

Call to Order (Attendance, Agenda, Ethics)  
Review and Approval of Minutes – August 16, 2021  
662 Park Short Plat ([PLN52023](#))  
New/Old Business  
Adjourn

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**Call to Order (Attendance, Agenda, Ethics)**

Chair Joseph Dunstan called the meeting to order at 2:01 PM. Design Review Board members in attendance were Bob Russell, Vicki Clayton, Shawn Parks, Todd Thiel and Michael Loverich. Planning Commissioner Ashley Matthews was present. City Staff present were Planning Manager David Greetham, Associate Planner Ellen Fairleigh, and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. Shawn Parks disclosed he had a personal relationship with the developers of the 662 Park Short Plat.

**Review and Approval of Minutes – August 16, 2021**

**Motion:** I make a motion to approve the minutes of the 16<sup>th</sup> of August

**Russell/Thiel:** Passed Unanimously

**662 Park Short Plat ([PLN52023](#))**

**#1 Conceptual Proposal Review Meeting**

*Discussion only*

**New/Old Business**

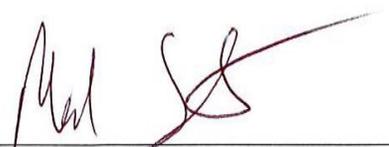
- Short Plat discussion
- Update: Sub-committee "code changes" for project review process-David Greetham
- Update: General Project Update-David Greetham
- Board Member Issues/Concerns

**Adjourn**

The meeting was adjourned at 3:51 PM.

Approved by:

  
\_\_\_\_\_  
Joseph Dunstan, Chair

  
\_\_\_\_\_  
Marlene Schubert, Administrative Specialist

**Attendee Report**

Report Generated:

9/8/2021 11:40

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered
Design Review Board Special Meeting	922 3186 0263	9/7/2021 13:42	130	3
		Unique Viewers	Total Users	Max Concurrent Views
			3	16
				0

**Host Details**

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Jane Rasely	jrasedy@bainbridgewa.gov	9/7/2021 13:42	9/7/2021 15:52	130

**Panelist Details**

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Jonathan	jd@davisstudioad.com	9/7/2021 14:05	9/7/2021 14:45	41
Todd	todd.thiel@cobicommittee.ema	9/7/2021 14:02	9/7/2021 15:51	110
Bob	bob.russell@cobicommittee.em	9/7/2021 13:49	9/7/2021 15:51	122
David	dgreetham@bainbridgewa.gov	9/7/2021 13:59	9/7/2021 15:51	113
Michael	michael.loverich@cobicommitte	9/7/2021 14:00	9/7/2021 14:02	3
Michael	michael.loverich@cobicommitte	9/7/2021 14:02	9/7/2021 15:51	110
Ashley	ashley.mathews@cobicommitte	9/7/2021 13:56	9/7/2021 14:30	35
Ashley	ashley.mathews@cobicommitte	9/7/2021 14:30	9/7/2021 15:51	81
Shawn	shawn.parks@cobicommittee.er	9/7/2021 14:01	9/7/2021 15:51	110
Joseph	joseph.dunstan@cobicommittee	9/7/2021 13:50	9/7/2021 15:51	122
Ellen	efairleigh@bainbridgewa.gov	9/7/2021 13:57	9/7/2021 15:52	116
Vicki	vicki.clayton@cobicommittee.er	9/7/2021 13:53	9/7/2021 15:51	119

**Attendee Details**

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Jonathan	jd@davisstudioad.com	9/7/2021 14:01	9/7/2021 14:05	5
stephanie steele	ssteele456@gmail.com	9/7/2021 14:23	9/7/2021 15:52	90
Mark Goodman	markgoodm@gmail.com	9/7/2021 14:29	9/7/2021 14:44	15

WEBVTT

1

00:00:04.560 --> 00:00:05.069

Joseph: Okay.

2

00:00:06.779 --> 00:00:10.380

Joseph: Jane can you bring up at some point the agenda.

3

00:00:12.960 --> 00:00:13.769

So I can.

4

00:00:15.089 --> 00:00:15.570

Joseph: See.

5

00:00:19.050 --> 00:00:19.530

Jane Rasely: There you go.

6

00:00:20.130 --> 00:00:21.450

Joseph: Okay, thank you.

7

00:00:22.620 --> 00:00:35.760

Joseph: Welcome was being recorded in the can't see the thing is how do I get delivered okay cool all right i'm good afternoon everybody, this is Joe dunston with the design review board.

8

00:00:36.450 --> 00:00:52.770

Joseph: For September 7 especially scheduled meeting we normally meet on Mondays but we're meeting on Tuesday, because of the holiday, thank you all for adjusting your schedule for today, we do have a corn, we have four people here today with Dr B.

9

00:00:54.930 --> 00:01:12.060

Joseph: I see that we have one project one short plot to talk about, and then we have some new and old business that we want to get to so if there's any conflicts of interest anybody might have.

10

00:01:13.230 --> 00:01:22.170

Joseph: Related to that project or new business before the Derby today, please raise your hand and Bob you are raising your hand okay.

11

00:01:22.560 --> 00:01:36.270

Bob: yeah the yeah i'm just i'm doing i'm i'll be working on a final short play here shortly with Alan it shouldn't affect this at all, but just one who mentioned it okay.

12

00:01:36.390 --> 00:01:37.470

Joseph: that's a good Thank you.

13

00:01:39.090 --> 00:01:42.480

Joseph: Okay, great um I see that I don't believe.

14

00:01:44.430 --> 00:01:46.890

Joseph: Todd field is on yet dizzy I don't see him.

15

00:01:48.210 --> 00:01:48.780

Joseph: anyway.

16

00:01:50.040 --> 00:02:05.070

Joseph: He just joined okay great well I did want to say to Todd Thank you Todd for taking over the Chair of the Dr be the last meeting which I was unable to attend and I you did a really great yeoman's job, so I appreciate it very much thank you.

17

00:02:05.580 --> 00:02:09.390

Todd: Oh, thank you, thank you very much, difficult to fill your shoes.

18

00:02:09.690 --> 00:02:12.330

Joseph: yeah well firstly when you're sideways.

19

00:02:12.780 --> 00:02:15.270

Todd: I know I can't see this has been plaguing you all day i'm trying to.

20

00:02:15.270 --> 00:02:16.650

Todd: figure out like how do.

21

00:02:17.790 --> 00:02:20.610

Todd: I knew I had a long weekend, but I didn't think it would affect my camera.

22

00:02:21.240 --> 00:02:22.320

Jane Rasely: If you if you.

23

00:02:22.350 --> 00:02:27.600

Jane Rasely: click on your camera icon video settings.

24

00:02:29.220 --> 00:02:33.240

Jane Rasely: And up in the upper right corner of the picture that shows.

25

00:02:33.360 --> 00:02:34.680

Jane Rasely: Oh rotate your view.

26

00:02:36.180 --> 00:02:36.510

Todd: Better.

27

00:02:37.680 --> 00:02:41.490

Todd: Thank you so much i've been on a lot of calls today and no one's been able to solve this so thanks.

28

00:02:41.520 --> 00:02:42.510

Ashley: I like that view.

29

00:02:43.740 --> 00:02:45.030

Shawn: Now you're upside down.

30

00:02:46.230 --> 00:02:47.190

Bob: Under the seat now.

31

00:02:47.670 --> 00:02:49.500

Todd: actually did a meeting like this today.

32

00:02:51.750 --> 00:02:52.890

Todd: But my next still hurts.

33

00:02:54.090 --> 00:02:55.740

Joseph: yeah right next Thank you anyway.

34

00:02:56.580 --> 00:02:57.900

Shawn: model pose.

35

00:03:00.270 --> 00:03:00.960

Joseph: And also.

36

00:03:01.560 --> 00:03:13.080

Joseph: In addition to thinking Todd for stepping in as the as the Chair I would extend that offer to anybody else who, from time to time might want a chair a meeting I would have no problem doing that I don't think any.

37

00:03:13.440 --> 00:03:24.000

Joseph: buddy awesome Dr B would so if anybody's interested in future just let me know okay um So the first order of business today we've got a client.

38

00:03:24.660 --> 00:03:43.020

Joseph: We have an agenda we've talked about any conflicts let's approve the Minutes of the August believe 16th 2021 meeting notes does anybody have any questions or concerns or do I hear a motion to approve said meetings so.

39

00:03:47.610 --> 00:03:52.170

Bob: Why make a motion to approve the Minutes from the was at the 22nd of August.

40

00:03:52.680 --> 00:03:54.540

Bob: 16 of August.

41

00:03:56.370 --> 00:03:58.500

Joseph: Todd raised his hand, so that a second.

42

00:03:58.620 --> 00:04:00.780

Joseph: Okay okay all in favor.

43

00:04:02.190 --> 00:04:13.950

Joseph: Okay, thank you very much okay great so um let's see the next order of business is our short plaque today, and we have Ellen farley here.

44

00:04:14.970 --> 00:04:24.450

Joseph: Ellen is the she's the project planner for this project is is the owner or representative of the owner here as well, are you handling the project yourself.

45

00:04:25.530 --> 00:04:29.790

Ellen: Jonathan Davis should be here he's the agent for the applicants.

46

00:04:31.290 --> 00:04:33.270

Ellen: See in the audience kane.

47

00:04:35.670 --> 00:04:36.780

Jane Rasely: is coming in right now.

48

00:04:37.140 --> 00:04:37.830

Ellen: Thank you.

49

00:04:39.810 --> 00:04:40.530

Jonathan: hi everyone.

50

00:04:41.520 --> 00:04:42.600

Joseph: Jonathan how are you.

51

00:04:43.530 --> 00:04:46.260

Jonathan: i'm very well, thank you, how are you Joe and.

52

00:04:46.530 --> 00:04:47.670

Jonathan: Good or B.

53

00:04:49.290 --> 00:04:54.000

Jonathan: c i'm just getting rid of some of these things make this bigger.

54

00:04:56.670 --> 00:04:57.450

Joseph: Yes.

55

00:04:58.440 --> 00:04:59.430

Jonathan: I don't do a.

56

00:05:00.030 --> 00:05:02.760

Ellen: Quick introduction before we hand it over to Jonathan.

57

00:05:05.070 --> 00:05:05.550

Joseph: mm hmm.

58

00:05:06.960 --> 00:05:20.670

Ellen: Okay, this is the conceptual proposal review meeting for the park avenue short clap proposal that is out on wing point the parcel is don't are 2.9.

59

00:05:21.600 --> 00:05:31.680

Ellen: So, in accordance with tables 17 1207 oh dash one which is the subdivision dimensional standards, and there are 2.9 zoning district, you need.

60

00:05:32.130 --> 00:05:48.150

Ellen: 15,000 square feet of a lot area per lot sub divide and the slot is 45,000 square feet just over, and is there for something viable into three lots as proposed there's no critical areas on the parcel.

61

00:05:49.200 --> 00:06:02.340

Ellen: Some a clickable elements of the COMP plan or the land use element housing element transportation element, and also the winslow master plan, and this is within the city, water and sewer service area.

62

00:06:03.540 --> 00:06:07.860

Ellen: And with that I can hand it over to Jonathan to give an overview of the project.

63

00:06:10.080 --> 00:06:10.890

Jonathan: Thank you Ellen.

64

00:06:12.180 --> 00:06:21.630

Jonathan: May I share my screen and i'll i'll go through the documents, so that the River slightly revised documents that I provided last week I.

65

00:06:22.890 --> 00:06:33.120

Jonathan: found with between Alan and I, we found a couple of issues areas that I fixed and I i'd like to just share those most updated drawings with you, if I might.

66

00:06:35.040 --> 00:06:36.360

Jane Rasely: You have permission to do so.

67

00:06:36.750 --> 00:06:50.520

Jonathan: Thank you i'm just figuring out, which is the best screen to share of all the different options, they have open at the moment i'm just going to do this, one right here.

68

00:06:51.570 --> 00:06:57.420

Jonathan: Share Okay, so this is you, as you see, in the project narrative.

69

00:06:57.840 --> 00:07:10.020

Jonathan: Yes, at this point okay so as Ellen said it's it's a it's a lot it's just over an acre one of the largest lot in this neighborhood.

70

00:07:11.220 --> 00:07:25.470

Jonathan: It was read, there was a recent vla that's moved some property around to make this large enough to be able to sub divided into three zones 2.9.

71

00:07:27.390 --> 00:07:29.310

Jonathan: it's a neighborhood that's.

72

00:07:30.630 --> 00:07:33.240

Jonathan: Well, I guess, maybe before I launch into this.

73

00:07:34.440 --> 00:07:48.810

Jonathan: The conceptual design meeting I know we're sort of we're talking with the goal is to kind of talk through the ideas and just make sure we're all sort of on the same page as far as where we're heading with this plan.

74

00:07:51.570 --> 00:08:02.580

Jonathan: And so I will introduce it that way, and then I wanted to sort of get through it as quickly as possible so that we can have the conversation and make sure that we're all on the same page does that make sense.

75

00:08:03.540 --> 00:08:04.830

Jonathan: Sure okay.

76

00:08:06.270 --> 00:08:16.710

Jonathan: it's it's in a it's a neighborhood and mainly older homes, there is no, no, no, no real prominent architectural style there.

77

00:08:17.760 --> 00:08:23.460

Jonathan: There are waterfront properties quite nearby and the golf golf courses is close by to.

78

00:08:25.560 --> 00:08:29.940

Jonathan: we're looking at creating three freestanding homes.

79

00:08:31.170 --> 00:08:39.390

Jonathan: To story for that certainly maybe a larger first floor possibility of a roof deck on the second floor.

80

00:08:41.040 --> 00:08:41.670

Jonathan: With.

81

00:08:43.980 --> 00:08:46.380

Jonathan: probably going to be doing separated parking.

82

00:08:48.570 --> 00:09:01.500

Jonathan: And the owner is going to be holding one of the homes and wants to build an accessory structure on the third lot that they would continue to hold the other two homes would be so.

83

00:09:03.000 --> 00:09:07.800

Jonathan: And when we're looking at three or four bedroom homes 2400 square feet or so.

84

00:09:09.930 --> 00:09:21.990

Jonathan: And, which is, which seems to be in accordance with the size of the homes in that neighborhood it's nothing there's no sort of super large homes, at least on park and on those adjoining streets.

85

00:09:24.180 --> 00:09:35.640

Jonathan: And so I think that that's the premise fits in with what's existing on site in the neighborhood there's a low there's a slight slope across the property.

86

00:09:36.930 --> 00:09:41.340

Jonathan: To the southwest we would handle stormwater using led techniques.

87

00:09:43.440 --> 00:09:47.160

Jonathan: and probably have a ring garden somewhere on there that Southwest corner.

88

00:09:51.060 --> 00:09:55.770

Jonathan: A couple of the subdivision requirements, as we understand it, because.

89

00:09:58.590 --> 00:10:15.510

Jonathan: The property is just over an acre which has some impact, a bit later on and with perimeter buffer, but we will be required to have 25% of the site as natural space or natural area, there are no critical areas on the site.

90

00:10:18.030 --> 00:10:32.490

Jonathan: And for the most part the natural area will consist of mature trees and shrubs there's really not much else, that would qualify for a secondary natural area on the site and we're looking at as an aerial view of it in the moment.

91

00:10:34.530 --> 00:10:45.360

Jonathan: we're not required to have Community space, though the owners are quite interested in creating a Community space and you will see that in the proposed conceptual site plan anyway.

92

00:10:46.200 --> 00:10:56.370

Jonathan: home site size is 5500 square feet maximum we may not use we may not achieve all of that in on all the lots but not quite sure yet.

93

00:10:57.450 --> 00:11:05.340

Jonathan: Because we're over an acre will need a 10 foot perimeter buffer on on everything except for the roadside.

94

00:11:08.550 --> 00:11:15.780

Jonathan: And that primitive buffer can count as natural area and we can separate the home sites up to 25 feet.

95

00:11:18.660 --> 00:11:28.830

Jonathan: And we have the home site has to remain 10 feet from the perimeter of the subdivision and for because of well i've heard.

96

00:11:30.570 --> 00:11:36.990

Jonathan: Actually, for the and then the setback on the property on the home site is 10 feet for the larger homes.

97

00:11:39.360 --> 00:11:39.810

Jonathan: and

98

00:11:41.130 --> 00:11:49.950

Jonathan: garage or buildings, other than a garage have to be about have to be 10 feet from the property line of the of the subdivision.

99

00:11:51.810 --> 00:12:03.480

Jonathan: This is the property i'm going to enlarge a little bit on this, you can see there's an existing house and barn structure on it and a small shed which actually is, I believe, already been removed.

100

00:12:05.910 --> 00:12:19.710

Jonathan: will be removing that those existing structures, you can see, this the person who lived here planted a whole range of trees, so there are some quite mature trees on the site, they will tend to be around the perimeter.

101

00:12:20.640 --> 00:12:31.950

Jonathan: So they'll work is permitted buffer and there's this sort of a larger standard of trees, or this panhandle piece that was added when the owners didn't be la.

102

00:12:33.690 --> 00:12:43.290

Jonathan: what's interesting is you can just know that notes is that the trees here, along with this South property line are actually set back from it separated from the property line.

103

00:12:44.850 --> 00:12:49.710

Jonathan: So that's an area where we're actually thinking of running our access road and maybe movies.

104

00:12:50.250 --> 00:13:04.710

Jonathan: Talking looking at the concept anyway of moving the perimeter buffer off the property line slightly there because that if if we use if we kept the buffer and then we put the driveway we would take trees down so.

105

00:13:07.770 --> 00:13:13.470

Jonathan: The, this is the because you can see the pattern of lots and homes.

106

00:13:14.640 --> 00:13:18.870

Jonathan: it's a fairly uniform arrangement, and you can see, this is a much larger.

107

00:13:20.070 --> 00:13:22.500

Jonathan: Property than most of the others in the area.

108

00:13:24.810 --> 00:13:26.190

Jonathan: And, and then.

109

00:13:27.450 --> 00:13:32.520

Jonathan: So the analysis of the site that we've that we have been working on.

110

00:13:35.100 --> 00:13:47.010

Jonathan: takes natural area and you counts the perimeter buffer financial area, there is a in sequoia, which is the largest tree on the site and we plan on retaining.

111

00:13:49.620 --> 00:13:50.280

Jonathan: and

112

00:13:51.360 --> 00:13:56.160

Jonathan: Then retaining some of the trees in this sort of along this access drive here.

113

00:13:57.240 --> 00:14:07.080

Jonathan: And then we'll we'll the owners plan on keep it we've got three home sites that will be clustered around a Community area.

114

00:14:08.400 --> 00:14:16.230

Jonathan: And will we will do remote parking in in this zone here and we're also looking at doing one parking.

115

00:14:17.310 --> 00:14:22.620

Jonathan: structure with a there is an existing driveway access here, we want to look at doing.

116

00:14:23.730 --> 00:14:27.780

Jonathan: Access to what are the garage is from using that existing driveway.

117

00:14:31.200 --> 00:14:40.080

Jonathan: The and then the the owners looking at building their accessory structure on in that panhandle piece associated with this home right here.

118

00:14:42.090 --> 00:14:47.460

Jonathan: And you can see, we were indicating the rain garden in the southwest corner of the property.

119

00:14:50.910 --> 00:15:01.770

Jonathan: There are a series of photos included that show the character, the street, there is there it's a it's a fairly well established neighborhood, as you probably know, there's a there are good.

120

00:15:03.090 --> 00:15:16.260

Jonathan: There are good, but screens along the street, for most of the houses, not to say all of them, some of them have some less screening is actually an empty like just across the street that looks like someone started construction.

121

00:15:16.860 --> 00:15:34.320

Jonathan: and stopped at some point in the past, some of the homes are closer to the street and then others but it's a it's a sort of mature existing street and we wanted, we want to maintain that feeling by retaining as many of the trees, as we can, on the site.

122

00:15:39.660 --> 00:15:44.580

Jonathan: So that's so that's my quick take on it i'd love to feel questions and.

123

00:15:46.830 --> 00:15:50.490

Jonathan: talk to you about what your concerns might be for a project like this.

124

00:15:53.430 --> 00:16:01.710

Joseph: um thanks thanks Jonathan can you go back to the photo with the last picture you had of your preliminary plan there.

125

00:16:02.010 --> 00:16:03.030

Jonathan: Yes, this one.

126

00:16:03.180 --> 00:16:04.140

Joseph: yeah that one right there.

127

00:16:04.200 --> 00:16:05.640

Joseph: yeah okay.

128

00:16:07.050 --> 00:16:11.580

Joseph: So it wasn't clear to me how you giving up the locks.

129

00:16:12.990 --> 00:16:16.830

Joseph: I just didn't see the lines and notice and see how that was working up that.

130

00:16:17.340 --> 00:16:19.050

Jonathan: We haven't we haven't determined that yet.

131

00:16:19.500 --> 00:16:25.470

Joseph: You haven't determined that, so this is your basic plan and you're going to develop a lot lines subsequent.

132

00:16:25.920 --> 00:16:31.890

Jonathan: yeah that I mean that's that's, as I understand it is one of the sort of tenants of the new approach to.

133

00:16:32.250 --> 00:16:33.630

Jonathan: subdivisions is let's.

134

00:16:33.900 --> 00:16:35.220

Jonathan: Let the lights come last.

135

00:16:36.360 --> 00:16:49.620

Jonathan: week, we have not yet determined if we're going to have three lots and easement for Community use or whether we will have a shared community.

136

00:16:52.170 --> 00:16:52.860

Jonathan: tract.

137

00:16:54.270 --> 00:17:04.440

Jonathan: which I think that's the direction we're heading there'll be a Community track, which will have the Community area and the parking on it and then we'll have three lots of different sizes.

138

00:17:06.660 --> 00:17:19.320

Joseph: So, in terms of context and some of the i'm just curious I know the neighborhood pretty well and and i'm just trying to remember, are there any trails in the area.

139

00:17:20.550 --> 00:17:23.310

Joseph: The go buy the property at all, or no.

140

00:17:24.840 --> 00:17:25.830

Joseph: I don't think.

141

00:17:26.940 --> 00:17:27.900

Jonathan: I don't know of any.

142

00:17:28.470 --> 00:17:34.980

Joseph: I don't know if you guys don't don't do you know really I don't think there were any that that location.

143

00:17:36.810 --> 00:17:40.020

Ellen: I don't know of any, but I can certainly test.

144

00:17:42.510 --> 00:17:49.020

Ellen: Island why transportation plan and then at the design guidance, I can make sure to report back on that.

145

00:17:51.930 --> 00:17:53.010

Joseph: he's curious yeah.

146

00:17:53.820 --> 00:17:55.110

Jonathan: yeah i'm not.

147

00:17:58.110 --> 00:17:58.920

Jonathan: I don't feel.

148

00:18:00.480 --> 00:18:12.630

Joseph: Good but it's a very walkable neighborhoods and we walk there quite often, and then there is the have done the holly cold trail and stuff but I don't think there's any trails that are.

149

00:18:13.080 --> 00:18:23.040

Joseph: Not on the street there um does anybody on the therapy have any questions or need clarification so or questions for Jonathan yes, Sir, Michael.

150

00:18:24.750 --> 00:18:37.560

Michael: yeah just about the access, you said that they're currently is one access it's not the northern end is there also one at the southern end or is that one would that would be a brand new one.

151

00:18:38.130 --> 00:18:58.230

Jonathan: There, the one that we're proposing right now would be a new one, there is actually an existing one right around here, it just if you look at this drawing you can see where the old property line was before they did the vla, and so the driveway is north of that.

152

00:18:59.700 --> 00:19:09.900

Jonathan: And let's see if it shows up on here there's there's one driveway right around here and then there's another driveway up right at the north property line so.

153

00:19:10.980 --> 00:19:12.120

Jonathan: We wanted to.

154

00:19:13.530 --> 00:19:13.980

Jonathan: sort of.

155

00:19:15.000 --> 00:19:20.040

Jonathan: pull the pull the vehicle so circulation, to the edges, so that we could make as much.

156

00:19:21.120 --> 00:19:25.470

Jonathan: The homesites and the private spaces and the Community space in the Center.

157

00:19:26.130 --> 00:19:27.300

Michael: Okay, thanks.

158

00:19:27.690 --> 00:19:28.110

yeah.

159

00:19:29.670 --> 00:19:31.890

Joseph: Bob you have a Panda.

160

00:19:35.220 --> 00:19:38.820

Bob: Georgia is very, very nice presentation, you gave us in a.

161

00:19:40.170 --> 00:19:40.710

Bob: very nice.

162

00:19:41.220 --> 00:19:50.940

Bob: To hear one like that i'm Joe I was down there today at the site I didn't see any trails or anything in the area, but.

163

00:19:51.960 --> 00:19:53.310

Bob: If there are they're not mark.

164

00:19:55.830 --> 00:20:08.340

Bob: I guess the one question I had, and this isn't this isn't anything nato's just i'm just trying to figure it out, you talk about natural areas having to be 25% of the site, but Ellen I looked at the code yesterday.

165

00:20:08.940 --> 00:20:14.970

Bob: I saw somewhere in the car I didn't write it down, unfortunately, that for residential they don't need to refer to the.

166

00:20:16.170 --> 00:20:21.210

Bob: table, because that the natural areas 400 square feet per house.

167

00:20:26.760 --> 00:20:30.600

Bob: I should have written it down because my eyeballs popped open, but I was.

168

00:20:32.190 --> 00:20:33.540

Ellen: not sure.

169

00:20:35.040 --> 00:20:35.640

Bob: I did.

170

00:20:35.700 --> 00:20:40.590

Ellen: Not familiar yeah i'm not familiar with the 400 square foot reference.

171

00:20:41.040 --> 00:20:42.300

Bob: We do use.

172

00:20:42.720 --> 00:20:48.750

Ellen: yeah we do use that table and 17 1207 oh.

173

00:20:49.020 --> 00:20:49.350  
Right.

174  
00:20:50.400 --> 00:20:51.480  
Ellen: yeah and that.

175  
00:20:51.750 --> 00:20:54.060  
Ellen: made 25% their.

176  
00:20:54.600 --> 00:21:03.480  
Bob: Particular code, though, that I read i'll find it again I just did a search and it popped up, I thought well that's interesting so they're giving us way more than we need but.

177  
00:21:05.550 --> 00:21:07.170  
Bob: email it to you when I find it.

178  
00:21:07.410 --> 00:21:08.340  
Okay, thank you.

179  
00:21:09.360 --> 00:21:11.880  
Bob: It was it was in there for a click.

180  
00:21:13.230 --> 00:21:20.640  
Ellen: And since this parcel isn't the are 2.9 zoning district there's no requirement.

181  
00:21:24.000 --> 00:21:30.150  
Bob: that's that's just just caught my eye the 400 feet so that's why.

182  
00:21:32.100 --> 00:21:33.930  
Joseph: Okay, any other comments people.

183  
00:21:37.050 --> 00:21:37.770  
Joseph: Little.

184  
00:21:40.920 --> 00:21:43.980  
Shawn: I just for the record I, and I apologize.

185

00:21:45.180 --> 00:21:47.130

Shawn: I hopped right from one thing on to this.

186

00:21:47.520 --> 00:21:49.380

Shawn: I have a personal relationship with the.

187

00:21:49.380 --> 00:21:52.020

Shawn: developers and the landowners they line design built.

188

00:21:53.160 --> 00:21:53.520

Joseph: Okay.

189

00:21:53.580 --> 00:21:54.300

Shawn: Let me get out there.

190

00:21:54.900 --> 00:22:02.400

Joseph: Okay, thank you okay um one thing I like is I give kudos to Jonathan to this, you know.

191

00:22:03.510 --> 00:22:11.640

Joseph: Some people would come in and just put three accesses on park avenue and makes three long long long long lots and you know kind of.

192

00:22:12.540 --> 00:22:31.830

Joseph: I don't want to say typical stuff, but I do appreciate this because I think that the three homes all have quite a bit of privacy within the step of the way it's with his plan is shaping up and I, and I like that I find that to be very great very nice, you know so from.

193

00:22:32.970 --> 00:22:34.290

Joseph: This point I would share.

194

00:22:36.060 --> 00:22:43.770

Joseph: I do have a little more thinking, we have to do, or I have to think about this done in the southwest Southwest corner believe it is.

195

00:22:44.160 --> 00:22:54.000

Joseph: Where the entrances that that's where your storm water, the rain gardens going to be you're gonna have to work on that a little bit, that is the low point

assuming on the property.

196

00:22:54.570 --> 00:23:09.630

Joseph: yeah yeah yeah so that actually could be a very nice feature coming in, and that will access road, I mean you know it's a small thing, but it could be very lonely if it was designed correctly, it can be really nice.

197

00:23:10.680 --> 00:23:16.830

Jonathan: Oh, thank you yeah I mean that was the intent is to saving those trees right there and keeping a.

198

00:23:17.910 --> 00:23:32.880

Jonathan: As much of the existing vegetation, as we can, as a suit and then figuring out how to weave a rain garden into those existing roots and so on and so forth, but I bet it but yes, making it an entry that's pleasing for the for the Community.

199

00:23:33.270 --> 00:23:38.220

Joseph: Great I think it's actually pretty nice huh.

200

00:23:41.160 --> 00:23:42.210

Joseph: Yes, Sir top.

201

00:23:43.050 --> 00:23:56.760

Todd: Then you Jonathan, thank you for kind of giving us the underpinning of what you're thinking here i'm just a couple of questions for that did you talk at all about the assessors expressly structure that is noted down there in the panhandle.

202

00:23:59.580 --> 00:24:04.860

Jonathan: Not a whole lot, but the the owner does plan to build an accessory structure.

203

00:24:06.570 --> 00:24:13.560

Jonathan: That will be used for an office space and some story in a barn kind of space.

204

00:24:15.570 --> 00:24:16.230

Jonathan: And it's not.

205

00:24:16.500 --> 00:24:20.400

Jonathan: That there's not there's nothing more specific about it than that at the

moment.

206

00:24:20.850 --> 00:24:25.020

Todd: And would that be associated with one of the lots or the whole development.

207

00:24:25.530 --> 00:24:36.540

Jonathan: That would that would be with one of the lot, so this this lot for this home site here would own somehow this part of of that would be there lot.

208

00:24:36.870 --> 00:24:44.520

Jonathan: As somehow this home site would have another lot over here, and this home site would have a lot over here and the Center part would be a community to track.

209

00:24:45.990 --> 00:24:47.100

Todd: Excellent yeah.

210

00:24:48.450 --> 00:24:55.050

Todd: Thank you, thank you for the explanation, as well as the kind of thorough photo documentation of views from the street.

211

00:24:55.410 --> 00:24:58.200

Todd: Yes, contexts, but always appreciated.

212

00:24:59.760 --> 00:25:04.230

Todd: But those are my observations thanks so.

213

00:25:04.320 --> 00:25:04.890

Joseph: i'm just.

214

00:25:05.970 --> 00:25:18.870

Joseph: Being philosophical here about the Community area, but you know you get can only do three lots I realized that wouldn't it be nice to be able to do that fourth lot as the Community area and then have kind of a common ownership.

215

00:25:20.430 --> 00:25:23.760

Joseph: You got to think that, through a little bit nothing's we can't really do that.

216

00:25:24.330 --> 00:25:33.780

Jonathan: We can we can do, you can do a Community tracks, the whole site does not have to be made up of the 300% three lots.

217

00:25:33.930 --> 00:25:38.130

Jonathan: Okay, then you can have a tract within a subdivision that has common ownership.

218

00:25:38.730 --> 00:25:40.200

Jonathan: And that's how we would handle it.

219

00:25:40.380 --> 00:25:44.460

Joseph: Okay, and we could do that small lunches.

220

00:25:45.540 --> 00:25:53.190

Jonathan: I don't think there's anything stopping you on a small plot like this, I know we've done it at grow and and other places, so.

221

00:25:55.170 --> 00:26:07.290

Jonathan: and Joe I have to, I have to recognize your recognition of the sort of thoughtfulness of this is this is kind of this is the subdivision that we envision to be created when we wrote a new subdivision.

222

00:26:08.520 --> 00:26:16.980

Joseph: exactly when you presented that couple years ago now yeah this is exactly how I would go like it that's what I was trying to get at.

223

00:26:17.400 --> 00:26:28.560

Joseph: The typical developer would come in and divide this into three lights long narrow rectangles but three instances on the park, and this is there's so many things about this.

224

00:26:29.250 --> 00:26:40.980

Joseph: And I think that are really, really well thought out at the very beginning, at the very beginning, without you know I mean which I I did want to recognize, I think I wouldn't good yeah.

225

00:26:41.010 --> 00:26:44.250

Jonathan: But I mean it's It is interesting, working with the developer.

226

00:26:45.810 --> 00:26:59.730

Jonathan: The that i've had to bring them along in the process to there was a severe had created a subdivision version of this, that was a little bit more of like what you described, and I think you guys there's an opportunity to be had.

227

00:27:00.810 --> 00:27:03.210

Jonathan: it's going to you know make for better homes and.

228

00:27:03.300 --> 00:27:14.760

Jonathan: it'll in the end make for better development and better sales for you guys, so they they get so it's just takes a little bit of a little bit of time and manipulation.

229

00:27:16.650 --> 00:27:17.130

Jonathan: So, again.

230

00:27:17.610 --> 00:27:26.820

Joseph: Going forward i'm just wondering um you know you haven't saved relationship with the owner, so I would assume you may be doing the architectural possibly you hope to.

231

00:27:27.270 --> 00:27:36.690

Joseph: On the EDU as well as the that one home and you might have a relationship on the two lots that would be for sale, you might get a relationship of those owners as well.

232

00:27:37.050 --> 00:27:50.910

Joseph: Well, is that an advantage or disadvantage in terms of the type of architecture, you know could they all speak to the same forms and be somewhat similar or you would they look towards total diversity, you know what I mean.

233

00:27:51.270 --> 00:27:55.260

Jonathan: know that the developers planning on building all three structures.

234

00:27:55.650 --> 00:28:11.460

Jonathan: Okay, and so we will be working with them to develop the designs of those we've actually started working on the designs of them, the original thinking was that we would have three identical homes in form and plan on the site.

235

00:28:13.020 --> 00:28:27.300

Jonathan: The way that we're thinking now is likely that will be to home, the two homes will be sold will will be similar, if not the same, and then the third home

that they would continue to own would be different.

236

00:28:28.680 --> 00:28:43.290

Jonathan: So so we're we're working through that right now but, but the idea is that it is a a cluster of homes that, if not exactly the same they all relate to each other it's not going to be one thing he one style here or one color.

237

00:28:43.290 --> 00:28:43.710

Jonathan: here.

238

00:28:43.740 --> 00:28:46.350

Jonathan: it'll be it'll be a cohesive community.

239

00:28:47.400 --> 00:28:54.150

Jonathan: of homes that are all quite quite complementary and and work well together mm hmm.

240

00:28:54.720 --> 00:28:58.620

Joseph: Great Sean I think it ends up question.

241

00:28:59.640 --> 00:29:07.680

Shawn: And you know, and we can talk about it after this, but this segues nicely into what I was talking about the last year or be aware that.

242

00:29:08.310 --> 00:29:21.750

Shawn: On these short plants, I think it's important that if one developer is designing planning to develop all three four however many lots and do the build out that short plant should.

243

00:29:22.980 --> 00:29:29.130

Shawn: Somehow we need to figure out a way for that to come back to the Dr be, not that I know Jonathan and ley line will do.

244

00:29:29.940 --> 00:29:47.220

Shawn: a fantastic job in relation to Dr B standards but it's something that like vicki pointed out like that try development on Madison and as you're driving between valley and 305 like this is something that we should talk about after this.

245

00:29:49.680 --> 00:29:50.220

Joseph: yeah.

246

00:29:50.370 --> 00:29:50.730

Jonathan: I mean.

247

00:29:51.660 --> 00:29:53.550

Jonathan: Right, I mean I I think it's.

248

00:29:55.440 --> 00:30:05.940

Jonathan: I always have a hard time thinking of a subdivision being divided design and then someone else comes in and builds that you know sell off a lots and then you build the houses and I think there are a lot of us who would love to see.

249

00:30:06.420 --> 00:30:14.880

Jonathan: A subdivision done, that is, then, designed and built all as one cohesive package and that's and that's the dilemma that we have to as.

250

00:30:15.090 --> 00:30:24.810

Jonathan: architects working here in the dmv in the city reviewing projects is so much of subdivisions are commodified lots that you know anyone else can come and build whatever on it.

251

00:30:25.320 --> 00:30:35.760

Jonathan: So, as I mean I I was thinking that when we come back for design guidance, I will be bringing the basic house designs to show you guys to.

252

00:30:37.410 --> 00:30:49.080

Jonathan: So that and that's the that's one of the one of the questions is where how much do we have to bring and how much do we have to which to complete you know.

253

00:30:49.680 --> 00:31:04.590

Jonathan: answer to the design design for bainbridge manual and and how do you guys try and regulate some of the stuff that is built after the you know you've approved it so.

254

00:31:05.010 --> 00:31:16.110

Shawn: it's it's definitely an evolution, so I mean now we've got we anything that's a large platter lomdoc House comes through us, but this to start pie is.

255

00:31:16.380 --> 00:31:28.140

Shawn: doesn't at this point because to your point somebody could, if it's in a

family, they could separate land and they could give it to their kids and their kids then it's a little family owned and we don't touch single family right.

256

00:31:28.500 --> 00:31:42.180

Shawn: right there is this Gray area where you're a prime example of it, where you know leyland's going to develop and build the whole thing, so therefore to me it falls back into.

257

00:31:45.090 --> 00:32:02.250

Shawn: Like a larger design sense it becomes bigger than just a single family joining and starts to become something that's cohesive and definitely feels to me that it should fall back into Dr be at that at all the next levels right, but right now currently that's not that's not in the purview.

258

00:32:02.580 --> 00:32:02.940

yeah.

259

00:32:05.250 --> 00:32:16.770

Joseph: I think there's a mixed bag on the dmv some people would like the dmv to be you know, to look at every home on a view that possible and that's just an enormous amount of work and I don't know that we want to be.

260

00:32:17.430 --> 00:32:26.220

Joseph: necessarily in that kind of control at that level, however, you know I think philosophically which the same Jonathan is even when we're designing a home.

261

00:32:27.180 --> 00:32:37.590

Joseph: of good a good architect is still thinking about the Community make it while we're doing that home, so that it comes together as a Community, which is what I think.

262

00:32:38.370 --> 00:32:46.590

Joseph: The ultimate ultimately all the bureaucracy and all the stuff that we go through and dear be I think that's what we're attempting to do is get something that responds to a community.

263

00:32:47.310 --> 00:32:58.830

Joseph: Right, instead of just a bunch of individual homes, you know and but I don't know they're going after and looking at the individual homes and all that work will actually end up resulting in.

264

00:32:59.310 --> 00:33:07.170

Joseph: A good Community project either, so I think we're still struggling with what are the mechanisms there, I certainly feel like that this is.

265

00:33:08.310 --> 00:33:15.630

Joseph: You know one thing if I could say this we're having a little bit of a love fest here, but if I if I could say this.

266

00:33:16.560 --> 00:33:27.300

Joseph: Framework who's do do did the D for the book is you know, is working on a revision to the book tightening up of it and also have a webpage.

267

00:33:27.810 --> 00:33:39.240

Joseph: This is a perfect example that we might talk to you later about maybe we could use that in the you know, on the webpage to talk about this is a way that you do this.

268

00:33:39.420 --> 00:33:47.790

Joseph: And right, and this is because the possibilities are endless to do some real nice thing here, you know, in terms of the three homes.

269

00:33:48.450 --> 00:33:59.430

Joseph: As opposed to like you say a server coming in building three lots and you've lost half of your opportunities before you even started so that doesn't answer the question, but I think I think we all.

270

00:34:00.750 --> 00:34:08.430

Joseph: Other Dr B people can speak up, but I think that's a conundrum we're trying to refine we're trying to figure that out, yes.

271

00:34:10.650 --> 00:34:12.390

Joseph: So I agree with Sean very much.

272

00:34:13.710 --> 00:34:14.790

Ellen: So as.

273

00:34:14.880 --> 00:34:17.340

Ellen: far as next steps so there's um.

274

00:34:18.630 --> 00:34:29.370

Ellen: you've developed a new design for bainbridge worksheet I believe that is specific to subdivisions, is that ready and something that we could send to Jonathan I know Marlene isn't here today.

275

00:34:30.390 --> 00:34:39.060

Joseph: i'm actually that's a great question Ellen and I am working on it, but we have not finished it.

276

00:34:39.150 --> 00:34:47.580

Joseph: How it's not approved it, so I don't know in the bureaucratic legal sense with David be bound to it until we get it up and.

277

00:34:48.000 --> 00:34:56.850

Joseph: David maybe you could answer that question, but we haven't really worked that worksheet out but right now we have a worksheet that some 40 pages for large multifamily tech project.

278

00:34:57.300 --> 00:35:10.170

Joseph: And I would like to see one that was much, much, much smaller and scaled back, but that addressed some of the issues that we're talking about here, but to answer your question No, we don't have that done at this time.

279

00:35:11.040 --> 00:35:14.880

David: and Joe la in a way, and by saying, since the worksheet is not codified.

280

00:35:15.240 --> 00:35:29.160

David: It is really your tool at your guys discretion, so we certainly will defer to you as the Chair, how you want to use it, when you want to use it, so I just want to make sure you know it's completely in your court, how you would like to utilize that worksheets it's not required my code yeah.

281

00:35:29.520 --> 00:35:30.810

Joseph: Okay, yes, Jonathan.

282

00:35:32.640 --> 00:35:42.240

Jonathan: If you want to use this on your website show how it should be done, how about you, you let me use your checklist and give it a run through and see how it goes.

283

00:35:43.050 --> 00:35:57.810

Joseph: Okay um yeah I mean I think it's I think that would be good, I can the

original intent of doing that was was to get rid of 40 of the 48 pages, or whatever and boil it down to just a few pages that made sense.

284

00:35:58.260 --> 00:36:04.890

Joseph: um let me work on that in the next couple days and I will send it out to the Dr B and then we'll send it to you.

285

00:36:05.550 --> 00:36:19.980

Joseph: In a week or so and see if we can see what to think of it, and I think we'd be willing to take comments from you, if you wanted to make comments about you know the value or not or no value in certain things, or whatever, that would be great.

286

00:36:20.370 --> 00:36:21.930

Jonathan: yeah I mean, I know that.

287

00:36:24.240 --> 00:36:33.450

Jonathan: Back on growth phase three before we change that slight direction on how we were you know the steps we had to take I filled out that 48 page.

288

00:36:33.810 --> 00:36:48.630

Jonathan: Wait list, and it was it's cumbersome and you know type A bit tiring and and and just it didn't seem like it was really gaining us a whole lot by going through that process so i'm all in favor of finding a more.

289

00:36:49.590 --> 00:37:05.970

Jonathan: efficient way to make sure we are meeting the intent of the design for bainbridge guidelines, which I think you know that that was a great effort that was made, and I think is a very useful tool, but how we actually communicate our thought process there.

290

00:37:07.080 --> 00:37:10.320

Jonathan: doesn't shouldn't be too shouldn't need to be too hard, I think.

291

00:37:10.410 --> 00:37:12.510

Joseph: Right now we want to make it easier yeah.

292

00:37:13.530 --> 00:37:21.330

Joseph: yeah yeah it's a fine line, how do you put something together the guides a good process for that be too demanding and limiting and.

293

00:37:21.630 --> 00:37:22.830

Joseph: Moving in ways.

294

00:37:23.280 --> 00:37:29.580

Joseph: And when we're when we're trying, I think all along we've been trying to say we don't want to tell you gotta have 912 pitches on everything.

295

00:37:29.760 --> 00:37:31.350

Joseph: We don't want to do them that we want to.

296

00:37:32.040 --> 00:37:41.610

Joseph: Leave that open ended, but we want you to look for quality when you're doing it, so let me, let me get back to you on that, and if I get it within the next week or two.

297

00:37:47.610 --> 00:37:49.080

Joseph: At you Jonathan.

298

00:37:50.940 --> 00:37:51.630

Joseph: and David.

299

00:37:53.400 --> 00:37:58.110

Ellen: yeah whatever you want to do if not I can always send Jonathan the worksheet that we've been using now.

300

00:37:58.500 --> 00:37:59.100

and

301

00:38:00.420 --> 00:38:11.100

Ellen: And you don't throw out the whole thing Jonathan you wouldn't fill out the chapter four standards that would just be through Chapter five is applicable and Chapter six so there's parts of the worksheet that you would leave.

302

00:38:12.210 --> 00:38:15.720

Ellen: But they wouldn't be expecting you to fill out all those Chapter four standards.

303

00:38:17.010 --> 00:38:19.200

Jonathan: may feel that too much less yeah.

304

00:38:19.440 --> 00:38:25.050

Ellen: Well, for grow if there is a site plan review involved, and then you do we do fill out Chapter four.

305

00:38:25.200 --> 00:38:25.620

Jonathan: All right.

306

00:38:25.710 --> 00:38:41.760

Ellen: Oh that's why maybe for grill you did that, but for just subdivisions it's just Chapter five is applicable in Chapter six and then I think chapters one, two and three apply as well, but a lot of that is processed and the context analysis is, which is what um let's discuss today.

307

00:38:43.770 --> 00:38:53.100

Joseph: Thank you he's already done a good job of the site I think Todd Todd maintenance and other than that she's done a good job of this context is all the photos and all that.

308

00:38:53.760 --> 00:39:10.080

Joseph: yeah this chapter five is a street frontage isn't types, which could be fairly simple one project and then six is the subdivision standards actually subdivision guidelines and we go over that we can cut those out and give those to you, yes.

309

00:39:10.170 --> 00:39:12.270

Joseph: Okay we'll do that sounds great.

310

00:39:13.410 --> 00:39:20.460

Joseph: Okay, any any other comments that can help help Jonathan on his way here doing a project.

311

00:39:22.770 --> 00:39:29.310

Jonathan: I do have one question just just and it's something that Ellen I realized after united spoken this morning, this.

312

00:39:30.360 --> 00:39:37.590

Jonathan: With the primitive buffer that is required on on all the sides, except for the along the road.

313

00:39:39.510 --> 00:39:46.470

Jonathan: I realized that we put out our driveway right along with quite close to this property line taking out that primitive buffer.

314

00:39:46.920 --> 00:39:56.640

Jonathan: But there are some trees and I haven't shown all the trees in here, but the larger ones we figured it was better to keep the trees and run the driveway along this fence line.

315

00:39:58.170 --> 00:40:04.620

Jonathan: Would that would that would be a departure that we'd have to talk about next time and.

316

00:40:06.810 --> 00:40:11.160

Jonathan: Or is that something that I mean it's not one of those things that excluded from a departure.

317

00:40:12.960 --> 00:40:23.700

Joseph: I believe that would be a departure, because we we do, we would otherwise require that both yeah so therefore I think would be a departure and.

318

00:40:24.510 --> 00:40:34.200

Joseph: I don't I don't know that that is a difficult departure at all to do, and we can talk about it, but simply want to talk about the way I would view it just myself.

319

00:40:34.680 --> 00:40:40.800

Joseph: Is i'm always in favor of doing a departure here if you get something else someplace else that's a benefit.

320

00:40:41.610 --> 00:40:53.910

Joseph: You know, which again back to that entry sequence coming in off the road, if you did if we do something really nice with the storm water and make a real Nice, you know sweet beautiful entry.

321

00:40:54.600 --> 00:41:09.150

Joseph: we're getting something in return for that departure so that's how I would like to negotiate it but i'm open to what other Dr B people here would think, but that would be the next, the next step, yes, the next meeting room.

322

00:41:11.940 --> 00:41:24.900

Ellen: Yes, we should identify the partners at design guidance meeting and I agree

with what you said, Joe that I believe that would be an administrative departure if there was going to be no perimeter buffer in that area.

323

00:41:27.300 --> 00:41:43.470

Joseph: I guess we're caught with dependent the neighbors anything they wanted to say whatever, but that, too, but again I think it's a negotiated we get something really good in one area for that the to the trade off so yeah okay any other comments from the Derby.

324

00:41:44.520 --> 00:41:45.360

anybody else for me.

325

00:41:47.370 --> 00:41:48.840

Joseph: Okay um.

326

00:41:50.460 --> 00:41:58.350

Joseph: Well, we have this Jonathan boat, can I get your email, so I can send us the document off to you or do you look you up in the book.

327

00:41:58.830 --> 00:42:01.200

Jonathan: I mean i'm happy to give it to you is jd.

328

00:42:01.680 --> 00:42:04.710

Jonathan: mm hmm at Davis studio.

329

00:42:06.150 --> 00:42:09.150

Jonathan: A d.com.

330

00:42:10.980 --> 00:42:11.460

Joseph: Ad.

331

00:42:12.000 --> 00:42:13.980

Joseph: Okay sounds great.

332

00:42:15.240 --> 00:42:15.720

Jonathan: Excellent.

333

00:42:15.960 --> 00:42:26.280

Joseph: Okay, great conversation I don't know if we really give you a lot of good

ideas but it's a good conversation, and I think this is a very good beginning as an example for project going forward.

334

00:42:27.030 --> 00:42:35.700

Jonathan: Well, I appreciate everyone it's and yeah I what i'm hearing is that let's take it to the next step there's nothing that we're doing here that's just completely out of place.

335

00:42:37.140 --> 00:42:50.280

Jonathan: That seems to be some agreement on the thinking behind it and and move it forward and we'll we'll do that and I imagine with in about a month i'd hope to get back to you with another presentation.

336

00:42:50.490 --> 00:42:53.280

Jonathan: All right, maybe a little sooner we'll see what the schedule looks like.

337

00:42:55.230 --> 00:42:56.520

Joseph: Okay, thank you very much.

338

00:42:56.760 --> 00:42:59.670

Jonathan: yeah you're you're very welcome, can I ask one other quick question and.

339

00:42:59.760 --> 00:43:17.820

Jonathan: i'm looking at an a nine lot subdivision with another developer was just starting to look at that, when we bring that in do you were you saying that you're more interested in seeing something about the architecture, when we bring a larger platen.

340

00:43:18.960 --> 00:43:19.380

Jonathan: or.

341

00:43:20.730 --> 00:43:32.010

Joseph: Well, I think I think one of the one of the things in a larger project you're going to have a road you're going to have some site planning issues, all those things Those are the kinds of things, primarily that the.

342

00:43:32.910 --> 00:43:54.930

Joseph: Design review board would be reviewing again we go back to the point of yes, there are some people on the Derby and whatnot that want to have more impact on the individual homes, however, this time, that is not what the deer baby ducks we don't do that right now um and so.

343

00:43:56.280 --> 00:44:06.690

Joseph: You know that's that's really I think the main issue is that on a larger project, you can have a road you're going to have some ones you're going to have some storm water issues and how you take care of those things.

344

00:44:06.750 --> 00:44:07.080

Jonathan: yep.

345

00:44:07.260 --> 00:44:09.930

Joseph: yep take a look that's what the site plan is about.

346

00:44:09.990 --> 00:44:23.940

Jonathan: Yes, yeah Okay, no that's fine because I mean it's also partly when i'm giving my fee if I don't have to design houses to show the dmV, then I don't have to charge them for that i'm just doing really the land planning piece of it at this point.

347

00:44:24.480 --> 00:44:30.270

Joseph: So that's that's basically what you want to divide it up a long length finding that would be what it is yes.

348

00:44:30.300 --> 00:44:34.830

Jonathan: Okay excellent Thank you all, I appreciate it and i'll look forward to seeing you in a few weeks.

349

00:44:35.100 --> 00:44:36.030

Joseph: Okay, thank you.

350

00:44:36.360 --> 00:44:40.290

Jonathan: Thank you okay okay bye bye okay right.

351

00:44:40.500 --> 00:44:54.210

Joseph: Okay um I guess I didn't ask if there's anybody in the audience ahead any comments, is there anybody Jane it's up there no I did I realized I forgot to ask them 30 comments but I don't know that there are.

352

00:44:56.340 --> 00:45:02.670

Joseph: Does anybody want to say anything about this project that's out there could they raised her hand for Jane to see.

353

00:45:03.630 --> 00:45:06.150

David: Jane had some zoom issues Jane can you hear us, are you bad.

354

00:45:07.800 --> 00:45:08.130

Joseph: Oh.

355

00:45:09.510 --> 00:45:16.980

David: she's just down the hall from me, Joe so I can certainly check with her and see if you see any hands raised to give me just a second i'll run down or office real.

356

00:45:16.980 --> 00:45:19.320

Joseph: Close I was I talking into a box.

357

00:45:19.380 --> 00:45:19.920

David: I guess.

358

00:45:20.130 --> 00:45:25.800

David: You know I wasn't sure famous back yet or not, but i'll run down and do a quick check on audience and i'll be right back in about 30 seconds.

359

00:45:25.980 --> 00:45:27.420

Joseph: Okay, great that'd be good to do.

360

00:45:29.940 --> 00:45:32.040

Bob: Seen was an excellent presentation.

361

00:45:32.940 --> 00:45:34.080

Joseph: So I was a mom.

362

00:45:34.830 --> 00:45:41.550

Bob: So that was an excellent presentation, I mean he didn't know he followed the rules, he didn't do the walk so it was like oh.

363

00:45:44.040 --> 00:45:44.940

Joseph: absolutely true.

364

00:45:45.510 --> 00:45:55.020

Joseph: Impressive that's that's I wish all the projects to do that people do they took it on and they see it as a value, as opposed to not pay so yeah.

365

00:45:57.690 --> 00:46:04.440

Joseph: yeah I don't see anybody out there i'm looking at the list there's not anybody in the audience, I think the only person.

366

00:46:04.500 --> 00:46:08.280

David: there's only one person in the audience and they do not have their hand raised at this time.

367

00:46:08.850 --> 00:46:10.020

Joseph: Okay, thank you Jane.

368

00:46:10.200 --> 00:46:11.100

Joseph: Sorry you're having.

369

00:46:11.400 --> 00:46:21.750

Joseph: issues with the computer sorry okay okay great i'm Jane can you, is it possible to put the agenda backup on the screen if that's possible.

370

00:46:26.910 --> 00:46:33.060

David: Oh thanks James going to continue to work and see if she can unfreeze, but if we need or I can run down the hall and get her for anything moving forward so.

371

00:46:34.110 --> 00:46:39.300

Joseph: I was hoping that she or someone could put the agenda up on the screen.

372

00:46:39.540 --> 00:46:40.770

David: I can screen share that.

373

00:46:41.130 --> 00:46:42.300

Joseph: Okay, thank you.

374

00:46:42.810 --> 00:46:43.050

yeah.

375

00:46:44.760 --> 00:46:45.780

David: Let me know if you can see that.

376

00:46:46.440 --> 00:46:47.430

Joseph: Well, yes, we can.

377

00:46:47.790 --> 00:46:48.030

David: Okay.

378

00:46:48.450 --> 00:47:05.340

Joseph: There we go okay great Okay, so we have a number of items we want to talk about a new and old, business and so why don't we just take off on that and talk about the the short platt discussion and the new and old business.

379

00:47:07.500 --> 00:47:19.290

Joseph: That someone want to make a comment about that or was it was that my understanding was that was related to should we be looking at the short plat review that will tell us.

380

00:47:22.800 --> 00:47:30.180

David: Joe I recall that i'm at one point when we're doing the code update which i'll refresh where we're at in a minute when we get to that.

381

00:47:30.180 --> 00:47:41.190

David: dynamic, there was a a discussion toward the end of that as to whether the Derby one to continue to review shore plants and as as a refresher for everybody, the current circumstance in the code says.

382

00:47:41.730 --> 00:47:49.650

David: up to two lots don't go to darby so we do the design review of the staff level Ellen does that or whichever staff members doing the review does that at their level.

383

00:47:50.040 --> 00:47:56.220

David: If it's three or four lots and short platter up before lots it goes to design of you, just like the one we just reviewed.

384

00:47:56.640 --> 00:48:05.610

David: And then, as we mentioned the last meeting there's an option as to whether you need to see it for the third and final meeting I probably didn't state that correctly, I think I said the Dr B has the option.

385

00:48:06.060 --> 00:48:12.420

David: Technically, the code says, the Director has the option of not sending it back to a final meeting, but of course the director would rely on you as a chair.

386

00:48:12.840 --> 00:48:22.950

David: For that input I believe so, essentially, you do have the option of recommending that a short plan does not come back to the third meeting, if you feel you've covered everything in the first two so current.

387

00:48:23.880 --> 00:48:33.990

David: Situation up to two lots don't go to Dr B, but staff, does the designer view three and four let's start let's do go before you and you have the option of recommending that they not come back for the third and final meeting.

388

00:48:35.310 --> 00:48:52.350

Joseph: OK, so now i'm going to call them recall, in addition to that, in a recent meeting, we are being meeting we did have a vote, we had some discussion, I know, Bob was in favor of continuing to review short plots and other people on the Derby were.

389

00:48:53.610 --> 00:49:13.440

Joseph: in favor of maybe not doing that and we had voted that we would not do that, but what i'm hearing from you now is that we can still continue to do the conceptual meeting and that the conceptual meeting, we could say, as a group, their application does not have to come back.

390

00:49:14.610 --> 00:49:18.090

David: Or the design guidance, so the code is still set some of the first two meetings.

391

00:49:18.090 --> 00:49:19.440

Joseph: conceptual first to me.

392

00:49:19.710 --> 00:49:29.670

David: As I guidance, but you wouldn't need to have them come back to the third final review, if you so chose or, if you want to recommend that to the director, which I presume the director would would, in most cases go along with your recommendation.

393

00:49:31.980 --> 00:49:38.100

Joseph: So it seems to me okay so let's have a discussion about that for a second um

it seems to me that.

394

00:49:40.770 --> 00:49:56.130

Joseph: I I struggle with how much actually we're helping in our process, looking at the short pants because, at the same time that the City Council gave us the responsibility to review these they also change the.

395

00:49:56.640 --> 00:50:13.470

Joseph: subdivision regulations and because those regulations there I feel like a lot of our work has been supplanted in my mind and that it's not necessary that we do this, I would I would entertain the idea of having a concept meeting.

396

00:50:14.520 --> 00:50:20.100

Joseph: And at that point, saying, do they need design guidance, or can we say that they're okay to go on.

397

00:50:21.120 --> 00:50:26.850

Joseph: To the wrong person I just any other comments from anybody else about that any thoughts well.

398

00:50:28.170 --> 00:50:37.110

Shawn: I mean for me it's for me it just comes down to who's who's it comes down to what's happening with the with the short plot.

399

00:50:37.650 --> 00:50:39.060

Joseph: And who's doing it.

400

00:50:41.370 --> 00:50:42.600

Shawn: How it's being done not.

401

00:50:43.200 --> 00:50:50.730

Shawn: done yeah and so, in that sense, I go back I would change my vote and go back to Bob and that we do need to see them because.

402

00:50:51.720 --> 00:51:02.820

Shawn: Like if it's like what we just saw was a great example, but there are other there are other things, or maybe it wouldn't be a successful example, but if a developer could own X amount.

403

00:51:03.240 --> 00:51:10.980

Shawn: and be planning to do the build out on all of them, and we would have no visibility to that and they wouldn't be required for Dr B if it's.

404

00:51:11.580 --> 00:51:21.210

Shawn: I think if it's that model that it should absolutely come before us if it's if it's just we're going to separate the land and solid out and people can do what they want privately.

405

00:51:21.690 --> 00:51:35.790

Shawn: Then it doesn't need to come, but then Why would it need to come before us to your point so it's a it's the i'm interested in amending or whatever coming up with a filter.

406

00:51:37.980 --> 00:51:46.230

Shawn: With some sort of like if this gets triggered or if this is how it's being handled then it's something that I think we should should fall back into our proof of all the way through.

407

00:51:47.910 --> 00:51:52.410

Shawn: I guess right I Sorry, I have a brand new copy so that's why I keep going like this.

408

00:51:52.440 --> 00:51:53.010

Shawn: Because she's.

409

00:51:53.610 --> 00:51:54.450

she's little what I have.

410

00:51:55.620 --> 00:52:00.540

Joseph: Okay um so so Bob and then time.

411

00:52:01.020 --> 00:52:02.250

Bob: i'll go first.

412

00:52:02.460 --> 00:52:03.420

Joseph: Okay, go ahead.

413

00:52:03.840 --> 00:52:03.990

Oh.

414

00:52:05.670 --> 00:52:15.780

Todd: yeah no john I want to figure out how do you how do you define that you know if someone's someone's making a short plot or short plan.

415

00:52:17.010 --> 00:52:23.160

Todd: And they're a developer or they're going to sell them off there's gotta be some way to define your intentions, I guess.

416

00:52:24.360 --> 00:52:30.270

Todd: Because I agree, you know I don't want, if someone does a three three.

417

00:52:31.530 --> 00:52:38.460

Todd: You know it's it's it's it's alarming when you hear someone they're going to do it the three lot subdivision and use the same plan on each one.

418

00:52:40.020 --> 00:52:45.510

Todd: Because there's many there's there's good ways to do that and there's bad ways to do that, you know there's there's.

419

00:52:46.740 --> 00:52:57.990

Todd: You know, you could do us a small grow and that would be a you know a good example, but then there could be you know cookie cutter houses with a million angles, that would be a bad one.

420

00:53:00.060 --> 00:53:01.230

Todd: or a million roots right.

421

00:53:01.500 --> 00:53:01.920

So.

422

00:53:03.600 --> 00:53:15.930

Todd: How do we, how do we craft that um you know that language so that it does need to so that we have you know, a continuing involvement in a subdivision or something.

423

00:53:16.530 --> 00:53:27.390

Shawn: I mean, I would love to hear Dave or ellen's feedback on that because I think it's something in the in the APP in the application process right like they have to already know if they're doing this subdivision.

424

00:53:28.050 --> 00:53:34.860

Shawn: They have to some level whoever's coming forward with already have in probably already have in mind what they're planning to do right.

425

00:53:36.810 --> 00:53:38.550

Shawn: So is it just is it like a.

426

00:53:41.190 --> 00:53:52.590

Shawn: I mean this is like super dumb, but is it like are you doing a are you doing be because if you're doing be then, then it triggers this this and that so we're doing a right kind of thing I mean, I have no idea.

427

00:53:53.220 --> 00:53:57.150

David: When Sean maybe to help your thought process The good news is, which will be part of my next.

428

00:53:57.150 --> 00:53:58.260

David: update thing would be helpful.

429

00:53:59.730 --> 00:54:10.830

David: Is the Council is just about to act on the change in order, where the pre application meeting will become will come first, so, whatever the will of the rv is, we can certainly use that preamp reflect that.

430

00:54:11.250 --> 00:54:23.310

David: Discussion so that will be coming shortly, which is good news, but yeah when folks come into us either for the first meeting, right now, which is the conceptual view like we just had today or in the future will be the pre up with staff.

431

00:54:24.300 --> 00:54:33.570

David: They they do have a solid usually a very solid plan in mind of what company wants they want out of it it's just how did they design, it is really the issue or the question they wanted to discuss.

432

00:54:35.310 --> 00:54:44.460

Ellen: And to add on to what David said we we do have an artist design guidance and middle requirements, there is a requirement for.

433

00:54:45.330 --> 00:54:52.830

Ellen: Preliminary elevations and renderings of what's going to be built on the lot but for some short subdivisions.

434

00:54:53.340 --> 00:55:01.410

Ellen: oftentimes the applicant will say well i'm like Sean said i'm just going to be selling these lots off, I have no idea what houses are going to be built on this lot.

435

00:55:01.980 --> 00:55:13.440

Ellen: So I think john had a really good point when he said for people who are coming in and developing all of the lots themselves, maybe that is going to be the line that you want to draw.

436

00:55:14.730 --> 00:55:21.990

Ellen: Where Dr B would want to review what's being built, we do have the design diversity requirements in that code.

437

00:55:22.470 --> 00:55:41.910

Ellen: Depending on how many lots you have you have to have a certain number of plans and it just so happens that for 123 lots you need one plan, but as it goes up there is a requirement for design diversity and and for long subdivisions there there's different housing sizes that are required.

438

00:55:43.020 --> 00:55:47.640

Ellen: And I don't know that I had any projects that that's really.

439

00:55:48.930 --> 00:55:55.380

Ellen: triggered except for we did have the four lot frank striped fight and that's just a condition on the fact that those are all being sold off.

440

00:55:55.890 --> 00:56:10.110

Ellen: are going to be sold off separately, so they will all be different houses, so I don't know that there really is an easy answer, except for you know when developers doing all of the lots and then maybe it is something that you would want to look at further.

441

00:56:10.710 --> 00:56:22.890

Joseph: You know what along that line oh i'm sorry but along that line when you look at Chapter six publication guidelines and they talk about the various topics island character name would come take settlers.

442

00:56:23.520 --> 00:56:30.600

Joseph: All those things, the one there are ones that I think the Dr be natural

areas, some of these things to natural areas.

443

00:56:31.950 --> 00:56:44.250

Joseph: and natural site conditions, those are covered in the new subdivision regulations, I don't see Dr B being part of that, but when you look at island character, when you look at the neighbors context, when you look at.

444

00:56:45.870 --> 00:57:06.330

Joseph: The Community space clustering of homes, and when you look at what you talked about the diversity of houses on the first of thousands, and those are things is the dmv can have good opinions about good thoughts and not so I feel like we are to take this discussion.

445

00:57:07.920 --> 00:57:17.970

Joseph: A little subcommittee together to work on something here, but one or two people keep together but take those things and see which of those 12 or 15 categories, could we really affect.

446

00:57:18.600 --> 00:57:26.700

Joseph: and which ones are we just duplicating what's in the new subdivision regulations and then and that way, we could come up with.

447

00:57:27.150 --> 00:57:39.210

Joseph: What Todd was saying, which is when would you do this, I mean you know if a if be whatever you know that that makes sense, I mean that'd be one way to look at that i'm.

448

00:57:39.720 --> 00:57:42.900

Joseph: Bob you will go ahead Sean can you finish off this.

449

00:57:44.310 --> 00:57:53.640

Shawn: I just I don't want to make a like too complicated and I definitely I mean just the simpler, we can make it I think we're our all of our goal, I think, is the same as that we just want.

450

00:57:54.300 --> 00:58:02.250

Shawn: favorites to be the best it can possibly be so for me anything that's like over to to lots if it's going to be.

451

00:58:02.790 --> 00:58:22.080

Shawn: developed or handled by the same developer, with the intent and doing similar

builds and then sold to the highest bidder, and instead of parceled out it's a come before us Okay, and how to man manifest that filter I don't i'm not quite sure because that's i'm not quite sure.

452

00:58:22.350 --> 00:58:22.830

Joseph: But would that.

453

00:58:23.790 --> 00:58:26.520

Joseph: be the overriding concern you're saying yeah.

454

00:58:26.910 --> 00:58:27.750

Shawn: yeah for me.

455

00:58:28.290 --> 00:58:31.170

Shawn: that other people may disagree that's that's where i'm up.

456

00:58:31.980 --> 00:58:33.510

Joseph: Well, so Bob, what do you think.

457

00:58:36.060 --> 00:58:50.850

Bob: Well, you know I concur with shy, I concur with Todd Todd made a comment I guess it didn't quite pertain to that did in a way, in my mind is basically you know how to use, how do you draw the line and you'd mentioned it to Joe i'm.

458

00:58:52.740 --> 00:58:57.360

Bob: What i'm concerned about is getting a developer that's not real reputable.

459

00:58:57.870 --> 00:59:06.900

Bob: can come in and and they're going to do 10 houses more people are going to be subdividing on the island is the present value of land goes up I just know what's going to happen i'm subdividing.

460

00:59:07.500 --> 00:59:26.820

Bob: um it's it's going to happen now what happens where do you draw the line I want to put in 20 houses, what else should the Dr be involved in 20 houses wow no managed to be involved in 10 years or do you have a developer come in and.

461

00:59:27.960 --> 00:59:41.100

Bob: If the developer, is going to do something there within two years, we want to see it, because if i'm a developer, I could go in and say no, no we're not going to

develop it we're just going to subdivide and then six months later, they come in with a proposal to.

462

00:59:42.120 --> 00:59:48.060

Bob: You know the build and that happens, so there has to be some kind of a you know, a duration.

463

00:59:49.800 --> 00:59:50.520

Bob: But I.

464

00:59:50.880 --> 00:59:51.930

Bob: feel too important.

465

00:59:52.350 --> 01:00:04.410

Joseph: yeah let me correct something about a little bit we're not talking about a subdivision Lord subdivision we're going to be reviewing those right, I see that as ongoing okay.

466

01:00:05.130 --> 01:00:20.070

Joseph: So it's not 10 lines for 20 minutes I think it's more on the three or four lots or less that what what value, do we bring to that, so I think it was different Jonathan Davis comes by with what he's doing.

467

01:00:21.240 --> 01:00:33.060

Joseph: Trying to put together a community of spaces, I think we should participate and help them out, make it better, we can add add things to that you know um, but I think that's the question so.

468

01:00:35.670 --> 01:00:36.270

Joseph: I think we're.

469

01:00:36.810 --> 01:00:37.260

Shawn: Sorry.

470

01:00:37.710 --> 01:00:42.120

Shawn: No, I was just a for me on the Jonathan thing it's strictly because ley line is.

471

01:00:42.270 --> 01:00:44.250

Shawn: Developing all of it which.

472

01:00:44.730 --> 01:00:46.080

Shawn: I see it, yeah.

473

01:00:47.190 --> 01:00:50.730

Joseph: So that's so that's the reason to continue to be part of it, yes.

474

01:00:51.180 --> 01:00:52.140

Joseph: wow like.

475

01:00:52.680 --> 01:00:55.410

Bob: What if what, if you do this, I mean try to.

476

01:00:56.580 --> 01:00:58.290

Bob: strike a median on.

477

01:00:59.340 --> 01:01:05.820

Bob: What if they provide a rendering just a rendering, this is the type of style House I wanna I want to build.

478

01:01:06.660 --> 01:01:20.400

Bob: And not trying to get into the weeds too much you know each one's going to work like that, what if they just give us a prototype or something this is kind of what we're looking at So if you get an idea of island character and you know composition that sort of thing.

479

01:01:24.840 --> 01:01:25.410

Joseph: So what's.

480

01:01:25.470 --> 01:01:30.480

Joseph: The question the question what's the question he's saying that we would want to be involved in that yes.

481

01:01:30.570 --> 01:01:39.870

Bob: Well i'm just suggesting that you know, many have them just do a exterior elevation i'm not as much concerned about the interior, I guess, I look at what the public's going to see.

482

01:01:40.590 --> 01:01:52.110

Bob: or a guest of the property i'm looking more at the exterior just do a typical exterior like Charlie always does, you know it could be three homes, they all could be slightly different in design, but give us a.

483

01:01:52.830 --> 01:02:06.240

Bob: Give us a rendering of what what what you're looking at you know just the style or whatever that way is the parkway they're all the way there versus partway there we get an idea is that a shack or is it something really nice.

484

01:02:07.020 --> 01:02:20.970

Joseph: But for what i'm hearing, then, is is going back to begin with composition, which is American people are saying we should continue to review them and take the opportunity to say you don't need the further review.

485

01:02:22.050 --> 01:02:30.540

Joseph: And let them go and if we need to review we do we don't don't Michael vicki Michael go ahead.

486

01:02:32.880 --> 01:02:33.540

Michael: ricky whisper.

487

01:02:34.200 --> 01:02:36.390

Joseph: ricky ricky ricky want to go ahead.

488

01:02:39.210 --> 01:02:40.410

Vicki: Well, I think we have to.

489

01:02:42.000 --> 01:02:52.260

Vicki: i'm stepping back to what started this conversation and we looked at a couple short plots that that you know didn't have city water didn't have city sewer and so.

490

01:02:52.920 --> 01:03:03.750

Vicki: The whole design was being driven by what about the drain fields, you know what about the wells, and the safeties are conference around the wells, and all of that sort of thing.

491

01:03:04.410 --> 01:03:13.440

Vicki: So, and because then that seem to affect Well, this is how we access the sites and so that's how.

492

01:03:13.920 --> 01:03:23.700

Vicki: Or why this conversation really started because there seemed and, and these were just we're just subdividing we're not we don't we're not going to build right away we're going to sell them off or whatever was going on.

493

01:03:24.750 --> 01:03:28.770

Vicki: So that's an additional piece of complexity.

494

01:03:31.080 --> 01:03:38.730

Vicki: Yes, if a developer said yes, I am going to right away i'm going to build these three houses, then.

495

01:03:41.880 --> 01:03:49.620

Vicki: And they can only be this size, because of the structures on the size of the property, I mean it's kind of complicated like.

496

01:03:52.680 --> 01:03:58.920

Vicki: So I don't know how to maybe your idea Joe was about a subcommittee like like.

497

01:04:00.330 --> 01:04:02.100

Vicki: I nominate Todd and shawn.

498

01:04:10.740 --> 01:04:14.220

Joseph: michael's to do by the way, Michael welcome back actually.

499

01:04:14.640 --> 01:04:15.210

Michael: Oh yeah I.

500

01:04:16.320 --> 01:04:17.250

Joseph: Hope you had a good time.

501

01:04:17.700 --> 01:04:19.380

Joseph: Yes, yeah that's great yeah.

502

01:04:19.410 --> 01:04:23.040

Michael: um well there's a few things that I liked, I think.

503

01:04:24.300 --> 01:04:33.060

Michael: He what you said about going through the guidelines and try and figure out what is most important for the Dr B and kind of focusing on those I think every.

504

01:04:34.650 --> 01:04:45.300

Michael: three to four a lot of division, we should at least look at or the concept conceptual and if we say that's the last meeting that's fine if they have come back one more that's fine.

505

01:04:45.810 --> 01:04:59.400

Michael: But I think we need to look at them all they do think there's stuff that we can bring as like the last one on new brooklyn like a survey or had never been bainbridge island and there's certain things that we can bring to the conversation.

506

01:05:00.540 --> 01:05:02.070

Michael: And just make sure.

507

01:05:03.390 --> 01:05:07.650

Michael: that something happens that kind of reflects our goals.

508

01:05:08.310 --> 01:05:16.350

Joseph: i'm sorry for interrupting did you know I didn't know if you were here, but the day after we had our meeting for cell phone went up on that property.

509

01:05:17.250 --> 01:05:18.390

Michael: Oh yeah.

510

01:05:19.110 --> 01:05:29.670

Joseph: And so, so I think we gave them information they didn't have, and that was useful to them to decide what they wanted to do so in that sense, I think, work well go ahead.

511

01:05:31.740 --> 01:05:40.290

Michael: So I think it is important to view them all, at least for the conceptual and then the other thing about the housing or what that homes look like.

512

01:05:41.490 --> 01:05:50.460

Michael: They could just say that they're going to sell it and then some other developer comes in and buys all for lots and so I think what we should do is I don't know if there's some way of being like.

513

01:05:50.940 --> 01:06:05.220

Michael: Okay, with any subdivision that homes, a home gets built in the next five years, it has to come by the dmV just for a one a one meeting luck and just be like okay this plan it's.

514

01:06:06.180 --> 01:06:13.170

Michael: A reflects the diversity it's a different plan than your neighbors and if they're the first one that comes in, they can they can basically do whatever they want.

515

01:06:13.590 --> 01:06:21.180

Michael: The second person has to be different than that one, and then the third person has to be different from those and I that's, the only way that I can think of.

516

01:06:21.810 --> 01:06:36.990

Michael: us actually having some sort of say in this is that we just say that there's some sort of timeline on it and it's like within the next 10 years, five years or 10 years anyone that does any development on that property has come in front of the design review board I don't know.

517

01:06:39.000 --> 01:06:40.980

Michael: And then we deal with it then because it's.

518

01:06:41.550 --> 01:06:42.870

Joseph: mm hmm.

519

01:06:43.920 --> 01:06:48.810

Joseph: Okay okay Todd did you have your hand up you.

520

01:06:51.720 --> 01:06:53.010

Todd: Actually, Michael brought it up there.

521

01:06:53.280 --> 01:07:00.300

Todd: You know where the scenario where someone subdivide something into three lots and then a developer buys oh three lots.

522

01:07:02.070 --> 01:07:13.080

Todd: what's the process of looking at those you know I I don't want to get into looking at every individual house that's not what I want to do, but I do want to.

523

01:07:14.220 --> 01:07:22.350

Todd: end even even on the subdivisions, a lot of it is more the landscaping around them, you know I could easily see a.

524

01:07:22.710 --> 01:07:35.610

Todd: project that uses the same floor plan in the same building, but how How are they excited you know there's ways to do it, not just boom boom boom and you know clear cut and put three of the same cookie cutter houses on, we want to, we want to avoid that.

525

01:07:36.900 --> 01:07:48.270

Todd: But you know how you we legally and you know procedurally institute that review is something that we probably need a lot of help with.

526

01:07:49.800 --> 01:08:10.680

Joseph: So vicki your hand is still up did you ever comment no okay um so David, I have a question, so what you're saying right now is that the Derby would review, a concept meeting of every short plot, and we have to do a design guidance and then decide they don't have to come back.

527

01:08:11.220 --> 01:08:13.530

David: Every every sharp left that's more than two lots.

528

01:08:15.450 --> 01:08:21.480

David: of success yeah and then it technically says the director can waive the third meeting, but of course the directors can rely on you for that.

529

01:08:22.740 --> 01:08:24.240

Joseph: Is their final review is the one that's.

530

01:08:24.240 --> 01:08:25.560

David: optional right now okay.

531

01:08:25.590 --> 01:08:38.610

Joseph: So is everybody happy with that as a UN to implement or use that that opportunity we haven't done that, yet you know so do we want to try to do that and use that as the opportunity here.

532

01:08:38.970 --> 01:08:40.020

David: And just a reminder.

533

01:08:40.140 --> 01:08:48.540

David: sorry to interrupt I think the topic last meeting and you utilize that that approach to the very last short leg he looked at, for the first time.

534

01:08:48.660 --> 01:08:50.040

David: At the last meeting in August.

535

01:08:50.820 --> 01:08:51.720

David: I think it was.

536

01:08:53.100 --> 01:08:56.490

David: Was it a tournament or who the outcome was i'm so sorry it's not in front of you right now.

537

01:08:56.640 --> 01:08:58.620

David: Right ellie covered it for ELENA or the project.

538

01:08:58.620 --> 01:08:59.430

Joseph: Names that's right.

539

01:09:00.390 --> 01:09:01.080

David: No.

540

01:09:01.890 --> 01:09:02.910

Bob: No, you don't know what to do.

541

01:09:03.690 --> 01:09:05.460

David: Like every last meeting in August.

542

01:09:05.520 --> 01:09:09.840

Joseph: know, it was the one over by rolling I think over there by.

543

01:09:10.920 --> 01:09:13.650

Joseph: hoppy akina was not the one off, you can.

544

01:09:14.280 --> 01:09:19.800

Ellen: yeah sportsman's club, the one on sportsman also have a design guidance last

week.

545

01:09:21.180 --> 01:09:22.290

Ellen: or two design guy.

546

01:09:23.250 --> 01:09:24.510

Ellen: And last meeting yeah.

547

01:09:24.780 --> 01:09:35.910

David: So, Joe we introduced this concept, because Ellen had actually pointed out to me I it was fairly new to me, too, and it was part of the new subdivision standards, and so I think you took advantage of you, for the first time in your last meeting in August.

548

01:09:35.970 --> 01:09:36.450

Okay.

549

01:09:38.370 --> 01:09:54.570

Joseph: So are we circling back to what's already in place is that what i'm hearing, right now, for the moment, but we may be, now that we understand that better that we endeavor to and to to use that when we need to only feel it's appropriate.

550

01:09:55.590 --> 01:09:57.270

Joseph: How does it sound everybody.

551

01:09:59.400 --> 01:10:01.590

Joseph: can do every hand it.

552

01:10:02.250 --> 01:10:04.320

Shawn: sounds like there's a lot of loopholes.

553

01:10:04.560 --> 01:10:08.040

Joseph: Luke I know i'm tightened up somehow but I.

554

01:10:08.070 --> 01:10:11.010

Joseph: can't figure out exactly how to do that.

555

01:10:12.810 --> 01:10:19.560

Joseph: um do you want to just want to just think about it, and we can come back to

the next meeting or.

556

01:10:20.730 --> 01:10:31.230

Bob: Joe it's just seems like that it's like anything let's take it for a test drive what we're doing now see how it works out, I mean I think a lot of these things that we talked about you got to take them for a test drive.

557

01:10:31.530 --> 01:10:48.420

Bob: They don't work out they don't work out and we change okay I just don't think we've done enough, I guess that was the reason I voted against it because I didn't I know for me personally, I haven't seen enough short class to make an informed decision that was my reason.

558

01:10:48.630 --> 01:11:06.270

Shawn: I think I, but I think to your point Bob and I, and I agree with Todd it's not i'm not i'm not obsessed with whether the floor plan changes i'm just obsessed with it not looking like a lot of miniature versions of you know, the type of development we're not really interested in.

559

01:11:08.130 --> 01:11:08.310

Joseph: A.

560

01:11:09.690 --> 01:11:18.870

Shawn: miniature versions of that right, and so it's like, how do we get that intent and then I think what you said about that, I do this totally spaced on because my dog made a funny noise and.

561

01:11:20.820 --> 01:11:25.920

Shawn: it'll come back to me later anyway, and I just don't remember what I was gonna say.

562

01:11:26.850 --> 01:11:30.480

Bob: I didn't want to get into the weeds that much I was, I was just more interested in.

563

01:11:31.140 --> 01:11:42.030

Bob: I mean My big focus and like vicki alluded to it about typically when we're outside the water in the sewer I mean there's all these leads fields and septic fields and wells, you know how much we get into it, I.

564

01:11:42.030 --> 01:11:42.750

Bob: don't know but.

565

01:11:42.900 --> 01:11:49.680

Bob: i'm not interested in getting in the floor plans that I don't want to get in the weeds I mean i'm fine more or less just looking at the.

566

01:11:50.310 --> 01:12:02.610

Bob: Looking at the site, I mean that's really what i'm interested in a question and maybe others were interested in looking at a rendering of an exterior of a house i'm not too much for that it's more than just a site laid out the actions and all that.

567

01:12:03.330 --> 01:12:04.680

Shawn: Well that's where I disagree.

568

01:12:05.400 --> 01:12:10.590

Shawn: or that's where we come at it from a different point and and what I remembered I was going to say is to your point.

569

01:12:10.770 --> 01:12:20.970

Shawn: That cost of land is up so much that people are starting to subdivide like mad and so therefore we're looking at in the next five years, a lot of development, though, you said, have.

570

01:12:21.390 --> 01:12:31.020

Shawn: A major say so on her said actually not me, but the Derby and bainbridge should really be vested in this for plat situation because it's.

571

01:12:31.620 --> 01:12:47.730

Shawn: booming right So for me it's the leaves filled and all of that, I think that's already handled and planning right for me, it really is a lot more aesthetically driven and in and spacing and plan you know everything but the technical stuff.

572

01:12:49.140 --> 01:12:56.850

Bob: To looking at a rendering like Charlie does he does a really good rendering you know he he throws a rendering up and it says ecologic speaks volumes.

573

01:12:58.110 --> 01:12:58.560

yeah.

574

01:12:59.850 --> 01:13:14.760

Joseph: Well, but, but you know that Jonathan Davis didn't put a rendering and he puts he puts one of a little bubble diagram which is thoughts, without even showing hotlines and it was so well done, that I think we all have a lot of confidence.

575

01:13:15.570 --> 01:13:17.490

Shawn: You know, we also know that his grief his work.

576

01:13:17.760 --> 01:13:30.900

Joseph: wellness work that's true, but it but i'm saying that you know that just the way the process, you went through you can tell he's going to achieve something really good seems to me where is something that you might not i'm Michael and see your hands up.

577

01:13:32.040 --> 01:13:39.210

Michael: yeah I mean, I think the only issue with seeing like elevations in advance of all this is that.

578

01:13:39.660 --> 01:13:55.770

Michael: If they do sell it there's no way they're not bound to build whatever they show us, and so they then are getting us to approve something that we may actually not like in the future, so I kind of think that's an issue as well, and I think that's why I think that.

579

01:13:57.060 --> 01:14:03.300

Michael: We actually have to review if we actually are serious about looking at the aesthetics, of the subdivisions.

580

01:14:03.720 --> 01:14:13.920

Michael: Is that they eventually have to come back when the building permits come in, otherwise I have no idea how we're going to do it, otherwise we're buying into something that we don't really know what it's going to be.

581

01:14:15.030 --> 01:14:15.690

Joseph: ribbit so.

582

01:14:17.790 --> 01:14:28.800

Joseph: Okay, well, I want to go on to other things so don't take too much more time on this little someone is upon common but I guess i'm hearing that we leave it the way it is oh yes Todd can you.

583

01:14:31.230 --> 01:14:31.860

Joseph: can't hear you.

584

01:14:32.100 --> 01:14:41.670

Todd: I just had one one question for clarifying what we're looking for like that was a good presentation, where we showed the the building site and then those things.

585

01:14:42.750 --> 01:14:47.580

Todd: So I guess the question is, we approve a subdivision that has the building site on it.

586

01:14:48.840 --> 01:14:56.220

Todd: Someone else buys it what's the process of them moving that around can they move it around or no.

587

01:14:58.380 --> 01:15:08.550

Joseph: So that's a question for Ellen if it wasn't once they once they set up their their 5000 square foot building location.

588

01:15:10.290 --> 01:15:12.690

Joseph: Can they can they change that later.

589

01:15:13.740 --> 01:15:23.970

Ellen: They can for that short plant alteration process, and there are some minor shortcut alterations that can be an administrative approval.

590

01:15:24.750 --> 01:15:36.330

Ellen: Such as moving the home side area or changing the location of natural area and then other more major alterations have to go back through the subdivision process.

591

01:15:37.620 --> 01:15:47.790

Joseph: So, so the net result of that, though, is that, generally, they don't, this is a process that they have to go to the Read almost see it again, but the city would see it again.

592

01:15:48.630 --> 01:15:55.920

Ellen: I said he would definitely see a minor stroke quite alteration again, it does get reviewed by the city, to make sure it's still meeting.

593

01:15:57.150 --> 01:15:59.160

Ellen: The conditions of approval.

594

01:15:59.220 --> 01:16:00.330

Ellen: And the subdivision code.

595

01:16:00.990 --> 01:16:16.440

Ellen: And when we get a building permit for a short plot, the first thing that the reviewers do is pull out the short plan and look at all the conditions and now that there will be the divine design diversity requirements as one of the conditions on the planet.

596

01:16:20.550 --> 01:16:24.540

Ellen: But I sharply alterations don't go to the design review board.

597

01:16:25.170 --> 01:16:31.590

Joseph: So today is that starts to look at what you're saying, but I don't know that it quite answers question does it.

598

01:16:33.210 --> 01:16:44.970

Todd: know that seems that there's a process it's not you know the person that sub divides goes through this process and the person that buys it is bound to that process that's what we want to make sure it's still happening.

599

01:16:45.330 --> 01:16:51.390

David: And Ellen, just to clarify the force that design process applies across the board right to all short class, no matter how small.

600

01:16:51.720 --> 01:16:55.530

David: They all are required to go to the fourth step design interview process right okay.

601

01:16:56.820 --> 01:16:57.930

Bob: Okay, the.

602

01:16:57.960 --> 01:16:58.260

Yes.

603

01:17:00.060 --> 01:17:07.800

Bob: The short plot alteration process and Alan Does that mean they can move along lines around the homesites around.

604

01:17:09.000 --> 01:17:09.570

Ellen: Yes.

605

01:17:13.860 --> 01:17:17.340

Bob: So we could change the whole face of it really if they wanted to.

606

01:17:20.520 --> 01:17:32.940

Ellen: Yes, there are we do receive applications for people to change the location of what was called open space, but will be called natural area going forward to change lot lines to change.

607

01:17:36.750 --> 01:17:40.710

Ellen: or remove easements so I mean that does happen.

608

01:17:41.430 --> 01:17:41.700

It.

609

01:17:43.680 --> 01:17:46.020

Bob: Does it happen, a lot, it probably doesn't or does it.

610

01:17:47.220 --> 01:17:52.290

Ellen: I probably have at least four short plot alterations under review right now.

611

01:17:52.380 --> 01:17:54.810

Ellen: I mean, it is a pretty common type of application.

612

01:17:55.200 --> 01:18:06.000

David: Yet I think it's important to clarify that it's not a waiver of any of the standards, you may be shifting something, but it doesn't throw the standards out the window, so they have their kid asked for shifting things but not eliminating them.

613

01:18:06.240 --> 01:18:23.130

Joseph: yeah so in kids but don't said she goes back and looks at the notes in the conditions and sees what what was there and then that would support todd's point that someone is following up and reviewing those things, so they can't get around something they want to get around I guess.

614

01:18:23.490 --> 01:18:24.480

Todd: Right, I guess, my only.

615

01:18:24.990 --> 01:18:35.100

Todd: My only scenario would be you know you've got a four block subdivision that that works harmoniously and we really like where the houses or buildings are placed they sell them off.

616

01:18:36.150 --> 01:18:47.130

Todd: person gets one lot and wants to change that and move a house lot to a detrimental position that would defeat the purpose of looking at the project, the first place.

617

01:18:48.150 --> 01:18:51.180

Todd: So now it's not now it's one property it's not for.

618

01:18:52.200 --> 01:18:58.980

Todd: Is there a string that connects it back to the initial subdivision that would not allow that move.

619

01:19:05.340 --> 01:19:06.870

Ellen: I guess it would depend on.

620

01:19:10.290 --> 01:19:15.450

Ellen: it's really going to be specific to the subdivision Unfortunately I didn't it's a it's a really good question.

621

01:19:15.780 --> 01:19:25.710

Ellen: I mean you'd still have to keep the same amount of natural area it's still have to qualify as natural area if there's critical areas those have to stay as primary natural area.

622

01:19:26.970 --> 01:19:31.470

Ellen: So it really depends on what it is they're asking them to change.

623

01:19:32.670 --> 01:19:37.050

Ellen: Unfortunately, I know that's not super helpful answer and sorry.

624

01:19:38.070 --> 01:19:40.200

Joseph: So can we attach conditions.

625

01:19:40.560 --> 01:19:45.630

Joseph: And we look at something to design guidance attached conditions and.

626

01:19:45.720 --> 01:19:46.890

Joseph: The hooters project conduct.

627

01:19:46.890 --> 01:19:57.990

Joseph: Citizens they don't have to come back for final decision we're just a test conditions and those goes in the notes and two years later, developed comes along and wants to change something Ellen The thing that.

628

01:19:59.010 --> 01:20:06.120

Joseph: You guys would go up the city would go back and look at those notes and try to understand what the Dr B was saying.

629

01:20:07.980 --> 01:20:09.810

Joseph: With those whole legal value.

630

01:20:12.540 --> 01:20:15.420

Joseph: is illegal to condition.

631

01:20:18.270 --> 01:20:23.340

Ellen: I don't know that we would look at the Dr B note so much as the conditions on the face of.

632

01:20:24.480 --> 01:20:27.480

Ellen: that are listed on the face of the plot that's recorded.

633

01:20:28.350 --> 01:20:32.310

Joseph: Well, we wouldn't those include things that we would say from the Derby.

634

01:20:33.840 --> 01:20:45.840

Vicki: or Joe like a real life example is the one we just looked at and part of the attractiveness of that is there's the one little tiny short driveway but then there's the single driveway that serves the whole thing.

635

01:20:47.820 --> 01:21:02.670

Vicki: that's pretty significant and I could see that written as a condition we like the shared driveway and so, if they came back and said, oh no we want for driveways now and they're all going to come booming in off of they're going to come in and they're going to wind around the property.

636

01:21:04.200 --> 01:21:04.830

Vicki: For a lot.

637

01:21:06.870 --> 01:21:12.540

Vicki: Then i'm assuming they'd have to start over would that be a fair example of kind of it they've gone too far.

638

01:21:14.340 --> 01:21:29.640

Ellen: yeah there is very specific language that's considered a minor alteration, and those are the ones that are just approved administratively, where we look at the conditions major things major redesigns of short plots or something that would go back through the full process again.

639

01:21:31.470 --> 01:21:35.460

Ellen: I could pull up the language and the code that would be useful.

640

01:21:39.240 --> 01:21:41.760

Ellen: Alright, I don't know how in depth, you want to go, but there is.

641

01:21:41.760 --> 01:21:43.290

Ellen: specific language and.

642

01:21:43.470 --> 01:21:51.270

Ellen: To 1607 oh that talks about what's considered a minor alteration.

643

01:21:53.790 --> 01:22:02.880

Ellen: And it's open space usage and home site location and it's getting to it now.

644

01:22:05.610 --> 01:22:06.780

Ellen: let's see.

645

01:22:08.250 --> 01:22:17.550

Ellen: minor alterations regarding home site location and or open space usage shall be approved administratively.

646

01:22:18.930 --> 01:22:23.730

Ellen: So those are the specific things listed in the code that's considered a administrative.

647

01:22:24.600 --> 01:22:39.780

Ellen: minor alteration that doesn't have to go back through the whole process I don't know David if you have more to add to how we decide what some minor alterations versus a major because sometimes it's not super clear either depending on what's being proposed.

648

01:22:40.110 --> 01:22:46.530

David: Know that's our guidance and I also want to add the bob's really comment were severely test driving the new subdivision standards because they were adopted.

649

01:22:46.890 --> 01:22:55.560

David: concurrently with the new Dr B D for rebook two years ago, so Bob That was a good comment we're also doing that test drive and Ellen is going through and catching these things that are sort of.

650

01:22:55.830 --> 01:23:04.680

David: Open ended or leave question marks, so we can propose a code refresh for the submission standards in near future, but no, no, and you captured it those are those are the key things.

651

01:23:05.760 --> 01:23:06.090

David: Okay.

652

01:23:06.810 --> 01:23:20.220

Joseph: So so we've been 25 minutes on this on the subject and I don't want to end the conversation if it's really helpful but we're kind of returning back to the beginning of our conversation, which is.

653

01:23:20.880 --> 01:23:33.450

Joseph: You know that maybe we do leave it in we do continue to review it, but maybe we take opportunities when we can, to say that we don't have to go through the whole process for the project, we can eliminate.

654

01:23:35.040 --> 01:23:43.350

Joseph: The final thing that seem reasonable to people just time and we'll test drive it see what happens, and if we have to revisit it next year or something we can.

655

01:23:47.280 --> 01:23:53.220

Bob: We can test drive shins to count way and let that Allen and Dave Duke it out in house.

656

01:23:53.370 --> 01:23:54.600

Joseph: We can try that as.

657

01:23:54.660 --> 01:24:02.610

Bob: We think they should go come back to us and three years that's our conditions and it's up to Dave and Alex to make it happen or they come back and say we.

658

01:24:03.810 --> 01:24:05.250

Bob: I mean that's what i'd want to do.

659

01:24:07.740 --> 01:24:09.150

Joseph: Any objections to that.

660

01:24:12.960 --> 01:24:15.480

Joseph: vicki every hand up still did you have a question.

661

01:24:15.810 --> 01:24:16.500

Joseph: No okay.

662

01:24:17.340 --> 01:24:29.130

Joseph: Well, why don't we leave it there, then I think it's been a good discussion and it's useful, but I just want to be efficient here as best we can um I that okay with everybody will move on.

663

01:24:30.600 --> 01:24:33.240

Joseph: I do want to get on to some of the things on the agenda.

664

01:24:35.070 --> 01:24:36.180

Joseph: and

665

01:24:39.570 --> 01:24:48.060

Joseph: Solid let's go to the update of the subcommittee the code changes to the project review process that you David let's talk about where that's at.

666

01:24:48.390 --> 01:25:03.720

David: yeah give you a couple hands So, finally, after all this time it is going to counsel next Tuesday week from this evening and just in a nutshell, what it is, is we're moving the preamp meeting back up to the first step in the review process then conceptual review.

667

01:25:05.160 --> 01:25:12.570

David: Then they'll go to the public participation meeting a little earlier than they used to, then your second meeting design guidance.

668

01:25:12.900 --> 01:25:17.790

David: And then, one of the last changes you recommended before we finalize this code change with the planning Commission.

669

01:25:18.210 --> 01:25:21.600

David: was to also do your final review where you're going to where it's going to be required.

670

01:25:22.080 --> 01:25:37.680

David: As part of the pre ap process, so your review is completely done by the time they get into the formal application unless the project changes significant has to be sent back so the key changes are we move the pre up up front and three Dr be meetings all happened during the pre op phase.

671

01:25:38.940 --> 01:25:46.770

David: And then, along with there goes the updates to design for bainbridge that better describes your meetings and better describes the similar requirements.

672

01:25:47.220 --> 01:25:56.940

David: And vicki you reminded me, just as I had to jump out of that August meeting for meeting conflict i'm sorry I had to leave that I had let you guys know we would share frameworks updated.

673

01:25:57.840 --> 01:26:03.720

David: D for be manual with you and i'm sorry I didn't get the two it's got a big it's a fairly big file so it's going to be linked to the.

674

01:26:04.230 --> 01:26:11.010

David: Both of strikeout and the clean version of the revised designed for bainbridge manual will be part of the Agenda packet for the Council meeting.

675

01:26:11.460 --> 01:26:13.530

David: posted by the end of this week for next Tuesday.

676

01:26:13.980 --> 01:26:26.790

David: that's probably the easiest way to access it because it's such a large file, but if somebody wants me to try to email, it certainly, let me know and we're happy to email it directly, but I have a clean version and a strikeout version showing your changes to design for marriage.

677

01:26:28.470 --> 01:26:30.870

Joseph: So that's gonna be on the agenda for next Tuesday.

678

01:26:31.140 --> 01:26:35.610

David: Next Tuesday it's going to have again the cleaning strikeout designed for beverage it's going to have the.

679

01:26:36.030 --> 01:26:42.810

David: New ordinance and i'll also include the handy dandy flow chart so I can describe the Council that Joe put together for us, thank you, Joe.

680

01:26:43.590 --> 01:26:51.180

David: it's just a great visual describing how those meetings are going to change and the order and use that to describe to the Council what's really changing as well.

681

01:26:51.600 --> 01:27:03.090

David: And then we anticipate they will likely move it to consent for adoption, or at least we're going to recommend at the meeting on the 28th which means at the end of the month, it would be adopted and going effect within five days.

682

01:27:04.200 --> 01:27:15.120

David: You can never predict what's going to happen at Council but that's the that's the schedule right now is they review it next Tuesday and then hopefully move it to a consent for approval at a meeting later in September.

683

01:27:16.500 --> 01:27:19.830

David: Now, can I add a note about the short submission process we just discussed.

684

01:27:20.130 --> 01:27:21.900

David: at length right we didn't talk about.

685

01:27:22.110 --> 01:27:24.900

David: We ever he had a question oh sorry.

686

01:27:25.230 --> 01:27:26.190

Joseph: i'm sorry I know this.

687

01:27:27.240 --> 01:27:27.720

Joseph: Okay.

688

01:27:28.050 --> 01:27:39.990

Vicki: So I want to make sure i'm understanding this so frameworks has we hadn't numbers of conversations and we're trying to work through the different be manual so now framework has.

689

01:27:41.760 --> 01:27:43.710

Vicki: Caught all of those edits.

690

01:27:45.150 --> 01:27:52.410

Vicki: And can I assume you know that, like where did the actual quality control of.

691

01:27:54.210 --> 01:28:03.060

Vicki: Where did where and how to how are we sure that those edits or where we thought they were going to end up saying, but particularly out relates to those fantasies.

692

01:28:03.270 --> 01:28:11.040

David: that's a great question vicki So what we did is we carry through the process with the planning Commission something called appendix a or exhibit a excuse me.

693

01:28:11.490 --> 01:28:16.620

David: exhibit a was my red line version why take each page out of the manual make the changes that it wasn't the whole manual.

694

01:28:17.070 --> 01:28:25.980

David: So what we did, is once the planning Commission approved all those items we for to them that appendix and then incorporate them into the manual so.

695

01:28:26.850 --> 01:28:32.910

David: They didn't give us a manual work with what was going through planning Commission because there are so many changes occurring that we weren't ready to.

696

01:28:33.330 --> 01:28:39.150

David: update the humanity, yet, but once the planning Commission approved that list of changes which was exhibit a through that whole process.

697

01:28:39.660 --> 01:28:48.720

David: that's what went into the manual so that's what you should see reflected in an in the strikeout version and then there'll be a clean version as well, which is just a clean read without the red line strikeout.

698

01:28:49.320 --> 01:28:54.210

Vicki: So the manual itself as part of the code, but the appendices are not.

699

01:28:54.510 --> 01:29:01.950

David: Is that correct Daniel the manual is is incorporated referencing the code is title section 1818 of the city's code it.

700

01:29:01.950 --> 01:29:06.900

David: says, these are interview is essentially designed for a bunch of manual that appointed of that manual.

701

01:29:08.700 --> 01:29:11.460

David: The new dependencies added are the.

702

01:29:12.990 --> 01:29:13.530

David: Are the.

703

01:29:14.670 --> 01:29:20.460

David: meeting some mental requirements so we're also changing the administrative manual there's a separate action, the accounts will have to do.

704

01:29:21.000 --> 01:29:26.790

David: To change that mystery man, which points the applicants over to design for bainbridge for there's some minimum requirements for each meeting.

705

01:29:27.330 --> 01:29:36.630

David: We included the list that you as a subcommittee brought forward and that I had met previously and exhibit a those are what went into the new design for

bainbridge manual.

706

01:29:37.230 --> 01:29:45.300

David: So you'll see those reflected in the new exhibit a of the manual and it is part of the it is part of the code technically because it's part of the manual.

707

01:29:47.130 --> 01:29:48.060

Vicki: Okay, so.

708

01:29:49.320 --> 01:29:57.690

Vicki: My memory could be flawed but um we were hoping, I think we were hoping that the appendix sees.

709

01:29:59.670 --> 01:30:08.760

Vicki: This is like we're gonna we're gonna try this on for size, the dependencies and hope that we've actually captured the intent of where what we're trying to accomplish.

710

01:30:08.790 --> 01:30:13.890

Vicki: In those dependencies but it doesn't go on if say we've missed something or there's too much.

711

01:30:14.520 --> 01:30:26.790

Vicki: That doesn't have to go back through this whole process in front of the Council again to change it, can we can we modify those dependencies without you know months and months and months and months of hanging out.

712

01:30:27.360 --> 01:30:37.500

David: that's a great question vicki so we we we now do the admin mail is where most of that stuff is now those lists, we can change those via resolution, which is a one step process to counsel.

713

01:30:37.680 --> 01:30:40.830

David: Once every whatever committee recommends it it just goes to counsel.

714

01:30:41.370 --> 01:30:47.640

David: And so that's why you didn't have to worry about the admin man Oh, because it's an easy change the counts, I can just say we blessed that change.

715

01:30:48.090 --> 01:30:56.430

David: So what we can do is when we present to counsel well, let me take step back for a minute framework suggested, you could even.

716

01:30:56.820 --> 01:31:04.560

David: recommend that the dependencies be pulled out of designed for bainbridge and put on the new website or kept as a separate document right now they're part of the document.

717

01:31:05.130 --> 01:31:16.260

David: But but i'll confirm with legal when I meet with legal know weekly meeting tomorrow that if the dependencies need to change if it can stay as simple as the current process for changing middle requirements, which is very simple.

718

01:31:17.310 --> 01:31:22.800

David: it's a great question and it's a good time to ask it so we can make sure that's not a big process moving forward.

719

01:31:23.940 --> 01:31:38.400

David: So vicki what I will do is is confirm with legal tomorrow that the appendix can be changed as easily as the admin menu list currently are, which is a one step reviewed by Council okay okay great question Thank you okay.

720

01:31:38.430 --> 01:31:38.880

Thanks.

721

01:31:40.050 --> 01:31:41.970

Joseph: off did you have a question or did you.

722

01:31:43.440 --> 01:31:44.490

Bob: yeah.

723

01:31:48.480 --> 01:31:51.900

Bob: i'm gonna i'm gonna look at it before it goes out because.

724

01:31:53.640 --> 01:31:59.760

Bob: This is what happened to the last one I talked to Christi car some time ago, and she was very involved with it, she.

725

01:32:00.240 --> 01:32:14.670

Bob: told me no they didn't she called it a Punch list they didn't do a Punch list I

know the devils in the details, I know I get criticized for bringing up details, but I know I should like to look, I want to look at it before it goes out for prayer I just.

726

01:32:15.690 --> 01:32:19.740

Bob: Just kind of disappointed because I thought we were going to see the copy before it.

727

01:32:21.960 --> 01:32:22.500

Bob: went out.

728

01:32:23.160 --> 01:32:28.830

David: yeah we didn't get it until August Bob since we finished the planning Commission plan got it in August and.

729

01:32:30.450 --> 01:32:38.610

David: I will apologize for not sending it to you directly, but I can certainly email anybody a copy of it it'll be also be linked to the agenda for next Tuesday.

730

01:32:39.210 --> 01:32:48.420

David: and presumably there'll be a comment period for that item as well, like Council but i'm happy to email it to you, and if assuming it's large enough it's not too hard to go.

731

01:32:49.260 --> 01:32:57.120

Bob: Well, maybe I could come down with a thumb drive or you can put it on i'd like to see it because I word 99% there and I would just hate to.

732

01:32:57.720 --> 01:33:04.590

Bob: I understand that everyone's got all the information, but I know human nature, we screw up I don't care, who don't do them.

733

01:33:05.160 --> 01:33:15.570

Bob: And that's another set of eyes from the outside, might see something that in house they didn't see, and I mean some major item, I have no idea, but without seeing it I wouldn't know.

734

01:33:16.230 --> 01:33:28.500

David: yeah and the in the key would be to then comment to counsel, either through staff or yourself that hey here's here's something that we'd like you to consider revising before you do your final which is fine, so.

735

01:33:29.250 --> 01:33:34.410

David: Bob i'll i'll reach out to you and see if I can email you the copy if it's if it's too large, then we'll try.

736

01:33:35.220 --> 01:33:37.770

Bob: and drive down, and you can put it on the thumb drive.

737

01:33:38.250 --> 01:33:39.300

David: Okay, that sounds good.

738

01:33:39.630 --> 01:33:41.790

Bob: it's not important, I just don't want to go through what.

739

01:33:43.440 --> 01:33:44.910

Bob: we've been through can.

740

01:33:45.360 --> 01:33:58.140

David: And as a as a reference again the the exhibit a to the whole review process is exactly what we gave framework to put in, but Bob you're absolutely right, I would never argue know who's going to make mistakes so i'm happy to get that to you, you bet.

741

01:33:59.820 --> 01:34:07.290

Joseph: Okay, thank you alright thanks um let's post some project updates and I don't know.

742

01:34:08.700 --> 01:34:14.100

Joseph: I guess i'd like to hear what What if there's any update that needs to be said about the wintergreen project.

743

01:34:15.780 --> 01:34:26.370

Joseph: I know it's going through the planning Commission this Thursday second meeting, but if you have any comments on that or anything any updates there that would be helpful to so okay.

744

01:34:27.000 --> 01:34:30.510

David: So yes, for those that weren't able to follow along last Thursday the.

745

01:34:31.410 --> 01:34:37.950

David: Planning Commission is that the planning Commission review phase so wintergreen part one was last Thursday, they heard a project introduction.

746

01:34:38.400 --> 01:34:44.460

David: They heard from the applicant there from staff and they started a general discussion, but didn't go dp it took public comments.

747

01:34:45.120 --> 01:34:53.970

David: And then got to the end of the meeting and are going to pick it up again this Thursday, that was a special meeting last tuesday's so we're back again the planning Commission this Thursday the 19th.

748

01:34:54.450 --> 01:35:04.020

David: same time same place so 6pm on zoom and they will now really dive into their discussion planning Commission recommendation and it sounds like the Chair will also reopen it.

749

01:35:04.530 --> 01:35:10.260

David: For pub for the public comment, if needed, she indicated that at the end of the last meeting so we'll see.

750

01:35:10.800 --> 01:35:23.310

David: What happens Thursday and that will drive when it goes to the director and then the hearing examiner I know you've probably all heard about tentative dates and friendly hearings mo but none of that really matters until it's been through planning Commission and the.

751

01:35:23.550 --> 01:35:24.060

director.

752

01:35:25.440 --> 01:35:31.620

Joseph: sorts unlikely at this point that will make will meet the one of the September 16 turns.

753

01:35:32.190 --> 01:35:33.360

David: seems very unlikely.

754

01:35:33.540 --> 01:35:38.400

Joseph: Okay yeah it's going to go on to anybody have any Bob did you have a question.

755

01:35:38.400 --> 01:35:45.450

Bob: down, I had a question just to kind of a quick question that and i'm not trying to ask it because of this particular project but.

756

01:35:46.260 --> 01:35:53.310

Bob: But kind of threw me for a loop was there was there was a lot of changes that were submitted between the time we did our recommendations.

757

01:35:54.180 --> 01:36:00.420

Bob: And the planning Commission got a copy the planning director merely said that.

758

01:36:01.290 --> 01:36:14.610

Bob: All those are just answers to the Dr be questions well if they are then it needs to come back to the Dr B, so we can see, in fact, if it answered the questions we're looking for and what questions they answered that doesn't make sense to me at all.

759

01:36:17.430 --> 01:36:34.860

Vicki: Well, an exact example of that is the applicant said that they have chosen the colors that the Dr be preferred and I went and listened to the tape when they presented the Charlie one slot colors and.

760

01:36:35.880 --> 01:36:48.630

Vicki: But those colors the winslow colors are actually not the colors that were in in I do not believe they are the colors that were presented to the planning Commission, so I don't know where those colors came from.

761

01:36:50.370 --> 01:36:59.040

Vicki: But also, when you're seeing a presentation on the computer sometimes it could be the same thing, but maybe your screen has done something funny.

762

01:36:59.550 --> 01:37:00.840

Bob: They were different colors.

763

01:37:00.900 --> 01:37:01.530

we've I.

764

01:37:03.000 --> 01:37:05.250

Bob: wasn't true what they said it was false.

765

01:37:05.640 --> 01:37:23.820

Vicki: yeah charlie's colors were quite muted and these were in those tones but quite bright, I thought, so I become uncomfortable and you know the window boxes that appeared on the ends of the buildings and, and I mean yeah.

766

01:37:26.430 --> 01:37:26.640

Bob: yeah.

767

01:37:28.080 --> 01:37:43.380

Joseph: Let me, let me say i'm just i'll give a heads up to David, so you know going forward, I think there is some concern that what was presented to the planning Commission was not was more.

768

01:37:44.460 --> 01:37:46.830

Joseph: detail and more things than the Dr B.

769

01:37:51.990 --> 01:37:58.980

Joseph: One of the issues is i'm going to be sending out a letter just a heads up i'm gonna send it to you and to.

770

01:38:00.750 --> 01:38:22.350

Joseph: heather and probably to blur king, but it seems that this idea that when a deer be decision is made in June and an applicant can continue to put undated and unattributed drawings on the portal.

771

01:38:23.580 --> 01:38:27.270

Joseph: All from July August, an interest tender.

772

01:38:28.650 --> 01:38:38.130

Joseph: there's no ability to know what we actually finally reviewed and based our recommendation on and what the planning Commission is actually getting.

773

01:38:39.030 --> 01:38:53.280

Joseph: or God and that that is really problematic and i'm going to suggest the city manager, that the portal has to be closed at the end of the brb review.

774

01:38:54.360 --> 01:39:02.070

Joseph: Either that, or there needs to be a file where any drawings that come in, are dated after the day of the final review.

775

01:39:02.910 --> 01:39:14.280

Joseph: You know, so that there's a so so that we can we, the city, now the city can track, and so the developers been able to say, a number of things applicant has.

776

01:39:15.120 --> 01:39:22.260

Joseph: That they fixed the number of things that Dr bill was concerned about, we have no way of knowing that that's true or not.

777

01:39:22.920 --> 01:39:32.100

Joseph: And I don't want to get into all the politics of this project, or whatever, but that seems to me that that's an administrative thing that the city could do.

778

01:39:32.700 --> 01:39:47.130

Joseph: That would really solve problems for you, for the city for your for your project planners, and for the planning Commission and for the dmv and for the public, for that matter, I mean you know what's what's being reviewed so you know.

779

01:39:47.220 --> 01:39:48.540

David: I would just give you the heads up or.

780

01:39:48.930 --> 01:39:50.940

Joseph: Down i'll be sending a letter out and we'll just.

781

01:39:50.940 --> 01:40:01.380

Joseph: Make that suggestion going forward on other projects, you know see what see what heather in you and Cindy manager might want to do or not in that regard.

782

01:40:01.800 --> 01:40:02.610

David: Thanks Joe and.

783

01:40:02.670 --> 01:40:03.780

David: Joe on a related note.

784

01:40:04.680 --> 01:40:13.290

David: Somebody mentioned are asked me do we need to worry about a quorum of the deer via for you if, for if you happen to be in the audience, yes or the planning Commission meeting.

785

01:40:13.500 --> 01:40:19.020

David: And I hadn't really thought about that, and I know only one of you spoke so in my my initial thought was don't that's probably not a quorum.

786

01:40:19.230 --> 01:40:28.830

David: But just to be safe, I will confirm that question with legal in my weekly meeting tomorrow and i'll give you a heads up but presumably if only one of us speaking it's not a meeting of the Derby.

787

01:40:29.490 --> 01:40:32.160

David: But I just want to bring that up with something want to make sure everything's.

788

01:40:32.880 --> 01:40:38.880

David: Any questions are answered about that ahead of time I don't have a concern right now, but I just wanted to mention that so.

789

01:40:39.240 --> 01:40:43.230

Joseph: Well, I just wanted to bring that up yeah I think Todd hadn't come on yet.

790

01:40:44.250 --> 01:40:48.600

Joseph: Today, but that Kim Jane recently actually brought that up that.

791

01:40:48.600 --> 01:40:51.000

David: Yes, jamison to me as well that's right.

792

01:40:51.060 --> 01:40:55.980

Joseph: That there were that it happened to be that, at least for Dr be members.

793

01:40:57.390 --> 01:41:13.590

Joseph: Maybe more for all I know I don't even know who will go signed in to listen to the meeting the planning Commission meeting and at some point if for more do that that is a violation of the old pma, though.

794

01:41:15.000 --> 01:41:16.110

Joseph: what's open MIC.

795

01:41:17.400 --> 01:41:24.780

Joseph: open meetings open open meetings act right top meetings that and then on city council is worried about this, I know there's been cases when.

796

01:41:25.230 --> 01:41:36.690

Joseph: Three city council members individually, without talking Denise reform without talking to anybody else may say they want to go to the race equity committee or they want to go to some committee and they show up and then they're all they're.

797

01:41:37.410 --> 01:41:44.820

Joseph: Like Oh well, you know you can't do that so that that would be good to clarify David if you could let us know.

798

01:41:44.970 --> 01:41:45.630

David: Let them.

799

01:41:45.720 --> 01:41:47.250

Joseph: enjoy, thank you very much.

800

01:41:48.660 --> 01:41:49.290

David: With the answer.

801

01:41:49.830 --> 01:41:53.190

Joseph: Okay, are there any other public oh yeah.

802

01:41:53.550 --> 01:42:00.060

Bob: Well, the finish, or is it the rule that the plan director is going to speak on behalf of the Dr B.

803

01:42:02.160 --> 01:42:05.070

Bob: As as the planning director did at the last meeting.

804

01:42:05.820 --> 01:42:07.740

David: yeah I don't think there's a rule related to that.

805

01:42:07.830 --> 01:42:09.570

David: I understand your question there's no rule.

806

01:42:09.900 --> 01:42:12.510

Bob: related to it, I know, but it's an option, because she took it.

807

01:42:12.750 --> 01:42:13.890

David: yeah yeah.

808

01:42:15.210 --> 01:42:16.740

Joseph: Okay Todd you had a question.

809

01:42:18.840 --> 01:42:26.130

Todd: Though wow I was just it's a little concerning that if we were listening in there's a quorum or something.

810

01:42:29.010 --> 01:42:35.580

Todd: But also, I was just you know taken aback by some of the vitriol and misrepresentations.

811

01:42:36.630 --> 01:42:40.290

Todd: Of the of the applicant and.

812

01:42:41.730 --> 01:42:53.880

Todd: I was just wondering how we keep that in check, or how how you know P, I hope, people are aware that you know the the light that we were cast in was a one sided and.

813

01:42:55.440 --> 01:43:00.330

Todd: Could could be seen as a unit unit manipulative emotional plea.

814

01:43:01.620 --> 01:43:12.210

Todd: Because we're all committed to affordable housing, we are, we say that all the time, but there are ways to get it, and there are ways to have a process so that the Community gets what we need.

815

01:43:14.190 --> 01:43:35.640

Todd: And just I felt it was a one sided and i'm hoping that there's some way that any time that the Commission has a question that they come to us and they don't rely on hearsay or spore an interpretation of what was in our minds when we were you know deliberating are discussing.

816

01:43:36.180 --> 01:43:36.540

mm hmm.

817

01:43:38.190 --> 01:43:38.580

Joseph: Okay.

818

01:43:39.780 --> 01:43:44.100

Joseph: Okay well you know when the Green is a it's a tough tough project.

819

01:43:44.190 --> 01:43:46.320

Joseph: we'll see what happens in the meetings on Thursday.

820

01:43:46.740 --> 01:43:47.430

Joseph: second meeting.

821

01:43:47.670 --> 01:44:02.610

Shawn: On David it's tough, because what Todd is saying from the very beginning All they do is trying to bully and push their way through, and they use whatever tactics, they need they're not interested in bettering the Community.

822

01:44:03.930 --> 01:44:04.410

Just now.

823

01:44:06.900 --> 01:44:07.950

Joseph: Okay well.

824

01:44:08.010 --> 01:44:19.410

Joseph: i'm just so you know related subject to this i'm interrupting you they have a clear thing there but it's my understanding, talking to a city councilman.

825

01:44:20.550 --> 01:44:31.020

Joseph: Yesterday, that tied City Council meeting they're going to look at a technique that was used is used by Blair king in coronado.

826

01:44:32.190 --> 01:44:40.440

Joseph: At City Council meetings where a newspaper might run an article that has a headline that may be inflammatory or.

827

01:44:40.830 --> 01:44:52.680

Joseph: Maybe it's not quite accurate or this or that or or napkin says something that someone said something that wasn't really true and who knows if it's true or not, and he call it, I guess blessed called the fact or fiction.

828

01:44:54.420 --> 01:45:01.230

Joseph: he's gonna start running they're talking about this tonight of implementing that with the planet with the city council.

829

01:45:02.040 --> 01:45:09.780

Joseph: and give people an opportunity to raise some questions that maybe you know some papers said something in the.

830

01:45:10.350 --> 01:45:18.210

Joseph: headline wasn't accurate or something, and that they can go to that fact or fiction and a particular Council member can try to correct the record.

831

01:45:18.690 --> 01:45:28.590

Joseph: is an opportunity to keep things going so I just pulled that out that's in this thing the city council's doing I guess it's work well in coronado and they kind of applied the Council for.

832

01:45:29.250 --> 01:45:41.790

Joseph: You know, trying to to do that so that's something to watch, for if people are interested in the city council meeting tonight i'm about that David any other project updates.

833

01:45:42.180 --> 01:45:45.540

David: yeah Ellen will be bringing you the at the next meeting, which would be.

834

01:45:46.710 --> 01:45:50.880

David: See if i've got my calendar straight in two weeks, so the 20th two weeks from yesterday, the 20th.

835

01:45:52.260 --> 01:45:59.880

David: would be the forward stables final design review and recommendation so some of you might remember that architectural school proposal for Oregon.

836

01:46:00.510 --> 01:46:09.600

David: And then we jumping back to our code updates and framework designed for bainbridge they agreed to come back for a second meeting with you to do a deeper dive into the new website.

837

01:46:09.930 --> 01:46:17.550

David: And how that can be used to supplement your process I just talked to Jeff mango today and he's he suggested that it'd be the first meeting in October.

838

01:46:17.850 --> 01:46:23.610

David: That will allow the Council to take their final action on the coaches, we just talked about, and that way, they will have.

839

01:46:24.210 --> 01:46:33.210

David: A little more time to finish whatever he's working on for the website is that acceptable to the team that they come the first beginning of October, which would be October 4.

840

01:46:34.170 --> 01:46:36.690

Joseph: that's fine okay okay.

841

01:46:37.080 --> 01:46:41.940

David: And that would be a deeper dive into how we can really use that website to supplement the design review process yeah.

842

01:46:43.350 --> 01:46:45.630

Vicki: So, Joe I have one more question for David.

843

01:46:46.020 --> 01:46:47.760

Vicki: So say this becomes.

844

01:46:48.480 --> 01:46:51.540

Vicki: So it's on the consent agenda you know, like on the.

845

01:46:52.230 --> 01:46:54.150

Vicki: 28th of September.

846

01:46:54.480 --> 01:46:58.380

Vicki: becomes effective first week of October um.

847

01:46:59.460 --> 01:47:06.030

Vicki: I mean, does the planning department have some sort of like email list or something where you.

848

01:47:06.600 --> 01:47:15.660

Vicki: You ask people to please you know there's this new step process and it's affected this date, and please review it this way.

849

01:47:16.740 --> 01:47:17.790

David: Is that when these.

850

01:47:17.880 --> 01:47:28.650

David: Actions listserv that that I was thinking we'd utilize as well as our website or land use website update, but we have a listener for land use actions and I thought that would be a good place to the first announce it.

851

01:47:29.490 --> 01:47:30.300

Vicki: Okay, great.

852

01:47:30.390 --> 01:47:32.310

Vicki: yeah Okay, thank you.

853

01:47:32.670 --> 01:47:33.690

David: Thank you, great question.

854

01:47:35.310 --> 01:47:39.720

Joseph: um David, is there any update on the Madison white project.

855

01:47:41.370 --> 01:47:46.290

David: Madison way it is you recall, last time I talked to they were about to apply, and then they didn't apply.

856

01:47:46.800 --> 01:47:53.010

David: I believe they have subsequently applied for the project, so they are now in our process, and this is.

857

01:47:53.970 --> 01:48:02.130

David: As you recall Mike burns project just about a block up the street from northeast corner of the white Madison intersection by the roundabout and.

858

01:48:02.670 --> 01:48:11.190

David: So your next step will be a final design review on that and we're very early in our completeness review right now, so I do believe they they formally applied now.

859

01:48:11.820 --> 01:48:23.520

David: With with department and we'll do our usual process for completeness review and get it set up for a final design review meeting moving forward after we do our thing this review.

860

01:48:26.010 --> 01:48:26.760

Joseph: All right, thank you.

861

01:48:28.770 --> 01:48:33.570

Joseph: Anything else for the good of the order any final comments um yes Bob.

862

01:48:34.650 --> 01:48:37.740

Bob: yeah I just I just kind of wanted to just kind of wanted to.

863

01:48:38.940 --> 01:48:46.530

Bob: thank David and Alan you know the rest of the people in the planning department, I think they had been under a heck of a lot of pressure over the last.

864

01:48:48.120 --> 01:48:57.270

Bob: year or so and I know that we're constantly coming up with new ways of wanting to do things and sometimes I think can kind of just dump on them and expect it to.

865

01:48:57.660 --> 01:49:10.350

Bob: happen, but I just I just want to say that I just know, for me, I just really appreciate the effort that Dave is platters you know, been putting out we don't always agree with everything sometimes things are rushed.

866

01:49:11.670 --> 01:49:13.650

Bob: You know they're short handed and.

867

01:49:15.120 --> 01:49:20.340

Bob: always operate 100% when they're short handed, but I just I just been really happy with.

868

01:49:21.360 --> 01:49:25.950

Bob: With the response from the planning department over the past year, or so I just.

869

01:49:27.240 --> 01:49:30.900

Bob: I don't know if you've got more people sources, yet, but you know.

870

01:49:31.800 --> 01:49:34.200

David: We thank you for the kind words, we do.

871

01:49:34.230 --> 01:49:40.680

David: We do just advertise for a planner so we're we're slowly getting getting there, but thanks for the kind words Bob.

872

01:49:41.580 --> 01:49:45.120

Bob: that's my two cents Joe I just really appreciate their efforts.

873

01:49:45.360 --> 01:49:51.780

Joseph: Oh, I would I would did all those comments as well yeah definitely um well I guess one final question did feel.

874

01:49:52.350 --> 01:50:07.080

Joseph: Like we've noticed this has been a lot of short flights coming in, you know lately um, are there any other larger projects coming down the pipe that is any rumors about future projects or has things slowed down because of Kobe or what's going on.

875

01:50:07.530 --> 01:50:10.050

David: You know I haven't really heard about any larger.

876

01:50:10.050 --> 01:50:10.680

David: projects.

877

01:50:10.710 --> 01:50:14.040

David: They may be rolling out that you write a lot of subdivision shorts under activity.

878

01:50:16.020 --> 01:50:25.620

David: Other than subdivision activity we've been hearing about, and then the white and Madison know rumors that i've heard, but you can always ask me at the next meeting and i'll let you notice anything new.

879

01:50:26.580 --> 01:50:27.000

Okay.

880

01:50:28.200 --> 01:50:35.190

Joseph: Okay, thank you anything else, for the good of the order to me i'm sorry we went over 310 ending here, but a little behind but.

881

01:50:35.700 --> 01:50:50.610

Joseph: I appreciate the really good conversation, so thank you very much, any final comments okay I bid you all adieu and go forward and do good things okay thanks see everybody.