructive was very good yeah um does anybody else on the dmv have any questions or comments.

560

01:12:45.030 --> 01:12:46.080

Joseph: clarifications.

561

01:12:47.280 --> 01:12:48.360

Joseph: Anyone I can't see.

562

01:12:48.390 --> 01:12:59.430

Todd: I don't I don't have any direct questions, I want to kind of reiterate what Joe said great documentation I love see lidar that's a great step forward, and we need to see.

563

01:12:59.430 --> 01:13:00.090

Todd: More that.

564

01:13:00.150 --> 01:13:02.610

Todd: it's amazing the amount of data, we can get from that.

565

01:13:03.180 --> 01:13:05.430

Todd: and clearly shows the patterns, I mean we can do.

566

01:13:05.850 --> 01:13:12.690

Todd: drawings until we're blue in the face, but when you get data back like that it really supports the argument so great to see there and as well as the.

567

01:13:13.740 --> 01:13:28.740

Todd: photographs and King that you've done very helpful help help us gets get our place situated and to see the project from your point of view, which is really what we want this whole process TV about so thank you for that.

568

01:13:29.760 --> 01:13:30.360

Rik Langendoen: Thank you.

569

01:13:31.860 --> 01:13:43.590

Mercury Michael: rick for that you guys if you need an amazing consultant rick with the lidar and everything he's an amazing guy he would be very good consultant for anything you need going forward on that really is too good good forward focus.

570

01:13:44.730 --> 01:13:46.110

Marlene Schubert: So we have Bob and then Michael.

571

01:13:46.170 --> 01:13:47.610

Joseph: yeah Bob go ahead, Bob.

572

01:13:50.190 --> 01:13:58.020

Bob: yeah like like Todd said it's a super presentation, it really sounds in on the context, which is something that sometimes lacking on.

573

01:13:58.470 --> 01:14:10.500

Bob: Other projects did a great job I really like it um let me go back to the do I call that a street or an A or an access or a driveway that's why i'm.

574

01:14:11.400 --> 01:14:21.240

Bob: I live, not that far from there and i'm used to driveways Is this a street is

this dedicated to the city, I mean if it's private I thought that that was a little bit different than.

575

01:14:22.590 --> 01:14:25.500

Bob: Design if it was dedicated to the city.

576

01:14:27.390 --> 01:14:28.260

Ellen: The city.

577

01:14:29.550 --> 01:14:47.310

Ellen: Sorry, to jump into the city defines a street as a private or public way of travel that provides access to for more lots or property that is capable of being subdivided into for more lot, so it is currently would be considered a private street.

578

01:14:48.420 --> 01:14:57.570

Ellen: And I believe it may be required to be dedicated to the city as part of this short subdivision the that would be something that public works would comment on during the pre application conference on.

579

01:14:57.690 --> 01:15:03.150

Ellen: i'm not sure about that that's i'm not 100% sure about that, but that may be a requirement going forward.

580

01:15:03.960 --> 01:15:17.490

Bob: Well, the reason I ask is well, I mean wintergreen is a private street and, as far as I know, it's still going to be a private suite if the project goes through, I don't understand the difference in ways wintergreen private and then this one, the.

581

01:15:19.410 --> 01:15:20.460

Joseph: record to the public.

582

01:15:20.910 --> 01:15:21.720

Bob: doesn't make sense.

583

01:15:23.550 --> 01:15:33.990

Mercury Michael: To good question Bob I think that has to do with the zoning and where the zoning is, and I believe, as far as i've understood the street will because they require me to rename the street.

584

01:15:34.440 --> 01:15:43.080

Mercury Michael: It will become a public road public street you know access for these houses, because it's for more and that's kind of what we're going off of that's why we have to meet the city.

585

01:15:44.790 --> 01:15:57.840

Mercury Michael: street requirements for that, so I don't know the answer of why wintergreen will be private that doesn't quite make sense, but maybe because they have an Hoa or because it's part of a larger subdivision I don't know well.

586

01:15:57.900 --> 01:16:05.190

Bob: rules are rules, you know you answered the question Ellen answer the question we're them for a lot so certainly answers it Thank you yeah.

587

01:16:05.340 --> 01:16:07.380

Mercury Michael: We do expect to have to rename the street.

588

01:16:07.620 --> 01:16:15.930

Mercury Michael: and meet all the standards of city for the paving if we can get chipped sealed great, but we understand, we might have to pave it and do the storm water for see engineering.

589

01:16:16.920 --> 01:16:21.210

Bob: Why does it the city like chips just curious because the rosewood.

590

01:16:23.370 --> 01:16:28.380

Mercury Michael: yeah I think it looks better, we were told they don't allow it for for residential.

591

01:16:29.310 --> 01:16:37.920

Mercury Michael: street projects and i'm not sure if that's correct we haven't gotten quite that far to you know push back on it, but I think chip seal is a good application for this road.

592

01:16:38.310 --> 01:16:50.850

Mercury Michael: And we know it's used largely across the city and county but there was some difference between we use it for county and city, but we don't want that to be a standard on private road applications i'm not sure.

593

01:16:51.420 --> 01:16:54.360

Bob: what's so great about chip sale have to sound dumb.

594

01:16:55.350 --> 01:17:04.800

Mercury Michael: It just looks better I honestly I don't i'm not positive whether the environmental impacts are different, but it certainly looks more rural.

595

01:17:05.100 --> 01:17:05.430

Joseph: and

596

01:17:05.580 --> 01:17:14.340

Mercury Michael: I was my thought was hey we can meet all the standards let's just chip ceiling, because it looks like gravel instead of having like you know the classic black pavement.

597

01:17:15.660 --> 01:17:32.760

Mercury Michael: It was just a very visual concept for me that that rick looked a little closer and you know got some feedback and said, you know whether it looks more appropriate or not they didn't like the environmental aspect of it, yes, that that is what is used for most county and city rose.

598

01:17:34.590 --> 01:17:40.020

Joseph: um before we go to Michael would like to continue on this this subject North Korea.

599

01:17:41.430 --> 01:17:47.220

Joseph: You will, I believe you're a real estate agent, on the other, so you probably know a lot streets, a lot of neighborhoods.

600

01:17:48.510 --> 01:18:03.210

Joseph: yeah over off a cliff there's a little road that's a dirt road gravel road called Casey screen a little dead end street of eight homes, the city that is a city street, and it is maintained by the city is a gravel road.

601

01:18:04.290 --> 01:18:20.700

Joseph: And so I just point that out, because it does seem odd to me, then, if they would accept you know maintenance of a gravel road I don't know whether they have a problem with the chip silver versus a paved road but that that's just information.

602

01:18:20.880 --> 01:18:21.780

Joseph: for you to her.

603

01:18:22.050 --> 01:18:24.420

Mercury Michael: Looking at Joseph and that would be the difference of.

604

01:18:24.420 --> 01:18:26.700

Mercury Michael: Pre existing you know versus new code.

605

01:18:26.970 --> 01:18:27.870

Joseph: That that could be.

606

01:18:28.260 --> 01:18:30.540

Mercury Michael: Casey street for sure it's just pre existing.

607

01:18:30.810 --> 01:18:38.970

Mercury Michael: and adopt certain you know costs and revenue is anything new being brought to a different standard so.

608

01:18:39.720 --> 01:18:41.550

Joseph: Okay, oh Michael yes, sir.

609

01:18:43.890 --> 01:18:44.220

Michael: yeah.

610

01:18:45.660 --> 01:18:48.810

Michael: Two questions one was just on lot the.

611

01:18:50.250 --> 01:18:52.620

Michael: So there's an existing house that is there.

612

01:18:54.270 --> 01:19:03.420

Michael: That is now really close to be property line, and then the home site areas north of there are you planning on keeping that house or DEMO in it.

613

01:19:04.950 --> 01:19:12.900

Mercury Michael: that's part of it terrific questions, so the plan is to leave the home as existing and this brings up a question that has.

614

01:19:13.050 --> 01:19:14.850

Mercury Michael: kind of I believe forefront.

615

01:19:14.880 --> 01:19:17.010

Mercury Michael: On a couple of our short plans I don't.

616

01:19:17.160 --> 01:19:24.660

Mercury Michael: know how much you guys are dealing with this on other properties, but I know i'm looking at this, because it impacts, a couple of our places um.

617

01:19:25.200 --> 01:19:40.590

Mercury Michael: How, how do you work with and how do we establish a requirement for a home site that fits current zoning when there's a pre existing non conforming home in a non home site.

618

01:19:41.700 --> 01:19:48.570

Mercury Michael: And i'm not really sure what to do about that, because obviously the existing house is pre existing and stands and that's not really a question.

619

01:19:48.990 --> 01:20:07.050

Mercury Michael: So it seems that one of the questions would be if a home site designation is required to be made within parameters say outside of the pre existing non conforming a home site, how do we establish and what is the paperwork that.

620

01:20:08.550 --> 01:20:18.090

Mercury Michael: You know, establishes that site and and how do we work with that I think it's very similar to waterfront where we know there's pre existing waterfront properties that are.

621

01:20:18.960 --> 01:20:28.410

Mercury Michael: Non conforming their pre existing non conforming and yet, of course, it's Okay, it is there just don't change it, you know don't mess it up don't.

622

01:20:29.280 --> 01:20:34.980

Mercury Michael: cause what we all know, is the most sensitive don't cause further environmental impact.

623

01:20:35.550 --> 01:20:42.270

Mercury Michael: And I think that this might be something in the subdivisions that needs to be looked at a little bit further i'd love to work with you guys on this.

624

01:20:43.050 --> 01:20:53.670

Mercury Michael: Because it to me seems like a sensitive area when you have a pre existing non conforming structure, you have to then make a decision.

625

01:20:54.240 --> 01:21:06.030

Mercury Michael: Does in order to divide that property whether it's two acres or 25 acres or 100 if there's a pre existing non conforming does that require an alternate home site.

626

01:21:07.230 --> 01:21:23.670

Mercury Michael: As is shown here right where you have kind of a let's just say alternate homespun if that house burnt down or was destructed for some reason, the only place that person could rebuild would be within the home site right that's a theoretical concept.

627

01:21:24.720 --> 01:21:37.680

Mercury Michael: Perfectly fine, but that is a that is not quite clear in the subdivision guidelines, because you start getting into all waterfront properties, where, and this is not waterfront, but it has to do with the same concept.

628

01:21:38.160 --> 01:22:02.430

Mercury Michael: Where do you broach the subject that pre existing non conforming is allowed to rebuild if there was significant damage or a fire and how do you classify an existing backyard landscaping roof area home that is outside of the prescribed home site have a short subdivision.

629

01:22:06.330 --> 01:22:12.450

Joseph: But I would say that you have to talk to Alan about that she had to do some research on that.

630

01:22:16.170 --> 01:22:17.640

Joseph: Not to pick on you LM.

631

01:22:18.720 --> 01:22:20.070

Joseph: That is a question for the shitty.

632

01:22:22.620 --> 01:22:29.130

Ellen: guys so mercury is describing the situation and another project that has been was that a to lot short fat.

633

01:22:29.970 --> 01:22:30.780

Ellen: Around yeah.

634

01:22:31.110 --> 01:22:34.890

Ellen: So you you didn't see that we had another another issue with.

635

01:22:36.240 --> 01:22:42.330

Ellen: Some of these questions that he brought up on a two lot short flights, so I didn't come to design review board, but there was some.

636

01:22:43.860 --> 01:22:51.600

Ellen: You know, some interesting questions about how critical areas impact home site designations and pre existing development.

637

01:22:52.350 --> 01:22:59.190

Ellen: And this is a little different because in that case the existing House was in the middle of.

638

01:23:00.060 --> 01:23:09.780

Ellen: A critical area and the subdivision code says that your home site cannot contain any portion of a critical area or critical areas have to be included in your primary natural area.

639

01:23:10.170 --> 01:23:26.610

Ellen: Primary natural area can't be within your home site, so there were a lot of questions that came out with this one, this one, I think, would be a little bit different because the existing home is actually outside of the wetland and the wetland buffer is that Is that correct no.

640

01:23:26.700 --> 01:23:27.540

it's not our.

641

01:23:28.650 --> 01:23:30.390

Mercury Michael: love for and it's within the right of way.

642

01:23:30.810 --> 01:23:32.310

Ellen: Okay okay sorry I.

643

01:23:33.450 --> 01:23:34.620

Mercury Michael: raises a lot of the same.

644

01:23:34.620 --> 01:23:35.430
Mercury Michael: Questions and.

645

01:23:35.490 --> 01:23:51.390
Mercury Michael: yeah before to working for with you guys on all of these that we say hey maybe maybe i'm the first adopter but we've got to look at this and say how can we work with a pre existing home on acreage that is outside of what would be a prescribed home site.

646

01:23:53.010 --> 01:24:01.290
Rik Langendoen: That actually mercury sorry be correcting for this particular home this one actually is outside of that match category three areas.

647

01:24:02.790 --> 01:24:03.600
Rik Langendoen: There you can see it on.

648

01:24:03.930 --> 01:24:06.240
Rik Langendoen: Now, when you take the buffers into account rick.

649

01:24:09.210 --> 01:24:11.280
Mercury Michael: You go back to if you go back to the.

650

01:24:13.320 --> 01:24:15.660
Mercury Michael: The plat map the survey one.

651

01:24:19.200 --> 01:24:21.870
Michael: yeah you're in that 15 foot building.

652

01:24:22.620 --> 01:24:24.930
Rik Langendoen: that's right that's right that's right.

653

01:24:25.200 --> 01:24:25.560
Rik Langendoen: that's right.

654

01:24:25.710 --> 01:24:26.490
Rik Langendoen: it's the corner.

655

01:24:26.820 --> 01:24:30.960
Rik Langendoen: The corner of the House you're right yeah this the it's a buffer

that actually overlaps.

656

01:24:31.200 --> 01:24:33.390

Mercury Michael: And you know again it's like I feel like.

657

01:24:34.530 --> 01:24:46.650

Mercury Michael: You know it's it's my new differences, but whether it's the right away, whether it's building setbacks critical areas I think this is a pretty important subject to bring up and try and work forward.

658

01:24:46.650 --> 01:24:59.700

Mercury Michael: On this will not be the last time and, and you know I might own this piece of land I might have a reason to develop it there's going to be a lot of properties that are much more sensitive.

659

01:24:59.700 --> 01:25:00.030

Marlene Schubert: than this.

660

01:25:00.150 --> 01:25:01.740

Mercury Michael: out water.

661

01:25:02.760 --> 01:25:15.390

Mercury Michael: Coming up in the in the city bainbridge island code and short platts where the designation of a of a pre existing property brings up the question if.

662

01:25:16.650 --> 01:25:22.860

Mercury Michael: A home site is required to be mandated what happens outside of the home side.

663

01:25:23.940 --> 01:25:26.880

Mercury Michael: If the existing home is outside of the home side.

664

01:25:28.860 --> 01:25:29.130

yeah.

665

01:25:30.390 --> 01:25:38.070

Rik Langendoen: And mercury is very, very sincere about wanting to help to work through this because it is going to continue to be a challenge we believe.

666

01:25:38.640 --> 01:25:47.400

Rik Langendoen: These rifles me other properties and I think that everyone's just trying to grapple with this and figure out what's the best solution going forward, but I think it's going to take some.

667

01:25:48.000 --> 01:25:53.850

Rik Langendoen: Some collaboration some discussion, just to figure out what is the most reasonable way to move forward and make this work.

668

01:25:55.410 --> 01:26:01.080

Rik Langendoen: And and for and for the environment and that's we're trying to make it all works for both for all aspects.

669

01:26:04.260 --> 01:26:14.310

Joseph: Okay well after work with them all known that you work through i'm Michael did you have any other question was that your main question or.

670

01:26:14.670 --> 01:26:24.930

Michael: I did have one small question are you straightening the road, it looks like their original driveway has a little bit of a curvature in it are you like making that a straight line.

671

01:26:26.160 --> 01:26:33.690

Rik Langendoen: Well, or we're trying not to so we had actually had a contractor go up you'll see there's a deviation in the road.

672

01:26:34.470 --> 01:26:43.080

Rik Langendoen: within the constraints of what we have for the for the easement we're trying to keep somewhat of a little bit curve there at the bottom.

673

01:26:43.590 --> 01:26:53.100

Rik Langendoen: If we can make that work that way and it's it seems to make sense as well because they're also the trees down at the lower portion and it should be ashamed to remove.

674

01:26:53.790 --> 01:26:59.460

Rik Langendoen: Those trees, for that reason, so we're looking at trying to figure out hopefully the next meeting, we can talk about that a bit more.

675

01:27:02.070 --> 01:27:07.950

Mercury Michael: I love the country curve of the road, you know it's why we have a larger easement it's why I bought this.

676

01:27:09.270 --> 01:27:13.710

Mercury Michael: On the West side that kind of like little bump out leg.

677

01:27:14.010 --> 01:27:14.460

Mercury Michael: it's on the.

678

01:27:14.610 --> 01:27:19.380

Mercury Michael: Side yeah exactly that that was literally I bought that property to the West.

679

01:27:19.830 --> 01:27:23.520

Mercury Michael: And and and boundary line adjusted it, so I would have enough.

680

01:27:23.820 --> 01:27:34.950

Mercury Michael: Space here to do that full Eastman and I would just love for that road to stay kind of curve I love it's curved it's country it feels super rustic and great and you don't see any other houses.

681

01:27:35.160 --> 01:27:40.530

Mercury Michael: And everything we're looking at is kind of like these really private little house sights set off the side to the left.

682

01:27:41.730 --> 01:27:52.200

Mercury Michael: There are some old greenhouses up there from some wasabi farmers and it's a really kind of cool spot we definitely have i'm really intrigued by the site, but you know the reality is.

683

01:27:53.220 --> 01:27:55.110

Mercury Michael: it's another question kind of bigger question.

684

01:27:55.770 --> 01:28:06.480

Mercury Michael: than Dr B for right now but I don't quite understand the request to make homesites because, like in this case i'm not building houses you guys I don't have a plan.

685

01:28:06.690 --> 01:28:18.270

Mercury Michael: Maybe I build houses down the road I don't know but right now, like

i'm not divided is to build, how is it, so I don't know exactly what is going to get built there if I was to sell one or two or three of the lots.

686

01:28:19.410 --> 01:28:23.490

Mercury Michael: it's very hard to pigeon exactly where the home site goes.

687

01:28:24.390 --> 01:28:38.190

Mercury Michael: Especially on a larger parcel like lot be which I intentionally left really large because it has the most flat topographical surface on the very top there and it's just it's killer man if somebody wanted to make.

688

01:28:39.150 --> 01:28:52.980

Mercury Michael: An amazing yeah so a lot be you've got this huge flat spot, and I use as a bit of a contractor's yard now like we've got drainage materials up there, a couple of excavators you know we're just using it as a build and you know.

689

01:28:53.490 --> 01:29:04.110

Mercury Michael: spot for for materials between projects but there's so much opportunity for solar gain and all these things, I have no idea what the end user would build there.

690

01:29:04.470 --> 01:29:12.600

Mercury Michael: And one of the concerns that I have about these home site projects is that when you make a home site of 12,000 square feet.

691

01:29:13.110 --> 01:29:16.860

Mercury Michael: What does that look like for somebody coming into in the future if they can't.

692

01:29:17.250 --> 01:29:27.360

Mercury Michael: Can they modify it to make that rectangle turn the same even if it's the exact same square footage right exact scan same square footage can they move it.

693

01:29:27.750 --> 01:29:37.110

Mercury Michael: north, south reallocate the 12,000 square feet how big of a deal is that for someone to move that in the future, because I don't think it's a.

694

01:29:37.530 --> 01:29:47.280

Mercury Michael: it's not like it changes the environmental impact, but it does change what you guys are designed to do, which is hey How does this fit into the

neighborhood and what is the.

695

01:29:48.240 --> 01:29:55.620

Mercury Michael: curb appeal and is there, solar gain from the property, can we move those around a little bit after the after the division is done.

696

01:29:58.170 --> 01:30:05.220

Joseph: You know, to answer that question, I would have to defer to Ellen going forward yeah and when you have your hand up you want to.

697

01:30:06.930 --> 01:30:07.050

Ellen: know.

698

01:30:08.250 --> 01:30:23.550

Ellen: Yes, it could be altered through the short flat alteration process, so it would require a short flight alteration, which for the code would be an administrative, something that would could be approved administrative Lee.

699

01:30:25.560 --> 01:30:28.830

Ellen: But you would have to go through this short plant alteration process.

700

01:30:30.330 --> 01:30:33.750

Mercury Michael: So you'd have to go back through a short plan to modify.

701

01:30:34.830 --> 01:30:35.220

Mercury Michael: Were.

702

01:30:35.280 --> 01:30:36.510

Mercury Michael: not located.

703

01:30:36.750 --> 01:30:44.910

Ellen: Not through the entire short flat process we have something called a short plot alteration people use it to move around open space.

704

01:30:45.420 --> 01:31:02.370

Ellen: extinguished easements move easements it's to make a minor alteration to an existing approved subdivision so it's called a minor plot alteration, which is a process in our code and i'm happy to send you some more information about that process if you're interested.

705

01:31:02.940 --> 01:31:08.610

Mercury Michael: yeah that'd be great i'd like to know a little more about that doesn't require a hearing examiner approved.

706

01:31:09.420 --> 01:31:10.650

Ellen: No, not for a short.

707

01:31:10.710 --> 01:31:11.100

story.

708

01:31:12.990 --> 01:31:13.920

Joseph: Okay, thank you.

709

01:31:14.160 --> 01:31:19.890

Mercury Michael: Thank you and that's very helpful because I feel like the homesites kind of try and pitch in a site you're like I don't know.

710

01:31:20.040 --> 01:31:26.310

Mercury Michael: You know, we don't know it's too early in the game to know exactly where the best use to build is.

711

01:31:28.650 --> 01:31:33.420

Joseph: Well, I think philosophically the idea, the idea is with the first step process.

712

01:31:34.530 --> 01:31:45.150

Joseph: In the old days and even sometimes still people go out and put their put a house on a location, because they haven't for view or for this live and the environment be there.

713

01:31:45.600 --> 01:31:51.960

Joseph: You know, like they do that first and everything else in flats, and I think part of the four step process is to put preference.

714

01:31:52.290 --> 01:32:12.900

Joseph: To the natural systems to protect the trees to protecting you know hazard areas erosion and whatnot and so, therefore, you have to have a lot area that the home site has shown that can physically work, you know I think through this process, I think we'd like to see you.

715

01:32:14.010 --> 01:32:23.700

Joseph: Think through a little bit, what do you want it right there, do you want it down 30 feet farther to the south, or do you want to move it around I think that's what we're doing here.

716

01:32:24.630 --> 01:32:32.730

Joseph: So we're taking you at your word or at united to word but we're taking you it full face that's where you think it ought to go.

717

01:32:33.690 --> 01:32:48.210

Joseph: You know, so you can put it, where you want within that area and we want to support what you think is the best location, as long as we're not harming the environment, taking that to the trees are getting into other areas so.

718

01:32:48.390 --> 01:32:51.450

Joseph: So yeah i'm Bob you have a question.

719

01:32:53.370 --> 01:33:00.510

Bob: Well yeah I guess Ellen really answered it, I mean i'll say it is it's just a concept of prove out the property, I mean you can move your own.

720

01:33:01.320 --> 01:33:15.750

Bob: Wherever you later on, I mean like say you don't know what the buyer wants to do but i'll Overdoing is just proven that yeah is it works now if you stick it someplace else smell work well, I don't know, maybe, maybe not.

721

01:33:16.170 --> 01:33:18.030

Mercury Michael: Right right yeah.

722

01:33:19.500 --> 01:33:23.760

Joseph: Okay, I think we're getting towards the end here um i'd like to.

723

01:33:24.360 --> 01:33:40.320

Joseph: Ask to Dr b's concurrence on this, but have anybody's comment, please let me know I think they've done a really nice context analysis, so I would go ahead and actually check that off for them going into the next the next phase and then.

724

01:33:41.370 --> 01:33:59.670

Joseph: The discussion on the street, would be the green street basically you know which you've already identified that number eight world green street so on page 52

actually i'm 61 but I don't know why it said 59 on the thing, but for the next meeting you wouldn't want to.

725

01:34:01.140 --> 01:34:15.390

Joseph: describe see yeah you're talking about the interest rates and subdivision and urban residents districts, I think it's actually real green speak, which in my book is 61 now I might have an old book, this is the page.

726

01:34:15.450 --> 01:34:20.100

Marlene Schubert: Since I was pointing to the wrong area in the document, it does reference page 61 right.

727

01:34:20.100 --> 01:34:20.580

Joseph: Here I see.

728

01:34:20.940 --> 01:34:35.370

Joseph: My mistake, no, no, no problem okay yeah so Okay, so what we'll go on from here is when you come back you'll have to fill up the discussion your applicants response in these areas and then we'll discuss it with you and give you our thoughts.

729

01:34:35.880 --> 01:34:42.150

Joseph: In each section, and that will become your written sort of notes moving forward.

730

01:34:43.950 --> 01:34:53.820

Joseph: I don't unless anybody else has a comment I don't see anything that that looks you know not headed in the right direction here I think we're doing time Cindy.

731

01:34:54.180 --> 01:34:55.260

Rik Langendoen: Joseph and just.

732

01:34:55.320 --> 01:35:04.320

Rik Langendoen: One point that we did complete that were completed the worksheet but we'll go back and revisit it obviously to make sure that we address some of the.

733

01:35:04.380 --> 01:35:06.060

Rik Langendoen: Okay, on the screen today.

734

01:35:06.900 --> 01:35:12.270

Joseph: Okay, any other final comments anybody vicki you had your hand up for a while, do you want to say anything okay.

735

01:35:13.500 --> 01:35:13.920

Joseph: Okay.

736

01:35:14.580 --> 01:35:24.750

Marlene Schubert: So just so you know, we do need it back in word I mean will upload the PDF version because that's what is expected in our permitting system, but I will need the word version back so that, when we do go through these.

737

01:35:25.800 --> 01:35:29.370

Marlene Schubert: responses that I can type in what the Dr be discussion is about.

738

01:35:29.580 --> 01:35:30.930

Rik Langendoen: yeah and we have that.

739

01:35:31.230 --> 01:35:35.820

Marlene Schubert: Right alright so i'll get this out to you, and then you could take it from there.

740

01:35:36.030 --> 01:35:37.170

Rik Langendoen: Okay Thank you so much.

741

01:35:37.500 --> 01:35:40.620

Joseph: For a great a great presentation, thank you very much.

742

01:35:40.650 --> 01:35:42.000

Rik Langendoen: yeah Thank you so much, thank you.

743

01:35:42.390 --> 01:35:43.230

Mercury Michael: Thank you very much.

744

01:35:43.650 --> 01:35:44.250

Joseph: Okay, take care.

745

01:35:44.670 --> 01:35:45.420

Rik Langendoen: All right, thank you.

746

01:35:48.000 --> 01:35:51.930

Marlene Schubert: hey Joe can we take just a few minute break before we start the next one if that's okay.

747

01:35:52.320 --> 01:35:55.620

Joseph: Absolutely absolutely please, please do yes.

748

01:35:58.920 --> 01:35:59.370

Okay.

749

01:36:02.790 --> 01:36:09.330

Joseph: Actually didn't ask if anybody in the audience wanted to have any comments, I guess, we can do that later.

750

01:37:18.090 --> 01:37:27.810

Joseph: Helen they do have a question for you, while we're waiting yeah um so Would you mind talking to Kelly.

751

01:37:28.860 --> 01:37:38.070

Joseph: in Brighton call Kelly, but i'm still confused she said something about this rule greenstreet not meeting city standards.

752

01:37:39.270 --> 01:37:45.210

Joseph: Road standards, and I would like to follow up with you and her on that find out.

753

01:37:46.980 --> 01:37:49.680

Joseph: some more detail about that because i'm just confused.

754

01:37:50.610 --> 01:37:52.800

Ellen: Okay i'll touch base with Kelly and.

755

01:37:53.280 --> 01:38:00.510

Joseph: and see if there's any agree with you get on a three way email or something and just I just want to find out what the concern was.

756

01:38:00.900 --> 01:38:01.260

Joseph: Because.

757

01:38:02.070 --> 01:38:10.800

Joseph: I think we'd like in this kind of project I think we'd like to encourage this kind of industry, when I think that the applicant wants this kind of street so.

758

01:38:12.720 --> 01:38:19.470

Joseph: You know, we just want to make sure that our own bureaucracy doesn't get in the way sometimes you know doing good things.

759

01:38:20.790 --> 01:38:21.180

Joseph: Thank you.

760

01:38:46.290 --> 01:38:47.550

Joseph: Okay we're back.

761

01:38:47.910 --> 01:38:48.300

Marlene Schubert: Yes.

762

01:38:48.690 --> 01:38:55.170

Joseph: Okay, great can you let's see, I think we can bring Jonathan forward, I think I see him in the audience.

763

01:39:02.340 --> 01:39:09.810

Joseph: On there and Ellen I believe you are also the planet for this project is that correct yes okay great.

764

01:39:13.530 --> 01:39:19.980

Joseph: Any any comments you would like to make, as we move to this project before we have Jonathan.

765

01:39:21.600 --> 01:39:23.160

Ellen: Is I have an introduction.

766

01:39:24.750 --> 01:39:25.110

Ellen: Okay.

767

01:39:25.590 --> 01:39:26.010

Great.

768

01:39:27.600 --> 01:39:34.950

Ellen: hey, this is the design guidance for you, for the three large shorts subdivision proposed at six six to park avenue.

769

01:39:36.390 --> 01:39:54.240

Ellen: good can come to a conceptual review with a design review board on September 7 again some applicable COMP plan elements for this project are the land use element, the housing element, the transportation element as well as the winslow masterplan.

770

01:39:55.530 --> 01:40:06.210

Ellen: The applicant has provided responses to Chapter five and Chapter six of design for bainbridge they've also provided documentation of the four step design process.

771

01:40:07.050 --> 01:40:20.280

Ellen: And I would like to point out that this application does request a administrative departure from the perimeter buffer where the southern access drive is proposed.

772

01:40:20.580 --> 01:40:30.090

Ellen: mm hmm so the reference for this is in the bainbridge island municipal code 17 1204 oh it's a departure from subdivision standards.

773

01:40:30.780 --> 01:40:38.160

Ellen: says that request should be made at the design guidance review meeting and reviewed against the listed criteria and the code.

774

01:40:39.030 --> 01:40:52.830

Ellen: The code says that the design review board makes a recommendation to the planning Commission but short subdivisions don't typically go to planning Commission, so in this case, I believe the dmV review would be to the director, as the assistant director decision.

775

01:40:54.840 --> 01:41:01.860

Ellen: Also, if you could include a recommendation for whether the natural areas should be delineated with fencing or spine inch.

776

01:41:02.640 --> 01:41:13.560

Ellen: And then also some guidance as to whether or not you'd like to see this project come back or final review during the application process, I know, in some

cases you've said you don't want to see them again in other cases, you have.

777

01:41:14.730 --> 01:41:17.820

Ellen: And if I can hand it over to Jonathan Davis.

778

01:41:20.370 --> 01:41:22.080

Jonathan: Good afternoon, everyone how are you.

779

01:41:22.860 --> 01:41:23.940

Joseph: Fine, how are you Jonathan.

780

01:41:24.270 --> 01:41:25.680

Jonathan: Excellent very well, thank you.

781

01:41:26.130 --> 01:41:26.400

Good.

782

01:41:27.660 --> 01:41:30.630

Jonathan: looks like you had a couple of good projects ahead of this one, to look at today.

783

01:41:31.890 --> 01:41:32.190

Joseph: yeah.

784

01:41:35.100 --> 01:41:41.250

Jonathan: Well, thank you for this shall I share my screen, or should we use.

785

01:41:43.140 --> 01:41:50.760

Jonathan: what's on the records and I guess how How would you like me to proceed just kind of fill you in on what we've developed since our last meeting.

786

01:41:52.530 --> 01:42:03.030

Joseph: um yeah if you want to go over well normally I think i'm speaking for Marlene Marlene, you said you have problems sharing other people's screens that right.

787

01:42:04.500 --> 01:42:09.120

Marlene Schubert: Well we've had problems in the past with zoom crashing when i've given controls to others, but.

788

01:42:09.180 --> 01:42:11.640

Marlene Schubert: i've been assured that that's been fixed.

789

01:42:11.850 --> 01:42:19.950

Marlene Schubert: Okay, so if I have access, accessibility to what you want to share I can do it, or I can give you controls Jonathan whichever way you prefer.

790

01:42:20.370 --> 01:42:25.380

Jonathan: Just let's let's let's try it and i'll just prompt you to go to the next slide i'm.

791

01:42:26.100 --> 01:42:29.100

Marlene Schubert: Which which would you like me to open on on these documents here.

792

01:42:29.130 --> 01:42:29.670

The.

793

01:42:30.690 --> 01:42:32.820

Ellen: One second from the bottom there Marlene.

794

01:42:32.850 --> 01:42:33.690

Jonathan: yeah yeah.

795

01:42:34.110 --> 01:42:35.370

Marlene Schubert: Okay sure.

796

01:42:35.730 --> 01:42:39.720

Jonathan: That and a lot of this is what we looked at in the.

797

01:42:41.580 --> 01:42:43.140

Jonathan: conceptual review meeting.

798

01:42:44.070 --> 01:42:49.770

Jonathan: This is the summary of the project it's a zone or 2.9 it's.

799

01:42:51.420 --> 01:42:55.260

Jonathan: it's east of downtown winslow over by the country club.

800

01:42:56.400 --> 01:43:04.920

Jonathan: it's just over an acre and we're looking at dividing it into three parcels three three lots will build.

801

01:43:06.300 --> 01:43:10.170

Jonathan: Three freestanding homes on it, the current thinking now is.

802

01:43:11.370 --> 01:43:18.240

Jonathan: And this projects for a developer, who is going to be building the homes they're not going to be selling a lot so.

803

01:43:19.770 --> 01:43:32.280

Jonathan: With the current thinking is will actually build to larger homes of the 2400 square feet each and then one home that's under the 1600 square foot net within at you on that lot.

804

01:43:33.510 --> 01:43:43.260

Jonathan: As well as an accessory building that will be used as a sort of a workshop and the owners actually going to hold that that parcel for themselves.

805

01:43:44.340 --> 01:43:47.580

Jonathan: And and rent out the ELISE friend out the EDU.

806

01:43:49.590 --> 01:43:52.770

Jonathan: So let's move to the next slide.

807

01:43:54.810 --> 01:43:59.790

Jonathan: Oh store mortars hasn't changed property natural area so we're going to have.

808

01:44:00.990 --> 01:44:15.450

Jonathan: On we have a requirement for a primitive buffer and a lot of that buffer is going to be counted towards our natural area we're preserving some stands of trees through the south side of the of the property and also close to the road where we're bringing our entrance in.

809

01:44:17.400 --> 01:44:21.570

Jonathan: And I guess this well I think let's roll to the next slide this.

810

01:44:25.740 --> 01:44:31.380

Jonathan: So we as as Alan mentioned we're requesting a departure from the primitive buffer.

811

01:44:33.450 --> 01:44:38.970

Jonathan: Which is required on this site to be a 10 foot buffer all the way around the property, except on the road.

812

01:44:40.140 --> 01:44:40.890

Jonathan: On the.

813

01:44:41.970 --> 01:44:54.690

Jonathan: South edge of the property that is adjacent to the road, there are no existing trees, but there is a standard trees have about 15 feet or so north of the property line.

814

01:44:55.200 --> 01:45:06.870

Jonathan: And we would we We feel that the best place to bring the driveway in is a place where we wouldn't have to cut trees down and sort of along that South property line is the ideal place to bring our.

815

01:45:07.440 --> 01:45:16.620

Jonathan: One of the the access points and we could do that without cutting trees and we would save a stand of trees at the entrance there so.

816

01:45:17.640 --> 01:45:32.640

Jonathan: we're asking for that departure and I guess if we can scroll down just to look at the end, we were proposing along the property line we actually do plan to hedge to screen somewhat from the neighboring house.

817

01:45:33.660 --> 01:45:37.290

Jonathan: But I guess looking at the criteria that you have to use.

818

01:45:39.390 --> 01:45:50.700

Jonathan: I guess, we would say that we have some environmental constraints of their their a tree, and we would lose trees, if we were to protect the buffer and the buffer doesn't have anything in it anyway.

819

01:45:52.740 --> 01:46:01.860

Jonathan: So that seems to be the environmental condition that we've we're stuck

with our we will preserve greater natural resources.

820

01:46:03.300 --> 01:46:05.070

Jonathan: In the by doing it this way.

821

01:46:07.380 --> 01:46:07.920

Jonathan: I think.

822

01:46:10.830 --> 01:46:19.440

Jonathan: minimize potential harm or adverse effects, I think, adverse effects could be counted as cutting trees down so we try not to cut trees down in this case.

823

01:46:21.840 --> 01:46:28.470

Jonathan: And and It just seems like a very natural thing to do here is from from the site analysis that.

824

01:46:28.860 --> 01:46:38.940

Jonathan: It seems that saving trees and putting the driveway along that South property line makes the most amount of sense and it doesn't seem to be sort of unduly detrimental to to the public welfare so.

825

01:46:39.420 --> 01:46:57.120

Jonathan: We feel that we we there is reason to check all these five boxes and ask for the departure so let's just move forward because i'm sure you're going well, what is the site plan look like so so scroll a bit further the let's stop here the.

826

01:46:58.260 --> 01:47:02.640

Jonathan: If, can you you don't see my cursor, though, do you I can't point it.

827

01:47:03.630 --> 01:47:06.840

Marlene Schubert: I think you have the ability, I think, if you look at the top of your screen.

828

01:47:07.140 --> 01:47:13.950

Marlene Schubert: says you're viewing Marlene something and there's a drop down arrow and it allows you to annotate directly.

829

01:47:13.980 --> 01:47:29.160

Jonathan: that's right yep i've done this before so draw so we're talking about this property line here there's a there's these this stand of trees, right here is

existing and there is space to run a driveway along here.

830

01:47:30.330 --> 01:47:35.160

Jonathan: So so that's the area we're talking about we're going to then we're going to save.

831

01:47:37.290 --> 01:47:43.980

Jonathan: 10 foot buffer around like this on the site, there is no requirement for a roadside buffer.

832

01:47:45.210 --> 01:47:56.730

Jonathan: And there is there is a requirement for natural area, the more than 25 feet and this standard trees, right here is actually less than 25 feet on the property, so we can't save that as natural area.

833

01:47:57.930 --> 01:48:03.090

Jonathan: But we we this one, we can meet the minimum requirements there's also a large tree right here that.

834

01:48:04.350 --> 01:48:12.270

Jonathan: require that we're going to save so let's just put it in context of the site plan let's move forward to the next slide.

835

01:48:17.040 --> 01:48:19.410

Jonathan: Oh that's i'm going to have to erase this.

836

01:48:21.630 --> 01:48:24.750

Joseph: You cannot relocate trees planted a lot i'm sorry.

837

01:48:26.850 --> 01:48:28.440

Jonathan: yeah we're just going to cut and paste here.

838

01:48:29.910 --> 01:48:35.820

Jonathan: Alright, so this is just I think shows the contact, this is one of the largest lots in the.

839

01:48:36.990 --> 01:48:44.850

Jonathan: In the area and we're going to create three smaller lots that will be fairly in keeping with what's what's surrounding the property.

840

01:48:45.900 --> 01:48:47.040

Jonathan: let's move on.

841

01:48:50.400 --> 01:49:02.310

Jonathan: Okay, so this is let's if we can just roll it down just a little bit there we go, so this shows what I just kind of sketched in we've got our natural area whoops let's draw this here come on.

842

01:49:04.320 --> 01:49:06.630

Jonathan: natural area is all around the perimeter.

843

01:49:08.250 --> 01:49:18.060

Jonathan: we've got the stand of trees here, which will be unnatural area, then our driveway comes in, in here is that so that we saw this last time this is the 54 inch sequoia.

844

01:49:19.410 --> 01:49:21.330

Jonathan: We propose three homesites.

845

01:49:22.410 --> 01:49:32.340

Jonathan: In these these blue areas and then this this accessory structure was is going to be built or proposed to be built in this panel we've got next slide.

846

01:49:34.740 --> 01:49:36.240

Jonathan: A race, as we do this.

847

01:49:42.780 --> 01:49:45.600

Jonathan: Okay, so this is, this is the four step process.

848

01:49:46.620 --> 01:50:03.450

Jonathan: Which first we define the natural area which are these areas here and we actually are proposing to we're supposed to have 11,250 feet square feet minimum we're proposing 12,393 square feet so proposing more natural area than were required to.

849

01:50:06.000 --> 01:50:07.260

Jonathan: Next, please.

850

01:50:12.870 --> 01:50:14.340

Jonathan: The sorry.

851

01:50:15.390 --> 01:50:16.110

Marlene Schubert: i'm sorry did I call.

852

01:50:17.250 --> 01:50:18.480

Jonathan: yeah several slides to me.

853

01:50:19.050 --> 01:50:21.180

Marlene Schubert: I know all of a sudden my cursor took off on me.

854

01:50:22.290 --> 01:50:22.560

Marlene Schubert: yeah.

855

01:50:22.650 --> 01:50:23.220

Jonathan: that's okay.

856

01:50:27.450 --> 01:50:28.140

Jonathan: going.

857

01:50:28.350 --> 01:50:28.920

Marlene Schubert: One more.

858

01:50:30.090 --> 01:50:37.230

Jonathan: yeah so so The next piece was supposed to define is the Community space, which in this zoning we're actually not required.

859

01:50:37.650 --> 01:50:54.600

Jonathan: Actually, excuse me in the plat short plant we're not required to have Community space that said, where we are proposing 4200 square feet of Community space in the Center because this is that we want to build these homes around this common outdoor space so that's our Community space.

860

01:50:56.700 --> 01:51:01.230

Jonathan: And we'll go to the next slide next we have to define our home sites.

861

01:51:02.370 --> 01:51:03.480

Jonathan: Which are these.

862

01:51:04.590 --> 01:51:15.000

Jonathan: Blue checkered areas, the maximum size of those home sites is 5500 square feet, all of these are less than that.

863

01:51:17.370 --> 01:51:23.250

Jonathan: And I can't at this resolution I can't read the sizes, but they're they're all less than 550 500 square feet.

864

01:51:24.990 --> 01:51:31.800

Jonathan: Yes, 4053 5454 23 so they're all they're all just as close to the maximum size.

865

01:51:33.690 --> 01:51:48.120

Jonathan: Okay, and where we're actually proposing to park on the home site, which is why we have some of these bumps on the site, so the garage can actually be within the home site so we're not proposing Community parking in this case.

866

01:51:50.400 --> 01:51:51.180

Jonathan: Next slide.

867

01:51:52.320 --> 01:52:04.740

Jonathan: And then access is the fourth piece of the fourth step along the way, is when there is an existing drive on the North here we're proposing that remain and be the access for this northern home site.

868

01:52:05.280 --> 01:52:18.510

Jonathan: And then the other two home sites would be accessed by a shared drive on the South side that will go along the perimeter here through the perimeter here and access the to home sites and this the the barn.

869

01:52:19.800 --> 01:52:27.900

Jonathan: So there's that's kind of four steps that will lead us to the site plan that we're proposing now so.

870

01:52:29.400 --> 01:52:32.520

Jonathan: Oh, this is, this is actually the plan proposal so.

871

01:52:34.710 --> 01:52:40.560

Jonathan: The black lines and i'm going to i'm going to draw over these just so you can see them this is.

872

01:52:42.180 --> 01:52:43.470

Jonathan: As one property line.

873

01:52:45.330 --> 01:52:46.560

Jonathan: Another property line.

874

01:52:48.660 --> 01:52:49.290

Jonathan: and

875

01:52:50.460 --> 01:52:55.530

Jonathan: Another property line so three lots and then this kind of piece here.

876

01:52:56.730 --> 01:52:58.770

Jonathan: Is a common space track.

877

01:53:00.690 --> 01:53:02.820

Jonathan: That will have Community space and access in it.

878

01:53:06.720 --> 01:53:08.130

Jonathan: The meter race these.

879

01:53:12.000 --> 01:53:12.990

Jonathan: Through a lot of lines here.

880

01:53:18.390 --> 01:53:20.850

Jonathan: All right next slide.

881

01:53:26.130 --> 01:53:26.610

Jonathan: Oh, this.

882

01:53:28.320 --> 01:53:36.120

Jonathan: This is actually the more the plat map, but it shows the different homesites common track the access easements that's overlaid on this and the lot.

883

01:53:39.000 --> 01:53:40.530

Jonathan: Next slide please.

884

01:53:42.750 --> 01:53:56.730

Jonathan: This one this actually let's go to the next slide I think this is an unlock this next one's and enlarge drawing that will be easier to read, so what we're proposing are.

885

01:53:57.930 --> 01:54:00.870

Jonathan: Three clustered homes, the larger.

886

01:54:02.760 --> 01:54:14.760

Jonathan: Homes will be this one, and this one, and then this House here will be less than 1600 square foot net Max which gives us some flexibility in the home site setbacks.

887

01:54:16.470 --> 01:54:17.550

Jonathan: which allows us to.

888

01:54:19.020 --> 01:54:28.500

Jonathan: What by having a smaller footprint for this House, it allows us to get this at you within the home site, as well as a freestanding garage in both these cases.

889

01:54:30.180 --> 01:54:40.140

Jonathan: And then the barn pieces to the south of this drawing and then all of these homes will front bond or have access to this common tracked in the Center.

890

01:54:41.250 --> 01:54:44.880

Jonathan: And and we're what we're doing is keeping the cars out to the perimeter.

891

01:54:46.110 --> 01:54:49.140

Jonathan: With with parking in the garages for the homes.

892

01:54:50.280 --> 01:54:56.880

Jonathan: at the edges and then the Ad you would have a parking spot right here access from this this shared access drive.

893

01:55:01.620 --> 01:55:05.280

Jonathan: let's see what the next slide is.

894

01:55:07.410 --> 01:55:11.070

Jonathan: Maybe it's contact I can't remember now yeah so context photos which we looked at last time.

895

01:55:11.430 --> 01:55:12.780

Jonathan: Right so.

896

01:55:13.890 --> 01:55:19.230

Jonathan: I think that's let's see just let's scroll Marlene let's just scroll through to the end I don't think we added anything at the end.

897

01:55:28.470 --> 01:55:45.540

Jonathan: We were seeing the sort of the nature of this of this of park is well treat along it's along its edges with houses kind of poking through the trees and by laying it out the way we are and designated the natural area that we are.

898

01:55:46.560 --> 01:55:47.340

Jonathan: We will.

899

01:55:49.500 --> 01:55:54.990

Jonathan: maintain that character, now I guess on this bottom right hand photo just while we're here on this page.

900

01:55:56.100 --> 01:55:59.550

Jonathan: marlena you able to zoom in on this bottom right hand photo.

901

01:56:04.410 --> 01:56:07.650

Jonathan: This okay yeah let's scroll down to the.

902

01:56:11.520 --> 01:56:28.890

Jonathan: There, this is the current frontage now these trees in the front here in this area kind of don't have enough width to make them natural area, but the intent is to is to keep as many of those as we can, there is this.

903

01:56:30.030 --> 01:56:43.950

Jonathan: Tension between these overhead lines and the trees so and then PSC keeps coming in and cutting trees, but we'd like to try and keep some of those as at Ted maintain this this filter that the houses will be seen through so.

904

01:56:45.240 --> 01:56:47.070

Jonathan: But it but it's not big enough to be a natural area.

905

01:56:47.970 --> 01:56:54.750

Joseph: So so Jonathan can you point us to the photo showing with a departure of that.

906

01:56:54.990 --> 01:56:56.400

Joseph: yeah it's Motors.

907

01:56:56.760 --> 01:56:57.600

Jonathan: That some.

908

01:57:00.030 --> 01:57:01.650

Jonathan: Car remember which.

909

01:57:03.780 --> 01:57:08.640

Jonathan: image I think we'll have to go to a previous page Marlene.

910

01:57:13.860 --> 01:57:16.320

Jonathan: hold up oh yeah keep going that's fine.

911

01:57:17.400 --> 01:57:18.750

Jonathan: Oh, I should delete this.

912

01:57:20.070 --> 01:57:20.790

Jonathan: Think it's on.

913

01:57:21.840 --> 01:57:22.710

Jonathan: keep going.

914

01:57:26.010 --> 01:57:26.370

Jonathan: Okay.

915

01:57:29.550 --> 01:57:30.030

Joseph: well.

916

01:57:30.510 --> 01:57:31.110

Jonathan: This is.

917

01:57:32.970 --> 01:57:36.750

Jonathan: I guess it's yeah it's right in here, so if we could zoom.

918

01:57:38.580 --> 01:57:40.560

Jonathan: zoom into this area here.

919

01:57:43.050 --> 01:57:43.530

Jonathan: Please.

920

01:57:50.970 --> 01:57:52.170

Jonathan: So it's it's it's.

921

01:57:54.420 --> 01:57:59.280

Jonathan: it's a little hard to see but there's a let's see this.

922

01:58:01.260 --> 01:58:10.350

Jonathan: The fence line is somewhere here and that the trees here and the driveway will go in there.

923

01:58:11.490 --> 01:58:15.660

Jonathan: So, so that this group of trees here gets preserved.

924

01:58:17.910 --> 01:58:26.640

Jonathan: And it's and it's sort of you can I mean we'll have to live up the trees, but the driveway goes in kind of here, but with the fence line, this is more head on shot being here.

925

01:58:34.110 --> 01:58:40.500

Jonathan: So that's I guess my visual presentation we do have the design for bainbridge checklist filled out.

926

01:58:42.300 --> 01:58:43.980

Jonathan: We can quickly go through that.

927

01:58:44.850 --> 01:58:45.930

Jonathan: That would be helpful.

928

01:58:46.080 --> 01:58:48.390

Joseph: yeah can we start with the departure just.

929

01:58:48.450 --> 01:58:52.470

Joseph: yeah let's go back to that picture marlena for Kim um.

930

01:58:55.350 --> 01:59:11.370

Joseph: I hope, every other design review board members understand the departure there um I personally think the departures Okay, the only question I had of those criteria is the adverse effect on the neighbor if there would be any.

931

01:59:12.540 --> 01:59:19.920

Joseph: There seems to be some trees there some vegetation, but there is some impact possible on the neighbor.

932

01:59:21.300 --> 01:59:23.550

Joseph: Have you talked to the neighbors by chance, so they.

933

01:59:24.780 --> 01:59:30.840

Jonathan: The the developer sold the neighbors that House so they have they have a relationship with the neighbor.

934

01:59:31.200 --> 01:59:36.750

Jonathan: And they bought the House, knowing that the subdivision or klatt was happening here.

935

01:59:37.020 --> 01:59:44.730

Jonathan: Okay, we haven't had conversation, you know, in the last few months, but they've they were aware of it and that's I mean.

936

01:59:45.720 --> 01:59:58.770

Jonathan: I guess we feel we want to plant something along there, we could we could move the driveway and put it, where the trees are and we can take the trees down which would take away some of the the.

937

01:59:59.850 --> 02:00:14.040

Jonathan: Then the buffering, then the filtering the nature of the site, or we could put the driveway there and put a header row along there and help and help screen it and and maintain those trees, which are which are there as well, for the benefit of the neighbors.

938

02:00:15.600 --> 02:00:26.220

Joseph: So does anybody on the dmv have any comments about the let's talk about the this departure, first as anybody have any concern about that.

939

02:00:27.570 --> 02:00:42.510

Joseph: Anybody I don't see any hands up, I remember, we talked about it at the last meeting and thought that there was enough public benefit that the saving of those bigger trees that that could be a departure that wasn't.

940

02:00:44.760 --> 02:00:46.020

Joseph: necessarily negative.

941

02:00:47.700 --> 02:00:51.390

Joseph: But i'd like to hear from other Dr B folks before we go that far.

942

02:00:55.110 --> 02:00:55.920

Joseph: yeah vicki.

943

02:00:58.350 --> 02:01:04.320

Vicki: similar to the project we looked at on tolo when this be an example of trying to.

944

02:01:07.050 --> 02:01:13.950

Vicki: weave a new development within an existing neighborhood and do it.

945

02:01:15.000 --> 02:01:29.670

Vicki: graciously you know balancing and this instance sure you're balancing a nice grove of trees, which is beneficial to the new development, but also to the neighbors next door so it's kind of a it's a you know it's a kind of given a given take situation.

946

02:01:30.780 --> 02:01:31.470

Vicki: We could have.

947

02:01:32.940 --> 02:01:42.120

Vicki: Jonathan could have said well we're going to use the northern driveway and we're going to take that driveway in and we're going to turn this thing into a cul de SAC versus this more creative approach.

948

02:01:42.750 --> 02:01:52.800

Vicki: So it's a it's I think we need to balance the given take on some of these infill projects that's the way I look at it.

949

02:01:53.400 --> 02:02:06.300

Vicki: Especially if you've got good relations with the neighbors in good communications with the neighbors and and so i'm I would be in favor of it versus a cul de SAC off the north driveway.

950

02:02:10.050 --> 02:02:16.650

Joseph: um yeah I, I agree with that I feel like there's a couple benefit project benefits to this to happen that part.

951

02:02:17.070 --> 02:02:35.040

Joseph: One is saving those trees and two is allowing for that Community space, which is actually an added benefit that's not choir again we're not doing the minimum here I think jonathan's trying to do much, much more than the minimum, so I think that's a very positive thing.

952

02:02:36.630 --> 02:02:40.320

Joseph: I see that the House there to the what would be I guess the East.

953

02:02:40.620 --> 02:02:43.980

Joseph: South wait stop okay.

954

02:02:44.010 --> 02:02:50.160

Joseph: yeah sorry yeah um it looks like it's you know a little farther away you're not that close to it.

955

02:02:51.270 --> 02:02:58.680

Joseph: You know, some distance away, and I would be in favor of that partner to any other opinions.

956

02:03:03.540 --> 02:03:05.670

Joseph: Does anybody disagree with that then.

957

02:03:09.870 --> 02:03:10.380

Joseph: Okay.

958

02:03:12.060 --> 02:03:19.230

Joseph: Does Ellen do we need on an Archer just to a oh Bob you want to ask a

question or.

959

02:03:25.800 --> 02:03:33.570

Bob: whoops yeah there's there's no roadside buffered required on the South, I was wondering why.

960

02:03:36.930 --> 02:03:38.700

Joseph: Can you say that again Bob.

961

02:03:39.600 --> 02:03:47.970

Bob: The road that the comment was made that there's no roadside barford required on the self property line I was just wondering why is that.

962

02:03:50.340 --> 02:03:59.370

Jonathan: Whether it's the Bob it's the West property line that is on the roadside but that, in this, given this type of road and the zoning there's no roadside buffer required in the code.

963

02:03:59.760 --> 02:04:11.280

Bob: Oh it's West or, even worse, so yeah I guess like keep thinking of that tunnel down at Madison mean those those townhouses with a 10 foot set back from the road looks horrible.

964

02:04:11.850 --> 02:04:17.400

Bob: You know the doors right up against the street and that's, the reason I was i'm kind of sensitive now.

965

02:04:18.240 --> 02:04:31.080

Bob: When I see no road site buffer it's like, why is that I mean what we want, how we want doors right up, I mean it's not going to be here, but it's just it's the same the same and I don't understand why we bought a door on a street it doesn't make any sense to me.

966

02:04:32.280 --> 02:04:32.670

Right.

967

02:04:35.100 --> 02:04:36.240

Joseph: um okay.

968

02:04:37.950 --> 02:04:58.080

Joseph: So anybody okay Ellen and I have a question i'm assuming without other comments from people that everybody's in favor of this departure or at least agnostic whatever concerns about it um yeah what what, what do you want from us, do you want a statement, do you want something.

969

02:04:59.850 --> 02:05:00.780

Joseph: written down.

970

02:05:01.980 --> 02:05:10.980

Ellen: um I think it would be I don't know that we have any precedents for administrative departure yet and how to document it at design guidance.

971

02:05:11.160 --> 02:05:12.540

Joseph: I agree with that yeah.

972

02:05:12.570 --> 02:05:23.190

Ellen: um I think it would be useful to have a statement I don't know if there's a spot you could do it at the end of this worksheet.

973

02:05:24.840 --> 02:05:26.280

Ellen: For your recommendation.

974

02:05:27.780 --> 02:05:35.790

Joseph: I would like to have it we even do either do it after the denial, with the following deficiencies have another line there that says, you know.

975

02:05:36.240 --> 02:05:47.160

Joseph: departure, whatever the other places, if you could scroll up a little bit Marlene difference on the green street section keep going on the left hand side there well Father could go on.

976

02:05:48.420 --> 02:06:02.250

Joseph: right there under the discussion interior streets and subdivision on urban data, we could have it in that discussion there too, but it wouldn't be as obvious, so my preference would be to put it at the end after.

977

02:06:04.320 --> 02:06:06.570

Joseph: The approval and non approval section.

978

02:06:07.710 --> 02:06:13.440

Joseph: Can we do that, so can we, how do we want to call that out let's go down to the bottom, there.

979

02:06:14.970 --> 02:06:15.480

Joseph: and

980

02:06:16.860 --> 02:06:21.270

Joseph: After denial they've done this is another line that says.

981

02:06:22.650 --> 02:06:25.260

Joseph: Well, first check off that we deny the project known just.

982

02:06:28.380 --> 02:06:28.980

Joseph: We want to.

983

02:06:30.900 --> 02:06:39.990

Joseph: We just want to say that Dr B has reviewed applicants request for a departure of the.

984

02:06:41.880 --> 02:06:43.710

Joseph: Is it the setback a temporary.

985

02:06:43.980 --> 02:06:44.760

Jonathan: permit a buffer.

986

02:06:44.910 --> 02:06:49.170

Joseph: perimeter buffer Okay, the perimeter buffer on the West side.

987

02:06:49.680 --> 02:06:51.300

Joseph: South in.

988

02:06:52.380 --> 02:06:54.750

Joseph: The South side sorry on the South side.

989

02:06:57.480 --> 02:07:00.720

Joseph: From the from the south side and.

990

02:07:04.410 --> 02:07:08.280

Joseph: agrees with departure said said departure.

991

02:07:09.360 --> 02:07:10.020

Joseph: request.

992

02:07:15.090 --> 02:07:16.320

Joseph: portrait request.

993

02:07:19.350 --> 02:07:22.230

Joseph: Someone put their hand up today see somebody.

994

02:07:23.280 --> 02:07:24.270

Vicki: I did job.

995

02:07:24.570 --> 02:07:36.420

Vicki: that's kind of in keeping with what we're going to talk about in new business yes i'm Marlene like in like in your written Minutes that you do if we do something like this.

996

02:07:37.170 --> 02:07:53.190

Vicki: Can that be a specific line in the Minutes so it's documented in two places, because some people might just look at the Minutes but they wouldn't be going through the worksheet so if we make a specific decision, it should be.

997

02:07:54.300 --> 02:07:55.770

Vicki: i'm assuming in the Minutes.

998

02:07:56.460 --> 02:08:08.160

Marlene Schubert: Well, the way it's set up with the Minutes, right now, and I think it's going to continue this way is their action only minutes so unless there's, an action that comes out of this that somebody needs to take it would not be documented in the Minutes.

999

02:08:08.580 --> 02:08:13.200

Vicki: Well, this, this is a form of an action we are taking an action to approve.

1000

02:08:13.470 --> 02:08:22.710

Vicki: A departure request and it's there's no tickle on it, as in, we need to do something else it's it's done and now it's an alien's court.

1001

02:08:23.640 --> 02:08:28.710

Marlene Schubert: All right, i'll have to figure out how how or if that makes sense, just based on what I will with the Minutes.

1002

02:08:28.890 --> 02:08:33.450

Vicki: And we can talk about that, when we get to the our new business sectional so yeah.

1003

02:08:33.510 --> 02:08:34.500

Joseph: OK yeah.

1004

02:08:34.710 --> 02:08:35.010

OK.

1005

02:08:36.660 --> 02:08:38.760

Joseph: OK, and then.

1006

02:08:40.380 --> 02:08:45.630

Joseph: So we're done this for now okay well Ellen you sit down was another one regarding fencing.

1007

02:08:48.510 --> 02:08:49.470

Joseph: fencing issues.

1008

02:08:49.980 --> 02:09:02.520

Ellen: So well I just also wanted to mention I don't know if this is a suggestion, when you put on the design for bainbridge worksheet that you are recommending approval of the departure.

1009

02:09:03.120 --> 02:09:07.170

Ellen: Should there be any language that it was reviewed against the criteria.

1010

02:09:09.030 --> 02:09:09.660

Ellen: and

1011

02:09:10.770 --> 02:09:11.520

Ellen: The code.

1012

02:09:12.420 --> 02:09:13.830

Ellen: Is the criteria that.

1013

02:09:13.830 --> 02:09:14.760

Ellen: Jonathan had up.

1014

02:09:15.210 --> 02:09:19.320

Joseph: Good that's a better way to say i'm good yeah can you.

1015

02:09:20.460 --> 02:09:23.430

Joseph: modeling for the sake of efficiency here say that.

1016

02:09:24.600 --> 02:09:31.410

Joseph: See the deal, review the applicants request for the parts of permanent loss on the South side period and then say.

1017

02:09:33.150 --> 02:09:35.100

Joseph: Dr B has found.

1018

02:09:36.570 --> 02:09:41.700

Joseph: And then those sections 17 whatever those section is comments in here.

1019

02:09:42.570 --> 02:09:43.200

Joseph: So next.

1020

02:09:44.220 --> 02:09:47.370

Ellen: 1204 oh yeah see.

1021

02:09:47.880 --> 02:09:49.650

Ellen: ya one through five.

1022

02:09:49.710 --> 02:09:52.470

Joseph: Conditions yeah want to fight conditions.

1023

02:09:53.190 --> 02:09:54.360

have been satisfied.

1024

02:10:00.750 --> 02:10:03.390

Joseph: agrees with departure request how's that.

1025

02:10:08.880 --> 02:10:09.630

Ellen: I think that's.

1026

02:10:11.100 --> 02:10:12.780

Ellen: I think that's good because.

1027

02:10:14.190 --> 02:10:15.660

Ellen: It says that it.

1028

02:10:15.930 --> 02:10:16.680

Joseph: We looked in.

1029

02:10:16.710 --> 02:10:24.090

Ellen: yeah that the criteria was considered, so I mean, I know that you did consider the criteria, but just that we have documentation and you're.

1030

02:10:24.240 --> 02:10:26.280

Joseph: And you're working yeah right.

1031

02:10:27.150 --> 02:10:28.830

Vicki: Okay, so so Joe.

1032

02:10:29.130 --> 02:10:30.090

Vicki: i'm concerned with it.

1033

02:10:30.930 --> 02:10:41.130

Vicki: Being the in the position it is denial, with the following deficiencies, maybe we need to have a header there that says other and, in this instance other there's.

1034

02:10:41.730 --> 02:10:42.660

Joseph: A departures.

1035

02:10:42.990 --> 02:10:45.870

Vicki: per se departures because now we're also going to say.

1036

02:10:46.050 --> 02:10:48.360

Joseph: That the bold and set apart as well.

1037

02:10:48.420 --> 02:10:49.320

Vicki: And we prefer.

1038

02:10:50.010 --> 02:10:58.440

Vicki: The other departures we've been preferring signage versus a fence for the natural area so that would be noted under departures to.

1039

02:10:59.760 --> 02:11:00.150

Joseph: yeah.

1040

02:11:00.600 --> 02:11:14.730

Ellen: And I don't think that's a departure for the financing and for that our coaches says during the design guidance meeting the Dr B recommends, whether it should be delineated with benson's our signs, so I think that would just be.

1041

02:11:15.390 --> 02:11:19.710

Ellen: Under the conditions would be a better place because that's that that's not a departure.

1042

02:11:21.660 --> 02:11:27.810

Jonathan: And is there a is there a code that says how frequently signs need to be installed.

1043

02:11:29.790 --> 02:11:30.180

Jonathan: Is there any.

1044

02:11:30.450 --> 02:11:31.230

Jonathan: way that.

1045

02:11:31.290 --> 02:11:33.840

Ellen: Every 50 feet, I believe.

1046

02:11:33.930 --> 02:11:34.290

Okay.

1047

02:11:35.670 --> 02:11:36.000

Okay.

1048

02:11:37.230 --> 02:11:40.890

Joseph: and your preferences is for that right.

1049

02:11:41.490 --> 02:11:42.450

Jonathan: yeah absolutely.

1050

02:11:42.600 --> 02:11:47.910

Jonathan: Yes, I mean offense the fences off a 10 foot wide strip of natural space.

1051

02:11:47.940 --> 02:11:48.600

just done.

1052

02:11:49.680 --> 02:11:50.040

Jonathan: yeah.

1053

02:11:50.160 --> 02:11:52.650

Jonathan: I mean, I think, in this scale of.

1054

02:11:54.240 --> 02:12:03.300

Jonathan: Project and it's this type of natural area, both of them seem a little it's even signed seem a little bit excessive.

1055

02:12:03.570 --> 02:12:11.220

Joseph: The sign seems excessive to me yeah um does anybody in the D or be on on the side versus the fence and is there any.

1056

02:12:12.000 --> 02:12:23.340

Joseph: Everybody understand that question, we talked about it at the last meeting does anybody need an update, or is there any concern over that I think I want said it was every 50 feet.

1057

02:12:25.530 --> 02:12:37.080

Joseph: And does anybody have heartburn with that, I think we can go ahead and say that that's what the DOB agrees, I would say signage at the code required 50 feet.

1058

02:12:41.070 --> 02:12:43.470

Joseph: Just a corporate card distance of 50 feet.

1059

02:12:48.990 --> 02:12:51.120

Joseph: Rather than 10 so yeah mm hmm.

1060

02:12:52.560 --> 02:12:53.880

Vicki: And doesn't it have to say.

1061

02:12:54.990 --> 02:12:58.470

Vicki: Is it inward outward facing it's it's quite silly.

1062

02:12:59.460 --> 02:13:00.090

Ellen: Its inward.

1063

02:13:00.240 --> 02:13:01.380

Ellen: Inward facing.

1064

02:13:02.910 --> 02:13:05.670

Joseph: Inward facing but the whole thing I did is is.

1065

02:13:05.970 --> 02:13:11.580

Joseph: Is not only it's offensive to but that's another we won't go there.

1066

02:13:12.780 --> 02:13:13.650

Marlene Schubert: I captured okay.

1067

02:13:14.880 --> 02:13:15.150

Joseph: well.

1068

02:13:15.210 --> 02:13:15.480

Jonathan: Look.

1069

02:13:15.750 --> 02:13:22.380

Joseph: cool, but instead of fun, do you want to say in her do we need to say that well there is yeah sorry Okay, yes okay fine.

1070

02:13:23.670 --> 02:13:24.090

Joseph: Okay.

1071

02:13:24.600 --> 02:13:31.200

Jonathan: There, there is one type of that i'd like to correct in the in the departure it section see instead of be.

1072

02:13:31.470 --> 02:13:32.010

Marlene Schubert: Thank you.

1073

02:13:32.790 --> 02:13:33.600

Joseph: Oh, see okay.

1074

02:13:33.720 --> 02:13:34.740

Jonathan: Yes, okay.

1075

02:13:36.870 --> 02:13:42.990

Joseph: Do we know we don't have to sign this no I don't OK let's go on let's go back to the thinking what quick.

1076

02:13:45.900 --> 02:13:52.230

Joseph: We can look at the site, do we need to look inside plan everybody can we go right through this stuff here.

1077

02:13:52.680 --> 02:13:53.820

Marlene Schubert: Michael has the sound race.

1078

02:13:54.240 --> 02:13:55.110

Marlene Schubert: I don't want this.

1079

02:13:55.170 --> 02:13:56.100

Joseph: Sorry, Michael.

1080

02:13:57.750 --> 02:14:05.520

Michael: I think I asked this question last time, Jonathan so i'm just are there currently to access points on this property.

1081

02:14:06.390 --> 02:14:07.590

Jonathan: Yes, they currently are.

1082

02:14:07.890 --> 02:14:15.090

Michael: Okay, and so, though, the second one that you're actually decommissioning and that's just north of the natural area that correct.

1083

02:14:15.570 --> 02:14:21.000

Jonathan: The the, the one that with decommissioning exists about here.

1084

02:14:22.350 --> 02:14:22.620

Michael: yeah.

1085

02:14:22.650 --> 02:14:23.700

Jonathan: just north of the neck.

1086

02:14:23.730 --> 02:14:24.990

Michael: What we're proposing its natural.

1087

02:14:24.990 --> 02:14:25.290

areas.

1088

02:14:26.430 --> 02:14:36.900

Jonathan: So we just by putting the driveway there, we will kind of put the diving into the middle of the site and it just kind of really broke it up into so that we couldn't make common track.

1089

02:14:36.960 --> 02:14:37.860

Jonathan: communities where.

1090

02:14:38.880 --> 02:14:43.200

Michael: I just trying to get a frame of reference images and everything like that.

1091

02:14:43.860 --> 02:14:49.650

Joseph: But we've been we've increased the distance between the exits in the road is 25 miles an hour.

1092

02:14:50.190 --> 02:14:51.750

Jonathan: I believe, yes I.

1093

02:14:53.070 --> 02:14:54.570

Believe so okay.

1094

02:14:55.860 --> 02:15:02.820

Joseph: um are you going to be doing in the future, any design work within the common track.

1095

02:15:05.760 --> 02:15:07.230

Jonathan: Probably just landscape.

1096

02:15:07.320 --> 02:15:08.130

Joseph: landscaping yeah.

1097

02:15:08.190 --> 02:15:12.450

Jonathan: yeah we're not anticipating any common structures.

1098

02:15:13.200 --> 02:15:14.730

Joseph: Okay, no fire pits or things like.

1099

02:15:16.170 --> 02:15:17.520

Joseph: That I suppose later.

1100

02:15:17.670 --> 02:15:26.070

Jonathan: yeah that would that would happen later, it could be whether it's a permanent thing or someone's something someone brings in and we've got to get to that yet okay.

1101

02:15:28.830 --> 02:15:30.900

Joseph: Is everybody ready to run through the.

1102

02:15:31.530 --> 02:15:32.670

Marlene Schubert: APP has a question first.

1103

02:15:33.000 --> 02:15:35.160

Joseph: You guys i'm sorry Bob yes sorry mom.

1104

02:15:35.610 --> 02:15:38.130

Bob: I just wondered is the soul is the contract.

1105

02:15:39.120 --> 02:15:43.590

Bob: And the you know the shared driveway is that an Hoa is and how we set up.

1106

02:15:44.490 --> 02:15:51.810

Jonathan: that's the plan and it'll be there'll be a three unit Hoa that were managed the common track okay.

1107

02:15:51.930 --> 02:15:52.320

Bob: Thank you.

1108

02:15:52.380 --> 02:16:05.640

Jonathan: We looked at doing, we could also do it as an easement on all the properties, but then, then, if someone doesn't manage their piece of it, it becomes a bit messy so we figured a common tract was easier to handle yeah.

1109

02:16:05.820 --> 02:16:06.180

Okay.

1110

02:16:08.340 --> 02:16:16.530

Joseph: Okay um we are kind of running out of time and they really want Jonathan depth to come back for a third meeting if we could avoid it.

1111

02:16:17.130 --> 02:16:17.940

Jonathan: That would be great.

1112

02:16:18.180 --> 02:16:24.060

Joseph: Yes, is there a way that we can go to slip I think we can all say yes to the context analysis.

1113

02:16:25.230 --> 02:16:27.810

Joseph: Information is that true everybody's fine with that.

1114

02:16:30.120 --> 02:16:37.980

Joseph: Does anybody have any comments going to the street types, the African robot design the street funny doesn't make sense.

1115

02:16:39.480 --> 02:16:47.940

Joseph: If we all agree with that we don't have to make any comment, but I think we have to make a comment if we don't agree with that, as anything there that we do not agree with.

1116

02:16:51.060 --> 02:17:06.000

Joseph: was only interest free snows in the shared driveway so I agree that that's not anything to discuss i'm just going ahead until someone says that we have a concern about that okay um.

1117

02:17:14.850 --> 02:17:17.280

Joseph: max's standard for them previous cover.

1118

02:17:23.580 --> 02:17:28.650

Joseph: garden in the natural barrier to entry will be integrated into the landscape not along that road.

1119

02:17:30.180 --> 02:17:33.120

Joseph: Be along that road or just right there, the first two feet.

1120

02:17:33.210 --> 02:17:36.270

Jonathan: it's just it's with some way with yeah.

1121

02:17:36.420 --> 02:17:38.910

Joseph: yeah so it's you're not going to carry it yeah okay.

1122

02:17:39.300 --> 02:17:40.950

Jonathan: Right right, I mean.

1123

02:17:42.000 --> 02:17:47.940

Jonathan: We still have to go through the the calculation of what that rain garden needs to be, but the idea is.

1124

02:17:48.030 --> 02:17:57.450

Jonathan: They would be there and I know there are opportunities to put it elsewhere, it may be, we have put some rain garden in the in the common track or something if it doesn't work out but.

1125

02:17:58.800 --> 02:18:09.360

Joseph: When i'm just it's pretty flat, I guess, but i'm just wondering that down there at the bottom, where you turn to the right, you know you might have to have a drain on the driver side under the ground or something.

1126

02:18:09.750 --> 02:18:10.080

Jonathan: yeah.

1127

02:18:10.290 --> 02:18:10.950

Something yeah.

1128

02:18:11.970 --> 02:18:13.800

Joseph: Okay that's fine to me.

1129

02:18:14.820 --> 02:18:16.260

Joseph: Okay we'll come back.

1130

02:18:17.550 --> 02:18:20.730

Joseph: Any any things we don't agree with, or we want to.

1131

02:18:25.680 --> 02:18:26.130

Okay.

1132

02:18:27.360 --> 02:18:28.140

Joseph: i'm.

1133

02:18:29.280 --> 02:18:30.780

Joseph: subdivision character.

1134

02:18:31.290 --> 02:18:37.860

Vicki: So, Joe should should Marlene just be putting agreed on the question.

1135

02:18:41.460 --> 02:18:49.410

Joseph: Maybe they don't think that we just skipped it, I mean I don't know I think I feel like we don't need to say anything yeah you don't want to say anything.

1136

02:18:50.700 --> 02:18:51.270

Joseph: If we.

1137

02:18:53.040 --> 02:18:53.550

Joseph: agree we.

1138

02:18:54.900 --> 02:18:57.240

Joseph: agree with the applicants response.

1139

02:18:57.510 --> 02:19:01.140

Marlene Schubert: Okay well i'll have to fix this later it's wanting to capitalize everything.

1140

02:19:01.710 --> 02:19:02.130

Okay.

1141

02:19:03.270 --> 02:19:08.280

Joseph: yeah oh i'm not trying to minimize this i'm just looking for places where we have a.

1142

02:19:09.900 --> 02:19:12.780

Joseph: disagreement or concern or something you know.

1143

02:19:12.840 --> 02:19:13.920

Marlene Schubert: I think I got ahead of myself.

1144

02:19:15.180 --> 02:19:35.340

Joseph: i'm the island come to maintain the friendship voluntary retaining the healthy trees along roadway until a PSC takes from the home screen homes or simple one or two forms of tone with the Ellen vernacular I think that's an agreement okay next neighborhood context i'm.

1145

02:19:37.170 --> 02:19:37.440

here.

1146

02:19:39.390 --> 02:19:42.090

Jonathan: A lot of this is saying the same sort of stuff over and over.

1147

02:19:42.780 --> 02:19:55.080

Joseph: It is it is I call it is and that's kind of yeah I mean, I think the the worksheet needs to be worked on by us to we took it out of the design for being which we could pare it down.

1148

02:19:55.410 --> 02:19:56.850

Joseph: yeah you know yeah yeah.

1149

02:20:01.440 --> 02:20:05.670

Jonathan: There were protecting trees that existing and yeah perimeter buffer right.

1150

02:20:05.880 --> 02:20:08.310

Joseph: I say, we agreed on that too yeah.

1151

02:20:10.710 --> 02:20:15.690

Joseph: I don't think we have any problem with any of this actually open the whole thing on itself.

1152

02:20:18.030 --> 02:20:21.360

Jonathan: And, and we discussed a lot of it during a concept meeting to so.

1153

02:20:21.420 --> 02:20:23.790

Joseph: We did we kind of went further than we yeah right.

1154

02:20:26.970 --> 02:20:30.090

Joseph: let's that agreed to the next one, obviously storm water.

1155

02:20:35.160 --> 02:20:44.910

Joseph: When you say did to the small size of the property storm water will be heard, to manage the filtration and this person I mean, how is that different than a rainbow was kind of like.

1156

02:20:44.940 --> 02:20:53.580

Jonathan: whoa dispersion is you need 100 feet of runoff and then infiltration you need some area to do that the rain garden is kind of the next.

1157

02:20:53.610 --> 02:20:59.610

Joseph: Is a more except him Okay, yes yeah okay that's okay yeah okay sorry.

1158

02:21:01.560 --> 02:21:02.430

Jonathan: yeah septic.

1159

02:21:03.720 --> 02:21:04.170

Joseph: Still.

1160

02:21:06.900 --> 02:21:08.160

Joseph: was really easy.

1161

02:21:11.130 --> 02:21:14.250

Jonathan: yeah efficient plumbing fixtures and natural.

1162

02:21:15.630 --> 02:21:17.970

Jonathan: adapted landscape to produce irrigation.

1163

02:21:18.090 --> 02:21:23.610

Joseph: I would like to add a statement that the dmv would encourage native plants on like.

1164

02:21:25.500 --> 02:21:26.010

Joseph: A plan.

1165

02:21:27.630 --> 02:21:27.990

Joseph: or.

1166

02:21:28.380 --> 02:21:32.190

Jonathan: I have to me from what i've learned and I share office with a landscape architect.

1167

02:21:32.520 --> 02:21:34.830

Jonathan: Yes, is that there are.

1168

02:21:36.120 --> 02:21:45.690

Jonathan: native plants can be hard to manage and they can be short lived there are a lot of appropriate adapted non natives.

1169

02:21:46.530 --> 02:21:57.300

Jonathan: That can be used in the landscapes and have been used successfully like a grow, we have one of our goals, was originally native but we learn that data does no it isn't always successful.

1170

02:21:58.560 --> 02:22:03.210

Joseph: Ladies, a hard to start because of the summers yeah what.

1171

02:22:03.240 --> 02:22:04.200

Joseph: What you're looking for.

1172

02:22:04.230 --> 02:22:08.370

Joseph: What you're looking for you can move on mendelssohn's plans to can take a wet winter and will drive some.

1173

02:22:08.550 --> 02:22:09.240

Jonathan: yeah yeah.

1174

02:22:10.260 --> 02:22:10.770

Joseph: um.

1175

02:22:10.830 --> 02:22:14.370

Jonathan: And so, like so our can do great for a few years and then it can just all.

1176

02:22:14.400 --> 02:22:16.350

Joseph: die, all of us yeah so.

1177

02:22:16.410 --> 02:22:17.040

Jonathan: So there's some.

1178

02:22:18.060 --> 02:22:21.210

Jonathan: Yes, I agree that native plants would be ideal, but there are some.

1179

02:22:22.680 --> 02:22:24.180

Jonathan: Other appropriate.

1180

02:22:24.570 --> 02:22:35.610

Joseph: What cloud when we say, can we say Dr B would encourage native plants or animals adapted to the Pacific Northwest climate.

1181

02:22:38.220 --> 02:22:40.590

Joseph: So i'm trying to get away from irrigation system space.

1182

02:22:40.590 --> 02:22:44.160

Jonathan: I know, absolutely we we we try for that too.

1183

02:22:44.490 --> 02:22:51.600

Jonathan: Right and we, I mean the other thing that we probably will do a fair amount of is some edibles to blueberries and apples and so forth, so.

1184

02:22:52.380 --> 02:22:53.040
grapes.

1185
02:22:57.870 --> 02:23:02.580
Joseph: I think we can say here that we We appreciate the inclusion of opportunities face.

1186
02:23:25.080 --> 02:23:31.680
Joseph: limited to the premiere of the project, I think it's a really a great thing, so I want to say that we appreciate, or you know that we.

1187
02:23:32.700 --> 02:23:40.770
Joseph: Prove that or I don't know would say appreciates Park, we appreciate vehicles limited to the perimeter of the project yeah.

1188
02:23:51.210 --> 02:23:51.510
yeah.

1189
02:23:52.950 --> 02:23:53.820
Marlene Schubert: No that's not right.

1190
02:23:55.950 --> 02:23:57.240
Marlene Schubert: I grabbed the wrong right word.

1191
02:23:57.540 --> 02:24:00.840
Marlene Schubert: or remnant Ter do I do it right yep.

1192
02:24:02.250 --> 02:24:03.030
Marlene Schubert: Okay, I hope.

1193
02:24:05.070 --> 02:24:05.610
Marlene Schubert: There we go.

1194
02:24:07.650 --> 02:24:11.250
Joseph: Well awesome the Derby discussion, I think, is, you know that we agree.

1195
02:24:20.520 --> 02:24:22.740
Joseph: that's kind of the same as the last one really.

1196

02:24:24.300 --> 02:24:24.600

Joseph: yeah.

1197

02:24:26.880 --> 02:24:30.030

Joseph: yep same thing agreed there yeah.

1198

02:24:36.930 --> 02:24:39.360

Joseph: yeah meaning to say agreed to that yeah.

1199

02:24:40.410 --> 02:24:44.970

Joseph: Are you doing a diversity of housing, you know yeah we do have to say to you.

1200

02:24:44.970 --> 02:24:46.800

Joseph: Then it's not that.

1201

02:24:47.070 --> 02:24:47.670

Jonathan: we've got.

1202

02:24:47.790 --> 02:24:51.120

Jonathan: we've got we've got three home sites and three different.

1203

02:24:51.300 --> 02:24:55.320

Joseph: hell yeah it's true it's pretty yeah that's true yeah.

1204

02:25:00.420 --> 02:25:09.480

Joseph: I think we should have the doobie believes this meets the diversity of homes requirements in the conference, he plan.

1205

02:25:10.260 --> 02:25:18.360

Jonathan: But this The other thing is the code when you have three homes, the code only requires one home type so we've gone above and beyond again.

1206

02:25:18.660 --> 02:25:19.950

Joseph: you've gone above and beyond that.

1207

02:25:21.330 --> 02:25:22.980

Joseph: yeah conference if plan.

1208

02:25:24.510 --> 02:25:25.800

Not plans yeah.

1209

02:25:27.810 --> 02:25:28.290

Joseph: There you go.

1210

02:25:30.330 --> 02:25:31.770

Joseph: And that's it right.

1211

02:25:32.790 --> 02:25:33.900

Joseph: one more second yeah.

1212

02:25:38.640 --> 02:25:57.210

Joseph: I know I don't know that the doing neighborliness alone or public street that's kind of a weird isn't it um but there, they are screen with the St Theresa street trees add to the quality, the world the character of the neighborhood is reinforced we.

1213

02:25:57.480 --> 02:26:01.890

Joseph: Do maintain maintain the Derby appreciates.

1214

02:26:02.940 --> 02:26:05.340

Joseph: neighborhood characters being maintained.

1215

02:26:14.910 --> 02:26:15.630

Joseph: Think that's.

1216

02:26:20.280 --> 02:26:24.060

Joseph: Okay, and we approve this with 19 conditions.

1217

02:26:25.980 --> 02:26:27.150

Joseph: Really conditions.

1218

02:26:27.930 --> 02:26:28.740

Marlene Schubert: Other than as.

1219

02:26:28.890 --> 02:26:32.760

Joseph: We want I don't know that that's a condition, so do we want to list.

1220

02:26:33.930 --> 02:26:35.970

Joseph: element, we want to list that as a condition.

1221

02:26:38.370 --> 02:26:38.700

Joseph: I think.

1222

02:26:38.970 --> 02:26:39.960

Ellen: I agree with you it's not.

1223

02:26:40.020 --> 02:26:42.120

Ellen: necessarily a condition it's just.

1224

02:26:43.140 --> 02:26:44.910

Ellen: Something that's required in the code that.

1225

02:26:44.910 --> 02:26:46.860

Ellen: you're making a recommendation on.

1226

02:26:47.220 --> 02:26:50.010

Jonathan: And we have a choice basically between fence and sign.

1227

02:26:50.190 --> 02:26:50.790

Ellen: Right yes.

1228

02:26:50.850 --> 02:26:55.500

Jonathan: And in this case the sign makes sense, other places.

1229

02:26:55.650 --> 02:26:56.040

Jonathan: I mean I.

1230

02:26:56.460 --> 02:27:01.380

Joseph: can only do that and that's fine so just say approved F.

1231

02:27:03.630 --> 02:27:05.730

Joseph: Approval they will sign it.

1232

02:27:07.380 --> 02:27:07.860

Joseph: Okay.

1233

02:27:10.590 --> 02:27:22.200

Joseph: You know, Jonathan I really appreciate this project, I think you know it's a you made it really it's a simple project, you know fill out subdivision you know, but if you took a little extra credit.

1234

02:27:23.280 --> 02:27:27.030

Joseph: maximize your ability to do interesting things farther down line.

1235

02:27:28.140 --> 02:27:28.770

Joseph: You know what I mean.

1236

02:27:29.190 --> 02:27:30.360

Jonathan: yeah Thank you you're not.

1237

02:27:30.900 --> 02:27:35.910

Joseph: you're not limiting your your choices now going forward to actually maximize.

1238

02:27:36.990 --> 02:27:45.990

Jonathan: yeah, and I mean I think it's it I sort of mentioned this at the beginning of the meeting it's we have a client who's looking to actually build the homes which allows you to.

1239

02:27:46.770 --> 02:28:03.750

Jonathan: Control some of that the end result, whereas i'd listened to a bit of the previous discussion previous project they're just looking to build create homesites that can be sold and someone else will come and build them, so there is less control so it's it's I mean this this is.

1240

02:28:05.100 --> 02:28:09.450

Jonathan: yeah this is, this is a great project to do something that really will.

1241

02:28:10.800 --> 02:28:13.110

Jonathan: showcase the southern new sub region code.

1242

02:28:14.340 --> 02:28:14.730

Joseph: yeah.

1243

02:28:16.050 --> 02:28:25.530

Joseph: Can we also we asked for one of the other projects for their project to use this example, but I really liked your presentation, where you went through all the site data.

1244

02:28:28.020 --> 02:28:29.400

Joseph: Analysis yeah.

1245

02:28:30.450 --> 02:28:35.160

Joseph: Can is there a way that Would you mind if we use that for examples of good projects.

1246

02:28:35.670 --> 02:28:39.630

Jonathan: I I don't have a problem with that, I suppose we should run it by my clients and make sure that.

1247

02:28:39.780 --> 02:28:41.970

Jonathan: they're Okay, with it, but I can't imagine they wouldn't.

1248

02:28:42.030 --> 02:28:42.540

Jonathan: mind.

1249

02:28:42.720 --> 02:28:46.320

Joseph: It wouldn't okay yeah Okay, I think that was really helpful.

1250

02:28:46.560 --> 02:28:49.290

Jonathan: yeah okay well, thank you very much, I appreciate that.

1251

02:28:49.800 --> 02:28:50.070

yeah.

1252

02:28:51.270 --> 02:28:52.680

Joseph: Yes, good.

1253

02:28:53.130 --> 02:28:56.970

Marlene Schubert: there's no one in the audience with their hand up I don't know if you wanted to ask if there was any damage.

1254

02:28:57.660 --> 02:29:03.060

Joseph: yeah does anybody in the audience who's there would like to make a comment on this project.

1255

02:29:04.950 --> 02:29:06.390

Joseph: Please raise your hand.

1256

02:29:09.870 --> 02:29:11.010

Joseph: we'll see anybody.

1257

02:29:11.130 --> 02:29:12.450

Marlene Schubert: Sorry, Jonathan for cutting you off.

1258

02:29:12.540 --> 02:29:13.200

Jonathan: Oh it's okay.

1259

02:29:14.250 --> 02:29:17.190

Joseph: yeah I don't see anybody there so okay.

1260

02:29:18.390 --> 02:29:26.970

Jonathan: Good what I was, I think there's one Order of Business left that Ellen brought up in the beginning, is do you want to see this again as we move through the process and go through.

1261

02:29:28.380 --> 02:29:33.390

Jonathan: I think this is the opportunity for one more touch with you guys, if you want.

1262

02:29:35.220 --> 02:29:40.680

Jonathan: To make sure we're sort of as we get to the plat where have complied with everything.

1263

02:29:41.730 --> 02:30:00.060

Joseph: And I think I think we've eliminated your third meeting from a technical point of view we supplanted that meeting with this decision, I think it would be wonderful to see what a final plan would look like based on what you've done so far.

1264

02:30:01.980 --> 02:30:02.610

Joseph: That make sense.

1265

02:30:02.820 --> 02:30:03.360

Jonathan: yeah so.

1266

02:30:03.690 --> 02:30:15.750

Jonathan: Once we've basically you're saying once we whether we once we've done a preliminary plan or maybe you'd be more interested in seeing what's its gonna look like when we've got houses designed yes and what's it work as a project.

1267

02:30:15.930 --> 02:30:17.640

Joseph: it's a project, the project.

1268

02:30:17.730 --> 02:30:19.140

Jonathan: more of a follow up than a.

1269

02:30:20.340 --> 02:30:23.580

Joseph: Mandatory or statutory would be a courtesy meeting.

1270

02:30:23.610 --> 02:30:28.320

Joseph: yeah yeah that would be really wonderful if you felt you had time to do that.

1271

02:30:28.650 --> 02:30:42.240

Jonathan: And i'm i'm open to that again i'll check with my client a bit if it's if it's a matter of me that's come up coming to me coming to you and spending 20 minutes, looking at the project I can't see that hurts as i've said all along i'm happy to help with the process so.

1272

02:30:43.350 --> 02:30:46.440

Joseph: I appreciate that very much to do really great to see that yeah.

1273

02:30:46.770 --> 02:30:47.970

Jonathan: yeah okay well we're.

1274

02:30:48.120 --> 02:30:59.910

Joseph: Really yeah it's an example of a project with the world done in a four step process kind of thing that you look at and then do all the data analysis and then we see the final product before it's built yeah.

1275

02:31:00.330 --> 02:31:02.160

Jonathan: Okay i'm happy to do that.

1276

02:31:02.820 --> 02:31:03.420

Joseph: Thank you.

1277

02:31:03.720 --> 02:31:07.080

Jonathan: yeah Thank you all very much really appreciate it no official.

1278

02:31:07.710 --> 02:31:08.430

Joseph: Okay, thank you.

1279

02:31:08.550 --> 02:31:09.390

Jonathan: See you bye bye.

1280

02:31:09.660 --> 02:31:10.050

bye.

1281

02:31:11.160 --> 02:31:25.770

Joseph: Okay we're running a little behind, I think, David had to leave is that right David Griffin had leave at four o'clock I think he told me he did so we might not have an update to the committee.

1282

02:31:27.000 --> 02:31:29.610

Joseph: code changes or that stuff.

1283

02:31:31.200 --> 02:31:45.960

Joseph: There was no on it he's gone yeah i'm Okay, the only other new business that I had, I just want to update people for a minute on a meeting that we had last week with them and.

1284

02:31:47.880 --> 02:31:54.750

Joseph: Marlene if you could bring up that one sheet that's right example which is not a big deal but.

1285

02:31:56.880 --> 02:32:11.580

Joseph: We had a meeting last week was called by heather right and, as you all know, make a point of you might know, but she she she's leaving I think you all know that she's going to pose pose as the plumbing head of planning in baltimore.

1286

02:32:12.990 --> 02:32:13.980

Joseph: and

1287

02:32:15.270 --> 02:32:15.750

Joseph: anyway.

1288

02:32:17.100 --> 02:32:22.740

Joseph: So she believing on November 1 and she's trying to get done the work the wintergreen.

1289

02:32:24.750 --> 02:32:25.860

Joseph: The wintergreen.

1290

02:32:27.570 --> 02:32:33.330

Joseph: Project report done before then, and she did call a meeting with.

1291

02:32:35.160 --> 02:32:37.140

Joseph: A couple of representatives of the.

1292

02:32:38.580 --> 02:32:53.910

Joseph: Planning Commission and Kimberly the chair and myself and vicki and Todd and they've agreed them and we were just going to go over the wintergreen process, but one of the things that we talked about in the hat.

1293

02:32:55.290 --> 02:33:02.130

Joseph: And it applies I don't really want to talk about one degree, because their applicants not here, so I don't want to you know go over any.

1294

02:33:02.820 --> 02:33:09.570

Joseph: positives and negatives anything like that um, but I want to talk about the process a little bit in women's we talked about.

1295

02:33:10.560 --> 02:33:18.570

Joseph: and actually a couple of things we talked about, but one of them was how could we make the project review better we had a series of the.

1296

02:33:19.050 --> 02:33:30.240

Joseph: things we talked about and i'm hoping heather ball or David Griffin will put

out a statement reviewing those things, one of the things that came up was the state data analysis required.

1297

02:33:31.980 --> 02:33:44.310

Joseph: That we didn't really get from wintergreen you know, and now, as we know, toward love and power here the parking is an issue still and of course we know parking.

1298

02:33:45.060 --> 02:33:54.330

Joseph: parking does really Dr site plans, and so one of the things I wanted to put together here with the thing that actually just came right out of the design review.

1299

02:33:55.050 --> 02:34:11.910

Joseph: The design for bainbridge manual and it's right in front of the book it isn't really highlighted, but the deeper be book does asked for on the site plan total units retail.

1300

02:34:13.110 --> 02:34:21.840

Joseph: numbers and square foot existing and proposed living units numbers and square feet parking space numbers.

1301

02:34:22.260 --> 02:34:36.720

Joseph: natural areas Community space vehicle access points, how many egos and ingress says we have trees greater than six inch gbh for existing as well as for proposed, and this is really kind of an obvious.

1302

02:34:37.290 --> 02:34:55.650

Joseph: An obvious thing, but I do feel that was one of the failings of the DOB during the review process was the applicant wasn't really forthcoming with that information and didn't really do a presentation, for us, but we should have gone back and gone over some of these basic things.

1303

02:34:55.710 --> 02:34:57.420

Joseph: So i'm putting them out here again.

1304

02:34:58.050 --> 02:35:04.770

Joseph: Just to remind people that this is the kind of stuff, we need to see every time on every project.

1305

02:35:06.180 --> 02:35:18.750

Joseph: I personally thought jonathan's project was great he had all a community

space square foot identified allowing unit square foot identified he had all that stuff and we're just didn't design guidance.

1306

02:35:19.410 --> 02:35:31.710

Joseph: When a green as an example, has yet to even tell the city as of this morning, what they want to you as one unit or two bedrooms one bedroom two studios.

1307

02:35:32.550 --> 02:35:55.500

Joseph: So they can even determine the market and yet it's already gone through you know, Dr B and the planning Commission new view, so I think in the future, I would like to suggest that we really require this information as part of that section see that context, analysis and that you know conceptual.

1308

02:35:56.940 --> 02:36:06.450

Joseph: review and then we really do not move forward on a project unless we unless we have this information and it's written down.

1309

02:36:07.020 --> 02:36:21.390

Joseph: On the site plan or in a company and accompanying document, so I just wanted that's all I wanted to say, I just wanted to know if the people had thoughts about that or anybody wanted to chime in Bob yes.

1310

02:36:23.820 --> 02:36:25.140

Joseph: you're muted Bob.

1311

02:36:26.610 --> 02:36:30.630

Bob: said that pertains to the design guidance, it seems like there ought to be a.

1312

02:36:31.770 --> 02:36:43.170

Bob: place for departure, I mean it could always be put departure could be put in on the same guidance meeting but It just seems departure out of be that's something I think we always would like to know if the get go.

1313

02:36:44.340 --> 02:36:47.490

Joseph: If they've got it so you want to add that you, what do you say.

1314

02:36:48.450 --> 02:36:53.190

Bob: it's it says this is for the conceptual pro proposal review and design.

1315

02:36:53.190 --> 02:36:54.180

Joseph: Guidance yes.

1316

02:36:55.080 --> 02:36:59.190

Bob: Archer on there, at least for the DG you could put.

1317

02:36:59.430 --> 02:37:00.750

Joseph: The we should identify.

1318

02:37:01.200 --> 02:37:03.180

Joseph: yeah yeah I think that's.

1319

02:37:04.020 --> 02:37:07.110

Bob: Something we don't we don't want to forget and it's important.

1320

02:37:08.010 --> 02:37:12.720

Joseph: No, I think that's a good point I think that's different than site data analysis.

1321

02:37:13.080 --> 02:37:14.430

Joseph: I mean the project.

1322

02:37:14.760 --> 02:37:15.150

Joseph: i'm a.

1323

02:37:15.330 --> 02:37:17.010

Joseph: bit of a departure on anything.

1324

02:37:17.040 --> 02:37:17.340

Todd: like it.

1325

02:37:17.670 --> 02:37:18.960

Joseph: worked on all kinds of stuff.

1326

02:37:19.350 --> 02:37:23.520

Bob: I mean well I like to have it there because it's too important.

1327

02:37:24.330 --> 02:37:32.700

Joseph: I don't mind having it i'm not saying we shouldn't have it, I think we

should, I think I just think that's another category, in addition to this category.

1328

02:37:34.380 --> 02:37:38.580

Joseph: it's not within this category, this is data for the site plan.

1329

02:37:40.110 --> 02:37:50.490

Joseph: A departure is different and we should have it in design guy I agree with you, but I don't want it to muddy up this so data analysis.

1330

02:37:50.550 --> 02:37:54.600

Bob: Then I would suggest taking out the word design guidance there in the editor.

1331

02:37:55.350 --> 02:37:57.870

Joseph: Well that's that's the meeting that's the second meeting.

1332

02:38:00.330 --> 02:38:00.690

Vicki: Right.

1333

02:38:00.750 --> 02:38:02.790

Todd: Right well what's I guess sorry to jump in.

1334

02:38:03.240 --> 02:38:03.780

Joseph: my head.

1335

02:38:04.500 --> 02:38:10.020

Todd: what's that what are you proposing the purpose of this form is it's brought into the worksheet.

1336

02:38:10.380 --> 02:38:21.750

Joseph: um well what i'm what i'm concerned about is that I had to dig this information out of the DEA FBI book within the text of paragraphs of information.

1337

02:38:22.530 --> 02:38:24.030

Joseph: I don't think it's obvious.

1338

02:38:24.810 --> 02:38:30.480

Joseph: And it clearly wasn't obvious with one agree and it hasn't been obvious with other apple.

1339

02:38:31.710 --> 02:38:33.990

Joseph: To find a way to say how can we make this.

1340

02:38:34.050 --> 02:38:42.870

Joseph: more obvious, but we need to change the p for be book, you know and have a page that says these things.

1341

02:38:43.980 --> 02:38:44.670

Todd: jump in vicki.

1342

02:38:45.180 --> 02:38:45.750

Joseph: yeah but.

1343

02:38:46.890 --> 02:38:49.800

Vicki: I think it needs to be in the middle list.

1344

02:38:50.730 --> 02:38:53.280

Vicki: Okay um because it'll list.

1345

02:38:54.840 --> 02:38:58.050

Vicki: yeah it should be in the middle list and and.

1346

02:38:58.230 --> 02:39:12.180

Vicki: i'd like to serve man, I mean I kind of would like to see the math and under total units living units, the number of them and the square footage but we really need to know where their studios one, two or three bedrooms.

1347

02:39:12.660 --> 02:39:13.140

Joseph: Well, we can.

1348

02:39:13.350 --> 02:39:16.050

Vicki: yeah to drive that type mm hmm.

1349

02:39:16.110 --> 02:39:22.800

Vicki: And do we need to have on this from the get go which drives the site, this is really about driving the site plan.

1350

02:39:23.130 --> 02:39:26.910

Vicki: Yes, the issue of proposed buffers and setbacks.

1351

02:39:28.950 --> 02:39:29.700

Vicki: Because.

1352

02:39:30.570 --> 02:39:51.450

Vicki: Okay fusion between a setback, and a buffer and roadside buffers perimeter buffers and like Jonathan said perimeter buffer and we don't need a roadside buffer very, very clear okay very clear and here's the code citation for it and that drove his site plan.

1353

02:39:52.380 --> 02:39:56.340

Joseph: So once backing up and delivering units you what type of to that's.

1354

02:39:56.400 --> 02:39:58.200

Vicki: that's right types of units.

1355

02:39:58.560 --> 02:40:04.020

Joseph: that's really good Okay, then we want to in the middle, I think that's excellent.

1356

02:40:04.710 --> 02:40:05.730

Vicki: In the sales.

1357

02:40:06.960 --> 02:40:16.680

Joseph: And Bob i'm not i'm not ignoring you I think your point about departures is very important, I just want to keep it as a separate discussion not.

1358

02:40:16.890 --> 02:40:19.230

Bob: My problem, no I don't have a problem with that I just.

1359

02:40:19.230 --> 02:40:19.620

Bob: want.

1360

02:40:19.860 --> 02:40:24.270

Bob: I just want to make sure it's there and I certainly incur with what vicki said.

1361

02:40:24.720 --> 02:40:28.980

Bob: yeah and so always does this chart extremely well.

1362

02:40:29.250 --> 02:40:29.910

Joseph: He does yeah.

1363

02:40:30.330 --> 02:40:30.870

Joseph: You know.

1364

02:40:31.230 --> 02:40:36.240

Bob: Yes, really good at it and I agree we need to have the setbacks, the buffers the vegetated buffer.

1365

02:40:36.600 --> 02:40:36.990

mm hmm.

1366

02:40:38.010 --> 02:40:38.250

Bob: We.

1367

02:40:39.420 --> 02:40:40.830

Bob: developer commit to it.

1368

02:40:41.340 --> 02:40:47.610

Vicki: Somewhere Bob in the sub Middles for design guidance I vaguely remember there's a.

1369

02:40:48.630 --> 02:40:49.470

Vicki: departure.

1370

02:40:50.580 --> 02:40:52.620

Vicki: requirement somewhere in that.

1371

02:40:52.650 --> 02:40:55.170

Vicki: it's in the it's in the code.

1372

02:40:55.500 --> 02:40:57.510

Bob: it's in design guidance only.

1373

02:40:58.800 --> 02:41:02.730

Bob: that's a certain I mentioned, I saw design guidance up in the editor.

1374

02:41:02.820 --> 02:41:03.630

Joseph: Oh, I see yeah.

1375

02:41:03.930 --> 02:41:08.640

Bob: yeah it's it's only in the design guidance meeting where departure is brought up noticeable.

1376

02:41:09.120 --> 02:41:15.240

Joseph: yeah so the reason that I, I mean for me confuse people I said conceptual proposal review design goes.

1377

02:41:15.630 --> 02:41:29.640

Joseph: It seems to me that people would kind of conceptual review meeting and not have all this information, because they don't know yeah I mean like you know they don't know but by the design guidance meeting they have to have that that's Maybe I should restate that.

1378

02:41:29.670 --> 02:41:36.810

Todd: yeah you can make that you can make that clear that this is an ongoing document, but we expect some of it here but Michael has his hand raised.

1379

02:41:36.930 --> 02:41:38.460

Joseph: yeah okay Michael good sorry.

1380

02:41:40.980 --> 02:41:41.220

Michael: Oh.

1381

02:41:42.750 --> 02:41:58.380

Michael: I was just looking at wintergreen they did have some of those numbers listed on their site plan you can call that but one of the issues that I had with the way that they calculated, it is that Community there's like sidewalks are counted as Community space.

1382

02:41:58.560 --> 02:42:09.390

Michael: Right, and so I don't know if there's like dimensional standards for like the minimum amount of a space that can be considered Community space because.

1383

02:42:11.010 --> 02:42:26.730

Michael: boy yeah like a sidewalk doesn't seem, I guess, technically, it is a

Community space, but it kind of implies I don't know I guess Community space seems less about like circulation, it seems more about gathering, so I don't know if there's standards for.

1384

02:42:28.320 --> 02:42:33.930

Michael: Like minimum dimensions that we have for that someplace, but I think if we don't that should be something that's important.

1385

02:42:34.740 --> 02:42:35.130

That maybe.

1386

02:42:36.300 --> 02:42:40.710

Joseph: We I just make a comment on one on one point, we have written.

1387

02:42:42.630 --> 02:42:49.440

Joseph: i've written to heather stating that we feel the Community spaces not calculated correctly.

1388

02:42:49.980 --> 02:43:04.050

Joseph: Because they were using the landscapers alone wrote so she's looking at that and that'll be pardoned for final review whatever, but I agree that we need to have a better sense of the definition of what is the Community space and what are the dimensions and.

1389

02:43:05.730 --> 02:43:14.670

Joseph: I don't know nobody's here from the city know planner but something we can ask Kelly or Ellen cuz I don't know if that exists somewhere.

1390

02:43:14.760 --> 02:43:26.700

Vicki: Will Joe remember heather mentioned that somewhere in the code if it's not a it's be if it's not a natural area then it's going to go.

1391

02:43:27.540 --> 02:43:40.080

Vicki: In Community space, I guess, and I found that citation and so it's it's like there's no other category and, like the other categories, should have the parking lot landscaping the little bulbs, etc.

1392

02:43:40.470 --> 02:43:52.800

Vicki: So that should be on the to do list for a code change because you're right Michael it's missing, and so it get they get the they get to choose the applicant can choose where they want to put that.

1393

02:43:55.200 --> 02:44:01.530

Todd: Right, so I guess, we can that's one assignment would be to define what is and what is not Community space.

1394

02:44:01.770 --> 02:44:02.190

Joseph: Right.

1395

02:44:02.970 --> 02:44:04.590

Joseph: Getting that done it's a great question.

1396

02:44:04.620 --> 02:44:07.860

Todd: Probably is somewhere, you know sidewalks are.

1397

02:44:08.700 --> 02:44:12.030

Todd: You know, often right away requirements not Community space.

1398

02:44:13.710 --> 02:44:16.560

Todd: But then also going back to the form, Joe.

1399

02:44:16.950 --> 02:44:22.050

Todd: I think it should have required as well, it should be existing or required existing.

1400

02:44:22.080 --> 02:44:23.070

Joseph: flow very good.

1401

02:44:24.420 --> 02:44:28.620

Joseph: So that you write the existing required and proposed.

1402

02:44:28.920 --> 02:44:29.940

Todd: Right so right.

1403

02:44:30.150 --> 02:44:31.860

Joseph: Well, we can look at it yeah.

1404

02:44:32.160 --> 02:44:41.100

Todd: And and see if they're lacking or exceeding and then also just total total

site area should be on there too, so you can run some quick numbers.

1405

02:44:43.290 --> 02:44:43.860

Joseph: Yes.

1406

02:44:46.170 --> 02:44:48.540

Joseph: Thank you, great great comments Bobby and.

1407

02:44:50.460 --> 02:44:58.860

Bob: The first comment is I really like doing something like this we've got such an expert in a professional team.

1408

02:44:58.890 --> 02:45:06.870

Bob: On the design new board and I doing like this we're brainstorming I just think it's a super is.

1409

02:45:08.160 --> 02:45:22.140

Bob: You know we all anyway um what was I gonna say oh i'm the Community space and then natural spaces came up at the planning Commission meeting last week least, how do you pronounce your last name macchiato.

1410

02:45:22.290 --> 02:45:22.890

Joseph: luck you.

1411

02:45:24.030 --> 02:45:39.990

Bob: she's brought it up a couple times, and you know she said hold it, you know if you got something to foot why that's not a natural no it's a strip by the parking or it's something intent that is not it's not a natural space is not a Community space it's just the space.

1412

02:45:40.350 --> 02:45:45.870

Bob: i'm not pretend it's natural because it doesn't it's not functional let's put it that way.

1413

02:45:46.860 --> 02:45:51.600

Bob: Right it's like a sidewalks not functional for having a picnic on and in the Community space.

1414

02:45:53.070 --> 02:45:53.880

Joseph: Well yeah I.

1415

02:45:54.930 --> 02:46:03.420

Joseph: agree with Todd and whoever else in the code change vicki said that the code change, we need to look at that well i'll work with David greeting them.

1416

02:46:03.870 --> 02:46:20.280

Joseph: On a future meeting to talk about that, and whoever mentioned that this woman was ricky wherever, but this should be in smells that was actually that's what I was trying to figure out where it goes, and I think it does go into noodles so which is easily added it anytime.

1417

02:46:21.960 --> 02:46:22.950

Vicki: Right right.

1418

02:46:26.940 --> 02:46:27.780

Vicki: So if.

1419

02:46:28.110 --> 02:46:29.310

Vicki: we're ready to move on.

1420

02:46:29.310 --> 02:46:31.560

Vicki: From that she.

1421

02:46:33.750 --> 02:46:36.990

Vicki: At this meeting, I can we talk pretty thoroughly.

1422

02:46:38.070 --> 02:46:50.580

Vicki: About complicated projects such as messenger house and and wintergreen was thrown in the complicated category and one of the one of the suggestions.

1423

02:46:51.240 --> 02:46:56.820

Marlene Schubert: to let you know that it looks like rick from the original project is joining us again i'm not quite sure why.

1424

02:46:57.690 --> 02:46:58.950

Joseph: Oh okay.

1425

02:46:59.790 --> 02:47:02.820

Marlene Schubert: yeah he's a panelist so hold on a minute let's see what's up.

1426

02:47:02.850 --> 02:47:04.440

Marlene Schubert: hi rick can you hear us.

1427

02:47:08.100 --> 02:47:09.240

Joseph: Maybe he never left.

1428

02:47:12.690 --> 02:47:14.490

Marlene Schubert: I just want to unmute.

1429

02:47:14.730 --> 02:47:15.720

Bob: You Laughter

1430

02:47:15.840 --> 02:47:16.620

Bob: He wasn't there.

1431

02:47:16.920 --> 02:47:20.970

Marlene Schubert: No he wasn't that's why i'm trying to figure out if he's coming in this meeting accidentally or.

1432

02:47:21.450 --> 02:47:22.800

Marlene Schubert: Okay he's gone.

1433

02:47:22.920 --> 02:47:25.500

Marlene Schubert: All right, sorry guys I just didn't know why he popped in.

1434

02:47:27.180 --> 02:47:28.200

Vicki: So I would.

1435

02:47:28.590 --> 02:47:31.860

Vicki: categorize this under a good.

1436

02:47:31.890 --> 02:47:42.090

Vicki: communication strategy and it's going to require us to do our work a little bit differently, and maybe will save us a lot of trouble going forward.

1437

02:47:42.810 --> 02:47:56.700

Vicki: i'm bill Chester suggested that we flag physically flags shortcomings if if

say we have a context meeting, for we have the first meeting for the subdivision and this person.

1438

02:47:57.960 --> 02:48:09.840

Vicki: You know doesn't do the four things and just done has nothing we need to document that we have said to this applicant Have you looked at page whatever.

1439

02:48:10.320 --> 02:48:31.230

Vicki: And and and we need to see you again, and we are flagging this you know and put them on notice from the very first day that there are shortcomings, and this is going to get difficult and then build suggested, so I Marlene Europe.

1440

02:48:32.340 --> 02:48:36.540

Vicki: He suggested that one of us that each meeting become the note taker.

1441

02:48:36.690 --> 02:48:43.080

Vicki: And that we that one of the members of the Dr B take notes and create a list of FLEX.

1442

02:48:44.250 --> 02:48:50.610

Vicki: Well, I was taking it one step further and say and Marlene This is where we really need your input.

1443

02:48:51.810 --> 02:49:00.390

Vicki: I agree with bill, it needs to be documented and just you know just bullet points didn't didn't show the perimeter buffers didn't this didn't that.

1444

02:49:01.800 --> 02:49:08.190

Vicki: Just so when we see them, the next time we can say how are you coming on your perimeter buffers and where are they.

1445

02:49:09.570 --> 02:49:13.980

Vicki: So it's it's already doing our work a little bit differently.

1446

02:49:15.000 --> 02:49:17.340

Vicki: But could maybe save us.

1447

02:49:19.380 --> 02:49:35.820

Vicki: Like for messenger House we said oh gee whiz, how can you do a three story building where you have a conditional use permit for a single one we could have put

that say in the Minutes, or as a flag and, of course, Charlie once lot picked up on that, and he was like oh do.

1448

02:49:36.420 --> 02:49:36.720

Joseph: You know.

1449

02:49:37.110 --> 02:49:57.390

Vicki: Right over it, but if he'd come back the second time and said, and we said, well, what about your information on are you required to do this, or what about the fire lane or something and then we can kind of hold the applicant a bit accountable, so we don't get in this endless path of confusion.

1450

02:49:58.320 --> 02:50:04.050

Marlene Schubert: So with this section here under the context analysis, be a place to capture some of those bulleted items.

1451

02:50:04.080 --> 02:50:05.160

Marlene Schubert: Because that's when you would.

1452

02:50:05.160 --> 02:50:07.080

Marlene Schubert: discover, it is during conceptual.

1453

02:50:07.410 --> 02:50:11.490

Vicki: That we usually don't fill this out you're right you're right.

1454

02:50:11.940 --> 02:50:12.810

Marlene Schubert: I mean there's a spot.

1455

02:50:13.170 --> 02:50:17.040

Marlene Schubert: Where more to say I mean we have a spot to put some of those bulleted items if it.

1456

02:50:17.040 --> 02:50:17.730

Bob: makes sense.

1457

02:50:18.300 --> 02:50:18.570

Vicki: We.

1458

02:50:18.720 --> 02:50:20.970

Joseph: wrote it, you know, I would just like to say that.

1459

02:50:22.200 --> 02:50:36.750

Joseph: On several of the design standards that we didn't we said when a green did not be there were several of them have those and so where we said, the reason you didn't need it because you didn't give us the information we need.

1460

02:50:38.280 --> 02:50:44.970

Joseph: So that's flagging it right there that's not that's not putting together an ongoing list like a Punch list.

1461

02:50:45.510 --> 02:50:50.430

Joseph: Where we have a meeting at the end of a project and we say you have nine items you haven't.

1462

02:50:51.120 --> 02:51:08.460

Joseph: done for the end of your project, and then the next meeting, or you still got seven items are you still got five items still got two items whatever you know, so I I think what you're saying and what bill was saying is very good and useful but I mean we did flag it in the long 44 page.

1463

02:51:10.050 --> 02:51:14.970

Joseph: worksheet which I think Todd has mentioned before, and I agree with the law.

1464

02:51:15.420 --> 02:51:16.560

Vicki: it's too easy, I think.

1465

02:51:16.740 --> 02:51:19.140

Vicki: I think that's I think that's too late.

1466

02:51:19.770 --> 02:51:37.770

Vicki: And like that occurs to ask the first applicant today asked us even we're familiar with the Seattle process Should I be making the meeting notes and that's the way for the architectural firm to be able to say I heard you say this right and kind of hold us accountable for that.

1467

02:51:38.550 --> 02:51:39.300

So.

1468

02:51:40.470 --> 02:51:49.410

Vicki: And we kind of agreed maybe we weren't ready to go that far, to ask the applicants to do meeting notes that's not in the current process.

1469

02:51:50.400 --> 02:52:01.530

Vicki: And with those meeting notes from the applicant pick up well, they would do the meeting notes, they sent it to us and say, do you concur, and we could say no, we have these five flags.

1470

02:52:02.760 --> 02:52:03.660

Vicki: I don't know but.

1471

02:52:03.780 --> 02:52:15.120

Joseph: I agree, and I think that way and that's been a discussion for the last three or four years right often on is how do we record that information and maybe that's the best way is to have them do it.

1472

02:52:16.170 --> 02:52:18.690

Marlene Schubert: is really that the onus is on them to make sure that they.

1473

02:52:18.690 --> 02:52:23.130

Marlene Schubert: understand all the requirements are guidelines you guys have given them during these discussions.

1474

02:52:23.130 --> 02:52:28.680

Marlene Schubert: And it's up to them to take notes and go oh I better look at this right, I mean.

1475

02:52:29.790 --> 02:52:33.300

Vicki: as well, and we have to be just a tiny bit of a Dutch uncle.

1476

02:52:34.320 --> 02:52:38.430

Vicki: and be very clear about expectations.

1477

02:52:38.550 --> 02:52:39.480

To avoid.

1478

02:52:41.430 --> 02:52:42.210

Vicki: confusion.

1479

02:52:44.130 --> 02:52:46.410

Joseph: So okay Okay, I agree with that.

1480

02:52:47.490 --> 02:52:51.180

Joseph: Bob you have a comment about this subject, or this or something.

1481

02:52:51.750 --> 02:52:52.800

Bob: Oh, very much so.

1482

02:52:52.920 --> 02:52:53.250

Joseph: Okay.

1483

02:52:53.280 --> 02:53:05.490

Bob: Go ahead yeah I I hold the city's project manager accountable or getting at least 80% of this stuff I don't want the Dr be.

1484

02:53:06.120 --> 02:53:20.160

Bob: The input in a position where it has to overreach and then all of a sudden that Dr in question, this is wrong, we need qualified planners that know how to collect the information and aren't afraid to go after the information.

1485

02:53:21.510 --> 02:53:28.110

Bob: Give them something in writing, then they get that segment writing we under Dr B aren't responsible for constantly telling.

1486

02:53:29.190 --> 02:53:40.080

Bob: The applicant what where's the site plan it's pretty obvious to me manager if you're qualified project manager as part of your job as the city's job it's not our job.

1487

02:53:40.740 --> 02:53:51.900

Bob: least for the 580 percent of it, I don't mind me miss something once in a while we'll be doing, but no the project manager there the CEO for the project, they have to take care of it.

1488

02:53:53.250 --> 02:53:59.340

Joseph: Well, I agree with that that also see that things could come up and flagging shortcomings.

1489

02:53:59.580 --> 02:54:05.220

Bob: is still something that needs Oh, I understand that and i'm fine with what what Marlene mentioned.

1490

02:54:05.700 --> 02:54:20.880

Bob: Okay, it down there where it's just a place for the flags I think that's really important I take minutes myself and i've always been kind of amazed that are like vicki said too late to wait to the end of the project, do the work because.

1491

02:54:22.170 --> 02:54:29.850

Bob: we've talked about this stuff and every time we bring it up at the meeting the applicant says no, and they tell us 50 reasons why no.

1492

02:54:30.210 --> 02:54:39.690

Bob: And we move on to something else so yeah I think it's great where Marlene suggesting to put the flags it's at least it to hold them there, we can always change it at the end.

1493

02:54:41.100 --> 02:54:48.810

Joseph: Okay, so am I hearing that there's a desire to possibly look at having the applicant.

1494

02:54:49.860 --> 02:55:04.860

Joseph: Well, do their own notes that they share back and at the same time, we have an area here, where we have ongoing flags that we want to lift as deficiencies through the process is that what i'm hearing two separate things.

1495

02:55:05.250 --> 02:55:10.950

Bob: i'd like to see see the flags, because I hate to say it, I don't trust all applicants i'd like to.

1496

02:55:11.700 --> 02:55:12.270

Joseph: Know yeah.

1497

02:55:12.450 --> 02:55:16.350

Bob: US accountable we're professional got a couple to the public.

1498

02:55:18.900 --> 02:55:23.370

Joseph: Okay, so separate questions and does everybody agree that we should start asking.

1499

02:55:24.630 --> 02:55:29.910

Joseph: The applicant to provide notes and some reason of the of the meeting.

1500

02:55:31.590 --> 02:55:32.670

Joseph: That truth okay.

1501

02:55:34.590 --> 02:55:38.730

Michael: Well, how does that happen, do we then review that at the meeting or.

1502

02:55:41.430 --> 02:55:46.230

Michael: Is that like another portion of the meeting that we go over first the CFA.

1503

02:55:47.310 --> 02:55:48.570

Michael: wrote the notes write.

1504

02:55:49.530 --> 02:55:50.430

Bob: us a review recap.

1505

02:55:50.940 --> 02:55:59.340

Joseph: Well we'll see I think the issue is, if you come in in the design concept and they they give they give us five points that they got from the meeting and.

1506

02:55:59.700 --> 02:56:10.320

Joseph: We don't agree with them, we don't want them to come to design guidance that's too late, we want to provide them the feedback, you know before that ready to we did we had a different take on the meeting.

1507

02:56:10.860 --> 02:56:14.280

Marlene Schubert: It does that have to be in a meeting where the public can be there on the.

1508

02:56:14.280 --> 02:56:15.690

Joseph: Applicant and they're.

1509

02:56:16.650 --> 02:56:19.650

Joseph: Trying to understand right right wondering if that's the question.

1510

02:56:20.760 --> 02:56:23.640

Vicki: See Maya North normally.

1511

02:56:24.690 --> 02:56:25.260

Vicki: i'm.

1512

02:56:26.670 --> 02:56:28.680

Vicki: The assigned planner.

1513

02:56:30.000 --> 02:56:33.300

Vicki: would read the notes from the applicant.

1514

02:56:34.710 --> 02:56:42.570

Vicki: And catch you know catch it at that point, it wouldn't be us as a group of seven doing that.

1515

02:56:43.650 --> 02:56:47.190

Vicki: And most applicants would right minutes very quickly and.

1516

02:56:47.250 --> 02:56:48.600

Vicki: Give them back to the planner.

1517

02:56:48.960 --> 02:56:51.060

Vicki: And usually the understanding.

1518

02:56:51.060 --> 02:56:54.630

Vicki: Is that if the planner the city.

1519

02:56:55.890 --> 02:57:10.890

Vicki: Usually the applicant would rather the bottom if I if you know what's the standard if I don't hear from you and five work days i'm assuming, these are correct, and I am proceeding forward I think that's the way the city of Seattle, does it, you know they give the planner five days.

1520

02:57:12.990 --> 02:57:18.480

Vicki: I don't know, we would have to ask David grief them is that logistically possible.

1521

02:57:19.380 --> 02:57:20.100

Vicki: So we.

1522

02:57:20.280 --> 02:57:30.360

Vicki: So we turned it around we don't want the applicant hanging out there for us to have a meeting and then our meeting gets cancelled, and you know, whatever we they need to have timeliness.

1523

02:57:31.380 --> 02:57:44.460

Joseph: Okay, why don't we in order to move on to sounds like this little complicated discussion here, why don't we set something up for the next meeting, to have a one hour discussion on this with David at the meeting and let's go over that.

1524

02:57:44.490 --> 02:57:46.080

Joseph: Right let's do that.

1525

02:57:47.520 --> 02:57:48.630

Vicki: And if we're lucky.

1526

02:57:50.190 --> 02:57:54.930

Vicki: The new process is once again on the City Council agenda.

1527

02:57:56.010 --> 02:57:56.970

Vicki: On November 9.

1528

02:57:58.530 --> 02:57:59.400

Vicki: And if they.

1529

02:57:59.910 --> 02:58:00.930

Joseph: Do stuff in.

1530

02:58:01.350 --> 02:58:19.410

Vicki: The tier two and then, if they if they say okay we're comfortable with this, then it goes on a on a consent, Agenda two weeks later, so when we think about it, we could have January 1 the process with the pre ap is, first, which is going to really I hope.

1531

02:58:20.550 --> 02:58:21.480

Vicki: Help a lot.

1532

02:58:21.900 --> 02:58:26.700

Joseph: I think it will help from me, I agree yeah okay.

1533

02:58:26.910 --> 02:58:32.130

Marlene Schubert: Also, just so you guys know on the November 1 meeting, the only thing I had.

1534

02:58:32.190 --> 02:58:39.300

Marlene Schubert: On the agenda right now, of course, barring any projects is Joe you wanted to talk about project review improvements.

1535

02:58:39.840 --> 02:58:41.220

Joseph: And that's what this was done.

1536

02:58:42.090 --> 02:58:45.270

Marlene Schubert: Okay, so it's kind of already on the next meeting.

1537

02:58:45.360 --> 02:58:45.690

Joseph: Okay.

1538

02:58:46.470 --> 02:58:49.170

Marlene Schubert: We don't have any projects, then that would be the only thing.

1539

02:58:49.230 --> 02:58:49.680

On the moon.

1540

02:58:50.790 --> 02:58:51.240

Joseph: Coming.

1541

02:58:52.410 --> 02:58:57.810

Marlene Schubert: yeah the November 1 is our next scheduled Dr Brody and that's, the only thing on it was your item.

1542

02:58:58.110 --> 02:58:58.320

Marlene Schubert: Right.

1543

02:58:58.350 --> 02:59:02.640

Vicki: Now, maybe we should put it first so we don't lose David greet them to another meeting.

1544

02:59:02.970 --> 02:59:03.390

Joseph: yeah.

1545

02:59:04.320 --> 02:59:10.440

Marlene Schubert: And there may be no projects, I don't know what's coming down the pipe but if that's our only item, then you can have the whole three hours if you need it.

1546

02:59:10.740 --> 02:59:10.920

well.

1547

02:59:15.000 --> 02:59:15.810

Joseph: I thought that.

1548

02:59:16.620 --> 02:59:18.540

Joseph: I thought that framework was coming.

1549

02:59:19.170 --> 02:59:24.210

Marlene Schubert: they're gonna come the next one, what does that the 18th sorry I don't have my dates very well, but they asked to come to.

1550

02:59:24.210 --> 02:59:25.410

Marlene Schubert: second November meeting.

1551

02:59:25.980 --> 02:59:28.590

Marlene Schubert: Good 15th excuse me, the 15th.

1552

02:59:28.950 --> 02:59:29.460

Okay.

1553

02:59:31.020 --> 02:59:32.940

Marlene Schubert: So there are math agenda for right now.

1554

02:59:33.180 --> 02:59:41.190

Joseph: or i'm sure there'll be a project on November 1 we will you know so let's put this on there there's an urgency to discuss that okay.

1555

02:59:41.220 --> 02:59:42.600

Marlene Schubert: Okay, and put an hour, you said.

1556

02:59:43.140 --> 02:59:44.610

Joseph: Well, yes, but for now it's.

1557

02:59:44.640 --> 02:59:45.090

Joseph: Good okay.

1558

02:59:45.450 --> 02:59:46.080

Marlene Schubert: I can do that.

1559

02:59:46.260 --> 02:59:47.280

Joseph: Not not any longer.

1560

02:59:49.230 --> 02:59:59.820

Joseph: Okay, then we'll talk about that more time Okay, the question back that Bob raised about the departures will be talking about that at the same time.

1561

03:00:01.140 --> 03:00:02.340

Joseph: Is that OK, with you, Bob.

1562

03:00:03.570 --> 03:00:04.230

Bob: Well, certainly.

1563

03:00:04.740 --> 03:00:06.330

Bob: Good wherever you want it's.

1564

03:00:06.720 --> 03:00:08.160

Bob: Just just a suggestion.

1565

03:00:08.520 --> 03:00:11.640

Joseph: Okay Todd you had a question or comment.

1566

03:00:14.670 --> 03:00:16.800

Todd: Oh yes, I was just wondering.

1567

03:00:18.390 --> 03:00:25.500

Todd: If I change the subject a little bit or whatever, but we also talked about putting the workbook on a diet.

1568

03:00:26.280 --> 03:00:27.420

Todd: Yes, so.

1569

03:00:28.860 --> 03:00:34.050

Todd: If I can make him request of Marlene can you send out or when we find the blank worksheet.

1570

03:00:35.280 --> 03:00:43.800

Marlene Schubert: Well, depends, which one you're talking about, we have the original full blown got everything in it, and then I have a couple from Joe were kind of split subdivision out.

1571

03:00:44.280 --> 03:00:45.960

Marlene Schubert: Those haven't been like really like.

1572

03:00:46.290 --> 03:00:50.040

Marlene Schubert: I don't know if the right word is approved, or whatever, but we've been starting to use them.

1573

03:00:51.420 --> 03:00:54.240

Todd: yeah has the the subdivision split out.

1574

03:00:54.810 --> 03:00:57.150

Marlene Schubert: Okay, this subdivision one that we looked at kinda today.

1575

03:00:57.210 --> 03:00:58.680

Todd: With no, no, not Oh, the.

1576

03:00:59.010 --> 03:01:06.810

Todd: That was Okay, because it's pretty it's pretty compact the regular the full blown worksheet that has a subdivision taken out.

1577

03:01:07.260 --> 03:01:09.570

Marlene Schubert: Okay, I could see where I think I was at.

1578

03:01:10.320 --> 03:01:11.040

Marlene Schubert: The same time you.

1579

03:01:11.610 --> 03:01:11.850

know.

1580

03:01:13.290 --> 03:01:15.300

Joseph: And that's a word document.

1581

03:01:16.380 --> 03:01:18.090

Joseph: To you, and.

1582

03:01:19.620 --> 03:01:24.390

Joseph: to your point tired, do you think we need a small committee of one or two people to look at it.

1583

03:01:24.750 --> 03:01:26.670

Todd: yeah no that'd be great and if there's.

1584

03:01:26.760 --> 03:01:38.460

Todd: If there's you know time on the agenda next meeting, we could do it during then too, so if people take a look through it, maybe a first red line or a first concept on how to attack it.

1585

03:01:38.880 --> 03:01:39.690

Joseph: Right I.

1586

03:01:39.870 --> 03:01:42.330

Joseph: totally agree with that would like to do that.

1587

03:01:42.390 --> 03:01:53.340

Marlene Schubert: Yes, and what i'll need to do I think i've mentioned this long time ago, but right now on our website they city only allows pdfs because they don't want anybody to be able to go in and mock up any of the.

1588

03:01:53.850 --> 03:02:00.810

Marlene Schubert: So I have been given permission to put a word document on our website, but I have to lock down quite a bit of the fields.

1589

03:02:01.230 --> 03:02:06.630

Marlene Schubert: And so I kind of want to wait until we've settled this thing because it's a lot of work, and when I was playing with at one time.

1590

03:02:07.260 --> 03:02:18.030

Marlene Schubert: it's kind of like it's yeah it's ugly if you want to keep making changes to it, unless I don't know how it works, but anyways regardless I would love to be either involved in that conversation or given enough time to react.

1591

03:02:18.390 --> 03:02:25.560

Marlene Schubert: To what you guys end up with, so I can make sure that i'm i'm in line sync with you guys and moving forward in a in a good pace.

1592

03:02:25.770 --> 03:02:36.150

Joseph: sure that sounds great so let's can you send it out to everybody, maybe Marlene to all of us, the document and then we'll put it on the agenda as a separate item.

1593

03:02:36.720 --> 03:02:39.690

Joseph: Okay worksheet diet, I think that's a good idea.

1594

03:02:41.550 --> 03:02:46.200

Joseph: would be really helpful yeah okay anything else on.

1595

03:02:47.010 --> 03:02:47.850

Marlene Schubert: This and raced.

1596

03:02:48.240 --> 03:02:48.690

Joseph: Who knows.

1597

03:02:48.960 --> 03:02:49.260

Marlene Schubert: Bob.

1598

03:02:49.560 --> 03:02:53.580

Joseph: Well, but I can't see about sorry Bobby can you have a question yeah.

1599

03:02:54.330 --> 03:03:10.500

Bob: yeah no problem i'd like to suggest that if we have a subcommittee meet with the planning Commission members or the director of the planning director, or what have you and sure be great if if the rest of the Dr B could kind of hear what took place we'd like to.

1600

03:03:10.860 --> 03:03:15.960

Bob: uh huh that a real learning ourselves we'd like to learn what you learned.

1601

03:03:16.980 --> 03:03:24.750

Bob: You know if there's a lessons learned type of thing that we'd sure like to know what the lessons learned, where I know, for me, I had a list of lessons learned but.

1602

03:03:25.230 --> 03:03:40.890

Bob: No one ever asked me for it, so I just I just sit on it, but i'd like oh what we got to have some transparency here we're gonna we're a professional group okay bear with each other what's what's taking place, I have no idea what you guys talked about.

1603

03:03:41.880 --> 03:03:47.010

Todd: I think we've talked about most of what we talked about here today, the diet was one thing.

1604

03:03:48.270 --> 03:03:54.570

Todd: You know, we talked about what vicki was talking about the red flags and talking about complicated projects.

1605

03:03:56.040 --> 03:03:59.610

Todd: The the checklist that Joe proposed.

1606

03:04:00.690 --> 03:04:03.840

Todd: You know, making making that more more.

1607

03:04:05.190 --> 03:04:06.150

Todd: You know upfront.

1608

03:04:08.070 --> 03:04:09.030

Vicki: yeah but.

1609

03:04:09.210 --> 03:04:10.170

Todd: You know I think that's.

1610

03:04:10.440 --> 03:04:14.880

Joseph: That was pretty much it we didn't really yeah um.

1611

03:04:15.240 --> 03:04:25.920

Bob: I guess it wasn't couch that way if it was couch that way that hey we had this meeting, and we talked about lessons learned and here's what we learned, I would have lots of odds and ends, but I don't.

1612

03:04:27.300 --> 03:04:29.100

Vicki: We were pretty nicely.

1613

03:04:29.100 --> 03:04:31.950

Bob: No, but I, as a VIP Member and yeah.

1614

03:04:32.730 --> 03:04:38.580

Joseph: It was only one hour meeting and heather left right at one hour so that.

1615

03:04:41.070 --> 03:04:43.110

Joseph: was a little bit yeah yeah but.

1616

03:04:44.160 --> 03:04:46.170

Joseph: ya know, but I think your points well taken.

1617

03:04:46.920 --> 03:04:47.970

Joseph: I think we can do that.

1618

03:04:50.130 --> 03:05:02.160

Joseph: David greet them did take notes, he was supposed to be the facilitator, with the meeting, but he did take notes, we can ask him to comment on what he thought happened at that meeting, we can put that in the next thing to.

1619

03:05:03.780 --> 03:05:04.860

Joseph: David yes.

1620

03:05:05.850 --> 03:05:07.380

Bob: or transparency that's all.

1621

03:05:07.710 --> 03:05:08.430

Marlene Schubert: Absolutely.

1622

03:05:08.880 --> 03:05:14.940

Marlene Schubert: So what's that item then it's notes from any side conversations I

mean that's a really bad way of saying it but it's that kind.

1623

03:05:14.940 --> 03:05:15.030

Of.

1624

03:05:16.710 --> 03:05:20.790

Joseph: update update on on the wintergreen.

1625

03:05:21.900 --> 03:05:25.200

Joseph: update on the wintergreen review process review meeting.

1626

03:05:27.030 --> 03:05:29.910

Vicki: that's going to get us into a sensitive area.

1627

03:05:30.000 --> 03:05:31.860

Marlene Schubert: Well, what I think we got to be careful to keep.

1628

03:05:32.220 --> 03:05:32.700

Marlene Schubert: Going back to.

1629

03:05:32.880 --> 03:05:33.930

Marlene Schubert: Your screen all the time.

1630

03:05:33.930 --> 03:05:34.740

Joseph: It was you know.

1631

03:05:35.790 --> 03:05:37.350

Vicki: We were trying to.

1632

03:05:37.950 --> 03:05:39.240

Vicki: Look at the product about.

1633

03:05:39.240 --> 03:05:45.450

Vicki: Complex the complexities in projects like wintergreen and say messenger House just to say another one.

1634

03:05:45.960 --> 03:06:05.070

Vicki: And that there could be those in the future also and we were trying to say,

well, what were the pitfalls and how do we as quickly as possible, try to remediate the pitfalls, hence joe's worksheet you know, hence the red flags, maybe the note taking stuff like that so.

1635

03:06:07.380 --> 03:06:12.180

Vicki: Was there a little tiny bit of dirty laundry, yes, but it doesn't probably bear repeating.

1636

03:06:12.870 --> 03:06:16.080

Vicki: And we were there were some there were some whining we did a little whining.

1637

03:06:16.350 --> 03:06:16.890

Joseph: Little warning.

1638

03:06:18.090 --> 03:06:18.450

Joseph: yeah.

1639

03:06:18.840 --> 03:06:19.860

Bob: But you whine about.

1640

03:06:20.280 --> 03:06:29.910

Joseph: Well, we what we talked about the administrative manual when we talk about things like the administrative manual doesn't match with the D for be book.

1641

03:06:30.210 --> 03:06:30.600

Joseph: We talked.

1642

03:06:30.930 --> 03:06:31.500

Vicki: portal.

1643

03:06:31.980 --> 03:06:33.300

Joseph: The portal portal.

1644

03:06:33.720 --> 03:06:44.490

Joseph: And we talked about the problem with making sure that whoever the project planner is to think that all the drawings and that all the documents before they come to us.

1645

03:06:44.760 --> 03:06:47.370

Bob: Would you talk about an article that's.

1646

03:06:49.500 --> 03:06:51.030

Joseph: Good it was how hard it is.

1647

03:06:51.270 --> 03:06:58.110

Joseph: How this how citizens cannot citizens cannot waive fraud wade through it, you know.

1648

03:06:58.770 --> 03:06:59.850

Bob: was the conclusion.

1649

03:07:00.420 --> 03:07:10.590

Joseph: No conclusions that it was just not it was a one hour meeting, and if you want my honest opinion I walked away from the meeting feeling.

1650

03:07:12.660 --> 03:07:13.710

Joseph: not great.

1651

03:07:15.060 --> 03:07:19.230

Joseph: I felt we talked about a lot of things and didn't get to.

1652

03:07:20.280 --> 03:07:31.440

Joseph: Anything particularly and I thought the resolution of would like to see an action items like to seeing you know something there that would say we're really moving ahead, you know.

1653

03:07:33.780 --> 03:07:34.590

Joseph: honestly.

1654

03:07:35.880 --> 03:07:45.090

Joseph: haven't got up and said she had to leave she had a meeting with the city manager and we found that the next day that meeting was for her to tell him that she was leaving so.

1655

03:07:46.830 --> 03:07:50.010

Bob: Well, maybe david's Minutes will have the action items in it, then.

1656

03:07:50.520 --> 03:07:55.890

Joseph: We didn't have any action but that's done, you can ask David we give us a bit about that yeah.

1657

03:07:55.980 --> 03:07:57.030

Bob: That would be a good idea.

1658

03:07:57.360 --> 03:08:04.440

Vicki: We have we have self imposed some action items we had we had takeaway so we're dealing with our takeaways.

1659

03:08:06.060 --> 03:08:06.390

Joseph: Right.

1660

03:08:07.980 --> 03:08:09.150

Marlene Schubert: Meetings ever recorded.

1661

03:08:09.990 --> 03:08:10.500

Marlene Schubert: I mean, is it.

1662

03:08:10.680 --> 03:08:11.880

Marlene Schubert: Is it on zoom or.

1663

03:08:11.940 --> 03:08:13.200

Marlene Schubert: Good via recording.

1664

03:08:13.740 --> 03:08:16.530

Joseph: You know by heather and it was not recorded.

1665

03:08:17.550 --> 03:08:19.950

Marlene Schubert: i'm just saying in the future, maybe that way you can share with the.

1666

03:08:19.950 --> 03:08:23.220

Marlene Schubert: Other Dr be Members by and and and not.

1667

03:08:24.240 --> 03:08:25.140

Marlene Schubert: introduce a quorum.

1668

03:08:26.250 --> 03:08:39.240

Joseph: Well it'd be interesting to see if Kim tells the PC what went on, I don't know I don't know what her process is or isn't on that regard because there was three PC members, there too, so right.

1669

03:08:39.780 --> 03:08:42.570

Vicki: bill chat bill Chester was very helpful when he.

1670

03:08:42.840 --> 03:08:44.910

Vicki: talked about the flags and.

1671

03:08:45.330 --> 03:08:47.550

Vicki: And that's that that's very appropriate.

1672

03:08:49.050 --> 03:08:55.650

Vicki: He was trying to to help us find ways to avoid some pitfalls right.

1673

03:08:59.460 --> 03:09:00.300

Bob: Todd behave.

1674

03:09:00.870 --> 03:09:01.950

Vicki: He was very polite.

1675

03:09:02.280 --> 03:09:03.600

Bob: that's good i'm glad.

1676

03:09:04.380 --> 03:09:11.160

Marlene Schubert: Okay, so let me see if I understand next agenda, we want to talk about the project review process which we kind of started today.

1677

03:09:11.520 --> 03:09:20.460

Marlene Schubert: We want to talk about the departures and we want to talk about worksheet diet and complexity and projects kind of.

1678

03:09:20.730 --> 03:09:22.620

Marlene Schubert: Yes, overarching time.

1679

03:09:23.190 --> 03:09:40.710

Joseph: And I have one other thing to bring up you know it's five o'clock and it's

the witching hour I don't want to take a lot of time here, I apologize i'm at a previous Dr be meeting I brought up the notion of a joint planning Commission and Dr B.

1680

03:09:42.900 --> 03:09:52.890

Joseph: committee to look at trying to get chapter 1617 and 18 codes more organized and the way I presented it.

1681

03:09:54.780 --> 03:10:06.090

Joseph: made it seem like a lot of work, and we all agreed, maybe that we wouldn't want to participate in that it was too much work, and that should be done by a professional and it should be done.

1682

03:10:06.720 --> 03:10:15.780

Joseph: code code changes to be done by you know, a land use attorney or some other way of doing things I think you'll recall that meeting that discussion.

1683

03:10:16.680 --> 03:10:27.840

Joseph: I subsequently got more information talking to christy car, who was the one who I think started was the impetus for this this committee.

1684

03:10:28.470 --> 03:10:48.240

Joseph: and talk to vicki productive vicki talk to what Kim the planning Commission chair and where it came down to was apparently what happened in the long run, was chapters 1617 and 18 notice the big chapter 18 zoning 17 is a.

1685

03:10:49.650 --> 03:10:50.310

Joseph: project.

1686

03:10:51.210 --> 03:10:52.230

Bob: Standard edition.

1687

03:10:52.710 --> 03:10:55.710

Joseph: You know in 1616 they can't remember a.

1688

03:10:55.710 --> 03:10:56.520

Bob: couple areas.

1689

03:10:56.580 --> 03:10:57.480

Joseph: Particular jobs.

1690

03:10:57.720 --> 03:11:09.450

Joseph: Sexual the city feels that 16 and 17 we're well thought out and they planning Commission has molded them together a couple of years ago.

1691

03:11:10.590 --> 03:11:15.480

Joseph: that the problem was 18 didn't match the zoning code didn't match 17.

1692

03:11:16.560 --> 03:11:20.790

Joseph: And what the planning with the planning Commission did was they created.

1693

03:11:21.900 --> 03:11:26.010

Joseph: The designed for bainbridge book deeper be book.

1694

03:11:27.600 --> 03:11:29.640

Joseph: Instead of looking at chapter 18.

1695

03:11:30.870 --> 03:11:37.620

Joseph: And what happened was that's when they said that the deeper be overshadows things in the code.

1696

03:11:38.790 --> 03:11:43.020

Joseph: And the long and the short of it is that's why they don't match.

1697

03:11:44.610 --> 03:11:55.440

Joseph: And what they really want to do what cristie Kerr really wants to do with this committee is just point out where the things don't match.

1698

03:11:57.000 --> 03:12:10.230

Joseph: The things we have found, and she felt that we don't even have to do a lot of work on this that we probably could sit down and list the ball because we've gone through it on messenger house and we've gone through it on on one degree.

1699

03:12:11.430 --> 03:12:12.090

Joseph: and

1700

03:12:13.260 --> 03:12:18.030

Joseph: The point out the difference between buffer and a setback.

1701

03:12:19.200 --> 03:12:26.940

Joseph: The fact that it's a 50 foot is a 25 foot and they're written differently in the different sections right and.

1702

03:12:27.690 --> 03:12:51.120

Joseph: So they would like us to reconsider whether we would join them in that effort to do that, and they the goals and mission of that have been markedly reduced it's not as big as I thought it was we're not rewriting code what we just want to point out where the there are differences.

1703

03:12:52.410 --> 03:13:10.200

Joseph: And, to be honest, I think vicki and Bob have done a lot of work in that area already and I think, have a lot of those things kind of done and what the planet condition wants from us from the dmv is our expertise in that regard, and how does it differ be book.

1704

03:13:12.420 --> 03:13:14.310

Joseph: And chapter 18.

1705

03:13:15.360 --> 03:13:19.320

Joseph: Not mesh where are there differences.

1706

03:13:20.430 --> 03:13:36.480

Joseph: So I bring it back to the different dinner for the deer be to say that we need a hobby it's probably a couple of months Max meeting once a month to go over those things, and we would provide the planning Commission with.

1707

03:13:38.250 --> 03:13:57.450

Joseph: Where we think those things don't match up and vicki I think you did a table once that was just tremendous on the differences on the on the buffers in the zone on the buffers and how many ways they didn't match up right, you know they want that kind of information so um.

1708

03:13:58.050 --> 03:14:00.630

Vicki: there's one category there's one category.

1709

03:14:01.650 --> 03:14:07.710

Vicki: there's a lot of missing things, yes, such as noise and.

1710

03:14:09.330 --> 03:14:17.580

Vicki: It seems to be silent, other than construction noise having to stop at whatever time that's completely missing.

1711

03:14:19.080 --> 03:14:28.830

Vicki: it's completely silent on requirements for like large subdivisions about Ada accessibility.

1712

03:14:28.860 --> 03:14:30.180

Vicki: Is that something that.

1713

03:14:30.750 --> 03:14:35.640

Vicki: The bainbridge islanders want to see as a requirement it's completely silent on that.

1714

03:14:36.810 --> 03:14:38.940

Vicki: there's a couple other examples like that.

1715

03:14:41.100 --> 03:14:45.630

Vicki: Have you have to defer to the whack for the noise.

1716

03:14:45.990 --> 03:14:47.310

Vicki: Yes, and is that.

1717

03:14:47.430 --> 03:14:47.910

Joseph: Really cool.

1718

03:14:47.940 --> 03:14:53.250

Vicki: I mean there isn't even a notation that says for noise go to this that's not even there.

1719

03:14:54.150 --> 03:14:55.020

Bob: Well, there is there.

1720

03:14:56.280 --> 03:14:58.530

Vicki: Is that there that send you to the whack.

1721

03:14:59.340 --> 03:15:00.840

Vicki: yeah okay.

1722

03:15:01.170 --> 03:15:01.860

Bob: pointed out.

1723

03:15:02.940 --> 03:15:19.590

Joseph: Well, what i'd like to do is proposed in if anybody if either Todd or Michael or Sean Sean comes back want to be part of this, that would be great, but it seems like Bob and vicki have done a lot of work.

1724

03:15:20.880 --> 03:15:39.570

Joseph: Already, and I was thinking we've been asked, Bob and vicki and I to possibly or Bob and vicki or something to sit on this committee to provide not to redefine the code and not to rewrite the code, but the point out where there are.

1725

03:15:41.280 --> 03:15:42.780

Joseph: These fundamental.

1726

03:15:43.230 --> 03:15:45.210

Joseph: Shortcomings shortcomings.

1727

03:15:45.390 --> 03:15:46.530

Vicki: Yes, our new word.

1728

03:15:48.990 --> 03:15:50.550

Joseph: How does that feel to everybody.

1729

03:15:52.830 --> 03:15:56.040

Joseph: What yeah Michael hey Michael likes.

1730

03:15:58.110 --> 03:15:58.590

Joseph: To do it.

1731

03:16:03.630 --> 03:16:12.900

Bob: Joe would be really great you know I mean, I really do have a lot of respect for the entire design review board the expertise of everybody and.

1732

03:16:13.410 --> 03:16:21.750

Bob: would be great if we could you know, maybe put something together but i'd sure, like to see it presented to the board, because I just know for.

1733

03:16:22.380 --> 03:16:32.910

Bob: And a human being there's going to be stuff that we're not going to see that someone like Todd or John or Michael is going to point out and that's that's the strength of a team.

1734

03:16:33.420 --> 03:16:34.590

Joseph: So so you're saying you.

1735

03:16:34.770 --> 03:16:36.960

Bob: run it by the board.

1736

03:16:37.290 --> 03:16:38.220

Vicki: Oh absolutely yeah.

1737

03:16:38.970 --> 03:16:44.760

Joseph: I think we would we would we would do the work with the planning Commissioners, and then we could do a monthly up.

1738

03:16:45.150 --> 03:16:59.310

Joseph: I think it's going to be a two to three months I think it's three meetings, is what I think it is and then some little work on the side, but I think it's three individually, and I think we should we should update at least monthly every other meeting.

1739

03:17:00.090 --> 03:17:01.290

brb we should update.

1740

03:17:04.230 --> 03:17:07.560

Vicki: I don't think we did that for the last for the D for be I don't.

1741

03:17:07.560 --> 03:17:11.100

Bob: think we have to do that, and I really wanted to.

1742

03:17:11.700 --> 03:17:14.130

Joseph: That that's a fair statement.

1743

03:17:14.400 --> 03:17:16.800

Bob: So we're always trying to rush.

1744

03:17:16.890 --> 03:17:22.620

Bob: And it doesn't doesn't pay off because we have to come back again yet again.

1745

03:17:24.150 --> 03:17:27.960

Joseph: Okay well so vicki and Bob do you.

1746

03:17:29.670 --> 03:17:32.010

Joseph: agree to do this with me.

1747

03:17:34.650 --> 03:17:37.170

Joseph: Okay, or does anybody else want to do it or.

1748

03:17:38.550 --> 03:17:41.610

Vicki: I feel better having defined.

1749

03:17:42.210 --> 03:17:42.960

As yeah.

1750

03:17:44.520 --> 03:17:48.420

Vicki: I believe it needs to go to a land use attorney to get really fixed.

1751

03:17:49.740 --> 03:17:52.350

Vicki: So if we were to write a statement, such as.

1752

03:17:53.880 --> 03:17:54.750

Vicki: For example.

1753

03:17:57.030 --> 03:18:01.110

Vicki: need complete definition of the difference between a buffer in a setback.

1754

03:18:01.980 --> 03:18:11.220

Vicki: and which Where does this apply and where does that apply and what are the exact dimensional standards and that's it we just make that statement like that and say, etc.

1755

03:18:11.670 --> 03:18:21.390

Vicki: so that they know that the buffers and the setbacks are are very confusing they contradict each other things are missing, and then take it away, it has to be.

1756

03:18:22.740 --> 03:18:24.510

Vicki: Can we make it back concise.

1757

03:18:25.710 --> 03:18:27.600

Bob: city can fill in the blanks I mean a.

1758

03:18:28.410 --> 03:18:31.650

Bob: lot of definitions, the city's gonna have to feel down.

1759

03:18:31.920 --> 03:18:42.510

Joseph: So the normal process when written writing code is that the the staff, a staff person is assigned to do work on a section, or whatever you know, in the code.

1760

03:18:43.320 --> 03:18:54.960

Joseph: 1712 up 30 whatever Okay, and they write that up and then it goes to the planning Commission and it gets reviewed with a chronic condition and any changes are made goes back to the planning staff person.

1761

03:18:55.350 --> 03:19:09.030

Joseph: Again, and then it goes before the Council what I think we want to be doing is providing where those problems are, but then they need to the city needs to find a staff and then find a staff person.

1762

03:19:10.050 --> 03:19:17.100

Joseph: If they really want the code to be changed to write that code differently and have the planning Commission approved the language and all that.

1763

03:19:17.460 --> 03:19:29.070

Joseph: But our role we're not going to write the code we're not writing the code and we're not doing what we're doing is is trying to provide where the inconsistency is are based on are useful to code.

1764

03:19:30.150 --> 03:19:33.210

Joseph: I what when we use it what problems do we find.

1765

03:19:34.560 --> 03:19:44.130

Joseph: And that's my goal and that's what I told Christie and that's what I told Kim Osman, the Chair and they were fine with that.

1766

03:19:45.180 --> 03:19:47.280

Joseph: They were fine with that limited.

1767

03:19:48.420 --> 03:19:48.900

Joseph: mission.

1768

03:19:49.950 --> 03:19:50.340

So.

1769

03:19:51.600 --> 03:20:05.280

Joseph: that's why I came back because I think I didn't understand that, last time and I sold, it is quite a bit larger project and that actually I think turns out to be so okay let's sing fair, is that all right, everybody.

1770

03:20:06.390 --> 03:20:06.780

Joseph: Okay.

1771

03:20:08.400 --> 03:20:08.790

Joseph: Okay.

1772

03:20:09.210 --> 03:20:09.630

Joseph: Joe.

1773

03:20:09.720 --> 03:20:15.450

Bob: Real could we could we throw the word portal on the next meeting to it may have to go into another.

1774

03:20:15.450 --> 03:20:15.780

Meeting.

1775

03:20:16.950 --> 03:20:24.300

Bob: i'd sure like to get this portal things straightened out it's an item that's been hanging out there and we really need to help get it cleaned up.

1776

03:20:25.200 --> 03:20:29.130

Joseph: With the city, we, I think the portal is a major problem yeah.

1777

03:20:30.480 --> 03:20:35.760

Marlene Schubert: Okay, just understanding that we're going through a huge reconfiguration of smart gov right now.

1778

03:20:37.020 --> 03:20:44.700

Marlene Schubert: It took us a year and a half to get through single family residence but that's a big one, and there were a lot of fixes that needed to be made to the permitting itself.

1779

03:20:45.150 --> 03:20:55.560

Marlene Schubert: And the portal kind of comes along with that, so we are working on making some changes the city is also going to be using a tool called camino probably doesn't affect you guys but it's like a.

1780

03:20:56.400 --> 03:21:04.260

Marlene Schubert: front end where the applicant can go in and answer some questions, based on the project and it will spit out their zoning setbacks wetlands.

1781

03:21:04.860 --> 03:21:16.860

Marlene Schubert: What some Middles they need, and all that good stuff so we started with the building side, I know that doesn't help you guys, because this is all planning, but we've got a huge project going on in this, you know in our department right now to get.

1782

03:21:17.910 --> 03:21:26.670

Marlene Schubert: everything up to snuff on the website, which then would then of course feed the portal and then smart gov is also making a lot of changes in the background.

1783

03:21:27.600 --> 03:21:37.320

Marlene Schubert: they're rolling out a new look and feel to the applicant, so I mean there's a lot of things going on in the background that may support what changes that you think need to be made.

1784

03:21:38.400 --> 03:21:51.660

Joseph: said very good Marlene that really helps a lot can we can I ask you to talk to David and asked him specifically maybe at the next meeting to simply.

1785

03:21:52.200 --> 03:22:06.780

Joseph: Give us an overview of what you just said and the process for when an applicant comes in, with a review project who puts documents on the portal.

1786

03:22:08.280 --> 03:22:09.180

Joseph: Who does that, I mean.

1787

03:22:09.450 --> 03:22:25.230

Joseph: just put together, maybe he could give us a 15 or 20 minute kind of workshop on how that works, and then we can determine I think whether we want to provide other comments about it, or because I don't know I don't know who does it.

1788

03:22:25.800 --> 03:22:28.320

Joseph: For me, I think I don't know for sure I do know that at.

1789

03:22:28.320 --> 03:22:33.900

Marlene Schubert: Times, maybe all the time I don't know permit specialists helps the planner by.

1790

03:22:34.350 --> 03:22:41.550

Marlene Schubert: grading the permit and uploading and whatever now of course our whole goal with this whole reconfiguration is pushing the applicant to the portal.

1791

03:22:42.000 --> 03:22:49.290

Marlene Schubert: Eventually, we hope to have all maybe not Dr be permit types, but all permit types available to be submitted online.

1792

03:22:49.950 --> 03:22:58.170

Marlene Schubert: Right now there's only like a six or so that can be submitted online so at the end, we want to have the portal, be the go to for the applicant for everything.

1793

03:22:58.830 --> 03:23:11.820

Marlene Schubert: Creating the permit uploading some metals paying fees requesting inspections, the whole kit and caboodle because that was really where they need to be going instead of calling us an email saying hey what's up with this what's up with that.

1794

03:23:12.150 --> 03:23:13.860

Vicki: The portal will be robust enough.

1795

03:23:14.550 --> 03:23:15.570

That they can get what they.

1796

03:23:18.330 --> 03:23:27.450

Joseph: Were we want to go where the deer be wants to go is the next step, just because it's on the portal doesn't mean it's ready for the dmV to look at.

1797

03:23:28.170 --> 03:23:44.880

Joseph: True, we want somebody someplace to vet everything as terms of each step of the process, when does it ready to go to the dmV when is it ready to go to the planning Commission you know so that that's where we ultimately want to get to.

1798

03:23:45.360 --> 03:23:59.310

Marlene Schubert: Almost kind of like a mini completeness review they do a completeness review when the applicant actually submits the permit to move forward with their planning project right, and so they do a completeness review that kind of a maybe a mini completeness review right.

1799

03:24:00.090 --> 03:24:00.240

But.

1800

03:24:01.320 --> 03:24:01.980

Joseph: The last.

1801

03:24:02.190 --> 03:24:14.550

Joseph: Planning Commission meeting on wintergreen they were reviewing the site plan on August i'm just gonna say the date I don't know exactly but like August October 12 and they receive that October 10.

1802

03:24:16.050 --> 03:24:20.040

Joseph: And we finished our review six weeks earlier.

1803

03:24:20.370 --> 03:24:32.610

Joseph: Right and it's like well that that whoa how did that happen so right if they just you know just because they have a drawing to they put it on the portal, or is it better, so we want to talk to.

1804

03:24:34.320 --> 03:24:40.590

Joseph: David David could do like a just a 15 minute overview that would get us started, and we could go from there.

1805

03:24:41.130 --> 03:24:42.870

Marlene Schubert: Okay sounds good, I took a note.

1806

03:24:43.470 --> 03:24:44.160

Joseph: Okay, thank you.

1807

03:24:44.760 --> 03:24:55.740

Vicki: and Joe That was one thing Bob, this is an answer to your question that heather did emphasize that, if the materials that are submitted.

1808

03:24:57.240 --> 03:24:59.790

Vicki: aren't complete or accurate or whatever.

1809

03:25:00.930 --> 03:25:20.100

Vicki: The didn't she say there's an ability there's all these clocks running stop the clock it's not Okay, it has to go back and that should be a review by the assigned planning person and probably working with heather as the head of the planning department like no full stop.

1810

03:25:21.450 --> 03:25:28.530

Vicki: we're not it's not going on the Dr B agenda because it's missing half of its stuff.

1811

03:25:29.070 --> 03:25:46.470

Bob: You know, we need qualified planners that's very important Oh, we need people that are applied or the CEO for that project we haven't had a qualified planner, in my view, in the past on these complicated objects and that bothers me because I was a project manager yeah.

1812

03:25:48.330 --> 03:25:57.000

Joseph: I agree okay that's right all right i've kept everybody long after five I apologize very sorry about that.

1813

03:25:58.140 --> 03:25:58.620

Joseph: I hope.

1814

03:25:59.790 --> 03:26:07.560

Joseph: It was useful and sorry to break into the family time at home, so any other things, for the good of the order.

1815

03:26:09.210 --> 03:26:13.920

Joseph: We can call this meeting at the end Okay, thank you we'll talk to you all thank.

1816

03:26:13.920 --> 03:26:14.670

Vicki: You Thank you.

1817

03:26:15.270 --> 03:26:15.780

Hello.