



**City Council Study Session
Tuesday, June 2, 2026**

Meeting Minutes

1. Call to Order / Roll Call

Deputy Mayor Hytopoulos called the meeting to order at 6:00 pm in Council Chambers and on the Zoom webinar.

Mayor Moriwaki, Deputy Mayor Hytopoulos and Councilmembers Lant, Mathews, Nelson, and Schneider were present. Councilmember Fantroy-Johnson attended remotely.

2. Approval of Agenda / Conflict of Interest Disclosure

Councilmember Nelson moved and Councilmember Lant seconded to approve the agenda as presented. The motion carried unanimously, 7-0.

There were no conflicts of interest disclosed.

3. Regular Business

A. Consider Land Use Element of the Comprehensive Plan

Interim City Manager Schroer introduced the agenda item. Planning Manager Buchanan provided additional information, and Council discussed the topic.

Motion: I move that staff add language consistent with the City Manager's approach to LU 7.5 that new connections must also adhere to policies specific to the South Island Sewer connections.

Hytopoulos/Nelson: The motion carried unanimously, 7-0.

Amended Motion: I move to add back "Contributions to public *infrastructure* in excess of what is required to mitigate the impacts of development" in Policy LU 5.11.

Lant/Moriwaki: The motion failed 3-4 with Councilmembers Lant and Schneider and Mayor Moriwaki voting in favor.

Amended Motion: LU-23, Policy LU-13.2: I move to amend Policy LU-13.2 to add "and other community partners" after "Bainbridge Island Metro Park and Recreational District."

Nelson/Mathews: The motion carried unanimously, 7-0.

Motion: LU-18, Policy 7.17 Councilmember Mathews moved to add "green space" after "neighborhood commons."

Mathews/Lant: The motion carried unanimously, 7-0.

Motion: Councilmember Lant moved to change Policy LU 7.4 to: Land use and transportation planning and development should include safe pedestrian and bicycle routes with multiple connections, paths, entrances and shortcuts to and within the Neighborhood Centers, when feasible.

Lant/Nelson: The motion carried unanimously, 7-0.

Motion: Page LU-2, Land Use Introduction. I move to revise the second sentence of the second paragraph of the Land Use Introduction to replace the word "eight" with "nine."

Nelson/Moriwaki: The motion carried unanimously, 7-0.

Motion: LU-22, Policy LU 10.6: Councilmember Mathews moved to add "and utility districts" after "Kitsap Public Health District."

Mathews/Moriwaki: Councilmember Mathews withdrew her motion.

Motion: Page LU-22, Policy LU 10.4: Councilmember Lant moved to add "and guidance from the Groundwater Management Plan" at the end of Policy LU 10.4.

Lant/Nelson: The motion carried unanimously, 7-0.

Motion: Page LU 5, Policy LU 1.2

I move to revise Policy LU 1.2 to read as follows: "Consider designating the Winslow Town Center as a Countywide Growth Center as shown on the Future Land Use Map (Appendix A), consistent with Kitsap Countywide Planning Policies."

Nelson/Hytopoulos: The motion failed 3-4 with Councilmembers Lant and Nelson and Deputy Mayor Hytopoulos voting in favor.

Motion: Councilmember Lant moved to add this new Policy LU 14.6 on page LU-24: Review and modify regulations and permitting processes to reduce unnecessary barriers to farming whenever feasible, recognizing the seasonal and time-sensitive nature of agricultural operations.

Lant/Nelson: The motion failed 2-5 with Councilmembers Lant and Nelson voting in favor.

Motion: Page LU-22, Policy LU 10.4

I move to revise Policy LU 10.4 to add "critical" before "aquifer recharge area" so it would read "Protect *aquifer* recharge functions throughout the Island, all of which is an critical aquifer recharge area,"

Nelson/Lant: The motion carried 4-3 with Councilmembers Fantroy-Johnson and Mathews and Mayor Moriwaki voting against.

Amended Motion: Page LU-19 under LU 8.1:

Following a suggestion by Mayor Moriwaki, Councilmember Mathews moved to add "creative" before "uses" in LU 8.1.

Mathews/Nelson: The motion carried unanimously, 7-0.

Motion: Page LU-6 – Policy LU 3.1

I move to revise Policy LU 3.1 to read as follows:

"Create a standard operating procedure which states that public workshop and planning events ~~will~~ should take place in neighborhoods which are historically under-invested or marginalized on the Island."

Nelson: The motion failed for lack of a second.

Motion: I move to forward the Land Use element of the Comprehensive Plan to a future council business meeting for further discussion and consideration of approval.

Moriwaki/Nelson: The motion carried unanimously, 7-0.

B. Consider Housing Element of the Comprehensive Plan

Interim City Manager Schroer introduced the agenda item. Planning Manager Buchanan provided additional information, and Council discussed the topic.

Motion: I move that the discussion of subsidies and gaps in local funding contained in the document titled Appendix F, be included in the Housing Element itself.

Nelson: The motion failed for lack of a second.

Motion: Page HO 13

I move to add Policy HO 3.13 to adopt a community benefits incentive program providing additional height and FAR above Base and below Maximum Bonus levels for residential developments when including one or more of the following:

- **Rental units**, with a smaller bonus for market-rate and a larger bonus for deed-restricted and affordable units;
- **Smaller unit sizes**;
- **Innovative housing solutions** making use of co-housing, land trusts, modular construction, missing-middle prototypes, or other innovations approved by the Director;
- **Income-qualified affordability**, with bonuses starting at <120% AMI and larger bonuses for serving lower AMI levels;
- **Higher percentages of affordable units**, with larger bonuses for projects that dedicate a greater share of units to affordable housing.

Bonuses for each benefit accumulate to determine final incentives.

Schneider/Mathews: The motion carried 4-3 with Councilmembers Nelson and Lant and Deputy Mayor Hytopoulos voting against.

Motion: Page HO-3

I move to update this sentence to: Between 2012 – 2022, 60% of housing units constructed were single family detached housing units and 40% were apartments, townhomes and accessory dwelling units (ADUs.)

Lant/Nelson: The motion carried unanimously, 7-0.

Motion: Page HO-2, Housing Element Introduction

I move to revise the last sentence on Page HO-2 to read as follows: "Another indication ~~that of the Bainbridge Island has an aging population—greying~~ is the decrease in Bainbridge Island School District enrollment, down 12% from 2010-2024, from 3,920 to 3,445 students."

Nelson/Lant: The motion carried unanimously, 7-0.

Motion: Page HO-11, Goal H-03

Councilmember Mathews moved to take out "socio-economic" before "diversity" in Goal HO-3.

Mathews/Nelson: The motion carried unanimously, 7-0.

Motion: To reflect the Council's commitment to facilitate and fund to the extent

possible the development of affordable housing:

I move that the following "Medium Priority Actions" and related Policies be added to "High Priority Actions" (with staff to re-number as appropriate): *HO Action #7 , Policy HO 9.4, Policy HO 7.1, HO Action #8, and Policy HO 4.5*

Hytopoulos/Nelson: The motion carried unanimously, 7-0.

Motion: Page HO 13: amend Policy HO 3.11

I move to amend Policy HO 3.11 to read as follows: Adopt a specific "middle housing code" to encourage small to mid-size housing types, and include programs that provide additional density for deed-restricted, limited-equity housing serving households below 150% AMI.

Schneider/Mathews: The motion carried 4-3 with Councilmembers Lant and Nelson, and Deputy Mayor Hytopoulos voting against.

Amended Motion: Page HO-10: I move to change Policy HO 1.9 to: Continuously monitor the planning and creation of affordable housing units, supportive housing, and emergency shelter in order to reevaluate existing City housing tools and development standards. Where shortfalls are identified, consider modification to restore progress towards those targets.

Lant/Schneider: The motion carried unanimously, 7-0.

Amended Motion: Page HO-11, New Policy HO 2.3

I move to create a new Policy HO 2.3, which reads as follows: "Consider the risk of displacement when evaluating new or increased taxes, recognizing the significant burden that such increases can have on low-income Islanders, and on Islanders that are retired or on a fixed income."

Nelson/Hytopoulos: The motion carried unanimously, 7-0.

Motion: HO 11, Policy HO 2.2

I move to change that language to "Continue to regulate the short-term rental inventory on Bainbridge Island, and consider its effect on housing supply."

Mathews/Lant: The motion was withdrawn.

Amended Motion: Page HO 9 & 10, Goal HO-1

I move to restore the word "aspirational" in Goal HO-1.

Hytopoulos/Moriwaki: The motion carried unanimously, 7-0.

Motion: Page HO 13, add a new policy under Goal HO-3

I move to adopt a new Policy under Goal HO-3 (inserted after Policy HO 3.5) as follows: The City shall adopt resolutions designating specific City-owned parcels as intended for long-term ground leases to nonprofit, public, or mission-driven affordable housing developers. These leases shall require that all units developed on such sites remain affordable to households earning 0-80% AMI for the duration of the lease, as needed to fill housing priorities. Such resolutions may include support for the readiness of designated sites by providing predevelopment assistance, facilitating permitting, and coordinating infrastructure planning to ensure timely delivery of affordable units.

Schneider/Lant: The motion was withdrawn.

Motion: Page HO-10, Policy HO 1.10

I move to change Policy HO 1.10 to: Consider establishing a City Housing Authority with the staffing and financial resources needed to make measurable progress toward affordable housing goals and targets, or consider supporting the development of an independent Bainbridge Island Housing Authority equipped to receive funding and effectively advance the City's affordable housing agenda.

Lant/Hytopoulos: The motion carried 6-1 with Councilmember Fantroy-Johnson voting against.

Motion: Page HO-18, Policy HO 10.3

I move to strike this policy.

Nelson/Lant: The motion failed 2-5 with Councilmembers Lant and Nelson voting in favor.

Motion: To keep the definition of middle income consistent with the City's existing definition, I move to modify Policy HO 3.11 to amend Policy HO 3.11 to read (with previous amendment): "Consider adopting a specific 'middle housing code' to encourage small to mid-size housing types, including programs that provide additional density for deed-restricted, limited-equity workforce housing, such as units serving households serving below ~~150%~~ 120% AMI."

Hytopoulos/Nelson: The motion failed 3-4 with Councilmembers Lant and Nelson and Deputy Mayor Hytopoulos voting in favor.

Amended Motion: Page HO-13, Policy HO 3.5

I move to change Policy HO 3.5 to: Partner with non-profit organizations, churches, other taxing districts, the development community, local lending institutions, elected officials and the community at large to assist in meeting affordable housing goals and implementing strategies.

Lant/Nelson: The motion carried unanimously, 7-0.

Motion: Page HO-16, Policy HO 8.1

I move to amend Policy HO 8.1 to add back “singles and families with children, adolescents, and victims of domestic violence.”

Nelson/Lant: The motion failed 1-6 with Councilmember Nelson voting in favor.

Council adjourned for a 5-minute break at 9:53 pm and returned at 9:58 pm.

Amended Motion: Page HO-13, Policy HO 3.8

I move to change Policy HO 3.8 to: Expand the City’s human services funding program and consider including adjustments for cost of living, to predictably fund emergency rental/utility support to alleviate impacts for seniors and low-income residents.

Lant/Nelson: The motion carried unanimously, 7-0.

Motion: I move to direct the Interim City Manager to provide true redlines of the Comprehensive Plan.

Nelson/Hytopoulos: The motion carried 4-2 with Councilmembers Mathews and Fantroy-Johnson voting against and Councilmember Schneider abstaining.

Motion: Page HO-15, Councilmember Lant moved to create new Policy HO 5.4 to Goal HO-5: Advocate for State recognition of water-based (live-aboard) housing as a legitimate component of the community’s housing stock, with units counted toward local housing inventory and affordability targets at the appropriate Area Median Income (AMI) levels.

Lant/Nelson: The motion carried unanimously, 7-0.

Councilmember Fantroy-Johnson left the meeting at 10:07 pm and returned at 10:11 pm.

Amended Motion: Page HO-6, Third Bullet Point

I move to revise the first sentence of the third bullet point on Page HO-6 to read as follows: “Most of the existing capacity for the >80-120% AMI housing target is limited to accessory dwelling units (ADUs) in the Conservation Area, which will not meet the needs of all ~~for many~~ households in this income bracket.”

Nelson/Hytopoulos: The motion carried unanimously, 7-0.

Motion: I move to forward the Housing element of the Comprehensive Plan to a future council business meeting for further discussion and consideration of

approval.

Moriwaki/Nelson: The motion carried unanimously, 7-0.

C. Consider Winslow Subarea Plan

This item will be postponed to a future meeting. Council discussed the process.

4. Committee Reports

Council members provided an update on local and regional meetings and events.

5. Adjournment

Deputy Mayor Hytopoulos adjourned the meeting at 10:26 pm.

Clarence Moriwaki, Mayor

Christine Brown, MMC, City Clerk