



AFFORDABLE HOUSING TASK FORCE
REGULAR MEETING
THURSDAY, MARCH 28, 2018
6:00 PM – 8:00 PM
COUNCIL CHAMBER
280 MADISON AVE. N
BAINBRIDGE ISLAND, WA 98110

MINUTES

TASK FORCE MEMBERS PRESENT:

Althea Paulson, Chair
Pat Callahan
Corey Christopherson
Jonathan Davis
Stephen Deines
Phedra Elliott

Sharon Gilpin
Ann Lovejoy
Bill Luria
Pegeen Mulhern
Charlie Wenzlau

LIAISONS PRESENT: Deputy Mayor Sarah Blossom

COBI STAFF PRESENT: Jennifer Sutton, Senior City Planner

MEMBERS OF THE PUBLIC PRESENT: Andy Rovelstad, Marci Burkel and Michael Loverich

CALL TO ORDER: Chair Althea Paulson called the meeting to order at 6:03 pm.

ADDITIONS & CORRECTIONS TO AGENDA: None

CONFLICTS OF INTEREST: Pat Callahan: Identified he owns property in Island Village

APPROVAL OF MINUTES: The March 14 meeting minutes were approved without changes.

PUBLIC COMMENT: Marci Burkel commented that cooperative housing should be explored as an affordable housing.

“CONTAINER” HOUSING IDEAS: Andy Rovelstad gave a presentation, mostly pictures, of many kinds of container housing. He answered several questions from committee members and indicated that the estimated cost of a completed project would vary based on complexity and finishes. The group noted that the cost of retro-fitting the container housing is comparable to other efficient, not fancy construction methods.

LIVE-ABOARD REGULATIONS & CITY OPEN WATER MARINA: Sharon Gilpin had drafted and circulated a letter to Council addressing concerns about the limitations of registering for live-aboard housing and related recommendation to increase available live-aboard moorage to 16. Specific Comprehensive Plan policy numbers were added to the letter, and then the AHTF

approved sending the revised letter to the City Council. Sharon and Althea agreed to send the revised letter via email.

DISCUSS CONVERSION OF SINGLE-FAMILY RESIDENCES TO DUPLEXES AND TRIPLEXES: Jennifer outlined what changes to the municipal code would be needed to allow or promote converting an existing single-family residence to a duplex or triplex. Changes would be needed to the Site Plan Review and Conditional Use Permit sections of BIMC Chapter 2.16 if this option is promoted, to consider exempting the conversion from those permits. Changes to the density and perhaps the parking requirements of Title 18 would also be needed to accomplish idea. The AHTF agreed to recommend this concept to the City Council as part of its final report to the City Council.

REVIEW DRAFT INCLUSIONARY ZONING MEMO TO STAFF: Charlie presented his draft memo to staff re: Inclusionary Zoning issues and related code change recommendations. The Task Force had a robust discussion about the issues described in the memo. Charlie will make some changes and reorganize memo somewhat and bring back to the following meeting for continued review.

DISCUSS AGENDA FOR NEXT MEETING 4/11: Charlie will revise the Memo to Staff re: Inclusionary Zoning as discussed during that agenda item and bring back to the next meeting. The group did not get to the “Work Group Reports” agenda item, so that will be discussed at the next meeting. Corey’s research on the issue of short-term rentals will also be on the next agenda.

PUBLIC COMMENT: None

ADJOURN: Motion to adjourn at 8:10 p.m. approved by a unanimous vote.

NOTES APPROVED: April 11, 2018