

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – December 21, 2020
Affordable Housing
Standards Refresher
New/Old Business - DRB Chair and Co-Chair - 2021
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Joseph Dunstan called the meeting to order at 2:01 PM. Design Review Board members in attendance were Michael Loverich, Vicki Clayton, Laurel Wilson, Shawn Parks, Todd Theil and Bob Russell. Planning Commissioner John Quitslund was present. City Staff present were Planning Manager David Greetham, Senior Planner Jennifer Sutton and Administrative Specialist Marlene Schubert who monitored recording and prepared minutes.

The agenda was reviewed. No conflicts were disclosed.

Review and Approval of Minutes – December 21, 2020

Motion: I make a motion to approve
Loverich/Parks: Passed Unanimously

Affordable Housing

Phedra Phaedra Elliott, Housing Resources Bainbridge

Discussion Only

Standards Refresher

David Greetham, Planning Manager

Jennifer Sutton, Senior Planner

Discussion Only

New/Old Business

- Marlene committed to send Affordable Housing presentation to Board Members and Jon Quitslund.
- David committed to provide code section related to Design for Bainbridge.
- A standing agenda item will be added to future agendas to receive a project update from City Staff.
- Due to President's Day holiday, Board agreed to reschedule the February 15 meeting for February 16 with a later start time of 3:00 p.m.

- DRB Chair and Co-Chair nominations for 2021
 - Nomination of Board Chair
 - Motion:** I make a motion to nominate Joe as Chair
 - Russell/Loverich:** Passed Unanimously
 - Nomination of Board Co-Chair
 - Motion:** I'd like to nominate Todd
 - Clayton/Russell:** Passed Unanimously

Adjourn

The meeting was adjourned at 4:46 PM.

Approved by:



Joseph Dunstan, Chair



Marlene Schubert, Administrative Specialist

Attendee Report

Report Generated:

1/20/2021 11:26

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	# Cancelled
Design Review Board - Special Meeting	930 6410 9584	1/19/2021 13:43	184	5	0
			Unique Viewers	5	Total Users
					19

Host Details

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Marlene Schubert	mschubert@bainbridgewa.gov	1/19/2021 13:43	1/19/2021 16:46	184

Panelist Details

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Phedra Elliott	phedra@housingresourcesbi.orj	1/19/2021 14:05	1/19/2021 15:19	75
Joseph Dunstan	joseph.dunstan@cobicommittee	1/19/2021 13:49	1/19/2021 16:46	177
Vicki Clayton	vicki.clayton@cobicommittee.ei	1/19/2021 13:51	1/19/2021 16:46	175
Laurel Wilson	laurel.wilson@cobicommittee.e	1/19/2021 14:37	1/19/2021 16:46	130
David Greetham	dgreetham@bainbridgewa.gov	1/19/2021 13:59	1/19/2021 14:50	52
David Greetham	dgreetham@bainbridgewa.gov	1/19/2021 14:50	1/19/2021 16:46	117
Bob Russell	bob.russell@cobicommittee.em	1/19/2021 13:54	1/19/2021 13:57	4
Bob Russell	bob.russell@cobicommittee.em	1/19/2021 13:57	1/19/2021 13:58	1
Bob Russell	bob.russell@cobicommittee.em	1/19/2021 13:59	1/19/2021 16:46	168
Todd Thiel	tthiel@oacsvcs.com	1/19/2021 14:03	1/19/2021 16:46	164
Jennifer Sutton	jsutton@bainbridgewa.gov	1/19/2021 14:03	1/19/2021 16:26	143
Michael Loverich	michael.loverich@cobicommitte	1/19/2021 13:58	1/19/2021 16:46	168
Shawn Parks	shawn.parks@cobicommittee.e	1/19/2021 14:01	1/19/2021 16:46	165

Attendee Details

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Phedra Elliott	phedra@housingresourcesbi.orj	1/19/2021 14:01	1/19/2021 14:05	4
Susan B (tudi)	selkcub@bainbridge.net	1/19/2021 14:01	1/19/2021 15:20	79
Jon Quitslund	jonquitslund@att.net	1/19/2021 14:01	1/19/2021 16:27	147
Todd Thiel	tthiel@oacsvcs.com	1/19/2021 14:02	1/19/2021 14:03	1
Sarah Blossom	smblossom92@gmail.com	1/19/2021 14:06	1/19/2021 15:35	90

WEBVTT

1

00:00:03.240 --> 00:00:05.879

Marlene Schubert: Okay, share the screen again.

2

00:00:06.359 --> 00:00:08.220

Joseph Dunstan: Laurel might be coming on later.

3

00:00:08.760 --> 00:00:11.550

Marlene Schubert: Yeah, she mentioned Tuesday's aren't good for her.

4

00:00:11.670 --> 00:00:16.949

Joseph Dunstan: Yeah. Tom is gonna be here. He'll be here and he said yesterday, would be

5

00:00:17.190 --> 00:00:21.630

Marlene Schubert: Yeah. Okay, so we're in the audience. We have John Switzerland Phaedra and 2D

6

00:00:22.740 --> 00:00:25.620

Marlene Schubert: So do you want to start

7

00:00:26.010 --> 00:00:26.250

You know,

8

00:00:27.930 --> 00:00:28.290

Marlene Schubert: Okay.

9

00:00:32.670 --> 00:00:33.630

Joseph Dunstan: You go

10

00:00:33.780 --> 00:00:34.470

Sure.

11

00:00:38.850 --> 00:00:39.390

Joseph Dunstan: Okay.

12

00:00:40.800 --> 00:01:00.030

Joseph Dunstan: Good afternoon, everybody. Happy New Year. This is the first Dr. Sean is the first Dr be meeting of the 2021 season, which is a good thing. January 19 I'd like to welcome everybody to this meetings afternoon.

13

00:01:01.080 --> 00:01:19.170

Joseph Dunstan: We don't have any projects on today, but we have a couple of informative discussions regarding affordable housing and then some standards and code information and we will be talking about the Dr. Be chair and CO chair for 2021 so

14

00:01:20.280 --> 00:01:28.890

Joseph Dunstan: Does anybody have any conflicts of interest or any other issues, they'd like to address before we start the meeting today.

15

00:01:30.330 --> 00:01:32.820

Joseph Dunstan: I don't hear anything from anybody all some

16

00:01:34.710 --> 00:01:35.490

Joseph Dunstan: Some know

17

00:01:36.750 --> 00:01:43.770

Joseph Dunstan: And I think everybody in the audience knows everybody on the Dr. B. Is that right, Marlene.

18

00:01:45.660 --> 00:01:48.120

Marlene Schubert: I would. I'm not sure who some of the folks are

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00:01:48.450 --> 00:01:51.720

Joseph Dunstan: Okay, so make sure we go around and introduce ourselves.

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00:01:51.780 --> 00:02:00.600

Joseph Dunstan: Sure, let's start with the I'll start with myself. I'm Joe Dunston the current Chair of the Dr. B. Vicki. Go ahead.

21

00:02:01.770 --> 00:02:03.540

Vicki Clayton: Vicki Clayton from the Dr. Be

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00:02:04.560 --> 00:02:05.550

Joseph Dunstan: Michael

23

00:02:06.930 --> 00:02:08.550

Michael Loverich: Michael leverage from the DMV.

24

00:02:09.810 --> 00:02:10.500

Joseph Dunstan: Bob

25

00:02:12.360 --> 00:02:12.750

Russell.

26

00:02:14.340 --> 00:02:19.020

Joseph Dunstan: Okay, anybody else. I think that's it. Then

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00:02:20.040 --> 00:02:20.670

Shawn Parks: Some parts.

28

00:02:21.270 --> 00:02:22.800

Joseph Dunstan: Oh yeah, that's right.

29

00:02:23.130 --> 00:02:23.790

Marlene Schubert: Man, Todd.

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00:02:23.880 --> 00:02:27.480

Joseph Dunstan: Todd just joined us. Okay, it's time to say hello.

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00:02:30.240 --> 00:02:30.870

Joseph Dunstan: Works.

32

00:02:33.990 --> 00:02:38.310

Joseph Dunstan: Towards not on there yet. Todd Fiona's also on the Dr. B.

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00:02:39.780 --> 00:02:49.620

Joseph Dunstan: So we've got five people. So then we have more Lee, who's our administrative assistant and Dave Greta you want to say he's from the planning department.

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00:02:50.130 --> 00:02:50.580

David Greetham: We know

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00:02:50.910 --> 00:02:52.140

Joseph Dunstan: Going to be coming as well.

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00:02:52.170 --> 00:02:52.890

David Greetham: So, right, right.

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00:02:54.570 --> 00:03:14.910

Joseph Dunstan: Great. Okay. So we have the approval of the December 21 meeting notes summary. Does any discussion regarding those. Does anybody have any questions or anything. If not, I would like to hear a motion to approve those December 21 2020 minutes

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00:03:16.200 --> 00:03:17.550

Michael Loverich: I'll make a motion to approve.

39

00:03:18.720 --> 00:03:19.080

Shawn Parks: That

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00:03:19.710 --> 00:03:35.730

Joseph Dunstan: Okay. All in favor, just raise your hand. Yay. Okay, there we go. Thank you. Okay. Um, so again we have a couple of informative projects today ones on affordability with Phaedra Elliot, and I believe she's

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00:03:36.270 --> 00:03:45.540

Joseph Dunstan: There in the audience, and we have her presentation up here and of course this project portable housing for the DR BM, should they are not y'all know

42

00:03:45.930 --> 00:03:54.390

Joseph Dunstan: Is very relevant right now because we've got the wintergreen project on the Wisconsin site to discuss, as well as the

43

00:03:55.380 --> 00:04:13.050

Joseph Dunstan: Y Madison project and federal and her group HIV is involved in both of those. So, we can have a good discussion on that and have questions and get some resolution to some issues if we have any go Hi Phaedra, how you doing,

44

00:04:13.290 --> 00:04:13.830

Phedra Elliott: All right, good.

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00:04:14.790 --> 00:04:17.400

Joseph Dunstan: Good. Good. Thanks for doing this.

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00:04:17.550 --> 00:04:19.710

Phedra Elliott: For. Thanks for having me. Good.

47

00:04:20.850 --> 00:04:25.380

Joseph Dunstan: Good Dickie. I don't know if you can control the screen or not. Maybe Marlene has to do that.

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00:04:25.470 --> 00:04:26.850

Phedra Elliott: I think Marlene has to be right.

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00:04:27.240 --> 00:04:29.670

Marlene Schubert: Yeah. Can you see the presentation.

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00:04:29.970 --> 00:04:30.690

Phedra Elliott: I can, yeah.

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00:04:30.720 --> 00:04:34.380

Marlene Schubert: Okay, fantastic. Just let me know when you want me to move it or what page.

52

00:04:34.920 --> 00:04:35.490

Scroll

53

00:04:36.630 --> 00:04:42.180

Phedra Elliott: Okay. Um, if you want to go to the second page. The one that says our mission and vision and all

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00:04:43.170 --> 00:04:44.550

Phedra Elliott: So this is, um,

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00:04:45.600 --> 00:04:54.000

Phedra Elliott: This presentation is one that we have given a fair amount at house parties which we used to do in person pre coven of course

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00:04:54.420 --> 00:05:04.650

Phedra Elliott: And a house party for HIV is really just a group of people getting

together. Generally, someone would invite you know 10 friends to their house or whatever. And we'd come over and just talk about housing. It was not a fundraiser.

57

00:05:05.040 --> 00:05:16.140

Phedra Elliott: Not intended to raise money, but really intended, just to provide a way to have a conversation because, as you all well know, housing and housing affordability is a really dense subject.

58

00:05:16.680 --> 00:05:22.020

Phedra Elliott: There's a lot of complication to it. A lot of acronyms. A lot of different ways to talk about it.

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00:05:22.410 --> 00:05:29.400

Phedra Elliott: So we always find that when we have a smaller conversation that allows people to kind of ask their own questions and get some understanding

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00:05:30.000 --> 00:05:41.220

Phedra Elliott: So I'm going to walk you through this. It gives some general information about housing a Furby. And what we do. And then I also have some slides toward the end to kind of illustrate homeownership in particular.

61

00:05:42.390 --> 00:05:50.400

Phedra Elliott: That we kind of created around when we're talking about wintergreen and sort of how that project how homeownership can become affordable.

62

00:05:50.820 --> 00:06:05.670

Phedra Elliott: To those who are applying for it. So, and you can ask, feel free to ask questions along the way. Feel free to save them to the end, it doesn't matter. And if I don't cover something you want to know about. And I'm more than happy to do my best to answer the question, assuming I know the answer.

63

00:06:08.250 --> 00:06:20.670

Phedra Elliott: HIV has been a nonprofit on Bainbridge Island for more than 30 years we originally started as an as a committee of helpline house basically to address the housing crisis, and that was in 1987

64

00:06:21.390 --> 00:06:29.820

Phedra Elliott: So here we are in 1989 we incorporated to make our own nonprofit at that point. So at this point we have

65

00:06:31.170 --> 00:06:44.580

Phedra Elliott: In our own rental housing. We have 53 units that we own and manage directly. We are also a partner in 48 additional units at island terrorists. It's a tax credit property and we're a part of a nonprofit partnership there.

66

00:06:45.390 --> 00:06:52.950

Phedra Elliott: And then we have two rental assistance programs internally that we own that we run for our own residence so

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00:06:53.550 --> 00:07:05.130

Phedra Elliott: Today for our be our rents are set by HUD and by the state. We have funding in our units from bud and from the state and so they dictate the rent that we must charge

68

00:07:05.460 --> 00:07:11.760

Phedra Elliott: But we also don't have subsidy in there for tenants directly. So our rents are step currently anywhere from

69

00:07:12.660 --> 00:07:25.620

Phedra Elliott: 615 700 a month, up to 1200 depending upon the size of the unit and that shifts every year and the state both release for annual rent levels. And so we have to set according to that.

70

00:07:26.760 --> 00:07:37.920

Phedra Elliott: Most of our many of our tenants and I won't say most but I'd say a good third or little close to half can't afford even that low rent. And so that's why we raise additional money to provide rental assistance to them.

71

00:07:38.400 --> 00:07:53.250

Phedra Elliott: There are properties that have subsidy built into them. And what that means is that the tenant pays 30% of their income toward the rent, whatever that is for them. We don't have that kind of ongoing subsidy in our, in our particular units. Mmm.

72

00:07:55.560 --> 00:07:55.920

Phedra Elliott: Hmm.

73

00:07:57.240 --> 00:08:02.550

Bob Russell: What's. Can you explain what the tax credit is when you say 48 tax credit unions what's

74

00:08:02.580 --> 00:08:09.810

Phedra Elliott: Yeah, that's so there's a tax credit program. It's a nationwide program, but it's kind of run by each state individually.

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00:08:10.170 --> 00:08:24.870

Phedra Elliott: Where a large investor receives tax credits for funding affordable housing so basically they pay to build the the housing itself and in exchange for that they get giant tax credit.

76

00:08:25.770 --> 00:08:26.670

So if you make

77

00:08:29.370 --> 00:08:33.840

Phedra Elliott: Yes, from the IRS. Yep, from the IRS. So, it

78

00:08:35.550 --> 00:08:50.370

Phedra Elliott: And so what happens is you have this for profit entity. That's the investor and then you have a nonprofit partner like HR be the investor gives all the money to build this complex, if you will. And then the nonprofit like HR be

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00:08:51.900 --> 00:08:57.630

Phedra Elliott: Follow, make sure that all the rules get followed and they get rent into the population, they're set to serve and all that.

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00:08:58.080 --> 00:09:14.250

Phedra Elliott: And island terrorists, we have a third party manager that actually manages that property. So we don't manage it directly, but we are. We own point oh 1% of it, the investor owns 99% of it, but we have all of the responsibility and that's very common in the tax credit world.

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00:09:15.300 --> 00:09:16.350

Phedra Elliott: So they just have

82

00:09:18.240 --> 00:09:19.320

Phedra Elliott: Sorry, can you say

83

00:09:19.890 --> 00:09:24.990

Bob Russell: You say 30% is that adjusted gross, gross income.

84

00:09:25.950 --> 00:09:27.150

Phedra Elliott: Is gross.

85

00:09:28.410 --> 00:09:29.580

Gross. Yeah.

86

00:09:30.660 --> 00:09:42.090

Vicki Clayton: So so Phaedra tax credit. Um, it didn't use to have a minimum number of units, but it hasn't gone up to 100 now you have to build 100 units.

87

00:09:42.180 --> 00:09:53.610

Phedra Elliott: Well, technically, there's no minimum required, but the program is so competitive that it tends to fund very large larger projects in 7200 unit or more range.

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00:09:54.000 --> 00:10:07.620

Phedra Elliott: It's gotten really really competitive over the year so you know it's a much different program now than it was even five or 10 years ago. So yeah, it's difficult to be competitive. If you don't come in with a large project. Okay, thank you.

89

00:10:08.910 --> 00:10:19.590

Shawn Parks: And so do on the scope of that then is this distance here this wintergreen thing is that where, where does that land. I don't even know if that's something that we're looking at.

90

00:10:19.680 --> 00:10:26.460

Phedra Elliott: That doesn't have any tax credit in it tax credits are strictly for rental projects. And that's going to be a homeownership project.

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00:10:26.910 --> 00:10:27.270

Shawn Parks: Got it.

92

00:10:27.660 --> 00:10:30.570

Phedra Elliott: Oh yeah so tax credits don't play any part of of that particular

93

00:10:32.640 --> 00:10:33.120

Joseph Dunstan: It's all

94

00:10:33.390 --> 00:10:34.140

Phedra Elliott: To do. Yeah.

95

00:10:34.770 --> 00:10:48.690

Joseph Dunstan: Yeah so Phaedra, I'm just trying to read this page and understand you have 53 units you own and manage this 48 tax credits. There's to run the systems to get 42 homes to store it and I don't know what fealty is what a CMT

96

00:10:49.080 --> 00:11:00.420

Phedra Elliott: CMT s commuter community land trust which I'm going to talk about a little bit more later. As I go through the slides, but we are a community land trust. And what that means is that we have homes that we have sold to owners who own home.

97

00:11:00.720 --> 00:11:11.850

Phedra Elliott: But we own the ground under that house at least the land from us and our long term ground lease, which allows the home can be sold to them affordably because they're not buying the land, if you will.

98

00:11:12.240 --> 00:11:24.450

Phedra Elliott: And then that along with that they have certain agreements that they made with us when they go to sell that home, they have to sell it to another family that didn't come qualifies, and they have to sell it at a price that is based on a formula, not on the market rate.

99

00:11:25.080 --> 00:11:27.390

Phedra Elliott: And I have an example of how that works later.

100

00:11:28.890 --> 00:11:41.790

Joseph Dunstan: Let's so on this page. I'm just trying to get a sense here that you're looking at possibly 140 hundred and 50 units that you're involved in. If you take the 5342 and 42

101

00:11:43.140 --> 00:11:45.930

Joseph Dunstan: But you're getting 300 requests a year.

102

00:11:46.500 --> 00:11:50.100

Joseph Dunstan: Correct. So you're you're getting obviously double

103

00:11:51.180 --> 00:11:56.460

Joseph Dunstan: 200% of what you have what demand, what you can, yeah.

104

00:11:57.600 --> 00:11:58.320

Phedra Elliott: Exactly.

105

00:11:58.650 --> 00:12:01.740

Phedra Elliott: Okay. Hey, more demand and then there is supply

106

00:12:02.130 --> 00:12:03.060

Joseph Dunstan: Okay, thank you.

107

00:12:03.240 --> 00:12:10.860

Phedra Elliott: Yeah, so we we spend a lot of time just doing resources and referrals talking to people when they call in giving them, you know,

108

00:12:11.070 --> 00:12:18.060

Phedra Elliott: Helping them to get on our waiting list if that's appropriate helping them to find other housing that may be appropriate for them around the county just

109

00:12:18.990 --> 00:12:30.780

Phedra Elliott: Selling my property manager Martin calls it selling hope we just spend time trying to sell people hope because when you call us. You are not, it's not because you're casually thinking about moving, it's because you're in a crisis and you need assistance.

110

00:12:32.130 --> 00:12:36.360

Phedra Elliott: You don't have the funding, you need to rent something or buy something on the open market.

111

00:12:39.630 --> 00:12:42.570

Phedra Elliott: Is your favorite what what what

112

00:12:42.720 --> 00:12:54.540

Bob Russell: Percentage of apartments versus condos. Do you see right now is being needed. I know you like both. I'm assuming. But if you got a particular proportion that you like you would like to see currently

113

00:12:54.870 --> 00:13:03.210

Phedra Elliott: Well, I would say we are in desperate need of both but rental housing in particular, especially to serve very low income families.

114

00:13:04.320 --> 00:13:12.870

Phedra Elliott: homeownership cancer low income, but typically between 50 and 80% of the area median income is kind of where you aim homeownership

115

00:13:13.320 --> 00:13:23.220

Phedra Elliott: Lower than that rental housing is really most appropriate, generally speaking, and we lack rental housing which I will show you if you can scroll down or lead

116

00:13:23.850 --> 00:13:32.910

Phedra Elliott: To the next slide. This gives you a sense of what's on Bainbridge Island, as far as affordable rentals that we that aren't that includes ours but other so

117

00:13:33.570 --> 00:13:44.970

Phedra Elliott: There's a total of 271 units of housing that is considered affordable on Bainbridge Island meaning its income restricted it's has set rents. It's some of them have subsidy in them so

118

00:13:45.720 --> 00:13:57.000

Phedra Elliott: 271 units and the last time I did a survey of waitlist there were over 1000 people on waiting lists. So you can see the problem. The numbers are pretty clear.

119

00:13:58.170 --> 00:14:08.640

Phedra Elliott: That these are the other affordable properties around the island. Some of them owned by the Housing Authority housing kits app. Some of them are independently owned in some way, shape, or form.

120

00:14:12.450 --> 00:14:15.510

Phedra Elliott: So if you want to keep scrolling down a little bit earlier. There you go. Thank you.

121

00:14:15.930 --> 00:14:27.240

Phedra Elliott: And so, people always ask me, like, why or what, what, why do we have a housing problem. Well, there's a lot of reasons, we have a housing problem. This is a big one housing construction and this is nationwide, not just here, but this is an example of Washington State.

122

00:14:27.540 --> 00:14:34.080

Phedra Elliott: It's not keeping pace with growth and kids up County we have built one house for every two households that has moved here.

123

00:14:34.950 --> 00:14:42.330

Phedra Elliott: So over the last 10 years. So we have not created enough housing to keep pace with the amount of growth that is coming into this county

124

00:14:42.630 --> 00:14:55.350

Phedra Elliott: So therefore within short supply, which makes a competitive, which means the price goes up. Right. It's a simple economic thing and you can see from this map that we are we are along with

125

00:14:56.490 --> 00:15:09.600

Phedra Elliott: Walla Walla and another county, we are actually one of the slowest counties as far as creating housing, you know, know county in the state is doing a great job. But we're definitely not doing a good job in our county. So that's one reason.

126

00:15:12.390 --> 00:15:13.680

Phedra Elliott: Somebody asking a question. No.

127

00:15:15.990 --> 00:15:27.690

Phedra Elliott: Other reasons that we have a housing crisis, our housing policy just generally both federal and state content continues to prefer home ownership over rental. So it's very hard to

128

00:15:28.200 --> 00:15:34.530

Phedra Elliott: It just as expensive to build rental housing. I think we've created a lot of policies that provide for homeownership and not for rental

129

00:15:34.890 --> 00:15:41.580

Phedra Elliott: There's a lot of NIMBYism all over the world, all over the nation around, don't you know I'm all for it, but not in my backyard type of thing.

130

00:15:41.880 --> 00:15:50.550

Phedra Elliott: There's a lot of policy barriers like restrictive zoning and parking requirements and height limits and many of the things that you've talked about. We've talked about on the average island happen everywhere.

131

00:15:51.690 --> 00:15:56.520

Phedra Elliott: There's an interesting generational shift actually happening, we have currently

132

00:15:57.180 --> 00:16:02.820

Phedra Elliott: Baby Boomers who are living in their homes and because they can't afford to leave them there's nowhere for them to downsize to

133

00:16:03.090 --> 00:16:10.890

Phedra Elliott: We have Generation X, who is kind of recovering from the recession and they're trying to get back into a home if indeed they lost their as at that time.

134

00:16:11.160 --> 00:16:23.310

Phedra Elliott: Then you have all these millennials, trying to buy a home. So you have these you have three different generations, or more competing for basically the same affordable smaller home which causes you know less housing in general.

135

00:16:25.260 --> 00:16:39.690

Phedra Elliott: Labor and materials has gone up quite a bit over the last 10 to 15 years real and real wages just haven't kept up with the cost of housing. So all of these things combined to make a housing crisis, not just here but everywhere.

136

00:16:41.430 --> 00:16:43.350

Phedra Elliott: So that just kind of paints a broad

137

00:16:43.380 --> 00:16:51.540

Phedra Elliott: Picture in kids up COUNTY, IN PARTICULAR this just shows you about wages and rent. So the minimum wage.

138

00:16:52.860 --> 00:17:04.530

Phedra Elliott: When I did this slide, which was last year sometime was \$13 and 69 cents in order to afford a two bedroom of average two bedroom here in South County is 1200 dollars almost 1300 dollars a month.

139

00:17:04.920 --> 00:17:13.890

Phedra Elliott: In order to afford that on minimum wage, you need to work 1.8 jobs need to earn or work almost 80 hours a week in order to be able to afford that.

140

00:17:14.520 --> 00:17:20.130

Phedra Elliott: So you really need to bank almost \$25 an hour to be able to afford the average two bedroom apartment here.

141

00:17:20.760 --> 00:17:37.080

Phedra Elliott: And then when you look at Bainbridge, in particular, it's even

worse, the average rent on Bainbridge Island is about 20 \$200 a month there was nothing for rent here and it's less than 15 so we have a serious issue of people being able just to afford rent based on their current wage.

142

00:17:41.310 --> 00:17:47.610

Phedra Elliott: Thank you. So homeownership I'll talk a little bit about our homeownership programs and that CMT that I touched on a minute ago.

143

00:17:48.630 --> 00:17:52.170

Phedra Elliott: We have a neighborhood called Franklin village that we built.

144

00:17:52.920 --> 00:18:02.190

Phedra Elliott: Finished it up in 2016 in two phases that has 40 homes in it. We didn't have too little condos elsewhere, but so we have 42 total in our community land trust.

145

00:18:02.670 --> 00:18:11.970

Phedra Elliott: We currently have about 30 houses was probably a little less now that's not super accurate. I want to say it's a little less than 30 right now on our waiting list.

146

00:18:12.390 --> 00:18:18.180

Phedra Elliott: Housing kids have also has a homeownership program, they do a self help program where the homeowner builds their own home.

147

00:18:18.660 --> 00:18:25.290

Phedra Elliott: The last time I talked to them. They had 126 households who were pre qualified, you know, trying to get into their program.

148

00:18:25.770 --> 00:18:34.860

Phedra Elliott: And they had a had over 1400 households that are working on their eligibility to get there and they are you know not building them in those numbers they do kind of group builds of

149

00:18:35.160 --> 00:18:44.550

Phedra Elliott: 10 to 15 homes at a time. So I guess my point is, is that there's very little homeownership housing that's affordable also for a lot of people that are needing that and looking for that.

150

00:18:46.410 --> 00:18:47.490

Phedra Elliott: Our model which we

151

00:18:48.600 --> 00:18:51.390

Phedra Elliott: Call the community land trust if you scroll down a little more

152

00:18:52.680 --> 00:19:01.200

Phedra Elliott: Is a model for permanent affordability, because it's in a community land trust that means that the homes are intended to be affordable in perpetuity forever.

153

00:19:01.620 --> 00:19:13.860

Phedra Elliott: And so that it's there for the PERT for the use of the community. So we only own the land under that house and we steward that ground and homeowners sell the improvement. They buy and sell that improvement, but the ground stays in the land trust.

154

00:19:14.370 --> 00:19:24.000

Phedra Elliott: And just kind of give you an illustration of how that works. We've done three resale so far at for fulfillment. We're about to close. Two more here in the next month or so.

155

00:19:24.720 --> 00:19:37.290

Phedra Elliott: The first one. So the original owner bought their house in May of 2012 and they resold it or sold it and moved on in March of 2017 the price that they paid was 220 3000 at that time.

156

00:19:37.800 --> 00:19:45.750

Phedra Elliott: Then they resold it to the next household for 236 it appraised on the market at 457 so

157

00:19:46.110 --> 00:20:02.970

Phedra Elliott: Our formula kept the price low so that another household could afford it. But it hadn't been on the open market, it would have sold for almost five or 50 at that time similar picture on number two July 2012 sold in March of 17 again and resold know from

158

00:20:05.010 --> 00:20:12.030

Phedra Elliott: It would have sold on the open market for 412,000 so you can see all this model is intended to work.

159

00:20:12.480 --> 00:20:16.260

Phedra Elliott: It's intended to be a home that you live in that provides you

stability.

160

00:20:16.530 --> 00:20:28.320

Phedra Elliott: You have, you know, consistent mortgage payments that are affordable to you is not intended to be a revenue generator. It is not an investment as many of us view our homes now because they are truly appreciating so quickly.

161

00:20:29.070 --> 00:20:36.810

Phedra Elliott: The community land trust model is is is meant to be stable homeownership places for people to live and work in their community.

162

00:20:39.030 --> 00:20:41.430

Phedra Elliott: And if you can scroll down a little more

163

00:20:42.330 --> 00:20:54.030

Phedra Elliott: It does have a lot of layers to funding. And so these next slides are sort of an illustration of what we're looking at when we talk about the wintergreen project in particular, and I use that as an example because it's something that you know you you all are

164

00:20:54.240 --> 00:21:02.640

Phedra Elliott: Familiar with having heard about it but it shows the complexity around trying to put together even a homeownership project. So, you know, we have

165

00:21:03.180 --> 00:21:14.370

Phedra Elliott: private funding, we can put funding in there from ourselves or from a third party to help lower the price for the homeowner when we're trying to create this housing. We do get funds called shop funds from

166

00:21:14.850 --> 00:21:25.140

Phedra Elliott: HUD, which is a self help homeownership Opportunity Program. We get apply and receive what they call earmarks which is basically \$15,000 per home to put toward

167

00:21:25.590 --> 00:21:34.230

Phedra Elliott: Those programs. And then there are home loans from USDA and downpayment assistance from USDA that can help and other sources that can help to lower that

168

00:21:34.740 --> 00:21:39.510

Phedra Elliott: So just to give you an example. If you scroll down a little more on

this slide here.

169

00:21:40.440 --> 00:21:57.540

Phedra Elliott: This shows a person who's annual or a household whose annual household income is 35,000 so someone who makes this sort of the wage is somebody that works as a parent in the schools or a grocery store clerk something some sort of a job like that at wintergreen you know

170

00:21:58.920 --> 00:22:06.960

Phedra Elliott: Central Highlands is setting. At this point, you know, their, their pro forma shows them setting the price of the home at almost 350,000

171

00:22:07.410 --> 00:22:12.960

Phedra Elliott: They are going to contribute themselves 30,000 to knock that price down to 319,000

172

00:22:13.800 --> 00:22:24.480

Phedra Elliott: HR be has some shop earmarks right now we have four, I think it is, or five, we're going to try to get more but we aren't guaranteed that if we do get more we made you can get up to

173

00:22:25.080 --> 00:22:33.420

Phedra Elliott: Maybe 15 earmarks have been told that, again, not set in stone. But I'd say we can add a shop earmark to that. That'll bring it down another 15

174

00:22:35.220 --> 00:22:48.450

Phedra Elliott: And then HRP has some money that we are considering putting into this project. We don't have a lot. So we're, you know, trying to spread it out. But if we added another 10,000 then we'd get to a sale price for this family of 290 4000

175

00:22:49.380 --> 00:22:57.330

Phedra Elliott: If they can apply and find down payment assistance, there's some available. It's pretty limited. That's, you know, we were assuming here that they find 20%

176

00:22:57.750 --> 00:23:10.080

Phedra Elliott: Of down payment assistance and then basically, they need to be able to get a mortgage for that remaining 230 5000 well this particular household. They can't afford a mortgage at that rate at

177

00:23:10.470 --> 00:23:20.010

Phedra Elliott: Affordable to them up with a conventional mortgage. The most they could get would be about 140 5000 if they were to go to the USDA program, they can get

178

00:23:20.760 --> 00:23:36.600

Phedra Elliott: A mortgage for a little more because USDA subsidizes these mortgages or has very, very low interest rates, but even then they can only qualify for 212 so somebody at this level is not going to be able to do this House, unless there was some, you know, another

179

00:23:38.490 --> 00:23:46.230

Phedra Elliott: I don't know, I can't remember what it was my math skills are not good in my brain, something like another 80,000 or so they need to continue to subsidize that

180

00:23:47.220 --> 00:23:55.140

Phedra Elliott: So then if you go to the next slide. It gets a little better. So this household same scenario this household earns a little more so 40,000

181

00:23:55.530 --> 00:24:10.410

Phedra Elliott: This is like a medical assistant a cook an office manager. That's the type of work that someone who earns the salary does if you add all these same layers for them. It's a little better. But, you know, they get to the place where they could potentially afford it.

182

00:24:11.550 --> 00:24:17.400

Phedra Elliott: They can get and if they're able to get that USDA home loan, especially, it could become possible

183

00:24:18.450 --> 00:24:23.550

Phedra Elliott: For them to own this home USDA is a really great loan program.

184

00:24:24.780 --> 00:24:28.350

Phedra Elliott: And Washington State. We use it very heavily

185

00:24:29.490 --> 00:24:37.860

Phedra Elliott: I talked to the director there a few last month, I think, and she basically said that they spend 232% of their allocation.

186

00:24:38.190 --> 00:24:52.950

Phedra Elliott: They get an allocation and then when all other states don't use

their money. They go take it, you know, take it from other states who aren't using it so it's pretty popular. They can only crank through so many loans, a year. And so using USDA is not a guarantee either

187

00:24:54.180 --> 00:24:56.490

Phedra Elliott: But it can make things more possible

188

00:24:58.980 --> 00:25:02.460

Phedra Elliott: And then if you go down. Go ahead. Sorry.

189

00:25:02.790 --> 00:25:06.870

Bob Russell: How long does it take to go through a USDA loan, though.

190

00:25:07.560 --> 00:25:18.210

Phedra Elliott: We were told, so we have a home buyer right now that we're working with to do a resale at fern cliff and we were working on trying to have this household apply and the USDA underwriter told me there are eight months out

191

00:25:19.500 --> 00:25:34.050

Phedra Elliott: In a plan, a plan once. Yeah. So it's, it can take time. A lot of time. It depends, kind of on how many people they have processing loans and if they get the funding that they are expecting through the federal budget process.

192

00:25:35.250 --> 00:25:42.030

Phedra Elliott: It's it's unknown, you know, obviously, year to year what they're going to end up with, so it's it's it's

193

00:25:42.480 --> 00:25:52.170

Phedra Elliott: While it's there and the website is there and you can go look at it and you think, Oh, this is great. It is great when it works. And we've had homeowners use it and it does work. Just great. It's just a matter of

194

00:25:52.590 --> 00:26:02.640

Phedra Elliott: Is the money there. Do they have enough funds to allocate here. Do they have enough time and enough people to process. So all these things are contingent upon one another. Right.

195

00:26:04.350 --> 00:26:14.130

Phedra Elliott: So these last two slides are very similar. It's just show somebody with a little higher income and so that you know obviously like all of us, the more income you have, the more possible things are

196

00:26:15.090 --> 00:26:21.360

Phedra Elliott: But the reason that I wanted to show you these is just with regard to wintergreen in particular is just to illustrate that.

197

00:26:21.780 --> 00:26:30.780

Phedra Elliott: We, you know, even with the developer himself contributing a fair amount of money and with us trying to contribute and layer, all of these different things in there.

198

00:26:31.080 --> 00:26:40.410

Phedra Elliott: It's still really hard to do, and it's not guaranteed. And so while we would love to do half of that development, assuming it all comes to pass.

199

00:26:40.800 --> 00:26:53.730

Phedra Elliott: As an affordable project. We certainly have no way to make that promise until we get into it and just kind of see what's available and try to crank out some some buyers really and just try to get people into these homes.

200

00:26:55.980 --> 00:26:57.240

Shawn Parks: For Winter Green what

201

00:26:57.240 --> 00:27:03.090

Shawn Parks: Is the, what is the household annual income that you project needed because

202

00:27:03.810 --> 00:27:14.070

Phedra Elliott: We want to we realistically, realistically, I mean we're basing it on all of these sources require you to be at 80% or below of area median income.

203

00:27:14.310 --> 00:27:22.500

Phedra Elliott: And so that's what we're aiming out. And so for a family of four that's around 45 47,000 maximum

204

00:27:24.090 --> 00:27:25.530

Phedra Elliott: I think I have to look up the number

205

00:27:27.300 --> 00:27:28.410

It changes all the time.

206

00:27:30.480 --> 00:27:36.060

Shawn Parks: It feels like when you're what you're selling. Is that like the targeted audience or, you know, the

207

00:27:37.530 --> 00:27:38.880

Shawn Parks: Couldn't afford it anyway.

208

00:27:39.960 --> 00:27:40.440

Shawn Parks: Is that right

209

00:27:40.890 --> 00:27:42.330

Phedra Elliott: Well they some of

210

00:27:42.330 --> 00:27:45.270

Shawn Parks: It in terms of qualifying for mortgage, etc, etc.

211

00:27:45.360 --> 00:27:58.230

Phedra Elliott: It's going to take some doing for, especially at the lower ranges somebody in the 60 to 80% as far more likely to be able to make it work on somebody who's down closer to 50%

212

00:28:00.210 --> 00:28:00.990

Yeah, that's

213

00:28:03.090 --> 00:28:13.800

Joseph Dunstan: So, so the other thing you're saying too though is that I can't remember the SAS 70 some units that when a green and you're saying you can do 35 have some in the middle there.

214

00:28:14.190 --> 00:28:27.150

Joseph Dunstan: So you're looking to put an event around \$320,000 or something and you can't do more than that. So he need to come up with other partners to make up for that difference

215

00:28:27.510 --> 00:28:39.930

Phedra Elliott: My understanding of of the rule, the code rules for wintergreen is that if he that the developer if he gets the bonus densities that he's

216

00:28:40.770 --> 00:28:53.820

Phedra Elliott: Trying to get for this a certain number of them have to be affordable, but they don't all have to be affordable at the low income level. He really is only required to do I think four or five of them at 80% or less.

217

00:28:54.390 --> 00:28:57.720

Phedra Elliott: The others can be between 80 and 120%

218

00:28:58.440 --> 00:29:09.240

Phedra Elliott: But the issue that I see and we've done I've talked about this with you know with Central Highlands, they see it too is that they're the price, they're aiming for their market rate is not that much higher than what

219

00:29:09.690 --> 00:29:13.350

Phedra Elliott: These would be sold to to the mark to the moderate group.

220

00:29:14.130 --> 00:29:24.510

Phedra Elliott: And so if if I'm a moderate home buyer and I see you know I could buy my house from HR be and I would have all these restrictions and I would have to sell it with all these certain restrictions in the future.

221

00:29:24.960 --> 00:29:32.280

Phedra Elliott: Or if I can come up with 10 or 20,000 more dollars. I can buy an open market rate home from from Central Highlands on the other side of the street.

222

00:29:32.850 --> 00:29:45.990

Phedra Elliott: And sell it whenever I want to whomever I want for whatever the market will bear so it just isn't competitive. It's going to be really difficult for us to do moderate income there because he's already aiming price point at the moderate income.

223

00:29:46.620 --> 00:29:58.440

Phedra Elliott: So any housing that HRP does there needs to be for the low income group 80% and below because there's just not people aren't going to buy it. You know, I wouldn't you wouldn't right

224

00:29:59.550 --> 00:30:05.400

Phedra Elliott: We all view. If you can sell your home on the open market, of course, that's what you're going to do. Sure.

225

00:30:06.120 --> 00:30:15.540

Joseph Dunstan: In the moderate income area. If I were to buy into that and then

sell them three or four years is no restriction on what I might sell it for

226

00:30:16.290 --> 00:30:28.500

Phedra Elliott: Right. I mean, if you buy it directly from central islands and yeah exactly. And you don't have you wouldn't have any restrictions to what you purchased. If you buy with us, then you do because that's what the community land trust does

227

00:30:30.210 --> 00:30:31.530

Phedra Elliott: Compete in the moderate

228

00:30:33.030 --> 00:30:40.380

Joseph Dunstan: Saying, then, is terms of when when he comes to picking on his project because but anybody coming any applicant coming forward.

229

00:30:40.800 --> 00:30:53.970

Joseph Dunstan: In this case what what he's saying is that between for minimum four and maybe up to 37 and that range would have restrictions going into the future regarding

230

00:30:54.960 --> 00:31:04.320

Joseph Dunstan: increases in prices. The other units would have no would would would tap out that market and would not be affordable very shortly.

231

00:31:04.890 --> 00:31:18.090

Joseph Dunstan: So really, even when he says this, an applicant comes forward, they say this is a, you know, affordable place for me how half of it in this case is affordable going forward to the

232

00:31:19.410 --> 00:31:29.340

Phedra Elliott: Correct. Right. So if there are 70 units in that development, for example, and half of them get sold on the open to anybody who can afford to buy one and wants to

233

00:31:29.670 --> 00:31:42.810

Phedra Elliott: And the other half our part of HR BS program then correct. So there, and there's different term, you know, using the term affordable when when central Highland says these homes are affordable. They're. They're not saying, affordable, like what HR be means

234

00:31:43.770 --> 00:31:46.950

Phedra Elliott: They're affordable, because there are less expensive than everything else, which is a fact.

235

00:31:47.850 --> 00:31:48.330

Phedra Elliott: Right and

236

00:31:49.290 --> 00:31:52.290

Phedra Elliott: They're not in the affordable housing business, they are in the

237

00:31:52.410 --> 00:31:53.640

Phedra Elliott: 70s and sell it.

238

00:31:54.570 --> 00:32:13.290

Joseph Dunstan: But but politically that's that's an important thing to discuss because, I mean, if I were to stop my house here at full price and I got five offers over full price and I sold it to somebody at full price, even with those offers out so they could say that's affordable.

239

00:32:14.370 --> 00:32:14.940

Phedra Elliott: Sure, yeah.

240

00:32:16.230 --> 00:32:21.720

Joseph Dunstan: I mean, I think we throw the word affordability around, but the city council of the thing. Very well.

241

00:32:23.400 --> 00:32:25.950

Joseph Dunstan: And we need important consideration.

242

00:32:26.310 --> 00:32:27.450

Vicki Clayton: Right, I did. I

243

00:32:27.990 --> 00:32:35.730

Vicki Clayton: I was thinking we need to begin to change the verbiage, and we need to say income qualified

244

00:32:35.730 --> 00:32:37.140

Vicki Clayton: Afford. Right, right.

245

00:32:37.320 --> 00:32:37.890

Or

246

00:32:39.870 --> 00:32:56.790

Vicki Clayton: You have to find a more palatable words to use and less expensive. The rest of them are less expensive because they're other size that they are in there quite small. And so that makes them more affordable.

247

00:32:57.150 --> 00:33:00.510

Vicki Clayton: Right, so you have to change our languages, I think. Yeah.

248

00:33:02.700 --> 00:33:03.270

Joseph Dunstan: Go on.

249

00:33:03.840 --> 00:33:15.480

Shawn Parks: The butt. So I hear what you're saying. I mean, it's a little bit of a conundrum out the gate. But if you're able to, but if you're able if he is able to secure this

250

00:33:16.020 --> 00:33:23.430

Shawn Parks: CMT or etc in 10 years when those houses resell and keep selling at Fortune 500 or whatever, they'll end up

251

00:33:23.640 --> 00:33:35.340

Shawn Parks: Falling for if you're able to secure those 30 even though out the gate are really similar there within a \$20,000 stretch of the ones he selling they'll still be according to your graph very affordable in 10 years right

252

00:33:36.030 --> 00:33:36.480

Yes.

253

00:33:38.400 --> 00:33:38.910

Phedra Elliott: Yes.

254

00:33:39.090 --> 00:33:42.030

Shawn Parks: Yes, it's like that along game is important.

255

00:33:42.330 --> 00:33:54.480

Shawn Parks: And there's something that like Coby or like there's something we could do in the short term, not you know to offset or contribute as a city, if we're really serious about affordable housing.

256

00:33:54.480 --> 00:34:04.530

Phedra Elliott: Well, what I would say is that if, if, if the desire is to see half of this project be truly affordable.

257

00:34:04.530 --> 00:34:06.030

Phedra Elliott: Income restricted.

258

00:34:06.030 --> 00:34:22.860

Phedra Elliott: To those at a low an 80% or below very median income, there will have to be additional subsidy brought to the table, we will not have enough earmarks to do half of them, we will not get shop earmarks there is not enough down payment assistance out there to make that happen.

259

00:34:23.670 --> 00:34:32.010

Shawn Parks: I mean, I just feel like if we as a city or we keep talking about it. But we've got to put some we got to put some money toward that if we're not putting the zoning.

260

00:34:32.340 --> 00:34:32.910

Phedra Elliott: Tour lightly.

261

00:34:33.870 --> 00:34:34.650

And it takes money.

262

00:34:36.030 --> 00:34:43.020

Shawn Parks: To, you know, be it could be, it could be something that I think would be sort of temporary right maybe five years or a certain amount until

263

00:34:43.050 --> 00:34:46.650

Shawn Parks: The houses that until the units that can be sold at market rate or

264

00:34:47.970 --> 00:34:51.750

Shawn Parks: Far outpacing you know what in Serbia is holding on. Right.

265

00:34:53.310 --> 00:34:58.380

Phedra Elliott: Yeah, and I think the point I'm trying to make when I talk about wintergreen in particular is that

266

00:34:58.740 --> 00:35:09.960

Phedra Elliott: I don't want to give anybody the impression. Dr. B or planning commission or, you know, Joe Blow on the street. I don't want to give anybody the impression that HIV is promising to do 35 to 40

267

00:35:10.890 --> 00:35:19.140

Phedra Elliott: No price. We will do our very best. We will do what we can do. But these these these slides are meant to illustrate to you why it's hard.

268

00:35:20.670 --> 00:35:22.890

Shawn Parks: It's very eye opening very eye opening

269

00:35:23.730 --> 00:35:24.870

Joseph Dunstan: your very best to

270

00:35:24.870 --> 00:35:30.930

Joseph Dunstan: Still going to result in in only half of this development being low income qualified

271

00:35:32.130 --> 00:35:34.050

Joseph Dunstan: For. Yeah. Yeah. Okay.

272

00:35:34.320 --> 00:35:43.860

Phedra Elliott: Yeah, yeah. And to be fair, I mean, Mr. Smith or anyone else who uses this rule that's in the code right now. They're not required to do more than that we as a

273

00:35:44.070 --> 00:35:45.810

Phedra Elliott: City are not requiring more

274

00:35:45.840 --> 00:35:50.430

Phedra Elliott: He's actually going way above and beyond what he's required to do well.

275

00:35:51.450 --> 00:35:57.240

Joseph Dunstan: Yeah, but you know i mean i just to make an editorial comment is that it seems to me that

276

00:35:58.020 --> 00:36:11.760

Joseph Dunstan: It's like anything. We shouldn't look at the short term

affordability. I mean, we want affordability in 10 years 15 years we want to still be whatever that number is we want it to be affordable. Oh, yeah.

277

00:36:11.970 --> 00:36:16.260

Phedra Elliott: If they go into our land trust they will be affordable in perpetuity, that is already that's

278

00:36:17.700 --> 00:36:34.620

Phedra Elliott: Right, sure. That's what we what we aim for something. And so that's really, that's really the end of my present formal presentation and I just wanted to give you kind of an overview and if you have questions about anything. And I'm happy to entertain whatever you would like to know. Additionally,

279

00:36:34.800 --> 00:36:52.500

Joseph Dunstan: So, so, just out of curiosity, and maybe, maybe, Dave, can, can answer this question. I'm just wondering, or maybe favorite you can because of best experiences. At what point does this partnership get formalized

280

00:36:53.850 --> 00:36:55.860

Phedra Elliott: You mean with the developer or

281

00:36:56.790 --> 00:37:07.830

Joseph Dunstan: Philosopher and you can nature be, I mean, I go to the DMV that goes to the planning commission we prove all this and then the partnership doesn't work out, for some reason, whatever.

282

00:37:08.790 --> 00:37:19.080

Phedra Elliott: Well, I think if it gets if it gets passed along and approved and all that, based on the application that they've made my understanding. At this point, we

283

00:37:19.800 --> 00:37:33.510

Phedra Elliott: We would be committing to doing the under 80% that is required to happen, which I think is four or five units. Okay, we can do more. We will definitely try, but there will be nothing in stone that says more than that will happen.

284

00:37:35.790 --> 00:37:37.950

Phedra Elliott: Because the code doesn't require more than that to happen.

285

00:37:38.430 --> 00:37:39.870

Joseph Dunstan: Right. But building so

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00:37:39.930 --> 00:37:40.500

Joseph Dunstan: So we can

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00:37:42.960 --> 00:37:47.670

Joseph Dunstan: Yeah, we can go through the entire review process without knowing that this is going to work.

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00:37:48.180 --> 00:37:50.700

Phedra Elliott: Right. Yep, yep, that's exactly true.

289

00:37:51.960 --> 00:37:53.730

Marlene Schubert: John has his hand raised.

290

00:37:54.660 --> 00:37:55.350

Joseph Dunstan: Yeah. JOHN

291

00:37:58.020 --> 00:37:58.440

Jon Quitslund: Well,

292

00:37:59.550 --> 00:38:00.090

Jon Quitslund: Federal

293

00:38:01.260 --> 00:38:07.560

Jon Quitslund: You need to bring this presentation to the planning commission as soon as we can schedule it

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00:38:08.730 --> 00:38:14.550

Jon Quitslund: It's gone fast for me. I'm having trouble digesting everything I'd like to see the PowerPoint.

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00:38:17.310 --> 00:38:18.390

Jon Quitslund: Feature and so on.

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00:38:20.040 --> 00:38:20.550

Jon Quitslund: Absolutely.

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00:38:21.270 --> 00:38:22.740

Phedra Elliott: I'm happy to walk through it with you. JOHN

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00:38:23.010 --> 00:38:32.850

Jon Quitslund: Yeah, I know it's been exciting and it's concerning as as regards the planning for wintergreen and I have another question.

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00:38:34.620 --> 00:38:39.840

Jon Quitslund: I've been told that the required affordable houses.

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00:38:41.040 --> 00:38:54.210

Jon Quitslund: Required income qualified housing in the Madison cottages project those houses have been on the market, but are still unsold. What's the story there with

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00:38:55.290 --> 00:39:07.650

Phedra Elliott: With that one. There are two units there that are required to be affordable. Yeah, we got the developer gotten density bonuses to from the HTTP, I believe.

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00:39:08.910 --> 00:39:11.460

Phedra Elliott: Anyway, we're in the process of finding buyers for them.

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00:39:12.000 --> 00:39:15.630

Phedra Elliott: Okay, we have a long list of people we're going through right now so

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00:39:16.110 --> 00:39:19.110

Phedra Elliott: We have every confidence that we will have buyers for those. Yeah.

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00:39:19.200 --> 00:39:25.290

Jon Quitslund: And I thought that would be the case. And I just figured that it was just a matter of time. Okay.

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00:39:25.590 --> 00:39:25.920

Phedra Elliott: Let's take

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00:39:26.520 --> 00:39:27.450

Jon Quitslund: Or I need to know there

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00:39:28.740 --> 00:39:34.050

Jon Quitslund: Another another sort of kind of off the off the script question.

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00:39:35.160 --> 00:39:40.590

Jon Quitslund: Have you ever had conversations with banks on Bainbridge Island about

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00:39:42.990 --> 00:39:47.220

Jon Quitslund: Some you know what what they would be willing to do is

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00:39:48.480 --> 00:39:51.450

Jon Quitslund: In in terms of providing

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00:39:52.920 --> 00:39:55.530

Jon Quitslund: Mortgages for your, your, your people.

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00:39:56.310 --> 00:40:09.510

Phedra Elliott: Um, yeah, I mean, most are with community land trust. There are not that many banks that are willing to lend on it. But to be clear our homeowners get the very same mortgage that anybody else does. They don't get a special

314

00:40:09.780 --> 00:40:10.260

Yeah.

315

00:40:12.000 --> 00:40:12.360

Phedra Elliott: We

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00:40:12.870 --> 00:40:19.230

Phedra Elliott: So home street will do community land trust. We've worked with them a lot guild mortgage will do community land trust.

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00:40:20.850 --> 00:40:28.350

Phedra Elliott: And that's all we've worked with to this point. There are others who say they will we just haven't had the opportunity to kind of run that up the flagpole. If you

318

00:40:28.350 --> 00:40:42.330

Phedra Elliott: Will, what we find, or what other community land trust have found is that there's the bank is often, especially the local level, right, they're often very willing to work because it's, you know, the loan officer somebody who lives in the community to and they want to make it work.

319

00:40:43.440 --> 00:40:54.060

Phedra Elliott: Then when it gets to underwriting, you know, somewhere in Omaha, or wherever their main offices, that's when it starts to fall apart because then they're looking at it going, oh wait, the homeowner isn't going to own

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00:40:54.420 --> 00:41:02.250

Phedra Elliott: The land. There's a third party that owns this land over securing this loan is just, it's doable. It's just more complicated.

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00:41:03.930 --> 00:41:05.760

Phedra Elliott: Yeah, so we we have

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00:41:06.930 --> 00:41:11.160

Phedra Elliott: A few banks and we're always looking for more that are willing to talk to us about how it works.

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00:41:12.240 --> 00:41:12.570

Jon Quitslund: Okay.

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00:41:14.220 --> 00:41:16.260

Jon Quitslund: Another conversation later on.

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00:41:19.830 --> 00:41:20.370

Jon Quitslund: So,

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00:41:22.500 --> 00:41:23.310

Jon Quitslund: I wonder

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00:41:27.630 --> 00:41:29.280

Jon Quitslund: wonder about the wisdom of

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00:41:30.990 --> 00:41:33.210

Jon Quitslund: Or the practicality of

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00:41:36.300 --> 00:41:39.630

Jon Quitslund: Working to provide homeownership opportunities.

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00:41:41.160 --> 00:41:43.890

Jon Quitslund: For people who might be really better off renting

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00:41:45.450 --> 00:41:52.500

Jon Quitslund: And I'm concerned about the business plan and and the practicality of the wintergreen project focused on

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00:41:55.170 --> 00:41:56.580

Jon Quitslund: Entirely on on

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00:41:57.870 --> 00:42:09.240

Jon Quitslund: Homes for sale that that's requiring a subdivision. I'm not even sure we can approve a subdivision. In this case, but

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00:42:10.740 --> 00:42:11.130

I just

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00:42:13.200 --> 00:42:18.450

Phedra Elliott: I guess I would say that. I mean, obviously, you will know more way more about what's going to be allowed, you know,

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00:42:19.140 --> 00:42:33.570

Phedra Elliott: Business standpoint and approval standpoint than I do. So that's not my area at all. I think this homeownership model is very viable and it's very helpful too many families we have you know 40 households living in from fulfilling who are living in

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00:42:34.590 --> 00:42:42.660

Phedra Elliott: Their, their rents are never going to go up. They get to live in it. They want to provide them all the stability that we all want from home ownership and seek to get

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00:42:44.250 --> 00:42:50.610

Phedra Elliott: So yeah, I can't say I works very you can work just as well for low income families as I can for others.

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00:42:51.750 --> 00:42:59.310

Phedra Elliott: Whether you know whether or not wintergreen or any other development on Bainbridge Island should have more rental in it I you know I

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00:42:59.940 --> 00:43:07.200

Phedra Elliott: Can't make that call. That's up to the developer and what they do. Central Highlands doesn't build around projects are happening. Typically, so I don't know.

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00:43:08.310 --> 00:43:09.750

Phedra Elliott: If you asked him about it but

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00:43:11.220 --> 00:43:22.830

Phedra Elliott: From our view is, you know, funding is available. We are more than happy to do homeownership. We also are working on rental projects to as you may know, with Madison and why we have a partnership that developer. It's a little different.

343

00:43:24.960 --> 00:43:27.900

Phedra Elliott: And also going to require a lot of money.

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00:43:29.160 --> 00:43:37.920

Phedra Elliott: We own property on Ericsson that we want to develop ourselves down the line also will cost a lot of money. It's not cheap to do these things and

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00:43:39.660 --> 00:43:44.670

Phedra Elliott: You know and as a city. Well john you well know, you worked on affordability for a long time here.

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00:43:45.930 --> 00:43:53.220

Phedra Elliott: We are, we are not not been moving the needle ahead as we should, in my opinion, right.

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00:43:53.820 --> 00:43:55.920

Marlene Schubert: Nikki and Bob both have their hands raised.

348

00:43:57.570 --> 00:43:58.770

Joseph Dunstan: Becky. Thank you.

349

00:44:00.600 --> 00:44:03.570

Vicki Clayton: Um, let's see, my muted unmuted.

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00:44:04.050 --> 00:44:04.440

Joseph Dunstan: Know,

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00:44:04.590 --> 00:44:05.790

Marlene Schubert: We can hear you. Oh.

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00:44:07.080 --> 00:44:14.820

Vicki Clayton: I'm, you know, stepping back I I watched a city council meeting a couple weeks ago and

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00:44:17.220 --> 00:44:29.460

Vicki Clayton: Heather made a presentation a PowerPoint presentation with a whole series of questions about affordable housing and i i believe john you can correct me, but I believe the Council.

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00:44:30.060 --> 00:44:42.030

Vicki Clayton: Asked that those list of questions be given to the planning commission to be studied and for recommendations to go from the planning commission back to the Council.

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00:44:42.840 --> 00:44:55.530

Vicki Clayton: And from a strategic planning standpoint, one of the biggest questions that was being asked is, where does the community, where should the city come down related to

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00:44:56.820 --> 00:45:07.200

Vicki Clayton: affordable rental or affordable homeownership or a combination of both. And what would that mean

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00:45:07.860 --> 00:45:19.980

Vicki Clayton: Because ultimately, when you look at all of the funding issues that Phaedra is laying out and all of the fundraising that HR be has to do the single kind of constraining issue.

358

00:45:20.880 --> 00:45:31.980

Vicki Clayton: There. Well, there's more than one's constraining issue, but it all boils down to money, it boils down to the willingness of a of a for profit developer being willing to do what Mr. Smith is doing.

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00:45:32.670 --> 00:45:41.280

Vicki Clayton: It boils down to trying to find a very well. He'll developer who will just find the whole thing because he wants the tax credits.

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00:45:41.910 --> 00:46:01.770

Vicki Clayton: And so the big underlying question is if the city was to put together a very careful bond issue to support things like this. I mean, what is the, the answer to. Where's this money going to go and is a and to be able to put a bond issue together, it has to be somewhat

361

00:46:02.970 --> 00:46:20.850

Vicki Clayton: Like the school district does, it's going to build this school this big for this much money on this piece of land and for the city to do affordable housing bond, it would have to get that specific and so the questions that were in Heather's presentation.

362

00:46:22.980 --> 00:46:34.140

Vicki Clayton: I can't remember the rest of the questions, but the big. Really big one was rental versus homeownership or should not. Ah, maybe the word shouldn't be versus it should be what proportion of each

363

00:46:34.830 --> 00:46:36.690

Vicki Clayton: General good Jennifer can answer.

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00:46:36.720 --> 00:46:58.020

Jennifer Sutton: Yeah, well, just to just to clarify, the Council meeting and agenda item that you're asking about Vicki those quiet those policy questions were specific policy questions related to adopting a multi family tax exemption program specifically

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00:46:58.440 --> 00:46:58.830

Vicki Clayton: Mm hmm.

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00:46:59.250 --> 00:47:07.620

Jennifer Sutton: And those questions, the Council did for the Mon to the planning commission. So the question about rental versus homeownership was

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00:47:08.400 --> 00:47:19.440

Jennifer Sutton: In adopting it. You know, if the city adopts an MFA program, which we're working on, and hopefully it will get completed.

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00:47:20.220 --> 00:47:36.210

Jennifer Sutton: As soon as possible, would we want, what is there a reason to limit that program to either just a rental project or just to homeownership project because under the State law, it could apply to either so that that policy question

was brought up.

369

00:47:37.770 --> 00:47:49.140

Jennifer Sutton: From an of from a planning commission subcommittee as an idea and the Planning Commission is discussing it. But the question was not about affordable housing more broadly.

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00:47:49.410 --> 00:48:04.770

Jennifer Sutton: Month Island. It was really what we were talking about was just specific to what needs to be done in order to get an MFA program on the books, which is a financial incentive tool for promoting

371

00:48:05.850 --> 00:48:20.970

Jennifer Sutton: Multi building multifamily housing and I think in a lot of what you just said was kind of talking about a bigger picture what the city should do in a bigger picture approach to affordable housing issues so

372

00:48:22.980 --> 00:48:24.480

Jennifer Sutton: I just wanted to correct you on that.

373

00:48:24.510 --> 00:48:24.990

Vicki Clayton: Dope thing.

374

00:48:25.170 --> 00:48:38.160

Jennifer Sutton: But I think as far as like where to start with the bigger picture. I think you could start with the approved goals and policies and vision statement of the housing element of the Comprehensive Plan, which was

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00:48:39.540 --> 00:48:52.740

Jennifer Sutton: So we haven't we haven't accomplished hardly any of those goals if any yet. Since that comprehensive plan was approved in early 2017 and we're supposed to be working on them.

376

00:48:54.330 --> 00:49:00.150

Jennifer Sutton: There is a goal that says the city could consider or could research, whether or not

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00:49:01.620 --> 00:49:10.110

Jennifer Sutton: They should pursue something like a bond that is that that is in there as a potential action to look into.

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00:49:12.270 --> 00:49:23.790

Jennifer Sutton: But you know, I don't know if you paid attention to development issues or if you've focused at all on the Suzuki conversation that took place over five years.

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00:49:25.140 --> 00:49:34.320

Jennifer Sutton: That kind of ended in early 2020 but it's really complicated and the city got quite far down the road with planning.

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00:49:35.820 --> 00:49:47.820

Jennifer Sutton: Affordable housing project on our own property on Suzuki, and that's all been put on hold. So, not to say that we couldn't in the future, pursue some sort of bond or financing tool.

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00:49:49.080 --> 00:49:56.490

Jennifer Sutton: We definitely could look into that. If the City Council gave us that direction, but I think it's, you know, it'd be a really big left

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00:49:58.260 --> 00:50:07.800

Jennifer Sutton: Phaedra Phaedra, did you have anything else to add, I know as someone who's very involved with planning for the Suzuki project.

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00:50:09.240 --> 00:50:11.100

Shawn Parks: Closed oh sorry Phaedra where we're going to say

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00:50:11.490 --> 00:50:22.350

Phedra Elliott: No, I don't have anything to add about that your rights as if you went down the road and didn't finish. And I think the answers are specifically and any other affordable housing project that happens or it's difficult. It's complicated.

385

00:50:23.340 --> 00:50:23.880

Shawn Parks: Yeah.

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00:50:24.420 --> 00:50:31.350

Shawn Parks: But one thing that I always like I feel like is. I mean, and I know I don't. I definitely don't know but it's like I feel like we're always

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00:50:31.740 --> 00:50:38.670

Shawn Parks: Kind of like, well, the developers, it is just going to charge with the

developers kind of charge. Like I feel like we're always trying to like

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00:50:39.540 --> 00:50:41.910

Shawn Parks: Not and I just in my experience, like

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00:50:42.480 --> 00:50:54.030

Shawn Parks: You know mandating putting mandates are things into place like force developers to get creative, just like in any other fields and they always figure out a way to do it. They always figure out a way someone will always answer that call.

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00:50:54.750 --> 00:51:03.150

Shawn Parks: In to Jennifer's point like we haven't done what we should. Well, we're three years into the comp plan regarding housing and where we still aren't quite there. And I just

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00:51:03.480 --> 00:51:13.020

Shawn Parks: Like when I'm listening to you break down the wintergreen reality, it's like that this would be just like an E huge miss if 70 units went up that were deemed affordable.

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00:51:13.590 --> 00:51:20.580

Shawn Parks: And without like a little more weight behind it. And I think that can really only come from policy at this point. Sounds like

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00:51:21.390 --> 00:51:23.070

Marlene Schubert: So we have Bob and Todd have

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00:51:23.070 --> 00:51:24.180

Marlene Schubert: Both have their hands raised.

395

00:51:24.480 --> 00:51:26.520

Joseph Dunstan: Yeah, Bob. Let's go ahead, Bob. And then, Todd.

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00:51:27.570 --> 00:51:29.400

Bob Russell: Todd. Go ahead. He hasn't spoken at all.

397

00:51:29.430 --> 00:51:30.720

Joseph Dunstan: Okay, Todd. Go ahead.

398

00:51:37.290 --> 00:51:38.010
Marlene Schubert: Can't hear you.

399
00:51:39.690 --> 00:51:40.230
unmute

400
00:51:41.670 --> 00:51:43.080
Marlene Schubert: It shows. He's unmuted. So

401
00:51:46.440 --> 00:51:47.190
Todd Thiel: Does this work.

402
00:51:47.790 --> 00:51:48.360
Joseph Dunstan: There you go.

403
00:51:50.040 --> 00:51:52.110
Todd Thiel: Excellent question. For Phaedra

404
00:51:53.190 --> 00:52:04.170
Todd Thiel: The fern Cliff development. Could you just describe how that is success or or how do we how do we duplicate that what was your biggest roadblock in getting that to happen.

405
00:52:04.710 --> 00:52:05.460
Um,

406
00:52:07.530 --> 00:52:09.780
Phedra Elliott: I mean it took time and it took a lot of money but

407
00:52:10.020 --> 00:52:11.520
Phedra Elliott: Your magic. Oh.

408
00:52:12.000 --> 00:52:12.180
No.

409
00:52:13.650 --> 00:52:14.070
Marlene Schubert: You're good.

410

00:52:15.600 --> 00:52:18.690

Phedra Elliott: How about now is that better. Okay. Um,

411

00:52:19.620 --> 00:52:30.000

Phedra Elliott: You know there were definitely all the same problems that any development has it just was complicated. It took time there were multiple funding sources we applied for a lot of grants, we raised money, you know,

412

00:52:30.420 --> 00:52:41.640

Phedra Elliott: I would say that we also didn't we started the first phase, during when the economy was tanking or had already tanked. And we were the only ones building anything. So it was a lot less expensive.

413

00:52:42.870 --> 00:52:53.970

Phedra Elliott: Than it would be today. In fact, if we were to try to replicate that today, it would be a lot harder to do as is evidenced by, you know what I showed you for wintergreen so

414

00:52:55.560 --> 00:52:59.370

Phedra Elliott: You know, I think it could be done, it would just take more money now as everything does

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00:53:00.540 --> 00:53:06.840

Todd Thiel: I'm sorry, I mean my ears were off, um, was there a developer that lead that or did you eat.

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00:53:06.870 --> 00:53:09.570

Phedra Elliott: We were the developer HRP was

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00:53:10.230 --> 00:53:10.500

We did.

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00:53:12.210 --> 00:53:16.380

Todd Thiel: Is there anything from the city could do to to help one of those happen again.

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00:53:17.730 --> 00:53:18.480

Phedra Elliott: Um,

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00:53:20.070 --> 00:53:34.080

Phedra Elliott: Well, for us, I guess the city. We would what I mean sure, the city can provide funding if they had it or you know there was a housing trust fund or is a housing trust fund at the city that has some money and then we use that money for for and Clifton Park.

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00:53:35.400 --> 00:53:40.830

Phedra Elliott: But I think the thing about creating more housing that is income qualified to use the term that

422

00:53:41.610 --> 00:53:43.140

Phedra Elliott: Is more correct to say that

423

00:53:43.470 --> 00:53:55.230

Phedra Elliott: Is it's not about wanting HRP. To do that, we're going to do that. Anyway, that's what we do what we what I feel like we need to do from a policy perspective at the city is is find ways to convince other developers that they need to do this, whether they're

424

00:53:55.590 --> 00:54:10.530

Phedra Elliott: Being whether it's mandated or it's it's done voluntarily because it makes sense for them HIV is here to do that work. And we always will. So what we just need is money and time and flexibility.

425

00:54:11.640 --> 00:54:17.880

Phedra Elliott: But we can't create everything right, we, we need other developers out there to be doing that and to be

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00:54:18.630 --> 00:54:24.540

Phedra Elliott: Deciding that it's worth their money. We have to in order for them if we had including rezoning, for example.

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00:54:25.290 --> 00:54:29.730

Phedra Elliott: You know, the developer has to pencil out for the developer, the developer has to be able to

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00:54:30.450 --> 00:54:44.910

Phedra Elliott: Do what they normally do. We can't take anything from them under the law, they can't be forced to do something that's going to lose money. So we have to find ways and and get additional density so that it makes sense and Jennifer knows way more about that stuff for me but

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00:54:47.580 --> 00:54:48.930

Phedra Elliott: She can give you a whole class, I'm sure.

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00:54:50.190 --> 00:54:54.090

Marlene Schubert: So Bob has this hand released and we haven't you in the audience that also have their hand.

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00:54:54.960 --> 00:54:55.560

Joseph Dunstan: Up. Go ahead.

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00:54:58.320 --> 00:55:11.370

Bob Russell: Yeah, this is probably many more for Jennifer. I've got just a couple quick questions. But, Jennifer, in order for any non residential construction to take place on the island.

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00:55:12.240 --> 00:55:19.740

Bob Russell: Where they have to do where there's an impact fee of five bucks a square foot or something like that. Start off less expensive but

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00:55:20.760 --> 00:55:30.060

Bob Russell: Does it have to be work performed in an inclusion airy zoning situation. I mean, if you know to me. Yeah, there's a bond. Okay, that's one way of doing it, but

435

00:55:30.690 --> 00:55:46.110

Bob Russell: We got developers out of your people building. I mean, if it's non residential just taking so much a square foot like the city of Seattle does to me that makes good sense, put into a housing trust fund that they can utilize that money is am I wrong. You can't do that or

436

00:55:46.800 --> 00:55:48.810

Have to be inclusion area.

437

00:55:50.010 --> 00:56:06.210

Jennifer Sutton: Yeah, the i think i think i think i hear your questions to tell me if I'm wrong. I think you're asking if we could assess affordable an impact fee for housing with development that we can

438

00:56:07.290 --> 00:56:27.240

Jennifer Sutton: We can't the state law is really limited about what cities can charge impact fees for its state. It's spelled out in state law so parks schools,

transportation, housing, at this time is not something that we are permitted to charge an impact fee for

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00:56:28.380 --> 00:56:30.690

Jennifer Sutton: So, so I'm not quite sure.

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00:56:33.720 --> 00:56:40.980

Jennifer Sutton: I don't know if you're talking about, I don't know if you're talking about the current FA, the current program.

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00:56:42.090 --> 00:56:48.840

Jennifer Sutton: That is kind of on hold right now is about purchasing FA IR. Is that what you're talking about.

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00:56:49.740 --> 00:56:51.060

Bob Russell: I don't know what I'm talking about.

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00:56:51.060 --> 00:56:52.320

Jennifer Sutton: Actually okay like

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00:56:54.750 --> 00:56:58.560

Bob Russell: John says there's lots of acronyms. It's kind of like the CIA.

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00:56:59.460 --> 00:57:13.680

Jennifer Sutton: Yeah, yeah. And just to kind of add on to what Phaedra had had just said is that, you know, we can have requirements for when building does come in.

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00:57:14.970 --> 00:57:25.170

Jennifer Sutton: But yeah, and we actually do have an inclusion Arizona zoning on the books right now that's voluntary, however, it hasn't been used because

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00:57:26.910 --> 00:57:38.730

Jennifer Sutton: The, the requirements are. We can assume that they are too high and therefore they're just being left on the table and and so products have been built without

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00:57:39.930 --> 00:57:57.990

Jennifer Sutton: Going for bonus FDR bonus density under that current program because the requirements are too high and based on what you're getting. So if we want the market to if the idea is that we want the market to provide to build this

housing.

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00:57:59.190 --> 00:58:09.120

Jennifer Sutton: And maybe it's mandatory. We have to have the regulatory structure in place that makes the market build it, right, because we have a lot of

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00:58:10.290 --> 00:58:21.870

Jennifer Sutton: The city can't force a property owner to build something. It could just sit there undeveloped or with the current with the current use on it, you know, we can't force people to redevelop

451

00:58:22.920 --> 00:58:32.880

Jennifer Sutton: But we could. So what we need to do is to make it attractive to pursue redevelopment or developing housing that includes affordable housing.

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00:58:34.080 --> 00:58:45.690

Bob Russell: So city cannot take like five bucks a square foot for any non residential construction on the island and put it into a trust fund, even if it's not call it impact fee. I guess it is. But is there a way of doing that.

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00:58:46.500 --> 00:58:50.220

Jennifer Sutton: Well, right now. Right now, the Council has been

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00:58:52.740 --> 00:59:03.390

Jennifer Sutton: putting money into the city's housing trust fund as part of their annual budgeting process right so that has contributed to the housing trust fund and then

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00:59:04.890 --> 00:59:13.740

Jennifer Sutton: Some wet when we sold bonus FDR a portion of that would go into the housing trust fund. So, um,

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00:59:15.720 --> 00:59:17.310

Jennifer Sutton: So there are other ways of

457

00:59:19.830 --> 00:59:22.350

Jennifer Sutton: Adding to the housing trust fund is I guess what I would say.

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00:59:23.280 --> 00:59:30.600

Bob Russell: As an organization that the builder or a developer to contribute five

bucks a square foot, say, I don't care. It's \$3 to start or five

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00:59:32.010 --> 00:59:42.030

Bob Russell: Is that possible as as some of the City Council can do if it was if it deemed important right now. I'm not sure. But if they deemed it important that affordable housing is important.

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00:59:42.330 --> 00:59:42.750

Jennifer Sutton: Yeah.

461

00:59:43.290 --> 00:59:45.030

Bob Russell: So it's an ordinance so

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00:59:45.090 --> 00:59:52.140

Jennifer Sutton: Yeah, so we can't understate law right now. We can't charge an impact fee. And I think that would be well impact.

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00:59:53.910 --> 01:00:01.350

Jennifer Sutton: What we can do what we could do, and if we improve if we improve our inclusion rezoning program.

464

01:00:02.370 --> 01:00:22.110

Jennifer Sutton: You could have a requirement to either build the affordable housing or if, if the project wasn't going to build it, they would provide they would pay a fee instead of building it, but that, but that's a whole different animal than charging for housing for other kinds of projects are

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01:00:22.200 --> 01:00:22.980

Jennifer Sutton: Charging by the

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01:00:23.160 --> 01:00:27.900

Shawn Parks: hour flight, Jennifer. Is that possible or in theory or started like

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01:00:28.530 --> 01:00:38.190

Shawn Parks: Is it possible, though, to, to put them in day or something for, like, if you're building like this dense area or what we've defined dense area that that it has to be

468

01:00:38.790 --> 01:00:45.420

Shawn Parks: You know, or a portion of it has to be affordable housing or, you know,

like, is that something that could be done through council.

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01:00:46.260 --> 01:01:02.760

Jennifer Sutton: Yes. Yep. We could craft an ordinance to do that. But the thing is is that we want it to be used and if the requirement is too burdensome, then the program won't get used and nothing will get belt.

470

01:01:04.110 --> 01:01:12.420

Jennifer Sutton: So that's kind of that's kind of the state of affairs we have right now is we have a voluntary program, not a mandatory program, but

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01:01:13.500 --> 01:01:17.280

Jennifer Sutton: Even are voluntary program is too burdensome and so it's it's not being used.

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01:01:18.420 --> 01:01:24.510

Shawn Parks: But yeah, but I would think that a mandatory instead of voluntary people would eventually someone will figure it out.

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01:01:25.770 --> 01:01:26.190

Shawn Parks: Later.

474

01:01:27.600 --> 01:01:33.630

Jennifer Sutton: But what we know hey Phaedra is just kind of explained to you about how expensive development all together is right.

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01:01:34.110 --> 01:01:34.440

Jennifer Sutton: Then I

476

01:01:34.710 --> 01:01:42.270

Jennifer Sutton: Think that building an affordable unit makes that development even more expensive because you can't charge the market rate for it.

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01:01:43.110 --> 01:01:54.630

Jennifer Sutton: So you have to have enough, you have to have enough market rate units, potentially, to help support that affordable unit and right now the city's regulations.

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01:01:55.590 --> 01:02:12.060

Jennifer Sutton: Aren't working to precipitate the private sector, but to build

those. So if we want, if we want to mandate affordable housing and we want to build. We don't just want our land to sit unchanged, then we have to craft a program

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01:02:13.140 --> 01:02:19.290

Jennifer Sutton: That will that will make private developers take the plunge and develop

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01:02:21.180 --> 01:02:30.750

Jennifer Sutton: Because Phaedra said if they're going to lose money. They're not going to they'll just sit on what they have. Right. They're not going to pursue a project where they lose money.

481

01:02:32.310 --> 01:02:33.750

Jennifer Sutton: It will just sit unchanged.

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01:02:34.410 --> 01:02:39.300

Shawn Parks: Right. And so when you say lose money. You mean just not make us higher margin or. Yeah, I understand.

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01:02:39.750 --> 01:02:46.110

Jennifer Sutton: Or not, not even not even make as high margin, like a project won't happen if it doesn't pencil out

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01:02:46.590 --> 01:02:51.840

Jennifer Sutton: Right, if it wasn't if it will be negative. If it won't happen or

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01:02:53.670 --> 01:03:13.290

Jennifer Sutton: And like Phaedra is just explained, like everything, everything is labor is expensive land is expensive materials 111 of the things that helped Franklin village to happen was that the land was donated so that so that's a huge savings.

486

01:03:14.460 --> 01:03:22.440

Jennifer Sutton: So, but, yes, we could come up with a mandatory program. It just won't be used, unless the other parts of the program our work, you know,

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01:03:23.010 --> 01:03:32.100

Jennifer Sutton: If it all works together based on our current market conditions. And I think the problem is is that our current voluntary program was created.

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01:03:32.760 --> 01:03:44.820

Jennifer Sutton: You know 16 years ago and you know the markets changed. And frankly, all of the city's density and development regulations were created 20 years ago and a lots changed since then.

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01:03:46.650 --> 01:03:49.020

Marlene Schubert: So we have a John Switzerland with this hand raised.

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01:03:49.680 --> 01:03:52.170

Bob Russell: I just finished. I had a second question real quick.

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01:03:52.200 --> 01:03:52.680

Marlene Schubert: I'm sorry.

492

01:03:53.460 --> 01:04:10.140

Bob Russell: No, I'm Phaedra what so the term affordable housing for all the programs that are out there. I assume that. So it kind of drives a term affordable housing. So do they go up just to 120% or do they go to 150% to deem something affordable housing.

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01:04:10.830 --> 01:04:17.760

Phedra Elliott: When you're when you're talking about the definition through hard to find affordable and defines

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01:04:18.930 --> 01:04:22.410

Phedra Elliott: The group that is served as 80% and below.

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01:04:23.460 --> 01:04:32.430

Phedra Elliott: There are no state or federal programs that serve people at over 80% through an affordable type of program. Some communities.

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01:04:33.060 --> 01:04:45.210

Phedra Elliott: Right. Some communities will further define affordable to go beyond that. So, for example, at Frank left, we have a handful of houses that we sold people up to 20 120%

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01:04:45.630 --> 01:04:55.260

Phedra Elliott: That. But there's no fun, no federal funding in those units we had, you know, we, we decided it was important, just because of community and, you know, kind of the demographics here.

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01:04:56.250 --> 01:05:05.190

Phedra Elliott: But there are no official programs that do that. There are some cities like I think it's Vale, for example, they have a city program where they've defined it up to 150%

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01:05:06.270 --> 01:05:14.610

Phedra Elliott: So it can, it varies. There's local ordinances and local communities that define it differently. But when you're talking about how to the states it's 80% below.

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01:05:17.640 --> 01:05:18.060

Joseph Dunstan: Thank you.

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01:05:19.380 --> 01:05:21.720

Joseph Dunstan: Have some questions in the audience.

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01:05:21.780 --> 01:05:23.550

Marlene Schubert: Right. Yeah. JOHN

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01:05:23.610 --> 01:05:27.930

Marlene Schubert: John was first and then 2D so john you you've been allowed to speak.

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01:05:28.290 --> 01:05:28.890

So you can

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01:05:30.030 --> 01:05:30.990

Jon Quitslund: You can hear me now.

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01:05:31.440 --> 01:05:39.030

Jon Quitslund: Yes. So I just wanted to speak to the to the matter of of an inclusion rezoning program.

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01:05:40.500 --> 01:05:53.940

Jon Quitslund: I'm itching to get going on it. I've been researching it at length, I'm looking at what is done in the city of Santa Cruz and California need have, they have a tremendous amount of

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01:05:56.460 --> 01:05:59.430

Jon Quitslund: Adult does tremendous amount to to

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01:06:01.380 --> 01:06:11.190

Jon Quitslund: publicize the need for affordable housing and they do have an exclusionary zoning program that is mandatory requiring 20% to be

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01:06:12.930 --> 01:06:15.840

Jon Quitslund: For income qualified participants.

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01:06:17.010 --> 01:06:20.310

Jon Quitslund: I think, I think the emphasis is on rental rather than purchase.

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01:06:21.660 --> 01:06:26.670

Jon Quitslund: And it it's not clear to me from what I'm reading in the regulations.

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01:06:28.230 --> 01:06:29.880

Jon Quitslund: But it appears that

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01:06:31.350 --> 01:06:44.430

Jon Quitslund: There's a great deal of public money invested getting what they want. So, and then mandatory goes goes hand in hand with a fee and Lou opportunity or option.

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01:06:45.480 --> 01:06:57.840

Jon Quitslund: But the fee and Lou, if it is used extensively that puts money back into other projects that that need the needs support to be successful.

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01:07:00.150 --> 01:07:01.740

Jon Quitslund: And exclusionary

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01:07:02.910 --> 01:07:04.290

Jon Quitslund: The inclusion program.

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01:07:05.790 --> 01:07:17.190

Jon Quitslund: Is independent apparently of bonus density for other other things that they want to incentivize like building for seniors and

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01:07:18.300 --> 01:07:20.850

Jon Quitslund: For people with disabilities and the like.

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01:07:22.830 --> 01:07:27.000

Jon Quitslund: So it's i'm i'm thinking that

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01:07:28.140 --> 01:07:33.420

Jon Quitslund: I need more sort of guidance through their regulations, but I do believe that

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01:07:35.940 --> 01:07:36.960

Jon Quitslund: Santa Cruz may be

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01:07:38.640 --> 01:07:45.000

Jon Quitslund: An example for us to follow, but we need to be willing, the city needs to be willing to put some money.

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01:07:46.050 --> 01:07:48.930

Jon Quitslund: Behind the results that they want to go.

525

01:07:52.800 --> 01:07:54.180

Joseph Dunstan: Okay, thank you.

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01:07:55.200 --> 01:07:57.120

Joseph Dunstan: Okay, today is that right

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01:07:59.850 --> 01:08:00.720

Joseph Dunstan: Question.

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01:08:09.570 --> 01:08:10.320

Marlene Schubert: Yes, Judy.

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01:08:10.380 --> 01:08:12.720

Marlene Schubert: Judy your love to talk now. Yes.

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01:08:13.590 --> 01:08:14.490

Susan B: Can you hear me now.

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01:08:14.910 --> 01:08:29.520

Susan B: Yes. Okay, that's, that's an old screen name. My name is Susan buckles and

I've been on the island for a long time. I worked at helpline for many years and I want to express a lot of frustration.

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01:08:30.930 --> 01:08:38.250

Susan B: What I think is that the city has got to make an effort, a consistent effort and a commitment to

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01:08:38.940 --> 01:08:57.870

Susan B: Put some money behind this whole project because it's, oh, let's do it. Oh, we don't have time. We don't have the money. And then we start all over again. And it's just so frustrating and so irritating. You know, we could make an effort to change the state law. We can do a levy

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01:08:58.200 --> 01:08:59.100

Susan B: And really put

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01:08:59.250 --> 01:09:08.670

Susan B: Energy into getting that money because it's going to take money from the city. It's got to take money from the city. We can't get it off in the developers unless we change our rules.

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01:09:09.840 --> 01:09:16.620

Susan B: But we've got to make an effort. We've got to get the money together on the island Phaedra has shown us we can't

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01:09:17.130 --> 01:09:30.690

Susan B: People can't afford to buy their houses and I don't want to hear. Oh, maybe people shouldn't be buying they should be renting people need to own their homes that gives people so much more stability so much movement mental health. I'm a

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01:09:31.530 --> 01:09:42.690

Susan B: Therapist, they need to own their homes for health and safety and they need to be part of the community. You know, everybody on this island.

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01:09:43.170 --> 01:10:04.710

Susan B: Um, you know, has to exist at a much higher level of income and that that alienates and separates people. So I don't know what we can do to make the city council commit the money, change the ordinances and have the will to stick to this project for more than two years at a time.

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01:10:05.940 --> 01:10:07.830

Susan B: That's what I have to say thank you.

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01:10:08.760 --> 01:10:15.180

Joseph Dunstan: Well, thank you, Susan. I think I would like to say that I completely agree with you and and i think Jennifer

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01:10:16.200 --> 01:10:24.600

Joseph Dunstan: Put it very politely and very nicely that we just the last three years since 2017 has not been a lot of action on the city council and

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01:10:25.140 --> 01:10:40.860

Joseph Dunstan: We need on this issue and we need more leadership in that way in. We'll have to figure out a winter, you know, put some pressure on the city council to attack that in the work plan and do some more. And I'm sure Jennifer's working hard towards doing that.

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01:10:42.420 --> 01:10:43.590

Marlene Schubert: Michael has his hand raised.

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01:10:43.920 --> 01:10:44.730

Joseph Dunstan: That's Michael

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01:10:45.030 --> 01:10:45.210

Yeah.

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01:10:46.590 --> 01:10:55.770

Michael Loverich: Yeah, I agree. It kind of seems like relying on the market and developers to kind of do good is a little bit

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01:10:57.690 --> 01:11:01.590

Michael Loverich: Kind of challenging, and I don't think we should necessarily be relying on them to

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01:11:03.930 --> 01:11:09.900

Michael Loverich: reach our goals. And so I think having some sort of levy bond or whatever city funded thing.

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01:11:11.520 --> 01:11:12.840

Michael Loverich: To put money into

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01:11:13.980 --> 01:11:24.570

Michael Loverich: Properties within that are currently already zone that can have more development on it or the affordable housing bonuses already on it is something that should kind of happen.

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01:11:25.980 --> 01:11:27.330

Michael Loverich: Because I do think it is something that

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01:11:28.710 --> 01:11:34.470

Michael Loverich: We as an entire community have to contribute to and some sort of way rather than kind of

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01:11:35.100 --> 01:11:50.010

Michael Loverich: Putting all of our eggs in someone else's basket and trying to like get someone else to kind of handle it. I think this is affects the entire community. We all need to contribute somehow and to focus on areas that already have the capacity, the infrastructure.

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01:11:51.120 --> 01:11:52.590

Michael Loverich: And kind of the zoning set up to

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01:11:53.670 --> 01:11:54.180

Michael Loverich: handle that.

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01:11:56.970 --> 01:12:17.580

Joseph Dunstan: Well, the first for the second time Michael I think your point is really well taken. I wrote this down, do not rely on developers to achieve our goals. I think we're responsible to achieve our own goals, the city council that you know Dr. Be that the PC. Everybody is. Yeah. So Vicki. Go ahead.

558

01:12:19.110 --> 01:12:27.630

Vicki Clayton: I'm like to monetize this if you take the 74 units and you subtract from that the four that Phaedra is positive, she can do

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01:12:29.250 --> 01:12:39.900

Vicki Clayton: 70 units so if if they do with to make this project fly for like people at 35,000

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01:12:41.130 --> 01:12:43.170

Vicki Clayton: Would it be how much

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01:12:44.340 --> 01:12:48.060

Vicki Clayton: Community cash would be if we look at the 35

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01:12:49.170 --> 01:12:50.970

Vicki Clayton: So they are short.

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01:12:52.050 --> 01:13:03.870

Vicki Clayton: About how much money they're short on the primary mortgage, you said they could probably only afford 112 or something like that. So let's pretend to for easy math or short \$100,000

564

01:13:04.410 --> 01:13:24.780

Vicki Clayton: So that's \$100,000 times 70 units can the city, figure out how to do a bond for those specific number of units. Now this the whole caveat on this is we don't even know if wintergreen from zoning standpoint works, etc. But let's pretend it does. So to put this into perspective.

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01:13:25.800 --> 01:13:33.390

Vicki Clayton: Money. It's just not that much money that's \$7 million right \$7 million

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01:13:33.420 --> 01:13:35.550

Vicki Clayton: Divided a mouse is

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01:13:36.000 --> 01:13:42.840

Vicki Clayton: All the property on the island. If we were to subsidize 70 of these units at \$100,000 per unit

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01:13:45.270 --> 01:13:49.770

Vicki Clayton: That's seven. It's only \$7 million and you put it on a 30 year bond.

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01:13:51.270 --> 01:13:58.350

Vicki Clayton: And how come going back to what Susan was saying how can we can't do \$7 million

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01:14:00.990 --> 01:14:09.330

Vicki Clayton: That just as is in the in the big scheme of events to get 74 units.

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01:14:10.380 --> 01:14:19.590

Vicki Clayton: Of home ownership. It's just not that much money in perpetuity 74 in perpetuity only \$7 million

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01:14:20.400 --> 01:14:21.600

Shawn Parks: I love you, Vicki.

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01:14:23.520 --> 01:14:26.610

Vicki Clayton: I mean really. This is not rocket science.

574

01:14:27.180 --> 01:14:37.320

Shawn Parks: I know, but you're thinking, I mean it's we need to just actually like make moves and do it. If this goes through and it doesn't happen. It is like, why do we

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01:14:37.530 --> 01:14:39.990

Vicki Clayton: We don't even know if wintergreen work.

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01:14:40.260 --> 01:14:41.280

Shawn Parks: Right, right. No, no.

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01:14:41.970 --> 01:14:43.380

Vicki Clayton: Let's pretend it can work.

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01:14:43.440 --> 01:14:54.060

Vicki Clayton: For let's pretend it's a similar project on another three or a piece of property \$7 million. So we need to go to the Council and

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01:14:54.660 --> 01:15:11.850

Vicki Clayton: And in order to ask the community for a bond. It's got to be a site Pacific specific project. It's got to look at it, you know, you have to have the architectural renderings it's going to look like this. This is on the bus line it's walking distance to the grocery store, blah, blah, blah.

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01:15:12.870 --> 01:15:22.500

Vicki Clayton: And we need \$7 million. Now if this community can raise how much they raise for the barn and how much they've already ways

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01:15:22.530 --> 01:15:31.110

Vicki Clayton: Through for BPA, and they haven't even gone public with their with

their capital campaigns. How come we can't do \$7 million

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01:15:34.800 --> 01:15:38.160

Joseph Dunstan: To talk to the City Council about that maybe don't know

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01:15:39.300 --> 01:15:39.540

Joseph Dunstan: That's

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01:15:40.500 --> 01:15:48.780

Phedra Elliott: The other thing I would say that is a good FOCUS IS THE AFFORDABLE HOUSING Task Force report that was completed.

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01:15:49.260 --> 01:16:01.410

Phedra Elliott: 232 years ago now, three years ago now needs to be addressed and be followed and done. I mean, I was reading the cobra connects letter that came out at the beginning of the year, or they're talking about the climate action plan which is

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01:16:01.890 --> 01:16:11.520

Phedra Elliott: A laudable notable wonderful thing. No, nothing against it. It has a planner attached to it. It has a lot of support behind it with regard to the you know that staff support.

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01:16:12.060 --> 01:16:20.280

Phedra Elliott: And, you know, we've been at we requested in that affordable housing reported housing planner and that hasn't come to fruition yet.

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01:16:22.920 --> 01:16:26.520

Vicki Clayton: There's actually three positions attached to the climate action plan.

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01:16:26.730 --> 01:16:27.780

Phedra Elliott: No wonder it's happening.

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01:16:33.510 --> 01:16:34.020

Joseph Dunstan: Yeah.

591

01:16:34.110 --> 01:16:42.720

Bob Russell: It's just about seven or \$800 per piece of property. The on the island. I don't know. What do we got 11,000 loss. How many lots of it parcels AND WE GOT AN ISLAND, JENNIFER.

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01:16:45.540 --> 01:16:46.200

Jennifer

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01:16:47.940 --> 01:16:50.310

Bob Russell: See your wonderful face. Come on. Come on.

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01:16:52.050 --> 01:16:52.350

Phedra Elliott: Out.

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01:16:54.270 --> 01:16:54.570

Jennifer Sutton: Well,

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01:16:55.290 --> 01:16:55.650

I don't

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01:16:56.760 --> 01:17:05.160

Jennifer Sutton: I can't, I don't know about total parcels. I know that there are about over 11,000 households.

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01:17:07.200 --> 01:17:08.310

Okay so 11,000

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01:17:09.780 --> 01:17:11.250

Jennifer Sutton: More than that.

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01:17:12.300 --> 01:17:12.630

Jennifer Sutton: Right.

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01:17:12.660 --> 01:17:14.820

Bob Russell: Most about their dollars and for

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01:17:15.120 --> 01:17:17.250

Joseph Dunstan: 7 million for 11,000 households.

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01:17:17.250 --> 01:17:17.970

Bob Russell: Okay, that's

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01:17:18.420 --> 01:17:18.750

Good.

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01:17:20.160 --> 01:17:22.110

Joseph Dunstan: Yes, talk to your colleague person.

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01:17:23.820 --> 01:17:40.230

Joseph Dunstan: Okay, well I'm a really appreciate everybody we've gotten a few minutes over our 310 so we feel like we come and kind of wrap it up. Anything else you want to say, Jennifer, before we let you go back to doing your hard work.

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01:17:40.950 --> 01:17:42.210

Jennifer Sutton: I think you made a dragon.

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01:17:42.780 --> 01:17:43.890

Joseph Dunstan: Then they say people

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01:17:46.200 --> 01:17:47.850

Joseph Dunstan: Say, Jennifer, I'm sorry.

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01:17:48.240 --> 01:17:50.010

Phedra Elliott: Here's hard work to do to ensure know

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01:17:51.120 --> 01:17:55.170

Joseph Dunstan: Looking at Jennifer when I see your name. This is Jennifer service.

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01:17:55.200 --> 01:17:57.270

Phedra Elliott: Reading Jennifer. Sorry. Yeah.

613

01:17:57.750 --> 01:17:59.190

Joseph Dunstan: Jennifer works hard to

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01:18:01.080 --> 01:18:06.750

Phedra Elliott: Say thank you for letting me talk to you about this. And I don't mean to sound like the harbinger of doom.

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01:18:08.010 --> 01:18:08.310

Phedra Elliott: Meeting.

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01:18:10.470 --> 01:18:15.390

Phedra Elliott: We will not have hope that the community can do this. We've done hard thing can be done so.

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01:18:16.440 --> 01:18:19.440

Phedra Elliott: And I'm happy to talk to planning commission john anytime, just let me know.

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01:18:20.970 --> 01:18:22.290

Phedra Elliott: All right. Thank you for having me.

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01:18:22.590 --> 01:18:24.510

Joseph Dunstan: Thank you very much for your attention.

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01:18:24.900 --> 01:18:25.050

Phedra Elliott: Thank

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01:18:25.650 --> 01:18:42.630

Joseph Dunstan: You. Thank you Jennifer for your comments from to really helpful to um okay so um let's bring on Jennifer stay on. That's good. And I love you, Jennifer. I love you back on. I don't know what what you do there, but the love.

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01:18:43.590 --> 01:18:45.570

Jennifer Sutton: That's my front yard and spring.

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01:18:46.350 --> 01:18:48.570

Joseph Dunstan: In the spring. Yeah, good.

624

01:18:48.870 --> 01:18:50.280

Jennifer Sutton: Now it doesn't look like that now.

625

01:18:50.640 --> 01:18:51.030

No.

626

01:18:52.230 --> 01:18:52.770

Jennifer Sutton: But it makes all

627

01:18:53.790 --> 01:18:55.290

Joseph Dunstan: Day. Where's Dave

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01:18:55.320 --> 01:18:56.730

David Greetham: Dave around, I'm here.

629

01:18:57.390 --> 01:18:58.050

Joseph Dunstan: Okay, good.

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01:18:58.140 --> 01:19:04.920

Marlene Schubert: Hey Joe before we move. Would you like to ensure that this presentation gets sent to the board members after this meeting.

631

01:19:05.520 --> 01:19:06.690

Joseph Dunstan: Oh, I'm sorry. Yes.

632

01:19:09.420 --> 01:19:11.820

Joseph Dunstan: I think john quick one would like a copy

633

01:19:11.970 --> 01:19:16.290

Joseph Dunstan: Okay, and all the Dr. B people if you could send it to them.

634

01:19:16.320 --> 01:19:17.880

Joseph Dunstan: Yes, sure. Okay.

635

01:19:19.020 --> 01:19:19.980

Marlene Schubert: Okay, I took a note.

636

01:19:20.550 --> 01:19:32.340

Joseph Dunstan: Okay, good. Thank you. Okay. So without further ado let's let's talk standards and codes and whatever else interesting stuff.

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01:19:34.530 --> 01:19:35.160

Joseph Dunstan: Jennifer

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01:19:35.580 --> 01:19:38.910

Marlene Schubert: Jennifer. Did you want me to stop sharing and allow you to take over.

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01:19:40.050 --> 01:19:40.950
Jennifer Sutton: I yes please.

640
01:19:41.130 --> 01:19:41.670
Marlene Schubert: One moment.

641
01:19:43.500 --> 01:19:48.180
David Greetham: Guys, I apologize for my dog barking somebody is on the porch, and he likes to greet them that way. I apologize. So

642
01:19:50.070 --> 01:20:04.920
David Greetham: As, as we're getting ready with the screen. Number one, I wanted to let you know that I will. I'm going to be updating our council liaison who couldn't make the meeting because our of our off day today. So I've taken notes to share from that last discussion to share with Leslie Schneider.

643
01:20:05.940 --> 01:20:13.500
David Greetham: And then leading into this item, Jennifer, I think all of you know her, but Jennifer's or senior planner who spends a lot of time in code.

644
01:20:14.070 --> 01:20:23.370
David Greetham: But Jennifer also has experience with current planning. So she's going to lead us on a walk, we want to take some of the mystery out of code. I think I could have been more descriptive in the title by saying

645
01:20:23.790 --> 01:20:32.010
David Greetham: Uses and stands. We wanted to show you where we go to see what users are allowed in an area and then where we go for the standards and keep it pretty simple, pretty basic.

646
01:20:32.370 --> 01:20:36.030
David Greetham: But hopefully take some of the mystery out of code in some of our key sections in code.

647
01:20:36.480 --> 01:20:45.720
David Greetham: And then Bob, you also I think mentioned you'd like to see where we go for see ups and certain types of permits. So we'll, we'll get an apple. Keep a pretty high level. So, Jennifer, do you want to kick us off.

648
01:20:46.920 --> 01:20:49.080
Jennifer Sutton: Great, thank you. Well, and

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01:20:50.250 --> 01:20:59.190

Jennifer Sutton: So Dave, and Heather and I were talking and you guys have been working so hard on process and how to improve

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01:20:59.760 --> 01:21:08.340

Jennifer Sutton: How to create the process that works best for the Design Review Board and the planning commission and the applicants and everything. And so, but

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01:21:08.760 --> 01:21:28.230

Jennifer Sutton: It, it seemed like that. And all this discussion about process that maybe we should just kind of do a quick refresher or orientation about the other regulations that apply or are triggered when someone looks into doing a development project and so

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01:21:29.250 --> 01:21:40.980

Jennifer Sutton: What we're going to go over today, you know, we're, we can show you where you know standalone single family residence stuff lives, but for the most part, we're going to be talking about you know regulations for bigger projects.

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01:21:42.330 --> 01:21:53.400

Jennifer Sutton: And we just wanted to make sure that the design be bored you no one knew that know that we're all here to answer any questions you may have, but also to make sure you know how to find

654

01:21:54.330 --> 01:22:12.630

Jennifer Sutton: Information on our website. If you have questions in between meetings or you know in advance of while you're preparing for a meeting. So let's see. I'll just let me share. Oh, Marlene You have to enable me. It says you've disabled my screen sharing

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01:22:13.980 --> 01:22:16.380

Marlene Schubert: OK. One moment. See

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01:22:16.920 --> 01:22:18.150

Marlene Schubert: I just want you should be good enough.

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01:22:18.660 --> 01:22:22.380

Jennifer Sutton: Okay, thanks. While she's getting set up.

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01:22:23.820 --> 01:22:25.380
Jennifer Sutton: Just wanted to

659
01:22:27.720 --> 01:22:31.620
Jennifer Sutton: Remind you know to set the stage really

660
01:22:33.150 --> 01:22:47.340
Jennifer Sutton: The regulations about uses and standards are really zoning based you know it all kind of starts with what zone, your property is them. And so hopefully, does that zoning map come up

661
01:22:48.630 --> 01:22:50.100
David Greetham: Yep, there it is. Jennifer

662
01:22:50.520 --> 01:22:52.410
Jennifer Sutton: I never know if like I opened up.

663
01:22:53.940 --> 01:23:10.290
Jennifer Sutton: Here with one tab of the same tab will come up. So this is just a static PDF of our zoning map that can be viewed from the city's homepage. There's a tab called maps and

664
01:23:11.250 --> 01:23:18.600
Jennifer Sutton: I'm just going to focus in on when the Winslow area because that's kind of where the most is where we have the most different kinds of zones.

665
01:23:19.620 --> 01:23:35.340
Jennifer Sutton: So as you can see there's there's five, there's five zones that make up what we call the mixed use Town Center. And those are the core district, which is this color here and the gateway district which is

666
01:23:36.570 --> 01:23:38.370
Jennifer Sutton: The down by the

667
01:23:39.690 --> 01:23:54.870
Jennifer Sutton: The apartments that are near the ferry terminal and the art museum project and vineyard lane. That's all gateway. The ferry terminal district zone is this blue zone. And so that's the ferry and the parking around the ferry and Harvard Square and

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01:23:57.060 --> 01:24:05.130

Jennifer Sutton: The problem of the project be merged landing just north of Harvard Square. That's very rural district, we have this Erickson zone.

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01:24:06.000 --> 01:24:16.920

Jennifer Sutton: And then we have the Madison district that goes all the way up to high school road. And then we have two. So those five zones all together, we call them the mixed use Town Center.

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01:24:17.610 --> 01:24:33.300

Jennifer Sutton: And then we have the high school one and high school two zones. So this high school to zone is where the wintergreen project is proposed and then this high school one zone. This is, you know, Safeway and Ace Hardware and all of those

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01:24:34.320 --> 01:24:44.550

Jennifer Sutton: mixed use buildings that are south of the Safeway development, etc. And then we have just outside of the these mixed use districts

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01:24:45.360 --> 01:25:00.630

Jennifer Sutton: We have multifamily districts of our 14 and our eight and then basically the residential density gradually lowers the farther you get out from the downtown districts. All right. Does anyone have any questions.

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01:25:02.970 --> 01:25:12.600

Jennifer Sutton: And you can also, some of you have maybe use the interactive GIS feature where you can turn on, you know, critical area layers and select parcels.

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01:25:13.830 --> 01:25:15.570

Jennifer Sutton: This just a static PDF

675

01:25:16.320 --> 01:25:17.400

Vicki Clayton: So, Jennifer, I have

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01:25:17.460 --> 01:25:23.280

Vicki Clayton: One question that HS to that's where wintergreen is is

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01:25:24.450 --> 01:25:24.780

Jennifer Sutton: Okay.

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01:25:25.380 --> 01:25:25.920

It's so

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01:25:27.000 --> 01:25:28.290

Vicki Clayton: If we look at that.

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01:25:29.880 --> 01:25:34.620

Vicki Clayton: So the big piece of property on the north. That's pro build

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01:25:35.040 --> 01:25:35.460

Jennifer Sutton: Crack

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01:25:35.970 --> 01:25:47.700

Vicki Clayton: So when you when you I keep keep using the word strategically plan A, a zoning set. If we were to look way forward and think, well,

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01:25:48.390 --> 01:26:00.210

Vicki Clayton: If pro build was to they use their was to go to some big you know housing development or something. How does public works are, do they think about

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01:26:00.810 --> 01:26:14.760

Vicki Clayton: The future of that zone because it's almost like it's landlocked. It isn't landlocked but but we know it's got issues. So, I mean, in all of this zoning. Do they look at it comprehensively

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01:26:15.840 --> 01:26:18.960

Jennifer Sutton: Yes. So one thing that's required.

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01:26:20.010 --> 01:26:25.080

Jennifer Sutton: by state law is that a city's land use map must

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01:26:26.400 --> 01:26:42.810

Jennifer Sutton: Must be reviewed and must be concurrent with the city's with jurisdictions transportation plan. And so when we do our comprehensive plan update. And if we were to propose any changes of zoning.

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01:26:43.590 --> 01:26:56.550

Jennifer Sutton: Public Works has a model that they run as far as building out at it at different zoning, right. So, and that model helps them identify

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01:26:57.570 --> 01:27:04.830

Jennifer Sutton: You know what kind of projects will trigger you know backups at certain intersections are high volumes, etc.

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01:27:05.940 --> 01:27:28.260

Jennifer Sutton: So our land use map is already plugged into our transportation model. So this property pro build is already plugged into our transportation model at HS two and the transportation model knows what build out is as far as you know a lot coverage and affairs, etc.

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01:27:29.340 --> 01:27:48.630

Jennifer Sutton: So that's like the high level. That's the high level does our transportation plan support our land use plan and then an individual project level that in Tibet individual project analysis happens to help inform you know the location of access and

692

01:27:49.830 --> 01:28:04.170

Jennifer Sutton: non motorized facilities and access and buildings, etc. To help create a safe site, but on the yes on a kind of medicine, our land use plan is supported by our transportation plan.

693

01:28:05.280 --> 01:28:06.660

David Greetham: And Jennifer. Similarly, the

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01:28:06.720 --> 01:28:15.570

David Greetham: The capital cities sewer stormwater those things were reviewed at the same time that the comp plan is updated as well. So looking at traffic sort of water right

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01:28:16.140 --> 01:28:17.940

Jennifer Sutton: Well, they were they were updated.

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01:28:19.110 --> 01:28:26.520

Jennifer Sutton: The comp plan update. So okay, so, so I guess I just wanted to show a map so that you can see how many different

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01:28:27.060 --> 01:28:36.810

Jennifer Sutton: Zoning districts. There are in the window area and then, you know, then we have our low density residential that is outside of Winslow, and then

698

01:28:37.200 --> 01:28:47.430

Jennifer Sutton: We have a couple nodules of Business Industrial zoning. Here is some business industrial zoning in the greater Wenzel area we've got the copper TOP development and

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01:28:48.840 --> 01:28:56.250

Jennifer Sutton: The properties, just south of copper top and then, you know, this is where the barn is this business, industrial and

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01:28:57.510 --> 01:29:05.850

Jennifer Sutton: So we have some big business industrial zoning in greater Winslow, but most of it is up at the day road intersection and then we have a little bit over

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01:29:06.840 --> 01:29:18.480

Jennifer Sutton: On New Brooklyn Fletcher Bay intersection. So okay, so that's the map and then let's see if, if I click to that tab. Does that click over to code publishing the

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01:29:19.380 --> 01:29:19.680

Yep.

703

01:29:20.790 --> 01:29:32.040

Jennifer Sutton: So, um, so if you we have a link to this from our homepage or you could just type in Bainbridge Island municipal code and the whole city code comes up.

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01:29:32.760 --> 01:29:41.010

Jennifer Sutton: And your, your process. The process for land use permits that lives up here in title to chapter 16

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01:29:41.430 --> 01:29:53.040

Jennifer Sutton: So the work you're talking about now as far as what order should the conceptual meeting or the design guidance meeting happening that's changes to this section up here, entitled to. But

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01:29:53.520 --> 01:30:05.070

Jennifer Sutton: What Dave and I wanted to talk with you about today was just to make sure that you knew where to find the standards and requirements in Title 18 so down here title 18 zoning.

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01:30:07.410 --> 01:30:13.080

Jennifer Sutton: We're going to go to 1809 which is use regulations.

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01:30:14.310 --> 01:30:24.810

Jennifer Sutton: And then there's this giant table. Okay. And you can see across the top. These are the residential districts

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01:30:25.290 --> 01:30:31.770

Jennifer Sutton: And then these are the five mixed use Town Center districts high school road neighborhood center business industrial

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01:30:32.490 --> 01:30:47.010

Jennifer Sutton: Water dependent industrial water dependent industrial is basically the ferry maintenance yard and some Marina space on the opposite side of Eagle harbor and Pritchard park or water dependent industrial but

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01:30:48.060 --> 01:30:55.350

Jennifer Sutton: You know, today we just wanted to focus on what uses are allowed here in these commercial districts these commercial and mixed use districts

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01:30:55.920 --> 01:30:56.310

Jennifer Sutton: So,

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01:30:56.370 --> 01:31:04.680

David Greetham: And this is often our first stop when we get a customer request. Well, I remember the old days at the front counter. But now via phone or email. This is very often, where we start that conversation.

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01:31:05.130 --> 01:31:12.510

Jennifer Sutton: Right to help guide people. What is even allowed on this property right. This is where you got to come to what is allowed. So

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01:31:13.440 --> 01:31:33.240

Jennifer Sutton: If, if there's a pee in the cell. That means it's a permitted use and if it's a project that's a multi family project or a commercial project or a mixed use project, and it has a p that means that the city would review it as a site plan and design review project. Okay.

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01:31:35.160 --> 01:31:48.210

Jennifer Sutton: Except for down here. Single Family dwelling if there's a P, we would be reviewing that as a subdivision. So if something is listed as a C, then that use would require a conditional use permit.

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01:31:49.980 --> 01:31:56.910

Jennifer Sutton: And then if if the cell is blank, then that means it's not permitted in that zone. So you can see that

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01:31:59.010 --> 01:32:00.600

Jennifer Sutton: You know the

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01:32:01.860 --> 01:32:15.390

Jennifer Sutton: Agriculture animal agriculture, not a permitted use as a primary use in the mixed use Town Center. Okay. Um, and then, but I wanted to make sure that you noticed

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01:32:16.890 --> 01:32:19.920

Jennifer Sutton: Here in the residential the household section.

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01:32:21.570 --> 01:32:35.700

Jennifer Sutton: mixed use developments, meaning a project has both residential and commercial development on the same property that's a permitted use in all of these Winslow mixed use districts

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01:32:36.300 --> 01:32:51.750

Jennifer Sutton: And in the neighborhood center. Okay, so if a product is a mixed use project came in in the Madison district, you would do all your pre application and stuff or conceptual meeting design guidance and then they would have to apply for a state plan and design review permit.

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01:32:53.460 --> 01:32:54.540

Jennifer Sutton: And then

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01:32:55.680 --> 01:33:12.390

Jennifer Sutton: This is a really long table. And it's kind of sorted by category. So, you know, we have public and institutional Park and recreation. We have cultural retail commendation

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01:33:13.920 --> 01:33:27.000

Jennifer Sutton: Offices motor vehicle related marijuana related manufacturing, etc. So this is kind of stopped one about what can I do my property.

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01:33:27.510 --> 01:33:34.260

Jennifer Sutton: All of these things with a P, you can likely do in your property. I

also want to point out the far right column.

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01:33:35.190 --> 01:33:50.850

Jennifer Sutton: It's hard, maybe, I don't know, do that. I just move the faces the far right column in this table is called the US specific standards question line and not every use has a use specific standard, but

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01:33:52.470 --> 01:34:03.630

Jennifer Sutton: A lot of them do. And it's the next section down after the use table. And so you'd always want to check to see if there is a use specific standard listed, you know, what is it,

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01:34:04.050 --> 01:34:13.710

Jennifer Sutton: And those standards we can scroll down there. Those are just standards that are in addition to any of the other basic standards that Dave is going to go over and

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01:34:15.600 --> 01:34:28.740

Jennifer Sutton: So does anyone have any and then if you're wondering, well what what is meant by a club. What is a club. Is that like a dance club or or gun club or or what, um,

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01:34:30.000 --> 01:34:35.100

Jennifer Sutton: Where you would go to find out what is meant by a club or what is meant by a community Garner.

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01:34:36.330 --> 01:34:48.210

Jennifer Sutton: You go to a different chapter, you would go to title you would go to 1836 which is where definitions live. And so all of the uses are defined. Alright, so you kind of have to use

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01:34:48.870 --> 01:34:56.160

Jennifer Sutton: The use table in tandem with the definitions. If you're wondering, like, what is meant by a particular kind of use.

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01:34:57.750 --> 01:35:15.390

Jennifer Sutton: And then so the first three quarters of this giant table, our primary uses. And then at the end of the table. There's this whole set of assessor he uses listed, meaning that these are uses that aren't like the primary use on the

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01:35:16.470 --> 01:35:26.340

Jennifer Sutton: On a property, but they may be allowed accessory to another use or as a conditional. Conditional permit. So like for instance.

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01:35:29.190 --> 01:35:40.410

Jennifer Sutton: Accessory agriculture, tourism is an allowed accessory use in all of those less dense residential zones where agriculture is a allowed primary use for instance.

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01:35:40.890 --> 01:35:48.180

Jennifer Sutton: This is where accessory dwelling units are in allowed accessory use to in all zones, except the street commercial

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01:35:48.630 --> 01:36:02.520

Jennifer Sutton: The street commercial zones because single family residential development isn't allowed to use and all zones. Now, except for Business Industrial and water dependent industrial zones those zones are strictly commercial uses

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01:36:03.210 --> 01:36:08.010

Jennifer Sutton: So, so then we have this this slate of accessory uses and then

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01:36:09.270 --> 01:36:23.190

Jennifer Sutton: Temporary uses you uses that you know maybe needed it. But our temporary in nature and they all have you specific standards and then at the very bottom, we have our marijuana related uses so

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01:36:23.880 --> 01:36:36.060

Jennifer Sutton: And then so below this giant us table is the US specific standards section and it's organized kind of in the same way that the table is by category. So you would just

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01:36:40.110 --> 01:36:41.610

Jennifer Sutton: You know, if we wanted to look up

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01:36:42.660 --> 01:36:56.910

Jennifer Sutton: The here's the US specific Standards for Educational Facilities. It's in C one and sometimes the US specific standards have very particular regulations for particular zones, so

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01:36:58.590 --> 01:37:14.850

Jennifer Sutton: That's how those work. Does anyone have any questions about the US table or the US specific standards and use the same standards are just like the

extra standards beyond the, the basic Development Standards that Dave's going to go over so

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01:37:14.880 --> 01:37:32.280

Joseph Dunstan: I have a question unless maybe more by Dave, but I'll just ask you here and see. So when the hearings examiner looks at a project like let's say this concept. They don't have. They just interpret the law, they don't have the right to change zoning do that.

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01:37:33.510 --> 01:37:39.090

Joseph Dunstan: I mean the zoning is credit is on its credit by the city council and by the government. Right, so

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01:37:39.210 --> 01:37:39.720

That's correct.

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01:37:40.770 --> 01:37:47.460

Joseph Dunstan: So, so one of the things that's interesting. I'm getting a lot of feedback, just from people who are wondering

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01:37:47.940 --> 01:37:57.030

Joseph Dunstan: And I think I wondered at the beginning on on the wintergreen project how you can get a residential project that have been decided to be commercial

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01:37:57.720 --> 01:38:05.250

Joseph Dunstan: Back in 2013. You know what I mean. And I, and I have to. Now to understand this and I really appreciate this table, it's really helpful.

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01:38:05.640 --> 01:38:15.060

Joseph Dunstan: But net but um but it's interesting because it. A lot of people who don't know anything, which I didn't get along with people just don't know that much about planning just citizens.

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01:38:15.930 --> 01:38:25.920

Joseph Dunstan: Are their expectation is that except this concert is going to be commercial, but it can still be residential because both residential and commercial are allowed in high school zone.

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01:38:27.180 --> 01:38:30.390

David Greetham: Right. And that section 2.16 that Jennifer mentioned above.

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01:38:30.390 --> 01:38:31.410

Joseph Dunstan: Joe right

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01:38:31.440 --> 01:38:37.440

David Greetham: That has okay if you're going to change something or amend something. Here's the process to do it. Which wintergreen will have to do

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01:38:37.830 --> 01:38:40.590

David Greetham: Will have to go through process to Amanda hearings average decision.

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01:38:41.280 --> 01:38:49.290

David Greetham: And probably have another hearing, actually. And while they will anyway because the subdivision, but even for amending and changing it, they would have triggered another hearing very likely

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01:38:50.820 --> 01:38:51.480

Joseph Dunstan: So, yeah.

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01:38:51.510 --> 01:38:54.630

Marlene Schubert: But I think he has her hand. I mean, Laurel had her hand race. First, I'm sorry.

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01:38:55.560 --> 01:38:56.130

Joseph Dunstan: Go ahead.

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01:38:57.450 --> 01:39:10.770

Laurel Wilson: Yeah. I have two questions. One, um, it seems to me that there might be some impact on covert on how this is plan for example live work units, not being allowed in anywhere in the mixed use town center when most people are

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01:39:11.370 --> 01:39:27.630

Laurel Wilson: working and living at home. Um, that's kind of a question and then I guess I was hoping. But I asked her, we can scroll back to the map because I have some questions about the business industrial which allows live work units and allows marijuana production we have

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01:39:29.100 --> 01:39:31.950

Laurel Wilson: We go back to where's that business Australian

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01:39:33.420 --> 01:39:33.900

Joseph Dunstan: Okay.

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01:39:34.830 --> 01:39:45.990

Laurel Wilson: Here. So that's isn't that this is like the school right isn't okay schools over here. Outside of that, I was thinking, a new brookland so this business industrial is that's where the barn is, is that correct

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01:39:46.350 --> 01:39:50.070

Jennifer Sutton: Yeah, the barn is either this opportunity or this property.

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01:39:50.250 --> 01:39:53.850

Laurel Wilson: So it's not this I say the school. The school is on the other side is for service level road.

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01:39:54.420 --> 01:39:54.840

Okay.

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01:39:56.250 --> 01:40:03.390

Jennifer Sutton: High School is here in our 2.9 zone and I will district property in the pool and then

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01:40:05.040 --> 01:40:26.190

Jennifer Sutton: Over here I mean for zone. So, Laurel, I can zoom live work units are so us working from home. That's not considered a live work unit, even though we are you home. Um, it's a particular kind of unit that is generally built to so that

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01:40:27.660 --> 01:40:33.930

Jennifer Sutton: It's kind of like the the stereotype of a live work unit would be

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01:40:34.020 --> 01:40:34.290

Like it

773

01:40:35.790 --> 01:40:47.520

Jennifer Sutton: Would be for a craftsman. For instance, the harmony that unit built to be more like commercial or industrial right and a smaller living part of the

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01:40:48.990 --> 01:40:54.540

Jennifer Sutton: End. So we have specific these live the live work units were only

allowed in.

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01:40:56.070 --> 01:41:01.140

Jennifer Sutton: As part of this update of the business industrial regulations.

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01:41:02.460 --> 01:41:02.880

Jennifer Sutton: And

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01:41:03.480 --> 01:41:07.080

Laurel Wilson: Change the like the copper top 10 which is Business Industrial

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01:41:07.500 --> 01:41:21.360

Laurel Wilson: So does that change actually they use the allowable use of those buildings by default from the planning is since they're like the top units which are in that business, industrial, are they then by default allowed to be liberal units.

779

01:41:21.780 --> 01:41:25.560

Jennifer Sutton: Well, they'd have to go through another site plan review and

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01:41:25.650 --> 01:41:26.670

Laurel Wilson: I see. Okay, does it

781

01:41:26.730 --> 01:41:27.750

Laurel Wilson: Automatically

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01:41:27.810 --> 01:41:40.320

Jennifer Sutton: Grant us right. I don't know if they have room. I think that they would maybe be you know if they remodeled one of their buildings to do that instead of like one of the CrossFit spaces.

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01:41:41.370 --> 01:41:43.620

Jennifer Sutton: But I think that projects kind of built out

784

01:41:43.830 --> 01:41:44.340

Jennifer Sutton: So I don't know.

785

01:41:44.430 --> 01:41:47.280

Laurel Wilson: I didn't know if it automatically allowed uses

786

01:41:47.400 --> 01:41:47.580

Laurel Wilson: In

787

01:41:47.940 --> 01:41:54.090

Laurel Wilson: The buildings that are like, for example, primarily industrial if it certainly allows live, work,

788

01:41:54.600 --> 01:41:56.190

Laurel Wilson: Yeah, so

789

01:41:57.180 --> 01:41:57.690

And

790

01:41:59.640 --> 01:42:08.460

Jennifer Sutton: The, the weather to allow live work units in all of the commercial zones or island wide.

791

01:42:09.600 --> 01:42:10.380

Jennifer Sutton: That is

792

01:42:11.550 --> 01:42:20.130

Jennifer Sutton: That kind of evaluation could be done this year or next year from the city council. We haven't had since the rules were updated in

793

01:42:21.360 --> 01:42:27.720

Jennifer Sutton: We haven't had any projects build any work, live work units yet, but who knows

794

01:42:29.280 --> 01:42:36.000

Laurel Wilson: Okay, because it seems to me that there was even like we were talking about wintergreen there was some conversation or maybe I'm mixing it up with another project.

795

01:42:36.360 --> 01:42:42.510

Laurel Wilson: About the ability of people to use like the garages that they have in those townhouse slots.

796

01:42:42.930 --> 01:42:52.620

Laurel Wilson: As I'm kind of liberal opportunities that might, I might be confusing

it with another project. But suddenly, then does that you know if that's part of the question then.

797

01:42:53.100 --> 01:43:03.180

Laurel Wilson: You know, and the house that moves into that that zoning is high school to zoning. I don't know what that means there in terms of the

798

01:43:03.360 --> 01:43:04.410

Jennifer Sutton: No, I'm

799

01:43:04.530 --> 01:43:07.890

Laurel Wilson: Just I'm just like some background questions. So don't want to waste a lot of time.

800

01:43:08.790 --> 01:43:15.510

Jennifer Sutton: So, so, what in the live work units. The specifications for them are outlined in your use.

801

01:43:16.200 --> 01:43:25.770

Jennifer Sutton: Case, but then I think what you're also getting at is, can people do work you know do work out of their home. And the answer is yes.

802

01:43:27.330 --> 01:43:33.540

Jennifer Sutton: There's a we have minor home occupations are permitted accessory use

803

01:43:33.630 --> 01:43:33.960

Laurel Wilson: But

804

01:43:34.350 --> 01:43:50.880

Jennifer Sutton: In all the zones where there are allowed residences and down in the accessory section of the specific standards, their standards for what you can do at your home and still be considered a minor home occupation so allow

805

01:43:52.290 --> 01:44:06.780

Jennifer Sutton: We do ask if your, if your home is your primary place of business, you know that you don't have an office in Seattle and you occasionally work from home, but that you're running your business from your home. You do have to get a business license.

806

01:44:08.790 --> 01:44:23.550

Jennifer Sutton: And if you so here down and I'm Section J 13. It's basically the rules for a minor home occupation is you kind of, you just can't become a nuisance to your neighbors. Right.

807

01:44:24.090 --> 01:44:28.830

Jennifer Sutton: Your, your use of the house or garage for your business can't

808

01:44:29.400 --> 01:44:45.540

Jennifer Sutton: End up being that much different than someone would be using it for as a residence, you know, and people use, you know, people run saws in their garages, etc. But do they run saws for 10 hours a day, five days a week, probably not. So if I

809

01:44:45.570 --> 01:45:01.920

Laurel Wilson: Question was just how like how you think that it was kind of a more broader broader question about how you think that the impact of covert might change the zoning of the city itself in terms of you know that crossover between live working downtown and other zoning areas. So thank you.

810

01:45:04.440 --> 01:45:04.830

Marlene Schubert: Sandra.

811

01:45:09.750 --> 01:45:10.650

Marlene Schubert: You're on mute, up

812

01:45:12.600 --> 01:45:26.580

Bob Russell: Yeah, I like that question that Laurel asking kind of piggyback. And just a quick one is, is the roost. Is that a is that setup as a live work unit. Some of those units at the roost. Is that, is that an example.

813

01:45:28.500 --> 01:45:29.400

Jennifer Sutton: Um, no.

814

01:45:30.990 --> 01:45:32.070

Bob Russell: No. Okay.

815

01:45:32.610 --> 01:45:34.290

Bob Russell: Which they were

816

01:45:34.350 --> 01:45:35.460

Joseph Dunstan: I thought there was, there is

817

01:45:35.460 --> 01:45:39.540

Bob Russell: A unit that are set up for offices there. I thought those were

818

01:45:40.590 --> 01:45:40.860

Jennifer Sutton: Well,

819

01:45:42.300 --> 01:45:50.910

Jennifer Sutton: Well, they're the the southern half of the roost is a mixed use project where there's commercial space and residential space.

820

01:45:51.390 --> 01:45:51.990

Jennifer Sutton: And and the

821

01:45:52.350 --> 01:45:58.710

Jennifer Sutton: Building you that have built an office space, you know, like many people do with their home they build an office.

822

01:46:00.660 --> 01:46:01.620

Jennifer Sutton: But it's not

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01:46:02.910 --> 01:46:18.330

Jennifer Sutton: Being built out to the the live work unit concept is really where the work part of the unit is often craft like for effort industrial level of work, you know, think, think a glass artist.

824

01:46:20.160 --> 01:46:24.330

Jennifer Sutton: Or a welder. So no, I got it.

825

01:46:25.050 --> 01:46:26.490

Marlene Schubert: Yeah, he has their hand raised.

826

01:46:28.320 --> 01:46:33.060

Vicki Clayton: Um, could we go back to that chart please. Marlene.

827

01:46:38.280 --> 01:46:40.470

Vicki Clayton: So if we go to

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01:46:41.880 --> 01:46:46.980

Vicki Clayton: To the section that had the Winter Green. So that's a higher up.

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01:46:48.030 --> 01:46:49.650

Vicki Clayton: Higher up on the chart, I think.

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01:46:51.960 --> 01:46:55.050

Vicki Clayton: Because this is, I think, where we can get into trouble.

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01:46:57.060 --> 01:47:02.610

Vicki Clayton: So if we look at commercial, residential mixed use developments.

832

01:47:04.410 --> 01:47:07.950

Vicki Clayton: Some people would interpret that as commercial

833

01:47:10.830 --> 01:47:18.180

Vicki Clayton: Commercial that they would, they would say, it has to be both. Some people would interpret it, it has to be both.

834

01:47:20.010 --> 01:47:29.790

Vicki Clayton: Or some people, which is being done now for wintergreen would interpret it as it could be 100% commercial or 100% residential

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01:47:30.690 --> 01:47:34.680

Jennifer Sutton: Learn hundred percent with both on the same property.

836

01:47:35.190 --> 01:47:53.490

Vicki Clayton: Exactly. So there's really three interpretations. So like what Joe was saying. Some people are thinking, Well, how could that be that here's Walgreens, and Virginia Mason, how could you now have residential. So when I look at this chart and go for clarity.

837

01:47:54.690 --> 01:47:57.480

Vicki Clayton: Is it more accurate for to say

838

01:47:59.370 --> 01:48:00.450

Vicki Clayton: Residential

839

01:48:02.250 --> 01:48:05.850

Vicki Clayton: I mean, I don't know what it should say, but you can see how it can get misinterpreted.

840

01:48:06.750 --> 01:48:15.570

Jennifer Sutton: Right. Well, so, so the original the original viscosity project was originally designed to be totally commercial

841

01:48:15.720 --> 01:48:29.220

Jennifer Sutton: Right, right. It has been but but different types of commercial right you know medical some retail, etc. All of those things were permitted

842

01:48:30.150 --> 01:48:40.500

Jennifer Sutton: And then, but it hasn't been built out and you have these two, I think two properties or three properties that have not built out to what they were previously planned for

843

01:48:40.950 --> 01:48:52.110

Jennifer Sutton: Right basically replanting they're basically replanning that land and that's okay. And in fact, if you want to hear. You want to know what project has been replant probably

844

01:48:52.830 --> 01:49:11.040

Jennifer Sutton: 10 times is the north east corner of Wyatt and Madison that L shaped property has gone through, probably, you know, eight site plan reviews in 15 years and none of them have ever been built for whatever

845

01:49:11.700 --> 01:49:21.930

Vicki Clayton: So the single reason I'm pointing this out was kind of a follow on to what Joe is saying is that, you know, people have asked him, Well, how could this possibly be residential

846

01:49:22.560 --> 01:49:37.890

Vicki Clayton: So if you go into this chart and you look at it. It clearly says commercial, residential mixed use mixed use development. So even though Wisconsin was to be 100% commercial

847

01:49:39.300 --> 01:49:44.670

Vicki Clayton: That's not mixed use or now wintergreen is going to be 100%

848

01:49:46.140 --> 01:49:49.230

Vicki Clayton: Read the whole package of property.

849

01:49:50.280 --> 01:49:56.940

Vicki Clayton: Is still mixed use if you put residential there. So I don't know how to look at it. I'm just trying to avoid confusion.

850

01:49:57.570 --> 01:50:09.570

Jennifer Sutton: Yeah, so this mixed use development is really geared towards are there going, do you want to propose commercial space and residential space on the same property.

851

01:50:09.930 --> 01:50:11.070

Vicki Clayton: On the same lot

852

01:50:11.220 --> 01:50:18.450

Jennifer Sutton: So like, think of the sea breeze building and how there's apartments above cups. Right, right.

853

01:50:21.030 --> 01:50:23.100

Jennifer Sutton: Right, it's or harbor square were

854

01:50:23.250 --> 01:50:23.880

Ugly

855

01:50:25.020 --> 01:50:35.910

Jennifer Sutton: Or Winslow brain. Yeah. So, or, or it could be residential that's behind commercial space. But on the same property so

856

01:50:36.960 --> 01:50:40.950

Jennifer Sutton: So, um, but in but in the meat so

857

01:50:42.270 --> 01:50:58.050

Jennifer Sutton: I just don't. I don't know what to tell you to make you feel better. But, you know, now we're dealing with separate properties. Right. And the commercial space that was built under the viscosity approval is on separate properties and these other two properties are undeveloped

858

01:50:58.380 --> 01:51:06.150

Vicki Clayton: Or you could look at it this way and say, okay, Walgreens is sitting

there as a single commercial on a single lot

859

01:51:07.710 --> 01:51:12.900

Vicki Clayton: But this says mixed use. Why is not Walgreens on the lower level and there's four stories of housing.

860

01:51:13.680 --> 01:51:24.090

Jennifer Sutton: Because not because you can do all of these things in those districts. Okay, so I'm going to zoom down here to retail space. Okay.

861

01:51:25.140 --> 01:51:28.800

Jennifer Sutton: So it means would be considered retail

862

01:51:29.430 --> 01:51:36.660

Vicki Clayton: But you can see how contradictory. This gets I mean maybe contradict, it's not the right word, but certainly is confusing.

863

01:51:37.410 --> 01:51:38.550

Vicki Clayton: And right and

864

01:51:39.030 --> 01:51:41.970

Jennifer Sutton: It could have been a Walgreens. It could have been a hair salon.

865

01:51:42.360 --> 01:51:44.460

Jennifer Sutton: It could I voted for cartels. I know.

866

01:51:49.920 --> 01:52:03.840

Jennifer Sutton: But that's just a. These are our downtown districts and there I think the way to think of it is that in the in the downtown districts and in the neighborhood centers. There's just a lot of different types of uses that are allowed.

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01:52:05.310 --> 01:52:12.000

Jennifer Sutton: A lot types of uses kind of the only that aren't allowed are really the more industrial type of uses.

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01:52:12.540 --> 01:52:36.270

Vicki Clayton: It. See, I'm more familiar with codes in Seattle where it says mixed use it means mixed use it means first floor is is commercial and then up from up from there. As is residential, it's not like you can just go residential all the way

to the main floor because they want street level activity.

869

01:52:36.810 --> 01:52:37.590

Vicki Clayton: Right well

870

01:52:37.770 --> 01:52:44.430

Jennifer Sutton: The thing is, is that one way. So the Winslow master plan, which originally was done.

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01:52:45.390 --> 01:52:55.170

Jennifer Sutton: I think in 1998 kind of set out set up how we have rules in this greater Wenzel area and envisioned. You know, lots of different types of uses.

872

01:52:55.620 --> 01:53:14.400

Jennifer Sutton: But the winds will master plan wanted to incentivize mixed use development. And so, Dave when Dave gets into the Development Standards, you'll see that in many in many of these districts mixed use development is incentivized by the fact that you can

873

01:53:15.570 --> 01:53:25.080

Jennifer Sutton: You are able to build more space. If it's a mixed use project compared to a straight residential or commercial project. It's allowed more FLIR and so that's

874

01:53:25.560 --> 01:53:39.960

Jennifer Sutton: That's when so that's what makes us different than that Seattle Seattle says these properties can only be mixed use we say they can be lots of different things, but we are going to incentivize mixed use by

875

01:53:40.710 --> 01:53:51.570

Jennifer Sutton: Granting these properties more FDR. If it's a mixed use projects so. But Dave will get into that when he shows you the Development Standards table. Okay.

876

01:53:51.750 --> 01:53:53.280

Marlene Schubert: Thank God, Switzerland has his hand up.

877

01:53:53.610 --> 01:53:54.870

Joseph Dunstan: Ron has a question. Yeah.

878

01:53:55.500 --> 01:54:08.010

Jon Quitslund: I just wanted to comment briefly on on on you know the wintergreen project is multifamily it's not mixed use it's introducing

879

01:54:09.990 --> 01:54:14.520

Jon Quitslund: Residential into what had been commercial district.

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01:54:15.690 --> 01:54:25.890

Jon Quitslund: And it's a multifamily subdivision. And specifically, so that it gets complicated other thing I'd want to say which one to what Jennifer has just been talking about.

881

01:54:27.000 --> 01:54:27.690

Jon Quitslund: multifamily

882

01:54:29.520 --> 01:54:40.440

Jon Quitslund: mixed use was was not incentivized enough, in my view, back, back when, when the mixed use Town Center was created was established.

883

01:54:43.020 --> 01:54:57.990

Jon Quitslund: Why do we have so many banks in standalone small buildings on property that could have been built to two and three stories. It's because there was no requirement of mixed use development with

884

01:54:59.280 --> 01:55:01.050

Jon Quitslund: A bank in the in the

885

01:55:03.000 --> 01:55:07.620

Jon Quitslund: In the ground floor and and other things above. That's what we have to change.

886

01:55:13.980 --> 01:55:16.290

David Greetham: Alright, Jim for you Ready, ready to go down.

887

01:55:16.920 --> 01:55:18.450

David Greetham: Oh, go ahead. Question.

888

01:55:19.260 --> 01:55:20.250

Marlene Schubert: Yeah, Laurel has

889

01:55:21.960 --> 01:55:24.300

Laurel Wilson: Yeah, I was just going to kind of follow up, it seems to me that

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01:55:24.660 --> 01:55:37.830

Laurel Wilson: You know, you just call a spade a spade. If you want mixed use you just mandate it and, you know, rather than, say, yeah, you can put your, your, you know, 3000 square foot single story bank on this mixed use thing and it will never have any other use again.

891

01:55:38.340 --> 01:55:54.480

Laurel Wilson: But will incentivize you by creating greater FDR. I was just say, you know, no you don't add that they are you just say no, this isn't mixed use property and you just call it what it is. So, I mean, I just stayed, you know, you have to kind of say what you want and then, you know, make it work.

892

01:55:55.920 --> 01:55:58.680

Laurel Wilson: So rather than tied to kind of lower people with a carrot for it.

893

01:56:00.030 --> 01:56:00.450

Laurel Wilson: That's all.

894

01:56:01.980 --> 01:56:11.610

Joseph Dunstan: A good point, good point. Okay. Dave was coming on almost four and we haven't even gotten to yet so go ahead

895

01:56:13.470 --> 01:56:21.240

David Greetham: Yeah, I think we can go through this pretty quickly. Jennifer, do you mind driving still since we have the screen up. Let's go to the dimensional standards, real quickly, if you don't mind 810 1202 oh

896

01:56:24.600 --> 01:56:31.020

David Greetham: This is just to show you. There are some tables where we go to see what size of a lot

897

01:56:31.740 --> 01:56:39.060

David Greetham: Side what lot size are required in a certain zone for subdividing. This is where we go for lot width and depth and then as you go down further.

898

01:56:39.600 --> 01:56:46.260

David Greetham: In the table. This is where we go to setbacks and this is for

example where you'll find that

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01:56:46.710 --> 01:56:57.600

David Greetham: If a building is more than two stories. It's going to have a greater setback from the sidewalk, then if it had or the front than if it had just two stories. So this is a quick reference to the rear side.

900

01:56:58.410 --> 01:57:05.940

David Greetham: Height lot coverage. You might recall that if you're if you're not sure a lot coverage means with the building footprint on the property.

901

01:57:07.260 --> 01:57:14.520

David Greetham: This is tables are where we go for lot coverage. How much more more building footprint is allowed in higher density zones.

902

01:57:15.060 --> 01:57:25.530

David Greetham: In lower density zones, like the R 0.4 and our one in our two, you're going to find that a lot coverage has to be pretty minimal you know 10% of the lot max or something like that or 15%

903

01:57:26.910 --> 01:57:34.320

David Greetham: So this is where we go for those kind of things. How much of the lot can be there we go in the middle layer. Thank you, Jennifer. How much lot can be covered with building footprints.

904

01:57:35.910 --> 01:57:41.940

David Greetham: How big a lot can be and what are the set back from streets in front and side yards and one of the building heights.

905

01:57:42.330 --> 01:57:49.080

Jennifer Sutton: And just that I have the residential table which is first down to the commercial district.

906

01:57:49.140 --> 01:57:51.090

David Greetham: Yeah, once you show them that real quickly. Thank you.

907

01:57:55.260 --> 01:57:59.820

Shawn Parks: And Dave. These are like statewide this love

908

01:58:00.570 --> 01:58:02.190

David Greetham: This, this is municipal

909

01:58:02.940 --> 01:58:06.990

David Greetham: Driven each each county or C gets to select their own numbers here.

910

01:58:08.880 --> 01:58:14.190

David Greetham: And this is for example, an example, we recently did the new building that's going up at Bainbridge High School.

911

01:58:15.630 --> 01:58:25.500

David Greetham: Because the government building. If you go through these tables with a fine tooth comb, you find that government and certain other types of building can go five feet higher without with a conditional use permit.

912

01:58:26.340 --> 01:58:33.930

David Greetham: Then a commercial building might be able to. So it gets a little more flexibility for public buildings. This is where you go for that kind of information.

913

01:58:35.580 --> 01:58:40.320

David Greetham: This also tells us that are building heights are generally in the 30 to 35 foot range.

914

01:58:42.090 --> 01:58:48.210

David Greetham: And again it. This will give us a lot coverage and our setbacks and there are some areas.

915

01:58:48.960 --> 01:58:54.060

David Greetham: That there are no setbacks required right Jennifer. We have some zones where you can build right up that property line.

916

01:58:55.050 --> 01:59:01.470

David Greetham: In our most dense commercial areas. And so these are the tables that lead us exactly this, this section right here.

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01:59:02.340 --> 01:59:10.830

David Greetham: See the zero foot that Jennifer is in the middle left of the page and the left column central core overlay says zero foot so

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01:59:11.670 --> 01:59:22.020

David Greetham: And across the top there. This is where we go for those setbacks and this table is pretty pretty lengthy as as as you'll see it go through each district, but I wanted to show you where that tab.

919

01:59:24.120 --> 01:59:28.530

David Greetham: Are there any more questions on this next I want to go to a section. If there are no more questions.

920

01:59:28.800 --> 01:59:30.000

Marlene Schubert: Vicki has her hand raised.

921

01:59:30.480 --> 01:59:35.550

Vicki Clayton: Nikki, so. So Dave on this chart, just to pick on wintergreen again.

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01:59:36.030 --> 01:59:39.690

Vicki Clayton: Huh, how tall, could you build on wintergreen

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01:59:40.350 --> 01:59:42.180

David Greetham: So we'd have to go to high school road to

924

01:59:42.960 --> 01:59:43.380

Okay.

925

01:59:47.220 --> 01:59:47.880

David Greetham: And you'll see

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01:59:48.810 --> 01:59:49.950

Vicki Clayton: Two. Okay.

927

01:59:50.370 --> 02:00:05.100

Jennifer Sutton: So the base height is 35 feet, and if they use if they manage to put parking either underground or within the building footprint on the first floor like a townhouse does they can go up one more story.

928

02:00:05.730 --> 02:00:17.070

Vicki Clayton: So going back to Phaedra presentation. One of the things that she said drives the cost of affordable housing is obviously zoning, but also height restrictions.

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02:00:18.000 --> 02:00:31.230

Vicki Clayton: So 35 feet, you know, three story building versus, say, two stories of concrete and three or four or five timber above that. So that's a

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02:00:32.370 --> 02:00:37.590

Vicki Clayton: That's an issue if you want to try to support affordability.

931

02:00:38.760 --> 02:00:49.500

David Greetham: Right and Vicki in in a nearby example in Soviet which actually isn't a city when the county updated comp plan in 2014

932

02:00:49.920 --> 02:00:56.490

David Greetham: They did decide to just go for it and remove a lot of those height limits to open the door for that.

933

02:00:56.940 --> 02:01:00.660

David Greetham: I'm I'm seeing some buildings going up there that are higher, obviously the hospital is

934

02:01:01.050 --> 02:01:12.510

David Greetham: But for the very reason you've you've identified the decided just to almost not completely do away with height limits, but really open the door on that as long as the local Fire District could access the top

935

02:01:12.840 --> 02:01:16.410

Vicki Clayton: It spreads the cost of the land over a bigger project.

936

02:01:17.910 --> 02:01:21.930

Vicki Clayton: And so it's, it's something. Hey john puts on you'll have to think about this one too.

937

02:01:22.590 --> 02:01:24.060

Vicki Clayton: Oh, yeah.

938

02:01:24.300 --> 02:01:24.960

Jon Quitslund: I have been

939

02:01:25.560 --> 02:01:26.340

Jon Quitslund: I have been

940

02:01:27.270 --> 02:01:36.930

Shawn Parks: I mean, Vicki i would i would say like height building height is something that said for the flavor of the island. I think we need to be very clear about when and where that's even

941

02:01:37.380 --> 02:01:38.130

Vicki Clayton: Exactly.

942

02:01:38.190 --> 02:01:43.620

Vicki Clayton: I mean, like, like right there if wintergreen or the pro build site.

943

02:01:43.920 --> 02:01:46.890

Shawn Parks: I need to also be tied directly to

944

02:01:48.180 --> 02:01:50.130

Shawn Parks: HR be, you know, it couldn't just

945

02:01:50.190 --> 02:01:50.610

Yes.

946

02:01:51.750 --> 02:01:55.320

Vicki Clayton: Maybe it should be a stepped building it shouldn't just be this.

947

02:01:55.320 --> 02:01:58.320

Vicki Clayton: Box. A good architect could fix it.

948

02:01:58.920 --> 02:01:59.250

Yes.

949

02:02:00.480 --> 02:02:01.410

David Greetham: Yes, definitely not. Not

950

02:02:01.740 --> 02:02:03.570

Shawn Parks: To open the door to like

951

02:02:04.110 --> 02:02:07.500

Shawn Parks: Oh, you know, I wouldn't want to have rather so you can I see why anyone

952

02:02:07.560 --> 02:02:09.240

Vicki Clayton: It has to be special. Yeah.

953

02:02:11.550 --> 02:02:12.570

Michael Loverich: I met on. Sorry.

954

02:02:13.680 --> 02:02:22.050

Michael Loverich: They wanted to sell each unit individually. So they may not be in their case, they may not be affected by the height limit.

955

02:02:23.310 --> 02:02:25.500

Michael Loverich: Because there. They weren't interested in doing that.

956

02:02:27.360 --> 02:02:27.990

David Greetham: Stats right

957

02:02:30.660 --> 02:02:31.140

David Greetham: That's right.

958

02:02:31.800 --> 02:02:34.890

Michael Loverich: Because they're subdividing the property, but

959

02:02:37.740 --> 02:02:38.100

David Greetham: Okay.

960

02:02:39.480 --> 02:02:48.750

Bob Russell: You have the 30 so if you have the 35 feet and then you want to put in a pet you want to put an elevator in because you got, say, three floors. So you gotta have your penthouse.

961

02:02:49.170 --> 02:02:58.260

Bob Russell: For the elevator. How do you would that be a conditional use. Would that be a variance, what would that be a third developer wants to put up in house in

962

02:02:59.280 --> 02:03:04.230

Todd Thiel: A penthouse is usually an opportunity to a building. So as long as it's not too big. It's allowed

963

02:03:06.930 --> 02:03:10.320

David Greetham: Yeah, and there are height variances. But there's a process for variances.

964

02:03:12.900 --> 02:03:21.870

Bob Russell: Okay, so that is a lot on Bainbridge, and if I've got a penthouse if I got a building. I got to put a penthouse and for the elevator machine room. I don't use in hydraulics.

965

02:03:23.640 --> 02:03:27.690

David Greetham: It, it actually does count against height. We had a building in in on Madison.

966

02:03:29.280 --> 02:03:46.680

David Greetham: Mm hmm. Which ran into that and the hearing examiner actually did not approve it, because that extra it wasn't so much a penthouse. It was an upper access area to get people on the roof and the examiner held tight to the limit and did not approve that variance. So, so very strict

967

02:03:47.850 --> 02:03:53.340

Bob Russell: Planning Commission. That's why I asked the question, because I know the guy that own. Okay, thank you.

968

02:03:53.400 --> 02:03:53.610

Jon Quitslund: Yeah.

969

02:03:54.480 --> 02:03:56.190

David Greetham: So I know time is tight I

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02:03:57.120 --> 02:03:57.750

David Greetham: Would you mind to

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02:03:58.500 --> 02:04:00.030

David Greetham: Take taking us down to

972

02:04:01.140 --> 02:04:03.360

David Greetham: 1815 development standards and guidelines.

973

02:04:07.650 --> 02:04:16.680

David Greetham: This is area Jennifer was referencing really get into the nitty gritty of, for example, landscaping Park parking, you'll see them. You see them all listed right at the top here.

974

02:04:17.550 --> 02:04:28.080

David Greetham: This is really where it lays out their landscaping parking requirements and some other things like lighting. We spend a lot of time in the parking and landscaping and signs. As you might imagine, on projects.

975

02:04:29.400 --> 02:04:37.020

David Greetham: But this is where those standards are laid out and we don't necessarily need to go into all them but Jennifer's scrolling up and down a pretty good list there on the left.

976

02:04:38.700 --> 02:04:39.630

David Greetham: Including

977

02:04:41.790 --> 02:04:45.030

David Greetham: Again, like she was talking about what your parking requirements are for district.

978

02:04:46.560 --> 02:04:52.320

David Greetham: And what your landscaping crimes are going to be for district, Jennifer. Do you want to show a quick table. Is there a

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02:04:55.200 --> 02:04:56.880

David Greetham: You want a sample table, we can show

980

02:04:59.640 --> 02:05:00.060

David Greetham: Thank you.

981

02:05:06.810 --> 02:05:11.580

Jennifer Sutton: Anything. So this is the other sides that are not the road.

982

02:05:12.600 --> 02:05:18.300

David Greetham: Yeah, so this is where we go to see if they need a partial screen full screen, etc, etc.

983

02:05:19.170 --> 02:05:31.650

David Greetham: But we just want you to know these tables are embedded in this

chapter, and as we roll through the chapter, you'll see or this section, you'll see lots of these tables that really pull out the nitty gritty requirements. The perimeter width.

984

02:05:32.430 --> 02:05:36.360

David Greetham: The landscape type all those details and then we're getting the same thing for parking

985

02:05:37.500 --> 02:05:52.650

David Greetham: So this is where you find that stuff. And this is where we spend a lot of time on our projects like are mixed use in our commercial the kind of the projects that you guys often see planners spend a lot of time and their staff reports going through this section, Joe, did you have something

986

02:05:52.800 --> 02:06:02.220

Joseph Dunstan: You have a question, and I know you guys know this, but there are cold kind of sometimes circles around on itself and contradicts itself.

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02:06:02.790 --> 02:06:07.470

Joseph Dunstan: various places we guys always have to deal with that. And I'm thinking,

988

02:06:07.860 --> 02:06:18.840

Joseph Dunstan: One of the places that's happening is the d for be book that design for Bainbridge has landscaping requirements on on the street for managers and things. They're not exactly the same as this chart.

989

02:06:19.740 --> 02:06:38.790

Joseph Dunstan: In fact, that they're kind of different, you know, so I know at some point. I know, I know. Heather wants to put her on the work plan to update the golden try to get rid of what I call those gaps and try to get rid of those in consistencies. But in the meantime, how does that get arbitrated

990

02:06:40.500 --> 02:06:41.490

David Greetham: From the green question.

991

02:06:42.120 --> 02:06:44.910

Joseph Dunstan: To this I mean that just the other question.

992

02:06:45.210 --> 02:06:50.340

David Greetham: No, it's a great question. Joe, this actually a code citation, which

gives deference to design for Bainbridge

993

02:06:52.200 --> 02:06:55.260

David Greetham: If there's a conflict designed for Bainbridge guides

994

02:06:56.850 --> 02:07:07.590

David Greetham: So there's a out to find that section for you guys. I can't, I don't have it by memory, but it's it's built into the code that you guys design for Bainbridge rules if there is a conflict.

995

02:07:08.970 --> 02:07:09.540

David Greetham: Yeah.

996

02:07:12.750 --> 02:07:14.190

David Greetham: So again, knowing we're getting

997

02:07:14.610 --> 02:07:15.750

Joseph Dunstan: Yeah, go ahead. No, go ahead.

998

02:07:16.350 --> 02:07:20.610

David Greetham: No, you go ahead. I was gonna say you're getting done in time. Are there any specific questions you guys want to

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02:07:21.090 --> 02:07:28.980

David Greetham: Go into about standards here. This was the main other section, there's a, there's a whole other section, we probably don't need to dive into. But there's another chapter

1000

02:07:29.400 --> 02:07:36.210

David Greetham: 17 which is subdivisions, and that has all the new subdivision standards community space.

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02:07:36.930 --> 02:07:45.030

David Greetham: Home site areas that whole new approach to subdivisions, as adopted, about a year and a quarter ago around the same time as designed for Bainbridge is in

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02:07:45.720 --> 02:07:50.670

David Greetham: Title 17 and I know we're going through this quickly, but I want you to be aware of. That's where we go

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02:07:51.660 --> 02:08:05.130

David Greetham: And we'll have to go there as well. For wintergreen. Because as you've pointed out, it's a subdivision. So if we're wintergreen they get this chap this chapter, they also get the other chapters, we've just talked about, and have to satisfy all of them and

1004

02:08:06.690 --> 02:08:10.710

David Greetham: I know John Whitson you've shared some notes on that recently was with Heather. Thank you for that.

1005

02:08:12.780 --> 02:08:17.730

David Greetham: Making sure they demonstrate they are satisfying all them, which is part of the pre op meetings. We're having a process we're going through right now.

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02:08:18.450 --> 02:08:23.700

David Greetham: But this is where the subdivision standards. And this just as a refresher was updated about a year and a quarter ago

1007

02:08:24.120 --> 02:08:31.590

David Greetham: And has significant new standards for how we want to see subdivisions on the island, much more much more

1008

02:08:32.280 --> 02:08:43.380

David Greetham: Directive on the layout. It kind of gets to what Laura was asking earlier if we want something then put it in the code. This is where it went into the code and it's very clear as to how the layout should be on the subdivision.

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02:08:44.730 --> 02:08:45.900

David Greetham: So I wanted to point that out.

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02:08:47.460 --> 02:08:55.500

David Greetham: And I think those are the main sections. I want to call your attention, just so you know where we're spending a lot of our time when we're doing a staff report or review with now.

1011

02:08:56.280 --> 02:08:57.660

David Greetham: But are there any other questions.

1012

02:08:58.050 --> 02:09:07.320

Jennifer Sutton: And then obviously there's designed for Bainbridge, which you know

is what the Design Review Board, you know, that's kind of your

1013

02:09:08.040 --> 02:09:23.310

Jennifer Sutton: That's your main vehicle for reviewing a project and then you know separately. There's the environmental protection regulations that may exist on a property in the critical area ordinance or shoreline master plan so

1014

02:09:23.850 --> 02:09:37.290

Jennifer Sutton: All all together all of these pieces end up being, you know, informing what happens on a particular piece of property. It's like a big puzzle, right, because everything has to be mad.

1015

02:09:38.310 --> 02:09:46.500

David Greetham: And we also have tree removal and vegetation maintenance under Title 16 so that's another part of the puzzle that's where our city arborist next night or has been an absolute

1016

02:09:47.820 --> 02:09:50.670

David Greetham: Blessing to our department in the last year and a half since he's been on

1017

02:09:52.110 --> 02:10:01.740

David Greetham: So all these things get our part of the picture. And the main point today was to show you that they're there in the code. I know you want to memorize where they're all add

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02:10:02.130 --> 02:10:12.630

David Greetham: But to but to sort of a quick navigation guide was our goal today. And just to refresh on the kind of things we're usually looking at during that pre op review process or the consultation.

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02:10:13.980 --> 02:10:23.040

David Greetham: Process. And by the way, Joe. I did want to update you guys on where we're at with the process changes. If you have a minute if we're out of time. I can do that next time, but I want to give you a quick update if we have time.

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02:10:23.580 --> 02:10:32.580

David Greetham: Okay, very quickly, we've identified the changes in the in the code under 2.16 that need to change the order to get that pre up to be the first step.

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02:10:33.090 --> 02:10:37.350

David Greetham: We've identified the pages in design for Banbridge that will need to be updated.

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02:10:37.770 --> 02:10:44.190

David Greetham: And right now we're looking at the final piece of the puzzle, which is the administrative manual, which is, okay, what kind of information do you want

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02:10:44.610 --> 02:10:53.790

David Greetham: And Bob you've given us some good information you've all given us good information on that. Our goal is to come back to you with an early draft at our next meeting at the beginning of February.

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02:10:54.660 --> 02:11:04.290

David Greetham: In a more formal draft at the second meeting. And then if all stays on track. We would then get a draft in front of the planning commission at their late February meeting.

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02:11:04.980 --> 02:11:15.900

David Greetham: So we want you to know. This is all moving forward. And you guys just put so much great work into that. Thank you again for your ideas and input on that, but the the behind the scenes the sausage making is happening so

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02:11:16.770 --> 02:11:17.700

Marlene Schubert: Pastor Sandra just

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02:11:19.380 --> 02:11:24.780

Bob Russell: Just a quick, quick question. I know that Vic Joe and I have gone round and around about

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02:11:26.130 --> 02:11:30.870

What did we go around and around on shoot I lost my train of thought.

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02:11:32.580 --> 02:11:34.020

Bob Russell: Oh admin manual

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02:11:34.350 --> 02:11:35.550

David Greetham: Yeah, that is it the

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02:11:35.910 --> 02:11:44.760

Bob Russell: The way I read the code is that they refers the code refers the reader

to the admin manual. Many times, that's like a quasi building piece of the

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02:11:44.850 --> 02:11:46.950

Marlene Schubert: Building Code. Isn't it the admin manual

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02:11:47.190 --> 02:11:49.710

Bob Russell: Because it has to be inputted by resolution of the Council.

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02:11:50.790 --> 02:11:53.160

David Greetham: Yeah, it's not really part of the building code, per se.

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02:11:54.330 --> 02:12:01.830

David Greetham: For the refresher for everybody. The admin manual is where you go to see what types of information need to accompany an application typically

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02:12:02.370 --> 02:12:14.490

David Greetham: So if your site plan of view. Here's what you have to have. And that's where we want to really light it up with design for Bainbridge for there's that need tweaking. I wouldn't say it's PART OF THE BUILDING CODE, THOUGH, Bob. It's more tied to land use.

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02:12:15.150 --> 02:12:16.170

Joseph Dunstan: But, but, as part of this.

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02:12:16.890 --> 02:12:18.690

Bob Russell: Resolution then from the Council.

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02:12:18.780 --> 02:12:19.830

Joseph Dunstan: It's a code isn't it.

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02:12:21.660 --> 02:12:27.060

David Greetham: Yeah. Hey, Jennifer, how I don't know how would you I guess it's not technically code. It's more of a document.

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02:12:27.480 --> 02:12:31.620

David Greetham: That is a reference, but it's not in the code itself.

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02:12:32.070 --> 02:12:47.430

Jennifer Sutton: Right, it's not it's not in the code. Um, it's the middle

requirements for different kinds of land use permits and the, the, it is approved by resolution and

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02:12:48.510 --> 02:12:55.800

Jennifer Sutton: We've updated it maybe four times since it was a red since we took this with the middle requirements, used to be in the code.

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02:12:56.400 --> 02:13:16.080

Jennifer Sutton: And it makes it all very long and duplicative and and plus it's harder to ordinance is a longer process to update than a resolution. Check the middle requirements, out of the code there in this separate reference document that we've updated maybe four times. And, um,

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02:13:17.460 --> 02:13:22.320

Jennifer Sutton: Yeah, so, uh, but no, it isn't in his reference

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02:13:24.330 --> 02:13:28.440

David Greetham: And it's under the documents forms and and applications on the website.

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02:13:29.670 --> 02:13:36.270

Jennifer Sutton: For yeah i think it's under a for administrative manual for land use permits. Yeah, no.

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02:13:36.960 --> 02:13:42.420

Bob Russell: Always point the applicants to is to follow those instructions in the admin manual

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02:13:42.540 --> 02:13:43.050

David Greetham: That's right.

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02:13:46.290 --> 02:13:48.750

Joseph Dunstan: Okay. All right. Well, thank you.

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02:13:50.130 --> 02:13:52.620

Joseph Dunstan: That's it for today. If you guys do have any more.

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02:13:54.240 --> 02:14:00.120

David Greetham: That's our quick tour for the day, not, not as quick as we might have liked. But that that's our tour for today. Thank you for allowing us to go

through that.

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02:14:00.570 --> 02:14:02.520

Joseph Dunstan: We appreciate it very much. Thank you.

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02:14:03.330 --> 02:14:04.020

Shawn Parks: Thank you.

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02:14:04.410 --> 02:14:04.860

Jennifer Sutton: Thank you.

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02:14:05.460 --> 02:14:25.680

Joseph Dunstan: Thanks. Okay, preacher, guys, very much. Um, okay, we have one more item and renewal business and that is the designation of the Diva. Dr. Be chair and then maybe a co chair for 2021 just want to, we did. We began discussing

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02:14:25.680 --> 02:14:35.880

Joseph Dunstan: That last time. And one of the ideas. I was thinking was that there should be a a vice chair.

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02:14:37.050 --> 02:14:46.290

Joseph Dunstan: Someone to backup the chair when the chair isn't available or needs a little help. It was discussed. And I think it's a good idea that

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02:14:47.640 --> 02:14:55.590

Joseph Dunstan: Most of the other committees are on the other citizens countries they use the phrase culture.

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02:14:56.760 --> 02:14:59.280

Joseph Dunstan: And so just to be consistent.

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02:15:01.080 --> 02:15:05.220

Joseph Dunstan: Would like to make a proposal that we have a chair in a co chair.

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02:15:07.170 --> 02:15:15.090

Joseph Dunstan: So does anybody has any discussion about that first. Any, any problems with that or any questions about that from anybody.

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02:15:17.370 --> 02:15:17.850

Joseph Dunstan: Okay.

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02:15:19.980 --> 02:15:29.520

Joseph Dunstan: I don't think we need to make a motion for this, I think, Marlene new Dave did we have to actually, you have a motion to do establish a chair and CO chair.

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02:15:30.630 --> 02:15:31.320

Joseph Dunstan: Position.

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02:15:33.120 --> 02:15:34.920

David Greetham: Not that I know of, Joe.

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02:15:37.110 --> 02:15:41.280

David Greetham: I recall mentioning this to Heather and it didn't raise any such flags.

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02:15:41.880 --> 02:15:50.910

David Greetham: What I would say is go ahead and proceed how you'd like, and I'll make sure legal is aware of it, just so if there's anything they want a feedback to us. I'll share that next meaning, I'd say proceed as you as you plan.

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02:15:51.660 --> 02:16:08.220

Joseph Dunstan: Okay, well then, then I would say probably violating Robert's Rules of Order that that we would go ahead and establish a chair and culture going forward in the future years starting right now unless anybody has heartburn with that and

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02:16:09.360 --> 02:16:15.570

Joseph Dunstan: I, my time is up. As of now, I think I've mentioned the people that

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02:16:16.620 --> 02:16:23.970

Joseph Dunstan: I am happy to stay on as the chair for a little bit. Another year and make sure the De de for be book is

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02:16:25.140 --> 02:16:36.390

Joseph Dunstan: Is implemented and get that going. Kendall, or someone else's interested in being on the DVR beach chair that would be fine tune. We can have that conversation.

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02:16:37.920 --> 02:16:47.100

Joseph Dunstan: So let's start with that one. And then we'll go to the culture. Okay. Does anybody else want to be the Dr. Be chair for 2021

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02:16:49.170 --> 02:16:57.450

Joseph Dunstan: See, no hands up anywhere. Everybody's hiding under the desk. Okay, good. Okay. Um, then

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02:16:58.830 --> 02:17:05.580

Joseph Dunstan: Do we need a sort of a motion to approve me as the Dr. P chair again for 2021

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02:17:07.980 --> 02:17:13.470

Bob Russell: Motion that Joe Johnson be the be the chair for the Design Review Board for 2021

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02:17:15.240 --> 02:17:15.810

Todd Thiel: Second,

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02:17:16.200 --> 02:17:17.100

Shawn Parks: Third, it

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02:17:18.810 --> 02:17:28.170

Joseph Dunstan: All in favor. A ok ok ok I'm then we have a co chair position and

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02:17:29.400 --> 02:17:29.880

Joseph Dunstan: I

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02:17:31.080 --> 02:17:42.090

Joseph Dunstan: Is anybody interested in doing that. I know I'm Vicki. If you're please don't see you on the in the pictures but you're still here. I know you did indicated that you might want to do that.

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02:17:44.670 --> 02:17:46.650

Joseph Dunstan: Does anybody else want to be the CO chair.

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02:17:47.760 --> 02:17:59.250

Vicki Clayton: Joe. My only concern is that my position is up in June. And I think for continuity, you should have somebody that for sure is going to be around for a whole year.

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02:17:59.910 --> 02:18:05.040

Joseph Dunstan: Yeah. Well, actually, that is a point to my, I think my position comes up in June, too.

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02:18:06.510 --> 02:18:09.990

Joseph Dunstan: So that might be. Yeah, but you know, yeah.

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02:18:10.590 --> 02:18:15.090

Vicki Clayton: Well, then that makes it even more important that the Vice Chair be somebody who's around for a year.

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02:18:15.540 --> 02:18:18.120

Vicki Clayton: Okay, just in case they get rid of us.

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02:18:18.300 --> 02:18:20.580

Joseph Dunstan: Okay, get rid of. It's not like what we're doing.

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02:18:21.540 --> 02:18:21.750

Right.

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02:18:23.460 --> 02:18:28.170

Joseph Dunstan: Anybody else interested in being the vice chair or the culture, rather, excuse me.

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02:18:29.370 --> 02:18:29.580

Joseph Dunstan: So,

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02:18:30.540 --> 02:18:34.020

Todd Thiel: I was interested in it, but not if I'm going to be abandoned and halfway through the year.

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02:18:35.760 --> 02:18:37.800

Joseph Dunstan: I think in July, you take it over.

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02:18:37.860 --> 02:18:39.240

Todd Thiel: Exactly, yeah.

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02:18:39.600 --> 02:18:48.690

Joseph Dunstan: Um, well, just to explain that for a minute because I don't know how that's going to work in the past in past years.

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02:18:50.370 --> 02:18:57.390

Joseph Dunstan: If somebody wanted to stay on a committee that was just a pro forma thing and it was just fine. It's never an issue.

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02:18:58.530 --> 02:19:04.980

Joseph Dunstan: I think there was one or two committees in the last couple years, but there's been chairs and other people on the committee.

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02:19:05.400 --> 02:19:15.750

Joseph Dunstan: That were very vocal very big personalities created some issues and the Council kind of got involved in the last year or two, and had to remove people

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02:19:16.230 --> 02:19:26.520

Joseph Dunstan: From committees because of their perceived Eve actual or not, I don't know, but just perceived, you know, blocking of getting work done.

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02:19:27.090 --> 02:19:45.930

Joseph Dunstan: So they take an open so now they have a bigger hand in. And so I think generally my impression is that unless there's a problem perceived on the part of the city council or the particular liaison. I think that having people go forward into a new

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02:19:47.130 --> 02:19:52.620

Joseph Dunstan: A second term or third term is still performed, you know, just kind of, you know,

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02:19:53.820 --> 02:20:08.940

Joseph Dunstan: baked in. If you want to do it. But I think the city council keeps the right to, you know, quarter if they need to step in and remove somebody or say no, we're going to open it up to the public to get more people to look

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02:20:10.080 --> 02:20:23.970

Joseph Dunstan: So I'm not anticipating any changes and I'm anticipating that if, in this case, I think it's me and Vicki, I believe, who else is on that. Let's see those two of the ones I think

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02:20:25.080 --> 02:20:26.370

Marlene Schubert: It's just you to this year.

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02:20:26.730 --> 02:20:27.330

Joseph Dunstan: That's right.

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02:20:28.440 --> 02:20:36.510

Joseph Dunstan: We want to go on and I think that we would just be a perfunctory reproach. That's my

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02:20:38.310 --> 02:20:41.970

Joseph Dunstan: Impression but you never know. You never know. So

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02:20:42.000 --> 02:20:44.580

Vicki Clayton: Joe i i'd like to nominate Todd.

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02:20:45.810 --> 02:20:46.230

Joseph Dunstan: Okay.

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02:20:49.890 --> 02:20:54.510

Joseph Dunstan: All right, so so Bob seconds. So Todd do you want to have any discussion.

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02:20:57.990 --> 02:20:58.770

Vicki Clayton: Oh, you're muted.

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02:20:59.640 --> 02:21:00.270

Muted

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02:21:02.640 --> 02:21:04.080

Todd Thiel: And that's why I intend to stay

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02:21:07.050 --> 02:21:07.350

Joseph Dunstan: Yeah.

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02:21:08.040 --> 02:21:11.970

Todd Thiel: No. No. Only if there's others that you know are interested as well.

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02:21:14.400 --> 02:21:15.780

Shawn Parks: With Todd or Vicki.

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02:21:15.930 --> 02:21:20.130

Shawn Parks: And so I'd be stoked for either and or all of them.

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02:21:21.180 --> 02:21:21.630

Joseph Dunstan: No.

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02:21:22.080 --> 02:21:24.330

Shawn Parks: I agree with you too can just fight it out.

1120

02:21:25.530 --> 02:21:26.250

Joseph Dunstan: You know, right.

1121

02:21:27.930 --> 02:21:33.810

Joseph Dunstan: Well, you know, it's I think it's something we can revisit in June. If there needs to be a new position. I mean,

1122

02:21:34.920 --> 02:21:39.480

Joseph Dunstan: You know, it's up, you know, Vicki, if you if you would want to do it. And it's just that that

1123

02:21:39.840 --> 02:21:41.100

Vicki Clayton: I want to do it.

1124

02:21:41.310 --> 02:21:42.600

Joseph Dunstan: You're gonna talk to them. Okay.

1125

02:21:44.370 --> 02:21:48.660

Bob Russell: That's been around for a little while, be kind of nice to have someone to spend on the committee, I

1126

02:21:51.210 --> 02:21:58.680

Joseph Dunstan: Just remember, I remember like the vice president you really a mushroom when you're in the dark don't really know much and you don't really

1127

02:22:00.360 --> 02:22:01.800

Todd Thiel: You're just a heartbeat away.

1128

02:22:03.270 --> 02:22:07.410

Joseph Dunstan: But then when the chair. Guys, then you're stuck right then you gotta do the work. Yeah.

1129

02:22:09.000 --> 02:22:09.360

Joseph Dunstan: So,

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02:22:10.710 --> 02:22:24.870

Joseph Dunstan: It's really, it's really a backup position in case I couldn't make a meeting or something but resume, it's not been an issue for the last year. But anyway, so I don't think it's a lot of work. If you are. I do know you work. I didn't know you have a job.

1131

02:22:25.500 --> 02:22:28.350

Todd Thiel: You speak into the microphone. They're not a lot of work.

1132

02:22:28.710 --> 02:22:29.220

Joseph Dunstan: A lot of work.

1133

02:22:30.690 --> 02:22:33.840

Shawn Parks: TO DO WE ARE WE ALL IN FAVOR OF Todd. Mm hmm.

1134

02:22:34.080 --> 02:22:44.730

Joseph Dunstan: It sounds like it. So there's a motion on the floor with the second which is not any more discussion we have a vote. All in favor of Todd.

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02:22:46.500 --> 02:22:46.800

Marlene Schubert: You

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02:22:47.370 --> 02:22:49.650

Joseph Dunstan: Okay, there you go.

1137

02:22:49.920 --> 02:22:51.540

Shawn Parks: Okay. Congratulation.

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02:22:52.290 --> 02:22:54.840

Joseph Dunstan: I was very slick Vicki. The way you did that.

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02:22:56.790 --> 02:22:57.750

Laurel Wilson: She's very clever.

1140

02:22:58.140 --> 02:22:58.530

She's

1141

02:23:01.650 --> 02:23:15.210

Joseph Dunstan: Okay, and what we'll do is as we approach, you know, they start looking at at the new positions they advertise for new positions in March for June for all the all the positions in all of the committee's

1142

02:23:15.600 --> 02:23:24.840

Joseph Dunstan: And we would know then in March, whether you people were going to stay on or not people going to leave so anyway. Okay.

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02:23:25.920 --> 02:23:31.530

Joseph Dunstan: All right. Well congratulations on top of it will have some champagne Sunday. Right.

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02:23:34.500 --> 02:23:46.620

Joseph Dunstan: Okay, um. Anything else for the good of the order any other things we'd like to discuss I get well. There's one thing I'd like to bring up and that is as long as Dave is here, Dave. You still here.

1145

02:23:47.850 --> 02:23:49.080

David Greetham: Still here. Okay.

1146

02:23:49.830 --> 02:23:54.030

Joseph Dunstan: One of the things that came up in some discussions with the Dr. B is

1147

02:23:55.440 --> 02:24:05.310

Joseph Dunstan: And is that we don't know what goes on with with other projects, you know, I mean, we come a project comes and we review it.

1148

02:24:05.760 --> 02:24:20.100

Joseph Dunstan: And then it goes away. And sometimes it dies off sometimes it moves forward. Sometimes it sits in limbo for a long time. So a couple of them that I can think of is messenger House also the work that was done early on.

1149

02:24:21.120 --> 02:24:30.060

Joseph Dunstan: With the pavilion folks, you know, and then the circle layer and

then that died off because became less critical for the guy for Eisenhower.

1150

02:24:30.480 --> 02:24:38.880

Joseph Dunstan: And whatnot so we don't know what's going on with that project if he's ever gonna come back with something or not. And there's just a few projects like that.

1151

02:24:40.230 --> 02:24:43.590

Joseph Dunstan: And I think couple people on the Dr. B have

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02:24:44.610 --> 02:24:46.650

Joseph Dunstan: Asked if there's a way to get

1153

02:24:47.940 --> 02:24:57.900

Joseph Dunstan: A five minute update on some of the projects that are, I would say our current but not in front of us, if that makes sense.

1154

02:24:57.960 --> 02:24:58.470

Partners.

1155

02:24:59.940 --> 02:25:11.430

Joseph Dunstan: That have been going on in the last year. So in what's their status, you know, are they moving forward. I think it's more so that we know just what's going on, you know,

1156

02:25:11.850 --> 02:25:16.680

David Greetham: Yeah. Sure, I'd be happy to. And I know that sometimes we also don't air from an outcome for a long time.

1157

02:25:16.920 --> 02:25:19.770

David Greetham: What I mini them. I would have updates for you. I'm very happy to do that.

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02:25:20.340 --> 02:25:35.910

Joseph Dunstan: Yeah. And if you don't have an update. That's also good and I mean it's stolen. Yeah, I mean like I i'm always wondering like, I'm always thinking ahead that right now we've got the what the white Madison burns project.

1159

02:25:36.090 --> 02:25:38.910

Joseph Dunstan: That's coming back next next meeting.

1160

02:25:39.990 --> 02:25:50.670

Joseph Dunstan: I don't think that the Winter Green is up yet. It has a PPM coming up. So it's going to be another few weeks. I don't really know what's going on. Madison house.

1161

02:25:51.540 --> 02:25:54.000

Joseph Dunstan: dreamer. Go ahead.

1162

02:25:54.510 --> 02:25:55.500

David Greetham: You mean messenger house.

1163

02:25:56.160 --> 02:25:56.910

Joseph Dunstan: Well, yeah, I'm sorry.

1164

02:25:56.940 --> 02:25:59.760

David Greetham: Messenger house. Yes, they're going through historic committee.

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02:26:00.600 --> 02:26:03.090

David Greetham: Think they went through historic community room Commission review.

1166

02:26:03.720 --> 02:26:04.920

David Greetham: Recently, yeah.

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02:26:05.250 --> 02:26:06.600

David Greetham: But do you want to give updates. Oh.

1168

02:26:06.960 --> 02:26:16.740

Joseph Dunstan: Yeah, okay. Is that something we could do. Would you perceive that as something that in, you know, like just kind of a 510 minute thing at each meeting or every

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02:26:16.740 --> 02:26:18.810

Joseph Dunstan: Other meeting or what, what would you

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02:26:18.900 --> 02:26:23.010

Joseph Dunstan: What would be not a big burden on the stuff part. I mean,

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02:26:23.520 --> 02:26:28.260

David Greetham: Your guys choice. I'm happy to do it either way is fine either every meeting or every other is just fine with me.

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02:26:28.860 --> 02:26:35.370

Joseph Dunstan: Why don't we have a little five to 10 minute something at the beginning which meeting updated projects.

1173

02:26:35.610 --> 02:26:35.910

David Greetham: Okay.

1174

02:26:36.210 --> 02:26:45.990

Joseph Dunstan: We do that. So Marlene, could we add that to the agenda, just as a and if there's just a five minute we just go on if there's not much to say, then that's fine and

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02:26:46.410 --> 02:26:58.260

Joseph Dunstan: It's not meant to be where there's a lot of discussion. A lot of questions and answers. It's more an update. I do want to keep us focused on the projects that are directly in front of us.

1176

02:26:58.680 --> 02:27:07.230

Joseph Dunstan: I mean, I know there's there's a lot of thinking going on in the part of some Dr. P. People about messenger house and whatnot. But like right now this week.

1177

02:27:07.710 --> 02:27:18.150

Joseph Dunstan: It's not on the agenda, you know, I mean, it's something we want to keep up on that. Yeah. Okay so good that Marlene put that in there, and that'd be great.

1178

02:27:18.990 --> 02:27:26.430

Marlene Schubert: And I have one more item before we close, just FYI, that our second meeting in February also is landing on a holiday.

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02:27:26.820 --> 02:27:27.990

Joseph Dunstan: Oh, for God's sake.

1180

02:27:28.590 --> 02:27:43.050

Marlene Schubert: The 15th. So we have February 1 which is a, you know, good to go. But when we get to the 15th. We have the same predicament. We had this week, so we

can either just cancel or we can reschedule. But I believe the code suggest you reschedule for the following day, which would be a to

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02:27:44.160 --> 02:27:48.300

Joseph Dunstan: The following day. I think Laurel is going to have a standing problem.

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02:27:48.630 --> 02:27:56.070

Marlene Schubert: And I think sometimes then Leslie Snyder is not necessarily always available to come to because she has other meetings on Tuesdays at times as

1183

02:27:56.070 --> 02:27:56.430

Vicki Clayton: Well,

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02:27:56.460 --> 02:28:02.460

Vicki Clayton: I heard Dave say that he wanted to talk to us about the process, two times in February before

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02:28:02.460 --> 02:28:03.900

Vicki Clayton: It goes to the planning commission

1186

02:28:04.200 --> 02:28:07.200

Joseph Dunstan: So yeah, I don't want to ignore. I don't want to skip the movie.

1187

02:28:07.530 --> 02:28:11.190

Vicki Clayton: So we go to like the would it be awful if we did Wednesday.

1188

02:28:11.910 --> 02:28:12.240

Marlene Schubert: Is that

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02:28:12.570 --> 02:28:18.090

Marlene Schubert: The code says something about the next business day I'd have to look that up again. But I believe that's what I read. Yeah.

1190

02:28:18.810 --> 02:28:20.940

David Greetham: Yeah, it does say that you're right Marlana

1191

02:28:21.210 --> 02:28:26.280

Marlene Schubert: Okay, so we either do it the Tuesday, the 16th or we just cancel

completely

1192

02:28:26.910 --> 02:28:32.970

Joseph Dunstan: Right. I'd really rather not cancelled because I think we have stuff to talk about related to the review process.

1193

02:28:33.570 --> 02:28:46.560

Joseph Dunstan: You know, I think that's critical for trying to keep that spring March deadline to get something to the planning commission, you know, on time know like Dave said the staff has been working on stuff. And we want to keep it going.

1194

02:28:46.950 --> 02:28:47.700

Marlene Schubert: Okay, we

1195

02:28:47.760 --> 02:28:49.980

Marlene Schubert: Do have two hands raised by the way, Bob and Laurel

1196

02:28:50.130 --> 02:28:50.520

Marlene Schubert: Go ahead.

1197

02:28:50.880 --> 02:28:51.870

Joseph Dunstan: Laura. What do you think

1198

02:28:52.470 --> 02:28:54.270

Laurel Wilson: It's just gonna say I'm Laura my head.

1199

02:28:55.320 --> 02:29:04.380

Laurel Wilson: I mean, if it's possible to just consolidate the meetings from three to five and make it a two hour meeting instead of a three hour meeting. Then I don't have a conflict because my my Tuesday meetings and three

1200

02:29:05.310 --> 02:29:13.560

Laurel Wilson: And me today. I left early. Sometimes they do even terms the meetings early, but, um, so, I mean, if that's if that's if that's an option, then it's not a conflict at all.

1201

02:29:13.920 --> 02:29:18.120

Joseph Dunstan: Depending on the agenda and what projects are on there, that is that is that is

1202

02:29:18.270 --> 02:29:22.200

Laurel Wilson: I guess everyone would have to do is create an agenda that's only two hours long.

1203

02:29:22.710 --> 02:29:27.930

Joseph Dunstan: Right. And we could do that. And I would be, I'd be amenable to that.

1204

02:29:29.640 --> 02:29:38.700

Joseph Dunstan: Maybe, maybe with everybody else think that are Bob, did you before you make a decision about that. Did you have a question, Bob about that too, or

1205

02:29:40.680 --> 02:29:43.260

Bob Russell: Oh I'm fine, whatever. Laura wants. I'm fine with it.

1206

02:29:43.800 --> 02:29:44.130

Okay.

1207

02:29:46.710 --> 02:30:10.410

Joseph Dunstan: Why don't we do this, why don't we leave it on the day after started at three o'clock and Dave and and Marlene, if there are projects coming forward. Can we just leave it at one project and leave the other time slot in two hours for discussion of the the project review.

1208

02:30:10.980 --> 02:30:16.980

Joseph Dunstan: Sure. And so, you know, I'll leave it up to you guys to decide which project if there's multiple

1209

02:30:17.730 --> 02:30:24.180

David Greetham: That cannot be scheduled for getting the biggest push from Wyatt Madison to come back for the second design guidance meeting. So that might be it.

1210

02:30:24.750 --> 02:30:30.420

Joseph Dunstan: Okay, yeah, yeah. Well, let's let's do that started three and that's I'm fine with that.

1211

02:30:31.440 --> 02:30:34.470

Joseph Dunstan: Okay, great. So everybody off good with that.

1212

02:30:35.610 --> 02:30:39.210

Joseph Dunstan: Okay. Sounds good. All right. Great. Okay.

1213

02:30:42.240 --> 02:30:42.960

Joseph Dunstan: So listen

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02:30:43.650 --> 02:30:46.770

Bob Russell: Joe. One of my favorite projects is messenger house.

1215

02:30:47.280 --> 02:30:47.730

Yes.

1216

02:30:49.020 --> 02:30:52.500

Bob Russell: I just a question. Maybe I have for Dave

1217

02:30:53.910 --> 02:31:03.870

Bob Russell: You know, right now, when we left messenger House last time at the last design guidance meeting the transition piece that Michael leverage so lovingly called the volume.

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02:31:06.000 --> 02:31:06.420

Bob Russell: Know,

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02:31:07.500 --> 02:31:14.430

Bob Russell: You kind of over you know the thoughts were that it overpowers the 1917 building. And one of the things that the planning committee or that the

1220

02:31:15.090 --> 02:31:24.150

Bob Russell: Historical preservation committee brought it up or board brought up was, they don't want to overpower the 1917 billion. So that immediately took me back to the

1221

02:31:24.540 --> 02:31:44.820

Bob Russell: Michaels volume. And I looked at the plans today that the updated plans on the see up a site for messenger house and the volume is still there. I didn't know whether we could bring the architect back to talk about it or whether Michael is says it's okay or

1222

02:31:44.850 --> 02:31:45.300

What

1223

02:31:47.340 --> 02:31:51.630

Bob Russell: Because I thought it was kind of a big deal. The last time we left it as an action item and

1224

02:31:52.110 --> 02:32:00.360

Bob Russell: It's never been resolved, and it's still there. And I know Charlie's working on a salvation details, at least at the historical preservation meeting he said that

1225

02:32:01.260 --> 02:32:14.520

Bob Russell: I mean, that's up to Charlie, he's moving ahead but I thought that was an issue, is it an issue that transition piece overpowering the 1917 Belen there's still an issue, or is it, is it not.

1226

02:32:16.380 --> 02:32:26.490

David Greetham: But I'll leave that the substantive answer to you guys, but I'm happy to reach out to Charlie to see if if we can get them in for a check in with you to see.

1227

02:32:26.520 --> 02:32:41.610

Bob Russell: We can do that, then if we've got a specific item like for Madison Wyatt or messenger house or the pediatric clinic or whatever it was called if we have a special specific item we can call them back to a meeting. Just to review that one item that's okay.

1228

02:32:42.330 --> 02:32:52.590

David Greetham: It's not really written in the code, per se, but usually applicants are willing to do that. So I'm happy to extend the offer itself. I'll leave it up to you guys. If you'd like me to do that.

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02:32:53.580 --> 02:33:01.110

Joseph Dunstan: It. The only complaint I appreciate with Bob saying I'm I'm concerned about that that transition piece to

1230

02:33:02.550 --> 02:33:11.310

Joseph Dunstan: But of course the applicant can we can say we don't like that or any other piece of them, they can take the project forward anyway.

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02:33:11.640 --> 02:33:18.810

Joseph Dunstan: I mean they don't they don't have to meet everything that we say, so

that's still if that's something that they really feel strongly about. They can still propose it

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02:33:19.620 --> 02:33:29.220

Joseph Dunstan: My concern with having an applicant come back to often is, of course, the cost to the applicant on the cost to their client, you know, um,

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02:33:29.700 --> 02:33:40.740

Joseph Dunstan: I guess, before we answer that question. I would want to know from Dave A QUICK UPDATE IF YOU KNOW ON THE MESSENGER house, the issue was the 1995 see up

1234

02:33:42.390 --> 02:33:48.030

Joseph Dunstan: Have that we can't really review it until those things are resolved.

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02:33:48.300 --> 02:33:54.540

Joseph Dunstan: Is that resolved or is that in resolution or what's the status.

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02:33:54.660 --> 02:34:04.320

David Greetham: You know, draw need to circle back with a planner that we've been spending a lot of time and wintergreen recently. So I can't recall where we left off on this up question and I'll need to check with a plan around that.

1237

02:34:05.700 --> 02:34:10.680

Joseph Dunstan: Because I know that was 1995 and they know it did not include that three story building

1238

02:34:10.980 --> 02:34:18.780

Joseph Dunstan: Yeah, I think Charlie's done a lot of work and cost is the applicant is is is quite, quite a bit of money.

1239

02:34:19.290 --> 02:34:20.190

David Greetham: Yeah, he's

1240

02:34:20.310 --> 02:34:23.100

Joseph Dunstan: He doesn't have his own risk. Right. I mean, yeah.

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02:34:23.880 --> 02:34:30.810

David Greetham: We had a meeting with him, probably two months ago now and I do need to go back to my notes to see where we ended up on that in a while.

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02:34:31.320 --> 02:34:32.070

Joseph Dunstan: Okay, what could

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02:34:32.100 --> 02:34:34.380

Joseph Dunstan: Could you do that maybe we could chat and then we

1244

02:34:34.410 --> 02:34:40.590

Joseph Dunstan: Get back to Bob with an answer to that. I'm Bob I'm not opposed to having another meeting if we need to. But I'd like to

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02:34:41.970 --> 02:34:55.920

Joseph Dunstan: Bring in as many issues to work on as we can to make it a really meaningful meeting. You know what I mean. Instead of having them come in and spend time just on an issue if there were other issues, we could resolve.

1246

02:34:56.670 --> 02:34:59.010

David Greetham: To join I'll update you on that after I check in with planner.

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02:34:59.400 --> 02:34:59.790

Joseph Dunstan: Okay.

1248

02:35:00.600 --> 02:35:04.710

Michael Loverich: Yeah, I'm sorry I haven't had a chance to look at what was submitted so

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02:35:06.030 --> 02:35:07.140

Michael Loverich: I don't know how to look at it.

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02:35:08.490 --> 02:35:08.820

Joseph Dunstan: So,

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02:35:08.850 --> 02:35:10.800

Joseph Dunstan: So Michael, you have seen it or

1252

02:35:11.010 --> 02:35:17.820

Michael Loverich: No, I haven't had a chance. So he had asked the question earlier, so I'll have to actually find the files and look at them.

1253

02:35:18.180 --> 02:35:36.510

Joseph Dunstan: So that that brings up another question here is that as a client as an applicant works today. There's an applicant works on a project. So, you know, they can do as much work as they want to take as little or as much risk as they want. Right. Well, at what point

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02:35:37.980 --> 02:35:46.920

Joseph Dunstan: If they're working on something. When did they submit to the next review, they submit when they want to

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02:35:47.460 --> 02:35:54.270

Joseph Dunstan: Yes, the next design guidance being so we can so they could be quite a bit farther on the drawings. We have no idea.

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02:35:54.840 --> 02:36:00.090

David Greetham: Right. Is your, your final meeting is after they've formally applied for the project which has not occurred yet.

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02:36:00.540 --> 02:36:04.950

David Greetham: And at that point, you have that checklist to very clearly state.

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02:36:05.430 --> 02:36:13.440

David Greetham: Whether they've complied with the recommendations or not. And that goes on to the planning commission. So if they choose not to then that will be documented in your checklist form.

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02:36:14.490 --> 02:36:25.020

David Greetham: But they can choose to apply formally whenever they're ready. Whenever they if they've been through the pre app and the PPM then their choices to win a setup or pre applicant, excuse me, a formal application intake appointment.

1260

02:36:25.500 --> 02:36:28.020

Joseph Dunstan: Well done. But then they also did you design guidance again.

1261

02:36:29.310 --> 02:36:32.850

David Greetham: Oh, that's right. You're asking in cases where we're doing to design guidance is okay. I'm sorry.

1262

02:36:34.290 --> 02:36:37.500

Joseph Dunstan: We haven't gone through that. So we need another design guidance

meeting.

1263

02:36:37.770 --> 02:36:38.070

Yeah.

1264

02:36:39.930 --> 02:36:49.200

Joseph Dunstan: Whether they we asked him to come in and do it like Bob says, we'd like to do it soon or whether we wait until the pre up

1265

02:36:49.830 --> 02:36:55.440

David Greetham: They're usually not I, in order to come back as quickly as possible. We haven't heard from Charlie yet though.

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02:36:56.430 --> 02:36:57.570

Vicki Clayton: I would interject.

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02:36:57.570 --> 02:36:59.100

Vicki Clayton: Something here. If I could

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02:37:00.870 --> 02:37:10.590

Vicki Clayton: Were Charlie is right now he's with that three story building and with the unresolved question of the conditional use permit is that three story building actually going to be allowed.

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02:37:10.920 --> 02:37:11.220

Where

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02:37:12.780 --> 02:37:22.650

Vicki Clayton: We wouldn't be wasting the DR B's time to sit through a design guidance on a three story building without knowing that that building is really permissible.

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02:37:23.190 --> 02:37:32.460

Vicki Clayton: agree with that. So I don't think so. I don't think it should be at the applicants choice. Again, it's the Africans choice at their risk, but they're wasting our time.

1272

02:37:32.880 --> 02:37:34.170

David Greetham: Yeah, good.

1273

02:37:35.250 --> 02:37:49.620

Bob Russell: Dave, I think you need to really, you know, your expertise, just by looking at the, you know, right now I don't right now. I don't see a see up. I see a minor on 1125 number one.

1274

02:37:50.610 --> 02:38:04.410

Bob Russell: When they pay their money. They paid all their money and 1125 they paid. I don't know 10 grand or 12 grand or something like that on 1125. So you're saying that I thought that was the formal some middle the application.

1275

02:38:05.190 --> 02:38:10.050

David Greetham: You know above else I'll look back and check. I hadn't I hadn't really been immersed in in this project.

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02:38:10.830 --> 02:38:26.430

Bob Russell: No, I understand a lecture because it sounds like that. It's just a minor conditional use permit. It doesn't even look like there's a major conditional use permit at all. It's like it's a minor one is just the SPR which the director can approve is what it looks like to me.

1277

02:38:26.910 --> 02:38:42.180

David Greetham: Right on that. But yeah, they may have following the meeting we had with them. They may have decided to go through one part of that review to get a see up taken care of before coming back for the bigger project, I need to go back and just refresh on it, which I'll do

1278

02:38:42.870 --> 02:38:50.640

Joseph Dunstan: What so if you could just send me an email, you know, in the next few days or week or something. When you know what you've got that figured out

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02:38:50.940 --> 02:38:55.530

Joseph Dunstan: Yet refresh your memory. Then I'll I can pass it on, we'll go from there.

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02:38:55.890 --> 02:38:56.490

David Greetham: We'll do Joe

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02:38:56.820 --> 02:38:57.720

Joseph Dunstan: Okay, thank you.

1282

02:38:58.440 --> 02:38:59.640
Joseph Dunstan: Okay, any other

1283
02:39:00.120 --> 02:39:03.060
Bob Russell: We also have. We also have the trail issue logical

1284
02:39:04.500 --> 02:39:05.010
Joseph Dunstan: What

1285
02:39:06.030 --> 02:39:06.150
Joseph Dunstan: The

1286
02:39:06.600 --> 02:39:15.060
Bob Russell: Hell, the trail that they put down next to an Corbett's house they can put a trail in there, but they got to move the trail up on the slow

1287
02:39:16.170 --> 02:39:16.440
Bob Russell: Down.

1288
02:39:16.710 --> 02:39:36.930
Joseph Dunstan: So we got a letter but but but bob that so what happens. We got a letter from neighbors sending it to the DMV with comments and we need to pass that on to Kelly and on to the, what is it a PC Ed something site so that it gets into the workers but

1289
02:39:37.140 --> 02:39:37.350
It's

1290
02:39:38.940 --> 02:39:53.070
Joseph Dunstan: Well, Charlie Charlie's doing some drawings that showing the new trail and some other stuff. But he hasn't reviewed that with the Dr. B. So I think that's something we can look at when when when the next time we meet with them for design guidance.

1291
02:39:54.540 --> 02:40:05.430
Bob Russell: Right, well I guess what bothers me is I feel, you know, I realized, transparency is important but gosh, when I saw that, I thought, you know, is it right for the architect.

1292
02:40:06.150 --> 02:40:20.430

Bob Russell: To leak it out, I realized he submitted out. I guess as part as as as part of his middle is application. But to me, that was such a serious oversight. I was really disappointed me. He knows that houses there.

1293

02:40:21.090 --> 02:40:32.640

Joseph Dunstan: But I'm getting confused here because anything he submits to us to be reviewed by design review board. So I mean, nothing's going to get in without a review of

1294

02:40:32.670 --> 02:40:33.420

The next design.

1295

02:40:35.070 --> 02:40:35.580

Joseph Dunstan: Yeah.

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02:40:36.420 --> 02:40:37.650

Bob Russell: I just don't like it coming.

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02:40:39.120 --> 02:40:58.290

Joseph Dunstan: Yes, all for small but if he if he's done a lot of work and the design and don't stop that's that's dependent on that true and we shoot it down and say we don't like it or don't think it's right or it doesn't conform to city codes. Well that's work. The down the tubes that he did. I mean,

1298

02:40:59.430 --> 02:41:02.220

Joseph Dunstan: It's kind of the risk on his part, I think.

1299

02:41:03.420 --> 02:41:16.530

Bob Russell: Why our fall off him with Dave Dave, you know, doesn't the city, if someone's jumping ahead like Charlie, isn't it okay for the city to say, you know, Charlie, you're kind of

1300

02:41:17.100 --> 02:41:23.790

Bob Russell: Jumping ahead on this thing spending money and you know the Design Review Board hasn't done their recommendation, the PC hasn't done it.

1301

02:41:25.410 --> 02:41:34.380

Bob Russell: You know, just be aware that you're doing this at your own risk. I mean, shouldn't there be a reminder to the applicant or do we just pretend they're not moving ahead.

1302

02:41:36.660 --> 02:41:45.000

David Greetham: Well, you know, I wish we had the option here to answer that for himself, obviously, but because he is one of our more experienced folks that go through the board review.

1303

02:41:46.680 --> 02:41:57.330

David Greetham: So, you know, messenger house has been a unique one we've we've said that all along. So I think the questions you're asking don't come up that often usually folks do sort of go at the pace that the DMV is guiding them.

1304

02:41:58.080 --> 02:42:02.760

David Greetham: I'll just take your comment for what it's worth, Bob and and and as part of my research on

1305

02:42:04.260 --> 02:42:07.290

David Greetham: What we're Charlie's at I'll just keep that in mind.

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02:42:08.580 --> 02:42:18.600

David Greetham: As fair question. But, but, again, messenger house is very unique. This is typically doesn't doesn't involve the the angles and the

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02:42:19.620 --> 02:42:22.440

David Greetham: Various trails. This one's taken us down so

1308

02:42:22.860 --> 02:42:39.240

Joseph Dunstan: Honestly, Bob, it seems to me that if you want someone to be blunt about it. I don't think the Dr. B should really care if he spends extra money or not. That's his. He's a smart guy, and he should know better. I think we would care if we did something that caused him.

1309

02:42:40.440 --> 02:42:53.040

Joseph Dunstan: To spend money extra money, then we'd be that wouldn't be good, you know, but if he's a smart guy. And if he's got a good relationship with his, his client.

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02:42:54.180 --> 02:42:59.970

Joseph Dunstan: And they want to spend the money working on that. And we might turn it down or want to make changes to it that's

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02:43:01.710 --> 02:43:04.140

Joseph Dunstan: That's kind of what it is. So no

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02:43:04.770 --> 02:43:12.930

Bob Russell: Mean go, no, no, I understand, Joe, because they want to start according to the according to the land use permit. They want to start construction this summer.

1313

02:43:14.970 --> 02:43:15.510

Joseph Dunstan: When I do

1314

02:43:16.140 --> 02:43:26.250

Bob Russell: Know there's all kinds of updates in their job. It really is. I started going through them today, and all kinds of updates you know we got public works in there. We got the fire depart. We got all kinds of stuff.

1315

02:43:27.150 --> 02:43:30.600

Joseph Dunstan: So what do you mean updates. If they submitted more stuff online.

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02:43:31.980 --> 02:43:40.590

Bob Russell: Oh there. There's all kinds of stuff online. Just take a look at it. The center 51717 Z up a

1317

02:43:41.670 --> 02:43:43.080

Bob Russell: There's all kinds of stuff there.

1318

02:43:43.830 --> 02:43:48.090

Bob Russell: Is 17117

1319

02:43:49.980 --> 02:43:51.090

Bob Russell: See up a

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02:43:51.660 --> 02:43:55.410

Joseph Dunstan: 151717 CPA.

1321

02:43:56.220 --> 02:43:57.300

Bob Russell: See you, PA.

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02:43:58.380 --> 02:43:59.520

Bob Russell: I even talked to

1323

02:44:00.930 --> 02:44:07.560

Bob Russell: You know, the Public Works guy today, briefly, because I didn't agree with one of his conclusions.

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02:44:09.780 --> 02:44:16.650

Joseph Dunstan: Well, okay. I don't really think we need to go over the drones. But I guess if there's new stuff and then we can look at it on our

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02:44:17.580 --> 02:44:18.450

Bob Russell: Own, ya know, it's

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02:44:18.690 --> 02:44:19.050

Joseph Dunstan: Yeah.

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02:44:19.110 --> 02:44:20.220

Bob Russell: It's for your leisure.

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02:44:20.700 --> 02:44:21.150

Yeah.

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02:44:24.600 --> 02:44:25.110

Joseph Dunstan: Okay.

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02:44:29.250 --> 02:44:29.910

Joseph Dunstan: All right, well,

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02:44:32.340 --> 02:44:33.960

Joseph Dunstan: She looking forward, there it is. Okay.

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02:44:38.400 --> 02:44:43.110

Vicki Clayton: Thank you Joe for doing the Phaedra thing that was very, very informative.

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02:44:43.350 --> 02:44:44.700

Joseph Dunstan: What was it

1334

02:44:46.320 --> 02:44:46.770

Joseph Dunstan: Okay.

1335

02:44:47.160 --> 02:44:50.460

Marlene Schubert: And you should all have received that presentation already I sent it to

1336

02:44:50.460 --> 02:44:51.330

Marlene Schubert: You while we were chatting.

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02:44:53.310 --> 02:44:56.100

Marlene Schubert: Yes, I see see john on that as well. So he should happen.

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02:44:57.090 --> 02:45:00.420

Joseph Dunstan: Thanks, thanks to Jennifer him today for their presentation.

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02:45:01.140 --> 02:45:08.580

Joseph Dunstan: Yes. Okay, everybody. Next time we will have a new president, I guess. Yeah. All right.

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02:45:09.300 --> 02:45:10.560

Joseph Dunstan: Very good. Everybody later.

1341

02:45:10.620 --> 02:45:11.040

Bye everybody.