

GMHB EXHIBIT 257

2024-09-25 Planning Commission Transcript

0:00

and we are live okay good evening and welcome to the September 25 September

0:08

25th 2024 hybrid Planning Commission meeting I'm Mike Murphy Vice chair

0:14

tonight's hybrid Planning Commission meeting is brought to you by Zoom welcome to all and thank you for joining

0:22

us tonight Commissioners please have your mics turned on for the roll call Deb please call the roll

0:36

welcome okay so uh Vice chair Mike Murphy

0:41

present commissioner Kate accuse present Commissioner Adam riab here commissioner

0:50

Victor RIS here and we have confirmation that chair

0:56

Angela bazo is absent due to illness

1:03

our first item of business is public appearances this is the opportunity for anyone to speak to the commission about

1:10

issues of concern accept those items scheduled for a public hearing later

1:15

this evening is there anyone who has signed up for appearances that wishes to address the

1:28

commission Vice chair we did not have anyone that signed up to speak under appearances

1:36

okay moving on the first item of regular business is to review and consider

1:42

approving the minutes of the June 12 special meeting Commissioners may I have a

1:50

motion so moved

1:55

second been moved and seconded um I have one one sort of humorous

2:04

comment uh in the minutes at the end it refers

2:12

to chair bazo thanked Vice chair murf for his work in leading the uh the uh

2:21

process of as the former chair and I'm happy to leave that because I've been

2:26

known by that for a while or we can corrected the funny thing is is that my

2:33

stepmother whose last name is Murphy goes by murf yeah and so that's how you

2:40

ended up being murf so we can we can leave it uh has is

2:46

but I thought I would point that out because it was somewhat humorous I have changed that for you thank you okay uh

2:55

so let's call the rooll on the minutes unless there are no other substantive comments

3:05

seeing done okay M Vice chair Murphy

3:11

I commissioner wishes abstain commissioner accuse I and

3:19

commissioner Ram I motion passes the second and final item of

3:26

regular business is Planning Commission agenda Bill PCB

3:32

2417 public hearing recommendation on open space Zone code

3:38

Amendment uh the U this is a little bit of deja vu all over again because we've

3:44

plowed this ground although with without a public hearing this case the public

3:51

hearing is to receive comments on proposed amendments to the Mercer Island City code to create a new section under

3:58

chapter 1905 and to amend

4:03

19.01.2016 010 definitions and title 19 appendix D

4:12

zoning map the proposed amendments would add a new open space

4:18

Zone uh and the associated development regulations and definitions for the new

4:24

Zone individuals wishing to make a public comment on this agenda item may

4:30

do so in person or by Zoom the public hearing is now open as of 6:04

4:37

p.m. uh Deputy city clerk is there anyone who has signed up for public comment that wishes to address the

4:44

commission thank you Vice chair we did have one request to speak tonight by a

4:49

Joseph Summerfield and um I'm looking for him in the

4:56

attendees section he was he asked to participate in person at the community center okay and they were alerted to

5:04

that I don't presently see

5:10

him so it could very well be that he chose not to show

5:19

up I'm still not seeing him in the attendees section of the meeting

5:25

okay now we can give him another minute

5:41

Andrea at the community center uh she is there and she's checking right now she says he's there

5:49

so I'm guessing that she is going to actively make that happen

5:55

Okay Okay it may take a couple of minutes um

6:01

I did reach out to our team earlier fortunately Andrea is still

6:06

there working on the council agenda so we'll get this taken care of

6:35

my apologies uh Commissioners for the delay but fortunately we're quick to re

6:42

to

6:58

respond for

7:37

for

8:28

what

8:43

really quiet there you are we can hear you now okay now we'll try thank you y

8:49

thank you Andrea okay wait just a moment then okay so those wishing to provide

8:55

public testimony please speak audibly state your name name for the record and

9:01

limit your comments to 3 minutes uh the deputy city clerk will

9:06

call on You by name and then it is your turn to speak so go

9:14

ahead Joseph Summerfield you are good to go and we don't have a clock on the

9:20

screen for you but we will be giving you three minutes you can start now hello my name is Joseph Summerfield

9:27

I'm a resident of Mercer Island I am also a high schooler At Mercer Island

9:32

high school and my issue of concern today is regarding the setback policy on

9:39

the recent sorry I'm blinking on the word uh

9:44

agenda for today um it is in my belief that r84 and

9:51

mf-2 minimum spacing requirements should be lowered or removed to either 5 feet

9:56

or zero the reason this is is that most setbacks in the United States for single family

10:03

homes are derived almost exclusively from the ne from

10:09

the from the Aesthetics of buildings and the property values attached to them

10:15

lowering setback requirements can help Revitalize our community by lowering plot by lowering plot value but not

10:22

property value and allowing for more people to live within the same

10:27

area while not necessarily impacting the pre as previously mentioned property

10:33

value and aesthetic value of said properties for example take the Castro

10:38

neighborhood in San Francisco setback requirements have been reduced to zero

10:43

this neighborhood has some of the most beautiful streets and houses in the entirety of the city while keeping an an

10:51

incredibly High property value and quality of life because of these benefits I see

10:57

that lowering I see that the lowering or maneuver removal of minimum setback requirements of R d84 and mf-2 housing

11:06

to be a necessary Amendment to the open space policy of the city of the city of

11:14

merar thank you I will abstain the rest of my time thank you very

11:22

much there's nobody else here in person to speak okay

11:30

so since there is no further testimony the public portion of this hearing is now closed as of 6 11

11:41

p.m. so now I will welcome deputy director Allison van gorp and management

11:48

Al analyst Carson Hornsby uh to take us through the process

11:54

here thank you chair Murphy um Carson's pulling up the presentation we've got a

12:00

few slides to go through just to bring everybody back up to speed on where we're at with this um and we're hoping

12:06

to get to a recommendation to the city council tonight on this

12:12

item so Carson I think you need to flip the screens we see the um review right

12:19

now okay um maybe all give me one moment I'm gonna stop sharing

12:29

I recently set up my docking station so I haven't run into this problem

12:38

yet all right I think that should be better yes that's better thank you okay all right so like I said we're just

12:45

going to do an overview here of kind of where we've been um and then we'll have

12:51

some time for discussion at the end this scope of work for this park

12:58

zone and open space Zone was actually included as part of the comprehensive plan scope of work um and that's kind of

13:03

how it came on to our work plan and we initially took this up with the Planning

13:09

Commission um last winter and you may recall there was a lot of public comment

13:16

and a lot of questions from the commission eventually we paused that effort and then sent this back to the

13:22

Parks and Recreation Commission for further review um they work together

13:28

with the open space Conservancy trust board and developed a recommendation on the open space Zone that was presented

13:35

to you last May um the Planning Commission provided comments and suggested

13:41

amendments on that draft and um discussed those on May 15th and approved

13:48

a recommendation for the open space Zone at that time um we took that and Incorporated the changes to the land use

13:55

map into the comprehensive plan draft that later went to public here Hearing in June and is now in the hands of the

14:02

city council um and we realized over the summer that we had not done a public

14:07

hearing on this item the actual code Amendment and zoning map Amendment um

14:14

and that is a required part of the process so we're bringing it back tonight for the public hearing that you just held and for a final recommendation

14:22

to the city council um is there one more I think I may have already covered these bullet

14:28

points yep um so all the materials are in your

14:33

packet the draft development regulations are exhibit one and the updated zoning map is exhibit two Carson's going to

14:40

walk us through those at a high level here quickly um with a few

14:46

slides all right thanks Alison um as Alison mentioned my name is Carson

14:51

Hornsby I'm one of the analysts in the city manager's office that have been helping out with this project so I'll just give you a quick overview of the

14:57

Zone uh over these next few slides here so the open space zone is a

15:03

proposed new Zone that will establish land use regulations for city-owned and managed open space lands uh to ensure

15:10

that the land is managed in a way that's consistent with other parks recreation and open space documents like the pros

15:18

plan uh city code um and even uh Master plans and force management plans and

15:23

other documents that are specific to open space properties um as Alison

15:28

mentioned also uh the draft development regulations are provided in exhibit one and these include some uh amendments

15:36

that were proposed by planning Commissioners uh back during the meetings in

15:42

May the purpose of the op space zone is to preserve protect restore and enhance

15:48

open space lands which provide habitat for n native plants and animals and ecological services including storm

15:55

water management and carbon sequestration open space PL provide access to nature for Passive Recreation

16:01

and relaxation and educational and stewardship

16:07

opportunities the designation requirements of the open space zone are pretty straightforward uh requires that

16:13

an open space property uh must be owned leased or managed by the city of Mercer islands and fulfill the purpose

16:20

statement that I just read a moment ago the proposed uses permitted of the

16:27

open space Zone include in Trails passive recreational uses passive recreational amenities habitat

16:34

restoration and enhancement uh temporary uses compatible with the purpose of the open space Zone as authorized by the

16:41

city manager design Wireless Communications facilities only as uh

16:46

permitted by the Citywide sections of code uh regarding Wireless Communications facilities and utilities

16:54

uh are um but only when necessary for Public Safety or protection of the

16:59

natural environment um some of these terms may seem a bit bigue but we do have new

17:04

definitions uh defining things like passive recreational uses that we'll uh cover later in the presentation in a few

17:12

slides here so uh the development standards uh start off with

17:18

setbacks um you can see from the the setback language that uh setbacks for um

17:25

adjacent properties that are residential or multif family are EMP ized at 20 ft

17:30

whereas uh public properties and uh business or business or other public

17:35

properties uh have a setback of zero um and we have exemptions included uh as

17:40

fences Gates coverts Trails landscaping and

17:46

Furnishings restrooms are permitted on only on properties that are larger than 100 acres and they're limited to 300

17:54

square feet in area um This only affects uh Pioneer Park is that is our only open

18:01

space land uh that is over 100

18:06

acres uh development standards for signs and kiosks uh are um that they're

18:12

governed by the Citywide sign code with a few caveats uh interior signs are

18:18

limited to three square feet and entrance signs are limited to 10 square feet of surface

18:23

area exterior lighted signs are prohibited and natural colors are required unless uh it's necessary uh

18:31

unless the reasoning is necessary for public health safety or maintenance kiosks are limited to 15

18:37

square feet of surface area and 10 feet in height unless uh the kiosk is located

18:43

on an open space land larger than 100 acres uh where they will be uh regulated

18:49

or limited to 222 square feet in surface area and 10 ft in height uh again this

18:55

is This only affects Pioneer Park um and some of the larger kiosks that we have

19:00

on that open space land uh Trail standards are also uh

19:05

regulated um pretty straightforward uh they're um limited to eight feet in

19:13

width so the definitions that I mentioned uh earlier in the presentation are on screen now um I'll avoid reading

19:21

these all the way through but just go over uh the definitions that we have so we have kiosk natural colors open space

19:29

lands passive recreational amenities passive recreational uses temporary

19:35

structures uses and activities and

19:41

Trail uh as part of this code Amendment uh we also need to update the zoning map

19:47

that is found in appendix D of title 19 of the Mercer Island City code uh you can see the new uh proposed zoning map

19:55

it uh at the image on the right side hand of the screen here and this is what will be proposed to be uh to replace the

20:03

current zoning map in the Mercer Island City code and I think I'll turn it back to

20:11

Elson to just talk about some next steps and then open it up for discussion and other

20:17

questions all right so um after tonight's meeting or I guess during

20:22

tonight's meeting I should say you'll have the chance to discuss um the draft

20:28

and then provide any final amendments if you'd like um and we're looking for you

20:34

to approve a recommendation to the city council tonight um regarding these amendments and

20:41

then assuming that does go forward tonight this will go to the city council

20:47

um in the next month or two for their final review and it'll be uh adopted

20:54

with an effective date that is the same as the periodic date to the comprehensive plan so that the changes

21:00

made in the comp plan are consistent with the development regulations okay thank you Allison thank

21:08

you Carson Commissioners is there are there any questions at this point

21:17

Victor so uh tonight we we heard testimony uh from the public on on set

21:25

packs what exactly was that testimony referring to uh was I you had a slide on

21:31

setbacks is was that the reference I believe so um you know the

21:38

draft code does require setbacks from certain zones from the residential zones

21:46

of 20 ft for any you know larger structures as

21:51

you can see the slide here things like fences Gates culs trails and Furnishings are exempt from those setbacks

21:59

um and the open space Zone isn't really expected or intended to have a lot of development so um I think it's unlikely

22:08

that this 20 foot setback will have much of an effect

22:13

on going forward that was going to be my question is what what exactly is being

22:18

set back here because I don't aside from I think we said kiosks yeah I was going

22:24

to say a kiosk or a bathroom would really be the only things and bathrooms are only allowed on larger properties

22:31

right okay I I think the speaker was thinking that the setbacks

22:39

were the opposite way in other words that they were affecting structures on

22:45

the other side of the line as it were and I think uh Victor you brought out

22:51

well that this does not affect that this is yeah structures built in the open space correct yeah I

22:58

was just I wanted to make sure that we acknowledged the testimony and and made sure that it was considered but I I I

23:05

don't see anything that would be affected so yeah I agree Adam um I've

23:11

got a quick question on part Bravo to uh

23:16

the measurement of those setbacks it's a slightly ambiguous and I'm wondering if

23:22

we could get some insight from the um the discussions at the

23:29

you know the open space guys would it be possible to put that up it would be the top of page

23:39

two on our packet of exhibit one where it I mean I could read it

23:49

too I can work on pulling that up okay I don't have available I'll write this okay well while while Carson's working

23:55

it I'll read it it says setbacks are measured from the adjacent property line

24:00

or the edge of adjacent public rights of way um but there's no guidance as to

24:06

which to choose if they're both present I'm wondering maybe we should put something there clarifying like

24:12

whichever is more restrictive perhaps um just just just a thought

24:19

because right there it's you I read that as you could do either um and if that so yeah that was

24:28

my that's my only substantive comment on yeah if I remember correctly Carson

24:35

see if you remember to um that there was some discussion around this because I

24:42

think certain properties may have had a wider ride of way um you know that maybe

24:49

was being used for parking or had vegetation and so it you know many times

24:55

the roadway is fairly narrow like 5 to 10 ft but in some places in Mercer Island it's quite a bit

25:04

wider that's similar to my recollection of the conversations on that as

25:16

well um

25:21

Victor I'm happy to give Kate Kate the floor since I've already talked and I

25:26

you can come back to me

25:31

okay I'm just wondering uh reflecting on what um the wut

25:38

director was saying is given that a RightWay might be quite large um for variety of reasons is

25:46

making this more restrictive could that be problematic to the city if they're trying to site a a feature in the

25:53

future I mean do we want to leave it intentionally vague so that the city can um space you know a feature that might

26:00

need a utility associated with it or something um so they have that

26:06

flexibility I just don't think the city wants to restrict itself for sighting on a

26:12

limited limited land if there's a very large right of way yeah uh because

26:18

sometimes you're like adding a bunch of different types of Rights of we together and we've run into that on lots of projects that I've worked on that you

26:25

start stacking these things and it's like wow that's like 300 feet you can't actually build the thing that the

26:31

community wanted us to build here I think the key word there is adjacent but I'll let the city manager

26:38

weigh in on this hi good evening I just came off the soccer field

26:45

and I'm soaking wet so H apologies for the record Jesse Bon your city manager

26:52

Carson could you scroll up do we have the list of setbacks on the there we go

26:57

um okay and then can you you can we get the

27:03

screen so we've got B and C on there there we

27:10

go um I was just listening to the conversation and I'm not entirely sure I

27:15

understand the issue I think number two was written uh specifically in terms of

27:22

rights away to to identify the edge not the center sometimes we major setbacks

27:28

from the center of a road versus The Edge so we went to the

27:34

edge and that is in there specifically um well it applies to many

27:40

of our open space properties but like Pioneer Park the the

27:45

property R line runs right up to the edge of the

27:50

rideway so I'm not if if the setback if it's if we're adjacent to a property

27:56

other than a roadway we're measuring from you know the property line for next to a

28:02

road we're measuring from the road and I if I misunderstanding the question I'm not sure how to make this more or less

28:10

restrictive maybe I misunderstand the what the issue might be here yeah I

28:16

don't think you want to make it more or less restrictive because you're dealing with two separate issues of

28:23

adjacency one is a public RightWay one is a adjacent prop property line that's

28:29

not public uh and so those are two different situations and I don't think

28:35

there's a case in which you would be uh stacking uh those U setbacks in any in

28:43

any case that that's correct Vice chair Murphy yeah uh

28:52

Victor so after listening to the the conversation a little bit and and

28:59

thinking about this we haven't been able to identify what's being set back and um so I'm I'm

29:07

G to ask why do we need a setback SE section if we need to set if we need to

29:12

specify how far that resto is set back my understanding it's only one one open

29:18

space that that this applies to just set back the restroom and remove the the setback

29:24

section and it is one restroom I guess I'm G to have

29:31

to pull up the whole code now because I can't just work off this one

29:36

section it just it feels like a really complicated and convoluted way to specify that one

29:44

restroom I it also applies to kiosks or other

29:49

structures yeah

30:04

I I would be I would be careful about inverting the language to just address

30:09

the restroom setback for that very reason that there may be something else that we an

30:16

um that we didn't anticipate

30:28

sorry I didn't have this document

30:45

up if I can ask again I'm I'm still not understanding Victor I took your point

30:52

about why not be more specific but was it was there an original concern

30:59

that I just misunderstood I think the original question was what would the setbacks apply to and my answer to that was

31:07

restrooms and kiosks and other types of structures that might fit under you know

31:12

a passive recreational amenity for example yeah all right so under

31:20

our um uses permitted Trails passive

31:26

recreational uses recreational menus habitat restoration uh temporary uses wireless

31:33

communication facilities and utilities setbacks

31:42

020 Vin's Gates culverts Trails landscaping and Furnishings are exempt so as of right now it would

31:52

be your restrooms and your signs

32:01

yeah this might also relate to uh temporary structures yeah that's well that's what

32:06

I was thinking and we had quite a discussion about um temporary structures at the uh Parks

32:14

and Recreation Commission meeting by the way the big lamp that I use in my office is broken so like I'm sitting in the

32:22

dark because I am um temporate in open space areas

32:28

the the type of temporary uses we have are really project related where we'll have restoration groups come in for you

32:36

know sometimes a weekend sometimes multiple weeks or sometimes several months and they bring

32:42

in temporary structures tents and storage units and things like that and

32:47

they mobilize and they demobilize just like with construction projects uh so that would be the other thing that would

32:53

have to be set back then you're correct Carson

33:08

gate did you have a comment yeah just real quickly um is

33:13

this included um just to kind of clarify my earlier statement so this is included

33:19

I'm assuming if you have uh let's say you have a property like this and then you have an overlapping RightWay and

33:26

you've got the open space of here um you're saying that you're not going to

33:32

preclude doing something in the public right of way because you can't because it's a public right of

33:38

way there's a right often there are public rights of way on private property so while it's owned by the property

33:45

owner um the city has rights to do things within the right of way so the

33:51

reason the statement is there is to acknowledge that isn't that the purpose of the statement that sometimes you uh

33:59

you're going to have a right of way within a private property and that's the setback

34:07

line it might be within the private property Edge no Ed of the parcel if you have are

34:15

you saying right away that's public property that's not the private property no RightWay can be an

34:22

easement like the street like your street tree areas your planting strips

34:27

those are owned by the homeowner um in some cases but the city

34:32

has a right to plant trees and manage Utilities in that right away but the homeowner actually owns to the curb in

34:40

many cases so I think I better understand

34:46

what commissioner riab was saying was to be more restrictive you would say um you

34:51

know it needs to start at the the setback needs to start at the property line the way it's written right now it's

34:57

saying that it can be within the property line if there's a public right of way that is within the

35:08

property I I wonder if I'm I'm uh I'm not sure how we got

35:13

this one so twisted up I I wonder if the change that needs to be made is to

35:19

strike that both of the words adjacent setbacks are measured from the property line or the edge of public

35:25

rights away the word adjacent throwing us I mean it's literally just to

35:33

say where the open space property meets either a private property or public

35:39

RightWay that is the point at which the setback is measured I I don't think it's throwing

35:46

anyone I think we just kind of misunderstood at first um and I think commissioner rickb was making a point

35:52

that he wanted to be more protective of the um the property owners land land if

35:58

I understand correctly and and my thinking was that I don't know that we can do that because some of those rights

36:04

away might have stipulations that this code wouldn't

36:09

Trump you know what was interesting just for context we went out and looked at the open space properties

36:16

that we currently own to see what what was sitting on the property lines and in

36:21

many cases the trails are running right on the property lines and that's that's actually by Design um to protect the

36:28

natural areas that's why Trails ended up being Exempted um the recommendation for zero

36:36

feet setback was you know specific only to a handful of Zone public institution

36:42

Town Center um business zones commercial office Co or B and then the 20 fit

36:49

setback applies to all the residential zones um

37:04

is there a definition of public rights of

37:11

way I would assume so I'd have to ask Alison yeah I can look

37:54

my understanding is that's managed at the uh state level in part there's RCW

37:59

79 36440 um RightWay po public roads any

38:05

county or city or agency Desir to establish blah blah blah blah

38:11

um so it's in part managed at the state level not the city level that's RCW 79

38:17

36440 it's also defined in our code um a right of way is land acquired by

38:23

reservation dedication prescription or condemnation and intended to be used by

38:28

a road sidewalk utility line or other similar public

38:55

use Adam did you have thought to yeah maybe it's something

39:00

that we can just make a note for to have like you know legal or the city council

39:07

aware of it when we move I think the the the the question I had is kind of if we if we and I don't want to I don't want

39:14

to get stuck on this point um I think where where where it's coming from on this is if you zoom in on Ellis

39:21

Pond um open space you see on the North side it looks like open space

39:28

it appears that it runs down the center of the road so you know in that case as

39:34

written you're any yeah I hope we're not developing in Ellis Pawn but anything in

39:40

there you know you could build it 20 feet from the center of the road even

39:46

though that road May protrude you know 10 feet into the open space of Ellis

39:52

Pawn so I guess that's you know that's one where it's like do we want to make sure it's further

39:58

into the open space area that's that's where I'm coming

40:04

from that that one is um the poster child of needing a whole series of

40:10

boundary line adjustments because of the way it's uh gritted out I as I said I don't want to get

40:17

stuck on this I just it's it's unclear to me and usually unclear gets the

40:24

longer it's unclear the the more trouble causes later down the road so if we can I'm I'm happy to just hey flag this um

40:33

I'm not I'm not going to try to make a motion or anything on

40:41

it the um so Ellis Pond is a good example it it was um

40:48

those the underlying parcel map is uh it it's showing this sort of crosshatch uh

40:55

of boundary lines uh I think when we have staff

41:00

capacity to do so we need to go and fix that and make it one contiguous open

41:07

space and there we go Alison might have it there we

41:12

go um interestingly there's there's nothing we could develop there anyway

41:18

because of its underlying restrictions but your point is well taken that was something like this it it makes the

41:25

setback conversation a little confusing

41:33

gate do you have further comment yeah I just wanted to make a

41:39

motion to move the move the item forward to

41:44

council as written second okay moved and seconded any

41:52

further discussion Adam uh I've got three small

41:58

typos on the diagram um I would like to bring attention

42:06

to um should I mention sure okay um

42:12

Gallagher Hill open space it appears there's an errant uh Co beneath it on

42:19

the right hand side um I would I'm assuming we want to

42:25

remove that

42:32

yep that's a good catch and then Southend fire station directly east of

42:38

the uh planned business Zone that's labeled pii should be

42:49

pi and last one on the northwest part um

42:54

right under mf2 L uh there's a call out for Slater and I'm assuming that's left

43:02

out from removing of like Parker or Beach or rad end name so I'm I guess I

43:08

would suggest that get removed you have good eyes thank you and

43:15

so yeah those um should I make a motion on those

43:20

or you're welcome to I do think they're basically scrier errors that we can clean up without a motion as well

43:28

we can get those fixed thank you very much for that

43:34

okay I also see a label for First Hill Park on there

43:41

too ah

43:58

any further discussion I believe we're ready for a

44:03

roll

44:10

call thank you Mr Mayor excuse me what a promotion what a

44:16

promotion that's impressive okay Vice chair Murphy I

44:25

thank you commissioner rashis hi commissioner qes hi commissioner RAB

44:33

hi and that's it only four of you attending

44:40

tonight motion passes Now we move on to other business

44:46

uh is there a deputy director report just a very brief one um our next

44:52

meeting in October I don't have the date in front of me let me check that really quick
October

44:59

23rd um we'll be focusing on the docket the annual docket um we're now open for

45:06

docket requests through October 1st and then we'll be preparing that for

45:12

Planning Commission review in October your recommendation then we go to the

45:17

city council for their review I believe in November um and of course we need to

45:22

finalize the docket before the end of the year um yeah so we've been doing all of the

45:29

public noticing and promotion for the docket um since August and already

45:34

gotten some inquiries about that um I don't know if anyone has questions about the docket
process but just wanted to

45:41

make sure that was all on all of your Radars what's that due date for that if

45:48

um it's October 1st October 1st so anyone including the commission correct

45:53

there was a there was some confusion about that last year

45:58

um yeah I mean I think the code allows the commission to

46:04

suggest um code amendments at any time throughout the year if there's a majority of the commission supporting

46:10

that but we do try to you know round up everything that folks know about in

46:15

advance at this time of year so that we can work it into our our work plan and

46:20

budget process okay

46:27

uh if there are any planned absences for future meetings please contact uh chair

46:32

bazo and uh Alison let them know the next meeting is scheduled for

46:40

Wednesday October 23rd at 6 p.m. and there being no other business to come

46:46

before the Planning Commission the time is now 6:47 p.m. and the meeting is

46:51

adjourned as a reminder please stay seated until the city staff is termin