

MEETING TRANSCRIPT-BAINBRIDGE ISLAND CITY COUNCIL-SPECIAL JOINT MEETING-6/22/2020

1

00:00:05.670 --> 00:00:17.279

Leslie Schneider: Okay, we are live. And I want to call to order this special joint city council and planning commission meeting. It is Monday, June 22 2020

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00:00:18.779 --> 00:00:21.360

Leslie Schneider: And so

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00:00:22.410 --> 00:00:26.730

Leslie Schneider: Maybe we could just do for purposes of the public do a quick

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00:00:27.960 --> 00:00:45.090

Leslie Schneider: Check in from each person. And so I'm going to, I'll go through council members first and you don't have to say much, just sort of let people know who you are. And I'm Joe maybe Joe COUNCILMEMBER deets. I could start with you.

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00:00:46.350 --> 00:00:51.420

Joe Deets: Or a see God. It's North ward council member present

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00:00:52.770 --> 00:00:55.590

Leslie Schneider: Thank you and have a counselor Republic.

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00:00:57.780 --> 00:00:58.230

Michael Pollock: Here.

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00:00:59.370 --> 00:01:09.420

Michael Pollock: Michael Pollan South ward and I've got my companion animal Daisy with me and my border colleague, Bill. I'm curious. The name of your cat that wander through your screen.

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00:01:10.710 --> 00:01:11.550

Michael Pollock: And tell us when

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00:01:12.810 --> 00:01:13.650

Michael Pollock: You're ready to go.

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00:01:14.880 --> 00:01:18.120

Leslie Schneider: Great, thank you. I'm Deputy Mayor

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00:01:19.650 --> 00:01:27.930

Rasham Nassar: Hello. Councilmember sham nisar represent the central ward really happy to see everyone here tonight and looking forward to our discussion. Thanks again.

13

00:01:28.590 --> 00:01:29.220

Great.

14

00:01:30.450 --> 00:01:31.980

Leslie Schneider: Council member I topless.

15

00:01:34.320 --> 00:01:38.310

Kirsten Hytopoulos: Kiersten high top Alyssa at large Council person also happy be here.

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00:01:39.930 --> 00:01:41.160

Leslie Schneider: COUNCILMEMBER car.

17

00:01:42.780 --> 00:01:44.970

Christy Carr: Christie car southward council member

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00:01:47.160 --> 00:01:48.360

Leslie Schneider: And COUNCILMEMBER Medina.

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00:01:50.970 --> 00:01:51.360

Cool.

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00:01:53.310 --> 00:01:54.240

Leslie Schneider: He might be

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00:01:56.070 --> 00:02:09.780

Leslie Schneider: still struggling and I guess I should just say, Hello, all. I'm Leslie Schneider. Your mayor and council member Medina, if you can hear us. If you'd like to do a quick check in. Otherwise, you can just wave and we'll move on.

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00:02:13.440 --> 00:02:14.640

Michael Pollock: I don't think he's hearing you.

23

00:02:14.880 --> 00:02:16.290

Leslie Schneider: Know, I don't think so.

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00:02:21.690 --> 00:02:26.580

Leslie Schneider: Okay, so let's go now to the planning commission and

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00:02:28.260 --> 00:02:30.540

Leslie Schneider: Bill Chester, maybe we can start with you.

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00:02:34.980 --> 00:02:37.230

Bill Chester: I'm build trust her chair. Planning Commission.

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00:02:38.820 --> 00:02:42.330

Leslie Schneider: Thank you. And Kimberly McCormick Osman

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00:02:42.840 --> 00:02:47.400

Kimberly McCormick Osmond: I am Kim McCormick Gasman I'm the vice chair of the planning commission. Happy to be here.

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00:02:48.390 --> 00:02:51.450

Leslie Schneider: Thank you very much. Lisa watch you.

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00:02:52.260 --> 00:02:58.620

Lisa Macchio: Hi, good evening. The some akio on the planning commission and happy to be speaking with Council, the night. How exciting.

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00:03:01.980 --> 00:03:02.880

Leslie Schneider: John Switzerland.

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00:03:04.110 --> 00:03:08.010

Jon Quitslund: I'm here. I've been looking forward to this for a long time. They're eager to

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00:03:10.140 --> 00:03:13.080

Jon Quitslund: Join in this big event and

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00:03:14.700 --> 00:03:17.160

Jon Quitslund: Make them make some moves. Thanks.

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00:03:17.730 --> 00:03:18.510

Kol Medina: And you hear me.

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00:03:19.620 --> 00:03:21.660

Leslie Schneider: There we go. Yes, I can hear me now.

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00:03:23.130 --> 00:03:24.450

Leslie Schneider: COUNCILMEMBER Medina, we can hear.

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00:03:24.450 --> 00:03:25.080

You

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00:03:30.180 --> 00:03:32.130

Lisa Macchio: Everything that was Matt Pearl was like

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00:03:33.390 --> 00:03:35.250

Leslie Schneider: Okay, so, yes.

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00:03:36.360 --> 00:03:39.750

Leslie Schneider: Please Mac Pro, please go ahead and introduce yourself quickly. Thank you.

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00:03:45.120 --> 00:03:46.530

Leslie Schneider: Maybe he can't hear us.

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00:03:48.390 --> 00:03:49.440

Leslie Schneider: Matt, can you hear us.

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00:03:50.880 --> 00:03:51.330

J. Mack Pearl: Hello.

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00:03:54.600 --> 00:03:54.990

Leslie Schneider: Oops.

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00:03:58.230 --> 00:04:01.680

Leslie Schneider: So we're not really we're getting just a bear.

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00:04:01.800 --> 00:04:02.700

Leslie Schneider: Jump Enos

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00:04:04.260 --> 00:04:05.190

Leslie Schneider: So,

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00:04:06.120 --> 00:04:15.030

Leslie Schneider: If, feel free to try again and or if you need to call in, I believe that information is on the agenda.

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00:04:16.290 --> 00:04:17.250

Leslie Schneider: That you were sent

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00:04:17.880 --> 00:04:21.270

Christine Brown: You could also try turning off this video. This is Christine

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00:04:21.780 --> 00:04:23.310

Leslie Schneider: Thank you, Christine. Yes.

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00:04:25.380 --> 00:04:26.670

Bill Chester: All right, Joe. Are you coming on.

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00:04:26.970 --> 00:04:27.660

J. Mack Pearl: Can you not hear me.

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00:04:29.880 --> 00:04:33.360

Leslie Schneider: Okay, are there any other Commission members here that I missed

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00:04:36.270 --> 00:04:39.060

Michael Pollock: Your math we could hear you there. We

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00:04:41.130 --> 00:04:43.530

Bill Chester: Should be a purchase from you can see you.

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00:04:45.990 --> 00:04:46.290

Leslie Schneider: Built

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00:04:46.740 --> 00:04:48.570

Leslie Schneider: The one who's speaking right now.

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00:04:51.060 --> 00:04:52.230

Leslie Schneider: Can you hear me now.

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00:04:52.650 --> 00:04:53.730

Leslie Schneider: Yes, yes.

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00:04:54.810 --> 00:04:56.730

J. Mack Pearl: Yes. Okay, good.

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00:04:59.730 --> 00:05:15.600

Leslie Schneider: All right. And we also have with us. The city manager and the city attorney and I'm Christine brown our city clerk and Heather right are planning director

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00:05:17.580 --> 00:05:19.170

Leslie Schneider: Great. I'm

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00:05:20.820 --> 00:05:22.920

Bill Chester: Just me so far.

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00:05:23.460 --> 00:05:30.810

Bill Chester: On he can see everybody but he thinks he's, maybe not. Yeah, that's a participant.

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00:05:33.210 --> 00:05:35.250

Bill Chester: Anyway, you can get

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00:05:37.230 --> 00:05:39.030

Bill Chester: You can unmute himself or

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00:05:40.230 --> 00:05:45.270

Leslie Schneider: I am looking at the participants list. And I don't see him there.

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00:05:45.690 --> 00:05:47.130

Christine Brown: There's a pearl par

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00:05:50.640 --> 00:05:51.750

Kirsten Hytopoulos: In these

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00:05:54.570 --> 00:05:59.820

Leslie Schneider: That, yes, I'm Christine let's let's go ahead and invite pearl part in

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00:06:02.010 --> 00:06:05.640

Leslie Schneider: And then maybe we could change the name, just so that the

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00:06:08.850 --> 00:06:14.040

Leslie Schneider: So that the community knows who that is.

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00:06:21.300 --> 00:06:25.440

Leslie Schneider: Joe. Are you there. Would you like to unmute and introduce yourself.

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00:06:27.810 --> 00:06:28.350

Joe Paar: See

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00:06:30.600 --> 00:06:36.840

Joe Paar: Hi, I'm here. I'm Joe bar and the planning commission member happy to be here. It's working through some technology glitches.

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00:06:37.650 --> 00:06:41.970

Leslie Schneider: Awesome. We're glad to have you here and COUNCILMEMBER Medina, are you good

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00:06:43.800 --> 00:06:44.910

Kol Medina: I don't know. You tell me.

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00:06:45.150 --> 00:06:46.860

Joe Paar: Yes, I'm going to say that your

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00:06:48.870 --> 00:06:50.490

Kol Medina: First time ever, suddenly just

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00:06:51.060 --> 00:06:51.540

Joe Paar: Close the door.

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00:06:54.060 --> 00:06:57.660

Leslie Schneider: Okay, um, for those of you who are

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00:06:59.760 --> 00:07:06.270

Leslie Schneider: Probably not going to be speaking on a regular basis. If you could mute yourself and that way you don't have to worry about sort of

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00:07:07.710 --> 00:07:10.020

Leslie Schneider: side conversations with your cats or whatever.

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00:07:11.910 --> 00:07:18.510

Leslie Schneider: And I think that we are ready to get started. So we have a long agenda tonight.

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00:07:19.770 --> 00:07:21.030

Leslie Schneider: I really am going to

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00:07:22.440 --> 00:07:32.910

Leslie Schneider: Kind of beg us all to be ready to wrap up, regardless of where we've gotten to sort of at our three hour mark because we do have a very full and long agenda for tomorrow night as well.

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00:07:34.170 --> 00:07:37.740

Leslie Schneider: And, you know, we've just set ourselves up for

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00:07:39.600 --> 00:07:50.250

Leslie Schneider: You know, not really having a known outcome here, so maybe when we, when I turn it over to to Jennifer

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00:07:51.450 --> 00:07:57.960

Leslie Schneider: Jennifer set and I forgot to introduce you. But now I'm seeing you. So thank you very much for coming and you'll be guiding us through some parts of this

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00:07:59.490 --> 00:08:08.880

Leslie Schneider: That, you know, to get the city's intent that what the city staff needs what the city manager needs to hear from us in order to set priorities.

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00:08:10.680 --> 00:08:12.450

Leslie Schneider: That's what our first

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00:08:13.980 --> 00:08:21.210

Leslie Schneider: Hour and a half our first 90 minutes is intended to accomplish and so will be guided through that and then in the second 90 minutes

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00:08:22.710 --> 00:08:27.090

Leslie Schneider: We could have a quick discussion at the beginning about how we want to proceed. I'm going to suggest that

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00:08:27.540 --> 00:08:42.390

Leslie Schneider: Each of the council members take about three minutes to go through their own priorities that they have sent in and then we can start looking for overlapping priorities and have a discussion on

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00:08:43.560 --> 00:09:00.480

Leslie Schneider: Coming to consensus on how we can move forward with those. So let me just stop here, since this is a special meeting and i'm not i want to be inclusive of where we are, do. Are there any other council members that would like to jump in on it, comment on anything I've said so far.

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00:09:03.780 --> 00:09:12.090

Rasham Nassar: If I may, may or Snyder, yes. For a moment I just I do hope that we can devote

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00:09:12.750 --> 00:09:21.300

Rasham Nassar: Maybe save some time towards the end of both of these discussions, I see that they've been separated out each with their own individual estimated time

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00:09:22.050 --> 00:09:33.810

Rasham Nassar: For next steps so that we are, if we're not coming to consensus around kind of the goal of this meeting at this meeting that at least we have some, there's some fluidity in

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00:09:34.380 --> 00:09:42.180

Rasham Nassar: Continuing this process. However, it will be continued in some form, so that we're not just left kind of hanging. Once the meeting adjourns

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00:09:42.600 --> 00:09:43.590

Rasham Nassar: So I don't worry that

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00:09:43.830 --> 00:09:58.590

Rasham Nassar: Then, or how we want to tackle that, but I think it's something that we all need to be aware of in terms of developing a process for continuing this discussion in the event in the very likely event that we don't conclude our, our with our meeting our goals and such tonight.

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00:09:58.950 --> 00:10:04.980

Leslie Schneider: Yes, I totally agree. That sounds great. And I'm going to ask for an approval of the agenda.

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00:10:06.270 --> 00:10:12.660

Leslie Schneider: And maybe as I'm doing that, I'd like to suggest something that was brought forth to me from the planning commission that

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00:10:14.310 --> 00:10:29.550

Leslie Schneider: It Jennifer at in the in your presentation, there is a point at which we transition from sort of the explanation of things to sort of a discussion about options right and maybe at that point, we could pause and

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00:10:30.780 --> 00:10:32.220

Leslie Schneider: And do a

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00:10:33.270 --> 00:10:37.140

Leslie Schneider: An overview of the planning Commission's suggestions and

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00:10:38.760 --> 00:10:47.700

Leslie Schneider: You know, I'm going to suggest that John quits Lynn because he's the one who talked to me this afternoon could sort of take each of those and just go through them. There's one page of them and

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00:10:49.410 --> 00:10:50.100

Leslie Schneider: So,

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00:10:51.240 --> 00:10:53.190

Leslie Schneider: Council members. Does that sound like a

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00:10:54.240 --> 00:11:04.110

Leslie Schneider: Good small addition to our agenda so that we're so that we kind of get the planning Commission's suggestions. Before we launch into the into the options.

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00:11:05.190 --> 00:11:08.070

Leslie Schneider: I saw one thumbs up a couple nodding heads. Okay.

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00:11:08.490 --> 00:11:09.240

Leslie Schneider: Yeah, I'm

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00:11:09.540 --> 00:11:13.470

Michael Pollock: Here, I just wanted as far as the agenda and approving it to follow up on

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00:11:14.490 --> 00:11:17.310

Michael Pollock: Deputy Mayor suggestion. Can we just put in at the end.

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00:11:18.540 --> 00:11:28.590

Michael Pollock: At the end of this 15 minutes before the end just put in next steps as an addition additional item so that we stop 15 minutes before the end and have it as an official item.

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00:11:30.090 --> 00:11:32.580

Leslie Schneider: That sounds, that sounds good. Um,

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00:11:34.200 --> 00:11:37.020

Leslie Schneider: I see nodding heads. If there's

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00:11:38.250 --> 00:11:48.000

Leslie Schneider: So if you could just also help me keep time maybe Deputy Mayor, you could help me with that, just to be looking at the time so that we know we've got 15 minutes left.

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00:11:49.560 --> 00:11:50.400

Leslie Schneider: Alright.

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00:11:52.050 --> 00:12:04.260

Leslie Schneider: So with those two sort of additions to the agenda. Is there any other any other suggestions or needs for what we get out of this meeting.

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00:12:07.200 --> 00:12:07.770

Leslie Schneider: All right.

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00:12:09.120 --> 00:12:11.250

Leslie Schneider: With somebody like to make emotion.

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00:12:12.690 --> 00:12:14.460

Michael Pollock: The agenda, as suggested by earlier.

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00:12:15.810 --> 00:12:17.730

Leslie Schneider: We've got a second with council member dates.

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00:12:18.240 --> 00:12:21.150

Leslie Schneider: All right, I'm all those in favor please say aye.

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00:12:21.720 --> 00:12:22.050

Aye.

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00:12:24.150 --> 00:12:25.110

Leslie Schneider: Any opposed.

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00:12:27.030 --> 00:12:38.730

Leslie Schneider: Great. Alright, thank you. And the next also as part of item number two are. Does anyone here have a conflict of interest that they would like to or need to disclose.

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00:12:41.850 --> 00:12:58.530

Leslie Schneider: Okay, seeing none, we can move on to item number three. Clarify approach her affordable housing initiatives floor area ratio FL revisions and related to land use policy initiatives and so item three, A is is the

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00:13:00.540 --> 00:13:05.670

Leslie Schneider: The presentation. So, Jennifer, I think I can turn it over to you. Is that correct,

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00:13:07.230 --> 00:13:09.540

Jennifer Sutton: Great, thank you to Heather and I and

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00:13:09.660 --> 00:13:11.490

Jennifer Sutton: I'm going to attempt to share

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00:13:11.670 --> 00:13:16.080

Jennifer Sutton: The presentation and hopefully it works so

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00:13:23.130 --> 00:13:23.760

Jennifer Sutton: That work.

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00:13:27.480 --> 00:13:28.650

Heather Wright: It working Jennifer

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00:13:29.460 --> 00:13:32.940

Leslie Schneider: I'm sorry, Jennifer, could we back up for just a minute.

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00:13:33.270 --> 00:13:33.840

Sure.

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00:13:36.060 --> 00:13:45.690

Leslie Schneider: Um, I would like to make a land acknowledgement and I went scurrying through my notes to try to find one. And it just seems really really appropriate for this moment in time and

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00:13:46.620 --> 00:13:59.100

Leslie Schneider: COUNCILMEMBER Medina when he was Mayor did this and then I did it for a while until we went into the zoom meetings and then it kind of got lost. And so, if you don't mind if I could just take a second.

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00:14:01.500 --> 00:14:12.030

Leslie Schneider: I would like to say that we would begin by acknowledging that the land on which we gather is within the Aboriginal territory of the people of clear saltwater. The Squamish people

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00:14:12.660 --> 00:14:23.190

Leslie Schneider: Expert fisherman, can you builders basket Weaver's is Squamish live in harmony with the lands and waterways long Washington's central sailors see as they have for thousands of years.

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00:14:23.700 --> 00:14:32.340

Leslie Schneider: Here the Squamish live and protect the lands and waters of their ancestors for future generations as promised by the point Elliot treaty of 1855

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00:14:33.420 --> 00:14:53.220

Leslie Schneider: So as we are going through our land use priorities. I just think that it's really important that we remember those who came before us, those who are still here and I'm our deep acknowledgement to that heritage. So thank you all. And now I can try again and pass it over to you, Jennifer.

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00:14:56.310 --> 00:14:57.600

Heather Wright: Great. Thank you so much.

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00:14:57.810 --> 00:14:58.410

Man has had

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00:14:59.490 --> 00:15:10.080

Heather Wright: His mid. Thank you. I also want to just take a brief moment to acknowledge that for many of you all. This is the first of at least two if not three night meetings this week and I just want to thank you so much for your time.

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00:15:10.500 --> 00:15:16.650

Heather Wright: I'm going to thank Jennifer Sutton for helping with this presentation and Mayor Snyder for being our facilitator this evening.

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00:15:17.490 --> 00:15:26.400

Heather Wright: As Jennifer and I were preparing for this presentation tonight we reflected on our last agenda for and for me 12 years of service to the city of Bainbridge Island.

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00:15:26.880 --> 00:15:35.910

Heather Wright: And one goal that's been consistent with our council in our community and commissions in the past is to create affordable housing very reason that we are gathered here tonight.

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00:15:36.360 --> 00:15:50.400

Heather Wright: We know this problem is not new solutions for many opportunities, but what is unique. Tonight we're all gathered together the first time before we can maybe for some of our option. I did just my take a moment to let some of the things that you are

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00:15:51.510 --> 00:16:08.070

Heather Wright: Here to help frame. Some of our conversation tonight uniform that extra activities and task force that created a report that was rich of with recommendations and four steps you hired a consultant to firm up some of those concepts that will be diving into the evening.

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00:16:15.540 --> 00:16:16.620

Heather Wright: We're having trouble.

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00:16:19.170 --> 00:16:21.900

Leslie Schneider: Heather, we're having trouble with your audio.

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00:16:22.560 --> 00:16:26.010

Heather Wright: Okay, thank you. Give me just a moment.

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00:16:29.280 --> 00:16:30.450

Heather Wright: Is that any better.

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00:16:31.050 --> 00:16:32.730

Leslie Schneider: You sound really good right now. Yes.

159

00:16:32.970 --> 00:16:41.310

Heather Wright: Okay, great. Sorry about that. Thank you. Please feel free to interrupt me at any moment that happens again.

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00:16:42.090 --> 00:16:49.110

Heather Wright: But I wanted to acknowledge and steps that you take what you've dedicated Jennifer as our affordable housing strategy staff member

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00:16:49.470 --> 00:16:57.150

Heather Wright: And you have also directed to me permission to work on and at ordinance, which will be presenting to our listening to you next month.

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00:16:57.630 --> 00:17:05.160

Heather Wright: And you create an interim ordinance that is limited the bonus that by our to affordable housing which is a direct recommendation out of affordable housing cast scores.

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00:17:05.940 --> 00:17:13.140

Heather Wright: And in addition, you have a temporarily creating exclusionary zoning ordinance through the moratorium by requiring 10% of affordable.

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00:17:13.830 --> 00:17:25.230

Heather Wright: But the bigger decisions they lie ahead of us and that is our goal tonight is to walk you through some of those decision points by having Jennifer gave you a brief overview of the five

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00:17:25.650 --> 00:17:34.500

Heather Wright: Tools that we know to be used to implement our affordable housing program with adjustments to our exclusionary zoning multifamily tax exemption.

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00:17:34.800 --> 00:17:46.470

Heather Wright: Transcript development right score area ratio and bonus every arm. Once we've discussed those concepts and we've had time for you want to ask your questions and debrief, then we will move on to options.

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00:17:46.980 --> 00:17:51.120

Heather Wright: I just want to reiterate that these options were built upon what we've heard today.

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00:17:51.690 --> 00:18:03.540

Heather Wright: From our task force and from our consultants, and we hope and anticipate that you'll be bringing your own ideas. It is conversation as we are welcoming in eager to hear what you all have to add

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00:18:04.110 --> 00:18:12.420

Heather Wright: And we also acknowledge that we are just hitting like the high level that some other things that have been discussed like potentially reducing parking

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00:18:12.720 --> 00:18:20.100

Heather Wright: for affordable housing offering a theater program as opposed to requiring affordable units. These things will be discussed.

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00:18:20.490 --> 00:18:31.980

Heather Wright: On the periphery, and it may also be discussing the second part of our conversation tonight. So without any further ado, I did want to welcome Jennifer Sutton and turn the conversation over to her. Thank you.

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00:18:39.180 --> 00:18:44.220

Jennifer Sutton: Thanks, Heather. Good evening council members and commissioners. This is Jennifer satin

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00:18:44.760 --> 00:18:50.550

Jennifer Sutton: The tools and programs that we are going to discuss tonight are part of implementing the comprehensive plan.

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00:18:51.030 --> 00:18:58.890

Jennifer Sutton: Which, as you know, has been a high priority for both the city council and the planning commission since the Comprehensive Plan was updated in 2017

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00:18:59.580 --> 00:19:13.560

Jennifer Sutton: I think this sustainable community graphic from the introduction to our comprehensive plan really helps to ground our con our discussion tonight because we're covering conservation housing development development.

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00:19:22.620 --> 00:19:27.450

Jennifer Sutton: Sorry, my, my page down is a little slow on the screen share

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00:19:29.850 --> 00:19:38.130

Jennifer Sutton: So each comprehensive plan element, as you know, ends with several actions and as you can see, improving the programs that we're talking about.

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00:19:38.850 --> 00:19:56.550

Jennifer Sutton: Tonight, and over the next several months is clearly encouraged by this current updated comprehensive plan, as are the recent updates to the city subdivision code and design guidelines that were expedited to be part of the development moratorium work program.

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00:19:59.670 --> 00:20:10.230

Jennifer Sutton: In addition to the city comprehensive plan, the greater Winslow area has the winds a master plan a sub area plan that guides development and infrastructure in greater Winslow

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00:20:10.770 --> 00:20:27.210

Jennifer Sutton: The Winslow master plan was originally approved in 1998 and substantially updated in 2006 the window master plan generally describes how smart growth land use and transportation and other infrastructure strategies helped to create a vibrant urban urban center.

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00:20:29.910 --> 00:20:38.490

Jennifer Sutton: And so tonight. We're just going to give a brief overview of these interrelated programs, give you an opportunity to ask questions about them.

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00:20:39.120 --> 00:20:58.440

Jennifer Sutton: And talk about what phase of the community and conversation or land use legislative process each of these programs or concepts is in right now, and to confirm which concepts or programs should be prioritized and continue to be worked on for adoption.

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00:21:03.240 --> 00:21:16.770

Jennifer Sutton: So first inclusion area zoning. It is this kind of program uses regulatory incentives to get housing projects to set aside homes as designated affordable housing.

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00:21:17.550 --> 00:21:31.980

Jennifer Sutton: The city currently has a voluntary exclusionary zoning program on the books, but this program has been unsuccessful right now ongoing policy discussion about improving the affordable housing situation on the island broadly.

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00:21:33.450 --> 00:21:43.230

Jennifer Sutton: Including whether or not to adopt an improved exclusionary zoning program is one of the last items on the development moratorium work plan.

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00:21:47.130 --> 00:21:54.930

Jennifer Sutton: exclusionary zoning has been a part of the community conversation a lot over the last two and a half years.

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00:21:55.500 --> 00:22:06.510

Jennifer Sutton: The city council appointed the citizen affordable housing task force in 2017 and in their final report in 2018 exclusionary zoning is part of priority recommendation one

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00:22:06.960 --> 00:22:18.870

Jennifer Sutton: In July 2018 just after the final report was completed the city hired eco northwest and for Tara to assist the city in improving the inclusion rezoning and TD our programs.

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00:22:19.500 --> 00:22:30.450

Jennifer Sutton: Including what changes would be needed to make those programs successful, the Council has had several discussions with these consultants, most recently on February 4 2020

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00:22:31.410 --> 00:22:41.490

Jennifer Sutton: When the Council directed staff and the consultant to focus on the Gateway very terminal in high school road zones for future consideration for inclusion rezoning

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00:22:42.090 --> 00:22:52.530

Jennifer Sutton: And to require that both Tran TT er or transfer of development rights and inclusion area zoning be required for such developments utilizing incentives.

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00:22:56.580 --> 00:23:04.200

Jennifer Sutton: So does anyone have any questions they want to ask at this time about inclusion area zoning generally or the conversations to date.

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00:23:10.290 --> 00:23:15.630

Leslie Schneider: Jennifer, I'm not seeing any hands. So I think you can go on. Okay.

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00:23:15.660 --> 00:23:23.040

Jennifer Sutton: Great we've kind of put in these pauses throughout the the presentation to make sure we don't miss anyone

195

00:23:27.300 --> 00:23:38.460

Jennifer Sutton: multifamily tax exemption or MF T for short, is a program that is a Washington state program that the city could elect to adopt.

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00:23:38.940 --> 00:23:55.200

Jennifer Sutton: But does not have on the books at this time multifamily developments that enroll in the program are exempt from ad for Laramie property taxes on the improvement value of the property for either eight to 12 years depending on which empty program.

197

00:23:56.640 --> 00:24:05.880

Jennifer Sutton: The city adopt or the the project and rules in addition to incentivizing affordable housing this program also promotes the development of rental housing.

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00:24:09.750 --> 00:24:17.400

Jennifer Sutton: Affordable housing Task Force recommended adopting an MF T program as a priority recommendation in their final report.

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00:24:18.570 --> 00:24:31.200

Jennifer Sutton: The eco northwest work has provided for the Council information about how an MF T E program could be used in tandem with exclusionary zoning.

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00:24:31.770 --> 00:24:42.840

Jennifer Sutton: And a transcript development rights program for development and the designated centers, although an MFA program is independent and separate from an inclusion rezoning program.

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00:24:43.350 --> 00:24:54.000

Jennifer Sutton: adopting an MF t could boost the use of both inclusion rezoning and vice versa. So they although they're independent, they

202

00:24:55.980 --> 00:24:58.680

Jennifer Sutton: Promote or support each other. These two programs.

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00:25:02.310 --> 00:25:05.070

Jennifer Sutton: Did anyone have any questions they wanna ask it this time.

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00:25:14.040 --> 00:25:18.690

Leslie Schneider: Actually let me jump in. I don't see any other hands, Jennifer, but just um

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00:25:19.710 --> 00:25:22.590

Leslie Schneider: What sort of level of work. Will it take

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00:25:24.060 --> 00:25:35.310

Leslie Schneider: The city to implement an empty. I know that in isolation. It's not likely to solve any one thing, but in isolation.

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00:25:37.050 --> 00:25:40.860

Leslie Schneider: What, what kind of time frame, are we looking at to make that happen.

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00:25:43.560 --> 00:26:09.540

Jennifer Sutton: Sure, um, as I said, the MF T is a is a state program and the parameters of it are really outlined by the state. And so the decisions that the city would need to make would be whether to adopt the eight or 12 year program or both with districts what zones in which to apply the program.

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00:26:10.620 --> 00:26:14.370

Jennifer Sutton: And if we adopt the eight year program what

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00:26:15.720 --> 00:26:21.540

Jennifer Sutton: The eight year program is a little more flexible program than the 12 year program. And so we would want to

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00:26:22.560 --> 00:26:28.080

Jennifer Sutton: Figure out what kind of incentives we would build into the eight year program.

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00:26:30.300 --> 00:26:34.110

Jennifer Sutton: So the geography of where it would apply and

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00:26:35.490 --> 00:26:36.660

Jennifer Sutton: Kind of the details.

214

00:26:38.910 --> 00:26:44.310

Jennifer Sutton: But a lot of a lot of the MFA program is really defined by the state.

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00:26:45.810 --> 00:26:57.390

Leslie Schneider: And so what I heard you say really was mostly about Council work is supported by staff and and so once counseled gets through those decision points.

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00:26:59.190 --> 00:27:00.060

Leslie Schneider: Is there, then,

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00:27:01.980 --> 00:27:07.680

Leslie Schneider: I'm a bunch of state requirements that the staff works on

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00:27:08.880 --> 00:27:17.940

Jennifer Sutton: So it would it would need an ordinance. And I think that this code would live in Title three your revenue and finance title and

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00:27:19.230 --> 00:27:33.780

Jennifer Sutton: My understanding is that there's not a lot of work ahead of time to, you know, prove that you can enroll in the in the program. However, there is annual reporting.

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00:27:34.650 --> 00:27:45.300

Jennifer Sutton: That would be done about projects that use the program. So in november december of every year we would report to the state about what kind of

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00:27:46.650 --> 00:27:48.810

Jennifer Sutton: About the projects that use the program.

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00:27:49.590 --> 00:27:53.310

Leslie Schneider: Great. Thank you so much, Deputy Mayor you Adrian de

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00:27:54.570 --> 00:28:12.720

Rasham Nassar: Yeah, Jennifer, if you could, for the benefit of the public and also just a refresher for city council. When you say eight year MF T. Can you just elaborate upon what you mean by that, and what happens after that eight year period has passed with regard to this program.

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00:28:17.460 --> 00:28:20.730

Jennifer Sutton: So for both the eight or 12 year program.

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00:28:22.980 --> 00:28:32.490

Jennifer Sutton: It, it, so if you think of a development and every property on the island, whether it's developed or undeveloped has a certain amount of property value.

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00:28:32.970 --> 00:28:51.810

Jennifer Sutton: That is then used for calculating property taxes. So when a property develops and has improvements built, you know, generally the value of that property then goes up, because there's new improvements and so with the MF TV program.

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00:28:53.520 --> 00:29:19.350

Jennifer Sutton: The value of the property would be kept at that pre development level for either eight to 10 eight or 12 years and the property owner wouldn't pay that the increase taxes on the increased value for that limited period of time and then at the end of the eight or 12 years the

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00:29:20.760 --> 00:29:38.190

Jennifer Sutton: Regular taxation rate would resume. And so this MFA program works as a kind of market based incentive to build affordable housing. We've heard that development and especially development that

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00:29:39.210 --> 00:29:40.980

Jennifer Sutton: Integrates affordable housing.

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00:29:42.690 --> 00:29:43.410

Jennifer Sutton: You know it.

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00:29:46.020 --> 00:29:49.650

Jennifer Sutton: costs money. And so this is a financial incentive

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00:29:51.240 --> 00:29:54.030

Jennifer Sutton: To do these this kind of multifamily development.

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00:29:55.380 --> 00:30:03.150

Rasham Nassar: And if I may. Just a quick follow up. So after the expiration of that of that kind of limited term tax break

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00:30:04.410 --> 00:30:09.780

Rasham Nassar: What happens to the affordability of those units do they remain affordable at the same threshold or

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00:30:13.950 --> 00:30:22.650

Jennifer Sutton: The Affordable the affordability under if the units have been designated as affordable underneath the MIT program.

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00:30:23.220 --> 00:30:34.500

Jennifer Sutton: Alone there affordability would end. However, if a project was built under both an MFA program and an exclusionary zoning program.

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00:30:34.980 --> 00:30:51.540

Jennifer Sutton: And the inclusion airy zoning program affordability requirements would go for 50 years then those units that are meeting both of those programs wouldn't need to be affordable for the longer period of time.

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00:30:53.460 --> 00:30:53.910

Leslie Schneider: Thank you.

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00:30:55.050 --> 00:30:57.210

Leslie Schneider: COUNCILMEMBER car would you like to jump in.

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00:30:58.200 --> 00:31:06.330

Christy Carr: Yeah, thank you. I'm just a couple of questions and maybe clarifications I what I think I heard Jennifer say

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00:31:07.920 --> 00:31:15.420

Christy Carr: That the a the affordable housing Task Force recommendations was to use an f f t for rental housing and is that

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00:31:16.860 --> 00:31:19.260

Christy Carr: The only rental housing or

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00:31:20.370 --> 00:31:28.530

Christy Carr: Rental and owned housing. Is that a distinction that we've decided on or that we would need to

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00:31:33.090 --> 00:31:34.140

Jennifer Sutton: We would need to

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00:31:35.640 --> 00:31:46.950

Jennifer Sutton: The MFA program could be used for owner occupied housing, not just rental housing, but the affordability requirements.

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00:31:48.960 --> 00:31:56.160

Jennifer Sutton: Are different and kind of higher. So the affordability requirements under the state program.

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00:31:57.390 --> 00:32:05.580

Jennifer Sutton: So for instance, the 12 year program has a 20% before to build a 20% of units affordability requirement.

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00:32:08.520 --> 00:32:22.860

Jennifer Sutton: If it's rental units. And then if the building is owner occupied or solely owner occupied. It's an 100% affordable affordability requirements. So you could build owner occupied housing, but

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00:32:24.210 --> 00:32:28.830

Jennifer Sutton: It's more geared towards developing rental housing.

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00:32:31.320 --> 00:32:48.420

Christy Carr: Okay, thanks. Just one more question or clarification, I think you've been his eight year program where we may need to decide about incentives that go along with that is, are you saying that you need incentives in addition to the eight year tax break

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00:32:50.130 --> 00:32:53.700

Christy Carr: To make the program work or attractive for builders for developers.

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00:32:56.430 --> 00:33:13.740

Jennifer Sutton: Likely. However, the eight year program doesn't the eight year program under State law doesn't have a affordable housing requirement like the 12 year program does the city could, you know, adopting a your program add an affordable housing requirement.

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00:33:15.030 --> 00:33:16.170

Jennifer Sutton: Or other

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00:33:17.220 --> 00:33:18.960

Jennifer Sutton: Requirements or incentives.

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00:33:21.210 --> 00:33:23.640

Jennifer Sutton: So during the Eco northwest.

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00:33:24.690 --> 00:33:26.790

Jennifer Sutton: Conversation about these topics.

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00:33:27.810 --> 00:33:37.830

Jennifer Sutton: weighing the the benefits about the eight year program and versus the 12 year program that was part of their analysis.

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00:33:38.940 --> 00:33:39.600

Jennifer Sutton: So,

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00:33:40.830 --> 00:33:44.820

Jennifer Sutton: Um, so for instance if the city wanted to

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00:33:46.260 --> 00:33:49.290

Jennifer Sutton: Required 10% affordable housing, then that would be

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00:33:51.060 --> 00:33:56.610

Jennifer Sutton: You know, one of the one of the regulations that we could build into the eight your program.

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00:33:59.460 --> 00:34:01.350

Leslie Schneider: Thank you. Councilmember hi topless.

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00:34:03.210 --> 00:34:11.970

Kirsten Hytopoulos: It just, just to clarify, we would not have to adopt or or yes or no, we would would or wouldn't have to adopt inclusion rezoning as the partner.

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00:34:13.080 --> 00:34:19.830

Kirsten Hytopoulos: Program to get us that long term affordability. Right. We just have to secure longer term affordability in

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00:34:20.640 --> 00:34:35.760

Kirsten Hytopoulos: Our code elsewhere. If we want to marry that up with the NF T i just. Does that make sense of my question makes sense. It's not just including zoning, we could have a different approach that likewise requires longer term affordability. Would that be accurate.

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00:34:38.040 --> 00:34:51.690

Jennifer Sutton: Yes, I think that I think that would be accurate is that the, the longer term beyond 12 year affordability would have to come from a different program, whether that was inclusion Harry zoning or some other type of program.

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00:34:53.370 --> 00:34:53.850

Kirsten Hytopoulos: Thanks.

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00:34:56.880 --> 00:35:00.450

Leslie Schneider: Alright, thank you, Jennifer. I think you can continue on.

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00:35:08.550 --> 00:35:15.660

Jennifer Sutton: Okay so transfer development rights. And so this is not an affordable housing program.

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00:35:16.290 --> 00:35:26.790

Jennifer Sutton: It is a voluntary market, but it also is a market based tool. So that's one way that it's similar to inclusion rezoning or the MF T program.

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00:35:27.330 --> 00:35:37.770

Jennifer Sutton: But this is a market based conservation tool that helps owners of properties that have conservation value to sever some or all of their development rights.

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00:35:38.280 --> 00:35:45.810

Jennifer Sutton: To sell or otherwise transfer those development rights to properties in urban areas and in the case of Bainbridge Island.

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00:35:46.800 --> 00:36:04.440

Jennifer Sutton: Right now our program says that the receiving areas are designated centers. The city has long had a TV our program and it has not been utilized. And so, improving the city's TD our program as, as you saw earlier.

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00:36:05.520 --> 00:36:09.330

Jennifer Sutton: Is a high priority comprehensive plan action item.

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00:36:12.270 --> 00:36:22.740

Jennifer Sutton: So, and as I mentioned during the inclusion rezoning summary, the city has hired equal northwest and for Tara In 2008 and in addition to analyzing

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00:36:23.730 --> 00:36:32.130

Jennifer Sutton: The inclusion airy zoning and how the city could improve that program they provided us information about

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00:36:32.970 --> 00:36:55.980

Jennifer Sutton: Kind of what's wrong, or what doesn't work. ABOUT OUR CURRENT TV our program and how we could make changes to fix it so that findings of their analysis was presented in a final report in February 2019

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00:37:04.320 --> 00:37:04.890

Jennifer Sutton: So just

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00:37:06.780 --> 00:37:13.260

Jennifer Sutton: Just the highlights of some reasons why our TV our program isn't working.

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00:37:14.910 --> 00:37:33.210

Jennifer Sutton: Awareness of the program is limited. Right now, the program relies on buyers and sellers to find each other. And what we've heard is that the city. The city really needs to be a more active participant in helping be a matchmaker between buyers and sellers.

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00:37:34.860 --> 00:37:49.380

Jennifer Sutton: The pricing of TD or credits is not clearly defined and as, as we've talked about the conservation areas of the island which is everything outside of the designated centers.

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00:37:51.030 --> 00:37:56.580

Jennifer Sutton: Development is evaluated in Units Per Acre, and although the neighborhood centers right now.

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00:37:57.600 --> 00:38:02.100

Jennifer Sutton: Have density and units per acre in Winslow are mixed use districts

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00:38:03.120 --> 00:38:07.560

Jennifer Sutton: Have floor a ratio to help regulate density so

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00:38:09.240 --> 00:38:14.280

Jennifer Sutton: In improving the program I'm fixing that conversion is something we need to do.

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00:38:21.420 --> 00:38:22.920

Jennifer Sutton: Does anyone have any questions.

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00:38:24.150 --> 00:38:27.090

Jennifer Sutton: About the CDR program and I, I should have said.

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00:38:28.320 --> 00:38:36.510

Jennifer Sutton: That although the first phase of eco northwest work with for Tara analyzed.

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00:38:37.620 --> 00:38:40.320

Jennifer Sutton: How the program could be improved.

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00:38:41.670 --> 00:38:52.980

Jennifer Sutton: Back in 2019, the Council decided to buy for Kate, the discussions about improving the TDI program and affordable housing and so

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00:38:54.450 --> 00:39:05.040

Jennifer Sutton: The second half of 2019 we talked about inclusion rezoning kind of stand alone and what we heard at the February 4 council meeting was that we should bring those

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00:39:05.640 --> 00:39:15.630

Jennifer Sutton: That discussion back together because both of these programs and with prioritizing putting housing units in our designated centers.

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00:39:16.860 --> 00:39:19.770

Jennifer Sutton: So any other questions about a TD our program.

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00:39:22.890 --> 00:39:26.280

Leslie Schneider: On quick process note here or whatever.

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00:39:29.100 --> 00:39:40.590

Leslie Schneider: Heather. I don't know if there was a little bit of background noise. And I think head right is the only one that doesn't have a mute on so I it's not a problem right now, but just in case that was inadvertent

296

00:39:41.220 --> 00:39:57.780

Leslie Schneider: I just wanted to throw that out there. I'm back to questions about TV are. And I guess maybe I wanted to just say quickly to that one way in which TD ours do relate to affordable housing is that they help

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00:39:59.070 --> 00:40:07.620

Leslie Schneider: It's not only for those who need affordable housing, but for those landowners out in the rural areas that want to transfer their development rights and receive some

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00:40:10.110 --> 00:40:19.920

Leslie Schneider: received some value some cash for that they could potentially need that in order to stay in their homes and to make their homes affordable. So that is one way in which

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00:40:20.970 --> 00:40:32.250

Leslie Schneider: TRS do contribute to maintaining affordability on the island, but it doesn't necessarily create new affordability. Maybe that's one way to put it on. I see.

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00:40:33.300 --> 00:40:34.950

Leslie Schneider: Deputy Mayor. Your hand is up.

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00:40:35.460 --> 00:40:47.370

Rasham Nassar: Yes, thank you. And Jennifer, I'm I'm going back to some of the points, you'd raise about TD ours that might be issues or points of concern.

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00:40:47.880 --> 00:40:55.980

Rasham Nassar: And one of them was the fact that we've got rural residential zoning by unit per acre in the rural areas of the island. And then we've got the

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00:40:56.520 --> 00:41:11.310

Rasham Nassar: Florida area ratio and zoning in Winslow core. Is there, is there a way to make those compatible in terms of transferring development rights over to translating them to like units per acre into far so that

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00:41:12.300 --> 00:41:21.720

Jennifer Sutton: Yeah, good question for Tara, we're, we're really lucky to have for Tara to be part of this team because they are a really large

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00:41:23.070 --> 00:41:34.830

Jennifer Sutton: Land Trust nonprofit interest and they have worked on many TV programs and so they had answered this question for other jurisdictions and

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00:41:36.540 --> 00:41:41.850

Jennifer Sutton: If we decide to continue if we decide to improve our TDI program.

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00:41:42.930 --> 00:41:46.290

Jennifer Sutton: We'll get more into the specifics, but

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00:41:47.370 --> 00:41:49.230

Jennifer Sutton: I think the gist of it is that

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00:41:51.360 --> 00:42:04.440

Jennifer Sutton: You would kind of find a different denomination. So instead of units per acre. It would be a certain amount of TR credits that would be sold from a

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00:42:06.510 --> 00:42:25.140

Jennifer Sutton: Property in the conservation area and transferred. And so it's not that you would say that, oh, this person is every one development. Right. And maybe they could build a three A 3000 square foot home. So that's where 3000 square feet of FLIR

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00:42:26.460 --> 00:42:36.660

Jennifer Sutton: That's not the way for Tara has seen it done before. It doesn't work like that. It kind of translates both units per acre and FDR to a neutral.

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00:42:38.940 --> 00:42:40.890

Jennifer Sutton: neutral. Neutral calibration.

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00:42:42.330 --> 00:42:48.030

Jennifer Sutton: And if we did this, I should say, if we did this. This is a metric that would be need to be

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00:42:49.110 --> 00:42:53.850

Jennifer Sutton: updated periodically, you know, maybe every few years, we would need to revisit

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00:42:55.080 --> 00:43:05.880

Jennifer Sutton: The, the market and how it's working and make adjustments to how how this transaction or conversion works.

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00:43:06.570 --> 00:43:19.800

Rasham Nassar: And at this point in time. Have you or has for Tara in the reporting. I can't recall given any thought to what that what the amount of credits being transferred from the rural to the

317

00:43:20.910 --> 00:43:37.020

Rasham Nassar: To the Winslow area might be in terms of a far value or or what have you, and how that would work into the the affordable housing component. If we can integrate those two programs if you understand what I'm saying.

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00:43:38.040 --> 00:43:50.310

Rasham Nassar: I assume that you'd have to raise the, the density or the or the extent to which your the amount of credits transferred in order to capture some affordability within that purchase but Has any thought been given to that.

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00:43:52.470 --> 00:44:04.440

Jennifer Sutton: And they're the February 2019 final report from from Northwestern for Tara does kind of give some surface level recommendation.

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00:44:05.820 --> 00:44:14.550

Jennifer Sutton: But if we decided to complete this work and move forward, we would need additional detail.

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00:44:15.780 --> 00:44:16.200

Jennifer Sutton: And

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00:44:17.310 --> 00:44:17.760

Jennifer Sutton: You know,

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00:44:18.840 --> 00:44:28.680

Jennifer Sutton: We might want to update sign up some of the market math. Some of the math that was used in the modeling back in 2019

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00:44:30.270 --> 00:44:31.950

Jennifer Sutton: Or early, early 2018

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00:44:33.390 --> 00:44:39.840

Jennifer Sutton: But yes, if there is information about how to think about this conversion in that February 2019 report.

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00:44:43.080 --> 00:44:48.900

Leslie Schneider: I would like to come back to that. But first, if I could like counselor right topless jumping

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00:44:50.430 --> 00:45:00.090

Kirsten Hytopoulos: Yeah, this is just quick and and really obvious, but I just wanted to point out that while while TT RS won't directly create affordable housing that will certainly make density in the core more palatable.

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00:45:00.390 --> 00:45:12.120

Kirsten Hytopoulos: To the community. I'm just stating the obvious. I'm sorry, but for the benefit of the public, at least if we can push for density into this, into the core and explain why that is a holistic approach.

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00:45:12.510 --> 00:45:18.630

Kirsten Hytopoulos: Than I think it makes a formal denser housing a mess, affordable housing more possible and in the core

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00:45:29.010 --> 00:45:30.000

Jon Quitslund: Okay, I'm unmuted.

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00:45:30.750 --> 00:45:31.800

Jon Quitslund: I just wanted to make a brief.

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00:45:31.800 --> 00:45:32.280

Comment

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00:45:33.750 --> 00:45:48.120

Jon Quitslund: From those discussions of the fixing of the TD our program goes back about 15 years this has never been functional, but there's been several studies people commissioned lots of discussion.

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00:45:49.350 --> 00:46:07.950

Jon Quitslund: And I've been not an active party, but an engaged and interested party TD TD our program ought to be useful, but it has never been possible to put it together, I believe, at this point, it would be a distraction from much more urgent.

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00:46:09.750 --> 00:46:14.130

Jon Quitslund: Work that holds together better I've come to feel that

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00:46:15.750 --> 00:46:21.720

Jon Quitslund: Transfer our development rights is like the gold at the end of the rainbow. We're

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00:46:22.800 --> 00:46:27.180

Jon Quitslund: It's illusory in terms of the, the actual amount of

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00:46:29.400 --> 00:46:34.470

Jon Quitslund: Transfer that is going to happen and its value in relation to

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00:46:36.540 --> 00:46:45.600

Jon Quitslund: Our main agenda here which is portable housing, it sounds good as as Kirsten has said, but

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00:46:46.830 --> 00:46:50.820

Jon Quitslund: Making it work, bringing it into being, is going to be

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00:46:52.140 --> 00:47:01.080

Jon Quitslund: Round and round and round and involve a lot of people who are not currently in the engagement. So I'm very impatient with

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00:47:02.370 --> 00:47:12.690

Jon Quitslund: It's being focused upon something that's got to be integrated or else. So that's just my my own

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00:47:14.370 --> 00:47:14.850

Single it

344

00:47:17.580 --> 00:47:22.530

Leslie Schneider: THANK YOU, JOHN I just wanted to sort of reflect back on a couple comments. I heard

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00:47:23.730 --> 00:47:24.540

Leslie Schneider: So,

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00:47:28.320 --> 00:47:41.490

Leslie Schneider: Deputy Marion bizarre. I think you somewhere in your comment to your final question you were wondering if it could be tied into the affordable housing question and I or the affordable housing program and

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00:47:42.990 --> 00:47:45.120

Leslie Schneider: Jennifer can correct me if I'm wrong, but

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00:47:45.360 --> 00:47:57.720

Leslie Schneider: Aside from the two benefits that we've just heard you know I mentioned initially that it that it does sort of help create affordability out in the rural areas because there is, you know, there are dollars being transferred out there so that can make it more affordable.

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00:47:58.110 --> 00:48:02.820

Leslie Schneider: For someone to stay in their home. And then of course there's the benefit of

350

00:48:05.610 --> 00:48:20.760

Leslie Schneider: The density in the in the Winslow area of the downtown area being more tolerable because it is all in exchange for preserving some outlying area, but that's not an affordable benefit. So I think that there really is not an affordability tie in

351

00:48:22.320 --> 00:48:27.570

Leslie Schneider: It is basically it's in competition, you know. So if a developer wants to

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00:48:29.070 --> 00:48:31.260

Leslie Schneider: Get more floor area ratio have more

353

00:48:32.760 --> 00:48:49.530

Leslie Schneider: Development envelope to build in then that developer, you know, has yet another choice there could be the choice of sending money and and buying the transferring the development rates, Jennifer. Is that sort of it. Is that true, or do you have caveats on what I just said.

354

00:48:54.120 --> 00:49:05.550

Jennifer Sutton: So Leslie, I want to acknowledge that I think that your point about how TD ours could work as a kind of indirect affordable housing program by maybe helping someone stay in their home.

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00:49:06.180 --> 00:49:18.750

Jennifer Sutton: I think that is absolutely true. And that kind of works, maybe in the same way that at US could work as an indirect affordable housing program by helping make it easier for someone to stay in a home.

356

00:49:19.680 --> 00:49:33.150

Jennifer Sutton: Right now the way our current bonus fa. Our program is structured. You're right, TD ours absolutely are competing with affordable housing and with all of the other methods of

357

00:49:33.840 --> 00:49:43.590

Jennifer Sutton: Achieving bonus F AR and that was one of the recommendations from that report was that that the city needs to figure out what are

358

00:49:44.550 --> 00:50:05.490

Jennifer Sutton: Really important policy priorities are and then limit the bonus FA are options to those important policy priorities. So of our priority is conservation and affordable housing, you know, get in the end, get rid of the other choices and focus on providing bonus F er for

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00:50:06.600 --> 00:50:10.200

Jennifer Sutton: For those outcomes. They're there.

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00:50:11.460 --> 00:50:21.960

Jennifer Sutton: In order to not have a revised exclusionary zoning and to our program compete with each other. There, there is a way to structure it so that

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00:50:24.030 --> 00:50:27.930

Jennifer Sutton: That they don't compete, but they basically that you just get

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00:50:29.400 --> 00:50:34.380

Jennifer Sutton: More and more, or that you could make you can make a developer use both programs.

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00:50:36.150 --> 00:50:54.540

Jennifer Sutton: The way that if you look back at the for Tara presentations that kind of talked about the silo effect of the bonus FDR versus the pancake effects, whether you're earning bonus if they are in a, you know, equally by using TT RS and providing affordable housing or

364

00:50:55.800 --> 00:51:05.130

Jennifer Sutton: The competition between those two programs. So good points. And it's something to keep in mind if we decide to move forward.

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00:51:06.360 --> 00:51:18.030

Leslie Schneider: Yeah, I'm not sure I followed you on that one. But I don't need you to follow up right now. I think that that can we can get into the weeds on that one, you know, at some other time. Councilmember car. I see your hand up. Yeah.

366

00:51:18.060 --> 00:51:22.890

Christy Carr: Thanks, just real quickly. I was going to say what Jennifer just said in terms of

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00:51:24.750 --> 00:51:28.350

Christy Carr: What was in that ego northwest and for Tara report, but I think that

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00:51:29.730 --> 00:51:39.660

Christy Carr: I wouldn't discount TD ours as not an affordable housing tool because when you stack it instead of silo it you can achieve affordable housing outcomes using a TD our program.

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00:51:40.770 --> 00:51:43.950

Christy Carr: And one of the things that's not on this list that Jennifer said was

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00:51:45.480 --> 00:51:57.930

Christy Carr: One of the reasons. One of the biggest reasons, actually, that the TR program doesn't work or hasn't worked historically and Jennifer, correct me if I'm wrong is because of those competing programs. So that's just really the policy decision work that the Council needs to do.

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00:51:59.310 --> 00:52:07.620

Christy Carr: In terms of, quote, getting rid of things that don't compete with TD our program. If that's what we want to use and I think

372

00:52:09.090 --> 00:52:15.120

Christy Carr: There's an opportunity if that conversion is happening from dwelling unit per acre to FLIR

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00:52:16.680 --> 00:52:17.820

Christy Carr: One of the things that

374

00:52:19.110 --> 00:52:25.440

Christy Carr: Has to go into that math is the zone in which the FDR is being achieved. So the

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00:52:26.070 --> 00:52:34.830

Christy Carr: It's worth more or less money. So that's another decision in terms of the geography or the zone in which the TD our program is being applied or used

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00:52:35.250 --> 00:52:47.730

Christy Carr: AND THEN I'M CURIOUS TO EXPLORE MORE ABOUT A TD our program that doesn't necessarily automatically result in density somewhere else, but it might result in funding and that could be put into, say, a housing trust fund.

377

00:52:49.140 --> 00:52:53.460

Christy Carr: And then be used for affordable housing some other way.

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00:52:59.520 --> 00:52:59.970

Leslie Schneider: All right.

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00:53:01.170 --> 00:53:02.190

Leslie Schneider: Kevin Pollak

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00:53:07.980 --> 00:53:11.820

Michael Pollock: Yeah, I just wanted to get some clarity on the on that.

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00:53:13.470 --> 00:53:17.250

Michael Pollock: Council member car. I think in terms of

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00:53:18.690 --> 00:53:22.710

Michael Pollock: You talked about the cash and the equity. There are some sort of

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00:53:24.180 --> 00:53:35.910

Michael Pollock: Conversion Factor. And I'm just curious about your thoughts on the the benefit to the transfer re that is there's different types of conservation easements

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00:53:36.780 --> 00:53:53.280

Michael Pollock: In terms of what you can or cannot do to your property, you know, such as a farm land conservation easement that would allow some sort of development, but not other types and stuff. So I just wondered if if you have thoughts are, or if there's been much exploration and

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00:53:54.510 --> 00:54:01.830

Michael Pollock: Jennifer Sutton obviously went in as well in terms of that component of it. What's the, what's the value of the various

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00:54:02.280 --> 00:54:12.270

Michael Pollock: Aspects that you're giving up in terms of your, your development right what's, what are the values and what are the types of development rights that that could be given out and post sort of value. What they have assigned

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00:54:15.900 --> 00:54:16.110

Michael Pollock: You

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00:54:17.820 --> 00:54:25.290

Christy Carr: I would defer to Jennifer Yeah, sorry, in terms of what's been done. I think there's more to be done about exactly that.

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00:54:26.460 --> 00:54:36.480

Jennifer Sutton: Right, well, and the the details about what would be in that conservation easement. What would be allowed or privet in that can be worked out through

390

00:54:37.170 --> 00:54:49.740

Jennifer Sutton: Development of the an improved program related to, and I think what you were asking is how different types of plans might participate in the TD our program.

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00:54:50.190 --> 00:55:03.060

Michael Pollock: Know how you would value those development. Right. So there's different types of development rights and if anybody has put some effort into thinking about what the value of those those giving up of those development writes

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00:55:04.470 --> 00:55:04.950

Jennifer Sutton: About

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00:55:05.340 --> 00:55:05.820

Yeah.

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00:55:08.010 --> 00:55:09.930

Jennifer Sutton: Well, um, I think that

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00:55:11.970 --> 00:55:18.240

Jennifer Sutton: I think there's two ways two parts to the answer one the value of the development right

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00:55:20.490 --> 00:55:34.350

Jennifer Sutton: The when we restructure the TD our program. We could the city could take a hands off approach serve as the matchmaker between buyers and sellers and let the buyers and sellers come to

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00:55:35.700 --> 00:55:42.210

Jennifer Sutton: A price on their own outside of the city. The city would just regulate the quantity of

398

00:55:43.230 --> 00:55:52.140

Jennifer Sutton: What a TD are in a certain area being severed means for for how it's used in a more urban part of the island. The other

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00:55:53.280 --> 00:56:01.680

Jennifer Sutton: The other part of a the TR conversation that we haven't touched on yet is whether or not all of the

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00:56:02.070 --> 00:56:12.450

Jennifer Sutton: Areas in the conservation right now the entire island is designated a conservation area everything outside of the centers and business industrial zones and so that's

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00:56:13.230 --> 00:56:26.220

Jennifer Sutton: Almost 91% of islands. And so one of the questions that we would need to be worked out is, would we treat all of the land in that conservation area, the same as far as

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00:56:26.880 --> 00:56:36.660

Jennifer Sutton: Severing development rights or would we would we really want to focus our TD our program on properties that had higher conservation values such as

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00:56:37.410 --> 00:56:46.590

Jennifer Sutton: Properties that had significant critical areas shoreline properties agriculture properties, would we want to build the program.

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00:56:47.130 --> 00:57:08.220

Jennifer Sutton: To prioritize those type of areas. So for instance, the city is current TDI program that isn't used prioritises preserving agricultural land and that prioritization is kind of built into the program. So those are the decisions that haven't been made about

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00:57:09.570 --> 00:57:12.090

Jennifer Sutton: When we go to improve our to dr program.

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00:57:13.230 --> 00:57:18.420

Jennifer Sutton: And Christy if I missed anything our council member car, please feel free to add

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00:57:22.350 --> 00:57:24.390

Christy Carr: You didn't miss anything. I think just the

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00:57:24.960 --> 00:57:37.530

Christy Carr: Two council member Pollux question about the value that I think that that was kind of where eco northwest of for Tara push pause on their work and they definitely have methodologies for doing for doing that.

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00:57:38.190 --> 00:57:45.090

Christy Carr: There were just some questions that they needed answers before they move forward, but definitely that that can be done.

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00:57:53.430 --> 00:57:56.670

Jennifer Sutton: Today, do we want to any more questions about TD ours.

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00:57:57.300 --> 00:57:58.830

Leslie Schneider: I think you're good to move forward, Jennifer.

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00:57:59.310 --> 00:58:01.290

Jennifer Sutton: Okay, great. Thank you.

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00:58:03.570 --> 00:58:04.560

Jennifer Sutton: Good questions.

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00:58:05.850 --> 00:58:13.650

Jennifer Sutton: So you've heard me talk about floor area ratio and I'll shorten it to FA IR and I've already mentioned that several times.

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00:58:14.310 --> 00:58:27.060

Jennifer Sutton: And so what is it floor a ratio is into program, unlike these other topics but instead it's a development standard that for the city applies in the Winslow mixed use districts, so

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00:58:27.960 --> 00:58:40.860

Jennifer Sutton: The core district Ericsson Madison high school road districts, the right now for a ratio does not apply in our business industrial zones or the neighborhood centers owns it applies just in the Winslow

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00:58:41.550 --> 00:58:58.740

Jennifer Sutton: mixed use district and FA IR. It's an a math equation or a ratio. And it's the sum of all of the space within a building DIVIDED BY HIS PROPERTY size. So a graphic really helps us to understand this and so

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00:59:00.150 --> 00:59:15.420

Jennifer Sutton: So if we have a property and let's just say it's 10,000 square feet, because that makes the math easy a 10,000 square foot property, which is just under a quarter acre in size. And so a one point O FM or

419

00:59:16.740 --> 00:59:32.790

Jennifer Sutton: Could be a one story 10,000 square foot building or it could be a two story building that has 5000 square feet per floor for a three story building that has 3300 square feet per floor.

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00:59:33.510 --> 00:59:41.130

Jennifer Sutton: So a point five FM or using the same 10,000 square foot property example could be a 5000 square foot building

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00:59:42.900 --> 00:59:57.900

Jennifer Sutton: That is one story or a two story 2500 square feet per floor, etc. And so you add up all of the inside space of the building and then divide it by property size in square feet.

422

00:59:59.100 --> 01:00:11.490

Jennifer Sutton: And so this is the excerpt of the city's current FDR table and FDR is used instead of units per acre as a

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01:00:13.080 --> 01:00:22.410

Jennifer Sutton: As a development standard that helps to yield. Basically, the intensity of development in these districts, but FDR isn't the only thing that's used

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01:00:22.830 --> 01:00:35.850

Jennifer Sutton: To help come up with what a building envelope could be. We also have building height regulations law coverage regulations parking requirements setback requirements landscaping.

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01:00:38.370 --> 01:00:52.020

Jennifer Sutton: Depending on the property. There might be other building footprint limitations or pedestrian access that needs to be considered. And so all of these standards when you add them together.

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01:00:53.370 --> 01:01:00.300

Jennifer Sutton: End up helping determine what can be built on a on a property. And so our f flurry ratio.

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01:01:02.100 --> 01:01:15.150

Jennifer Sutton: The base floor air ratio is in the top of the table, and it's different, depending on your zoning district. And as you can see the Winslow masterplan kind of and the code changes that implemented it.

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01:01:16.200 --> 01:01:24.330

Jennifer Sutton: There's a in certain districts. There's a priority or a emphasis or an encouragement to build mixed use development.

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01:01:24.870 --> 01:01:33.660

Jennifer Sutton: Over straight residential or commercial development because in some districts, you get more you're allowed more FDR and mixed use

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01:01:34.260 --> 01:01:42.810

Jennifer Sutton: Projects compared to straight residential or straight commercial and then the bottom three three rows. The bonus FDR

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01:01:43.740 --> 01:02:01.740

Jennifer Sutton: This is what you all have been talking about with the passage of the interim development ordinance and eliminating many several of the ways that bonus F AR can be achieved, and so the interim development ordinance that you approved in March.

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01:02:03.030 --> 01:02:20.730

Jennifer Sutton: Eliminated most of the ways to earn bonus FDR, including by purchasing it from purchasing it from the city and right now under that interim development ordinance only the historic preservation affordable housing or mobile home park purchase.

433

01:02:21.870 --> 01:02:24.150

Jennifer Sutton: Bonus FDR options are available.

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01:02:28.680 --> 01:02:31.230

Jennifer Sutton: So as I mentioned this, this

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01:02:32.520 --> 01:02:41.880

Jennifer Sutton: floor area ratio method to help determine building intensity what came about after the Winslow master plan was approved.

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01:02:43.080 --> 01:02:43.560

Jennifer Sutton: And

437

01:02:45.240 --> 01:03:00.780

Jennifer Sutton: during our discussion of the interim development ordinance Heather, provided you a spreadsheet of how the bonus F AR has been used since it was since it was conceived and

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01:03:02.700 --> 01:03:03.660

Jennifer Sutton: You noted that

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01:03:04.890 --> 01:03:12.510

Jennifer Sutton: The most used option was to purchase it from the city or from the mobile home park.

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01:03:15.600 --> 01:03:27.270

Jennifer Sutton: So, so as I said for air ratio is a development standard. It's not a program. And so the affordable housing Task Force report recommended using

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01:03:28.320 --> 01:03:39.660

Jennifer Sutton: incentives to encourage affordable housing, including bonus FDR and that's because bonus F ER is what is available in Winslow our largest center.

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01:03:40.260 --> 01:03:47.820

Jennifer Sutton: And our comprehensive plan and our Wenzel master plan says that that's the type of place where we should be building housing and affordable housing.

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01:03:48.870 --> 01:03:49.440

Jennifer Sutton: So,

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01:03:50.640 --> 01:03:52.560

Jennifer Sutton: Analyzing the current FDR

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01:03:54.090 --> 01:03:59.340

Jennifer Sutton: And how it could or should be changed if we wanted to improve

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01:04:00.900 --> 01:04:11.580

Jennifer Sutton: The, the opportunities for inclusion rezoning and transcript development rights program that was part of and is part of the Eco northwest work.

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01:04:16.560 --> 01:04:18.810

Jennifer Sutton: So the, the, the Council.

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01:04:20.040 --> 01:04:30.420

Jennifer Sutton: You when you pass the interim development ordinance in March, you directed the planning commission to to take another look at the bonus FDR program and

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01:04:31.770 --> 01:04:40.530

Jennifer Sutton: Come up with recommendations on how it should be revised the planning commission has been hard at work on that task throughout May and June and

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01:04:41.670 --> 01:04:47.310

Jennifer Sutton: They came to some recommendations at their last meeting on June 11 and are talking about

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01:04:48.450 --> 01:04:58.080

Jennifer Sutton: A draft draft changes this Thursday I don't doubt that some of what they talked about on Thursday will be influenced by the discussion tonight.

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01:05:00.720 --> 01:05:10.650

Jennifer Sutton: So any questions about FDR and I could easily go back to that table that shows with FDR is for all the different zones, if that's helpful.

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01:05:15.600 --> 01:05:18.240

Leslie Schneider: Thank you Jennifer, I'm not seeing hands yet.

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01:05:22.080 --> 01:05:23.490

Leslie Schneider: I think you did an excellent job.

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01:05:26.820 --> 01:05:30.510

Leslie Schneider: So I think you're good to go. Go forward, Jennifer. Hey,

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01:05:30.540 --> 01:05:40.350

Jennifer Sutton: Well, you know, in my bag. Mayor Schneider in my notes. I said, I took in my notes that at this point in the presentation. We wanted to stop.

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01:05:40.590 --> 01:05:41.520

Leslie Schneider: As our paws.

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01:05:41.550 --> 01:05:46.350

Jennifer Sutton: Great and give the planning commission an opportunity to talk about their current thinking

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01:05:47.850 --> 01:05:51.210

Leslie Schneider: Great, thank you very much. So john

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01:05:52.410 --> 01:06:05.100

Leslie Schneider: Quickly and if you would like to, um, let's see. Do you want to share your screen or maybe if you just want it. We all have it. It's in the packet and I have it up on my screen. Um,

461

01:06:06.810 --> 01:06:10.170

Leslie Schneider: Do you want to just briefly go over the the 12 points, they

462

01:06:10.290 --> 01:06:11.490

Jon Quitslund: Are 13 points that you have

463

01:06:12.030 --> 01:06:14.280

Jon Quitslund: On your page. Yes, I will.

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01:06:14.700 --> 01:06:15.060

Jon Quitslund: And

465

01:06:15.090 --> 01:06:18.660

Jennifer Sutton: I can stop sharing my screen if that's helpful if

466

01:06:19.530 --> 01:06:20.580

Leslie Schneider: Sure that would be good.

467

01:06:20.580 --> 01:06:23.040

Leslie Schneider: Jerry just helps us do screen management.

468

01:06:24.390 --> 01:06:24.990

Jon Quitslund: I have it.

469

01:06:26.160 --> 01:06:30.090

Jon Quitslund: I have it in front of myself and I've made a few notes.

470

01:06:31.350 --> 01:06:34.470

Jon Quitslund: By way of clarification as Jennifer said

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01:06:36.480 --> 01:06:36.990

Jon Quitslund: The

472

01:06:38.190 --> 01:06:39.690

Jon Quitslund: Ordinance which is

473

01:06:40.890 --> 01:06:52.290

Jon Quitslund: which needs to be completed in response to the interim zoning control that ordinance is in draft form and what we do with it and starting on Thursday.

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01:06:53.220 --> 01:07:03.990

Jon Quitslund: It was going to be informed with informed by all of the decisions that were able to make tonight. So what I'm looking for is buy in to

475

01:07:05.220 --> 01:07:11.070

Jon Quitslund: The approach taken in these recommendations and specifically the

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01:07:12.510 --> 01:07:19.380

Jon Quitslund: Recommendations on the specifics of that subsection of three. Oh, he

477

01:07:21.240 --> 01:07:24.000

Jon Quitslund: Covered in numbers three through 11

478

01:07:25.080 --> 01:07:28.890

Jon Quitslund: In the, in the page. So to start with,

479

01:07:29.970 --> 01:07:35.400

Jon Quitslund: The first two items first two paragraphs of recommendation.

480

01:07:37.290 --> 01:07:37.770

Jon Quitslund: We

481

01:07:38.790 --> 01:07:47.820

Jon Quitslund: We recommend reducing reliance on bonus FDR and limiting the use of this incentive to projects that will achieve specific community benefits.

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01:07:49.440 --> 01:08:03.750

Jon Quitslund: And then the statement, the amounts of base and bonus FA are currently allowed in the several am UTC and so he is our zoning districts should be studied and revised, where appropriate, and that's going to be a process before we're done with this.

483

01:08:05.430 --> 01:08:08.070

Jon Quitslund: We, we will need to to

484

01:08:09.810 --> 01:08:14.010

Jon Quitslund: Study and in various ways, revise how the

485

01:08:15.090 --> 01:08:17.730

Jon Quitslund: Base and bonus amount are

486

01:08:18.960 --> 01:08:23.010

Jon Quitslund: Proposed or scheduled in

487

01:08:25.380 --> 01:08:28.620

Jon Quitslund: Chapter 1812 but immediately.

488

01:08:29.880 --> 01:08:31.920

Jon Quitslund: We have to deal with the

489

01:08:33.870 --> 01:08:36.750

Jon Quitslund: ways of getting bonus

490

01:08:37.950 --> 01:08:43.950

Jon Quitslund: Density or bonus FLIR according to that section subsection oh three. Oh, he

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01:08:47.130 --> 01:08:48.750

Jon Quitslund: But you have to understand

492

01:08:50.130 --> 01:08:52.650

Jon Quitslund: where we're going with this idea of

493

01:08:55.200 --> 01:09:04.260

Jon Quitslund: Focusing on projects that will achieve specific community benefits, most notably affordable housing, we want that to be the main

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01:09:06.660 --> 01:09:10.320

Jon Quitslund: Qualification or the qualifying character of a project.

495

01:09:12.060 --> 01:09:13.140

Jon Quitslund: We think that

496

01:09:14.190 --> 01:09:21.450

Jon Quitslund: Base F AR should be raised in order that projects that don't propose.

497

01:09:23.430 --> 01:09:29.550

Jon Quitslund: The projects are not designed to use bonus if they are you know a

498

01:09:31.770 --> 01:09:39.210

Jon Quitslund: Commercial project. For example, a commercial project by our recommendations would not qualify for

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01:09:40.350 --> 01:09:41.700

Jon Quitslund: Any bonus FLIR

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01:09:43.140 --> 01:09:43.590

Jon Quitslund: A

501

01:09:45.540 --> 01:09:48.960

Jon Quitslund: Project, such as a hotel. For example, project.

502

01:09:51.090 --> 01:09:58.140

Jon Quitslund: You know, that is, it is that is retail mixed use as the opportunity, as long as

503

01:09:59.670 --> 01:10:13.020

Jon Quitslund: residential development is part of the mixed use mixed use has the potential to be inclusive of affordable housing and entitled potentially to bonus if

504

01:10:14.190 --> 01:10:18.600

Jon Quitslund: That's the way those first two paragraphs one and two are laid out.

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01:10:21.600 --> 01:10:24.090

Jon Quitslund: Any questions in response to those

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01:10:27.150 --> 01:10:29.910

Leslie Schneider: Yes, I think God counselor Pollock has question.

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01:10:32.400 --> 01:10:40.680

Michael Pollock: THANK YOU, JOHN I appreciate the hard work you put into this, I reviewed it, and I you know you said you were hoping we can make some decisions.

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01:10:41.220 --> 01:10:47.970

Michael Pollock: I mean, I feel pretty comfortable giving you a thumbs up or thumbs down. I'm just thinking about, you know, we've got sort of a half hour more

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01:10:48.750 --> 01:11:01.260

Michael Pollock: Devoted to this section of our meeting. You know, I would suggest we go through them, you know, and kind of get to the get to the cut to the chase here in terms of what you want to hear from us.

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01:11:02.670 --> 01:11:10.350

Michael Pollock: But I will tell you right now, since my hands up. I think that all of these, I have a few kind of comments on some. But in general, I think.

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01:11:11.610 --> 01:11:18.240

Michael Pollock: You know, for what's worth you're heading in the right direction and it looks pretty good. So if, if that's the case, are you looking for that kind of guidance right now.

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01:11:19.260 --> 01:11:19.470

Jon Quitslund: And

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01:11:20.610 --> 01:11:23.490

Jon Quitslund: If there are questions about the first two

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01:11:24.510 --> 01:11:25.050

Jon Quitslund: That don't

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01:11:26.670 --> 01:11:34.020

Jon Quitslund: Carry office curious off in a detour, that would be useful, but maybe maybe what we need to do is to to consider.

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01:11:36.690 --> 01:11:39.720

Jon Quitslund: The numbers for through 11 because

517

01:11:41.850 --> 01:11:45.000

Jon Quitslund: The count that the guidance that we got from Council.

518

01:11:46.560 --> 01:11:53.550

Jon Quitslund: Determines how we will work with the draft of ordinance 20 2016

519

01:11:55.980 --> 01:12:01.980

Jon Quitslund: And I hope that we can complete the work on 20 2016

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01:12:04.530 --> 01:12:06.120

Jon Quitslund: No later than the end of July.

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01:12:07.830 --> 01:12:12.540

Jon Quitslund: Including a public hearing on that and bringing out to the Council for

522

01:12:14.040 --> 01:12:24.060

Jon Quitslund: Their action because I think we've got other things to do that. Our next steps in the larger enterprise of inclusion rezoning

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01:12:25.470 --> 01:12:28.290

Jon Quitslund: But this is this is this is the entry point.

524

01:12:29.160 --> 01:12:37.020

Leslie Schneider: John I'm going to jump in here for a second. So I'm just as it. It's sort of hard to believe, but we're already at an hour and 15 minutes which means

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01:12:37.020 --> 01:12:40.140

Leslie Schneider: We have only 15 minutes left in this particular section.

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01:12:41.190 --> 01:12:45.390

Leslie Schneider: I'm going to suggest that we don't continue to go through line by line on yours.

527

01:12:46.560 --> 01:12:50.940

Leslie Schneider: Do you feel like you've communicated. Some of the the high level and I

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01:12:51.150 --> 01:12:56.340

Leslie Schneider: Might hear you on the need for some detail, but we do need to get back to Jennifer's if

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01:12:56.460 --> 01:12:57.060

Jon Quitslund: If there are

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01:12:58.200 --> 01:12:58.500

Leslie Schneider: If

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01:12:58.590 --> 01:13:01.260

Jon Quitslund: If there are other if there are

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01:13:02.490 --> 01:13:10.380

Jon Quitslund: Questions or objections to the specifics of recommendations for through 11 I'd want to hear those

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01:13:13.320 --> 01:13:16.410

Jon Quitslund: Were only in the drafting stage, but, uh,

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01:13:17.580 --> 01:13:21.750

Jon Quitslund: We'll, we'll work our will, I think, as best we can.

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01:13:22.890 --> 01:13:26.670

Jon Quitslund: With the time that we have on Thursday. And that's only going to be the beginning I think it's going to take

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01:13:28.290 --> 01:13:34.020

Leslie Schneider: Two meetings. Right. Yeah. So John. I'm sorry, I just have to move on. So the COUNCILMEMBER Medina.

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01:13:37.920 --> 01:13:38.790

Kol Medina: Yeah, thank you.

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01:13:40.260 --> 01:13:40.470

Leslie Schneider: I

539

01:13:41.580 --> 01:13:42.150

Kol Medina: Can you hear me.

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01:13:42.600 --> 01:13:49.920

Leslie Schneider: Yeah, but I blew over counselor right topless. We haven't heard you speak at all I need. So maybe just go ahead and I'll come back to calcify topless.

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01:13:50.130 --> 01:13:51.090

Kol Medina: Okay, thank you.

542

01:13:52.740 --> 01:13:58.560

Kol Medina: Planning Commission members and I really want to kind of meeting tonight to hear from you. So this is the part I'm most interested in.

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01:13:59.070 --> 01:14:13.440

Kol Medina: So thank you for your work on this. I'm very happy with everything in your recommendations here. I hope you move forward with it. I think you're going in a great direction my My only comment is on number seven and eight.

544

01:14:15.210 --> 01:14:19.440

Kol Medina: Obviously there are certain public amenities and infrastructure that for instance relate to

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01:14:20.910 --> 01:14:37.710

Kol Medina: Pedestrian travel, for instance, rather than car travel and open space that is important to the community. We don't want to move to a system where we just allow people to make big square tall buildings with no no space and nothing for pedestrians.

546

01:14:38.880 --> 01:14:47.070

Kol Medina: So I think there are certain areas where we still want to have some emphasis on other public amenities. Maybe that is not an emphasis that's done through far, maybe it's done in some other way.

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01:14:48.360 --> 01:14:50.400

Kol Medina: That's my only comment. So thank you, I guess.

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01:14:50.520 --> 01:14:50.940

I could

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01:14:53.010 --> 01:14:55.560

Jon Quitslund: Answer that and not not object at all, but

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01:14:57.180 --> 01:15:08.100

Jon Quitslund: The idea is that those those ordinary amenities and maybe not so ordinary amenities will be allowed by base FLIR so there's no need for bonus

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01:15:09.870 --> 01:15:14.610

Jon Quitslund: For for know the things that are required by our

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01:15:15.630 --> 01:15:27.270

Jon Quitslund: design guidelines and standards are are designed for Banbridge it's telling everybody what we want and we will require it. So we need

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01:15:28.980 --> 01:15:33.510

Jon Quitslund: We need based FLIR to make it, make it

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01:15:34.530 --> 01:15:40.770

Jon Quitslund: Obvious and available, so that's that's the idea. Oh.

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01:15:42.300 --> 01:15:47.640

Leslie Schneider: Okay, we've got a bunch of hands up here. I need to go back to COUNCILMEMBER high topless.

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01:15:49.020 --> 01:16:06.630

Kirsten Hytopoulos: Yeah, my, um, I would agree with what Cole, said I, I think this is looking great and I hope in hell with the Commission will move forward with this. I'm a time check wise we took 15 minutes we car 15 minutes at the end so that took either 15 minutes off the next 90 minutes

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01:16:06.840 --> 01:16:07.770

Or half hour.

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01:16:09.360 --> 01:16:16.350

Kirsten Hytopoulos: And so I want to point out that we really don't have much time left. If we're going to balance between these topics. Right.

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01:16:17.910 --> 01:16:22.080

Leslie Schneider: Right, I get you on that I'm mackerel.

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01:16:22.950 --> 01:16:26.130

J. Mack Pearl: Yeah, I just wanted to follow up with what

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01:16:27.960 --> 01:16:29.520

J. Mack Pearl: You're asking about this.

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01:16:30.750 --> 01:16:38.220

J. Mack Pearl: Open space and these other amenities. We just think they should be required. They're not there were no longer and a point where we need to sort of bribe people to do the

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01:16:40.200 --> 01:16:49.080

J. Mack Pearl: Basic things they need to do. Yes, be reserved for things that go beyond the basics. So we're not saying we're not going to have open space for saying that's now going to

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01:16:51.780 --> 01:16:52.320

J. Mack Pearl: Require

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01:16:53.820 --> 01:17:04.560

J. Mack Pearl: You have to meet all these design guidelines. I think the point of this one says if we wanted to do an ordinance that really covered everything and it fit, how you make affordable housing work within the FLIR structure.

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01:17:05.250 --> 01:17:09.840

J. Mack Pearl: That's going to take a lot of time we thought we did first an ordinance that takes care of these

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01:17:10.260 --> 01:17:19.800

J. Mack Pearl: problems we see what the FA RS immediately, but we wanted to be sure everyone knows that we have to go back to some of these other topics or they're going to take longer.

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01:17:20.550 --> 01:17:27.300

J. Mack Pearl: So I think because during our discussions, there's some planning commission members are always worried that we're just going to get this

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01:17:35.760 --> 01:17:43.620

Leslie Schneider: So, Mac, we lost you. Maybe if you want to type in the chat window. If you have a concluding statement.

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01:17:45.240 --> 01:17:49.200

Leslie Schneider: I think I'm going to need to move on because I think we've I think you're frozen are here.

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01:17:50.130 --> 01:17:51.840

J. Mack Pearl: To go far enough in Texas to say

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01:17:52.710 --> 01:17:55.650

J. Mack Pearl: So that just repeat Mac.

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01:17:57.150 --> 01:17:57.390

J. Mack Pearl: Yeah.

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01:17:57.420 --> 01:18:04.800

Leslie Schneider: I'm it. We didn't hear the last part of what you said. So maybe if you could just maybe type it into the chat. Because you kept

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01:18:04.860 --> 01:18:05.490

J. Mack Pearl: Going out

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01:18:05.640 --> 01:18:07.320

J. Mack Pearl: Can you hear me. Can you hear me now.

577

01:18:07.710 --> 01:18:09.210

Leslie Schneider: We can now.

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01:18:09.480 --> 01:18:14.040

Leslie Schneider: Okay, if we lose you. Again, we need to move will. Yes. Or we can move on. I'm just saying.

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01:18:14.460 --> 01:18:15.960

J. Mack Pearl: I said enough. Okay, thank you.

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01:18:16.170 --> 01:18:17.970

Leslie Schneider: Alright, thanks so much.

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01:18:19.080 --> 01:18:24.840

Leslie Schneider: Okay. Um, I think we're ready to Jennifer go back to the options right

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01:18:28.920 --> 01:18:29.640

Jennifer Sutton: Great. Let me

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01:18:30.390 --> 01:18:31.890

Jennifer Sutton: Bring that presentation back up.

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01:18:32.940 --> 01:18:33.180

Jennifer Sutton: And

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01:18:35.010 --> 01:18:36.630

Jennifer Sutton: Heather is going to take it from here.

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01:18:37.050 --> 01:18:37.560

Okay.

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01:18:39.360 --> 01:18:49.740

Leslie Schneider: And I think just to acknowledge that we probably are running over this section, you know, probably by about 15 minutes, maybe we can cut our next steps down to, you know, five or seven but

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01:18:50.790 --> 01:18:53.550

Leslie Schneider: I'm acknowledging we're definitely running over

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01:18:54.900 --> 01:19:00.030

Heather Wright: You. I'll try to be rude through these really quickly. Can you all hear me okay okay

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01:19:00.930 --> 01:19:07.050

Heather Wright: And I'm sorry I cannot use my audio. I had some error. So if I was causing any noise. I apologize.

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01:19:07.560 --> 01:19:08.550

Leslie Schneider: I'm another reminder

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01:19:09.120 --> 01:19:24.150

Heather Wright: Thank you. I'm going to quickly walk through these. So what we have for you is six options that built upon what we've heard thus far in the tasks from the task force is equal more flexibility to them had a complexity and timing score and some pros and cons. Our next book, please.

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01:19:26.760 --> 01:19:33.990

Heather Wright: The first option was the one that we just heard from our Commissioners that they've been diligently working on if they're really close to presenting to LA.

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01:19:34.350 --> 01:19:51.180

Heather Wright: And that is addressing the bonus FDR and creating a permanent ordinance we're proposing to do this. And in addition to doing some of that revamping of the TV program that Jennifer spoke to, as far as creating a registration with providers and sellers and conversion

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01:19:51.210 --> 01:19:52.560

Jennifer Sutton: Factors, we

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01:19:52.740 --> 01:20:04.620

Heather Wright: Were assuming we can do this within four months. It is a pretty low complexity and these can be looked at independently. Each of these options and that can also be thought about in conjunction with other for

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01:20:05.670 --> 01:20:11.580

Heather Wright: Jennifer. If you can move to the next slide, please. As I mentioned, there's pros and cons for each of these

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01:20:12.000 --> 01:20:17.370

Heather Wright: Pro is that we are really close to adopting this it would allow forward movement on TV are

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01:20:17.730 --> 01:20:33.840

Heather Wright: But as we've heard earlier this evening with other program changes, it may result in little to no increase in affordable housing or TV. Our usage and this option also to be word eliminate most bonus FDR option for commercial development, unless you had historic structure.

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01:20:36.090 --> 01:20:48.480

Heather Wright: The next option is a medium change option and this is taking that table that Jennifer presented to you all earlier, which is increasing the base residential FDR and makes you concentrate high school good zone.

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01:20:49.020 --> 01:20:55.080

Heather Wright: To match with the bonus FDR is so as a result of this, we would increase our housing supply

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01:20:55.410 --> 01:21:05.550

Heather Wright: Increase some affordable. But we wouldn't actually increase the far at all for for Bainbridge, but we we increase the residential far but not actually increase the car.

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01:21:06.030 --> 01:21:14.910

Heather Wright: And this could be a medium complex project that can be done within six months, we could also in conjunction with this adult the MSC

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01:21:15.240 --> 01:21:21.720

Heather Wright: Program and revamp the TV are and we are proposing, because we have had some success with the inclusion, Arizona.

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01:21:22.230 --> 01:21:34.080

Heather Wright: Zoning ordinance that we have on the books right now we have actually seen some projects come in that are taking advantage of that requirement for 10% affordable and still proceeding.

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01:21:34.650 --> 01:21:38.640

Heather Wright: So we think we could do that and still get some success. Next slide please.

607

01:21:39.180 --> 01:21:56.820

Heather Wright: And this is just a graphic to demonstrate just what it is we're talking about we're limiting this just to Madison for illustration purposes. And you can see that the FA IR has increased 4.4 2.6 and then residential is crease from point 621 hello

608

01:21:58.110 --> 01:22:03.630

Heather Wright: Next slide please. This is Option three. This is the first option that would actually

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01:22:04.290 --> 01:22:12.060

Heather Wright: Increase that they are downtown above what we have in this builds off of a recommendation that we received from our affordable housing task force.

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01:22:12.600 --> 01:22:22.110

Heather Wright: And that is to increase the FDR by point two. So you just take that base and go up by point two for the Madison Erickson core and gateway district.

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01:22:22.740 --> 01:22:29.340

Heather Wright: And there was also another recommendation from them that we increase in the ferry terminal in high school. Rural District

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01:22:29.670 --> 01:22:38.910

Heather Wright: That FDR to match the core at they are and that would lead to a modest increase. And you could also build on that and other point to, if you wanted to.

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01:22:39.240 --> 01:22:50.370

Heather Wright: Just step lightly into an increase fly across the winds will make she's coming soon. And I'm again this would would build into it includes binaries owning the MF T and the cdr. This is a

614

01:22:51.210 --> 01:22:58.710

Heather Wright: Slightly more complex endeavor and we're thinking, this could be accomplished potentially in nine months, Jennifer. Next slide please.

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01:22:59.460 --> 01:23:10.860

Heather Wright: This is the graphic just showing some of the changes resulting with this, you'll see that there is a slight increase in FDR. This is the first change that proposes that. Next slide please.

616

01:23:12.060 --> 01:23:20.550

Heather Wright: And this would increase housing and potentially more affordable housing in Winslow, which is the recommendation, the task force is just to get more of a housing stock.

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01:23:21.120 --> 01:23:29.190

Heather Wright: And by increasing the fly. We can see that results, but without a larger FLIR increase what we've been told is we might make it

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01:23:29.760 --> 01:23:33.210

Heather Wright: Quite amount of affordable housing that is recommending

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01:23:33.780 --> 01:23:42.000

Heather Wright: Without further changes. And that's going to be our next slide option for so this option is going to probably look familiar to some of you all.

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01:23:42.270 --> 01:23:51.660

Heather Wright: And this was based on the policy direction that we received after the presentation from equal northwest and this is limiting an increase in the bonus FDR to these three districts

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01:23:52.110 --> 01:24:00.630

Heather Wright: Gateway high school road and ferry terminal district, Jennifer, if you could proceed to the next slide. And I think that the classic here shows

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01:24:01.230 --> 01:24:07.440

Heather Wright: Better. So what you'll see here, we focus our attention on to the right to the fly to your far right.

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01:24:07.950 --> 01:24:20.430

Heather Wright: And at the end of the day what we were what was proposed here is in the high school road districts, an increase of 2.0 and FDR and an increase in height of 55 feet or 10% increase

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01:24:20.790 --> 01:24:27.300

Heather Wright: And you'll see in gateway. That's a much larger increase the 3.5 increase in a 20 foot increase in heights.

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01:24:27.810 --> 01:24:39.750

Heather Wright: And then it's very terminal district about same 3.5 and 20 feet high. And this was the policy direction we received. If you recall from our class had brought many options for the Council.

626

01:24:40.800 --> 01:24:44.850

Heather Wright: That this is the one that there was an agreement to move forward on. Next slide please.
Jennifer

627

01:24:46.200 --> 01:24:55.200

Heather Wright: And this breaks down again some of the pros and cons. This, I just want to point to what we all, I think, fear and accept that would happen in this this

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01:24:55.620 --> 01:25:05.850

Heather Wright: Potential changes, it will be a change to our community character and he will likely bring about concerns from our community because of the height increase and the far increase

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01:25:06.660 --> 01:25:18.870

Heather Wright: The pros and this approach is that it would increase the amount of residential and affordable housing and it would slide in conjunction with the MIT TV are improvements visionaries as well.

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01:25:20.010 --> 01:25:28.170

Heather Wright: Next slide is just a resurrection of what we did here from eco northwest. It's not limiting it to those three districts

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01:25:28.500 --> 01:25:46.020

Heather Wright: And this is just for illustration purposes because we do have some new Council members. I just wanted to present this as a potential path. Next slide please. And this shows the changes across all the districts that were just presented to our to our council and that

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01:25:47.130 --> 01:25:57.840

Heather Wright: We're not necessarily Christian into the Commission unless they were watching that evening, and then the final option. I think definitely needs to be mentioned in that is

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01:25:58.530 --> 01:26:05.310

Heather Wright: Do we pause. Some of these efforts, or do we take on somebody bigger change efforts through our wonderful master plan updates.

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01:26:05.730 --> 01:26:15.240

Heather Wright: And just to put it in time and space. It was last originally adopted, excuse me, and 98 updated in 2006 so we're looking at 14 years since the last update

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01:26:15.660 --> 01:26:21.180

Heather Wright: When we adopted as part of our comprehensive and there were not any changes that were made from 2006

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01:26:21.630 --> 01:26:28.650

Heather Wright: And as you know, this is a priority in our 2021 work plan in that could potentially be shifted for to 2020

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01:26:29.040 --> 01:26:40.800

Heather Wright: If desired by Council, but this is definitely a longer endeavor and more complex endeavor, as we're seeing right now with our islands and our master pan and this can take at least 24 months.

638

01:26:41.550 --> 01:26:58.980

Heather Wright: But it would provide that community input for grappling with some of these large scale changes that we might be considering. And that concludes just. And again, these are just option. We would love to hear what else you may want to have us consider with with what we proposed.

639

01:27:00.210 --> 01:27:13.770

Heather Wright: And again, with this option one of the cons that again we could potentially be a result in a loss of affordable housing as you're building this comp plan change and then adopting the subsequent land use regulation changes.

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01:27:15.090 --> 01:27:18.180

Heather Wright: And that concludes my presentation. Thank you so much.

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01:27:19.560 --> 01:27:20.790

Leslie Schneider: Thank you very much, Heather.

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01:27:22.410 --> 01:27:23.820

Leslie Schneider: COUNCILMEMBER hey topless.

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01:27:25.410 --> 01:27:33.900

Kirsten Hytopoulos: Yes, I'm so glad you mentioned the Winslow masterplan Heather at the cookie into this conversation because that's where my mind was going about halfway through these options.

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01:27:35.250 --> 01:27:38.490

Kirsten Hytopoulos: You know, and I'm you know I'm stating the obvious again.

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01:27:39.630 --> 01:27:44.910

Kirsten Hytopoulos: When we look at the kind of changes that are potentially being put forward we it's about

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01:27:45.480 --> 01:27:52.260

Kirsten Hytopoulos: We've got to divide this into what does this look like what does development look like, how does it impact us in the ground and what benefits are we getting out of it.

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01:27:52.740 --> 01:27:58.980

Kirsten Hytopoulos: And I'd really be afraid of us going down a path of trying to get some benefits down here, isolated from the overall picture.

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01:27:59.280 --> 01:28:09.120

Kirsten Hytopoulos: Without considering the overall effect the masses of the building the impacts of the uses and it just seems inevitable to me that we have got to work on the Winslow master plan.

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01:28:09.480 --> 01:28:16.080

Kirsten Hytopoulos: In order to inform this so that we have a vision as we start to talk about. We understand where we want the book where you want the

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01:28:16.890 --> 01:28:28.950

Kirsten Hytopoulos: The high density housing where where we best are able to put affordable housing and so I'm just gonna throw out there so I'm brief since I'm sure we all want to win. I couldn't possibly support any significant increases in

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01:28:29.970 --> 01:28:37.500

Kirsten Hytopoulos: In a base or bonus FDR without a global vision of what we're doing here rather than a radically increasing it in one area.

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01:28:41.310 --> 01:28:42.780

Leslie Schneider: Thank you. Councilmember I topless.

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01:28:43.860 --> 01:28:49.620

Leslie Schneider: I have some stuff. I want to talk to you about with regards now hopefully we'll have time to bring it up here. Councilmember Pollock.

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01:28:51.300 --> 01:28:56.070

Michael Pollock: Well if if counseling or high topless of me that is emotion I would second that

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01:28:58.110 --> 01:29:09.780

Michael Pollock: I think that's well said. I, I do feel like what we're talking about is pretty significant. And it was looking at some of the pictures given. And I thought, well, that sure doesn't look like

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01:29:10.290 --> 01:29:21.240

Michael Pollock: what people think of when Winslow, and the small town character. So it feels to me like we're talking about really a comprehensive plan amendment.

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01:29:21.660 --> 01:29:33.600

Michael Pollock: And really tackling the issue of what it means, what it means that phrase retain Winslow small town character and what that would look like. Maybe if we do want to

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01:29:34.320 --> 01:29:44.670

Michael Pollock: Keep that in the comp plan, but it seems like we're talking potentially about really major urbanization, a real change in the way the look and feel of Winslow and

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01:29:45.450 --> 01:29:58.140

Michael Pollock: I think that that I should require, you know, kind of a community discussion if we're going to go that direction and via accomplish comprehensive plan them and it seems like we're really

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01:29:59.190 --> 01:30:03.900

Michael Pollock: Talking about something huge here and I do think that all of these components.

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01:30:04.890 --> 01:30:14.640

Michael Pollock: Are going to need to be integrated and I guess we're going to talk about that in the next in the next hour and a half, but that we really do need to be looking at all these parts and especially the Winslow master plan so also

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01:30:16.470 --> 01:30:19.260

Leslie Schneider: Great, thank you. Councilmember deeps yeah

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01:30:19.290 --> 01:30:26.190

Joe Deets: Thank you, right, because I realized I hadn't had a chance to speak. Yeah. This brings back memories. When about the building heights.

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01:30:27.390 --> 01:30:34.260

Joe Deets: I had a lot of problems with that. And I think that was shared by everyone else who was on Council at the time, so

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01:30:34.710 --> 01:30:43.320

Joe Deets: I would concur with my colleagues who the last tues folk that the Winslow master plan would be very appropriate because

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01:30:44.220 --> 01:30:55.140

Joe Deets: We have to ask ourselves, Is this the price to pay for affordable. I mean, I'm for affordable housing, but we have to ask, is this really the price we have to pay to get what was it 65 foot heights.

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01:30:56.580 --> 01:30:57.840

Joe Deets: In building some

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01:30:59.040 --> 01:31:04.500

Joe Deets: That is a community discussion that we need to have not just a council discussion. I don't think

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01:31:05.520 --> 01:31:07.140

Joe Deets: So let's leave it at that.

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01:31:07.950 --> 01:31:08.670

Joe Deets: Thank you.

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01:31:09.270 --> 01:31:09.870

Deputy Mayor

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01:31:11.130 --> 01:31:21.630

Rasham Nassar: Yeah, I'm gonna sound redundant here, I agree with all of my colleagues that spoke before me. Thank you. Councilmember head topless for putting out that very well stated and succinct proposal as I heard it.

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01:31:22.050 --> 01:31:41.640

Rasham Nassar: I couldn't agree more. And also with the comments that this is this is a this is a really important discussion to have with the community because we are discussing some really drastic and dramatic changes, potentially, to the look and feel of our downtown area. I also wonder about the

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01:31:43.530 --> 01:31:48.960

Rasham Nassar: The application of climate lens and the potential future application of an equity lens.

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01:31:49.350 --> 01:31:59.190

Rasham Nassar: That we might want to work that we are working to develop in the interim, that could benefit the kind of community or public analysis of this specific proposal.

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01:32:00.150 --> 01:32:09.690

Rasham Nassar: And what I heard. Also, and what I included in my memo. That's part of the package again a packet of agenda materials.

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01:32:10.110 --> 01:32:19.050

Rasham Nassar: Tonight, and I've heard some council members refer to this is looking at this and all of the other kind of tools and strategies that we're discussing for affordable housing.

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01:32:19.530 --> 01:32:26.130

Rasham Nassar: Through a strategic evaluation framework. I've referred to in the past as developing a strategy, but really I think what I'm hearing

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01:32:26.700 --> 01:32:36.690

Rasham Nassar: And what I what I called it in my memo is a is a cost benefit analysis. So we weigh the costs of the community or the the investment that the public is being asked to make

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01:32:37.020 --> 01:32:48.330

Rasham Nassar: Either in terms of public subsidy dollars or giving this bonus density, which has other subsidies attached and there may be non not as not financially linked but materially

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01:32:49.260 --> 01:32:59.040

Rasham Nassar: Material subsidies of traffic congestion, things like that and then weighing that against the benefit of what is the return to the public from that investment.

682

01:32:59.700 --> 01:33:07.710

Rasham Nassar: So I kind of really generally outline that I'm kind of hearing some support for that. I think that taking all of this and all of the proposals that

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01:33:08.520 --> 01:33:16.620

Rasham Nassar: We've discussed I've included a few other concepts that the Council has floated we've talked about AD us in the past I've proposed.

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01:33:17.520 --> 01:33:20.970

Rasham Nassar: An idea that we might want to consider an edu subsidy program.

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01:33:21.510 --> 01:33:29.010

Rasham Nassar: We've discussed tiny homes in our fees as additional dwelling units we were talking about the condominium condominium ization of at us and such.

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01:33:29.280 --> 01:33:38.880

Rasham Nassar: And to really just grab ahold of everything and bring it all together into what could neatly fit into a strategic evaluation framework. So when we are making these decisions.

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01:33:39.450 --> 01:33:50.700

Rasham Nassar: With the public at our side, we really are making the best decision. What is the bet, what's going to give us the best return on our investment in terms of affordable units for the public subsidy that the public is being asked to make

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01:33:52.950 --> 01:33:53.790

Leslie Schneider: Right. Thank you.

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01:33:54.990 --> 01:33:56.430

Leslie Schneider: COUNCILMEMBER Medina.

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01:33:58.470 --> 01:33:59.040

Kol Medina: Thanks.

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01:34:01.710 --> 01:34:08.970

Kol Medina: I don't, I don't know that I agree that we should wait for the Windsor masterplan i don't know that i disagree.

692

01:34:10.740 --> 01:34:23.250

Kol Medina: It's a difficult one. It feels an awful lot like kicking the can down the road which our community's been doing for a long time. I'm not point fingers at us. I mean, it's been lots of us for years.

693

01:34:25.770 --> 01:34:33.390

Kol Medina: I guess one of us as one of the fastest now. Well, this is we need to answer the question, Is this the price of affordable housing.

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01:34:35.010 --> 01:34:39.060

Kol Medina: The thing is we've answered that question, or we've had people answer that question for us.

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01:34:39.540 --> 01:34:46.920

Kol Medina: We had an affordable housing task force they answered the question. And their answer was yes it is, if you want to have substantial affordable housing.

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01:34:47.460 --> 01:34:56.040

Kol Medina: We hired consultants and ask them to answer the question for us. And their answer was yes. If you want to have substantial new affordable housing. This is what you need to do.

697

01:34:56.520 --> 01:35:08.130

Kol Medina: So the question has been answered. For us, it's just a hard answer i don't i don't like the answer either, but it's been answered. And another question involved in this is

698

01:35:09.210 --> 01:35:13.440

Kol Medina: Is this is these are sacrifices will have to make if we want to make a climate resilient community.

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01:35:14.190 --> 01:35:23.910

Kol Medina: That's more dense more climate resilience. And I think the answer for that is also yes it's a place where our building and affordable housing community and a climbers link community come together.

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01:35:24.750 --> 01:35:34.050

Kol Medina: And whether we engage with the community and talking about that and seeing what the community wants through this process of like potentially option for

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01:35:34.770 --> 01:35:42.210

Kol Medina: That that would also involve engaging with the community so we can engage with the community now over the next year through that process and see if

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01:35:42.930 --> 01:35:52.140

Kol Medina: If they answer the question. Yes, as well, or, or we can punch it for another year or two until we get into the Wenzel master plan and have the same kind of conversation.

703

01:35:52.560 --> 01:36:02.400

Kol Medina: But I think the answer is yes. I think we've been told that many times that if we want substantial affordable housing and we want more climb resiliency, we have to make changes like this.

704

01:36:03.060 --> 01:36:11.520

Kol Medina: The questions for the community is do they want to make that trade off and maybe someone could tell me why the Winslow master planning process would be a

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01:36:11.910 --> 01:36:19.980

Kol Medina: Better method of discussing that question with the community about whether or not they want to make that trade off. So I guess I guess that's, that's where I'm at on this.

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01:36:22.020 --> 01:36:23.970

Leslie Schneider: Okay, I'm seeing some other hands and I

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01:36:26.850 --> 01:36:29.280

Leslie Schneider: Where are we. Councilmember hi topless.

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01:36:32.460 --> 01:36:43.020

Kirsten Hytopoulos: I just wanted to throw out there that you know in response with Cole just said, we have not been given we've not been shown a direction to get substantial affordable housing inclusion is only going to get us 10%

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01:36:43.440 --> 01:36:52.680

Kirsten Hytopoulos: And I won't even get started on what kind of affordable housing that is it's not going to get us low income housing, it's going to get us moderate housing. So we're going to build 1000 units.

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01:36:53.610 --> 01:37:00.060

Kirsten Hytopoulos: To get 100 units and how long's it gonna take to build 1000 so let's not, I just want to be sure and I hope it'll settle hospital.

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01:37:01.140 --> 01:37:11.460

Kirsten Hytopoulos: But let's not let's not say that we're that our choices are substantial affordable housing in return for these big impacts, because that's not the problem. It's not that might be simpler than

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01:37:12.000 --> 01:37:19.410

Kirsten Hytopoulos: And I guess the only other thing I would add is that I want to be clear, I'm not saying there might not be a place if once we do a holistic planning for the whole

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01:37:20.130 --> 01:37:31.590

Kirsten Hytopoulos: Windsor Windsor master plan area with our values of 16 years later, or whatever, that we might not decide that there's a zone where we want to put a significant build size building or structures.

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01:37:31.920 --> 01:37:37.830

Kirsten Hytopoulos: And because we think that what we're going to get in return makes up for the impacts that I'm not for closing possibilities.

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01:37:38.190 --> 01:37:41.700

Kirsten Hytopoulos: But I'm saying that, and I think it's been said by my colleagues to that the engagement.

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01:37:42.150 --> 01:37:53.430

Kirsten Hytopoulos: The engagement that we get in that kind of process about where does this go, what are our values. What trade offs would make. That's where we're going to have that conversation away. That gives us a whole picture instead of a piecemeal picture.

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01:37:56.250 --> 01:38:07.290

Leslie Schneider: Um, I would love to just take a few minutes to insert my own comments, is that all right. I think that we've had a chance to go through with the other council members and there's some Commissioners here that would like to speak as well.

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01:38:08.430 --> 01:38:10.590

Leslie Schneider: If I could jump in and just say that

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01:38:11.340 --> 01:38:28.770

Leslie Schneider: First of all, I think as a as a floor. We should just get the multifamily tax exemption just, let's just get that going. Let's do the work and get the 12 year. I mean, that's, that's my interest and and it may not

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01:38:29.790 --> 01:38:36.300

Leslie Schneider: Return dividends in the beginning, without additional stuff, but at least we can have that there. And then let's say that there's

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01:38:37.380 --> 01:38:40.950

Leslie Schneider: A proposal that does want to build just affordable housing. You know what

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01:38:41.940 --> 01:38:49.620

Leslie Schneider: The HR be or something like that, then they would have that tool to to build off of. So that would be my first request is that we just get going with the empty.

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01:38:50.100 --> 01:39:03.900

Leslie Schneider: And then my second thought is that I think we we lack of vision for what good density can look like. And I'm specifically talking here about the high school zone. This has been one of my sort of

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01:39:06.030 --> 01:39:18.750

Leslie Schneider: most cherished ideas is to take that area and turn it into something amazing. And so by that I mean, you know, a village of multi use and you know with multimodal and

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01:39:20.130 --> 01:39:36.840

Leslie Schneider: You know, just and you've probably seen that as one of my priorities. But so what I want to just suggest right now is a way to get to that that might overlap with the idea of the the Winslow master plan, but not go as deep as that is, what if we

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01:39:37.860 --> 01:39:49.980

Leslie Schneider: Sort of taking the model of the approach where we had a couple of local architects who did a deep dive and came back to us with a with a proposal that we all loved for the

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01:39:50.370 --> 01:40:01.950

Leslie Schneider: Subdivision guidelines. What if we had a team that team or another team like that team and said, could you come up with some pretty pictures.

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01:40:02.550 --> 01:40:19.230

Leslie Schneider: That showed us what good density looks like in the high school zone and at the same time, go and talk to those developers not developers landowners, you know, the land owners who have that because you know their, their land is making them money right now.

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01:40:20.490 --> 01:40:37.890

Leslie Schneider: The you know they've got they've got long term leases and so forth. What would it take for them to sign on to this vision. And so we would find out you know what would help them move and we wouldn't be just sort of overlaying

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01:40:39.000 --> 01:40:45.480

Leslie Schneider: A general one size fits all that eco northwest gave us. I mean, I think eco northwest gave us some good data.

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01:40:45.870 --> 01:40:58.890

Leslie Schneider: But maybe there's a way to pair that good data with what a developed what an actual landowner in these areas might need in order to move forward. So

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01:40:59.610 --> 01:41:15.390

Leslie Schneider: To summarize, having some vision for what good density looks like paired with the idea that it actually is possible that some landowners could get behind that and what what it would take. So um I'll

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01:41:17.190 --> 01:41:20.970

Leslie Schneider: stop now and I've got john puts lend up next.

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01:41:24.630 --> 01:41:33.180

Jon Quitslund: No, I want to build on what Cole was saying and responding to some other to the conversation. It seems to me that

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01:41:35.160 --> 01:41:41.040

Jon Quitslund: Many of you, council members feel stuck with the recommendations, you got from eco northwest.

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01:41:42.930 --> 01:41:44.820

Jon Quitslund: That's not the only

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01:41:47.940 --> 01:41:53.640

Jon Quitslund: The only possibility that you've got to go that far to get as little as they say the

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01:41:55.770 --> 01:42:02.850

Jon Quitslund: Eco Northwest's recommendations. Their, their report and their follow up and you had a good discussion with

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01:42:04.350 --> 01:42:04.890

Jon Quitslund: Morgan.

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01:42:06.900 --> 01:42:10.560

Jon Quitslund: On February 4 I looked at that again.

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01:42:10.740 --> 01:42:12.030

Jon Quitslund: I was there, I think.

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01:42:12.600 --> 01:42:24.390

Jon Quitslund: And I thought you you hadn't really come to grips, but he did did a more of a job of coming to grips with the issues than I remembered and still you didn't ever challenge.

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01:42:26.370 --> 01:42:28.860

Jon Quitslund: What they said was, was necessary.

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01:42:30.150 --> 01:42:50.760

Jon Quitslund: The planning commission members never had had any opportunity to to weigh in on that on those recommendations, you never heard from Charlie Winslow, or anybody else who's from from the affordable housing Task Force and from the, from the, from the building industry.

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01:42:54.210 --> 01:43:00.960

Jon Quitslund: It's not a matter of starting over. I think it's a matter of going ahead in a step by step fashion.

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01:43:02.040 --> 01:43:14.460

Jon Quitslund: I know that we, that the Winslow master plan is out of date work needs to be done, the sooner we start the better we can affect start the work of the Winslow masterplan update

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01:43:15.480 --> 01:43:21.300

Jon Quitslund: Without calling it that by looking at these by following the recommendations of

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01:43:22.410 --> 01:43:25.530

Jon Quitslund: Really studying those districts and and

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01:43:26.550 --> 01:43:29.370

Jon Quitslund: Talking with more people that have been involved so

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01:43:33.960 --> 01:43:49.530

Jon Quitslund: You're going to get some some good results. And I'm determined to make recommendations that I can stand behind that will pass muster and not drive people up the wall. Well, like you know, raising raising the height.

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01:43:50.910 --> 01:43:54.510

Jon Quitslund: Everywhere. One thing about the equal northwest.

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01:43:55.920 --> 01:44:04.200

Jon Quitslund: Recommendations they treated high school road not as the opportunity that it presents, but as medium density

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01:44:05.550 --> 01:44:16.920

Jon Quitslund: Where the heights should be kept lower than they are in the Winslow core, which is absurd because greater heights would work on some of that.

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01:44:18.690 --> 01:44:23.730

Jon Quitslund: underdeveloped land up there on the south side of us high school road.

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01:44:24.840 --> 01:44:32.010

Jon Quitslund: And so it's we I really want to see some moving forward in the rest of this meeting.

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01:44:33.390 --> 01:44:40.350

Jon Quitslund: And commitment to some next steps and not waiting for 2021 and

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01:44:42.180 --> 01:44:43.620

Jon Quitslund: You know, trying to start over again.

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01:44:50.850 --> 01:44:51.570

Michael Pollock: Muted

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01:44:54.690 --> 01:45:04.830

Leslie Schneider: Know, there were kids screaming outside hitter you we haven't heard from Lisa Mako yet counselor Pollock. Is it okay if I bring

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01:45:05.520 --> 01:45:09.930

Michael Pollock: Israel. So let me say I yield the floor to commission or Maki. Oh.

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01:45:12.900 --> 01:45:13.860

Leslie Schneider: All right. There we go.

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01:45:15.960 --> 01:45:17.070

Leslie Schneider: Lisa, let's

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01:45:17.940 --> 01:45:18.540

Leslie Schneider: Go ahead and

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01:45:18.570 --> 01:45:20.250

Leslie Schneider: Got the got your hand raised there.

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01:45:20.280 --> 01:45:24.720

Lisa Macchio: Yeah, I found that little hand lower my hand raise my hand so

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01:45:26.130 --> 01:45:39.180

Lisa Macchio: Leslie and all of the city council members and my fellow planning commission members. I think sorting through this in one meeting with a group of 1213 of us.

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01:45:40.170 --> 01:45:51.960

Lisa Macchio: Is probably not going to be productive. I would also say that listening to each of the Council people you all have different ideas. And that's really great. But moving

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01:45:52.740 --> 01:46:04.620

Lisa Macchio: The ball forward. If I may suggest a might require some subcommittee work. I think the planning commission has found subcommittee work.

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01:46:05.100 --> 01:46:26.550

Lisa Macchio: Incredibly powerful and efficient you send a few people away and they bring back recommendations. I'm I really do think I would like to encourage the Council to think about that to form a subcommittee with the planning commission and get moving on.

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01:46:27.600 --> 01:46:33.330

Lisa Macchio: Folks, thinking about what's possible John has done a lot of thinking, um,

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01:46:33.660 --> 01:46:48.990

Lisa Macchio: You know, it's not possible to share each one of us and our thinking on this in this kind of forum so it to me. I can sit here and listen. But I think some of us maybe many of us are frustrated with

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01:46:49.890 --> 01:47:01.140

Lisa Macchio: And I hear this again and again. What are we going to do next. How are we going to advance the ball, you know, throwing out everybody's ideas and debating them.

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01:47:01.590 --> 01:47:13.260

Lisa Macchio: Probably isn't what's going to work here. It's nice to hear about that. Um, so I would just say, um, I just wanted to offer that suggestion as a path forward. Thanks for listening.

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01:47:14.730 --> 01:47:17.610

Leslie Schneider: Thank you, Lisa. Okay. Councilmember Pollock.

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01:47:18.570 --> 01:47:19.080

Leslie Schneider: Agreement.

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01:47:19.350 --> 01:47:22.410

Leslie Schneider: And let's just try to wrap up, if we can, because

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01:47:23.310 --> 01:47:25.170

Michael Pollock: Yeah, no, thank you for that.

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01:47:26.400 --> 01:47:32.130

Michael Pollock: Um, yeah, I just wanted to bring it back to sort of a basic question and just kind of bank Commissioner Mako. For her words.

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01:47:33.210 --> 01:47:40.560

Michael Pollock: As that I view this as sort of at the policy level sort of two paths to consider. One is, is how much

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01:47:41.460 --> 01:47:52.770

Michael Pollock: Can we do with the regulatory framework that is how much can we change our regulations there to require say affordable housing whatever a goal might be versus how much do we as one person put it

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01:47:53.460 --> 01:48:04.380

Michael Pollock: Here, do we have to offer a bribe of some sort. As with jet kind of jokingly said, or an incentive. So, so I guess that would really help you know as far as guidance to the Commissioners.

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01:48:05.670 --> 01:48:13.680

Michael Pollock: What can we do within the existing regulatory framework to achieve our objectives. And again, what would we have to do in terms of

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01:48:14.160 --> 01:48:22.860

Michael Pollock: Potentially incentive density incentives that are other incentives. So just leave it at that. But that's how I'm thinking about it is, is how do we how do we kind of

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01:48:23.910 --> 01:48:27.210

Michael Pollock: tackle those, those, those two questions.

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01:48:28.530 --> 01:48:29.370

Leslie Schneider: Great, thank you.

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01:48:29.850 --> 01:48:31.020

Leslie Schneider: COUNCILMEMBER I topless.

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01:48:32.880 --> 01:48:36.750

Kirsten Hytopoulos: I just want to throw out there that I think that there are that there are affordable housing.

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01:48:38.490 --> 01:48:42.990

Kirsten Hytopoulos: Strategies that I don't think are necessarily tied up in the window master plan.

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01:48:43.470 --> 01:48:50.700

Kirsten Hytopoulos: And I would I would be comfortable moving forward with the multifamily tax exemption. I'd like to see us go back and look at the sales tax levy

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01:48:51.240 --> 01:48:54.780

Kirsten Hytopoulos: That we were starting to talk about. That's it, that's not relevant to the winds will master plan.

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01:48:55.170 --> 01:49:01.500

Kirsten Hytopoulos: Suzuki and used to come back on our plate as we get back things back whatever we're going to do there. As we get everything kind of back on track.

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01:49:02.010 --> 01:49:08.640

Kirsten Hytopoulos: And then if we work on improving the TV our program in a fundamental way, the way. Councilmember car was talking about. It sounds like

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01:49:09.120 --> 01:49:16.980

Kirsten Hytopoulos: That that could that could exist, whatever the window master plan looks like. So I hope that we will keep will move forward on those and then will recognize

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01:49:17.340 --> 01:49:24.600

Kirsten Hytopoulos: That inclusion zoning, if we are ever going to do that and and if we are going to change FA ours. That's part of that larger conversation.

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01:49:24.900 --> 01:49:33.630

Kirsten Hytopoulos: And that will commit to them for the master plan, but I just want to be cleared. So it's the conversations and sounding a little bit all or nothing. For example, and affordable housing tactics and I don't think that's true.

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01:49:33.960 --> 01:49:41.760

Kirsten Hytopoulos: I think we have two pools and one I think is an extremely tied to long term planning and the other one are just tools that we could be developing

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01:49:43.890 --> 01:49:45.450

Leslie Schneider: Right, thank you. Councilmember car.

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01:49:47.430 --> 01:50:07.230

Christy Carr: Thank you. Um, yeah, I think I was doing the same thinking along the lines of council member Hi topless code changes we've really I think talked mostly about or the Council has mostly about regulatory tools. And I think that there are a lot of other tools that we can't lose sight of

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01:50:08.400 --> 01:50:14.610

Christy Carr: The priority recommendations in the affordable housing Task Force report includes those that articulate those so

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01:50:14.940 --> 01:50:26.550

Christy Carr: You know, one of them is permanent city support for affordable housing. So there are a lot of other things outside of the the regulatory toolbox that might get us where we want to go without

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01:50:27.600 --> 01:50:36.660

Christy Carr: Having to give up what we don't want to give up. So just want to make sure that we keep thinking more broadly and not maybe focus so much

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01:50:37.890 --> 01:50:50.880

Christy Carr: On the regulatory toolbox, although, of course, it's just, it's one way to get there. And then just in terms of the ones on master plan. I think that we don't necessarily need to start a Winslow master plan planning process.

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01:50:52.110 --> 01:50:58.620

Christy Carr: Although I understand that that is that an actual process that is in our code, how we do that.

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01:50:59.820 --> 01:51:13.140

Christy Carr: But I do think that we need to think about this talk with the community about this and make decisions within the context of that planning framework. So I would. I wouldn't advocate for waiting for a Winslow master plan with a bow on it.

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01:51:13.830 --> 01:51:22.380

Christy Carr: But I definitely wouldn't want to think about and make decisions without recognizing that planning framework.

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01:51:23.910 --> 01:51:24.930

Leslie Schneider: Great, thank you.

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01:51:26.790 --> 01:51:27.330

Leslie Schneider: For being here.

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01:51:28.290 --> 01:51:29.670

Rasham Nassar: Yeah, thank you. And

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01:51:30.870 --> 01:51:44.970

Rasham Nassar: Thank you. Councilmember car for your comments. I agree with everything that you said and most everything that I've heard stated here. I, I really want to try and get us on to moving forward. Next steps and and

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01:51:46.170 --> 01:51:50.640

Rasham Nassar: In doing so, I don't, I don't know if I would be supportive of

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01:51:52.260 --> 01:51:55.380

Rasham Nassar: A subcommittee comprised of council members and planning Commissioners.

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01:51:56.250 --> 01:52:03.570

Rasham Nassar: Kind of get, you know, taking a deep dive into all this stuff and preparing a series of recommendations for the Council some that could be taken up in the near term.

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01:52:03.870 --> 01:52:12.180

Rasham Nassar: Whether there are regulatory changes or their programs that councils to consider from the affordable housing Task Force report or otherwise.

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01:52:13.050 --> 01:52:27.450

Rasham Nassar: In the near term and and also the with respect to the Winslow master plan or whether or not Council has the appetite to schedule these during our regular study sessions which I'm thinking about the practical kind of time requirement of

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01:52:28.800 --> 01:52:35.130

Rasham Nassar: These types of discussions and I don't I'm leaning towards the support of a subcommittee.

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01:52:36.270 --> 01:52:46.830

Rasham Nassar: As a way forward, but we'll talk about that. One thing that I'm very certain of though in my support for is this developing the strategic evaluation framework.

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01:52:47.160 --> 01:52:51.990

Rasham Nassar: And developing a cost benefit analysis because I even heard in Council member Hi topless has comments.

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01:52:52.860 --> 01:52:58.140

Rasham Nassar: The suggestion of that Suzuki also be included in this. I'm not disagreeing with that.

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01:52:58.530 --> 01:53:03.960

Rasham Nassar: But I think what's going to be most helpful for Council, especially if we do go with the subcommittee route.

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01:53:04.230 --> 01:53:17.160

Rasham Nassar: Is that we have some you know somewhere where all of this stuff exists, together with the costs of the public and the return on investment. I want to see actual numbers of units. And then I want to see that converted into population figures.

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01:53:17.550 --> 01:53:20.490

Rasham Nassar: Because we're also working within the framework of our

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01:53:21.900 --> 01:53:32.550

Rasham Nassar: Population projection numbers from PS RC and right now per a memo memo from planning director right this is January 31 2020 and I included a link to this in my

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01:53:33.930 --> 01:53:41.490

Rasham Nassar: Agenda materials we really are only planning through 2050 for an additional I think it's 686 residence.

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01:53:41.850 --> 01:53:48.510

Rasham Nassar: That's on top of what we've already planned for through 2036. So I think that we, I think our community would

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01:53:48.960 --> 01:53:57.720

Rasham Nassar: vary greatly and maybe even expect us to take that figure into consideration when we're looking at all of these, especially the bonus density

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01:53:58.320 --> 01:54:09.360

Rasham Nassar: Potential bonus density programs and such to keep that in mind what are, what, what, how does this relate how does this convert to actual population figures, that's a question that is often neglected.

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01:54:09.750 --> 01:54:21.060

Rasham Nassar: When we have these discussions, but I think that it's foolish for us to continue having these discussions without paying adequate attention to that. What it means for Bainbridge Island future population growth and such. So

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01:54:21.720 --> 01:54:29.970

Rasham Nassar: My proposal is just that whether we go a subcommittee route or workshop is as a Council as a whole that our next step is to develop have staff.

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01:54:30.300 --> 01:54:45.930

Rasham Nassar: Develop a strategic evaluation framework which compiles all of our affordable housing tools programs ideas public properties that just Ziggy and builds it into an Excel spreadsheet or whatever that and we get real down we get down to the numbers is what I'm suggesting so

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01:54:47.550 --> 01:54:59.940

Leslie Schneider: I so to to wrap us up and move on. Um, I wanted to maybe bounce that back to either Heather or Jennifer does what the Deputy Mayor suggested

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01:55:01.200 --> 01:55:04.800

Leslie Schneider: Resonate does it. Is that something that could be put together.

832

01:55:07.290 --> 01:55:15.090

Leslie Schneider: Or you know is that sort of too big. Is there a chunk of it. I'm wondering what your feedback might be

833

01:55:17.460 --> 01:55:19.260

Heather Wright: That I definitely would like to

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01:55:20.310 --> 01:55:29.040

Heather Wright: Be an example of one I haven't worked on one before, but that's essentially something we can build if I had a better understanding of what that might look like.

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01:55:29.670 --> 01:55:39.570

Heather Wright: But I understand you weren't an event cost benefit analysis of all the options that we presented tonight and for conversation purposes I help us decide how to proceed.

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01:55:40.080 --> 01:55:41.580

Leslie Schneider: Sure and I

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01:55:42.600 --> 01:55:44.130

Leslie Schneider: That might be something that

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01:55:45.900 --> 01:55:48.990

Leslie Schneider: Deputy Mayor, maybe you could work with

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01:55:50.130 --> 01:55:55.530

Leslie Schneider: A couple other council members, whether it was with a subcommittee or not, you know, just to sort of have

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01:55:55.830 --> 01:56:05.640

Leslie Schneider: A draft that would, and I'd be happy to work with you on that. I don't know if it's possible, right, I mean I'm sort of imagining it. And I'm really loving the idea of

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01:56:06.090 --> 01:56:13.050

Leslie Schneider: You know the counts down at the bottom of the cost benefit analysis, but I'm not quite sure what it would take to get us there.

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01:56:13.440 --> 01:56:19.200

Rasham Nassar: Okay, if I may, I see the city manager has her hand up and I'm sorry to jump in here, but since it was my proposal, if I may.

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01:56:19.680 --> 01:56:30.030

Rasham Nassar: Um, it's, it's really, it's from my perspective, it's responsible management of growth right i think i think it's a little irresponsible to be discussing potentially adding density to the island without understanding

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01:56:30.390 --> 01:56:46.530

Rasham Nassar: What what these units. What these units of creation potential creation mean for future population projection. So I don't know how complicated that math is planning director right maybe when you're translating far and such and converting that two units. It gets a little tricky.

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01:56:47.550 --> 01:56:59.100

Rasham Nassar: But I think that it's I think it's worth a shot. And I, and I also, I think it's incumbent upon us to have those figures in front of us while we're, you know, making those considerations, so that we're keeping we're keeping everything within the context of our

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01:57:00.120 --> 01:57:02.070

Rasham Nassar: Future population projection figures.

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01:57:04.020 --> 01:57:04.800

Leslie Schneider: City Manager.

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01:57:06.360 --> 01:57:08.490

Morgan Smith: Yeah. Can you hear me right

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01:57:08.820 --> 01:57:19.740

Morgan Smith: Yes. Yeah, I think what council member and as ours proposing is a really interesting and useful and robust methodology, but I don't want to leave anyone with the impression that we can

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01:57:20.430 --> 01:57:28.650

Morgan Smith: Crank that out we I know Heather and I have talked about the timing feeling right for her to come back for a new up

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01:57:29.190 --> 01:57:34.740

Morgan Smith: You know, we'd sort of benchmark quarterly updates to the Council on the population growth planning.

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01:57:35.220 --> 01:57:46.320

Morgan Smith: And the work that's going on regionally around that and she and I were just talking earlier today that we feel like July is a time to come back late July early August and bring council and community up to speed on some developments there.

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01:57:47.850 --> 01:57:57.480

Morgan Smith: I think in the same way that adopting a climate lens and running major projects through that and committing to. That is a necessary and important.

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01:57:57.840 --> 01:58:08.220

Morgan Smith: Next step in our growth as a community. I think that cost benefit modeling exercise that she was describing is similar in the sense that it can give some really important

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01:58:08.730 --> 01:58:12.690

Morgan Smith: Quantitative and shared framework to this kind of

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01:58:13.590 --> 01:58:23.100

Morgan Smith: Somewhat value based discussion about how much should I care about 10 feet of height versus this many affordable units and that would I think it could be really

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01:58:23.550 --> 01:58:34.920

Morgan Smith: useful and valuable and interesting to build but I don't want to leave any with the impression that planning staff or or one or two council members go away and kind of whip that out. I think

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01:58:35.310 --> 01:58:46.320

Morgan Smith: I think would be more helpful is as part of this next step forward, we think about how to construct that and develop those in tandem as you as you guys give your policy direction.

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01:58:46.680 --> 01:58:57.390

Morgan Smith: We do some thinking perhaps with our, our consulting partners about how to construct a methodology to translate these choices into quantitative measures.

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01:58:58.020 --> 01:59:01.590

Leslie Schneider: Right and to give kind of a summary table of where we're at right now with our thinking.

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01:59:02.070 --> 01:59:03.360

Leslie Schneider: Right. Um,

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01:59:04.320 --> 01:59:08.010

Leslie Schneider: I just want to throw out there a concern I have about creating a subcommittee.

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01:59:08.340 --> 01:59:09.060

I'm

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01:59:11.880 --> 01:59:19.560

Leslie Schneider: If I'm on it, then I guess I don't have this concern, but I'm assuming that all of us want to be on it because we all care so much about this.

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01:59:20.640 --> 01:59:36.270

Leslie Schneider: About these land use issues. So the problem with creating a subcommittee is that then it kind of locks the rest of those out, who are not on the subcommittee. And we sort of can't have that ongoing conversation because of OPM a issues so

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01:59:37.320 --> 01:59:40.320

Leslie Schneider: I just wanted to throw that out there council member Hi topless.

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01:59:41.220 --> 01:59:51.900

Kirsten Hytopoulos: They just wanted to remind us that I believe we have a moratorium that's based at this point only on look into a visionary zoning. Am I right or is that, or is there more than one other item.

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01:59:52.560 --> 01:59:58.470

Kirsten Hytopoulos: Left. So I just wanted to say we're kind of all over the place. We're grasping the fire direction, but it seems like at some point.

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01:59:58.980 --> 02:00:04.560

Kirsten Hytopoulos: We're going to have to have brought back to us the question of are we going to do any more work on and cautionary zoning now.

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02:00:05.490 --> 02:00:07.380

Kirsten Hytopoulos: In the frameworks, we're talking about

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02:00:07.920 --> 02:00:19.200

Kirsten Hytopoulos: And then I guess the last thing I wanted to say is that I feel that that that the not that we have to take any direction or any any action, but that the lightest level of action that was brought forward tonight we might not disagree on

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02:00:19.800 --> 02:00:28.830

Kirsten Hytopoulos: And so I don't know if we want to just float that real quick. And we do we want to look at AMP t and fixing our TV or program.

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02:00:29.850 --> 02:00:32.310

Kirsten Hytopoulos: Because we're not landing anywhere. So it's just a thought.

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02:00:34.260 --> 02:00:39.420

Leslie Schneider: Maybe that thought could flow into our next conversation or

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02:00:41.010 --> 02:00:41.460

Leslie Schneider: If

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02:00:43.560 --> 02:00:55.530

Leslie Schneider: If either Jennifer or Heather would like to ask us for more clarity right now. I know we didn't really follow your options. A you know 123456 very carefully, but I did hear

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02:00:56.610 --> 02:01:01.290

Leslie Schneider: A lot of support for an F T I heard a lot of support for

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02:01:03.450 --> 02:01:19.140

Leslie Schneider: Those affordable housing items that did not impact the Winslow core and then a lot of support for having a sort of a broad view of the Winslow core, whether it's the Winslow masterplan or whatever.

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02:01:20.430 --> 02:01:26.910

Leslie Schneider: Some other version of that. Like, I guess one that I suggested city manager. Your hand is still up. Would you like to jump back in

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02:01:30.450 --> 02:01:42.510

Morgan Smith: Well, I think just because this concept of the meeting and the discussion tonight originated from a process standpoint and wanting to get clarification. I don't know that we can bring that to fruition tonight. I hope that this was an important

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02:01:43.800 --> 02:01:45.300

Morgan Smith: Opportunity for people to

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02:01:46.350 --> 02:01:56.970

Morgan Smith: talk to one another and to see kind of why we need more clarity, a couple of ideas are. We could either continue to pursue towards some specific next steps here tonight.

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02:01:57.480 --> 02:02:00.450

Morgan Smith: And maybe the second topic would have to wait for a later date.

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02:02:00.870 --> 02:02:07.170

Morgan Smith: Or we could pick up this conversation at a subsequent meeting with some more tactical options for Council to respond to

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02:02:07.410 --> 02:02:17.100

Morgan Smith: based on the feedback that was given tonight, but I don't know that we're going to come to a clear conclusion that will be sufficient for staff to understand which of these projects needs to get launched and move forward.

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02:02:17.760 --> 02:02:32.190

Leslie Schneider: Right. Yeah, I don't think we gave you very clear direction on that. Okay, so in moving on we have not quite an hour, excuse me, looks like. Councilmember Medina wants to chime in.

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02:02:35.580 --> 02:02:38.460

Kol Medina: Thanks, that I missed my spot. I'll try to make it really quick.

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02:02:38.460 --> 02:02:39.540

Kol Medina: But I'm

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02:02:40.560 --> 02:02:46.500

Kol Medina: Coming to say in my first remarks that this is really, really hard. This is, this is the hardest thing.

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02:02:47.220 --> 02:02:57.150

Kol Medina: We've talked about while I've been on Council and I think this will be the hardest thing we talked about over the next four years. It is the heart of kind of everything we talked about as a council.

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02:02:59.160 --> 02:03:08.610

Kol Medina: So I'm generally not a fan of subcommittees as you guys have heard me say, but something I would support would be a subcommittee that has as its first task.

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02:03:10.260 --> 02:03:16.980

Kol Medina: Bringing back to the Council a recommended process for moving forward with making this decision.

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02:03:17.550 --> 02:03:25.830

Kol Medina: And part of what I was trying to say in my remarks was we are going to have to make these decisions. Or we can just keep kicking them down the road like they've been being kicked for years and years.

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02:03:26.340 --> 02:03:30.900

Kol Medina: I want, I want to make some decisions for climate reasons and for affordability reasons.

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02:03:31.290 --> 02:03:41.970

Kol Medina: So I would support subcommittee made up of planning commission members and council members at just has its first task was just to go and bring back a recommended process for moving this ball forward.

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02:03:42.810 --> 02:03:49.890

Kol Medina: And maybe one of the recommendations is they continue on and do some more work. I don't know. But if they just start there. I would support that.

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02:03:51.180 --> 02:03:52.500

Leslie Schneider: Okay. Okay. Thank you.

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02:03:53.790 --> 02:03:57.150

Leslie Schneider: So with less than an hour to go, um,

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02:03:58.620 --> 02:04:05.370

Leslie Schneider: You know, we, this will be our chance I think to air our priority. So in a sense, I

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02:04:05.850 --> 02:04:13.140

Leslie Schneider: Don't know that we're going to get any closer to next steps than we did this time. Maybe we we determine some next steps and we add them to the committee idea.

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02:04:13.530 --> 02:04:26.820

Leslie Schneider: Or not. Um, my guess is that this is really a chance for us to talk to each other and just really express our, our, our deep investment in the land use and

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02:04:27.990 --> 02:04:38.970

Leslie Schneider: You know, kind of leaving it at that conversational level and we have to be. We have to continue those conversations with each other. One on one afterwards and as a as a council.

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02:04:40.440 --> 02:04:42.750

Leslie Schneider: Council member Medina. Your hand is up.

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02:04:45.270 --> 02:04:46.440

Leslie Schneider: And it's not anymore.

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02:04:48.240 --> 02:04:56.280

Leslie Schneider: Okay, so I've got two hands up. I'm assuming this is before we start into the next agenda item. So Bill Chester.

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02:05:00.810 --> 02:05:10.080

Bill Chester: I just wanted to kind of support the idea of our subcommittee. I was like, listen to the conversation tonight. One of the things that strikes me so

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02:05:11.580 --> 02:05:14.970

Bill Chester: It makes us all different call and strikes me is exactly what

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02:05:16.470 --> 02:05:21.090

Bill Chester: councilman Medina was talking about this. We're looking at such a huge

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02:05:22.230 --> 02:05:31.200

Bill Chester: Undertaking but I think what you really need first is a is kind of think of this as a road trip and you need a map.

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02:05:32.070 --> 02:05:37.290

Bill Chester: Of where you go with it. And there are certain things that we can tackle and get through in a

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02:05:37.980 --> 02:05:51.990

Bill Chester: Relatively short time, that would help our community immediately or in the very near future. And it's those things that I think we need to identify is very difficult. I think to do that with the

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02:05:52.530 --> 02:06:07.080

Bill Chester: Group of people that we have here because there's so many of us. We all have love. We all have feelings about our community and what it should be. But if we could just sort of figure out, you know, maybe the lofty goals that are

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02:06:08.460 --> 02:06:13.110

Bill Chester: Talked about in some of these recommendations are good as a long term.

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02:06:14.370 --> 02:06:29.910

Bill Chester: Thing but they're so detailed and so requires so much work that I think maybe a subcommittee could help to to bring some clarity into what we might be able to work on first to get get through some of

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02:06:31.710 --> 02:06:40.710

Bill Chester: What we're really talking about is, is looking at each of each of the areas or island just each of the zoning areas and then downtown looking at

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02:06:41.160 --> 02:06:49.590

Bill Chester: The our, our multi use Town Center, looking at high school road looking at ferry terminal and then looking at all overlay districts

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02:06:49.890 --> 02:06:58.860

Bill Chester: And what do we really want there. How can we make those areas and prove and how do we use what we have now in terms of

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02:06:59.460 --> 02:07:17.730

Bill Chester: Our regulations, such as FA IR and and what do we need to add to get where we are and and some of those decisions, not all, but some can be made easily through having a small task force, look at it. So I would be very supportive of that happening.

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02:07:19.950 --> 02:07:22.590

Leslie Schneider: All right, thank you. Deputy Mayor

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02:07:24.090 --> 02:07:35.880

Rasham Nassar: Yeah, I'm, I'm, I'm definitely supportive of Commissioner Chester's comments and also COUNCILMEMBER Medina's proposal that the the task force or

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02:07:36.300 --> 02:07:43.860

Rasham Nassar: The subcommittee just be kind of convene to develop a proposal for proposal or a procedure process for the proposal.

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02:07:44.430 --> 02:07:53.850

Rasham Nassar: I wonder though if that if the planning commission is just in a position to do that. Do we need council member involvement at this juncture in time. I'm

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02:07:54.450 --> 02:08:03.300

Rasham Nassar: Referring back to the memo provided by the planning commission. I believe this was sanctioned by the planning commission but John Switzerland spoke to it, Commissioner of Switzerland and

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02:08:03.900 --> 02:08:08.400

Rasham Nassar: There's, there's a lot, even to untangle within this in terms of how we approach.

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02:08:09.210 --> 02:08:17.160

Rasham Nassar: Putting some of the proposals off into the future, potentially for the Winslow master plan discussions TD our program is in here.

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02:08:17.700 --> 02:08:35.430

Rasham Nassar: We haven't even really heard consensus on the Council for a TD our program, but the planning Commissioner planning commission's work it into their recommendations for changes to the bonus our program. So, um, I just wanted to point that out in an effort to move us along, but I agree.

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02:08:37.530 --> 02:08:47.730

Leslie Schneider: All right, we've got three more heads up. So I think we may be losing out on our ability to sort of talk about our priorities, but they were talking about process right now. And I think that that's important. So

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02:08:48.510 --> 02:08:52.980

Leslie Schneider: We will pause after these hands and figure out what we want to do with our remaining time

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02:08:54.180 --> 02:08:55.170

Leslie Schneider: Lisa McHugh

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02:08:56.850 --> 02:09:10.470

Lisa Macchio: Thank you, um, you know, Leslie. You made a statement about why you weren't supportive of a subcommittee. And I know that everybody is passionate and wants to be involved, but I want to tell you from my perspective.

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02:09:11.760 --> 02:09:22.950

Lisa Macchio: When I'm not on the subcommittee of the planning commission. I'm actually somewhat overjoyed only because I don't have to put in that level of work and I trust.

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02:09:23.370 --> 02:09:36.330

Lisa Macchio: You know, my fellow Commissioners to come up with some really great stuff. And the benefit is when you get a set of recommendations, then the others get to weigh in and they get tweaked so I would just say,

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02:09:36.810 --> 02:09:47.400

Lisa Macchio: Don't don't approach it from, well, I won't be involved, but maybe it's like wow we've got some great Council people and planning Commissioners.

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02:09:47.670 --> 02:10:00.660

Lisa Macchio: That you should trust will bring back some really great work. So I just wanted to speak to that because I know that I had that sense like feeling left out, but sometimes it's really great.

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02:10:02.670 --> 02:10:03.900

Leslie Schneider: Alright, thank you for that.

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02:10:05.850 --> 02:10:06.690

Leslie Schneider: Bill Chester.

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02:10:08.430 --> 02:10:08.910

Bill Chester: Um,

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02:10:10.230 --> 02:10:21.030

Bill Chester: Thank you for that. Lisa, I think one example of that as the very paper that we're looking at. I, you know, the subcommittee three of us came up with this. We brought it to

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02:10:21.510 --> 02:10:30.600

Bill Chester: Planning Commission and one of the more outspoken person, not that she isn't outspoken often but was Lisa and

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02:10:31.380 --> 02:10:41.310

Bill Chester: She, she raised some questions from the result of that, even though the subcommittee had done all this work. What she added to that, after hearing it.

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02:10:41.880 --> 02:10:54.480

Bill Chester: And listening to it improved the document made it better than what it was before. And that's what can happen with a with a subcommittee. I do think it's nice to have somebody some people from the

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02:10:54.900 --> 02:11:12.840

Bill Chester: From the city council on it. It'd be nice if we could figure out a way to work together and and many maybe instead of being a user of time. That could be a way to cut down on the time that all this take. I'm not sure that but it shouldn't really be worth a try.

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02:11:14.880 --> 02:11:17.970

Leslie Schneider: All right, thank you for that. Um. Councilmember pilot

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02:11:23.010 --> 02:11:25.950

Michael Pollock: dogs barking in the background. Um, I

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02:11:27.480 --> 02:11:35.580

Michael Pollock: Just wanted to say I really feel like we have we have and should move into the next subject matter and

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02:11:36.660 --> 02:11:44.400

Michael Pollock: You know, so what we're talking about is really consistent. You know, I put some time into thinking about what we were going to be likely to

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02:11:44.730 --> 02:11:53.820

Michael Pollock: Land at the end of this and and how to move forward and and so I had put together sort of top priorities and really the one

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02:11:54.360 --> 02:12:06.810

Michael Pollock: That COUNCILMEMBER Medina suggested is really to develop a process for making changes which some of you might for making legislative changes to land codes land use codes. It's in the attachment there.

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02:12:07.950 --> 02:12:09.930

Michael Pollock: Under the next agenda item and

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02:12:11.100 --> 02:12:15.630

Michael Pollock: You know, it might surprise you, but we actually have a process that

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02:12:17.130 --> 02:12:28.680

Michael Pollock: COUNCILMEMBER car pointed out to in the code. But then we also have one in the governance manual and they don't quite match up. And so I think the idea of really thinking about how

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02:12:29.550 --> 02:12:42.660

Michael Pollock: We want to move forward and having as a first step. I mean, I put that as my top priority was to develop the process for how we're going to move forward so consistent with what Council number Medina said

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02:12:43.140 --> 02:12:50.790

Michael Pollock: The second thing that I suggested. The second thing that I put out there was that we should be triage thing.

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02:12:51.030 --> 02:13:03.990

Michael Pollock: And this was actually a conversation with COUNCILMEMBER high topless was really let's triage our land use codes to identify codes with immediate needs. So what can we do immediately. What are the problems now now we saw

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02:13:05.850 --> 02:13:11.970

Michael Pollock: Commissioner of Switzerland bring forward some suggestions and I look at that as there's a triage item right there. I put

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02:13:12.720 --> 02:13:26.490

Michael Pollock: The bonus density program is one. I also put the conditional use permit as one. So those are the two key issues. I thought about 1821 as a separate item, but I really do that as part of the density bonus program so

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02:13:26.850 --> 02:13:42.120

Michael Pollock: I would suggest that we do. I mean, I'll throw this out there because I wasn't sure like to get some action items and next steps. So I would suggest that we form a subcommittee to develop a process and to identify triage.

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02:13:43.710 --> 02:13:57.240

Michael Pollock: Land use code that we are to triage the land use codes to really identify those ones that immediate needs. So that's kind of where where I'm at. Then, and then the circle back to you. I actually included some stuff about

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02:13:58.620 --> 02:14:06.240

Michael Pollock: The first part of this discussion, which is, I guess, I don't know, for in the first part of the second part, but, um, but really, was this need.

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02:14:06.600 --> 02:14:09.510

Michael Pollock: And this is kind of this isn't triage, this if the longer term.

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02:14:09.660 --> 02:14:20.670

Michael Pollock: Is we need to integrate. So I have three things and integrate all of these components is really key. And I had on my list integrate affordable housing.

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02:14:21.030 --> 02:14:26.070

Michael Pollock: TT RS bonus density slash purchase of development right

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02:14:26.400 --> 02:14:37.680

Michael Pollock: And then also what we haven't talked about at all is the agricultural resource lands program, I would sure like to bring that in as well and into these programs and see can we bring that into

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02:14:37.980 --> 02:14:48.000

Michael Pollock: These other programs and see how they're related. And yes, can we do it or know what you don't know. We can't. It's not going to work. But to get some sort of decision on that.

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02:14:49.290 --> 02:14:57.570

Michael Pollock: And that's really, those are really the key thing. So, and then the wind flow master plan update. We've talked about that. So I just

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02:14:58.530 --> 02:15:05.520

Michael Pollock: These two conversations. I think I've really kind of blended into one I would sure like to hear what the other council members.

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02:15:06.060 --> 02:15:15.180

Michael Pollock: You know, read their priorities for what they thought was important. And then I didn't see anything from the Commissioners, I don't know what they

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02:15:15.810 --> 02:15:27.000

Michael Pollock: If they were invited to have some comments about what they think of as priorities. I know that some of them aren't shy about their opinions, but I would like to hear that.

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02:15:27.510 --> 02:15:42.720

Michael Pollock: And, you know, and sort of get their sense of of that. So we have a little bit of time left. You know 45 minutes. So anyway, just wanted to get that out there. I think, I think we could end up in a good place here in some steps forward, but we will need to make that decision.

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02:15:43.800 --> 02:15:51.600

Leslie Schneider: Okay, well, I have a proposal that I'd like to throw out there, and that is that each council member

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02:15:52.350 --> 02:16:02.700

Leslie Schneider: Take three minutes to highlight, you know, your top one priority or your top three priorities or and including their next steps if you if you want to

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02:16:03.090 --> 02:16:09.900

Leslie Schneider: If we took three minutes apiece. We would still have a tiny bit of time to spare for some back and forth and maybe

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02:16:10.320 --> 02:16:25.740

Leslie Schneider: To create a subcommittee. If we're going to do that. So that's my proposal and I can just, I've got a stopwatch here, I can just, you know, sort of put up three fingers to let you know that you know that that your time is

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02:16:27.480 --> 02:16:35.190

Leslie Schneider: That you've spent that time. And if you have to keep going then you keep going. But we'll see if we could agree to that. That would be one way forward.

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02:16:37.020 --> 02:16:40.890

Leslie Schneider: Deputy Mayor or, I'm sorry. Councilmember high topless your next

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02:16:43.020 --> 02:16:53.160

Kirsten Hytopoulos: Um, but I think that's fine. We can do that. It feels like, sort of, I'm not sure show and tell, or something. I'm not sure where that will get us but I kind of want to just grab on to what Michael just said is kind of is a

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02:16:53.580 --> 02:17:00.150

Kirsten Hytopoulos: Overarching picture that I think that the whole time we've been talking about these two parts of tonight is separate items tonight's meeting.

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02:17:00.690 --> 02:17:14.190

Kirsten Hytopoulos: That's really the gist of it. The gist of it is there are triage items that some of us, I think, on the, on the Commission on the Council feel should be dealt with sooner than rather than later. Even if it's outside of the context of

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02:17:15.210 --> 02:17:20.700

Kirsten Hytopoulos: Some, you know, larger code update or carefully executed comprehensive plan type update

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02:17:21.780 --> 02:17:30.720

Kirsten Hytopoulos: And and then there's these other large issues that we're talking about. And so I'll quickly read off my three things. Those are three triage items. I think there's

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02:17:31.110 --> 02:17:36.900

Kirsten Hytopoulos: I still feel like there may be some disconnect with between us, but for me the triage items are

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02:17:37.530 --> 02:17:45.030

Kirsten Hytopoulos: Certainly the bonus if they are which is already underway. We've already decided that's a triage item that we want to deal with and the other would be

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02:17:45.870 --> 02:17:56.250

Kirsten Hytopoulos: The Affordable housing ordinance that maybe there's maybe it's not urgent because nobody's using it, but I've always been concerned that, that if some if if a developer were to use

984

02:17:58.650 --> 02:18:08.910

Kirsten Hytopoulos: That it would be a bad outcome for the community because it is it is a tough trade off that we're talking about that, that, that the deputy mayor was talking about us doing our cost benefit analysis on

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02:18:09.420 --> 02:18:17.790

Kirsten Hytopoulos: That gives us some quite a detriment in exchange for affordable housing that last willing briefly. So to me, having that on the books.

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02:18:18.540 --> 02:18:26.940

Kirsten Hytopoulos: Is not a good idea and whether we whether we revived, whether we repeal it. And then we work on our affordable housing approach or not.

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02:18:27.450 --> 02:18:38.550

Kirsten Hytopoulos: I think it needs to be repealed. And the last thing would just be those sections of the code sections of chapters to an 18 related major see ups and I think that the recent

988

02:18:39.240 --> 02:18:55.380

Kirsten Hytopoulos: Situation with the hotel showed us just the other examples in the past, but as a very clear recent example of why we need to figure out what we're doing with major see ups so that we don't get outcomes that surprise virtually everybody involved in the process.

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02:18:57.990 --> 02:18:58.500

Leslie Schneider: All right.

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02:18:59.520 --> 02:19:00.720

Leslie Schneider: Thank you and

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02:19:02.550 --> 02:19:03.270

Leslie Schneider: I can

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02:19:03.720 --> 02:19:11.730

Leslie Schneider: Just for feedback that was just a little more than a minute and I started taking I started going a little bit later on that. So thank you.

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02:19:14.010 --> 02:19:14.790

Leslie Schneider: Deputy Mayor

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02:19:15.360 --> 02:19:18.960

Rasham Nassar: Yeah, I just, I just want to thank you for that. Councilmember high topless.

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02:19:20.520 --> 02:19:26.340

Rasham Nassar: I will. I want to circle back to COUNCILMEMBER Pollux suggestion I think I heard council member pilot propose.

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02:19:27.060 --> 02:19:35.040

Rasham Nassar: The creation of a subcommittee of council members and planning Commissioners to undertake the work of clarifying the approach for the affordable housing initiatives.

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02:19:35.370 --> 02:19:41.910

Rasham Nassar: Identifying which could be near term or triage items, some of which are already under works with the planning commission, like the bonus if they are

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02:19:42.450 --> 02:19:49.440

Rasham Nassar: The Affordable housing chapter and such, and which ones should potentially be taken up at a later date, if at all.

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02:19:50.100 --> 02:19:57.960

Rasham Nassar: So that would be one body that of recommendations that that subcommittee would be tasked with. And then the other part I think counselor Pollock please correct me if I'm wrong.

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02:19:58.350 --> 02:20:06.150

Rasham Nassar: That you also propose that subcommittee to integrate all of the proposed code change items or topics of interest or whatever that that we've submitted.

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02:20:06.630 --> 02:20:18.840

Rasham Nassar: And then develop a list of recommendations and also within that list kind of create a separation or division of work that would be triage as you called it code changes and

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02:20:19.770 --> 02:20:30.300

Rasham Nassar: Things of that nature. And then what would be more like continued or new development of code. For example, the agricultural lands designation that also made it into my list.

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02:20:31.770 --> 02:20:38.220

Rasham Nassar: I when I look at my list all the council members proposed code revision items and

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02:20:39.240 --> 02:20:44.010

Rasham Nassar: I haven't really had taken the opportunity to cross reference them.

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02:20:44.490 --> 02:20:51.990

Rasham Nassar: to any great extent, but I do notice a lot of overlap. So I think that there's generally some consistency in terms of what council members would like to focus on

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02:20:52.650 --> 02:20:59.730

Rasham Nassar: I'm happy and trusting a subcommittee of council members and planning Commissioners to do all of that and then to bring forward.

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02:21:00.570 --> 02:21:17.550

Rasham Nassar: A roadmap as planning, Commissioner, Chester wisely called it that helps identify what our next steps and what an next point of contact with the full Council might be so I'm prepared to make that motion. If emotion be needed to that effect.

1008

02:21:19.260 --> 02:21:33.420

Rasham Nassar: And in terms of what council members might be interested or what most suited for that appointment. I'm looking at council member I topless because you're the liaison to the planning commission. So I think that's an appropriate

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02:21:34.920 --> 02:21:48.720

Rasham Nassar: Undertaking for for you if you are interested, I would also propose council member car and council member Pollock, and then planning, Commissioners, of course would leave that up to the planning Commissioners discretion.

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02:21:50.130 --> 02:21:57.810

Rasham Nassar: So I didn't put that in the form of emotion, but hope that was adequate enough at least to just generate more discussion and hopefully move us along

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02:21:59.670 --> 02:22:04.020

Leslie Schneider: All right, thank you. And you were definitely you are under three minutes like

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02:22:04.650 --> 02:22:09.180

Leslie Schneider: 45 thank you for that. Um, okay.

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02:22:09.210 --> 02:22:10.380

Leslie Schneider: COUNCILMEMBER car.

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02:22:12.060 --> 02:22:24.540

Christy Carr: Thank you. I support what Deputy Mayor and us are just stated, more or less. Hundred percent as kind of tying together what COUNCILMEMBER Pollock.

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02:22:25.590 --> 02:22:28.140

Christy Carr: had suggested I think when

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02:22:29.160 --> 02:22:41.190

Christy Carr: When I was thinking about it i don't i where I got in my thinking really was that the process is the priority. I think that we need to be grounded in a good process. And I would

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02:22:42.600 --> 02:22:58.230

Christy Carr: I would support a subcommittee, and then be happy to serve on that subcommittee. I would also support checking in with the full Council on their comfort level of how long and what the scope of that subcommittee is to

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02:23:01.200 --> 02:23:03.780

Christy Carr: To see how far it should go and what it should do.

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02:23:04.830 --> 02:23:11.700

Christy Carr: So in general, yeah, I'm just in support of that. And I also support the triage gene. I think that's important work that

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02:23:12.120 --> 02:23:24.810

Christy Carr: A lot of people have already put a lot of money into identifying a number of items that really just need to get fixed quickly. And I think that they can be fairly simple so that's all I have at this point.

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02:23:26.130 --> 02:23:26.580

Leslie Schneider: Awesome.

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02:23:26.760 --> 02:23:28.020

Leslie Schneider: Just a hair over a minute.

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02:23:29.880 --> 02:23:33.630

Leslie Schneider: Quick quick quick clarification. So with the triage thing.

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02:23:34.860 --> 02:23:37.470

Leslie Schneider: Can we also say that triage thing is

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02:23:38.940 --> 02:23:55.080

Leslie Schneider: You know that I mean that these are discrete items that can happen outside of some much more integrated thing, right, and are we agreeing that the triage thing would be part of what the subcommittee recommends. Is that true

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02:23:56.760 --> 02:23:59.130

Leslie Schneider: I'm seeing nodding heads. So I will assume that that's true.

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02:24:00.600 --> 02:24:03.150

Leslie Schneider: Wonderful. Alright. Councilmember gates.

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02:24:03.510 --> 02:24:15.120

Joe Deets: Yeah, thank you. Um, I think there's a pretty strong consensus, it appears to do a subcommittee the roadmap that like Bill Chester suggested, so I certainly approve of that.

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02:24:16.230 --> 02:24:19.410

Joe Deets: I, in some ways, having a smaller group just a more dedicated

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02:24:20.520 --> 02:24:30.960

Joe Deets: can really benefit and I don't need to be on that. I don't really want to be on that. I got my hands full as it is the things so I trust my colleagues who are very well dialed in on that.

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02:24:31.320 --> 02:24:43.650

Joe Deets: So just want to lend my support but big getting back to a point is I haven't really spoken much tonight, but I, my point about the price that we have to pay for affordable housing.

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02:24:44.190 --> 02:24:51.990

Joe Deets: I just want to be clear, you know, my colleague, Kelsey member of Medina might have kind of misinterpreted what I said is

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02:24:53.640 --> 02:25:06.780

Joe Deets: We know what I think we hear of those, those of us in the meeting in this meeting. Now the price that needs to be paid for affordable housing, but I'm not sure if that meant the community does. And I think there's a

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02:25:08.430 --> 02:25:21.150

Joe Deets: Way we have to be up front with folks that this is the price that we're going to have to pay and. Are you behind this behind us who want to do this.

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02:25:21.990 --> 02:25:31.140

Joe Deets: So that's where I want to tie into the. How do we communicate this. This is a communication issue between us and the larger community.

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02:25:31.530 --> 02:25:43.680

Joe Deets: To achieve the results that we want to see. So I just want to tie that in. It's not just us working and trying to hammer something out and then saying, by the way, we're going to have six foot six storey buildings in Winslow

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02:25:44.730 --> 02:25:56.760

Joe Deets: That's the way it is. And then finally hear the backlash. So if that makes sense community involvement to me is critical here because there's some we're fighting gets market forces here and

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02:25:57.870 --> 02:26:06.030

Joe Deets: I don't. Who knows what the pandemic, but I don't see that really changing dramatically. So I want to just put a pitch for that and

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02:26:07.200 --> 02:26:20.220

Joe Deets: Talk about triage. I'm actually not sure what that means, we all would want to triage. But what what are we then pushing aside, but again, is that I'll leave that to the subcommittee to work through. So thank you.

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02:26:21.750 --> 02:26:22.980

Leslie Schneider: Excellent. All right.

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02:26:23.580 --> 02:26:25.800

Leslie Schneider: Roughly two minutes and 15 seconds.

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02:26:27.930 --> 02:26:29.040

Leslie Schneider: Okay, um,

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02:26:29.880 --> 02:26:33.510

Leslie Schneider: I don't see any other hands raised. Yes, there we go.

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02:26:36.090 --> 02:26:38.730

Leslie Schneider: So, Deputy Mayor, you've got your hand up.

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02:26:39.480 --> 02:26:42.420

Leslie Schneider: Again, is there anyone else that can jump in.

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02:26:42.450 --> 02:26:44.010

Leslie Schneider: First, that would like to

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02:26:45.240 --> 02:26:48.570

Leslie Schneider: Either speak to their priorities or to the process that we're talking about.

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02:26:51.240 --> 02:26:53.160

Leslie Schneider: Okay, Deputy Mayor. You're on.

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02:26:53.670 --> 02:27:07.080

Rasham Nassar: I was just going to make a motion, but then it occurred to me that if the Planning Commission would like to debate what three planning, Commissioners, they would like to a point to this subcommittee at this time, then we can clarify the motion and just get it knocked out.

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02:27:08.700 --> 02:27:12.960

Rasham Nassar: At this time, so I'd leave that to planning Commissioner chair Chester.

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02:27:18.150 --> 02:27:35.910

Bill Chester: Oh, we have a subcommittee already form that's been working on this and produced the paper and that was Joe par can click on that and myself. And so I don't know how they're planning Commissioners feel like we could be us or we could form something to people. I spoke

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02:27:38.490 --> 02:27:40.170

Bill Chester: Talk to the planning Commissioners.

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02:27:42.630 --> 02:27:44.160

Bill Chester: Kim. Kim had her hand up.

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02:27:48.600 --> 02:27:50.880

Leslie Schneider: If you wanted to jump in, you're on mute right now.

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02:27:54.690 --> 02:27:55.020

Kimberly McCormick Osmond: As

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02:27:55.050 --> 02:27:57.270

Kimberly McCormick Osmond: The rest of my Commissioners will probably

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02:27:58.380 --> 02:28:02.010

Kimberly McCormick Osmond: Agree. It's unusual for me to be so quiet for so long.

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02:28:03.120 --> 02:28:14.610

Kimberly McCormick Osmond: But I definitely wanted to weigh in and support the task force the subcommittee that looks at what I what I see as a two pronged issue. One is the large roadmap.

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02:28:15.180 --> 02:28:29.130

Kimberly McCormick Osmond: For policy issues that bill so so well described and the other is this idea of triage in our land use code to try and look at these specific code provisions that that we as the Commission's keep seeing

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02:28:30.390 --> 02:28:42.480

Kimberly McCormick Osmond: pretty regularly that deal with process, mostly with conditional use permits and with the bonus that they are that are other subcommittee has been working on. So I really support that and I'm, I'm happy to hear that the Council.

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02:28:43.230 --> 02:28:51.900

Kimberly McCormick Osmond: also endorses that I think that's great. I would love to volunteer to be on the committee if the rest of the Commission thinks that's appropriate.

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02:28:52.770 --> 02:28:58.530

Kimberly McCormick Osmond: I'm very, very involved in land use issues. And I'm particularly interested in trying to

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02:28:58.920 --> 02:29:15.540

Kimberly McCormick Osmond: To fix the code provisions that need to be fixed in the short term, while we spend the time we really need to spend on these larger policy issues that deal with comp plan when so masterplan. How do we integrate affordable housing on these other initiatives underneath those those plans.

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02:29:17.790 --> 02:29:31.050

Leslie Schneider: Thank you and just another question for this forming Subcommittee on maybe just consider a timeline, like we're if we're putting triage issues out there. That means we want to make. We want to act on them so

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02:29:32.160 --> 02:29:40.620

Leslie Schneider: You know, as you're thinking about this, maybe think about what the what a timeline for these early discrete pieces could be

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02:29:42.000 --> 02:29:44.160

Leslie Schneider: Deputy Mayor. Your hand is still up or you

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02:29:45.270 --> 02:29:47.130

Leslie Schneider: Know, okay, um,

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02:29:48.570 --> 02:29:49.590

Leslie Schneider: COUNCILMEMBER Pollock.

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02:29:51.480 --> 02:30:09.720

Michael Pollock: I was just gonna suggest that the Commissioners could maybe talk amongst themselves and kind of figure out. I don't know that. I mean, I don't feel like I need to hear. Have you guys decide right now which three you want I would, that would be my suggestion, leave it. Think about it.

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02:30:10.890 --> 02:30:25.920

Michael Pollock: You know this is kind of a new one. And, you know, think about what who the best people are going to be on on a team that's going to be rolling up their sleeves and I think really getting down to the nitty gritty. So that would be my suggestion that will you leave that up to you.

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02:30:28.380 --> 02:30:31.170

Leslie Schneider: Great. Thank you, Lisa walk you

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02:30:33.120 --> 02:30:53.640

Lisa Macchio: I, I, I definitely appreciate the subcommittee that of the planning Commissioners that have been working on this, but I also want to voice my strong support for putting Kim on this particular group. So if Bill and John and Joe and Mac.

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02:30:55.080 --> 02:31:06.390

Lisa Macchio: Would also support Cam. I think she would, we would all benefit greatly from having Kim participate. So I'm going to voice my support forgetting Cam on that subcommittee.

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02:31:08.370 --> 02:31:09.120

Leslie Schneider: Thank you, Lisa.

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02:31:14.610 --> 02:31:17.160

Leslie Schneider: So I guess dictionaries, back to you.

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02:31:18.870 --> 02:31:30.330

Rasham Nassar: Okay, in light of council member Pollux suggestion and I do see that plenty Commissioner Chester. Your hand is still ray. So I want to come in with emotion.

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02:31:30.900 --> 02:31:38.070

Rasham Nassar: So why don't you if you had something to to if you were going to speak to the makeup of the planning Commissioners on the subcommittee, I would let you do that.

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02:31:39.960 --> 02:31:56.880

Bill Chester: All I was gonna say if I think that's probably something we should take up on our yeah we're fairly light agenda for our next meeting. And I just doesn't take it up, then I think it's kind of somehow on appropriate to do it here. I think Kim would be a good addition, as well, but

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02:31:58.110 --> 02:32:03.660

Bill Chester: This is something we should talk about in our, our next meeting. I believe that's all I

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02:32:07.350 --> 02:32:08.820

Rasham Nassar: Mayor, if I'm, if I may.

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02:32:11.070 --> 02:32:24.150

Rasham Nassar: And okay, I moved to create a subcommittee comprised of three council members. Councilmember car. Councilmember high top list and council number Pollock and three planning Commissioners to be determined at a

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02:32:25.290 --> 02:32:44.220

Rasham Nassar: Future date by the planning commission for the purposes of providing recommendations to the Council on a process to clarify and approach for affordable housing initiatives, as well as to develop a process and list for undertaking work on land use code priorities.

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02:32:47.160 --> 02:32:48.540

Leslie Schneider: Do I hear a second

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02:32:50.220 --> 02:33:00.540

Leslie Schneider: Alright. Councilmember car. Second to that will go for the tiebreaker credit there and any further discussion.

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02:33:03.030 --> 02:33:05.700

Leslie Schneider: All right. All those in favor please say aye.

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02:33:06.240 --> 02:33:06.720

Okay.

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02:33:08.220 --> 02:33:09.660

Leslie Schneider: And any opposed.

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02:33:11.610 --> 02:33:22.650

Leslie Schneider: Alright that subcommittee is formed unanimously, I would like to just jump in kind of quickly and give some, some of my priorities to this new subcommittee. And for me, I do that.

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02:33:24.300 --> 02:33:30.210

Leslie Schneider: So you at you, more or less, have them, but I, we did not talk about

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02:33:31.470 --> 02:33:47.340

Leslie Schneider: Business industrial uses at all. And we do have a moratorium on that is dealing with self storage. So if you could take a look at what I have written, I don't need to go over it right now. That would be great. And then I also just want to come back to

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02:33:48.930 --> 02:33:49.710

Leslie Schneider: Sort of my

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02:33:52.500 --> 02:34:01.170

Leslie Schneider: I don't know how I can get these ideas to the subcommittee prior to, you know, you taking them up or something like that. But, um,

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02:34:01.950 --> 02:34:12.630

Leslie Schneider: My idea or a replacement for it that kind of gets us to the same goals would be great, which is I want to see some pretty pictures that shows good density in the high school

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02:34:13.080 --> 02:34:30.450

Leslie Schneider: Road area and ideally it would kind of encompass all four corners like not just the Safeway writing, but also, you know, and it would deal with areas that haven't been built yet, and it would also deal with what the incentives would be for you know what could go there that

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02:34:32.010 --> 02:34:40.680

Leslie Schneider: That a current landowner with current tenants would be incentivized to do. And so those pretty pictures would

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02:34:41.280 --> 02:34:56.460

Leslie Schneider: I would want them backed up with some conversations with landowners so that we knew we were sort of starting from something that was realistic. So whatever that might look like. I would love to have that idea taken up and and addressed in the subcommittee.

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02:34:58.410 --> 02:35:00.360

Leslie Schneider: I see. Councilmember Pollux hand up.

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02:35:01.110 --> 02:35:09.270

Michael Pollock: I just wanted to say that just thank you for that. I really, you know, we had a conversation about this and I and about sort of what

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02:35:09.720 --> 02:35:27.510

Michael Pollock: The vision, you know, getting the imagery out. And so I think we can embrace that I feel really, really good and and I just wanted to be clear in my mind at least, that we're going to be reporting to the Council on a regular basis. So if you have some ideas.

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02:35:29.190 --> 02:35:42.900

Michael Pollock: Absolutely, there will be opportunities at virtually every council meeting to be part of this process any anybody that's not on it. So it's really just an efficiency thing in my mind I, you know, there's so many. I mean, this is

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02:35:43.620 --> 02:35:48.810

Michael Pollock: Such a great group of people. And I think there's a lot of good ideas. And so I think really

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02:35:49.200 --> 02:36:06.630

Michael Pollock: Creating a process where we can get those good ideas out there and have people talk about it, that's kind of in my mind. The goal of this sub community is to is to create that. So you know I love hearing the ideas you come up with and and I'm looking forward to hearing more of them. So

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02:36:08.490 --> 02:36:10.320

Leslie Schneider: Thank you for that. Um,

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02:36:12.510 --> 02:36:16.590

Leslie Schneider: We are at 736 we're not even at our eight o'clock.

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02:36:19.290 --> 02:36:32.040

Leslie Schneider: So I'm just going to say that is a huge win for all of us. Now we can decide that we want. I see the city manager just turned on her videos so she may have some suggestions for some ways that we tie this up.

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02:36:33.210 --> 02:36:33.540

Leslie Schneider: No.

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02:36:35.370 --> 02:36:49.380

Morgan Smith: Well, it feels to me like you've you've put in Elaine you've created the subcommittee, and you've given them a lot of feedback TONIGHT ON ON FOR SURE. The first topic and I think everybody has some shared insight into the second and so that makes

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02:36:49.590 --> 02:36:55.620

Morgan Smith: Perfect sense and we'll just stay tuned and go from there. I think, I think you're right. This is the right landing spot so

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02:36:57.420 --> 02:36:57.960

All right.

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02:36:59.520 --> 02:37:00.540

Leslie Schneider: John Switzerland.

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02:37:07.770 --> 02:37:10.830

Leslie Schneider: You were unmuted. And then you muted yourself. So try again.

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02:37:11.430 --> 02:37:11.940

Jon Quitslund: There we are.

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02:37:12.210 --> 02:37:13.860

Jon Quitslund: Yeah, now you can hear me.

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02:37:14.100 --> 02:37:18.690

Jon Quitslund: Yeah okay um for the good of the order or something like that.

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02:37:21.000 --> 02:37:28.920

Jon Quitslund: There were some low points in this meeting for me when I felt there was no sense of urgency. No.

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02:37:36.300 --> 02:37:37.680

Jon Quitslund: Well, there was there was

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02:37:39.720 --> 02:37:45.750

Jon Quitslund: Just hesitation getting in the way of any kind of thinking and that was distressing.

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02:37:47.790 --> 02:37:49.230

Jon Quitslund: This moment where in

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02:37:50.610 --> 02:37:53.310

Jon Quitslund: In this nation in this region.

1120

02:37:56.100 --> 02:38:04.500

Jon Quitslund: Here we are set apart in a very comfortable place. We all like our comfort zones. I thought call spoke very

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02:38:05.580 --> 02:38:12.240

Jon Quitslund: Well, to the need to get out of the comfort zone and recognize the difficulty.

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02:38:14.010 --> 02:38:15.540

Jon Quitslund: Of what we are here for

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02:38:17.130 --> 02:38:17.610

Jon Quitslund: Now,

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02:38:18.690 --> 02:38:30.540

Jon Quitslund: I want to recommend to everybody at least taking a look at something that is on the affordable housing page on the city website go through Jennifer's

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02:38:32.070 --> 02:38:34.170

Jon Quitslund: Long Range Planning portal.

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02:38:34.710 --> 02:38:35.340

Jon Quitslund: Into

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02:38:35.430 --> 02:38:36.810

Jon Quitslund: A bunch of of

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02:38:39.600 --> 02:38:46.410

Jon Quitslund: Different agendas affordable housing and one of those. There are number of resources, some of the resources are

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02:38:47.340 --> 02:39:05.970

Jon Quitslund: In the packet on the second page where I don't know. I've lost track of it, but the one that is not mentioned that is crucial to my understanding of what we're here for, and what planning is all about. There is a substantial booklet.

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02:39:07.260 --> 02:39:16.950

Jon Quitslund: That you can download called is from is published by the American Planning Association. I've already talked with Joe deets about this. I've recommended it to other people.

1131

02:39:17.850 --> 02:39:32.670

Jon Quitslund: Planning for equity policy, God, what we are dealing with here is affordable housing, but it's equitable housing. There are equity issues on this island. There are more urgent and more

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02:39:34.440 --> 02:39:35.220

Jon Quitslund: Profound

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02:39:35.760 --> 02:39:48.090

Jon Quitslund: equity issues in some other places. We are not set apart from our region. We've got to measure up and the American Planning Association is answering to a call.

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02:39:49.350 --> 02:39:56.940

Jon Quitslund: To recognize how planning has created in equities how planning has established

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02:40:00.600 --> 02:40:12.180

Jon Quitslund: Profound unfairness in many situations throughout the worker comfortable island, but making room for the people who aren't here, the people who can't be here.

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02:40:13.680 --> 02:40:26.310

Jon Quitslund: I'm sorry, I'm in favor of increasing population for the sake of real diversity for the sake of an organic and not autonomous but

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02:40:30.030 --> 02:40:30.390

Jon Quitslund: A

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02:40:32.430 --> 02:40:44.460

Jon Quitslund: A truly diverse population on this island and it's going to take it doesn't mean that we have to go to 85

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02:40:45.630 --> 02:40:49.980

Jon Quitslund: Feet all over, like we don't need to go for boxy went poorly designed

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02:40:52.200 --> 02:41:08.730

Jon Quitslund: warehouses of some some of some sort, there's plenty of room for imaginative innovative planning in this area to make room for the missing middle to make room for

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02:41:09.900 --> 02:41:10.560

Jon Quitslund: For

1142

02:41:13.530 --> 02:41:29.790

Jon Quitslund: Income qualified tenancy of various kinds, we've got to do this, our souls are at stake for God's sake. And so let's measure up and there's, there are other things that I have accessed and begun to digest.

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02:41:31.950 --> 02:41:37.050

Jon Quitslund: In connection with the the Puget Sound regional councils vision to

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02:41:38.610 --> 02:41:45.570

Jon Quitslund: There is a very, very dense and very, very helpful housing background paper.

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02:41:46.950 --> 02:42:05.820

Jon Quitslund: You can access it from the Puget Sound regional councils website. I'm starting to open up to these things, it's it's it's essential that we have this wind behind us and have a sense of responsibility to our region and

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02:42:07.260 --> 02:42:10.140

Jon Quitslund: To the profession of planning.

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02:42:12.840 --> 02:42:17.730

Jon Quitslund: I'm an amateur, but I find myself stepping in where

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02:42:17.790 --> 02:42:19.200

Jon Quitslund: Sometimes there's a vacuum.

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02:42:19.530 --> 02:42:20.880

Jon Quitslund: In in

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02:42:22.050 --> 02:42:22.680

Jon Quitslund: The

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02:42:23.430 --> 02:42:25.110

Jon Quitslund: The way that planning gets

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02:42:25.740 --> 02:42:30.960

Jon Quitslund: That's talked about and and provided for in our processes.

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02:42:32.400 --> 02:42:37.380

Jon Quitslund: Working together, between the Planning Commission and the Council is not easy.

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02:42:38.400 --> 02:42:48.690

Jon Quitslund: But it's essential work. And so I'm looking forward to the to the work of this subcommittee as a template for

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02:42:50.160 --> 02:43:03.780

Jon Quitslund: Broader a larger, larger group and I want to be able to bring people from outside of our official bodies into the process sooner rather than later. So we'll see what we can do.

1156

02:43:06.210 --> 02:43:27.540

Jon Quitslund: There's so much that we have to work with. And there's so much in in our population and in our culture there we've got some deficits to overcome and some some goals that have been stated very profound very emphatically in the comprehensive plan. We are not

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02:43:27.720 --> 02:43:32.760

Jon Quitslund: Close to meeting those goals. So, let's go. Good. Listen, for God's sake.

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02:43:35.670 --> 02:43:40.980

Leslie Schneider: THANK YOU, JOHN I think it is important to give a big reminder of

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02:43:42.060 --> 02:43:43.500

Leslie Schneider: Our why and

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02:43:44.700 --> 02:43:48.150

Leslie Schneider: I think that this group did talk about affordable housing quite a bit.

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02:43:49.170 --> 02:43:55.290

Leslie Schneider: At the same time, I think your point is that, you know, we're going to have to give to get

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02:43:56.940 --> 02:44:03.930

Leslie Schneider: So I'm looking forward to this conversation coming out of the out of the subcommittee. And it's and, I guess, you know, I'm just going to say for me.

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02:44:04.590 --> 02:44:10.530

Leslie Schneider: Part of why I'm really stressing the vision and the pretty pictures is that I think we can get the community.

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02:44:10.830 --> 02:44:24.300

Leslie Schneider: To buy into an amazing vision in an area that can actually give us that density that can get us the the affordable housing. So anyway, I hope I do appreciate your, your reminders there.

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02:44:25.650 --> 02:44:29.880

Leslie Schneider: With that, are there any other for the good of the order comments.

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02:44:32.820 --> 02:44:44.220

Leslie Schneider: This is amazing. I just, I want to tell you all. Thank you so much. And I know that this might not have gone in a direction that you were hoping it would go, or maybe you were hoping for a different outcome.

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02:44:45.720 --> 02:44:50.340

Leslie Schneider: But I think it has been a very good conversation we have some ways forward.

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02:44:51.360 --> 02:44:59.790

Leslie Schneider: Let's keep that urgency in mind. So let's you know let's come up with a timeframe that that gets some important things out on the table and

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02:45:01.380 --> 02:45:03.690

Leslie Schneider: With that, I think we are

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02:45:03.780 --> 02:45:05.220

Jon Quitslund: One other thing I'd like to say

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02:45:05.970 --> 02:45:06.840

Jon Quitslund: There have been

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02:45:07.080 --> 02:45:08.370

Jon Quitslund: A number of people.

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02:45:10.860 --> 02:45:24.750

Jon Quitslund: Not in the not in the in the discussion, but following us. And I recognize names. I know people who are are concerned, and I hope we've given them some sense that we're wrestling I

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02:45:27.570 --> 02:45:35.280

Jon Quitslund: Like I said, there were some low points, but there was a great deal that was accomplished in this meeting, in my view, and I'm glad that we had an audience for it.

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02:45:36.930 --> 02:45:40.620

Jon Quitslund: Just at this point. And let's go forward with

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02:45:41.940 --> 02:45:46.770

Jon Quitslund: Further dialogue with among ourselves and with those people in the public

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02:45:48.000 --> 02:45:51.630

Leslie Schneider: And with those final words, we are during. Thank you all.