



AFFORDABLE HOUSING TASK FORCE
REGULAR MEETING
THURSDAY, APRIL 11, 2018
6:00 PM – 8:00 PM
COUNCIL CHAMBER
280 MADISON AVE. N
BAINBRIDGE ISLAND, WA 98110

MINUTES

TASK FORCE MEMBERS PRESENT:

Pat Callahan	Stuart Grogan
Corey Christopherson	Ed Kushner
Jonathan Davis	Bill Luria
Stephen Deines	Pegeen Mulhern
Phedra Elliott	David Shorett
Sharon Gilpin	Charlie Wenzlau (Acting Chair)

LIAISONS PRESENT: Deputy Mayor Sarah Blossom, Planning Commissioner Bill Chester

COBI STAFF PRESENT: Jennifer Sutton, Senior City Planner

MEMBERS OF THE PUBLIC PRESENT: Marci Burkel and City Councilmember Ron Peltier

CALL TO ORDER: Acting Chair Charlie Wenzlau called the meeting to order at 6:03 pm.

ADDITIONS & CORRECTIONS TO AGENDA: None

CONFLICTS OF INTEREST: Pat Callahan: “As I have disclosed numerous times during these meetings that my company, Urban Renaissance Group LLC, owns Island Village Shopping Center and two other buildings on Hildebrand. The zoning changes we are discussing could, someday, impact those properties. In addition, as I have disclosed before, we occasionally interact with property owners with the Town Center zone of Bainbridge Island. Recently we have had discussions with a particular property owner that falls within the Town Center zoning. We have no agreement with this owner but it has been a substantive discussion.”

Stuart Grogan, Phedra Elliott and Jonathan Davis each reminded the group of their previous conflict disclosure regarding the City considering surplussing the Suzuki property. Mr. Grogan and Ms. Elliott’s respective housing organizations are potential partners related to affordable housing in a future Suzuki property development. Mr. Davis, an architect, has worked with Olympic Property Group on conceptual development designs for the Suzuki property.

Charlie Wenzlau and Jonathan Davis (both architects) acknowledged that since they both work on Bainbridge Island, in the future they may work on projects in locations where zoning development standards were amended as recommended by the AHTF.

APPROVAL OF MINUTES: The March 28 meeting minutes were approved without changes.

PUBLIC COMMENT: No public comment.

TRANSFER OF DEVELOPMENT RIGHTS: General discussion on the opportunities, constraints and limitations of the use of TDR's on Bainbridge. It was reported that the BI Land Trust expressed interest in TDR's and would like to discuss with the AFTH at some future meeting.

REVIEW DRAFT INCLUSIONARY ZONING MEMO TO STAFF:

Part 1: Inclusionary Zoning

- Exempt Business/Industrial Zones (i.e. Day Road) from the proposed inclusionary zoning requirements;
- Reconcile R (dua) zones with the FAR zones in the Designated Centers;
- Consider greater incentives for providing affordable rental units;
- Consider a minimum threshold (in units or sq. ft) for the fee-in-lieu requirement.

Part 2: Zoning Incentives in Designated Centers

- Consider incentives for more "livable" developments in the Neighborhood Service Centers, i.e., smaller & clustered housing with more public and open spaces.

DISCUSS SHORT-TERM RENTALS ISSUE: MOVED TO 4/25 MEETING.

DISCUSS AGENDA FOR NEXT MEETING 4/25: 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 issue of short-term rentals will also be on the next agenda, along with work group reports.

PUBLIC COMMENT: None

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

NOTES APPROVED: Amended and approved May 9, 2018