

BUSINESS/INDUSTRIAL REGULATIONS MEETING
MAY 17, 2017

COMMENTS/QUESTION	COMMENTS/QUESTION
<p>Roger Katz – Island Craft</p>	<p>Thank council, staff, planning commission – for trying to broaden inclusiveness of permitted uses. Indoor recreation like Jazzercise – where can they exist if they aren’t allowed in the B/I zone. Doesn’t seem to be a conflict with industrial uses currently there – they’re located in big buildings with parking. Reevaluate nonconforming use.</p> <p>Jennifer Sutton: Indoor recreation requires bigger spaces to operate. We would like to move this from conditional to permitted use. The educational facility category is broad - at the very least, we should split it into smaller categories.</p> <p>Gary Christensen: The process to move from nonconforming use to conditional use is very costly. We should either allow or not allow a use.</p>
<p>Elliott Green – Island Craft</p>	<p>I have a photography studio. The city now identifies this as a permitted use. There is an oversight in the code, “workshop of a photographer is ok but the public can’t come in for instruction and people can’t sit for photos.” Please correct.</p>
<p>Tony Puma– Island Craft</p>	<p>Business/Industrial zoning began as a way to isolate business activities. In part that was to protect some uses from high rent. As uses change the rent structure changes. The island needs a place where folks can make noise while they create their work. The city needs to investigate the nature of uses as well as their impacts. The problem with a list is if an activity is not on the list, it’s not allowed. It would be better to have an overall description of business intent and characterization - not just a list of good and bad. I am more comfortable with a definition than a list.</p> <p>Gary Christensen: Most uses would have a definition associated with them.</p>
<p>Tony Puma – Island Craft</p>	<p>The absurdity of not allowing Elliot (Green) to do portraits is crazy. Someone who wrote this didn’t look at bigger picture.</p> <p>Gary Christensen: A community involved process will help staff create a list.</p>

MAY 17, 2017

2

STAFF RESPONSE OR COMMENT

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Tony Puma – Island Craft	<p>You are making the economics more difficult by mixing both Industrial and Business zones together. They each have different needs. Spread the words apart and have performance standards for each.</p> <p>Gary Christensen: We need to be more resilient and have a community conversation about what we want to see going forward. Meeting standards and criteria instead of identifying uses defines Performance Based zoning. There is greater flexibility and discretion in terms of standards.</p>
Jon Quitslund – Planning Commissioner	<p>Traffic impact is a major issue with projects that come before the Planning Commission. Would traffic impact be a factor in performance based zoning?</p> <p>Gary Christensen: Yes. Those projects would still go through a process to confirm compatibility.</p>
Doug Nelson – Coppertop Park	<p>The market dictates if a business is compatible - some businesses have moved back to Winslow to get the traffic flow required for their success.</p> <p>They have 250 spaces for parking now. If parking is a part of performance based zoning, he'd be supportive.</p>
Joseph Lacko – Day Road Business Park	<p>I'm concerned with performance based zoning. I'm on a septic system. I might be required to confirm to new standards. Although this sounds good, it may bite us in the end.</p> <p>Gary Christensen: Performance based zoning would require a work plan to organize the process.</p>
Kelly Muldrow/Commercial Real Estate Broker	<p>I like performance based standards because they align with how the market behaves.</p>

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Roger Katz – Island Craft	Time-wise, what would we be buying into if we changed to performance based zoning? Gary Christensen: The next steps would include taking these discussions to city council and telling them what we've heard and getting their feedback. This program would have to balance with other programs the city is already working on. Council would provide direction.
Juliette LeDorze – IOS Ranch	Going back to list - if we kept status quo, would it be list without the highlights. Is there an interim option to use the highlighted list? Gary Christensen and Jennifer Sutton: Yes.
Steve Rabago – Day Road Industrial Park	I like the idea of a community workshop. It would work well if all the stakeholders worked through definitions. There would already be buy in before the program went before the Planning Commission and City Council.
Susan Goodwin - Day Road property owner	I hope we aren't having a moratorium while zoning is considered.
James Buskirk – Island Craft	Small contractors, such as HVAC businesses - their use is not on either list, is this deliberate? Jennifer Sutton: The definition of light manufacturing is broad. Contractors would be ok.
Doug Nelson – Coppertop Park	I am in favor of a workshop. Performance based standards would reduce anxiety of where your business falls on a list. The moratorium pit business owners against each other. Don't do that again. Work to come up with proper zoning. Gary Christensen: There's no further discussion about putting a moratorium in place. Not on the table.

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Rex Oliver – Chamber of Commerce	<p>There has to be a list to use a starting point. There must be a way to include exceptions. The economy has taken a drastic turn in the last few years, the word “retail” should be thrown out. “Retail” doesn’t exist in its former form. It’s a bad definition. We should have a workshop and participants should be the folks who would be affected. The workshop must take place when it’s convenient for the participants, not just employees or city council.</p> <p>Jennifer Sutton: Is morning a good time for meeting? (many hands go up)</p> <p>Rex Oliver: Why not offer morning and evening meetings?</p> <p>Kelly Stickney: I will email Listserv and ask for input on meeting times.</p>
Chuck Everett - Bainbridge Brewing	<p>Thanks to the city for having this discussion. We need to preserve business industrial space so we have room to grow. We are looking to the future, what will our business look like? Coppertop has been a great success, it is a neighborhood service center and is possibly a separate issue. It’s not like Day Road Industrial Park.</p>
Jon Quitslund – Planning Commission	<p>Each zone is distinct and so are neighborhood centers. We have a lot of work to do for Island Center for example. Points have been made that Coppertop is a lot like a neighborhood service center. I think performance based thinking is important.</p>
Mary Copeland – Mavericks Baseball	<p>Can the city use technology to reach out to people? Have online meetings where people can participate from offices. Can they receive information electronically?</p> <p>Gary Christensen: We will look at a number of tools for future meetings.</p>
Meeting ended at 9:55 a.m.	