CITY OF
BAINBRIDGE ISLAND

Design Review Board
Regular Meeting Minutes
Monday, August 1, 2022

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – July 25, 2022
Baker Hill 7 (PLN52091 DRB-DG)
Design for Bainbridge Worksheets
General Expectations of Board Members
New/Old Business
    Pre-app conference attendees
    Design for Bainbridge Manual Update
    General Project Update
    Board Member Issues/Concerns
Adjourn

Call to Order (Attendance, Agenda, Ethics)
Chair Todd Thiel called the meeting to order at 2:02 PM. Committee Members in attendance were Vicki Clayton, Anna Snyder-Kelly, Elaine Liffgens, and Marc Aubain. Joe Dunstan and Bob Russell were absent and excused. City Council member Clarence Moriwaki was present. City Staff present were Planning Manager HB Harper, Senior Planner Kelly Tayara, and Administrative Specialist Marlene Schubert who monitored recording and prepared minutes.

The agenda was reviewed. Todd Thiel disclosed he had a working relationship with Green Canopy, the developers of the Baker Hill 7 project.

Review and Approval of Minutes – July 25, 2022

Motion: I make a motion to approve the July 25 meeting minutes.
Clayton/Liffgens: Passed Unanimously

Baker Hill 7 (PLN52091 DRB-DG)
#2 Design Guidance Review Meeting
Discussion only

Design for Bainbridge Worksheets
Discussion only

General Expectations of Board Members
Discussion only

New/Old Business
- Pre-app Conference Attendees
- Design for Bainbridge Manual Updates

- General Project Update
- Board Member Issues/Concerns

Adjourn
The meeting was adjourned at 4:25 PM.

Approved by:

Todd Thiel, Chair

Marlene Schubert, Administrative Specialist

Attendee Report				
Report Generated:	8/1/2022 16:41			
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	Unique Viewers
Design Review Board Regular Meeting	813 8060 4657	8/1/2022 13:40	168	5
			Total Users	Max Concurrent Views
			11	0
Host Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Marlene Schubert	mschubert@bainbridgewa.gov	8/1/2022 13:40	8/1/2022 16:27	168
Panelist Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Kyle Kutz		8/1/2022 14:03	8/1/2022 15:48	105
Clif Swiggett		8/1/2022 14:03	8/1/2022 15:48	105
Attendee Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Kyle Kutz		8/1/2022 14:02	8/1/2022 14:03	2
Kyle Kutz		8/1/2022 15:48	8/1/2022 15:49	1
MilaFakhrutdinova		8/1/2022 14:14	8/1/2022 15:52	98
Clif Swiggett		8/1/2022 14:01	8/1/2022 14:03	2
Clif Swiggett		8/1/2022 15:48	8/1/2022 15:48	1
Lisa Neal		8/1/2022 14:22	8/1/2022 14:32	11
12064095560		8/1/2022 14:03	8/1/2022 16:27	145
Dianne		8/1/2022 14:23	8/1/2022 14:37	15

CITY OF
BAINBRIDGE ISLAND

CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD – REGULAR MEETING
August 1, 2022

PLEASE PRINT

Name	Affiliation	Phone / Email	Join ListServ? (Provide Phone and/or Email)
MARC AUBIN	DRB	206 949 4527 MAUBIN@cobwa.	☐
Anna Snyder Kelly	DRB	(225)636-1683	☐
[illegible]	DRB	206-455-0988	☐
TODD THIEL	DRB		☐
ELAINE LIFFGENS	DRB	312-415-7078	☐
Clarence Moriwaki	City Council	206-491-6131	☐
Kelly Tyler	staff		☐
HB HARPER	COBI		☐
			☐
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			☐
			☐
			☐
			☐
			☐
			☐
			☐

WEBVTT

1
00:00:05.430 --> 00:00:12.269
Marlene Schubert: Thank you Marlene welcome everyone to the August 1 edition of the design review board members design with the word.

2
00:00:13.860 --> 00:00:16.260
Marlene Schubert: Todd field chair, we have.

3
00:00:17.550 --> 00:00:18.600
Marlene Schubert: with us today.

4
00:00:20.910 --> 00:00:23.310
Marlene Schubert: I think, almost everybody is here.

5
00:00:25.440 --> 00:00:26.640
Marlene Schubert: vicki and.

6
00:00:28.260 --> 00:00:31.380
Marlene Schubert: mark and his lane and myself are here in person.

7
00:00:33.000 --> 00:00:36.360
Marlene Schubert: Bob it's not here in person he may be coming in soon.

8
00:00:37.560 --> 00:00:53.340
Marlene Schubert: Welcome Clarence Kelly Arlene everyone happy Monday i'll call the meeting to order and also ask for approval of the Minutes from last from our last meeting, which was the fifth of July, just last Monday.

9
00:00:55.980 --> 00:00:56.340
Marlene Schubert: Second.

10
00:00:57.960 --> 00:01:00.690
Marlene Schubert: Shall we move and boat all the paper.

11
00:01:02.430 --> 00:01:08.220
Marlene Schubert: meaning in those adopted second question, and

then we all okay wonderful.

12
00:01:13.260 --> 00:01:22.020
Marlene Schubert: Is there any is there a proponent for a baker Hill, are they calling in I think there are in the audience right ready to get started, I think so.

13
00:01:24.030 --> 00:01:29.940
Marlene Schubert: I do have to recuse myself, because the company I work for it does work.

14
00:01:31.260 --> 00:01:34.440
Marlene Schubert: With green canopy holds, so I will be.

15
00:01:36.540 --> 00:01:38.460
Marlene Schubert: The maybe directing or or.

16
00:01:39.900 --> 00:01:57.390
Marlene Schubert: Being an orchestra, but I will express opinions or things of that nature, so I brought forward cliff and kyle there is someone on the phone i'm not sure if they should I brought, for I think that might involve okay go ahead and load them and will probably.

17
00:01:59.340 --> 00:02:01.290
Marlene Schubert: guess, I cannot promote that phone call.

18
00:02:02.310 --> 00:02:02.730
Marlene Schubert: With here.

19
00:02:04.530 --> 00:02:06.540
Marlene Schubert: I guess I can allow him to talk.

20
00:02:09.750 --> 00:02:18.270
Marlene Schubert: So there's an individual that are just allowed to talk on the phone, could you please announce who you are you're on mute.

21
00:02:23.700 --> 00:02:24.960
Marlene Schubert: High 560.

22

00:02:28.170 --> 00:02:30.870
I don't know I have it must have.

23
00:02:32.700 --> 00:02:34.500
been on the word second anybody, other than.

24
00:02:40.020 --> 00:02:43.770
Marlene Schubert: Bob russell's phone number is 5560 Okay, so this.

25
00:02:44.970 --> 00:02:45.120
one.

26
00:02:46.320 --> 00:02:46.860
Already.

27
00:02:48.450 --> 00:03:01.950
Marlene Schubert: If you have confirmation that, but the bottom line is 7% yes i'm going to just have you just stayed at conflict of interest because if we're here with me, they have to leave immediately, so you have to.

28
00:03:03.840 --> 00:03:07.620
Marlene Schubert: repent company and okay just give you a huge unhappily token.

29
00:03:08.640 --> 00:03:10.560
Marlene Schubert: Thank you Clarence share the problem management.

30
00:03:11.820 --> 00:03:20.850
Marlene Schubert: I do have a conflict of interest with this project so i'm not accusing myself, I will be here, but my company has works or doesn't work with chemicals so.

31
00:03:23.310 --> 00:03:23.580
Marlene Schubert: we're.

32
00:03:36.930 --> 00:03:37.170
Big.

33

00:03:38.610 --> 00:03:55.290
Marlene Schubert: I guess the key the lead the discussion question Marlene about how long do we allow for this so usually allow in our discussion okay so kyle would you like to start with a presentation and explanation good afternoon Wigan.

34
00:03:57.750 --> 00:03:58.080
Kyle Kutz: Oh yeah.

35
00:03:58.110 --> 00:04:02.610
Clif Swiggett: Sure good afternoon i'll just say that i'm just a fly on the wall here kyle is the main attraction.

36
00:04:03.660 --> 00:04:05.640
Clif Swiggett: nice to see you all thanks for joining us.

37
00:04:09.120 --> 00:04:16.650
Kyle Kutz: All right, um I don't recall if i've met you all virtually any way before, is this the same group from the first meeting.

38
00:04:18.060 --> 00:04:25.440
Marlene Schubert: I think we have new Members like we can go around the table i'm vicki clayton and Anna cider Kelly.

39
00:04:26.790 --> 00:04:33.720
Marlene Schubert: i'm mark Robin cloud for a walk and city council is illegal with us today.

40
00:04:39.690 --> 00:04:41.910
Kyle Kutz: Oh hey Kelly in cf corner.

41
00:04:43.950 --> 00:04:54.270
Kyle Kutz: for everyone doesn't i'm Calcutta my project architect and design project manager at green canopy note so it's good to know that we have good people, so I will start from the beginning.

42
00:04:55.770 --> 00:04:59.430
Kyle Kutz: So everyone has the same context, pull up my screen.

43
00:05:01.200 --> 00:05:02.910

Kyle Kutz: I cannot do that yet.

44
00:05:03.150 --> 00:05:04.470
Marlene Schubert: One moment sorry.

45
00:05:04.530 --> 00:05:08.760
Marlene Schubert: Okay, I wasn't sure about the sharing of your word me so Okay, you can go.

46
00:05:20.880 --> 00:05:22.380
Kyle Kutz: Okay, can everyone see my screen.

47
00:05:23.640 --> 00:05:25.290
Kyle Kutz: Yes, okay.

48
00:05:28.590 --> 00:05:43.710
Kyle Kutz: start from a high level here the the project is located between North East baker hill road and crystal springs drive North East north of point my Doc and South of doesn't like nature preserve its two parcels North and South.

49
00:05:44.820 --> 00:06:07.590
Kyle Kutz: Approximately 275,000 square feet in total, the site is the northern site is owned our one the southern side is owned r1 for the majority of it, and then the Western portion more or less there's a giant cliff that this line is aligned with is our to from that point on, to the water.

50
00:06:10.650 --> 00:06:30.870
Kyle Kutz: The site itself is heavily wooded it's forest it's it's every beautiful Pacific Northwest force we've ever we've all experienced on the peninsula and around the area, we do have water access, or rather the lot connects to the water, you know the 15 foot bit of flag lot they're.

51
00:06:33.030 --> 00:06:49.920
Kyle Kutz: gaining access from the eastern portion of the lot to the water is a one way trip there's a very steep hill sort of cliff at one end so full access is probably not not viable there.

52
00:06:50.940 --> 00:06:53.760
Kyle Kutz: There has been mentioned, of tram or.

53
00:06:55.230 --> 00:06:57.120
Kyle Kutz: You know skyline of some sort.

54
00:06:58.260 --> 00:07:14.310
Kyle Kutz: between us and the client and the city at this point, we are not proposing anything of that type of that infrastructure it's it's just really complicated right there and we don't we don't have the we don't want to spend the time on that for this project so in case you were wondering.

55
00:07:18.750 --> 00:07:22.260
Kyle Kutz: You can see here, this is the site section of actual typography.

56
00:07:22.590 --> 00:07:23.550
Kyle Kutz: it's never flat.

57
00:07:24.900 --> 00:07:29.190
Kyle Kutz: And you can see that big big cliff at the end here on the eastern end.

58
00:07:32.100 --> 00:07:34.380
Kyle Kutz: While it's never flat there are steeper parts.

59
00:07:35.640 --> 00:07:42.660
Kyle Kutz: towards the West or sorry the East towards the north these baker hill road that's pretty steep there 15 to 20% grade it.

60
00:07:43.320 --> 00:07:52.320
Kyle Kutz: flattens out towards the middle it's closer to it somewhere between seven and 12% in the middle here where we've got dashed lines and then.

61
00:07:53.010 --> 00:08:02.610
Kyle Kutz: Further west of that it's about the same, and then we hit that cliff but then there are two mapped wetlands on the eastern portion of the site so.

62
00:08:04.650 --> 00:08:16.230
Kyle Kutz: That tells us that we need to stick our development between the Hill and the wetlands and that relatively flat

relatively relatively flat area.

63
00:08:18.240 --> 00:08:19.110
Kyle Kutz: So from there.

64
00:08:20.880 --> 00:08:41.730
Kyle Kutz: walk through the four step process because we're we're sort of preserving that Hill and preserving the wetlands, we have two pretty large contiguous areas of natural area in arpa this Green area represents 65% and actually little bit more than that of the La area right now with our.

65
00:08:42.870 --> 00:08:44.910
Kyle Kutz: Cluster homes going in the middle.

66
00:08:46.440 --> 00:08:51.300
Kyle Kutz: You can see the proposed site access here it's.

67
00:08:53.400 --> 00:09:02.250
Kyle Kutz: Public street right away single grain single lane road with a whole section around meeting all the standards of the city and county.

68
00:09:04.770 --> 00:09:14.190
Kyle Kutz: And we are beginning the home site layout was trying to cluster around that cold attack are showing seven lots here, there is a question.

69
00:09:16.050 --> 00:09:24.720
Kyle Kutz: Over if it's six or seven the original proposal was six we realized through some math maybe we could maybe the math works out to be seven.

70
00:09:25.890 --> 00:09:33.090
Kyle Kutz: Kelly, and I have been having conversations about that what that means and there's more about that later in one of the departure request as well.

71
00:09:34.020 --> 00:09:42.330
Kyle Kutz: And you'll notice that the home sites are laid out and probably not the most normal way these are intended.

72

00:09:43.080 --> 00:09:55.410
Kyle Kutz: To follow the slope of the Hill, so that when your home site is the shape your House would also be the shape so when we get to home our home designs those homes will be long narrow.

73
00:09:56.040 --> 00:10:02.220
Kyle Kutz: Down down slope on the east, west access more or less and it's good for solar access but.

74
00:10:02.970 --> 00:10:17.490
Kyle Kutz: It most importantly limits the amount of disturbance of the hillside it limits the amount of retaining we need and it reduces the amount of water now having to go around buildings so they're the oriented in a way, so that the homes later or.

75
00:10:18.960 --> 00:10:21.210
Kyle Kutz: that's the orientation, people are going to put them in.

76
00:10:26.970 --> 00:10:37.740
Kyle Kutz: Continuing the the access discussion there is an existing easement connecting the three lots to the south of US connecting that to northeast baker hill road that has a.

77
00:10:38.850 --> 00:10:55.920
Kyle Kutz: 10 foot, maybe white asphalt lane that current currently connects seemingly access will have to maintain and modify that as it connects to our right away, and also modify the easement that it is not currently built in season is vaguely accurate, but not entirely.

78
00:10:57.750 --> 00:11:15.750
Kyle Kutz: As far as the road and access were intending to again provide a standard profit road 30 foot right of way down the hill it's about 15% In most places it gets a little steeper than that in other places we haven't looked at it exactly along the whole the whole.

79
00:11:16.770 --> 00:11:30.540
Kyle Kutz: Section but, at the bottom, we are in the coolest sack which is again more relatively flat we're hoping to have a pavement change something appropriate paver a smaller unit, not just asphalt that's to help.

80

00:11:32.340 --> 00:11:39.090
Kyle Kutz: provide a visual clue to the drivers that they are now in a different zones, you know we're imagining This is where families and kids will.

81
00:11:39.480 --> 00:11:49.200
Kyle Kutz: be playing, you know as a sort of Center Community area, so we wanted to differentiate that from the road itself and make it less obvious that it's just for the car.

82
00:11:50.220 --> 00:12:03.300
Kyle Kutz: And from that cold attack the previous pavers we are proposing gravel drives in some cases, share so it's to reduce the amount of trees, we have to remove and reduce the amount of ground were disturbing.

83
00:12:06.750 --> 00:12:10.980
Kyle Kutz: The lot lines again sort of like the the home sites are bit funky.

84
00:12:12.360 --> 00:12:29.580
Kyle Kutz: But they're following those home sites and then going orthogonal where we can we do have a 30,000 square foot lot size and minimum for septic reasons we're proposing a pressure drip irrigation irrigation.

85
00:12:30.720 --> 00:12:31.500
Kyle Kutz: septic system.

86
00:12:32.970 --> 00:12:49.620
Kyle Kutz: And the county is requiring 28,000 square feet per lot in order to build the primary and secondary drain fields for both the homes and the proposed to attach to exercise accessory dwelling units.

87
00:12:50.370 --> 00:13:08.130
Kyle Kutz: that's something system is a pump system that lives in 18 inch deep trenches about two feet apart and those follow all of the train lines on the hills and so there they just dropped very little land intend to just disappear after after install and.

88
00:13:09.240 --> 00:13:11.010
Kyle Kutz: A season of growing.

89
00:13:15.180 --> 00:13:17.340
Kyle Kutz: And then, this is the sort of final composition.

90
00:13:18.570 --> 00:13:24.570
Kyle Kutz: You can see the seven homesites the drain fields uphill from the homes, this is.

91
00:13:26.640 --> 00:13:40.560
Kyle Kutz: The drip drip pressurized drip system allows us to put them up upslope and out of the way it also reduces any impact on wetlands and any potential impact way way way down hill.

92
00:13:41.400 --> 00:13:56.400
Kyle Kutz: Which is something I imagine our neighbors to the East would very much or sorry the West very much appreciate we're also showing shared trail system through here at the time, this is just proposed for the residents of of the development.

93
00:13:57.570 --> 00:14:15.750
Kyle Kutz: couple whoops there representing actually almost two miles with the trails, this is just to provide access in a very low impact way so that people can still get out and enjoy the land they're living on out just trip, you know trampling all of the natural area to.

94
00:14:20.880 --> 00:14:21.150
See.

95
00:14:26.880 --> 00:14:30.630
Kyle Kutz: This is just a breakdown of some of the code requirements.

96
00:14:33.390 --> 00:14:43.830
Kyle Kutz: map specifically for those trails are also thinking about putting some overlook like it's a picnic table or something at the end of those trails provide a waypoint on your way.

97
00:14:46.290 --> 00:14:56.100
Kyle Kutz: This is a 3D view of the homes in place with all the trees, but I want to point out, whenever you see trees on the site plan, those are actually mapped.

98
00:14:56.640 --> 00:15:08.040
Kyle Kutz: In terms of location size and species we've located over 300 trees within our general area that we're planning to develop, and so we know which ones are.

99
00:15:09.300 --> 00:15:11.010
Kyle Kutz: really worth saving which ones, to avoid.

100
00:15:12.060 --> 00:15:15.990
Kyle Kutz: There was part of those one of the first things we did other than the.

101
00:15:17.790 --> 00:15:19.020
Kyle Kutz: The wetland service.

102
00:15:20.310 --> 00:15:21.600
Kyle Kutz: And this is a view.

103
00:15:23.760 --> 00:15:34.380
Kyle Kutz: haven't really modify the train, but you can kind of get the idea we're trying to keep as many trees that we can try to build in and around as much as we can, so is to maintain the natural beauty of the of the land.

104
00:15:39.300 --> 00:15:42.330
Kyle Kutz: that's it for this, the site development portion I do have home.

105
00:15:43.350 --> 00:15:49.740
Kyle Kutz: Some home plans and designs, if we want to look at those as well, or do we want to take a pause and talk about because up to this point.

106
00:15:53.940 --> 00:16:03.480
Marlene Schubert: i'm wondering, maybe we should kind of think about what we want to accomplish today, which is, we want to look at the four step design process.

107
00:16:04.740 --> 00:16:08.610
Marlene Schubert: That worksheet does that sound right kyle and we want to.

108
00:16:10.410 --> 00:16:20.580
Marlene Schubert: Because it's a subdivision visitation of the design diversity requirements in the subdivision code is that sound about right and.

109
00:16:21.540 --> 00:16:27.990
Marlene Schubert: Then we want to just talk generally about we understand it could be six, it could be seven.

110
00:16:28.440 --> 00:16:37.950
Marlene Schubert: And we want to just touch briefly on process if it turns out, but it's not the seven that we're looking at today what would be the consequences for all of us have that and what we.

111
00:16:38.520 --> 00:16:57.570
Marlene Schubert: What we have to do, does that sound like where we'd like to go today Okay, so that is intended to be to provide them guidance and in the departures we want to visit the departures archers that but Ideally, we would complete the design guidance meeting.

112
00:16:59.460 --> 00:17:06.480
Marlene Schubert: Well let's see I think for sure we probably as a product can can sign off on the first step.

113
00:17:07.410 --> 00:17:19.200
Marlene Schubert: concept, and we can get pretty far along in a conversation about the actual design diversity can we finish it well let's just see where we get to I don't think we can promise that sitting there right now.

114
00:17:20.460 --> 00:17:29.130
Marlene Schubert: Is that some kind of where we're at and just one thing I need to bring up with MMA if we cannot see him, he cannot participate, I know that that's the rules.

115
00:17:29.580 --> 00:17:36.810
Marlene Schubert: Okay, so either has to be you're physically we've got at least i'm on screen he's got a quorum right so i'm just letting you know.

116
00:17:37.410 --> 00:17:51.300

Marlene Schubert: We can now you'll kill to bother them, but he won't be declared a conflict okay so we're we're legally Okay, yes, so the guide the conversation about the four step thing we could use the.

117
00:17:52.440 --> 00:17:55.410
Marlene Schubert: We could toggle back and forth, maybe between.

118
00:17:58.320 --> 00:17:59.460
Marlene Schubert: The worksheet.

119
00:18:01.200 --> 00:18:10.740
Marlene Schubert: That be the right way to kind of look at the respondents reese now I probably need to share if we want the audience and everyone to see what we're doing so.

120
00:18:11.250 --> 00:18:22.650
Marlene Schubert: If pile if you're done sharing for now anything you guys want to ask any questions about what he's presented before we move on, for we go off with kyle stuff questions about those drawings first.

121
00:18:24.120 --> 00:18:31.050
Marlene Schubert: Just okay someone drive just a recap those lots what's the smallest and biggest luck with dimension.

122
00:18:32.280 --> 00:18:32.670
Marlene Schubert: And i'll.

123
00:18:34.020 --> 00:18:34.560
Marlene Schubert: regret.

124
00:18:35.790 --> 00:18:37.140
Kyle Kutz: And that the proposal months.

125
00:18:38.880 --> 00:18:42.870
Marlene Schubert: Yes, there are different sizes, the world is your maximum minimum where.

126
00:18:44.340 --> 00:19:00.660
Kyle Kutz: I don't know the maximum I believe 25 feet, is the minimum for this been a flag here and that's excluding the

already 15 foot wide portion that exists, so I suppose 15 would be the minimum.

127
00:19:02.040 --> 00:19:02.850
Kyle Kutz: That we're proposing.

128
00:19:04.170 --> 00:19:05.640
Kyle Kutz: Based on an existing condition.

129
00:19:06.510 --> 00:19:09.540
Marlene Schubert: Oh, I see your finger source of water.

130
00:19:11.520 --> 00:19:14.130
Kyle Kutz: yeah this this section is 15 feet.

131
00:19:15.270 --> 00:19:15.660
Marlene Schubert: So.

132
00:19:16.920 --> 00:19:28.590
Marlene Schubert: Maybe the reason to do this is just to give you an extra footage for the non sequiturs job i'm guessing that's why the extension for the water there's no reason.

133
00:19:30.390 --> 00:19:40.860
Kyle Kutz: The reason I believe that, and maybe cliff actually has some history on this, I believe this portion of land here was owned by.

134
00:19:43.140 --> 00:19:51.930
Kyle Kutz: owned previously and then sold off with this 15 foot piece maintain to maintain access to the water I think that's the history but cliff Maybe you can.

135
00:19:52.620 --> 00:19:53.400
Kyle Kutz: dial in on that.

136
00:19:54.690 --> 00:20:06.960
Clif Swiggett: There used to be the the southern lot used to the full width of it used to extend to the water, but it was replanted so that that piece could be sold off.

137

00:20:07.950 --> 00:20:16.470
Clif Swiggett: My father in law, my brother in law built a home there, it was this lamb was originally my father in law's I think the intention of having that.

138
00:20:17.070 --> 00:20:34.710
Clif Swiggett: flagpole out to the water was that there might be an opportunity for beach access that flagpole wasn't originally 30 feet, but in constructing the home down below in order for them to construct a septic system they needed to use a portion of it, and in the process of.

139
00:20:35.760 --> 00:20:36.960
Clif Swiggett: Re re.

140
00:20:38.370 --> 00:20:42.180
Clif Swiggett: Defining that lower lot they reduce that to 15 feet.

141
00:20:43.410 --> 00:20:59.610
Marlene Schubert: prepare for it yep and I have a question um can we take a look at this septic field plan, because it looks like the septic field is between baker hill road and the um.

142
00:21:01.260 --> 00:21:09.720
Marlene Schubert: Without where the locks begin Is that correct it's pretty much takes up the area between baker hill road and the rear of those three lots.

143
00:21:10.200 --> 00:21:17.310
Marlene Schubert: Yes, so would that mean that the majority of trees are going to have to be cleared from there in order to have a septic field.

144
00:21:18.060 --> 00:21:18.540
know.

145
00:21:19.680 --> 00:21:30.630
Kyle Kutz: The the drip pressure drip i'm saying the acronym wrong but it's a pressurized system that uses really small tubing small diameter tuning that's placed in.

146
00:21:31.140 --> 00:21:43.350

Kyle Kutz: 18 inch wide trenches and the beauty of that is that it can be woven in between trees and other and other topography and other issues so it's not going to be a clear cut.

147
00:21:44.550 --> 00:21:47.280
Kyle Kutz: area to have a typical typical drain field there.

148
00:21:49.290 --> 00:21:58.140
Kyle Kutz: And that's you know there's an understanding on our end that that that system is more expensive, but it maintains the goal of preserving all the natural area so.

149
00:22:00.450 --> 00:22:03.420
Kyle Kutz: Thank you it's also not a flat portion on the site.

150
00:22:03.420 --> 00:22:05.940
Kyle Kutz: That a typical drink filled with hope to go on.

151
00:22:06.210 --> 00:22:06.720
Kyle Kutz: And so.

152
00:22:08.700 --> 00:22:13.890
Marlene Schubert: it's that dream field located within the part of buffer around a baker hill.

153
00:22:15.090 --> 00:22:20.010
Kyle Kutz: No, it is not there's a 40 foot, I believe, a 40 foot offset their great.

154
00:22:21.300 --> 00:22:23.280
Marlene Schubert: kind of skipping ahead dial.

155
00:22:24.570 --> 00:22:27.900
Marlene Schubert: When I was reading the languages on the departures.

156
00:22:29.640 --> 00:22:46.410
Marlene Schubert: It said 80 feet and it said 10 feet and it was Kelly house yes Kelly it's really that that minimum lot with doesn't apply to subdivisions just from zoning and it only applies to multifamily and commercial subdivisions.

157
00:22:47.460 --> 00:23:00.240
Marlene Schubert: Regardless of the the minimum lot with is actually a measurement that you draw using the largest circle that can fit into a lot so wouldn't even it wouldn't even go down to that.

158
00:23:02.040 --> 00:23:16.800
Marlene Schubert: So the way the departure language was written it sounded like you could read it, a couple different ways that the current lock the minimum current lot is 80 feet, but you would like to take them down 10 feet to 70.

159
00:23:17.520 --> 00:23:25.290
Marlene Schubert: versus the lots are all going to be 10 thing why we were we were kind of hard to think about what did that say.

160
00:23:25.590 --> 00:23:26.280
Kyle Kutz: yeah no.

161
00:23:26.790 --> 00:23:28.530
Kyle Kutz: Okay yeah that's me.

162
00:23:29.880 --> 00:23:33.000
Kyle Kutz: So I didn't know what just what Kelly had just said.

163
00:23:34.080 --> 00:23:34.740
Kyle Kutz: and

164
00:23:36.120 --> 00:23:44.040
Kyle Kutz: i'll be honest, is a departure or the language didn't really make sense to me what I was asking for because they're already as a 10 foot portion of the lot.

165
00:23:45.000 --> 00:23:55.080
Kyle Kutz: So basically I was asking is Do I need to make that an official departure because i'd already exist to shrink that to 10 foot minimums and Kelly from my understanding.

166
00:23:56.370 --> 00:24:00.870
Kyle Kutz: If i'm understanding correctly what you just said that MIT lot Muslims don't actually apply to subdivisions that right.

167
00:24:01.710 --> 00:24:10.440
Marlene Schubert: Minimum that's correct it doesn't apply to you residential subdivisions, and that is minimal a lot with this a calculation.

168
00:24:10.860 --> 00:24:11.220
based.

169
00:24:12.720 --> 00:24:22.890
Marlene Schubert: circle in your law so it's the largest certainly you can bet so it wouldn't even involve the 10 foot piece doesn't mean that no peace can be less than.

170
00:24:23.250 --> 00:24:23.550
eight.

171
00:24:25.380 --> 00:24:25.830
Marlene Schubert: So.

172
00:24:25.860 --> 00:24:26.370
Kyle Kutz: Not just.

173
00:24:26.490 --> 00:24:36.660
Marlene Schubert: The square footage of these lots it's approximately 30,000 square foot minimum and they're they're clearly wider at their narrowest point than 10 feet.

174
00:24:38.160 --> 00:24:42.570
Marlene Schubert: For the physical lots upon which the houses are placed Is that a correct statement.

175
00:24:43.650 --> 00:24:45.240
Kyle Kutz: The homesites yes.

176
00:24:46.800 --> 00:24:47.940
Kyle Kutz: Oh yes, yes.

177
00:24:48.300 --> 00:24:51.480
Marlene Schubert: Because reading the language I thought oh this doesn't make sense OK.

178
00:24:51.540 --> 00:24:55.290
Kyle Kutz: OK, so I guess the question I would have is do I even need that departure.

179
00:24:55.410 --> 00:24:57.150
Kyle Kutz: request it sounds like I don't.

180
00:24:58.170 --> 00:25:01.680
Marlene Schubert: Care that made no one thing I go okay.

181
00:25:01.800 --> 00:25:02.070
Kyle Kutz: Okay.

182
00:25:02.430 --> 00:25:04.020
Marlene Schubert: Good check that check that one off.

183
00:25:05.370 --> 00:25:07.950
Marlene Schubert: um any other questions, while we've got to get strong.

184
00:25:09.360 --> 00:25:09.480
Very.

185
00:25:10.680 --> 00:25:12.750
Marlene Schubert: Good okay we'll go to the worksheet.

186
00:25:13.680 --> 00:25:14.490
Kyle Kutz: I will stop sharing.

187
00:25:29.700 --> 00:25:31.350
Marlene Schubert: So for the newbies.

188
00:25:33.120 --> 00:25:42.690
Marlene Schubert: The title on this worksheet is subdivisions for the subdivision, and these were developed kind of going along with the book to be able to.

189
00:25:43.320 --> 00:26:00.960
Marlene Schubert: To answer each of the standards and in a

document that serves really as as real minutes and then this document once it's complete and we all agree, they went and signed off on next stop it goes as a recommendation.

190
00:26:01.980 --> 00:26:07.290
Marlene Schubert: To the design would be born into the planning Commission so for this.

191
00:26:07.980 --> 00:26:17.040
Marlene Schubert: Is that correct, am I going to write right place with the next, no, no, the next thing is final review and recommend the right designer before I tend and land use application.

192
00:26:17.220 --> 00:26:25.800
Marlene Schubert: Right and then the land is application goes to the planning Commission for the recommendation to the director, the manager recommendation to the here and examiner decision.

193
00:26:26.250 --> 00:26:37.140
Marlene Schubert: But this is also this this documentation goes forward memorializing our conversation in the planning Commission does see that, yes, okay great we're on the same page thanks Kelly.

194
00:26:38.610 --> 00:26:40.650
Marlene Schubert: So the first step design process.

195
00:26:43.410 --> 00:26:54.270
Marlene Schubert: let's see So the first section and scroll down just a little bit is that the okay so context analysis so was this completed last week I don't think we.

196
00:26:56.160 --> 00:26:59.910
Marlene Schubert: I don't think we completed any of this did we not do you remember.

197
00:27:00.750 --> 00:27:04.980
Kyle Kutz: This the sheet didn't exist last time we met.

198
00:27:05.850 --> 00:27:06.090
Marlene Schubert: Oh.

199
00:27:06.150 --> 00:27:07.470
Kyle Kutz: At least in this format I.

200
00:27:07.950 --> 00:27:10.170
Kyle Kutz: think it was this draft was finished.

201
00:27:10.620 --> 00:27:15.420
Kyle Kutz: I think two days before I finish it out, I may have been the first person to actually fill it out as an applicant.

202
00:27:15.510 --> 00:27:15.900
Okay.

203
00:27:17.730 --> 00:27:19.080
Marlene Schubert: There with us then OK.

204
00:27:19.230 --> 00:27:20.160
Kyle Kutz: Yes, yes.

205
00:27:20.550 --> 00:27:32.340
Marlene Schubert: OK let's go down to the first step, the context analysis, so we usually just kind of have a conversation going down through in this instance six things and say.

206
00:27:33.930 --> 00:27:40.140
Marlene Schubert: This is step number one of the four steps and do the drawings that you're saying.

207
00:27:42.930 --> 00:27:48.990
Marlene Schubert: Do you feel that they're appropriate or they do not meet and they do not meet and need.

208
00:27:50.250 --> 00:27:54.540
Marlene Schubert: You know, we have ideas we want to get those down, so the applicant knows.

209
00:27:55.950 --> 00:27:57.720
where things are okay.

210
00:27:58.740 --> 00:27:59.190

So.

211
00:28:01.680 --> 00:28:02.160
What do you think.

212
00:28:03.270 --> 00:28:04.650
Marlene Schubert: natural systems.

213
00:28:08.490 --> 00:28:10.860
Marlene Schubert: We haven't really talked about.

214
00:28:13.470 --> 00:28:25.500
Marlene Schubert: Wild wildlife that might exist up there i'm sure there's deer i'm sure there's penalties it's so close to get some way that senate so wooded probably a lot a lot going through.

215
00:28:29.070 --> 00:28:33.240
Marlene Schubert: natural systems there's those two wetlands down hill.

216
00:28:34.260 --> 00:28:56.280
Marlene Schubert: There clearly staying away from along the lines of natural systems and wetlands i'm wondering about it, like there isn't anything shown yet about drainage, and if rain pawns or rain gardens will be required and it's if those will be on in have those decided in individually right.

217
00:28:57.210 --> 00:28:58.320
Kyle Kutz: So speak to that.

218
00:28:58.710 --> 00:28:59.130
Kyle Kutz: Actually.

219
00:28:59.520 --> 00:29:00.210
Marlene Schubert: Yes, thank you.

220
00:29:01.680 --> 00:29:15.420
Kyle Kutz: may have been excluded for reasons, there is a utility a draft utility plan, and that includes rain gardens at four stormwater there's one big one, in the middle of the coldest sack and then several other ones throughout the site.

221
00:29:17.250 --> 00:29:19.170
Kyle Kutz: In between the homes so.

222
00:29:25.800 --> 00:29:26.160
Kyle Kutz: We.

223
00:29:27.240 --> 00:29:31.440
Kyle Kutz: we've hired Adam wheeler of branding wheeler as our civil engineer so.

224
00:29:36.300 --> 00:29:38.070
Marlene Schubert: Any thoughts, particularly on.

225
00:29:40.110 --> 00:29:43.650
Marlene Schubert: Like C six how it contributes to the public realm.

226
00:29:45.420 --> 00:29:59.490
Marlene Schubert: seems fairly separate from the from the public bus very separate from the public realm so it's almost an instance like that sometimes we say not applicable because it's just mentioned something about.

227
00:30:00.690 --> 00:30:05.850
Marlene Schubert: Two years the lessons that could be potentially reused by others.

228
00:30:07.020 --> 00:30:11.850
Marlene Schubert: So maybe what's the version of this world for future years ago stats.

229
00:30:14.610 --> 00:30:29.280
Kyle Kutz: Future at this point, we are not considering at all opening at the public use there's a it's a lot of liability we don't really know what the trade offs are at this point, we are not the way we're handling that within the development is that.

230
00:30:30.660 --> 00:30:35.550
Kyle Kutz: access will be granted via CC and RS and if there is a small Hoa via those roles.

231
00:30:37.980 --> 00:30:51.690
Kyle Kutz: But yeah we're not we're and we want to write it write those rules in such ways not preclude that from happening, however, we just don't know what the trade offs, the costs potential liabilities are of doing something like that.

232
00:30:53.670 --> 00:30:55.920
Marlene Schubert: there's a favor sure if the services, he said to.

233
00:30:59.130 --> 00:30:59.370
them.

234
00:31:00.390 --> 00:31:15.000
Marlene Schubert: As you wonder, so you mentioned at the beginning, and that you talked about the tram or something to get down to the water and I hadn't noticed in some of the designs a note about the staircase potentially going in the future is that something you're still considering.

235
00:31:15.900 --> 00:31:19.830
Kyle Kutz: It it's a consideration, but we're not proposing it in this.

236
00:31:21.060 --> 00:31:23.610
Kyle Kutz: In this application and the brand new building permits.

237
00:31:24.480 --> 00:31:26.130
Kyle Kutz: Between the steep slope the.

238
00:31:26.400 --> 00:31:36.210
Kyle Kutz: rosen hazards that's in the shoreline district, there are so many overlaying factors there that we just don't want to consider it right now in this and muddy up this process.

239
00:31:38.100 --> 00:31:46.500
Marlene Schubert: I do wonder, and it seems that that could be a good contribution to poke around to have a connection down to the water.

240
00:31:47.760 --> 00:31:49.860

Marlene Schubert: But and get on public at some private.

241
00:31:51.300 --> 00:32:04.530
Marlene Schubert: private property, so the CC and RS would really the after the Homeowners as to whether or not they want to buy that kind of liability policy to cover the public.

242
00:32:06.180 --> 00:32:06.780
Marlene Schubert: Which.

243
00:32:08.070 --> 00:32:10.620
could be a problem, sometimes yeah.

244
00:32:12.600 --> 00:32:14.880
Marlene Schubert: Could you help me with that acronym CC and RS.

245
00:32:16.710 --> 00:32:18.480
Marlene Schubert: CC and the Covenant.

246
00:32:20.040 --> 00:32:25.140
Marlene Schubert: codes and restrictions, there are only some Community condiment okay.

247
00:32:26.970 --> 00:32:35.070
Marlene Schubert: Some of those great Thank you and the kinds of things that are in there is I wouldn't be surprised if they have a you know, a joint landscaping.

248
00:32:37.200 --> 00:32:45.450
Marlene Schubert: lawn tractor and they all agree that they're all going to contribute to that cost they're going to contribute to taking care of the rain gardens contribute to you know annual.

249
00:32:45.510 --> 00:32:59.820
Marlene Schubert: Exactly dead fall management stuff like that so there's no response to see you know i'm saying, because a lot or not sold so that would become like what exists on this, that also soul.

250
00:33:01.020 --> 00:33:03.960
Marlene Schubert: and your motor system association ever created that.

251
00:33:05.280 --> 00:33:11.700
Kyle Kutz: Yes, um I don't know i'll be honest, I don't know where that happens in the process here.

252
00:33:12.750 --> 00:33:14.250
Kyle Kutz: In the city, I know.

253
00:33:15.270 --> 00:33:17.520
Kyle Kutz: In Seattle, we have to have those before.

254
00:33:18.600 --> 00:33:30.600
Kyle Kutz: We can actually sell the homes like officially sell them, so those have to be in place before someone buys them, they can be modified later by the Homeowners but the original rules have to be and.

255
00:33:32.340 --> 00:33:34.740
Marlene Schubert: I think it's something that if you.

256
00:33:36.180 --> 00:33:39.510
Marlene Schubert: don't follow the rules are you asked for departures and things like this.

257
00:33:40.710 --> 00:33:55.980
Marlene Schubert: Sometimes in our useful for creating some kind of negotiation leverage between the developers and the city so there's an errand face on things, I will stay there for the future reasons future.

258
00:33:57.090 --> 00:34:04.740
Marlene Schubert: So i'm not sure if this is later now let's see usually are recorded on the title the divine with the land so.

259
00:34:06.750 --> 00:34:14.250
Marlene Schubert: I would assume would do they have to be in place Kelly before lots of sold Nasir on the title cannot typically.

260
00:34:15.180 --> 00:34:22.980
Marlene Schubert: I mean I don't know about the civil clemson of it, I might kind of we end after that subdivision and then they

record it.

261
00:34:23.850 --> 00:34:30.090
Marlene Schubert: So we don't really get involved when they're selling the lines, but that the weigh in on the CC and RS.

262
00:34:30.750 --> 00:34:37.380
Marlene Schubert: And a lot of times we do the city doesn't require them, but sometimes things are defined in such a way.

263
00:34:37.770 --> 00:34:51.510
Marlene Schubert: or they've agreed to a covenant of sorts, and so, then we do want to take a look at them, so in in certain under certain circumstances, yes Okay, so that this is that's kind of this sounds like this is a tbd kind of.

264
00:34:52.530 --> 00:34:56.160
Marlene Schubert: Out there, so when we look at this context analysis.

265
00:34:59.250 --> 00:35:02.280
Marlene Schubert: Are you are we kind of on board with.

266
00:35:03.360 --> 00:35:03.930
With.

267
00:35:08.100 --> 00:35:15.750
Marlene Schubert: one to five being match and how would you want to characterize sex as.

268
00:35:17.430 --> 00:35:19.020
Marlene Schubert: not applicable or.

269
00:35:21.780 --> 00:35:28.050
Marlene Schubert: What what verbiage, would you like to use on any of these, what do you think i'm looking at the.

270
00:35:29.340 --> 00:35:34.290
Marlene Schubert: Things to analyze here, the definition of public realm and i'm.

271

00:35:35.850 --> 00:35:52.500
Marlene Schubert: Most of these two not by other than landscape patterns of trees and other significant vegetation and we know that, like there is a priority to make me intrigued other and utility Poles.

272
00:35:53.760 --> 00:35:55.170
And juggling boxes and.

273
00:35:56.670 --> 00:35:57.960
Marlene Schubert: Things like that and.

274
00:36:00.810 --> 00:36:03.240
Marlene Schubert: Eric concerns concerned with them read.

275
00:36:04.860 --> 00:36:05.460
Certain.

276
00:36:07.020 --> 00:36:07.470
Things.

277
00:36:09.840 --> 00:36:10.350
Marlene Schubert: So.

278
00:36:11.610 --> 00:36:12.420
Marlene Schubert: Consensus.

279
00:36:14.610 --> 00:36:15.420
Marlene Schubert: comments.

280
00:36:17.100 --> 00:36:21.480
Marlene Schubert: On C one C one their net okay.

281
00:36:22.530 --> 00:36:24.210
Marlene Schubert: and see to.

282
00:36:28.590 --> 00:36:34.830
Marlene Schubert: possess unique and prominent features that's clearly those wetlands down below and the fact.

283

00:36:36.210 --> 00:36:37.320
Marlene Schubert: that you have the.

284
00:36:39.150 --> 00:36:43.710
Marlene Schubert: The trees clearly identified are going to hopefully avoid all of the.

285
00:36:44.850 --> 00:36:46.560
Marlene Schubert: Significant important ones.

286
00:36:50.250 --> 00:36:51.180
Marlene Schubert: About see for.

287
00:36:53.220 --> 00:37:05.190
Marlene Schubert: I didn't wonder when we see more and did you take a look at how this nice buildings would impact the views from the water, the views of the of the hillside are the buildings, I.

288
00:37:06.360 --> 00:37:10.590
Marlene Schubert: meant to be shorter than the trees or what's what's the plan.

289
00:37:11.850 --> 00:37:12.780
Kyle Kutz: yeah they.

290
00:37:17.010 --> 00:37:29.430
Kyle Kutz: I don't know, maybe you could see them from the other side across the water entirely maybe but I highly doubt it most of these trees are well over 30 4050 feet tall, so I.

291
00:37:30.420 --> 00:37:45.540
Kyle Kutz: i'm not even sure definitely from baker hill you won't be able to see them because we'll be down down the big Hill and then down even from below along crystal springs road you definitely won't see them because of the large and thanks man so.

292
00:37:46.560 --> 00:37:50.220
Kyle Kutz: I think you only only way you'd see them as a drone or a helicopter ride.

293
00:37:52.290 --> 00:37:53.490

Marlene Schubert: that's good to have on the record.

294
00:37:57.870 --> 00:37:58.830
Marlene Schubert: So.

295
00:38:02.220 --> 00:38:03.300
Marlene Schubert: So see for.

296
00:38:06.240 --> 00:38:08.190
kind of pointed question.

297
00:38:10.830 --> 00:38:11.580
Marlene Schubert: scale.

298
00:38:12.840 --> 00:38:15.390
Marlene Schubert: Any other questions or concerns.

299
00:38:17.460 --> 00:38:19.410
Marlene Schubert: about diversity, and you know within the.

300
00:38:21.270 --> 00:38:21.960
Marlene Schubert: Sub sub.

301
00:38:24.330 --> 00:38:32.370
Marlene Schubert: Just based on what I saw the listener, we have any design on those buildings here or.

302
00:38:34.590 --> 00:38:37.380
Marlene Schubert: What they look like whenever it's possible.

303
00:38:38.640 --> 00:38:41.400
Kyle Kutz: yeah there at the very end of that PDF.

304
00:38:43.590 --> 00:38:57.360
Marlene Schubert: Can you let kyle share again now, I think this is kind of kind of an interesting thing because there's almost like an interface between see for in the state house in the subdivision.

305
00:38:57.540 --> 00:38:58.890

Marlene Schubert: First, why.

306
00:38:59.970 --> 00:39:00.570
We go.

307
00:39:15.390 --> 00:39:28.620
Kyle Kutz: So, in general, there are two home designs one is an uphill design and one is a downhill design which side of the north, south access were on relative to the cul de sac.

308
00:39:30.780 --> 00:39:33.510
Kyle Kutz: The called the uphill design has a.

309
00:39:34.560 --> 00:39:50.250
Kyle Kutz: A basement entry level for the garage and then you hike up some stairs to get to that second level or the the main level, as it were, both are both home designs are two stories plus that basement whatever that might be relative to the terrain.

310
00:39:53.160 --> 00:39:54.630
Kyle Kutz: that's one this one.

311
00:39:55.650 --> 00:40:12.000
Kyle Kutz: Other than the the basement layout we're proposing a an offset Gable we still want to maintain as much as we can for solar access we're intending these to have metal roofs and so to be to be more easily.

312
00:40:14.460 --> 00:40:24.690
Kyle Kutz: Are the two future birth in a little bit if the Homeowners in the future, do you want install solar panels a metal roof is the easiest way to do that, and if we give them the proper slope already it's it's even easier to get that right.

313
00:40:27.090 --> 00:40:28.170
Kyle Kutz: The other one.

314
00:40:31.710 --> 00:40:48.030
Kyle Kutz: Is this since downhill, the garages access from the other side of the unit on the main level, and then the basement is a walkout basement there's a bathroom and a bedroom down there as well, and it says a single slipping shed roof, and the big

DECO back.

315
00:40:49.170 --> 00:40:58.530
Kyle Kutz: That would have if there were no 50 foot trees there interrupted views of uninterrupted views of the water but I don't know if that will happen, maybe in the winter.

316
00:41:00.930 --> 00:41:06.900
Kyle Kutz: I will say and understand if the comments are these are remarkably similar they are, however.

317
00:41:08.010 --> 00:41:08.760
Kyle Kutz: We have.

318
00:41:09.930 --> 00:41:15.780
Kyle Kutz: Green kind of you know just a little background about us, we are fully vertically integrated company, so we have architecture.

319
00:41:16.500 --> 00:41:32.940
Kyle Kutz: estimating and construction and we've also emerged recently with node, which is where the green the node part of our name came from there and R amp D company building research and development for construction tech and big push we're making right now is modular and cmt.

320
00:41:34.650 --> 00:41:37.560
Kyle Kutz: If you don't know what see lt is it's the next big thing it's.

321
00:41:39.030 --> 00:41:52.380
Kyle Kutz: Using very small timbers to make very large wood panels to huge carbon sink, and it could revolutionize the way we're building we're hoping to push that technology into these homes and so.

322
00:41:53.970 --> 00:41:56.820
Kyle Kutz: making them more uniform will allow us to do that.

323
00:41:57.690 --> 00:42:06.810
Kyle Kutz: So I can talk about tlc for days it's fantastic but I won't spend too much time here, but I just wanted to let you all know that that is something we are pushing for on these these

homes.

324
00:42:07.740 --> 00:42:13.380
Kyle Kutz: And cliff and now they're also on board with that and we're really excited about that idea as well.

325
00:42:14.070 --> 00:42:20.880
Kyle Kutz: And the other potential like positive impacts of that especially therapy fabricated is.

326
00:42:21.390 --> 00:42:32.280
Kyle Kutz: Our shorter construction time, which also means less construction noise less disruption of the roads, you know we don't have big trucks clogging up the road at nearly as long there's always going to be ground work but.

327
00:42:33.360 --> 00:42:39.300
Kyle Kutz: we're hoping to shorten the construction period of these homes, from years, two months.

328
00:42:43.410 --> 00:42:44.220
Kyle Kutz: And then.

329
00:42:46.410 --> 00:42:52.500
Kyle Kutz: We do have an ad you design as well that one would be similar that would be the same across all once.

330
00:42:54.990 --> 00:43:03.360
Marlene Schubert: I do appreciate the diversity that the Ad is provide both in massing and and availability of a wide variety of housing.

331
00:43:05.340 --> 00:43:20.790
Kyle Kutz: So yeah definitely I mean they're definitely intended to be, you know another guest the guest house or a rental as if the owners want that, because they're they're fully kitted out full kitchens full bath.

332
00:43:21.840 --> 00:43:34.770
Kyle Kutz: We are not just for everyone's context intending to condo them off so that can be sold individually that's something tent at all so they're going to be held by the Homeowners but used in whatever way they see fit.

333
00:43:36.570 --> 00:43:46.980
Marlene Schubert: So this bainbridge island subdivision code which which I still have trouble wrapping my mind around know we're seeing this with seven potential homes.

334
00:43:47.790 --> 00:43:56.400
Marlene Schubert: Individual structures, but we, as the design review board only because of the subject, but the subdivision code is written, we only have a light touch.

335
00:43:57.120 --> 00:44:08.340
Marlene Schubert: On the design of those seven homes which has to do with this thing called design diversity, so this is all kind of a subdivision code is.

336
00:44:09.030 --> 00:44:19.380
Marlene Schubert: Is what it is we may not necessarily agree with all of it but it's what we've got right now, so I I refer to when this kind of this light touch and so when we when we look at this.

337
00:44:20.820 --> 00:44:26.400
Marlene Schubert: Like one of the instances, and this goes with one of the things you're going to try to review today.

338
00:44:28.200 --> 00:44:38.670
Marlene Schubert: under this sub sub section if they're if the subdivision is going to have between four and eight homes they're required to have two plans, so we have two plans here.

339
00:44:41.100 --> 00:44:41.910
Marlene Schubert: And so.

340
00:44:42.960 --> 00:44:52.380
Marlene Schubert: Then there's they can't mirror, for they can't just have one plan and just flip flop, but designs left and right they have to truly have.

341
00:44:53.430 --> 00:44:54.180
Marlene Schubert: Two plans.

342

00:44:55.710 --> 00:45:06.930
Marlene Schubert: They the same model and elevation show not be built next to each other, is also in the code, so in this instance, if we go back to.

343
00:45:08.100 --> 00:45:15.900
Marlene Schubert: To the to the site plan, we do have three and four, side by side, so that is.

344
00:45:17.310 --> 00:45:25.680
Marlene Schubert: that's contradicting what is in the design diversity section of the code, so that is something to think about.

345
00:45:26.790 --> 00:45:32.940
Marlene Schubert: And Kelly you chime in if i'm saying something wrong here because i'm just reading this from from something we were.

346
00:45:34.140 --> 00:45:35.580
Marlene Schubert: We were sent by HP.

347
00:45:37.470 --> 00:45:43.860
Marlene Schubert: So, and so the way I was looking at it is.

348
00:45:46.350 --> 00:45:55.560
Marlene Schubert: You know how it presents itself, you know as an introduction to here's here's a small community being built around this cul de sac.

349
00:45:56.580 --> 00:46:07.650
Marlene Schubert: And, and so from a design standpoint, I was concerned that the introduction to each of them was here's your garage doors versus here's a porch.

350
00:46:08.370 --> 00:46:27.450
Marlene Schubert: You know here's you know some subtlety to here come in you're welcome sort of thing is we, I was looking at it and I don't know where that fits in here, other than the fact that we've got these three and we've got for their side by side is there is there any way that that.

351
00:46:29.490 --> 00:46:46.500

Marlene Schubert: That that can be modified to be able to to not have them appear to be three and four in a row and i'm kind of working trying to work my way around how to how to make chicken soup out of something here and not have be facing garage doors.

352
00:46:47.880 --> 00:46:48.450
Marlene Schubert: So.

353
00:46:49.470 --> 00:46:55.320
Marlene Schubert: When we look, when we look at the built environment, the interface between.

354
00:46:56.370 --> 00:46:58.470
Marlene Schubert: Because we don't have in a worksheet.

355
00:47:00.180 --> 00:47:07.050
Marlene Schubert: Section it's called out is divine design diversity So where does that fit in in the contest here.

356
00:47:08.400 --> 00:47:09.900
Marlene Schubert: I think it's under siege for.

357
00:47:11.910 --> 00:47:19.350
Marlene Schubert: You know, we have to go on to other stuff isn't things it's, certainly not in street types it's not in a subdivision guidelines having to do with.

358
00:47:20.670 --> 00:47:22.320
Marlene Schubert: mean we could talk about neighborhood.

359
00:47:23.340 --> 00:47:27.000
Marlene Schubert: context in under some of subdivision guidelines.

360
00:47:29.820 --> 00:47:37.230
Marlene Schubert: Was that it is in Chapter six Chapter six under cluster we got three.

361
00:47:38.250 --> 00:47:46.530
Marlene Schubert: We get to that on the worst shape people are seeing your various diversity in house design, so it fits their under.

362
00:47:48.030 --> 00:47:52.740
Marlene Schubert: Six Thank you Marlene, but it also, I think, somewhat MC board.

363
00:47:54.060 --> 00:47:57.360
Marlene Schubert: So i'm really kind of throwing out things into.

364
00:47:58.650 --> 00:48:06.000
Marlene Schubert: My my puzzle man i'm kind of house and where do we on we go back to that worksheet, how do we feel about seaborne.

365
00:48:06.600 --> 00:48:25.800
Marlene Schubert: We want to postpone this conversation and hit that when we did the see six let's see six foot six yeah at least from my perspective, we're good with seat bore and then you can we'll talk about that later okay i'm good with that Okay, so if we go back to the worksheet.

366
00:48:34.470 --> 00:48:37.350
Marlene Schubert: we're beating this one up pretty good we'll go faster okay.

367
00:48:38.760 --> 00:48:39.030
Kyle Kutz: Okay.

368
00:48:39.480 --> 00:48:41.100
Marlene Schubert: To get everything out of our system, this one.

369
00:48:42.390 --> 00:48:47.190
Marlene Schubert: Okay, so then see five and see six are we good was saying.

370
00:48:48.690 --> 00:48:49.170
Marlene Schubert: Yes.

371
00:48:54.630 --> 00:48:56.460
Marlene Schubert: yeah yeah and.

372
00:48:57.570 --> 00:49:04.440

Marlene Schubert: And we're we're going to say not applicable on public and welcome without the consensus a lot of people public well at this point okay.

373
00:49:06.510 --> 00:49:06.870
All right.

374
00:49:11.760 --> 00:49:12.270
and

375
00:49:13.680 --> 00:49:15.630
Marlene Schubert: So street types.

376
00:49:17.430 --> 00:49:19.830
Marlene Schubert: vegetated buffer is checked for.

377
00:49:21.840 --> 00:49:22.650
Marlene Schubert: baker hill.

378
00:49:24.960 --> 00:49:30.570
Marlene Schubert: And you ask the question about the right away and they're not in meditated buffer for the right away for baker hill.

379
00:49:34.830 --> 00:49:37.920
Marlene Schubert: And then any comments about you know it's a.

380
00:49:39.360 --> 00:49:47.040
Marlene Schubert: it's an asphalt driveway down and then something permeable in the pull this up, I think the asphalt driveways required by the.

381
00:49:48.420 --> 00:49:52.530
Marlene Schubert: By the fire department, because flip the slope down yeah.

382
00:49:52.560 --> 00:49:53.250
Kyle Kutz: that's correct.

383
00:49:53.550 --> 00:50:01.860
Marlene Schubert: Pretty steep yeah Thank you, and then we

transition to gravel from the permeable to those houses yeah.

384
00:50:02.490 --> 00:50:07.020
Kyle Kutz: It is my understanding from my discussion with Paul nyland that we would.

385
00:50:09.960 --> 00:50:19.500
Kyle Kutz: We would need to request and it's not clear what the process is there a need to request that that call the SEC be something other than asphalt or other approved paintings.

386
00:50:20.820 --> 00:50:21.210
So.

387
00:50:22.320 --> 00:50:25.410
Kyle Kutz: But that's something we want to do for lots of reasons okay.

388
00:50:26.580 --> 00:50:29.730
Marlene Schubert: So under our findings any comments on.

389
00:50:30.960 --> 00:50:37.470
Marlene Schubert: The street types and it's very true Okay, so I would say met.

390
00:50:40.980 --> 00:50:41.280
Right.

391
00:50:43.320 --> 00:50:43.860
Marlene Schubert: Then.

392
00:50:45.480 --> 00:50:47.310
Marlene Schubert: subdivision guidelines six.

393
00:50:51.420 --> 00:50:54.180
Marlene Schubert: The very first fun island character.

394
00:50:56.730 --> 00:50:58.620
Marlene Schubert: Lots of trees, you can see it from the road.

395

00:51:04.590 --> 00:51:05.520
Marlene Schubert: Any comments.

396
00:51:07.380 --> 00:51:11.790
Marlene Schubert: let's pitch 6464.

397
00:51:14.700 --> 00:51:15.270
six.

398
00:51:26.160 --> 00:51:28.020
Marlene Schubert: It seems to preserve the.

399
00:51:29.580 --> 00:51:32.940
Marlene Schubert: Forest abuse from the right way, so.

400
00:51:38.070 --> 00:51:44.010
Marlene Schubert: I don't care if you drive along baker's home out there are other houses down in Marin you're not even aware that there.

401
00:51:45.600 --> 00:51:46.050
So.

402
00:51:48.420 --> 00:51:51.780
Marlene Schubert: Right now on that one character.

403
00:51:53.070 --> 00:51:54.540
Marlene Schubert: The neighborhood context.

404
00:51:58.440 --> 00:52:01.650
Marlene Schubert: Most the logs up there about this size, the.

405
00:52:03.420 --> 00:52:05.070
Most to an acre so.

406
00:52:06.090 --> 00:52:07.140
Marlene Schubert: But this will be.

407
00:52:08.490 --> 00:52:17.970
Marlene Schubert: dentists, are housing, then you know what's

what's surrounding him and just answer mm hmm yeah, but it is, it is a public right away man.

408
00:52:18.690 --> 00:52:28.080
Marlene Schubert: should be subject because we sit as a something that works, but it's it's a public record was people can walk on very good on us to.

409
00:52:28.680 --> 00:52:37.860
Marlene Schubert: go around the loop and go out so that's kind of it because of it, so what you're going to see and sold, all this is important stuff just like.

410
00:52:38.610 --> 00:52:47.520
Marlene Schubert: I keep thinking about some of the words you're going to buy this because, if I can find that it's it's also there's a connection to the rest.

411
00:52:48.210 --> 00:52:55.680
Marlene Schubert: Of the world so there's this role of incredible kind of stuff so so it has to be a public right away Kelly, because it's more than.

412
00:52:56.310 --> 00:53:07.770
Marlene Schubert: Once the searching for more comfortable and more properties, so it ends up being public right away there's no sidewalk else there's I don't I don't know.

413
00:53:08.580 --> 00:53:24.510
Marlene Schubert: So all islands, she spoke during the conference, and so the applicant may know what's required, in particular, but I don't have his comments, yes, so I don't know if the sidewalk is required verse involved.

414
00:53:25.200 --> 00:53:27.480
Kyle Kutz: I believe it's a gravel shoulder massage.

415
00:53:29.550 --> 00:53:29.940
Kyle Kutz: curb.

416
00:53:31.140 --> 00:53:31.380
yeah.

417
00:53:33.930 --> 00:53:50.220
Marlene Schubert: And, and I didn't notice in one of the renderings didn't seem that there is much landscaping kind of rendered out and i'm assuming that with the rain garden there's gonna be a whole lot more landscaping put in in the in the roundabout and.

418
00:53:50.970 --> 00:53:54.240
Kyle Kutz: yeah yeah that was that was a very rough preliminary view.

419
00:53:54.960 --> 00:53:56.250
Kyle Kutz: yeah there will be a record in the.

420
00:53:56.250 --> 00:54:04.860
Kyle Kutz: Center that's the plan anyway ring runs around, and then we really I mean I feel like a landscape plan is.

421
00:54:05.670 --> 00:54:15.450
Kyle Kutz: Like a drawn one would almost be unnecessary because we just want to put back the ferns and natural vegetation that's already there we just go pluck some from the forest and plants in there.

422
00:54:16.860 --> 00:54:23.100
Kyle Kutz: we're not planning on any you know edible gardens or anything like Community garden anything like that.

423
00:54:30.390 --> 00:54:33.570
Marlene Schubert: So let's see neighborhood context.

424
00:54:35.490 --> 00:54:35.880
Okay.

425
00:54:38.010 --> 00:54:38.430
Okay.

426
00:54:40.650 --> 00:54:43.710
Marlene Schubert: Next is the natural area.

427
00:54:47.370 --> 00:54:48.870

Marlene Schubert: Any questions about that.

428
00:54:55.410 --> 00:54:58.350
Marlene Schubert: Your Center earlier that 65% of the.

429
00:55:00.000 --> 00:55:00.480
Marlene Schubert: reserve.

430
00:55:01.920 --> 00:55:02.580
Marlene Schubert: That correct.

431
00:55:03.780 --> 00:55:04.470
Kyle Kutz: Yes.

432
00:55:06.240 --> 00:55:15.960
Kyle Kutz: or natural area and arpa for recharge protection area or the same more or less at 65.2% I think was the last week calculated it.

433
00:55:17.010 --> 00:55:27.960
Marlene Schubert: And so, via the septic system that you're going to use something academy because pressurize and it's going to be positioning between the trees, without damaging groups.

434
00:55:32.490 --> 00:55:34.080
Marlene Schubert: isn't this book by.

435
00:55:36.630 --> 00:55:43.170
Kyle Kutz: not yet we have consulted with a septic designer familiar with the island and county, though.

436
00:55:46.050 --> 00:55:49.260
Marlene Schubert: i'd like to touch back on on the landscaping.

437
00:55:50.730 --> 00:55:53.130
Marlene Schubert: Under design guidance that under the middle of.

438
00:55:54.450 --> 00:55:55.740
Marlene Schubert: A landscape plan.

439

00:55:56.850 --> 00:55:57.720
Marlene Schubert: is required.

440
00:55:58.830 --> 00:56:09.450
Marlene Schubert: On one of the plans we looked at you cited some picnic benches at those outlooks, you know that's one of the things we'd like to know where things like that are going to be I just heard you say you're not going to have to be patches.

441
00:56:10.830 --> 00:56:16.800
Marlene Schubert: And you're talking native ferns and those sorts of things so.

442
00:56:17.940 --> 00:56:29.280
Marlene Schubert: like having a real landscape plan with with a list of plant materials and you're going to add things other than, say just sort of friends.

443
00:56:32.220 --> 00:56:32.490
Marlene Schubert: Which.

444
00:56:32.730 --> 00:56:34.620
Kyle Kutz: Is all sorts of only sort burns and.

445
00:56:35.400 --> 00:56:35.640
Now.

446
00:56:36.930 --> 00:56:42.390
Kyle Kutz: it's your point, we will have to specify which plants are going in the rain gardens and.

447
00:56:43.590 --> 00:56:47.640
Kyle Kutz: So that scope all needs to be done by landscape architects and then there will be.

448
00:56:48.930 --> 00:57:02.910
Kyle Kutz: Around the homes, specifically the entry like you mentioned the entry sequences those will be more plans than they currently are so but a landscape plan for the site, as I read the requirement didn't see an applicable at the time.

449
00:57:04.230 --> 00:57:10.500

Kyle Kutz: But I could see it being needed for the rest, or maybe specific areas of the site.

450
00:57:12.120 --> 00:57:16.950
Marlene Schubert: specific areas of the site and wanting to know how you're going to.

451
00:57:18.180 --> 00:57:23.910
Marlene Schubert: You know, repair even putting in the drip system there's going to be necessary.

452
00:57:24.990 --> 00:57:34.410
Marlene Schubert: You know, different levels of forest plantings and understanding how that's going to happen, because the greenfield is a big area So these are just words.

453
00:57:35.460 --> 00:57:45.720
Marlene Schubert: Yes, sounds greater than seo actual you know what you're going to cut off and what would be preserved and also what's what's the projection for the server.

454
00:57:50.580 --> 00:57:54.390
Marlene Schubert: And then, how do you dig the trenches for the drip system.

455
00:57:55.980 --> 00:58:06.360
Kyle Kutz: 18 inches 18 to 24, I believe, is the 23rd or frost line that 18 inches so anything lower than that is sufficient to not freeze.

456
00:58:08.370 --> 00:58:11.730
Marlene Schubert: So, going back to this natural area section.

457
00:58:15.690 --> 00:58:17.100
Marlene Schubert: Do we want to.

458
00:58:18.660 --> 00:58:25.710
Marlene Schubert: Add in in our findings here under discussion for sure we're very interested in the forest.

459
00:58:27.240 --> 00:58:34.410
Marlene Schubert: reclamation but what do we, what do we want to

call that the burst under underground rowley planting replanting reclamation.

460
00:58:36.210 --> 00:58:39.600
Marlene Schubert: want to see that happen yeah okay.

461
00:58:41.790 --> 00:58:42.720
Okay What was it.

462
00:58:43.770 --> 00:58:47.220
Marlene Schubert: undergrowth yeah the forest underground and.

463
00:58:50.040 --> 00:58:50.370
Kyle Kutz: With.

464
00:58:50.520 --> 00:59:03.810
Kyle Kutz: The focus of that this is a proposal, the focus of that around the homesites basically the area that is not included in the natural area plus call it 20 feet around the public right away.

465
00:59:05.370 --> 00:59:07.380
Kyle Kutz: With does that seem like an appropriate scope.

466
00:59:10.530 --> 00:59:21.150
Marlene Schubert: For sure don't we want to include where the drain fields are just because it's gonna be a local thing a lot of backlinks are gonna go through them I think other areas, you know touching.

467
00:59:22.380 --> 00:59:25.620
Marlene Schubert: The servants and what's your what Africa.

468
00:59:26.670 --> 00:59:32.460
Marlene Schubert: We have original forest reclamation in any area disturbed by.

469
00:59:34.410 --> 00:59:34.710
The.

470
00:59:36.270 --> 00:59:41.310

Marlene Schubert: disturbed by roadway and drain failed.

471
00:59:43.050 --> 00:59:45.060
Marlene Schubert: Construction that's right.

472
00:59:49.110 --> 00:59:49.410
Okay.

473
00:59:56.670 --> 01:00:04.650
Marlene Schubert: Should we say something like it's understood, there will be a separate rain garden plan, as well as.

474
01:00:05.910 --> 01:00:06.600
Marlene Schubert: entry.

475
01:00:09.360 --> 01:00:11.190
Marlene Schubert: Individual homeowner entry.

476
01:00:13.740 --> 01:00:32.520
Marlene Schubert: landscaping modest landscaping however that's going to be so the the individual homes that man speaking isn't really something that's required to submit a business standard up, but the rain garden absolutely yeah okay yeah there was specifically Atlanta Okay, we need to bring good okay.

477
01:00:33.930 --> 01:00:38.160
Marlene Schubert: All right, sound okay kyle that makes sense okay.

478
01:00:38.790 --> 01:00:39.480
Marlene Schubert: So that's.

479
01:00:40.530 --> 01:00:40.950
Marlene Schubert: All right.

480
01:00:44.730 --> 01:00:46.320
Marlene Schubert: Natural preserve and integrated.

481
01:00:48.570 --> 01:00:49.380
Marlene Schubert: So that's a little.

482
01:00:52.020 --> 01:00:54.630
Marlene Schubert: similar to the natural areas I conditions.

483
01:00:56.520 --> 01:00:59.280
Marlene Schubert: I do think it seems, though homesites were.

484
01:01:00.510 --> 01:01:05.040
Marlene Schubert: chosen and consideration to the typography and solar a little early.

485
01:01:06.900 --> 01:01:10.500
Marlene Schubert: So that's so you want to put that in our lane, thank you.

486
01:01:12.390 --> 01:01:13.230
Marlene Schubert: homesites.

487
01:01:16.110 --> 01:01:22.050
Marlene Schubert: or typography within solar power was considered when choosing homesites.

488
01:01:23.280 --> 01:01:29.130
Kyle Kutz: We also considered the natural drainage flow of water down those hills and.

489
01:01:30.660 --> 01:01:31.950
Kyle Kutz: Then there will always be.

490
01:01:32.400 --> 01:01:32.910
Natural.

491
01:01:34.560 --> 01:01:34.830
Marlene Schubert: But.

492
01:01:35.970 --> 01:01:36.210
yeah.

493
01:01:37.320 --> 01:01:41.370
Marlene Schubert: Solar natural banish flow solar access.

494
01:01:44.310 --> 01:01:46.410
Marlene Schubert: Solar access and natural drainage.

495
01:01:48.030 --> 01:01:49.350
Marlene Schubert: considered an.

496
01:01:51.390 --> 01:01:53.880
Marlene Schubert: onsite creation something.

497
01:01:59.040 --> 01:01:59.730
Marlene Schubert: What else.

498
01:02:03.270 --> 01:02:06.990
Marlene Schubert: It sounds like creature design yeah.

499
01:02:10.620 --> 01:02:10.830
Okay.

500
01:02:11.850 --> 01:02:14.730
Marlene Schubert: um let's see okay.

501
01:02:16.680 --> 01:02:20.460
Marlene Schubert: And I don't think this one is applicable.

502
01:02:21.540 --> 01:02:22.500
Marlene Schubert: not applicable.

503
01:02:28.530 --> 01:02:30.330
Okay, and then.

504
01:02:32.340 --> 01:02:33.180
Marlene Schubert: stormwater.

505
01:02:42.870 --> 01:02:45.150
Marlene Schubert: Do we want to say something about.

506
01:02:49.050 --> 01:02:51.060
Marlene Schubert: So we don't have the.

507
01:02:54.180 --> 01:02:55.500
Marlene Schubert: The civil plans.

508
01:02:58.110 --> 01:02:59.580
Marlene Schubert: They I don't think they were even.

509
01:03:01.320 --> 01:03:04.740
Kyle Kutz: They were included in the pre application meeting documents.

510
01:03:05.040 --> 01:03:05.820
Marlene Schubert: Okay, which.

511
01:03:05.850 --> 01:03:09.510
Kyle Kutz: which happened after the last presenter view of the first report.

512
01:03:09.600 --> 01:03:09.780
Oh.

513
01:03:11.820 --> 01:03:12.930
Kyle Kutz: yeah we went out of order.

514
01:03:14.700 --> 01:03:30.000
Kyle Kutz: I can speak to that a little bit, though, other than the rain gardens, there are some infiltration trenches around side as well, basically we're intending to infiltrate and disperse on site entirely we're not playing connect downhill to anything.

515
01:03:31.020 --> 01:03:35.010
Marlene Schubert: So we should say something, it is understood the applicant little.

516
01:03:37.110 --> 01:03:42.480
Marlene Schubert: The rain gardens and infiltration retain run off on site.

517
01:03:49.500 --> 01:03:49.830
and

518
01:03:52.260 --> 01:03:54.210
Marlene Schubert: Rain gardens and nonsense.

519
01:03:59.460 --> 01:03:59.910
Like.

520
01:04:03.450 --> 01:04:03.750
No.

521
01:04:05.010 --> 01:04:05.520
one.

522
01:04:08.880 --> 01:04:09.450
Marlene Schubert: says okay.

523
01:04:10.740 --> 01:04:13.260
Marlene Schubert: So that's mad and then.

524
01:04:16.830 --> 01:04:20.280
Marlene Schubert: you've already touched on this episode advocate bit yeah I think we're good.

525
01:04:23.370 --> 01:04:23.970
Marlene Schubert: There we go.

526
01:04:25.320 --> 01:04:28.080
Marlene Schubert: So let me say that now, I have a question.

527
01:04:30.330 --> 01:04:39.060
Marlene Schubert: Though i'm assuming that the septic is being built, so that the at US can be rented out separately.

528
01:04:39.930 --> 01:04:40.620
Yes.

529
01:04:42.150 --> 01:04:56.160
Kyle Kutz: The area required, I think I said 20,000 square feet, is the minimum for basically to housing units, the county considers that EDU even though it's one bedroom as a double count so.

530
01:04:57.330 --> 01:05:10.860
Kyle Kutz: And and just to elaborate on that a little bit more each one is designed to have its own dream field each lot it's not a shared lot or shared drain fields or some sort of Community version of that does have a lot of technical issues and.

531
01:05:12.030 --> 01:05:20.010
Kyle Kutz: It complicates the fee simple nature of home sales and if one breaks in that instance, everyone is without.

532
01:05:20.550 --> 01:05:29.940
Kyle Kutz: A septic system, whereas if you have seven different ones, you can go to your neighbors if you need to while you're fixing them so yeah that came up in the the public participation meeting.

533
01:05:31.020 --> 01:05:32.220
Kyle Kutz: So the intention was.

534
01:05:35.910 --> 01:05:41.850
Marlene Schubert: So you check that one is met okay on water conservation.

535
01:05:43.680 --> 01:05:47.880
Marlene Schubert: That there's minimal landscaping no irrigation I would assume.

536
01:05:48.930 --> 01:05:50.520
No okay.

537
01:05:52.050 --> 01:05:52.620
Marlene Schubert: um.

538
01:05:57.180 --> 01:05:57.690
Marlene Schubert: I would.

539
01:05:59.550 --> 01:06:01.140
Marlene Schubert: I would also assume like.

540
01:06:02.820 --> 01:06:13.290

Marlene Schubert: Any trees that you plant, you know related to the rain garden or anything there's going to be some sort of doesn't the city require a like a.

541
01:06:14.310 --> 01:06:18.990
Marlene Schubert: Not a maintenance plan, but let's guarantee this is going to not die plan.

542
01:06:19.020 --> 01:06:20.220
Yes, it's an operation.

543
01:06:25.770 --> 01:06:27.030
Marlene Schubert: gonna die plan okay.

544
01:06:29.550 --> 01:06:40.230
Marlene Schubert: Because it's a public right away i'm not i'm not positive like I said I don't have a false comments, but remember from the but typically if it's an operation and maintenance plan and then.

545
01:06:41.490 --> 01:06:50.520
Marlene Schubert: And the plantings have to do with it because they're integral to i'm kind of fashioning of that ring garden because it's going to be in the middle of the right way.

546
01:06:50.790 --> 01:07:06.900
Marlene Schubert: So what's under discussion, shall we put something down that it does understand that there will be an accompanying operations and maintenance plan for anything related to the right away and landscaping that sound right killing, it would be the.

547
01:07:08.070 --> 01:07:09.660
Marlene Schubert: Right well.

548
01:07:10.860 --> 01:07:13.950
Marlene Schubert: it's the right of way.

549
01:07:15.240 --> 01:07:20.250
Marlene Schubert: Being our public stormwater facility okay it'll be okay.

550

01:07:21.750 --> 01:07:30.930
Marlene Schubert: Okay, so what have you learned, there will be in a company operations and maintenance plan for anything related to the one of those words again public.

551
01:07:33.210 --> 01:07:34.140
Marlene Schubert: Safety and.

552
01:07:36.570 --> 01:07:37.200
Marlene Schubert: plan.

553
01:07:38.310 --> 01:07:40.800
Marlene Schubert: For public stormwater facilities.

554
01:07:42.900 --> 01:07:45.570
Marlene Schubert: Okay, and you can push yeah.

555
01:07:48.330 --> 01:07:57.210
Marlene Schubert: yeah yeah I think we're covering some things that that could get acid a future planning Commission meeting or the public how to ask you.

556
01:07:58.410 --> 01:08:03.180
Marlene Schubert: Okay, so that's okay with metal on that one with that comment yep okay so.

557
01:08:04.800 --> 01:08:08.430
Marlene Schubert: let's see what's the next one Community space.

558
01:08:11.790 --> 01:08:18.240
Marlene Schubert: The picnic benches, what else, what else well trends of israel's already committed to disperse or to produce.

559
01:08:19.500 --> 01:08:19.950
This isn't.

560
01:08:20.970 --> 01:08:32.790
Marlene Schubert: So, so there is, I just want to make sure that we're on the same page here so there's natural area and communities things and the formal a capital C capital S Community space.

561
01:08:33.300 --> 01:08:48.120
Marlene Schubert: And there is no Community space required because they designated the maximum amount of natural area that said they are providing common features, so we would probably refer to this throughout as.

562
01:08:48.870 --> 01:09:04.710
Marlene Schubert: As common elements are shared on it's rather than because actual Community space, so this, this is actually not applicable, but I know there are common elements that you might want to talk about just write everything she just said.

563
01:09:10.500 --> 01:09:12.210
Marlene Schubert: say something when you say something.

564
01:09:14.430 --> 01:09:18.240
Marlene Schubert: Because the maximum natural area is provided.

565
01:09:19.980 --> 01:09:22.620
Marlene Schubert: Yes, oh yeah oops.

566
01:09:24.480 --> 01:09:28.080
Marlene Schubert: No you're doing fine maxima natural area.

567
01:09:31.380 --> 01:09:34.260
Marlene Schubert: business owners it provided.

568
01:09:36.240 --> 01:09:38.820
Marlene Schubert: me the space in not require.

569
01:09:40.950 --> 01:09:44.070
Marlene Schubert: Any just but, however, there are on there.

570
01:09:46.080 --> 01:09:48.840
Marlene Schubert: Such as picnic benches in the trail system.

571
01:09:51.840 --> 01:09:52.170
Okay.

572
01:09:54.090 --> 01:09:56.670

Marlene Schubert: Okay, with that one yep yep.

573
01:09:58.260 --> 01:10:00.330
Marlene Schubert: Okay first line over Brian.

574
01:10:03.150 --> 01:10:05.160
Marlene Schubert: As that work yeah.

575
01:10:06.390 --> 01:10:07.410
Marlene Schubert: So Helen Smith.

576
01:10:09.270 --> 01:10:10.080
Marlene Schubert: And then.

577
01:10:12.870 --> 01:10:14.010
Marlene Schubert: buster sites insights.

578
01:10:20.010 --> 01:10:29.580
Marlene Schubert: It should be grouped together the guideline that should be grouped together, unless the label and a designation of a natural suggested dispersed home design, they are grouped.

579
01:10:31.200 --> 01:10:34.170
Marlene Schubert: let's say meets meets again.

580
01:10:38.100 --> 01:10:38.580
Marlene Schubert: and

581
01:10:39.660 --> 01:10:40.890
Marlene Schubert: Solar access.

582
01:10:43.230 --> 01:10:43.650
meets.

583
01:10:52.530 --> 01:10:53.040
Now.

584
01:10:54.660 --> 01:10:56.730
Marlene Schubert: I would say that that.

585
01:10:58.020 --> 01:10:58.200
Was.

586
01:10:59.460 --> 01:10:59.910
Good.

587
01:11:07.380 --> 01:11:07.980
Okay.

588
01:11:09.270 --> 01:11:19.530
Marlene Schubert: i'm forgetting on this one i'm forgetting what direction the garages open today face do they face all face east.

589
01:11:19.710 --> 01:11:21.600
Kyle Kutz: They all face the coldest activity on.

590
01:11:21.720 --> 01:11:23.610
Marlene Schubert: The show face to.

591
01:11:24.540 --> 01:11:26.310
Kyle Kutz: Face East or West yeah.

592
01:11:26.670 --> 01:11:27.630
Marlene Schubert: yeahs to rest okay.

593
01:11:28.230 --> 01:11:32.160
Kyle Kutz: And I can elaborate on why that is, when we get to that discussion point.

594
01:11:32.490 --> 01:11:34.050
Kyle Kutz: Unless we're going to talk about it now, but.

595
01:11:34.410 --> 01:11:35.310
Kyle Kutz: We can talk about later.

596
01:11:39.270 --> 01:11:43.590
Marlene Schubert: moment by sure about motor vehicles his heart the driveways designed.

597
01:11:45.660 --> 01:11:57.150
Marlene Schubert: With any like extended with, or is it just kind of like you know you can put a couple cars on the driver i'm just thinking about like over overflow parking right is going to be an issue yeah.

598
01:11:58.920 --> 01:11:59.100
Kyle Kutz: Oh.

599
01:12:01.110 --> 01:12:01.830
Marlene Schubert: Go ahead.

600
01:12:02.520 --> 01:12:05.370
Kyle Kutz: So I was gonna say kind of depends on which house you're looking at.

601
01:12:06.450 --> 01:12:16.830
Kyle Kutz: The ones, to the north of the coolest heck of a much larger longer shared road that could act as that they're they're currently plan to be two cars wide with a third spot for the EDU parking.

602
01:12:18.420 --> 01:12:18.960
Kyle Kutz: On side.

603
01:12:22.050 --> 01:12:23.790
Marlene Schubert: In front of the garage there's.

604
01:12:24.660 --> 01:12:28.530
Marlene Schubert: Two spots per residents outside the garage.

605
01:12:29.550 --> 01:12:30.150
Kyle Kutz: Yes.

606
01:12:30.690 --> 01:12:32.340
Kyle Kutz: There are two, there are also to.

607
01:12:32.400 --> 01:12:34.830
Kyle Kutz: crush spots so okay.

608

01:12:37.140 --> 01:12:40.860
Kyle Kutz: Okay, so grandma and grandpa could visit, yes, I can.

609
01:12:41.070 --> 01:12:42.060
Kyle Kutz: embark in the driveway.

610
01:12:42.480 --> 01:12:44.640
Kyle Kutz: yeah we're not planning on.

611
01:12:44.910 --> 01:12:47.550
Kyle Kutz: The street with does not allow for street parking.

612
01:12:50.490 --> 01:12:51.510
Marlene Schubert: Around or.

613
01:12:51.720 --> 01:12:53.880
Yes, yeah.

614
01:12:56.610 --> 01:13:11.280
Marlene Schubert: As he's just a change in materials, when we get to the streets in front of the houses that that's the kind of going for a lunar fi sort of feel so strange and cars and bikes and everything.

615
01:13:13.110 --> 01:13:15.630
Marlene Schubert: So home site design.

616
01:13:16.980 --> 01:13:21.210
Marlene Schubert: So the square footage on this houses again how big Are they in the.

617
01:13:21.270 --> 01:13:23.400
Kyle Kutz: Homes homes themselves.

618
01:13:23.730 --> 01:13:24.150
Marlene Schubert: uh huh.

619
01:13:25.800 --> 01:13:27.540
Kyle Kutz: averaging 2500 square feet.

620

01:13:28.410 --> 01:13:31.800
Kyle Kutz: And they use or 400 square feet ever take my feet.

621
01:13:33.900 --> 01:13:34.230
Okay.

622
01:13:36.600 --> 01:13:40.710
Marlene Schubert: So on how do you comments on home site design.

623
01:13:46.500 --> 01:13:47.550
Marlene Schubert: I don't have any comments.

624
01:13:51.510 --> 01:13:55.200
Marlene Schubert: Just a question on the US so that's going to be optional to the buyer.

625
01:13:56.400 --> 01:13:57.090
Marlene Schubert: Of this one.

626
01:13:57.960 --> 01:14:03.660
Marlene Schubert: Sorry, the year is a plan to be done by yourself who's going to be.

627
01:14:04.140 --> 01:14:07.230
Kyle Kutz: per se it's planned to be built with the.

628
01:14:07.320 --> 01:14:07.920
project.

629
01:14:09.090 --> 01:14:13.830
Marlene Schubert: At the same time, like once okay so so with the House interview come on.

630
01:14:17.490 --> 01:14:26.880
Marlene Schubert: I had a question Kelly, I bet you can answer this so on on the ones that had the basement that you're putting a kitchen and bath in.

631
01:14:27.960 --> 01:14:43.710
Marlene Schubert: Would that make a House be considered a duplex How does that work is that okay does that it would not be

considered a duplex know for so three stories or potentially consider three stories according to the building code.

632
01:14:44.850 --> 01:14:51.120
Marlene Schubert: But that's about the only significance for this process so.

633
01:14:51.420 --> 01:14:58.050
Kyle Kutz: Can I can I ask a clarifying question did I did I mistakenly say there was a kitchen on those bottom floor of the walkouts.

634
01:14:58.200 --> 01:14:59.580
Marlene Schubert: Oh, that could be my mistake.

635
01:15:00.000 --> 01:15:05.880
Kyle Kutz: Okay, if I did I didn't mean to that they definitely could do that in the future, but it's just a bathroom and a bedroom.

636
01:15:06.390 --> 01:15:09.060
Kyle Kutz: bathroom and some storage space and.

637
01:15:10.590 --> 01:15:11.850
Kyle Kutz: Okay yeah.

638
01:15:12.960 --> 01:15:13.380
Marlene Schubert: Thank you.

639
01:15:13.410 --> 01:15:16.980
Kyle Kutz: That was that was not intended to be a another EDU which wouldn't be allowed.

640
01:15:20.790 --> 01:15:23.370
Marlene Schubert: Alright, so home site design.

641
01:15:29.400 --> 01:15:31.530
Marlene Schubert: Okay, so here's our diversity question.

642
01:15:34.740 --> 01:15:40.740
Marlene Schubert: This is kind of where we put everything else,

so it is, it is it a.

643
01:15:41.760 --> 01:15:46.920
Marlene Schubert: ruler coupled that that what you were saying before about how houses.

644
01:15:48.270 --> 01:15:53.280
Marlene Schubert: To have the same style house can't be next to each other right.

645
01:15:54.630 --> 01:16:00.090
Marlene Schubert: HP average reading your email and under be IMC.

646
01:16:02.490 --> 01:16:05.250
Marlene Schubert: or Q Q, it says.

647
01:16:06.600 --> 01:16:15.300
Marlene Schubert: Number one the same model and elevation shall not be built next to each other, different models are defined as having variations in the floor plans.

648
01:16:16.380 --> 01:16:30.180
Marlene Schubert: And so they're they're in compliance because there's there between four and eight, so they have two plans three of them are identical side by side and four of them are identical side by side, so.

649
01:16:31.560 --> 01:16:42.060
Marlene Schubert: I don't know if i'm reading this if i'm interpreting this correctly well, as I mentioned the email these regulations or whatsapp times during the building permit review.

650
01:16:42.600 --> 01:16:49.500
Marlene Schubert: So these are not what the rv actually review, for although you're welcome to give guidance related to the issue, if you like.

651
01:16:50.580 --> 01:16:56.160
Marlene Schubert: So in this, in this case at the plan is referring to the layout of the House, not the site design.

652
01:16:57.000 --> 01:17:09.000

Marlene Schubert: Right, I would say that yeah if not technically what you're focusing on kind of a flip to that is where the garages are placed the effects of.

653
01:17:09.720 --> 01:17:25.260
Marlene Schubert: The driveway layouts which affects the site plan so I mean that's the way i've kind of back into it is the concern about how they don't have a sense of to me they don't have a sense of entry and the fact that everything you see it's a privilege.

654
01:17:26.640 --> 01:17:29.130
Marlene Schubert: So, then, that affects the circulation.

655
01:17:30.150 --> 01:17:39.150
Marlene Schubert: I don't know how everybody else feels that's kind of the way and definitely about the design of the device and a lot that you want to bring up yeah that's Sir.

656
01:17:40.440 --> 01:17:42.510
Marlene Schubert: it's really look at the second.

657
01:17:45.900 --> 01:17:46.560
Marlene Schubert: houses.

658
01:17:48.510 --> 01:17:49.770
Marlene Schubert: react to the third as a whole.

659
01:17:50.040 --> 01:17:51.690
Kyle Kutz: I can, I can share if that's needed.

660
01:17:52.770 --> 01:17:54.240
Marlene Schubert: Thank you yeah.

661
01:17:58.800 --> 01:18:03.780
Marlene Schubert: You know i'm looking thinking about this question i'm asking.

662
01:18:05.550 --> 01:18:15.060
Marlene Schubert: The last thing on this checklist is the guideline that we try to avoid deemphasize barrages on that front facade.

663
01:18:16.890 --> 01:18:19.710
Marlene Schubert: So how can that the accomplished.

664
01:18:21.120 --> 01:18:32.580
Marlene Schubert: So you're looking at this site design for the houses are happier with the garage facing so kyle can you can you can wear the garage doors are.

665
01:18:33.390 --> 01:18:46.680
Kyle Kutz: Here yep so on, and this would be the basement or, as it were, on this type because we're going uphill and then this would be the main floor here with the basement on this end of the plans yeah.

666
01:18:47.700 --> 01:18:53.130
Kyle Kutz: yeah and we internally with with cliff had a lot of conversations about this.

667
01:18:53.850 --> 01:18:58.290
Kyle Kutz: I generally speaking, I have the same inclination I don't want to see a bunch of garage doors.

668
01:18:58.710 --> 01:19:05.760
Kyle Kutz: However, because of the slope of the site for us to put them along the side of the House like if we turn the garage doors 90 degrees, for instance.

669
01:19:06.270 --> 01:19:13.530
Kyle Kutz: we're going to be doing a lot of backfilling tearing down trees building retaining wall, a lot of the site disturbance is going to happen because of that.

670
01:19:14.130 --> 01:19:30.510
Kyle Kutz: And that's something we wanted to avoid so that's that's where we ended up on these and immediately, we have not spent as much time on the entry sequences, as you mentioned vicki at this point, but that's certainly something we need to focus on and we'll focus on the future.

671
01:19:31.980 --> 01:19:49.410
Marlene Schubert: to lead a question I I did want to point out that the 123 that's three on this plan North yeah they are not

three northern houses do not front public right of way, so it would only be.

672
01:19:50.760 --> 01:19:58.260
Marlene Schubert: Five for the for southerly houses can so that voice right of ways that the darker a.

673
01:19:58.320 --> 01:19:59.070
See the three.

674
01:20:00.540 --> 01:20:05.640
Marlene Schubert: So it's really there's four on the right directly off of them yeah.

675
01:20:05.970 --> 01:20:06.540
Kyle Kutz: So one.

676
01:20:07.620 --> 01:20:09.000
Marlene Schubert: Long driveway awesome.

677
01:20:09.000 --> 01:20:15.330
Marlene Schubert: Right, a lot of that circle, I think Eric garage doors are fine, and we have cars cars is just part of.

678
01:20:16.110 --> 01:20:25.710
Marlene Schubert: What we do, but also what you're saying another work involved and put into those garage doors out of the way would be very expensive and extensive I don't see any problem with that.

679
01:20:26.190 --> 01:20:34.950
Marlene Schubert: and also the way they are upset i'm each other, you know, like the House is across from can see between so another house another line.

680
01:20:35.490 --> 01:20:46.140
Marlene Schubert: So there's another really getting the site, and I think it works really well and i'll see some of the garage doors, the only concern ever be the diversity between the buildings that will be my own a call this movie.

681
01:20:47.220 --> 01:20:51.420

Marlene Schubert: Are you gonna make some different folders or what's the finishing of those houses you.

682
01:20:52.680 --> 01:20:52.890
Marlene Schubert: know.

683
01:20:53.580 --> 01:20:56.280
Marlene Schubert: Which is that, as a as a big vision.

684
01:20:56.310 --> 01:20:59.340
Kyle Kutz: yeah um yeah that would be different.

685
01:21:00.690 --> 01:21:02.850
Kyle Kutz: You know, right now, we're planning for.

686
01:21:03.900 --> 01:21:15.630
Kyle Kutz: An amount of cedar sighting i'll say that I can't say it's the whole the whole House by by any means, but we we haven't we haven't really got into it, that detailed yet, however, I will say we can.

687
01:21:16.950 --> 01:21:28.020
Kyle Kutz: We can add some diversity by adding different canopies you know it's easy enough to add a window burnt out or dorm or something like that, without drastically changing the construction of the homes.

688
01:21:29.370 --> 01:21:33.180
Kyle Kutz: And also, were able to keep as many trees as we're hoping.

689
01:21:34.020 --> 01:21:48.270
Kyle Kutz: there'll be shaded and screened much more than a typical neighborhood subdivision that's clear cut and then the trees are planted back and take 1520 years to get back to the point where they are now on the side so we're trying to use that.

690
01:21:49.740 --> 01:21:52.230
Kyle Kutz: That natural advantage to our advantage.

691
01:21:54.750 --> 01:21:55.080
Marlene Schubert: plan.

692
01:21:57.390 --> 01:21:58.200
Marlene Schubert: So when I.

693
01:22:00.180 --> 01:22:06.930
Marlene Schubert: When I when I think about yes would be expensive to start to put all the garages on the side of the buildings and hide them, etc.

694
01:22:08.280 --> 01:22:15.150
Marlene Schubert: You know, if you look at the lower lot if the entry is on the North side.

695
01:22:16.320 --> 01:22:23.850
Marlene Schubert: Really, the garage is not on the front of the building, I mean that that's already accomplished on that one, and so I think.

696
01:22:24.960 --> 01:22:30.000
Marlene Schubert: That the how you you create that.

697
01:22:31.530 --> 01:22:44.100
Marlene Schubert: Entry sense of entry, the pathway to the entry there's gotta be a way that you minimize the feel of walking right into the garage door.

698
01:22:44.820 --> 01:22:59.820
Marlene Schubert: So that's you know kind of going down with the facing public streets thing if there's some way i'm not an architect, can you tell us some way that you can miss can accomplish the spacing public streets thing.

699
01:23:00.660 --> 01:23:06.180
Marlene Schubert: there's got to be there's got to be a gesture that helps does that.

700
01:23:08.250 --> 01:23:14.370
Marlene Schubert: Anything there's gotta be some way to minimize it just visually minimize it yeah it was sort of moving.

701
01:23:15.600 --> 01:23:23.040
Marlene Schubert: With the some articulation and material

materials, you know trellis mean I don't know what the answer to that what solution but.

702
01:23:23.220 --> 01:23:36.150
Kyle Kutz: I think I think to come around about the conversation of the landscape plan, we can accomplish a lot of the screening with landscape as well that's not just the natives you know if we do some taller hedges figure pushes around.

703
01:23:36.660 --> 01:23:51.450
Kyle Kutz: At just as an example here right so when you're walking up this path you just do some some higher vegetation here I mean some screening until you don't really even see it and even notice it here is not drawn to the driveway or onto the path leading up to the home.

704
01:23:53.430 --> 01:23:58.740
Marlene Schubert: message, so a lot of that suggests say thought about just rotating.

705
01:23:59.790 --> 01:24:19.230
Marlene Schubert: Each of the home certain degrees like five degrees degrees, I know there's limitations on the width of the site or rich lot better because I can make some room just to start getting the boxes and through some and just gentle gentle rotation, perhaps, have you guys looked at that.

706
01:24:19.980 --> 01:24:33.570
Kyle Kutz: Have I will say that the powerful lines you're seeing the very light Gray, but they are pretty accurate and so we want to stay aligned with those as much as we can to rather perpendicular to those so there might be some adjustments, I think, for the.

707
01:24:35.130 --> 01:24:38.250
Kyle Kutz: The two lots to the Northeast and the South.

708
01:24:38.490 --> 01:24:39.060
The southeast.

709
01:24:40.740 --> 01:24:41.520
Kyle Kutz: To be done there.

710

01:24:42.630 --> 01:24:51.630
Kyle Kutz: But yeah it's going to be there will be some adjustment there and I think in a couple instances we need to move the justin homes because we're.

711
01:24:52.170 --> 01:25:00.810
Kyle Kutz: You know, like right here, for instance, we have a tree that we could probably say but we moved it over five feet kind of thing so there's some more just sitting there for sure.

712
01:25:03.000 --> 01:25:18.510
Marlene Schubert: So thinking about what we wanted to accomplish today, we wanted to finish the fourth step we're very close to finishing this worksheet if we if we go back to the worksheet and look at those last two things and put some comments in there and then.

713
01:25:22.860 --> 01:25:25.230
Marlene Schubert: we're down to We only have to look at two departures.

714
01:25:28.380 --> 01:25:29.940
Marlene Schubert: let's see that under.

715
01:25:32.550 --> 01:25:45.180
Marlene Schubert: This take this only take a minute that's number seven so let's just see here so go to have diversity of house design the issue of the three people and how they present on the site, I mean.

716
01:25:46.770 --> 01:25:48.300
Marlene Schubert: This is a code.

717
01:25:51.360 --> 01:25:52.050
Marlene Schubert: So.

718
01:25:56.490 --> 01:25:58.020
Marlene Schubert: We could say something.

719
01:26:00.810 --> 01:26:09.450
Marlene Schubert: And we could we could put does not meet this because it's three and it's four in lines, I mean how where are we sitting on.

720
01:26:11.160 --> 01:26:17.250
Marlene Schubert: I mean, I think they because of the different setbacks that they've allowed they.

721
01:26:18.570 --> 01:26:24.180
Marlene Schubert: They interact with a ship a street in different ways, even though it's the same model and.

722
01:26:25.260 --> 01:26:36.240
Marlene Schubert: Like use of space and, as far as how that interacts with the public or outdoor space, there are differences, so if we said something like you know the.

723
01:26:37.380 --> 01:26:38.640
Marlene Schubert: The discussion.

724
01:26:40.800 --> 01:26:43.470
Marlene Schubert: expressed concern that the.

725
01:26:44.700 --> 01:26:46.680
Marlene Schubert: The two designs appeared to be.

726
01:26:47.880 --> 01:26:50.490
Marlene Schubert: In distinct aroma three and wrote form.

727
01:26:51.600 --> 01:26:52.350
Marlene Schubert: However.

728
01:26:54.120 --> 01:26:58.050
Marlene Schubert: going on to something you're saying.

729
01:27:00.330 --> 01:27:04.200
Marlene Schubert: is, I think we have to acknowledge what.

730
01:27:06.000 --> 01:27:21.840
Marlene Schubert: They asked me at this on the discussion over with them it's going to be working a little harder on some of those components and come back moving into this and ready to designs or.

731
01:27:23.940 --> 01:27:25.290
Marlene Schubert: Do not need.

732
01:27:27.240 --> 01:27:28.290
Marlene Schubert: Item to.

733
01:27:30.420 --> 01:27:30.960
Marlene Schubert: In.

734
01:27:38.130 --> 01:27:38.370
Okay.

735
01:27:42.060 --> 01:27:43.740
Kyle Kutz: Do you mind sharing the.

736
01:27:44.670 --> 01:27:45.570
Kyle Kutz: share it again.

737
01:27:45.690 --> 01:27:46.320
Marlene Schubert: Oh sorry.

738
01:27:47.100 --> 01:27:49.890
Kyle Kutz: i'm following along in my own version, but I just want to make sure.

739
01:27:51.450 --> 01:27:52.290
Marlene Schubert: Little share.

740
01:27:53.430 --> 01:27:55.080
Kyle Kutz: Thank you um.

741
01:27:55.290 --> 01:28:02.100
Marlene Schubert: it's I guess it's Q dot one two dot one okay just.

742
01:28:03.210 --> 01:28:12.960
Marlene Schubert: Let me know if i'm reading it correctly So then, so there were acknowledging that, but then more banana I mean.

743
01:28:14.040 --> 01:28:23.130
Marlene Schubert: What is it that we're interested in seeing further design development of house sauce yeah we're just we're interested in seeing.

744
01:28:24.150 --> 01:28:29.070
Marlene Schubert: articulation of the tension between each bold and saying.

745
01:28:30.960 --> 01:28:34.500
Marlene Schubert: You got that our seeing articulation of.

746
01:28:35.610 --> 01:28:35.730
The.

747
01:28:37.740 --> 01:28:39.990
Marlene Schubert: Of the diversity in house design.

748
01:28:43.980 --> 01:28:46.740
Marlene Schubert: Through materials.

749
01:28:47.910 --> 01:28:51.390
Marlene Schubert: cheerio usage reports on finances work.

750
01:28:53.100 --> 01:28:54.660
Marlene Schubert: and design.

751
01:28:55.710 --> 01:29:03.270
Marlene Schubert: Without changing the the that's what kind of a scientist, but i'm changing the floor plan just by having changing different one.

752
01:29:05.370 --> 01:29:16.320
Marlene Schubert: yeah and just to be clear for my own understanding in this case because they're not building man, what a narrative stating the kind of design.

753
01:29:17.580 --> 01:29:21.660
Marlene Schubert: ideas that reflect these concepts be sufficient.

754
01:29:23.250 --> 01:29:25.890
Marlene Schubert: i'm wondering how much under the.

755
01:29:27.000 --> 01:29:31.740
Marlene Schubert: Under the appendix with this with this one thing we're supposed to have.

756
01:29:33.540 --> 01:29:34.740
Marlene Schubert: A landscape plan.

757
01:29:35.790 --> 01:29:42.690
Marlene Schubert: With streetscape and landscape elements, so one of the, I think, maybe this before you got here, we talked about how.

758
01:29:43.530 --> 01:29:59.400
Marlene Schubert: The be effective, the garages facing the street could be minimized by perhaps some fencing some hedging the way the purchase are to get around the fact that there's really a they don't meet this particular.

759
01:30:00.840 --> 01:30:01.200
Guy.

760
01:30:04.650 --> 01:30:10.980
Marlene Schubert: So are we saying enough kyle that you understand what we're are concerned.

761
01:30:11.670 --> 01:30:15.360
Kyle Kutz: Yes, okay yeah okay.

762
01:30:15.870 --> 01:30:16.560
So.

763
01:30:18.270 --> 01:30:20.730
Marlene Schubert: If we if we think about where we are today.

764
01:30:25.410 --> 01:30:32.700
Marlene Schubert: We have to talk about the departures it's 330 we had a few other things on the agenda, we are allocated an hour for this.

765
01:30:34.530 --> 01:30:43.080
Marlene Schubert: For sure I think we need to talk about the consequences if it if it turns out your survey shows six verses seven there's a consequence.

766
01:30:43.530 --> 01:30:56.940
Marlene Schubert: We should for sure get that on the table, so we understand timing on that and then, and then we can see you again on the next meeting, and it would probably take us.

767
01:30:57.990 --> 01:31:06.870
Marlene Schubert: 30 minutes done this something like that, or are we want to just drive to the whole thing but we're not we, but this is pending.

768
01:31:07.890 --> 01:31:12.150
Marlene Schubert: This one is pending, or we also have this yeah.

769
01:31:13.440 --> 01:31:26.520
Marlene Schubert: yeah one more section after I read it, because now, I only have one little SEC no doctor no school, no, no that's pending Okay, so I don't know that or does not does not meet you want me to put that so what you're saying well.

770
01:31:29.550 --> 01:31:30.630
Marlene Schubert: It doesn't right now.

771
01:31:32.310 --> 01:31:33.450
Marlene Schubert: does not meet now.

772
01:31:36.060 --> 01:31:38.520
Kyle Kutz: Just for my information, that means it needs to be.

773
01:31:38.520 --> 01:31:42.150
Kyle Kutz: met at the final recommendation is that right.

774
01:31:44.130 --> 01:31:44.280
Marlene Schubert: yeah.

775
01:31:44.880 --> 01:31:46.980

Kyle Kutz: It doesn't mean we can't move on to that just we need.

776
01:31:48.480 --> 01:31:48.840
Marlene Schubert: yeah okay.

777
01:31:48.900 --> 01:31:55.560
Marlene Schubert: Great so facing public streets does not need right now Well, no, it does mean because we've pretty much said we're gonna.

778
01:31:57.300 --> 01:32:00.030
Marlene Schubert: If we get more comfortable once we get.

779
01:32:01.380 --> 01:32:12.600
Marlene Schubert: This done so that one right now facing public streets I feel like our conversations been really mixing these two has been mixing on.

780
01:32:17.580 --> 01:32:19.290
Kyle Kutz: I think both will be.

781
01:32:20.550 --> 01:32:23.220
Kyle Kutz: resolved with more information on.

782
01:32:24.300 --> 01:32:26.970
Kyle Kutz: Both the discussion we've been talking about.

783
01:32:28.200 --> 01:32:35.400
Kyle Kutz: So I understand that these two things are interrelated and hopefully what we will come up with will satisfy both.

784
01:32:35.490 --> 01:32:45.030
Marlene Schubert: let's just leave that one blank here, I see comments, maybe we say the comments in diversity in house design section, the apply here and our up stop talking to.

785
01:32:47.820 --> 01:32:57.120
Marlene Schubert: me, yes, it does, it does not meet right now yeah and then i'd say our hope is that changes made with the next meeting.

786

01:32:59.550 --> 01:33:04.530
Marlene Schubert: In for diversity for diversity will also address will also address this yesterday's.

787
01:33:25.890 --> 01:33:27.990
Marlene Schubert: I love, a man okay so then.

788
01:33:29.820 --> 01:33:35.460
Marlene Schubert: that's just not me as well, yes right yeah and then we're done with the box i'm going to say hi.

789
01:33:38.670 --> 01:33:40.380
Marlene Schubert: So for this.

790
01:33:42.540 --> 01:33:44.250
Marlene Schubert: supplemental standards and guidelines.

791
01:33:45.450 --> 01:33:46.020
Marlene Schubert: don't apply.

792
01:33:47.310 --> 01:33:47.880
Marlene Schubert: Like Kelly.

793
01:33:50.970 --> 01:33:52.080
Marlene Schubert: She okay that's.

794
01:33:53.790 --> 01:33:55.500
Marlene Schubert: Okay, so.

795
01:33:58.980 --> 01:34:11.070
Marlene Schubert: We had a conversation kind of offline about is it six is it seven and my understanding is, you have a survey in process and my understanding, also is the math is complicated.

796
01:34:11.670 --> 01:34:17.760
Marlene Schubert: Listening to your planning Commission meeting the math is very complicated and you want to have real certainty before.

797
01:34:19.050 --> 01:34:38.730
Marlene Schubert: going any further about is it a six or a seven

and then does that driven by getting the survey information back, it is that said what my intent was in the pre application conference I said, you may not be able to get seven you know we'd right here that maybe only it says so.

798
01:34:40.230 --> 01:34:52.230
Marlene Schubert: that's just to let the applicant know very early in the process right, just like you let them know about concerns you have the staff, let them know to certainly that would be a big concern of mine.

799
01:34:52.770 --> 01:35:12.600
Marlene Schubert: For them, so so yeah so we could we could do the next meeting, the final design review with the issue of if is it six or is it seven as a pending issue and we were clairvoyant when we made our new process here and in the process.

800
01:35:15.660 --> 01:35:22.830
Marlene Schubert: We do our last potentially last meeting in a couple weeks or whenever that happens, and you submit.

801
01:35:23.580 --> 01:35:32.220
Marlene Schubert: And there's a planning Commission meeting and then finally your survey shows up and if it turns out the survey shows up and you can only get six.

802
01:35:33.210 --> 01:35:40.650
Marlene Schubert: There will be a need to return to design review board and ladders, I like to meditate have to dump in front of okay.

803
01:35:41.010 --> 01:35:54.120
Marlene Schubert: And the determination of whether there's a substantial pain made after versatile so I understand that one lot difference, maybe fans, I think it kind of depends on how the segment is actually changed so parentheses everything exactly the same.

804
01:35:54.540 --> 01:36:03.840
Marlene Schubert: And then you know one whole side disappears i'm not sure that that would be considered substantial, but if things are shifting a lot, and some of the specific issues in the design review board has brought us.

805

01:36:04.320 --> 01:36:20.760
Marlene Schubert: up here to become relevant again that I would certainly be having conversation with fair a fair to say hey resting you know via online, we can get the Defense or not, and then what is the possibility of going back through this afternoon, so what's important for us is that we be.

806
01:36:22.440 --> 01:36:32.730
Marlene Schubert: party to that conversation because frequently what has happened in the past in the past, is the past it's over and done with is we think it's one thing and then Lo and behold, we I never got.

807
01:36:33.900 --> 01:36:40.560
Marlene Schubert: Out of it and i'll get something back so we you know what communication saying yeah they just picked up one house and.

808
01:36:40.860 --> 01:36:51.600
Marlene Schubert: we've got more natural area end of subject or something like that, but we need to know I think yeah I think i'm speaking for all of us, we would, we would like to know that just so insane check.

809
01:36:52.830 --> 01:36:56.670
Marlene Schubert: Just to some low right now it's it's not.

810
01:36:58.980 --> 01:37:02.160
Marlene Schubert: know the purchase, they have to.

811
01:37:03.240 --> 01:37:11.910
Marlene Schubert: They have to eliminate like they can't count in the lot that can't count that long flagpole going to the beach I can't count the roadies yeah.

812
01:37:13.050 --> 01:37:15.720
Marlene Schubert: So so they're due to complications.

813
01:37:16.980 --> 01:37:30.540
Marlene Schubert: So how we measured density or how does these calculated is based on something called la area and La area exclude certain certain things, so the blog full portion of their lot would be excluded.

814
01:37:31.200 --> 01:37:42.660
Marlene Schubert: there's an easement that provides access to the property to the south, that would be excluded and the other complication is that.

815
01:37:43.350 --> 01:37:55.620
Marlene Schubert: The southern lock is split zone so it's down part in our one in part one and part two, and it's just near impossible and I tried for a really, really long time.

816
01:37:56.460 --> 01:38:13.860
Marlene Schubert: But it is near impossible for me with the limited resources, I have you know a little measurement tool to to really figure out where that division is and server yeah so what the survey does and i've spoken to the survey air.

817
01:38:14.910 --> 01:38:21.150
Marlene Schubert: But what the survey, or does is something called lot closures, where they do every little degree and.

818
01:38:22.110 --> 01:38:38.340
Marlene Schubert: But and curve and so, and that is kind of down the road, a little bit style so they actually go out to the property and measure these things do you have an idea on the timeline for that survey, yes, those are do with the land use the middle row.

819
01:38:40.050 --> 01:38:41.640
Marlene Schubert: And kind of have something to add.

820
01:38:42.570 --> 01:38:44.700
Kyle Kutz: um I guess i'm a bit confused by that.

821
01:38:45.870 --> 01:38:49.050
Kyle Kutz: We do have a full topography and.

822
01:38:50.070 --> 01:39:04.860
Kyle Kutz: lot boundary survey, so we know the extent of our lot to the the radian, as it were, that minutes and seconds, so we have all the information, and we also have the from Gavin the surveyor.

823

01:39:06.000 --> 01:39:23.880
Kyle Kutz: Where that split line occurs relative to that and that's all in the table, I think, on some the first sheet perhaps all that information all that area is broken down in that that table on the first sheet, make sure i'm actually speaking truth to that location.

824
01:39:26.850 --> 01:39:31.020
Kyle Kutz: Yes, that's that's on the first sheet on the right hand side, so the areas are there.

825
01:39:33.510 --> 01:39:34.890
Kyle Kutz: And the math.

826
01:39:36.360 --> 01:39:38.280
Kyle Kutz: Based on that math and the rounding.

827
01:39:39.690 --> 01:39:45.420
Kyle Kutz: We are allowed seven total lots in total, but one of those lots has to be in the zone.

828
01:39:47.610 --> 01:39:49.380
Kyle Kutz: Which is what i'm asking the departure for.

829
01:39:51.270 --> 01:40:04.170
Kyle Kutz: For that that home that lot whichever language you like you doesn't have to exist in that zone, which is all the way to the West side of a lot and would be 500 feet away, I think the currently proposed cluster.

830
01:40:06.030 --> 01:40:10.830
Kyle Kutz: that's what the departure is requesting in very basic terms i'll let you read it obviously but.

831
01:40:13.980 --> 01:40:14.910
Marlene Schubert: So how about.

832
01:40:15.990 --> 01:40:27.420
Marlene Schubert: After hearing that how about for them for the next meeting, whenever that gets scheduled for sure we're going to be reviewing diversity in house design and facing public streets again that checks that off.

833
01:40:30.300 --> 01:40:37.770
Marlene Schubert: We want to have greater clarity on the departures and there's two one having to do with with that.

834
01:40:39.000 --> 01:40:52.890
Marlene Schubert: Are one in our two zone and we eliminated you eliminated Kelly, the 10 foot thing and what was the third one, the third one is garages facing the right of way okay garage is facing right away, which.

835
01:40:55.710 --> 01:40:55.980
Marlene Schubert: and

836
01:40:57.480 --> 01:41:00.240
Marlene Schubert: In the code in this meeting.

837
01:41:02.100 --> 01:41:10.830
Marlene Schubert: They have to request departures and we're not the decision maker on departures but we weigh in on departures so we have to check that.

838
01:41:11.760 --> 01:41:20.400
Marlene Schubert: And the other thing we're supposed to check off will check this one off in the natural area in the code we're supposed to decide we're supposed to tell you.

839
01:41:21.120 --> 01:41:34.950
Marlene Schubert: Do we want you to put a fence around the natural area or signage you've I did signage and we always go for signage into vs fences so we can check that off, am I in the right place, remember that rules that weird rule you're getting.

840
01:41:36.600 --> 01:41:44.580
Marlene Schubert: Myself there anything so maybe I can address okay there the parameters are not only for the garage facing the right of way but.

841
01:41:45.750 --> 01:41:51.810
Marlene Schubert: There is a limit of two vehicles per garage and apparently they're asking for a.

842
01:41:53.220 --> 01:42:06.840

Marlene Schubert: Departure from them, so this this information it's really small it's hard for me to read, but it's on G 2.9 so little bump that up for the next meeting, you know just put it on an eight and a half by 11 sheet or something like that.

843
01:42:09.060 --> 01:42:17.190
Marlene Schubert: So there's there's that the garage departure and then there's the requirement on the same lot and then.

844
01:42:21.060 --> 01:42:36.060
Marlene Schubert: gosh you didn't mention what were you well, I just I was ahead of myself about the signage vs vs Defense so that's in there, somewhere, yes, I will say that there are a couple considerations.

845
01:42:37.170 --> 01:42:41.730
Marlene Schubert: Usually I don't try to you know I don't want to influence anybody your.

846
01:42:42.900 --> 01:42:48.300
Marlene Schubert: Come on one side or the other, so i'll just point out that typically wetlands are protected by.

847
01:42:49.800 --> 01:43:07.440
Marlene Schubert: By slippery up fencing so typically critical areas like that allow for wildlife to go through not it doesn't have to be split really can be say posts with cables so something that all allow wildlife so access easily.

848
01:43:08.790 --> 01:43:21.870
Marlene Schubert: And typically we do protect white lines with fencing now I don't I have to look a little bit harder at the typography, but what we try to avoid or say.

849
01:43:24.240 --> 01:43:25.140
dogs.

850
01:43:27.930 --> 01:43:39.240
Marlene Schubert: Using it frequently and the other thing they might want to consider we wouldn't want to preclude fencing necessarily because they may want to consider fencing for protection from that block.

851

01:43:39.840 --> 01:43:49.410
Marlene Schubert: for humans, and so I just would encourage you to I guess just be careful about the wording you wouldn't want to include.

852
01:43:49.830 --> 01:43:58.950
Marlene Schubert: fencing, but you can certainly recommend you know say said math we are supposed to say something about that somewhere in these rules.

853
01:43:59.490 --> 01:44:17.730
Marlene Schubert: and think so, I mean yeah the sun, I remember coming up before the rules are tough, I mean you don't you don't have to make a recommendation on on a departure you met, it said you met the dmv may make a recommendation, so you don't have to it just has to be raised at this meeting.

854
01:44:18.930 --> 01:44:24.240
Marlene Schubert: by the applicant it doesn't really say for a buck you'll probably want comments.

855
01:44:25.380 --> 01:44:33.000
Marlene Schubert: or sounds a good departure or one versus are few that's kind of serving yes well.

856
01:44:34.530 --> 01:44:42.570
Marlene Schubert: What what this is actually saying it's it's it's actually kind of a simple issue what it's saying that.

857
01:44:44.250 --> 01:44:55.350
Marlene Schubert: This is, there are two, and this is there are one, and there are two is all where the wetland is and the strip and things like that, and what what the code says.

858
01:44:55.740 --> 01:45:04.170
Marlene Schubert: Because it doesn't really think about things like this, like the topography, but the code says is, if you have a split zone property and you're subdividing.

859
01:45:06.120 --> 01:45:10.590
Marlene Schubert: This density down here that's where you have to put your House.

860

01:45:11.790 --> 01:45:17.550
Marlene Schubert: It doesn't make sense in this situation, because you know I mean.

861
01:45:18.600 --> 01:45:32.910
Marlene Schubert: They want to put the House up here where it's less impactful so that's what they're asking they're they're asking for not an exception to the density regulations, just an exception to the requirement that they put it down here.

862
01:45:36.510 --> 01:45:38.370
Marlene Schubert: Because these logical well.

863
01:45:41.640 --> 01:45:51.120
Marlene Schubert: Okay So are we okay now with where we got to enter today and where we're going to go and whenever it gets scheduled again okay.

864
01:45:52.320 --> 01:46:00.600
Marlene Schubert: I think i'll either this afternoon or tomorrow morning, I will be sending you what we build out so that you have a PayPal great.

865
01:46:02.670 --> 01:46:06.390
Marlene Schubert: it's just wicked do you have any comments you'd like to add to all of this.

866
01:46:08.100 --> 01:46:16.020
Clif Swiggett: But no, thank you very much, I appreciate it all your thoughts and I thought this was a productive meeting and congrats on getting to that.

867
01:46:17.220 --> 01:46:22.020
Clif Swiggett: Multi step process for the first time that seems like in and of itself a major accomplishment so.

868
01:46:23.310 --> 01:46:24.180
Marlene Schubert: Good job vicki.

869
01:46:26.250 --> 01:46:26.880
Marlene Schubert: good job.

870

01:46:28.320 --> 01:46:29.040
Marlene Schubert: Okay, thank you.

871
01:46:30.660 --> 01:46:30.900
Kyle Kutz: alright.

872
01:46:31.440 --> 01:46:33.390
Marlene Schubert: So, thank you very much.

873
01:46:34.560 --> 01:46:35.460
Marlene Schubert: Alright, the clarity.

874
01:46:38.880 --> 01:46:39.090
Marlene Schubert: When.

875
01:46:40.590 --> 01:46:43.380
Marlene Schubert: You so on the agenda.

876
01:46:44.730 --> 01:46:47.310
Marlene Schubert: What else did we have to do Marlene we wanted to.

877
01:46:50.550 --> 01:47:01.200
Marlene Schubert: Well, she goes to the agenda, one of the things we had under old business was the previous following of the design for bainbridge worksheet links was just an fyi that was.

878
01:47:02.340 --> 01:47:04.710
Marlene Schubert: We wanted you to know that there's actually.

879
01:47:06.840 --> 01:47:16.950
Marlene Schubert: Correct me if i'm wrong there's actually three worksheets now there's two works, she works it's either only this one of these two applied to everything that we do.

880
01:47:18.000 --> 01:47:28.920
Marlene Schubert: And we've been we've been working those over for a long time, you know commensurate with the redo on the book and those sorts of things so that's just for your.

881
01:47:29.760 --> 01:47:39.060

Marlene Schubert: wasn't there a question though scenario that was thrown out an email that said Kelly brought up what if this that and the other which workshop we use that one's gone away.

882
01:47:39.360 --> 01:47:50.220
Marlene Schubert: yeah okay all right oh Sorry, I just wanted to make sure I understood if we run into something that's not clear, I think we can all talk about okay so let's talk to meeting again yeah no.

883
01:47:53.760 --> 01:48:00.900
Marlene Schubert: No just the worksheets are trying to be a way to facilitate what we just did, because without that it took a long time.

884
01:48:01.380 --> 01:48:05.850
Marlene Schubert: The first, but the first iteration of the worksheets were 34 pages long.

885
01:48:06.540 --> 01:48:21.300
Marlene Schubert: And it had a lot of debits he was he was clipping a lot out of this and putting it on the worksheet and it just was too cumbersome, so we tried to make it as streamlined as can but we're always looking to improve that So these are new to you, so if you see them and you're like that's.

886
01:48:22.350 --> 01:48:28.080
Marlene Schubert: What we want all you know all process improvements that come up and just to see how we can make those.

887
01:48:28.860 --> 01:48:37.500
Marlene Schubert: Work work better and the worksheets aren't part of the code, there are worksheets so we can tinkered with them if we can improve them.

888
01:48:38.190 --> 01:48:45.240
Marlene Schubert: yeah and it's to help applicants get through the process yeah and if not, you know, so it should be similar almost like a generalist.

889
01:48:45.660 --> 01:48:58.470
Marlene Schubert: yeah and it's also for you guys to capture your comments pass on to the planning Commission and others so they're documented, so any comments that we have regarding those should

we just bring them to the next meeting, or just yeah.

890
01:48:59.700 --> 01:49:05.670
Marlene Schubert: yeah yeah and ongoing it doesn't have to be a proper shot, yes, and hopefully it'll be a while before any changes or me.

891
01:49:06.840 --> 01:49:17.460
Marlene Schubert: Just rolled them out and i'm like please she had three months, with the addition want to do it, she got special permission to put word document I.

892
01:49:18.810 --> 01:49:23.760
Marlene Schubert: Have a word document, the applicant thing bill that they couldn't mess with our stuff.

893
01:49:24.840 --> 01:49:38.430
Marlene Schubert: So, so I think that that was the only issue with the site for baby jailer about what what is clickable yeah they're the same, I think there was a question that we're making new ones, but we're not making new ones we're just trying to streamline thanks.

894
01:49:40.800 --> 01:49:50.610
Marlene Schubert: cool the next one was just we haven't had a formal welcoming for the two of you, because we've been running through stuff but we didn't have a forum.

895
01:49:51.330 --> 01:50:11.130
Marlene Schubert: So this isn't gonna work yeah so welcome, thank you for, thank you for signing up and I wanted to just skip everyone allow her to introduce ourselves is is Bob still listening what's going on, where we'll we'll record but yeah that we are, we have to be.

896
01:50:14.070 --> 01:50:17.490
Marlene Schubert: bob's there Hello Bob I don't know if you're able to if you can hear us.

897
01:50:19.350 --> 01:50:22.800
Marlene Schubert: But I was wondering if we could just go around take say a little bit about us.

898

01:50:23.250 --> 01:50:32.760
Marlene Schubert: it's one thing when I joined I didn't know anybody or we're who they were when they were coming from when I joined so just a little bit about it talk do.

899
01:50:33.330 --> 01:50:43.980
Marlene Schubert: Registered architect an architect for three years, most of it in the Boston area now here, I worked really services and Vice President they're leading that group.

900
01:50:45.720 --> 01:50:59.580
Marlene Schubert: And i'm happy to have been on the committee or I think going on, oh just little past three years, the Chairman now so happy to be here and happy to help and happy that you joined but welcome.

901
01:51:00.780 --> 01:51:05.520
Marlene Schubert: And then we'll go to vicki Oh, and then and then Bob will chew you up next.

902
01:51:06.750 --> 01:51:15.510
Marlene Schubert: um let's see i've been on the design review board now what two and a half years I think something like that i'm retired blessedly retired.

903
01:51:16.620 --> 01:51:18.120
Marlene Schubert: I used to work in Seattle, I was.

904
01:51:19.200 --> 01:51:31.860
Marlene Schubert: Vice President special projects for Cornish college and manage all their capital projects and the location to the Danny triangle i'm probably an old timer on bainbridge i've been here 15 years which I can't believe.

905
01:51:33.000 --> 01:51:42.660
Marlene Schubert: And I was on a mission in scope work for for 12 years, helped by all their real estate for Woodward and sekai and.

906
01:51:44.130 --> 01:51:58.470
Marlene Schubert: Help them write their master plan which yielded a high school expansion, the new wilkes new blakely all that stuff so then i'm i'm a project manager really I mean i'm not an architect.

907
01:51:59.970 --> 01:52:05.250
Marlene Schubert: artistically I have a project manager instructional professional career doing all.

908
01:52:07.980 --> 01:52:09.750
Marlene Schubert: Bob can you can you hear us.

909
01:52:11.490 --> 01:52:12.600
12064095560: yeah can you hear me okay.

910
01:52:13.050 --> 01:52:13.800
Marlene Schubert: Yes, good.

911
01:52:15.180 --> 01:52:27.990
12064095560: Okay super ya know welcome aboard both of you i've been under review board for two years and i'm retired like vicki is still real active, I guess, with the.

912
01:52:28.770 --> 01:52:36.960
12064095560: Communicating on the Dr be for two years and then I do a lot of communicating with the client condition and City Council also.

913
01:52:37.500 --> 01:52:57.870
12064095560: served on a steering committee for affordable housing over in the city possible so i'm somewhat involved with working with Ericsson over there, my background was general construction management in the field for about 18 years over in Hawaii and the various islands, mostly on maui.

914
01:52:59.280 --> 01:53:02.250
12064095560: And then I worked in development.

915
01:53:03.870 --> 01:53:10.110
12064095560: With a global company and probably most of my projects, I was a project manager or senior whatever and.

916
01:53:10.800 --> 01:53:26.520
12064095560: Most of my projects are on the on the east coast up and down the east coast, but a lot on the west coast to I guess so welcome aboard I sorry I couldn't make it today, I planned on,

but we were buying a car and I didn't realize it take us five years to buy a different car i'm so sorry.

917
01:53:27.720 --> 01:53:31.980
12064095560: I had planned on being there but that's so welcome aboard.

918
01:53:33.210 --> 01:53:33.720
Marlene Schubert: Better.

919
01:53:35.220 --> 01:53:51.300
Marlene Schubert: i'm Anna and i've been on the Dr B since December so i'm the next two newest and I am coming here with a background in place, making an urban design and worked a lot with.

920
01:53:52.260 --> 01:54:00.360
Marlene Schubert: People with the power connors from new urbanism them both in Louisiana and in Georgia, especially when I went to school in Georgia tech.

921
01:54:01.560 --> 01:54:02.400
Marlene Schubert: and

922
01:54:04.050 --> 01:54:07.800
Marlene Schubert: Now i've kind of done a little pivot using my experience with.

923
01:54:09.330 --> 01:54:26.100
Marlene Schubert: facilitation and public engagement i'm now working with friends company and kind of using my background and yoga and wellness to help counteract burnout so that people can be more present in their local communities, rather than being overwhelmed by having.

924
01:54:28.140 --> 01:54:28.770
Marlene Schubert: Those good.

925
01:54:30.180 --> 01:54:33.780
Marlene Schubert: So mark came from Montreal and.

926
01:54:35.670 --> 01:54:39.030

Marlene Schubert: Thank you very much, I was like shooting to Seattle game.

927
01:54:41.880 --> 01:54:43.200
Marlene Schubert: Very goes off really.

928
01:54:45.660 --> 01:54:48.960
Marlene Schubert: working so I don't know.

929
01:54:50.580 --> 01:54:54.990
Marlene Schubert: So i've been on a boat for three years at the beginning, there was some water and I.

930
01:54:56.070 --> 01:54:57.960
Marlene Schubert: yeah, I guess, I agree with this.

931
01:55:00.450 --> 01:55:03.390
Marlene Schubert: But house on Dec road and the new model.

932
01:55:06.480 --> 01:55:11.430
Marlene Schubert: and other systems are sort of things i'm busy with work, and so I have been working with.

933
01:55:12.660 --> 01:55:17.280
Marlene Schubert: The developers some facing this from from their side.

934
01:55:18.420 --> 01:55:20.010
Marlene Schubert: So it's interesting to be.

935
01:55:21.090 --> 01:55:21.720
Marlene Schubert: The leader.

936
01:55:23.580 --> 01:55:24.690
Marlene Schubert: Of the specter.

937
01:55:25.770 --> 01:55:35.880
Marlene Schubert: of income, with my experience, I can grant now maybe find a common ground and metal so i'm thinking just understanding both sides and.

938
01:55:36.930 --> 01:55:49.140
Marlene Schubert: Also, just very happy to be able to give back to the Community, because you work, and so I was very you know work, work, work and your family and it's great I think being involved with.

939
01:55:50.430 --> 01:55:52.830
Marlene Schubert: So that's good, so the thing is.

940
01:55:53.940 --> 01:55:57.480
Marlene Schubert: Though the people around so it's great to be here with you and me telling me.

941
01:55:58.800 --> 01:56:11.250
Marlene Schubert: it's a learning curve and it's building up, so I can use your data on their side, so this is a out of proceed and she's just wonderful just filling this is great, this is.

942
01:56:12.360 --> 01:56:12.810
Marlene Schubert: helpful.

943
01:56:15.690 --> 01:56:18.210
Marlene Schubert: But it's at the beginning, so i'd love to learn.

944
01:56:19.470 --> 01:56:21.030
Marlene Schubert: More efficient help.

945
01:56:22.830 --> 01:56:25.740
Marlene Schubert: Those people are going to go great stuff.

946
01:56:31.680 --> 01:56:40.800
Marlene Schubert: um yeah I mean linkedin is i've lived on bainbridge island now for such diverse seven years I spent most of my career i've been in a.

947
01:56:41.400 --> 01:56:49.650
Marlene Schubert: Commercial interior designer for going on 30 years most of my career was spent in Chicago where I did a lot of work done a lot of.

948

01:56:50.580 --> 01:57:03.810
Marlene Schubert: Corporate headquarters and very, very large long projects, and when I moved to bainbridge island and commuted to Seattle and i'm very glad I know the Community more um.

949
01:57:04.410 --> 01:57:21.780
Marlene Schubert: I was working also want to check large tech projects and during when co get started, I changed jobs and I started working with rice fergus Miller in bremerton and now i'm a fire station designer so it's brought me.

950
01:57:22.980 --> 01:57:28.890
Marlene Schubert: This like Community involvement has been kind of a gradual process and that has really activated.

951
01:57:29.820 --> 01:57:40.920
Marlene Schubert: My desire to be as involved in my community, as I possibly can, because now my clients are are my community, and I also really depend on them so it's a very.

952
01:57:41.850 --> 01:57:45.270
Marlene Schubert: tight symbiotic relationship and I within our to appreciate that.

953
01:57:46.260 --> 01:57:59.790
Marlene Schubert: I have two kids who go to school on bainbridge island and I was telling my husband, that if everything else about living here was terrible, except for the schools and still would have been worth it, and it's the Community to is also very strong and i'm very happy.

954
01:58:02.280 --> 01:58:02.460
Marlene Schubert: Oh.

955
01:58:03.510 --> 01:58:15.840
Marlene Schubert: Clarence and HP and Marlene should let us down over time i'm hoping i'm just the listener and Marlene Marlene Marlene schubert i'm an admin specialist in.

956
01:58:17.010 --> 01:58:21.300
Marlene Schubert: Community Development I started in public works, which is why that always wants to come out of my mouth.

957

01:58:23.070 --> 01:58:30.780
Marlene Schubert: i've been supporting the Dr B since i'm thinking January 2020, I think, is when Carla turned it over to me and then koba hits so.

958
01:58:31.380 --> 01:58:36.930
Marlene Schubert: Yes, and says i'm struggling a little bit because it's been a while, since i've had to do some of the things that we do here, but.

959
01:58:37.410 --> 01:58:48.930
Marlene Schubert: I love the committee I enjoy supporting you guys and i'm here to help in any way I can to support your great work that you're doing for the Community, so you really love some sort of curveballs like Oh, you know.

960
01:58:51.930 --> 01:58:52.710
Marlene Schubert: Variety right.

961
01:58:53.940 --> 01:58:55.110
Marlene Schubert: The number of curveballs.

962
01:58:56.190 --> 01:58:57.000
Marlene Schubert: don't we all.

963
01:58:58.500 --> 01:59:09.810
Marlene Schubert: want you to happen, well, I think, for me, since i'm new to the planning manager at harper i've been here for I think two months now, and it sort of feels like a waste of time already, but.

964
01:59:10.470 --> 01:59:17.580
Marlene Schubert: Okay i'm sorry that i've been late last week normally I would not be but i've been acting director for two weeks well i'm a Director has been.

965
01:59:18.120 --> 01:59:22.110
Marlene Schubert: Out of the office so to have a glare meeting cannot give.

966
01:59:22.890 --> 01:59:28.920
Marlene Schubert: But i've been really enjoying getting to understand this process and work with you guys to try to sort out

all the mini little tangles the.

967
01:59:29.310 --> 01:59:45.360
Marlene Schubert: same leftover from you know previous iterations of the different processes, so I appreciate everybody kind of bearing with me as I get up to speed and i've been really trying to throw myself into it as hard as I can, I come from city, which does not have designers.

968
01:59:46.380 --> 01:59:53.310
Marlene Schubert: So while we ran, we need to plan your there, but we didn't have we had an only administrative Secretary to stop recording that I did.

969
01:59:53.580 --> 02:00:02.760
Marlene Schubert: Right or design guidelines, so I have a lot of experience, design and architecture degree and only of furniture degree, but the process part of it is definitely new so.

970
02:00:10.350 --> 02:00:11.550
Marlene Schubert: you're not gonna let you off.

971
02:00:14.070 --> 02:00:23.310
Marlene Schubert: More walking with your City Council Eastern Washington university Washington, the best view Moses lake is interstate 90 westbound 90 miles an hour in the rearview mirror.

972
02:00:24.840 --> 02:00:32.010
Marlene Schubert: And I had a beginning by vandalism and I was on a city council for venture capital city.

973
02:00:33.540 --> 02:00:42.090
Marlene Schubert: It was more full service city, we had a fire department and a parts department, so it was a lot larger body we're in my third year has been and government.

974
02:00:42.510 --> 02:00:52.950
Marlene Schubert: Media relations and broadcast travel appreciate a radio stations i've worked with a quick demonstration denzel Washington Washington state senate spokesperson sound transit it's funny I Commissioners.

975
02:00:54.630 --> 02:00:55.080

Marlene Schubert: and

976
02:00:56.250 --> 02:01:05.970
Marlene Schubert: Then on multiple boards here on bainbridge island and i've been involved in the Community posts i've got here 23 years i've been involved with for 22 years and.

977
02:01:06.690 --> 02:01:15.960
Marlene Schubert: Two two things i'm most involved with the Japanese American Community the President apple containers and the creation of the Japanese American suitable.

978
02:01:18.750 --> 02:01:31.380
Marlene Schubert: For that effort, the national parks conservation association inferior hurt this national organization I got their highest the award the martyr stoma Douglas words you bow and this Community name is citizen beer and 17.

979
02:01:33.000 --> 02:01:34.800
Marlene Schubert: got to be in the front of the parade.

980
02:01:36.510 --> 02:01:39.300
Marlene Schubert: So I mean I know you're the dump truck yeah.

981
02:01:40.860 --> 02:01:41.460
Marlene Schubert: No that's great.

982
02:01:44.580 --> 02:01:47.250
Marlene Schubert: And I just you know we were sitting better.

983
02:01:49.110 --> 02:01:58.680
Marlene Schubert: So the bear america's isn't there elected by the Council members of one year term, that the American six months and you're definitely welcome so.

984
02:02:00.660 --> 02:02:06.030
Marlene Schubert: He left one thing out and looking for the party he signed up to be the liaison to position.

985
02:02:07.860 --> 02:02:07.980
Marlene Schubert: here.

986
02:02:09.840 --> 02:02:16.020
Marlene Schubert: them on City Council we did that we actually had to do this Saturday, this policy subcommittee.

987
02:02:17.040 --> 02:02:24.450
Marlene Schubert: are always yeah yeah so I was on that and I just loved it because, unlike i'm not i'm not knocking can't my neighbor city.

988
02:02:24.780 --> 02:02:38.460
Marlene Schubert: But it's pretty clear they didn't have a lot of the sniper you can tuck will, at the time had a lot of that to all kind of stuff and try to get some doing the character so really, really like making these guys to system, so good.

989
02:02:39.720 --> 02:02:44.430
Marlene Schubert: Okay, so some of you haven't entered I started off you start that's right.

990
02:02:48.390 --> 02:02:55.650
Marlene Schubert: I hearing some of what everyone else said I realized I skipped some context for why i'm like i'm interested in some of the things that I like zoom in on.

991
02:02:56.010 --> 02:03:07.050
Marlene Schubert: And when I first moved to this area, I was a consultant, a lot of work with sound transit and King county metro around transit oriented development and and a lot of.

992
02:03:08.820 --> 02:03:16.140
Marlene Schubert: facilitation work in facilitating Interagency meetings so that's kind of some more context.

993
02:03:17.370 --> 02:03:18.720
Marlene Schubert: For what I was pivoting from.

994
02:03:20.100 --> 02:03:27.120
Marlene Schubert: Excellent yeah and I think there's you know I think we are at a very pivotal pivotal pivotal time you're.

995
02:03:28.140 --> 02:03:43.560
Marlene Schubert: You know, not only are refining the design

review design, which is i've been told the first and the nature of nation of its kind that is so graphic that is good guidelines, suggestions and the rigor.

996
02:03:44.640 --> 02:03:54.120
Marlene Schubert: it's its unparalleled so it's great that we have this tool that we're able to focus our comments on because I think that's always the hardest, having been on the other side of the table in.

997
02:03:54.630 --> 02:04:04.500
Marlene Schubert: Various design review boards you never know what's going to imagine so there's no real way to prepare or whatever, so I hope we're doing a better job that if people have to come up with it sorry.

998
02:04:05.790 --> 02:04:18.480
Marlene Schubert: Can I just add that I appreciate that that's why we can why well, I wanted to go with be transparent and, with it, and those are we are live on bainbridge island predictability was not things that our city council before.

999
02:04:20.670 --> 02:04:22.560
Marlene Schubert: You weren't even predicted you go home that.

1000
02:04:24.090 --> 02:04:26.130
Marlene Schubert: They would end the 1231 o'clock yes.

1001
02:04:27.840 --> 02:04:28.530
Marlene Schubert: Unbelievable.

1002
02:04:30.600 --> 02:04:33.180
Marlene Schubert: yeah I just just got it we got people.

1003
02:04:35.100 --> 02:04:35.910
Marlene Schubert: And you go through it all.

1004
02:04:37.740 --> 02:04:53.850
Marlene Schubert: yeah I was very taken by this document and how well it was originally when I first started leaking through it, because it's really nice to be able to um you know share an observation that's not just an observation it's like there's there's a foundation to everything that we.

1005
02:04:55.080 --> 02:04:55.350
Do.

1006
02:04:56.640 --> 02:05:01.950
Marlene Schubert: Here, because when I interviewed for the assignment you've worked with a couple of Council members and with job.

1007
02:05:02.340 --> 02:05:13.140
Marlene Schubert: You know I said, you know you may not want me because i'm coming at this always having been an owner's representative, so it was I was out there to get what what the College wanted.

1008
02:05:14.280 --> 02:05:25.740
Marlene Schubert: And then, they said, well, I mean they wanted that customer service they wanted to hear that side and so he was nervous.

1009
02:05:27.000 --> 02:05:30.060
Marlene Schubert: Reality reality shows.

1010
02:05:31.560 --> 02:05:36.570
Marlene Schubert: And they're going to say there we go so you're sort of project with us, you know we're having a pencil right.

1011
02:05:37.800 --> 02:05:42.690
Marlene Schubert: understanding of what's the reality of this and or, if you want to make so much money.

1012
02:05:43.890 --> 02:05:52.500
Marlene Schubert: So much, but I think it's certain all of a sudden time to write can level right on something that's a good point.

1013
02:05:54.000 --> 02:06:03.540
Marlene Schubert: And I think we're also transitioning, as he said patty we have a new planning director who started just a little bit before he did each because I think manager.

1014
02:06:04.710 --> 02:06:18.540

Marlene Schubert: And picking up on what Clarence to sit tightening it up, I think we need to do them I think there's been a lot of crossover there's a lot of confusion over you know the past, at least the three years that i've been on the board and and a lot of it, I think you.

1015
02:06:19.560 --> 02:06:23.160
know with just open and honest transparent conversation.

1016
02:06:24.240 --> 02:06:31.500
Marlene Schubert: You know, with the customer in line always civil all that and that kind of just trying to translate into the general expectations I don't have a lot.

1017
02:06:33.000 --> 02:06:49.560
Marlene Schubert: Just that we are a volunteer board, so thank you for that and it's just expected that will be here every Monday or whenever there's anything but we know that life happens so when you can't make it please get in touch with Marlene as soon as you can.

1018
02:06:50.880 --> 02:07:00.180
Marlene Schubert: Because we can it takes too much time for Marlene try and chase us down to get a gas so we're just going to proceed, that will be here unless we hear otherwise.

1019
02:07:02.190 --> 02:07:09.390
Marlene Schubert: And the second one is that we're here to express our opinions of the designs for based on our.

1020
02:07:10.050 --> 02:07:17.190
Marlene Schubert: professional experience or education on what we've done and and how it fits in in our Community.

1021
02:07:17.700 --> 02:07:29.430
Marlene Schubert: we're not you know we're not a sound board for neighbors or other Community members, they haven't you know we certainly want to hear those comments, and we have public sections and we will listen to those but we're really looking for our.

1022
02:07:30.150 --> 02:07:39.930
Marlene Schubert: Take on or reviewing to really put that recommendation to the planning board, so the planning board most

senior I mean I think that's why we have, that is why we have.

1023
02:07:40.530 --> 02:07:49.650
Marlene Schubert: The reports, because even like before even the beginning when I first got here we are passing are not passing and there wasn't a lot of reasons block.

1024
02:07:50.160 --> 02:07:59.910
Marlene Schubert: So we want to get those reasons in there and I think a lot of times we do talk about things that aren't meeting the bar, but I also want to ask people to stress.

1025
02:08:00.390 --> 02:08:11.970
Marlene Schubert: Things that are meeting the ball or our surpass surpass or things that we see that we want to encourage and other people that are coming before the board, because they do watch the recordings and things like that so.

1026
02:08:13.230 --> 02:08:22.860
Marlene Schubert: A big a big push there has been more effort to put on the proponents of the design, to make a presentation, what do you want us to see.

1027
02:08:23.940 --> 02:08:27.600
Marlene Schubert: Because I think, as in design school as a lot of us know.

1028
02:08:29.040 --> 02:08:41.940
Marlene Schubert: You want to tell people what you do and then you want to remind it if it's just open for each one of us to just draw and they could go wherever so we can still do that our minds, but we want proponents to be clear on what.

1029
02:08:42.330 --> 02:08:49.470
Marlene Schubert: What their concepts are why they're doing stuff there should be clear answers to a lot of the various things that yes.

1030
02:08:50.610 --> 02:08:52.320
Marlene Schubert: kind of going along with that.

1031
02:08:54.210 --> 02:09:06.690
Marlene Schubert: that's why there's these dependencies because

it didn't use it used to be that the requirements for what was they were supposed to bring to us were embedded in the admin manual.

1032
02:09:07.560 --> 02:09:21.030
Marlene Schubert: And it was it was it was not necessarily it was it was the best it could be at that time, but it wasn't focused on what we we wanted to listen to what we wanted to say so.

1033
02:09:22.770 --> 02:09:27.240
Marlene Schubert: This dependency, just like the worksheet This is something that.

1034
02:09:29.850 --> 02:09:33.780
Marlene Schubert: This this is up for review today.

1035
02:09:35.160 --> 02:09:50.490
Marlene Schubert: We can we can make a list in this, I think this one has to be adopted by resolution but it's not like a whole ordinance but we tried to be pretty thorough about this one, and so, if it's not if it's not clear.

1036
02:09:51.630 --> 02:10:04.110
Marlene Schubert: You know, let us know, and then the appendix B is the lesser than examples, and that is not complete and we'll have to cycle back to.

1037
02:10:07.860 --> 02:10:20.010
Marlene Schubert: Well, and what we have to what we have to do is decide internally how we want to find better examples, so we want to have a subcommittee of a couple people that.

1038
02:10:20.970 --> 02:10:32.130
Marlene Schubert: We were thinking, we know that there have been a couple really good projects thinking about presentations like the presentation from LM and in Seattle for bpa presentation was just like.

1039
02:10:32.730 --> 02:10:47.880
Marlene Schubert: I mean the best in town and they they had it nailed every step of the way and we've seen some good you know site plans that you know, really, even today, the graphics today the graphics very we're very good we're very good so just last week and.

1040
02:10:48.900 --> 02:11:00.930
Marlene Schubert: there's a lot of benefits the missing information that we may be trying to say that, how can we can actually go for to submit for permits that check this and if you miss something we don't send that you have and.

1041
02:11:02.460 --> 02:11:11.070
Marlene Schubert: I think there's a week there was a wish for down to our breasts and make sure they have all this information rate is bursting two years, so the video and certainly.

1042
02:11:11.580 --> 02:11:20.610
Marlene Schubert: This because I never knew they were going to look at all right, and so, if you know if we would take some time I I guess I just make.

1043
02:11:21.480 --> 02:11:30.180
Marlene Schubert: The assumption that, like last week i'm making the assumption there'd be a scale on drums so you can figure out how big the building was and I just make that.

1044
02:11:30.750 --> 02:11:44.400
Marlene Schubert: shouldn't have to spell that out remember trip work themselves Well, no, I don't think so it used to be that they did, because they would apply for their pre happy order came to the rv and we've switched the order so really staff isn't even.

1045
02:11:45.330 --> 02:11:55.680
Marlene Schubert: Being you know really under the stairs like they're not being paid to do that sort of Union hall sober it's later process right, you know, so what I would suggest what i'm sort of.

1046
02:11:56.160 --> 02:12:05.340
Marlene Schubert: Thinking about is creating a template language that we can send the applicant that say here is, you know what the theory is really looking for you have your supplemental requirements in the list you have samples.

1047
02:12:05.460 --> 02:12:13.590
Marlene Schubert: But just a little bit of extra narrative and be consistent, that we can all sort of agree on and that this down

and just send out without having to spend any extra time we're going to say.

1048
02:12:13.860 --> 02:12:20.940
Marlene Schubert: You know, for instance, I noticed, but you know there's a I think it was the former vr beating the applicant, you know didn't conference titles.

1049
02:12:21.390 --> 02:12:26.100
Marlene Schubert: sort of matching up to the middle, I thought you know that's just a test it's like this would make it easier for.

1050
02:12:26.340 --> 02:12:35.040
Marlene Schubert: You to review, without having to say well wait what's this, I guess, some of the content with services look like that, and so that's kind of one of my ideas for how to try to streamline is to have.

1051
02:12:35.520 --> 02:12:41.100
Marlene Schubert: Similar language that we've been to every applicant either creating or for middle documents and make sure that you know the PDF.

1052
02:12:41.400 --> 02:12:48.240
Marlene Schubert: Below correctly and just I have that they have dates on yeah do you send letters that you know all that good stuff yeah that you know you all are wondering lead.

1053
02:12:48.990 --> 02:12:55.170
Marlene Schubert: gen say all must have these eight things are we have and i'm afraid that they're not real so much as they are.

1054
02:12:55.470 --> 02:13:08.130
Marlene Schubert: tips and tricks and I say that because it's really only Africans to create something that's going to work for the profit, so this is sort of early appointment is that in fact that can't really be enforcing the rules that's more a.

1055
02:13:08.370 --> 02:13:14.220
Marlene Schubert: You know here's your best chance of getting through the IRB in a streamlined and and efficient way.

1056

02:13:14.640 --> 02:13:21.960
Marlene Schubert: And I think that that kind of walks that line between actually doing some kind of review and checking for each little piece, which again we really can't.

1057
02:13:22.380 --> 02:13:28.080
Marlene Schubert: Do because we aren't we haven't had them submit a format that we looked at before to do that review.

1058
02:13:28.620 --> 02:13:42.570
Marlene Schubert: But it gives you a little bit more information so that they're not just kind of guessing I think the samples are gonna be really helpful to finish independent speed because, like i'm not clear on what some other similar requirements are so many contexts summary or something like that.

1059
02:13:43.980 --> 02:13:49.590
Marlene Schubert: So I think if if this stuff mini or whenever it wants to be can choose a few great projects that if.

1060
02:13:51.060 --> 02:13:56.760
Marlene Schubert: We can get that appendix be finished, we have sort of low hanging fruit to me to give applicants much clarity as possible.

1061
02:13:57.060 --> 02:14:05.580
Marlene Schubert: And then I can develop that template language I can work with you guys to do that make sure you know, covers a lot of the things that you tend to see from applicants, so that we can cover the basis.

1062
02:14:06.000 --> 02:14:11.730
Marlene Schubert: i'm hoping that that will help applicants, you know give you guys as as good information as we possibly can.

1063
02:14:12.150 --> 02:14:18.120
Marlene Schubert: We do the same thing with permits rate, sometimes it looks more like crayons on napkins then we want it to you, and you know.

1064
02:14:18.540 --> 02:14:31.350
Marlene Schubert: aren't always in a position to be able to change that we have to ask for and requested suggested, you know cajole but we can't necessarily afford that will get to do things

our way so that's my read.

1065
02:14:31.920 --> 02:14:41.400
Marlene Schubert: Of kind of where we're at so what's the circuit if we tend to us and there's missing information i'm sitting there come back, no, no, we so and.

1066
02:14:41.940 --> 02:14:52.260
Marlene Schubert: that's kind of delay the process yeah, so I think part of the template line is what I like to do it so make those sort of consequences clear, I think the issue of delaying is a little tricky because.

1067
02:14:54.420 --> 02:15:03.060
Marlene Schubert: All yeah exactly so i've had quite a reminder on exactly like what the backstops are of it all, but I would say that in general the amount that.

1068
02:15:03.390 --> 02:15:10.170
Marlene Schubert: The designer newborn can again be really clear with applicants about here is the guidance that we're giving you that will help you get through our process.

1069
02:15:10.830 --> 02:15:17.880
Marlene Schubert: We do that upfront work, regardless of the some noodles and this language that i'm describing, then I think at the actual meeting says hey you know.

1070
02:15:18.450 --> 02:15:23.910
Marlene Schubert: We noticed that this was messing around with this wasn't here, you know, can we proceed and the question for you guys.

1071
02:15:24.180 --> 02:15:31.320
Marlene Schubert: Is there a way to give guidance that allows it to proceed to the process that, for instance, maybe closes hoops at a future meeting try to reduce some of that delay.

1072
02:15:31.680 --> 02:15:39.900
Marlene Schubert: If it's not a threat I don't know how feasible, that will be with each individual products and probably be a conversation, but we had a very problematic.

1073

02:15:42.000 --> 02:15:48.720
Marlene Schubert: Applicant where we actually never ever saw an architect ever ever.

1074
02:15:50.220 --> 02:16:00.030
Marlene Schubert: And it was a problem for the product of an architect, we never have an architect, and so you know hindsight Korea was.

1075
02:16:01.950 --> 02:16:05.160
Marlene Schubert: lots of different color yeah very political crayon and so.

1076
02:16:06.270 --> 02:16:08.580
Marlene Schubert: hindsight is 2020 and so.

1077
02:16:09.720 --> 02:16:22.680
Marlene Schubert: We learned from that that is probably why we were trying to be as as gentle that player with the project, we saw last week is that.

1078
02:16:24.810 --> 02:16:27.660
Marlene Schubert: This doesn't work because it's violating.

1079
02:16:28.860 --> 02:16:47.880
Marlene Schubert: You know, will legal document to end and you have so that lesson was a lesson learned and one of the other things is we, we had an after action report after that project with the planning Commission planning director and a couple Members from the Dr B and we decided to do.

1080
02:16:50.160 --> 02:16:51.270
Marlene Schubert: would build chapter call it.

1081
02:16:53.190 --> 02:16:57.750
Marlene Schubert: Just identified certainly just maybe we will make a list of.

1082
02:16:58.650 --> 02:17:15.330
Marlene Schubert: Red checks that these are things that are outstanding we talk about them in public, this is going on our red checklist the applicant hears it and if it's on the red checklist they could be heading to a denial and we're right up

front and openness thing that you're talking about.

1083
02:17:16.380 --> 02:17:34.410
Marlene Schubert: You know if if the law says 50 foot buffer and you've got a 25 we're listing that, as this is a red alert, this is a problem that we already are clearly identifying because it affects everything, and that was the lesson learned that I don't want to repeat that.

1084
02:17:36.180 --> 02:17:46.380
Marlene Schubert: I think part of what you know the checklist that's all really great, but because we're a series of meetings and we'll get one things missing like today, we had a good discussion to have already like to see as a couple.

1085
02:17:47.880 --> 02:17:51.120
Marlene Schubert: You know not not to rush, but I do it yeah.

1086
02:17:55.110 --> 02:17:56.130
Marlene Schubert: yeah I think that you said.

1087
02:17:58.590 --> 02:18:05.070
Marlene Schubert: If I leave any but any imprint on the city, no one speaks and acronyms anymore.

1088
02:18:06.360 --> 02:18:15.660
Marlene Schubert: So, so I great i'm glad to say what's a car, and even in this group just try to you know because it because applicants don't know.

1089
02:18:16.110 --> 02:18:26.430
Marlene Schubert: Sometimes, what are some of the acronyms around and it actually helps when you say it out, because then we're having that conversation just trying to help get you get.

1090
02:18:27.720 --> 02:18:28.260
Marlene Schubert: Free point.

1091
02:18:29.640 --> 02:18:33.120
Marlene Schubert: I was gonna find everybody $1 but I didn't want to be a fundraiser yeah that.

1092

02:18:34.740 --> 02:18:35.340
Marlene Schubert: makes a lot of.

1093
02:18:36.840 --> 02:18:37.920
Marlene Schubert: The one thing.

1094
02:18:40.110 --> 02:18:46.950
Marlene Schubert: preamp conference attendees because we've we were short members and everything and and.

1095
02:18:48.000 --> 02:18:58.320
Marlene Schubert: Bob Russell i've been kind of tag teaming going to the pre up conferences enough, the hope was that we would all take turns doing that and so now that we're kind of closer to full complement.

1096
02:19:00.180 --> 02:19:01.530
Marlene Schubert: There aren't very many of them.

1097
02:19:02.610 --> 02:19:11.460
Marlene Schubert: I get a notice from the planning department Todd gets it we get this notice, probably at least two weeks, maybe three weeks in advance.

1098
02:19:12.210 --> 02:19:18.030
Marlene Schubert: And the plan was i'll send out an email to people with this thing attached.

1099
02:19:18.570 --> 02:19:30.060
Marlene Schubert: And the meetings there's a they're all team meetings even sit in your office or wherever, and they last exactly one hour they're very disciplined and then we can kind of take turns and it's a.

1100
02:19:30.990 --> 02:19:39.630
Marlene Schubert: product of those meetings it's it's the opportunity to try to get all of the what IFS on the table so everybody knows what the ground rules are.

1101
02:19:40.110 --> 02:19:57.570
Marlene Schubert: And then the staff within two weeks generates that pre pre location summary letter that you see in the file that's the product of those in person, meetings and usually palm

islands there for roads, maybe somebody from the fire department.

1102
02:19:58.980 --> 02:20:08.400
Marlene Schubert: Building planning billion planning applicable applicable Peter that would have could answer questions for the applicant so it's very applicant focused and we're.

1103
02:20:08.820 --> 02:20:18.180
Marlene Schubert: The planning Commission can have two people there and we are there as observers and we, we asked for that just because we would get the memo and then.

1104
02:20:18.780 --> 02:20:28.770
Marlene Schubert: Sometimes later in the meeting appointment come up but we didn't know what the background was so we're really observers in there to have someone in there to see what happened very good fire Marshal to come.

1105
02:20:30.360 --> 02:20:38.130
Marlene Schubert: Through so the prerequisite before that happens, the very you know this this this page here page.

1106
02:20:40.440 --> 02:20:50.910
Marlene Schubert: Once that page page 11, and this is the process and this this is this is literally it took us a year and a half to get this done and it's.

1107
02:20:52.410 --> 02:21:07.260
Marlene Schubert: went into place by ordinance in December, because the pre ap meeting used to be, after all, the design review things so they could do all the design review board things without knowing what the ground rules were and it became very clear, after.

1108
02:21:08.910 --> 02:21:15.660
Marlene Schubert: Like we were doing messenger house where they were going to remodel the whole thing out of rolling bay and they didn't.

1109
02:21:16.080 --> 02:21:22.530
Marlene Schubert: They were thinking they had a public health department permitted for 95 beds that that was kind of irrelevant.

1110
02:21:22.890 --> 02:21:28.590
Marlene Schubert: To the city permitting process and they needed a conditional use permit and they had all these other things they wanted.

1111
02:21:29.130 --> 02:21:38.370
Marlene Schubert: And they had a problem with the fire lane that they didn't know they couldn't eliminate it, and so, if the process has been the new process all of that would have been taken care of on day one.

1112
02:21:39.390 --> 02:21:51.000
Marlene Schubert: And that was one of the drivers and we researched it bainbridge was a complete outlier in the way we were doing things because nobody knew what the rules were day one, so.

1113
02:21:51.720 --> 02:22:01.140
Marlene Schubert: that's why this is set this way I get all it's already clear from this conversation but i'm sending an email just to all of your vm planning Commission Members regarding those three up.

1114
02:22:01.380 --> 02:22:05.100
Marlene Schubert: For the patient just make it really there because we do want it to be a dialogue between our.

1115
02:22:05.580 --> 02:22:20.370
Marlene Schubert: staff so that those basic requirements are fairly clear and there's not any sort of money of the waters with the other processes so he'll show you know server yeah I would say, you know burnout and you know what Larry.

1116
02:22:22.410 --> 02:22:26.040
Marlene Schubert: And then thought i'd ask Marlene to send this to everybody.

1117
02:22:27.360 --> 02:22:38.550
Marlene Schubert: once a year to design we do we're supposed to write this report to the City Council and a work program for this year, so you can see here's our work plan and.

1118
02:22:39.660 --> 02:22:52.260

Marlene Schubert: there's numbers of things on it like continuing to refine this work on Appendix a work on Appendix B we've got real concerns with the subdivision code that's on here is something we want to work on.

1119
02:22:54.180 --> 02:23:04.470
Marlene Schubert: collaborate communicate collaborate came up with those words committee collaborative cooperative the planning Commission the City Council planning and Community building staff it's a challenge you know, working on our team.

1120
02:23:05.550 --> 02:23:12.750
Marlene Schubert: And our mantra anyway so that's I have had Marlene sentence, thank you because I thought we.

1121
02:23:13.830 --> 02:23:18.810
Marlene Schubert: You know we all should know what this is and we're just coming kind of whittle away out of I guess.

1122
02:23:19.710 --> 02:23:29.040
Marlene Schubert: yeah and just the fate magazine as well, I think it's committees on varying levels of support from management staff and I just want to commit to you know be here to slavery.

1123
02:23:29.370 --> 02:23:33.810
Marlene Schubert: cooperate coordinate all the words time and really you know, we have some.

1124
02:23:34.470 --> 02:23:41.070
Marlene Schubert: Some great stuff we have some great and complicated code great and polycom staff that great and double getting everything.

1125
02:23:41.460 --> 02:23:49.800
Marlene Schubert: So i'm really trying to work and streamline clarified and just tell everybody for growing the rules, the best again, so the extent that I can help with the work plan, and you know.

1126
02:23:50.190 --> 02:24:05.550
Marlene Schubert: Essentially, helping shape next year we're playing or you know, helping with, especially those PCB pieces and just putting them in that kind of dangling find here to be

that resource, so please reach out for your hair but happy to happy to be here thanks for having me.

1127
02:24:07.260 --> 02:24:07.710
Marlene Schubert: awesome.

1128
02:24:09.450 --> 02:24:14.160
Marlene Schubert: I guess, well, we talked a little bit about the for be already designed for bainbridge.

1129
02:24:15.000 --> 02:24:22.290
Marlene Schubert: Usually general project update would come from HP maybe knowing what's coming down the pipe to go ahead.

1130
02:24:22.680 --> 02:24:30.960
Marlene Schubert: and make it maybe that's not fair to you, so I just wanted to point out what that item on our new old business it's a standing item, thank you, I will, so it.

1131
02:24:31.320 --> 02:24:38.550
Marlene Schubert: Surely nothing here some projects, I mean you guys pretty much know now because yeah yes Bruce it's a little different than it used to be, but.

1132
02:24:39.660 --> 02:24:46.140
Marlene Schubert: Anyway, especially one that has come through before and now like DS Wiggins is now a different one and it came back.

1133
02:24:46.380 --> 02:24:56.700
Marlene Schubert: Last October, change, so you know that it's coming back you know you have some insight into that those sorts it's a long i'm kind of assuming baker hill seven will be back here in two weeks because they.

1134
02:24:56.970 --> 02:25:06.870
Marlene Schubert: That was one of the ones that epicurious talked about, we want to push it through to get push it through the course of you know, so I would soon they'll show up again.

1135
02:25:08.400 --> 02:25:12.300
Marlene Schubert: I think that's the only pretty much less there's any Roundtable discussion.

1136
02:25:13.410 --> 02:25:14.460
Marlene Schubert: Open I mean meet you guys.

1137
02:25:16.590 --> 02:25:17.970
Marlene Schubert: I didn't pick your song so.

1138
02:25:23.700 --> 02:25:30.090
Marlene Schubert: Much good for us shorter individuals, as long as we can look tall, and they don't know it just depends on the angle.

1139
02:25:36.630 --> 02:25:37.170
Marlene Schubert: that's.

1140
02:25:38.730 --> 02:25:46.230
Marlene Schubert: awesome Thank you everybody Thank you baby here's the two weeks, maybe now.

1141
02:25:50.760 --> 02:25:51.450
Marlene Schubert: hi bought on.