

GMHB EXHIBIT 231

2024-05-08 Planning Commission Transcript

0:00

and we are live thank you all right um good evening and

0:05

welcome to the May 8th 2024 special hybrid Planning Commission meeting I'm Adam ragab Vice chair tonight's hybrid

0:12

Planning Commission commission meeting is being brought to you by Zoom welcome to all and thank you for joining us

0:17

tonight um Commissioners please have your microphones turned on for the roll

0:23

call uh commissioner acuse present commissioner bazo here

0:30

commissioner Bozman present uh commissioner gouls has a a

0:36

planned absence uh commissioner rashish here um Vice chair I'm here and chair

0:44

Murphy um has also coordinated an absence ahead of time um for this

0:50

meeting we continue to utilize the zoom platform I will do my best to recognize you in the order in which hands are

0:55

raised after being recognized you may then ask your question our first item of business is public

1:02

appearances this is the opportunity for anyone to speak to the commission about issues of concern uh Deputy city clerk

1:08

is there anyone who has signed up for appearances that wishes to address the commission uh no Vice chair I don't have

1:15

anyone signed up thank you um all right then we will um move on

1:23

to uh our first item of special business and our first item of special business

1:28

is to review and consider a approving the minutes of the April 17th regular meeting uh Commissioners may have a

1:34

motion to approve the minutes so moved is there a sec all right um there's a

1:40

motion by commissioner rashish and a second by commissioner batazo to approve the minutes uh Deputy city clerk um

1:47

please conduct a roll call vote and Commissioners please turn on your microphones thank you Vice chair

1:54

commissioner accuse I commissioner bazo I

2:00

commissioner Bozman hi commissioner gills excuse me commissioner gills is not present so commissioner rashis I and

2:10

vice chair R Epstein I was not present at the

2:20

meeting uh so I think the uh second item of special business is the Planning

2:26

Commission agenda Bill PCB 24- 09 open space Zone and to talk to that I'd like

2:33

to welcome Jesse Bond city manager hi good evening is my uh audio

2:42

okay all right thank you I am joined this evening uh by a handful of staff

2:49

and uh Carson Hornsby will be uh helping me here by sharing the PowerPoint slide

2:55

deck we're going to keep it brief most of the information is in your packet um but I'll run through a few slides just

3:01

setting the stage and then I will be intro uh introducing our two chairs from

3:07

The Parks Commission and the trust and they will take it from there so Carson let's go ahead and start the

3:14

screen share there we

3:22

go next slide please so just going to start with a

3:27

refresher on the background in case folks are watching haven't been following this process closely I'll

3:32

briefly walk through the overview um I'll provide an overview of the proposed o Open Space Zone we'll talk about next

3:39

steps and then we'll turn it back to you for discussion next slide please uh Planning Commission members

3:46

I'll just remind you that the city council included in the scope of work for the comprehensive uh plan periodic

3:53

update uh the development of a new park zone this was on our plate

3:59

we drafted a preliminary park zone and we presented it to the Parks Commission and the Planning Commission separately

4:05

in January uh we got some feedback uh that that it wasn't what was

4:12

anticipated um I paused the legislative review and we went back to the Parks and Recreation Commission uh for for further

4:19

review and discussion uh that has been a really good process next slide please uh

4:25

the parks and rec commission held held an initial meeting to to help scope the work and they recommended that we

4:32

developed we do the work in two phases essentially uh an open space Zone and a

4:38

second Zone to address parks and you might remember when we were at the Planning Commission originally and I

4:45

think the Parks Commission originally as well we were really wrestling with uh

4:50

the types of land in the park system and the the great variation uh from open

4:56

space properties that are largely undeveloped to you know heavily developed Parks like Luther Burbank um

5:02

we had talked originally about a tiered approach we ended up just recommending

5:08

two separate zones so this is part one this is the open space Zone uh the park

5:13

zone development comes next and that zoning work is intended to to pick up

5:19

everything else uh that we didn't include in the open space Zone PR planning to get to work on that uh

5:25

possibly the summer but more likely the beginning of the Fall that work is going to roll into

5:31

2025 uh so for the Planning Commission I will just mention that we will need to likely need to redocket this work for

5:38

2025 so the staff were handling all of that I just wanted to make sure you understood how we ended up um splitting

5:45

the work and the reality was with two separate zones and the amount of time

5:50

that we needed to put into it we were not we were not going to be able to make this deadline so um okay so that's

5:57

that's how the work got split next slide please uh as we were deciding to move towards

6:03

an open space Zone uh the open space Conservancy trust joined the Parks and Recreation committee commission excuse

6:11

me and they ended up holding several joint meetings I think they they met together three times once in March and

6:18

twice in April and uh if any of you participated or watched those meetings

6:23

uh we literally went step by step literally word by word almost uh through

6:29

the new draft regulations um it was a really I think it was a really good productive process

6:35

next slide please uh so tonight you have in your packet uh a recommendation and I wanted

6:42

to explain that the that both boards voted in independently on the

6:47

recommendation they voted on the regulations and they voted on the handoff uh memo that's in your packet uh

6:54

so your exhibits include the inventory of the open space land uh the recommendation or the handoff memo the

7:01

zoning map uh the development regulations and the land use map next slide please so I'm going to

7:09

walk through just a handful of um slides very briefly uh but really what we

7:14

wanted to do tonight is uh to have me stop talking and to turn the floor over

7:20

uh for a dialogue between the Planning Commission and the chairs of the parks and rec commission and the open space

7:26

Conservancy trust uh chair Peter struck is here from the parks and recck commission and uh chair Geraldine poror

7:33

is here from the open space Conservancy trust and before we go any further I I

7:38

want to thank both boards uh for dropping everything scheduling extra meetings um and and working through this

7:46

process I felt it was a great process it was incredibly thorough uh very

7:51

thoughtful and um really pleased with the product that we have uh in front of you tonight all right next slide next

7:58

slide so as I've already mentioned uh the recommendation in front of you is a

8:05

proposed new Zone that is specific to city-owned and managed open space lands

8:11

uh also known as open space properties uh to ensure that these properties are

8:16

are managed and and Steward stewarded consistently with our Parks uh Recreation and open space plan uh our

8:24

code all of our other plans Pioneer Park specifically has quite a few planning documents that accompany it so as we

8:31

worked through the process we were we were referencing those plans and making sure that the recommendation was in

8:37

alignment next slide please uh in your I'm not going to go

8:43

through this list but just wanted to acknowledge that the list of open space lands was in your

8:49

packet uh one of the things that was discussed is in in our Park system we have parks that are like half Park half

8:56

open space uh those were not incl included here yet U more time is needed

9:02

to figure out what what to do with um those properties that are essentially

9:08

split uh part of the issue is it's not always the open space isn't always on the edge of the park sometimes the open

9:15

space is right in the middle of the park so more work is needed on that uh we just we just tackled the properties that

9:21

are truly open space next slide please uh the purpose statement I won't

9:28

read this uh we spent a lot of time um making sure this the statement uh was

9:35

was uh in alignment with the vision of both boards and again we cross referenced the documents that um created

9:42

the open space trust and the pros plan uh to to establish uh this purpose

9:48

statement next slide please uh designation requirements this

9:53

new Zone applies to properties that are specifically owned leased or managed by

9:59

the city of Mercer Island and uh questions came up um

10:04

throughout the process why aren't we including privately owned open space properties first of all that wasn't in

10:10

the scope uh the public process did not involve any engagement with private property owners about the potential to

10:17

reone their properties um so we stuck with City owned city-owned

10:22

lands um the managed by the city of Mercer Island language is in their for a

10:28

couple of different reasons um specifically though uh Pioneer Park and

10:33

anstrom open space are technically owned by the trust but managed by the city uh

10:39

so we wanted to make sure um this this designation requirement was written such

10:44

that it included all of the properties even though the management scenarios are just a little bit different I should say management and

10:51

ownership scenarios are different uh should at some point I want to mention that the city council decide

10:58

to um expand the zone and and look at private properties that is certainly uh

11:04

something that the council could do it just wasn't in this scope of work uh for right now next slide

11:11

please uh the use is permitted and the next few slides is really where both

11:16

boards s spent the bulk of their time uh I would say the use is permitted

11:22

is a a very narrow list by Design uh which aligns with the purpose of the

11:27

open space uh which is passive Recreation and preservation um so that's how that list

11:34

was developed and again I think both of our chairs are here to to answer questions um about how we got here next

11:42

slide please uh the development standers

11:47

we we really wrestled uh with these quite a bit um again I think we've

11:54

landed on something that is U both reflective of the vision of of both of

12:00

the boards in alignment with your Pros plan your other planning documents fairly restrictive not a lot is allowed

12:07

to happen in open space um and you'll see there's there's a couple areas uh in

12:13

our if you look at the list of open space properties uh the standout property is Pioneer Park because it's so

12:20

large and so restrooms is a good example of of where we really

12:25

felt okay Pioneer Park is large enough uh have a honey bucket there now but at

12:31

some point there may be desire for a permanent restroom building and that would make sense for a property of that

12:38

size but it doesn't necessarily make sense for our other much smaller open space properties so here you can see

12:44

that restrooms are um permitted use uh for properties that are larger than 100

12:50

acres and that that is specifically setting a line uh for Pioneer

12:57

Park uh next slide please I'm not going to read through all these I I think you've gone through it signs and kiosks

13:04

uh we did a lot of fussing uh fussing and fussing to try to get uh this uhh

13:11

these regulations aligned with what was currently happening uh in our parks and

13:16

here again uh we we've we know we need signage we wanted to make sure that we

13:22

didn't overwrite the current sign code but added a few things to complement it uh just just the feeling

13:30

is less signs are more even though we acknowledge they are needed uh we addressed kiosks uh

13:37

specifically and again that last bullet it's just another reference to Pioneer Park we do have a larger kiosk at

13:44

Pioneer Park and we wanted to make sure that um we had Provisions that would allow uh for that to happen at our

13:51

largest open space property um Trail standards a pretty

13:57

short list of things in your development regulations uh we had a extensive

14:03

presentation during one of the meetings on how trails are constructed in open space areas and there's quite a bit

14:11

of variability uh we didn't feel it was appropriate for an open space Zone to include those Trail standards that was a

14:18

recommendation from the staff specifically uh but we did feel it was appropriate to to to set um a width

14:26

limitation which is shown here is fet uh that means if anyone's been to Pioneer

14:32

Park recently we have Trails there that have become almost 20 feet wide they're they're

14:39

freeways so that means those trails are non-conforming but over time um hopefully would be

14:46

restored to to meet the narrower width all right next slide please and

14:51

again uh both of our chairs are here and they can they can walk through um answer your

14:57

questions as well and then finally we've added some definitions again I won't read through these

15:02

tonight um I think that's our last last slide Carson so we can stop sharing uh

15:08

next steps I believe the Planning Commission is uh uh deliberating tonight

15:14

and we'll be um meeting again next week to prepare a recommendation for the

15:20

council uh we're hoping to answer as many questions uh of yours tonight that

15:26

we can if there's something we can't answer uh we are committing to putting together a short Matrix and turning that

15:33

around to you so that you have that information for your next meeting uh with one asterik anything that requires

15:40

a whole bunch of uh legal research or analysis I'm I'm feeling um that that timeline might be just a little too

15:46

tight uh but Carson who's here with me tonight his email address is on the screen or you can just email Allison and

15:53

she'll get the questions to Carson he'll be supporting me on that work as I already mentioned

16:00

um we're hoping this is included uh and and forwarded to the council and we'll

16:05

be part of their um their legislative review process this fall uh there is a

16:11

part two coming that's the park zone uh development that will start in 2024 and

16:17

it will finish next year uh so with that I think that is actually our last

16:22

slide uh I don't have anything else from the staff but we are here tonight to

16:27

support your discussion and I will turn it back to you uh Vice chair RAB and I'll remind you Peter stru

16:34

is here from the Parks Commission and uh Geraldine por is here from the trust thank you for having us tonight yeah

16:41

thank you thank you for the presentation um and yeah we we had kind of a a a get

16:46

together of of the chairs and um staff before beforehand just to make sure

16:52

we're all aligned on the goal of this meeting and I think I think the intent here is for us as the planning

16:58

commission to look at it through a code lens as opposed to a policy lens that's been determined um by these two other

17:05

boards um and I think if there's any questions here by uh Commissioners to

17:11

clarify the intent of anything in that code yeah let's let's take advantage of having our our two other chairs here and

17:20

I think if possible if we have any questions let's direct it to to them um so with that I'll say Commissioners um

17:28

well are there any questions uh commissioner

17:35

accuse hi thanks for recognizing me um I have three questions but two of them are

17:41

related I'm wondering about um I'll start with mountain biking questions um

17:48

we have a number of open space parks where mountain biking is currently allowed and I know that um there is some

17:56

perception that that's a conflicting use with some of the other passive recreational uses so I my question is

18:02

about on the middle of page two item e Trail standards and then under Mi and

18:10

relatedly micc 19161 definitions passive recreational uses um so item Trail

18:19

standards says Trails shall not exceed eight feet in width and my current

18:27

conception is that that would not accommodate um the perceived conflict

18:33

between mountain bikers and hikers where mountain biking is currently allowed so

18:38

I'm wondering if that 8 feet in width is going to preclude mountain biking as a

18:44

use um and then relatedly under micc 19161 passive recreational uses I see

18:52

that um mountain biking is not listed as a passive recreational use so

18:59

um I have one more question after this but it's not related to that um that's

19:05

my main question now looking at these is is this going to preclude mountain bike use and I wanted to start by saying I

19:11

think you've done an excellent job and thank you so much for the effort here I think this is a great um both from City

19:17

staff and Parks Commission to parse these two items

19:24

out do either of the chairs want to take that or do you want me to take that I'm happy this is Peter stuck chair

19:32

of the PRC uh city manager if you want to chat a little bit on biking that would be great

19:38

sure um the let me work backwards the definition passive recreational uses had

19:45

about four or five versions while we were working through the review

19:50

process and where we finally landed and and Peter or Jerry will correct me if I

19:56

misspeak is that it was it was not practical to list every type of passive use so originally there was a version I

20:03

think that said that referenced bikes you know walking uh everything uh we

20:08

stripped it out and instead just noted that it places minimal stress on a

20:15

site's uh resources so the question about biking was actually discussed uh and other uses

20:21

were as well again there there's a hierarchy of regulations here this is a

20:27

Zone uh it's not precluding bicycles from being used but each property needs

20:32

to be evaluated for for individual operational decisions and rules uses we

20:40

allow equestrians in some part of our open space system but not others it just

20:47

became not practical to regulate those things in the zone those are H going to have to be regulated as park

20:54

rules um the trail width I think the sentiment here and

20:59

this is where I'm going to look for for the two chairs to maybe offer some additional comment is that while many of

21:07

our open space areas have evolved to have wider Trails uh Pioneer Park has a

21:12

freeway system that is not the intended use of open space uh the vision would be

21:18

over time we would we would be working to restore a much more narrow width um

21:24

and we will have to evaluate where where we have you know an intensity of use uh too much of one

21:31

thing and regulate it in another way through policies operational changes um so I will say the two boards

21:38

felt pretty strongly about you know narrowing that width and the

21:45

impact and Jerry Peter anything else you'd like to

21:51

add uh this is Peter struck I I just to kind of uh elaborate uh on the city

21:56

manager's comment um yeah we struggled with a number of these kind of you know passive slactive activities and as Jesse

22:05

mentioned it just it got to a point where we were kind of uh chasing our tails a little bit and just said you know

22:11

what um this is kind of an overarching document uh and that uh some of these

22:17

issues are just going to have to be addressed on an individual uh Park basis through park rules or or other means uh

22:23

or we you know we'd probably still be talking about them today so that's where that's where we landed

22:29

and I'll add a quick comment that in the handoff memo there are a couple items

22:35

five items at the end one of which is the use of bicycles uh and we advised

22:43

requested commented that the city council should consider code or Park policy updates to designate areas where

22:49

this type of equipment may be used so I think I would agree with Peter and uh

22:54

city manager Bon that is very helpful thank you um

23:01

and I wonder if it doesn't make sense additionally to

23:06

um if if the if this new Zone doesn't already mention park

23:12

rules um if it would say additional activities allowed with park rules um I

23:20

think that would be helpful and I'm thinking in terms of low impact uses um I frequently use Pioneer Park and the

23:28

Sid East quadrant um where you have offleash some offleash

23:34

dogs and mountain bikes it seems to be the least impacted of all the quadrants

23:39

whereas the quadrant in the northwest corner um seems to have that freeway

23:45

system going and there is no mountain bike use in there so I I think it's important that we address the perception

23:52

and the actual impact of mountain bike use because where mountain bikers are there does seem to be a lot less of that

23:59

freeway action um in in reality um I think it's more of a density of use

24:05

leading to widening than any particular use um Adam should I save my next

24:13

questions tell others have had a chance to speak I only have one more question and I think it's a

24:19

softball oh let let let's knock that one out go go for it okay um it's just a

24:25

quick like in terms of addressing designated uh designation of natural areas and mixed use parks with similar

24:31

restrictions as found in um this open space Zone um I Jesse I think I heard

24:37

you say that will be handled in the next docket is Staff or Parks Commission planning to do that or is that or or

24:43

Parks Commission planning to that or is that something you would want the Planning Commission to put on the

24:48

document we're we're going well the process won't exactly look like it just did because we uh we got creative in uh

24:55

working this Zone but the next uh part two will again go through the Parks and

25:02

Recreation Commission uh and they will hand it off to you as as well so it it

25:09

still will go through a legislative review with the Planning Commission and then to council but we'll start it back

25:14

at the parks and rec commission and as you know the next zone is going to be

25:20

tricky um the the issues that we flagged a couple months ago uh we haven't we

25:26

haven't wrestled to the ground just yet okay thank you so much I really appreciate it and again uh excellent

25:32

effort and I appreciate what you've done here all right I think the next hand I saw was uh commissioner

25:40

rashish thanks so when uh when city manager Bond was

25:48

when you were uh talking you talked about some of these properties that were

25:55

excluded because they were part Park and part open space at least that's the way

26:01

I read it and um so I'm wondering if you could just enumerate which one which of

26:09

the which of the properties that includes I assume that includes Island Park and Homestead field but I'm

26:17

wondering if there's anything else and that's part one of my question

26:23

and then I got to follow up on that yes there's there's actually a long list and I I don't have it pulled up

26:30

right now um but I can click and talk um so Island Crest Park is it's actually

26:37

one of the more in terms of where the open space lies it's a little more straightforward because it's it's on one

26:43

part of the park uh what what we need to think about is uh those those

26:50

Parcels um and and I think you all will know where I'm headed with this is split

26:56

zones on a single parcel are are are challenging uh to regulate so we

27:01

need to evaluate that I think one of the questions we'll ask is do you subdivide

27:06

the property and and split the open space off you know I think there's a number of ways we can deal with that

27:13

that is the more straight forward situation Luther Burbank uh is a different animal the open space kind of

27:21

meanders within that Park so splitting it off and Zoning it

27:27

separately is likely not practical um let's see I'm not finding my list as

27:35

quickly as I had hoped but I can keep flipping here I I want to say there's five or six Parks meridel Park is

27:42

another one that has um open space areas what am I

27:49

missing anyway there we go thank you uh so what you're looking at here

27:56

this is uh from the R plan this is a park

28:01

inventory and let's see is this Merrill are you the one screen sharing Carson oh Carson thank you um if

28:11

if it's a little hard to see but but Clark Beach grovelin Homestead Island Crest mercerdale that all have those

28:18

little Asters next to them Wildwood um secret Park are what what I would

28:24

traditionally classify as a park that also includes open space

28:30

areas um and and so and I noticed on the map that

28:35

Wildwood while on on this list it looks like it's a split on the map that was in the packet

28:43

it says that is being changed from open space to park so why is that one being addressed

28:49

in it's actually CL classified in the pros plan as a park so we were treating

28:56

it as such huh okay the map I'm looking at

29:03

says is proposed and it says change from open space to park for Wildwood Park let

29:09

me uh let me pull up the map

29:15

here while

29:21

sorry all right um yes Wildwood is uh I

29:26

believe in the pros plan that Carson just pulled up is and is considered a park and it has uh active

29:35

uses like a park I would say that's that's not a foregone conclusion uh

29:40

commissioner Aces that it needs to stay Park our open space but it was certainly one that we felt needed further

29:47

evaluation uh open space designation possibly

29:54

prudes some of the active type things that are happening there sure hi Jessie this sorry to interrupt you this is

30:00

Merill for some reason I can't share my video at the moment but um I just wanted

30:05

to jump in about Wildwood quickly I spoke to Sam harb our Parks manager and

30:11

um Tom Flynn our Parks Forman and um in terms of Wildwood what I was told was

30:18

the maintenance practices there are more in line with Parks oh looks like I may

30:23

be able there you go uh they're more in line with how they maintain Parks as

30:30

opposed to open spaces and the addition of um utilities that run through that

30:35

space or near that space also um is the reason why the maintenance practices are

30:40

more in line with Parks as opposed to open space so this was sort of why we decided that's the correct move for land

30:47

use in that space so what what I want to add to that is what I was just starting to say a moment ago

30:53

is uh on the timeline that we had there were properties that clearly belonged in

30:59

the open space Zone and there are others that need further review consideration and study it doesn't mean that Wildwood

31:06

won't eventually be classified as open space and Zone that way but we needed to do more more work and we didn't want to

31:14

make Rush recommendations the Parks Commission really needs some time to dig

31:19

into these properties so I hope that answers your question I personally think Wildwood can swing either direction um

31:27

and it's it's been classified different if you look at the history of all of our documents it goes back and forth um if

31:34

the Planning Commission has a recommendation I should have said this earlier if there's something you see in the work something you want us to really

31:40

make sure we take a look at in phase two um I shared this with the vice chair when I met with him earlier today um I

31:47

Inc include encourage you to include that in your recommendation to the council and the parks and recck

31:54

commission and the trust did something similar and their handoff memo to you uh they said hey these things aren't aren't

32:02

in this the development regulations but we want to call your attention to this city council and uh make sure you know

32:08

it's important to us so one final question on that so we

32:17

we have a proposal for open space we're moving into a

32:22

Parks discussion can you just tell me how the

32:30

what the mechanics of these parks that are split between open space and Parks

32:37

where's that going to be handled and how's that going to be handled I'm not sure yet um we have not

32:44

we know we know there's an issue we know it needs to be evaluated but we haven't started that evaluation yet

32:50

commissioner um what I want to start with is uh is legal to just get some

32:57

advice on split zones so that the parks and rec commission can understand when a

33:03

a parcel has two zoning designations right up the middle which

33:08

would be the scenario well it's not quite right up the Middle with Island Crest park but you know what I mean um

33:14

it's it's challenging for The Regulators our own planning department so we we need to look at

33:21

that um so it'll come we do we think it'll

33:27

come after after the parks discussion I'm I'm gonna my hope my hope

33:34

is that it will all be part of part two in the park zone discussion um yeah that yeah what I I

33:42

don't want to leave um work undone in phase two so we know going into this

33:47

phase two we have some challenging discussions around buildings impervious surface parking uh the matter we're

33:54

talking about right now uh I don't want to have a phase three we we want to get all these properties into one of the two

34:00

zones and get uh the appropriate regulations um corresponding to each

34:07

property got it thank you commissioner Bozman yes thank you

34:15

this is a great packet it's it's wonderful proposal I should say um couple of questions I have um are these

34:24

open space properties going to is it likely that they will ever be moved into

34:30

the open space Conservancy trust is that been discussed I I can take a stab at that uh

34:37

the the pros plan identified uh that as a potential work item uh it came up a couple of times

34:45

during discussion between the two boards uh I would say there's not agreement uh

34:51

even amongst the two boards on whether or not that is the right thing to do uh and the the council hasn't

34:58

directed that that be evaluated so is it a possibility in the future uh yes I

35:04

think from an operational perspective one of the things that we're keeping an eye on is in our Park system and our

35:12

open space system many of these properties um uh also double as

35:17

utilities right you've you've heard me talk about this before so there's

35:22

there's some operational considerations that that need to be be looked at so I think the answer is Maybe will happen it

35:28

was definitely identified as a policy um excuse me an objective in the pros plan

35:33

um but there hasn't uh B Direction there we

35:38

go um that right under Carson you're doing a great job screen sharing uh

35:44

future policies uh and it it Flags right there um that transfer to the open space

35:52

Conservancy trust is one consideration thanks Carson

35:58

I suppose I mention it because there seem to be a lot of people in the community that want some higher level of

36:05

protection so I just thought that that you know maybe that's a way to uh

36:11

address some of that energy coming from folks that you want something like that's that's why I ask but um okay and

36:19

then additional question um what is an exterior lighted

36:25

sign I notice that's something that's I think not allowed what is

36:30

that those are the signs that that literally sit on the perimeter of the open space

36:37

properties okay so it's on the edge but it's lighted that's all it means okay

36:42

thanks so those are prohibited um and then uh again back to Trails again Trail

36:49

standards um so I'm thinking you know looking at the the

36:56

the uses of the these these Parks these Open Spaces typically you know it's

37:01

passive so we're talking walking and if you're a kid maybe running and

37:07

um if you're trying to observe Wildlife um you know you need to be quiet so I'm

37:13

wondering what's the potential that in Open Spaces all the trails would tend to

37:19

be uh made of materials that enable you to be quiet as opposed to gravel for example

37:28

we had a uh we had a fun presentation on uh Trail standards as part of this

37:34

process it was I don't know about 30 slides uh describing all the different

37:40

ways we construct and build uh trails in our open space areas it was so much that

37:47

that was the presentation that confirmed we could not write detailed Trail standards in the zone um surfacing I I'm

37:56

not the trail builder in City we have experts that do that there are different reasons for different surfaces I would

38:02

not recommend precluding gravel uh we need it for other reasons like drainage

38:07

and also compacted gravel for accessibility um what I shared with the

38:13

boards previously is we are a little over a year year and a half away from starting the update on the city's um

38:22

pedestrian and bike plan and that plan is where the Trail standards belong that that is where they

38:31

need to live we currently have standards for how we build

38:38

um uh Standalone Trails basically roadway Trails or stairs but we don't have standards for Trails elsewhere and

38:45

the trail standards we currently have are pretty limited so my recommendation is that when that plan gets

38:51

updated that's that's where we should build out the standards and that is where we should talk about surface in

38:58

for for operational reasons for safety for accessibility and for what you just

39:03

mentioned even noise and other factors yeah I'm I'm sure there can be you know some way of parsing it out so that it

39:11

protects the values that are needed in a certain place yeah and looks like uh

39:17

chair Str unmuted so I didn't mean to steal your thunder but we talked about this just going to say to commissioner

39:22

bothman I mean I think there was a number of people on the on the two commissions or boards that express some

39:28

of the things that you just said and I think after as the city manager just mentioned after we went through that uh

39:35

lengthy slide presentation with all the different things that uh the staff come

39:40

up with in terms of uh maintaining that s for we kind of I I don't say threw up our hands but just said that we really

39:46

can't legislate this we gotta you know depend on the U quote unquote experts uh on a

39:53

situation by situation but I think you know the message was sent you know loud and clear that clearly you

40:00

know uh the appropriate materials are are the right thing to do but exactly where they are in any particular

40:06

situation it's hard to to determine uh you know a priority so but I think we

40:11

were we were spot on with you thank you I I suppose what I was thinking of had

40:16

some interest in a policy that was not really specifying materials but was talking about what sort of values were

40:23

trying to be protected in in you know in in choosing standards or something

40:28

something more like that but um either way I think you're going to solve it so

40:33

I'm comfortable with that um another question about setbacks so given the

40:39

things that are exempt from setbacks I got to thinking well what sort of thing

40:45

would not be exempt from setback you know what what sort of thing would actually need to be 20 feet from a

40:52

residential property I'm restrooms but I guess there's only going to be one of those

40:58

is there anything else that's a good that's a good uh

41:04

inverse way of looking at it I I appreciate that uh at the risk of

41:10

stating the obvious there's very little developed in open space zones

41:16

um so uh We've we we went out and took

41:22

pictures and uh looked at things I'm there's likely some infrastructure that

41:29

I'm not thinking of that needs to be set back from the RightWay Merl do you have any thoughts on that or

41:41

Carson I don't off the top of my head Jesse but happy to take another pull

41:47

poll around the island and speak to the parks manager about you know where that kind of came from for us no worries I

41:55

just couldn't quite picture it you know maybe there's some sort of a structure for storing tools or or something like

42:00

that I I don't know but if it if it doesn't come right to mind it seems to me like a good protection to have

42:06

because you might need to build something and so you've got the setback but that concludes my questions thank

42:13

you all right and I do want to follow up on that real quick too and maybe Jerry can talk about this a little bit

42:20

more uh what we when we looked at how our open space areas are currently

42:25

developed um one might think you know ideally you pull the trails off the property line

42:32

and and if it's possible to do that sure but we're also our goal is Preservation

42:39

restoration protection and so that that has a competing interest right it pushes

42:45

everything to the outside so that you can preserve the ecological function of these properties in a meaningful way and

42:51

when we start Crossing them all up with Trails so what we observed is many of our Trails actually sit right on the property lines and we went back and

42:58

forth so your point is an interesting one um I'll need to go back and look at the list and we we can put that on our

43:06

um items to follow up if is anything actually truly governed by the setbacks

43:12

um it may be the case that we Exempted everything and didn't realize it well I

43:17

really appreciate what you've said about the trails being on the property line because you know birds for example that

43:24

you know as soon as you start dividing up the forest with trails and this and

43:30

that they give up on that location for Habitat they don't build their nest there and if you have Trails for example

43:37

that are 20 feet from the property line surrounding an entire really large parcel that's a lot of a lot of land

43:45

that has been reduced in terms of habitat value so I like the idea of of of keeping them on the outside if you

43:51

possibly can so thank you all right um I think all

43:59

Commissioners have asked question uh commissioner bazo do I don't see a hand but do you have any questions that you'd

44:05

like um I've guess and commissioner bman your hand is now that's a old one just a

44:13

just to conf okay um I've got two questions and possibly a third um so I

44:19

see the definition of temporary use I recall in some earlier meetings that Adam Zach had articulated that from from

44:27

a you entire city point of view temporary use is traditionally less than

44:32

that 180 days 6 months um was were there any discussions in either of the two

44:39

other uh commissions about perhaps having like an an open space or Parks

44:46

slop space temporary use of shorter duration than six

44:53

months I can tell you why we landed on 18 180 days if that's how okay sure yeah

44:58

yeah I'd like to know the yeah the path to it under the temporary use provision

45:04

for an open space it often includes construction that may not may not be the

45:10

the case for Parks but because we don't have any structures in open space areas and we often are staging equipment or

45:17

tents and the construction it can range from Trail construction where we are bringing in heavy machinery to

45:23

Restoration activities where we're staging plants and tools and things uh

45:29

many of our projects span that 180 day length uh

45:35

many don't but that was the primary reason uh otherwise a temporary use is

45:42

more consistent with what you're probably thinking of like it's a it's a it's a special event and and we don't do

45:48

events in Open Spaces like like summer celebration um but we might have more

45:54

often we have um School groups come out and and do a a special day where we

45:59

might allow a temporary use of a tent or something like that so it runs the gamut

46:04

temporary uses run all the way from you know kids doing a nature walk uh to a

46:09

construction activity that that might actually span months okay thank you that yeah that

46:16

articulating that construction part and that it yeah was more than just simply copy pasted from a def so that that

46:22

helps un alleviate my uh question um on the topic of Wireless Communications

46:29

facilities from perusing the code it's my understanding that there's you know

46:35

micro and macro micro H have to be allowed everywhere and that's that's FCC

46:41

rules um were there any discussions and and I see in the recommendations that

46:46

you know as the intent is to make these the last place possible was were there

46:52

any discussions or intent to if it is legal to prohibit macro facilities or

46:59

any additional macro facilities was that discussed at all in

47:05

the for the parks I think we have one in Island Crest park but yeah was there is

47:10

there any intent to prohibit if legal the large ones I will take a stab and then I'll

47:17

look to the chairs to share um a little bit more about the discussion uh I think

47:23

absolutely both boards uh wanted to minim I

47:29

um not not just telecommunications facilities but additional utility infrastructure anything that would take

47:35

away from the purpose of of the open space areas with telecommunications

47:42

specifically we ran into the problem of uh this code basically conflicting with

47:48

what's in our telecommunications code and we didn't want to recommend we didn't want to create a conflict the

47:55

compromise position was uh both boards felt strongly that the council needed to look at this the next

48:01

time they update their telecommunications code and I would ask the Planning Commission if you feel

48:06

strongly that open space areas need to be you know looked at and and a

48:11

modification that you include that in your recommendation to the council as well uh but revising the

48:17

Telecommunications code uh was outside of the scope and frankly not within the

48:22

timeline that we had to had had with which to work I will also the staff um

48:28

also support this recommendation and you know when we're when we're working on

48:33

citing these facilities with the various vendors my two senses uh they should be cited in the

48:40

RightWay uh you know if if an area adjacent to the open space is geographically the only place where we

48:47

can get signal for an antenna for whatever need uh it still doesn't make much sense to the staff that we would

48:54

compromise the open space for that antenna there's got to be another solution um but that was probably more

49:01

than you wanted to know but I I think we're all in agreement that that telecommunications code should be looked

49:06

at open space areas at the lowest priority and per perhaps

49:11

even if it's within our authority to prohibit certain types of

49:18

facilities and and we had we talked about this a lot so I would definitely I I will stop talking and say Jerry and

49:25

Peter do you have something you'd like to add I I can chime in first to say your

49:31

uh summary was very appropriate and it is the uh third of the um handoff

49:38

memo the additional recommendations in the handoff memo and specifically to

49:43

what the vice chair was asking I I don't remember the distinction between macro and micro um as being

49:51

different ways of approaching it but we did ask that it be considered further

49:59

and and I will just second what Jerry said that uh yeah we we kind of landed

50:04

where the transmittal metals said we should

50:09

go thanks that that helps me better understand yeah the the lay of the land and the intent

50:17

thank you do we have follow on questions or

50:25

comments uh commissioner

50:31

bazo um I just have a couple of comments I think mostly for my um fellow planning

50:38

commissioner friends um first I want to acknowledge um open space and Parks

50:45

Commission chairs thank you for coming to talk to us thanks for dealing with the added work we threw back at you um

50:52

just listening and looking at what's happening I recognize that it's a lot more work that was requested of everyone

50:59

um I also want to acknowledge that we have two qualified commissions who are working very specifically on those

51:06

particular zones so both the open space and park zones um are very clearly run

51:13

by and staffed by people who know how to manage these types of zones and properties um it's with that in mind and

51:22

also some of this ongoing conversation around reconstituting Planning Commission that I think one of the

51:27

things I want to just check in with my Planning Commission friends as we look to review this and provide comment or

51:34

feedback um I will just say I'm not seeing anything that needs a lot of

51:39

comment um and I think that's one of the things that we're getting feedback on as a commission about making sure that

51:46

we're kind of staying in our lane where it makes sense um and I know for me as a

51:51

commissioner I don't really want to have to vote on editorial comments like

51:56

periods or quotations or commas no offense I'm just saying you know where we don't have edits that make

52:02

substantive changes to zones or policies I just want to encourage us not to do it um I know we just have a tendency I I

52:10

will be the first to admit I did it in the econ Dev portion I haven't done it since Bad Kitty no catnip um but I do

52:18

notice that you know where we get editorial uh in the zones and we do tend

52:25

to come create complexity uh I want to encourage us like I'm seeing a really

52:30

good product here where we don't need to change what's good I I want to encourage

52:36

us to really think about um what what do we need to comment on um and also just

52:43

want to make sure I'm clear about process so comments are due next week and then we come back to deliberate on

52:49

anything we might have chimed in on um and it's next week that we actually take

52:55

action on referring this to council is that accurate head nod works okay great

53:01

I see Jesse and Allison both nodding um I also want to acknowledge I could

53:07

kind of hear it in some of uh commissioner ru's questions there's some outstanding questions like how are we

53:12

going to deal with some properties uh I can feel that tension too as a commissioner like oh are we going to

53:17

move this piece forward and not have answers in the other piece um and I see why it's necessary to do that so we can

53:25

start managing and working on these properties and these zones specifically um so I can see why we need to take this

53:31

piece move it forward and then deal with parks and whatever tearing may or may not happen with that and those companion

53:39

spaces that go along with our park zone um so just sort of a plus one yes uh

53:46

thanks Jesse for acknowledging that's round two and hopefully just two and not two and three

53:52

um so that's really all I want to share

53:58

all right thank you for yeah thank you for your comments are there any other questions

54:04

or

54:09

comments All right well I think then with that I think we will now move on to

54:16

other business um yeah thank you once again um Parkson Rec and osct chair and

54:22

additional members of City staff and I guess yeah let's start with the deputy director report from

54:31

Allison thank you um I'll just be really brief I wanted to just kind of go over the upcoming schedule really quickly um

54:39

like we were just saying we're asking that you provide any comments or

54:44

proposed amendments or questions in writing by Monday at 9:00 am um those are going to be assembled into a matrix

54:50

for review at the meeting on next Wednesday uh the 15th and we're to take

54:56

action on the open space Zone um at that meeting the 15th um then on May 22nd we're going to

55:06

be bringing you a summary of the results from the comp plan openhouse as well as

55:11

the online survey we're also going to be bringing um a consultant Report with the

55:17

consistency analysis so we've had a consultant working for the last several weeks looking at all of the state

55:26

Regional and County requirements for the compliance update and crosschecking to

55:31

make sure that we have met every single one of those requirements and then also looking at the internal consistency

55:38

between each element and appendix to make sure that everything is not there's

55:43

no conflicts between any of the elements and policies um so we'll be bringing a summary of all of that analysis and some

55:51

recommendations on potential further amendments based on any gaps that are identified there

55:57

um so that'll all be coming back like I said on the 22nd we're not expecting you to take action on on the 22nd it's just

56:04

kind of an information dump we then have the public hearing on the 29th where you

56:10

can hear again from the public in a more formal setting um and receive comments

56:15

on the overall draft plan um kind of the the combination of those two pieces this

56:22

the summary the consistency analysis and the public care ing should give you

56:27

everything you need to consider any further amendments that you may want to propose and those can be brought forward

56:35

then at the June 5th meeting um we're still working out the details of the exact process I think we'll probably

56:41

have a period where you can send stuff in and writing in advance um and then June 5th and June 12th will be the

56:48

meetings where we consider any final amendments to the plan and we're hoping

56:54

to have your final recommendations at that June 12th

56:59

meeting so does anyone have questions about that process did that make

57:07

sense okay um that's all I've got for now just wanted to give you that high

57:12

level fly over so everyone's on the same page and we're going to be moving fast the next few weeks but I think it's all

57:20

do it's all pretty manageable we've kind of broken everything out into b-size steps

57:26

bazo just real quickly are Commissioners expected to attend the public hearing to

57:33

listen yes it'll be part of our regular meeting that evening um and you know

57:40

it'll be online just like how we've been doing all of our meetings but anyone who registers in advance to speak will have

57:47

their three minutes it it works just like how we do public appearances in our normal meetings but it'll be a little

57:52

more formal thank

58:01

you all right that's all I have all right um second item of other business

58:07

are there any planned absences for future meetings that people wish to announce

58:17

here right well seeing none I think we

58:22

um can move to adjournment unless there are any other general questions or comments from

58:31

Commissioners all right we're going to get out of here quite early so Commissioners um as U deputy director

58:37

Allison or deputy director van gorp mentioned um the next special meeting is scheduled for Wednesday May 15th at 6:

58:44

PM uh there being no other business to come before the Planning Commission the time is now 7:01 p.m. and the meeting is

58:50

adjourned as a reminder to Commissioners please stay seated until City staff has terminated terminated the

58:56

good evening and thank you for joining us