



CITY OF  
BAINBRIDGE ISLAND

AFFORDABLE HOUSING TASK FORCE  
REGULAR MEETING  
WEDNESDAY, APRIL 25, 2018  
6:00-8:00 PM  
COUNCIL CHAMBER  
CITY HALL, 280 MADISON AVE N  
BAINBRIDGE ISLAND, WA 98110

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## AGENDA

### Members:

Althea Paulson, Chair

Emma Aubrey

Stephen Deines

Ann Lovejoy

Jeffrey Brown

Phedra Elliott

Bill Luria

Pat Callahan

Sharon Gilpin

Pegeen Mulhern

Corey Christopherson

Stuart Grogan

David Shorett

Jonathan Davis

Edward Kushner

Charlie Wenzlau

**Liaisons:** Deputy Mayor Blossom   Councilmember Scott   Commissioner Chester

- 6:00 PM**      Call to Order, Review and Approve Meeting Agenda, Conflict of Interest Disclosure
- 6:05 PM**      Review and Approve Notes from April 11, 2018 Meeting
- 6:10 PM**      Public Comment
- 6:20 PM**      Kirsten Jewell, Housing and Homelessness Program Coordinator  
Kitsap County Department of Human Services
- 6:30 PM**      Discuss Short-term Rental Issue
- 7:00 PM**      Review Inclusionary Zoning Memo to Staff
- 7:20 PM**      Work Groups Reports
- 7:45 PM**      Public Comment
- 7:55 PM**      Discuss Agenda for Next Meeting: April 11
- 8:00 PM**      Adjourn

*\*\*TIMES ARE ESTIMATES\**

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at [jrasely@bainbridgewa.gov](mailto:jrasely@bainbridgewa.gov)



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

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## MINUTES

### **TASK FORCE MEMBERS PRESENT:**

Pat Callahan  
Corey Christopherson  
Jonathan Davis  
Stephen Deines  
Phedra Elliott  
Sharon Gilpin

Stuart Grogan  
Ed Kushner  
Bill Luria  
Pegeen Mulhern  
David Shorett  
Charlie Wenzlau (Acting Chair)

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

**COBI STAFF PRESENT:** Jennifer Sutton, Senior City Planner

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

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

**ADDITIONS & CORRECTIONS TO AGENDA:** None

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

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

**PUBLIC COMMENT:** No public comment.

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

**REVIEW DRAFT INCLUSIONARY ZONING MEMO TO STAFF:**

Part 1: Inclusionary Zoning

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

Part 2: Zoning Incentives in Designated Centers

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

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

**DISCUSS AGENDA FOR NEXT MEETING 4/25:** Charlie will revise the Memo to Staff re: Inclusionary Zoning as discussed during that agenda item and bring back to the next meeting. The group did not get to the issue of short-term rentals will also be on the next agenda, along with work group reports.

**PUBLIC COMMENT:** None

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

# Short Term Rental Regulations Summary

Updated September 2017

## Primary goal

Balance the economic opportunity created by short-term rentals with the need to maintain supply of long-term rental housing stock available at a range of prices.

## Secondary goals

- A) Ensure a level playing field for individuals and companies in the short-term rental market and
- B) Protect the rights and safety of owners, guests and neighbors of these units.

## Definitions

- “Short Term Rental” is a booked stay of 29 consecutive nights or fewer
- “Long Term Rental” is a booked stay of 30 consecutive nights or more (these stays are excluded from an operator’s cumulative Short Term Rental nights total)
- “Operator” is the rental host
- “Platform” is the online company that facilitates the rental (Airbnb, VRBO, etc.)

## Basic Regulatory Framework

Requires a new **Short Term Rental Operator’s license** in addition to a business license. Limited to 2 dwelling units. \*

\*Existing STR operators will be exempt from these limits, for the continued operation of existing short-term rental units in specific areas within the Downtown, South Lake Union, and Uptown Urban Centers and for certain building types in the First Hill/ Capitol Hill Urban Center;

## Requirements of a Short Term Rental Operator License

- include the license number on any listing advertising or soliciting the property for use as a short-term rental
- a local contact number for guests,
- a signed declaration that the unit is up to code,
- basic safety information posted for guests in the unit, and
- annual license fee, per unit, of \$75.

## Requirements of a Short Term Rental Platform License

- to provide information about Seattle’s regulations to operators using the platform,
- provide booking services only with operators who have been issued a short-term rental operator’s license, and
- share basic data with the City on a quarterly basis, including
  - the total number of short-term rentals listed on the platform, and
  - the total number of nights rented through the short-term rental platform
- quarterly license fee based on the total number of nights booked on the platform,
- requires a new Short Term Rental Platform’s license in addition to a business license.

3/26/2018

RE: Short Term Vacation Rentals on Bainbridge Island

Members of the Council,

The housing element of the Bainbridge Island Comprehensive Plan sets Goal HO-5 to “maintain the existing stock of affordable and rent-assisted housing” on Bainbridge Island. To support this goal, the Affordable Housing Task Force recommends the adoption of an ordinance to limit the use of short term rentals on Bainbridge Island.

Since 2011, the third-party analytics site AirDNA has measured a 41% annual growth in the number of Airbnb rentals on Bainbridge Island, with 130 active rentals currently recorded. Of these active rentals, 113 are for the entire home, a number that represents more than three months of inventory in the current real estate market. This stranded inventory worsens the affordable housing crisis by reducing the stock of long term rental and for sale housing on Bainbridge Island. However, we also realize that many citizens of Bainbridge Island rely on the supplemental income generated by these short-term rentals to afford the ever-increasing cost of living, so it is necessary to control the growth of the short-term rental market without eliminating it all together.

In December of 2017, the City of Seattle passed a law (summary is attached) limiting the number of short term rentals per operator to their primary residence plus one additional unit. Although opposed by several operators with a large number of rentals, this action was supported by Airbnb as a “model regulatory framework” that properly supported the small operator without excessive burden.

The Affordable Housing Task Force recommends that the Bainbridge Island City Council adopt an ordinance modeled on the one passed by the City of Seattle.

Sincerely,

Affordable Housing Task Force