

Use on their 2nd parcel) following a presentation at the August board meeting open to the neighborhood. That would be an ideal time to discuss hours of operation as well.

3. 3 Trowbridge - Dean presented the drawings as a courtesy, since it is a by-right use at 2.5 stories for a single family home that does not need a special land use. He reiterated how many houses he has rehabilitated. This design has a modern flavor. All the contiguous neighbors like it. There is a modesty wall by the entry with an overhead door in front, a balcony overlooking the city on the west side, and a cutout to grill on the deck without risking damage to the house. The design allows the two neighbors to the east to maintain their view of the city. There is a driveway and large front-facing garage; however it should not set a precedent because of the constraints which make it necessary: being at the no-parking portion of a dead end street that is narrower than legal width.
4. Development Process - Brian liked Loren's short and simple format. We do need to be flexible; if arranged as a flow chart, we can circle back to the "2nd" private development committee meeting as many times as needed until the design is almost ready and then hold a public meeting. It is important to notify neighbors, and Loren is prepared to shut down any tirades. Todd has some recommendations on phrasing, for example to make sure we don't assume a design does or does not meet the ASP. Dean raised the intellectual property aspect of requesting copies. Once items are submitted to the planning commission they are public domain, of course, but since we see things earlier we would be willing to take a file copy only, with no digital distribution, and set appointments for interested parties to see them. We would also be open to non-disclosure agreements if a developer desires. We were not able to reach a definition of what would be a material vs non-material change (for example, x% parking or density). Elianna will inquire if the City can provide training on that aspect. We would like to set another meeting for August.