



CITY COUNCIL STUDY SESSION TUESDAY, JANUARY 16, 2018

MEETING MINUTES

1. CALL TO ORDER/ROLL CALL

Deputy Mayor Blossom called the meeting to order at 7:00 p.m. in Council Chambers.

Deputy Mayor Blossom, Mayor Medina, and Councilmembers Deets, Nassar, Peltier, Scott, and Tirman were present.

2. AGENDA APPROVAL OR MODIFICATION/CONFLICT OF INTEREST DISCLOSURE

Mayor Medina requested the addition of a discussion amending the moratorium under Unfinished Business, as item 5D. Councilmember Peltier moved and Councilmember Deets seconded to approve the agenda as amended. The motion carried unanimously, 7-0. Deputy Mayor Blossom recused herself from the moratorium discussion.

3. PUBLIC COMMENT

There was no public comment at this time.

4. PRESENTATION(S)

A. Marine Access Committee 2017 Report and 2018 Work Plan, AB 18-015 7:02 PM

Marine Access Committee members Frank Ostrander, Elise Wright, and Greg Spils provided a report to Council highlighting 2017 accomplishments and presenting the 2018 work plan.

5. UNFINISHED BUSINESS

A. Suzuki Property Development, AB 14-118 – Executive 7:09 PM

City Manager Schulze introduced the topic. Jon Rose, Olympic Property Group, provided a presentation on the proposed development. Phedra Elliott, Executive Director of Housing Resources Bainbridge, spoke about the Comprehensive Plan and affordable housing. Althea Paulson, Affordable Housing Task Force Chair, provided information on the task force, their scope of work, and their Suzuki recommendations. Stuart Grogan, Housing Kitsap, spoke about an affordable housing program.

Council discussed the resolution proposed by Councilmember Tirman.

Councilmember Scott suggested the following language "Recommend that the project be designed to develop the optimal number of affordable housing units consistent with the Comprehensive Plan, zoning requirements, site characteristics, sustainable development practices, and financial considerations."

Councilmember Peltier suggested adding the environmental assessment, and Councilmember Scott concurred. Council discussed incorporating the goals in a resolution. Mayor Medina asked to include other goals referenced in Councilmember Tirman's draft resolution, as well as the affordable housing goals identified by Housing Kitsap and the Affordable Housing Task Force recommendations.

MOTION: I move that we direct the City Manager to come back to us with a resolution incorporating all of the goals and policies that we have asked him to incorporate.

Medina/Scott: The motion carried unanimously, 7-0.

Public Comment

Ed Kushner urged Council to move forward with the project.

Ross Lambert spoke in favor of moving forward with the project.

B. Inclusionary Zoning Discussion, AB 17-189 – Planning 9:04 PM

Senior Planner Sutton provided information on inclusionary zoning. Council's consensus was to refer this topic to the Affordable Housing Task Force to make recommendations on the issues and to hire consultant services to analyze the issues, as outlined in Senior Planner Sutton's January 16, 2018 memorandum.

Public Comment

Patti Dusbabek spoke about affordable housing options.

Robert Dashiell spoke about issues with inclusionary zoning in the City in the past.

C. Update on Implementation of the Latimore Study, AB 17-045 – Planning 9:35 PM

Planning Director Christensen provided a presentation on the implementation of the Latimore Study.

D. Ordinance No. 2018-03 Amending Section 4 of Ordinance No. 2018-02 to Amend and Clarify Certain Exclusions to the Moratorium – Mayor Medina [Added] 9:50 PM

Deputy Mayor Blossom left Council Chambers. Mayor Medina introduced the agenda item. City Attorney Levan reviewed the ordinance that amends certain exclusions to the moratorium.

MOTION: I suggest that we put a comma where there is currently a period at the end of the sentence [in Section O] and add language that says "unless the property has already been cleared pursuant to duly issued permits." 10:11 p.m.

Scott/Peltier: The motion carried unanimously, 6-0.

MOTION: I propose that in O, we strike the language "provided that the applicant own the property as of the effective date of Ordinance No. 2018-02 and further" and leave in the language with an amendment to read "provided that a person, entity, or group of commonly owned entities only use this exclusion once." 10:21 p.m.

Medina/Peltier: The motion carried unanimously, 6-0.

MOTION: Add the language "in existing plats" following the language "single-family residences". 10:28 p.m.

Medina/Peltier: The motion carried unanimously, 6-0.

MOTION: I move that we drop the last proposed sentence in Q. 10:35 p.m.

Scott/Deets: The motion carried unanimously, 6-0.

MOTION: I move that we change the proposed language in Q to read "Permits and approvals" in place of "Building permit applications". 10:38 p.m.

Scott/Deets: The motion carried unanimously, 6-0.

Public Comment

Charlie Wenzlau inquired about vested projects and the reference to HDDP.

Holly White commented on the 5,000 square foot limitation.

Derek Rejinen asked Council to reconsider exemption D and spoke against the ordinance.

Brian Wilkinson spoke against the ordinance.

Jeff Carl thanked Council for the amendments.

Tim Weyand thanked Council for the amendments.

Holly White added to her comments on the 5,000 square foot limitation.

Tony Dietl asked Council to consider the remodel exclusion.

Kathleen Weyand asked for more clarity.

MOTION: I move that we strike last proposed sentence to O and insert a comma where there is now a period after once and add "unless the development would result in the conversion of three-quarter acres or more of vegetation to lawn or landscape areas, or would convert 2.5 acres, or more, of native vegetation to pasture. 10:57 p.m.

Scott/Tirman: The motion carried unanimously, 6-0.

Councilmember Peltier moved and Councilmember Nassar seconded to move the discussion of Section D to the next City Council meeting given the late hour. Councilmember Peltier withdrew his motion following the motion proposed by Councilmember Scott below.

MOTION: I think we can resolve it by removing the words "do not require" in D. 11:04 p.m.

Scott/Tirman: The motion carried unanimously, 6-0.

AMENDED MOTION: I move that we further amend D and clarify it so that it reads "Permits and approvals for additions, alterations, or remodels to existing buildings." 11:04 p.m.

Scott/Tirman: The motion carried unanimously, 6-0.

MOTION: I move we approve Ordinance No. 2018-03, as amended.

Peltier/Nassar: The motion carried unanimously, 6-0.

6. COUNCIL DISCUSSION

Deputy Mayor Blossom returned to Council Chambers. Mayor Medina suggested that certain agenda items be moved to a later agenda given the late hour.

MOTION: I move to move City Council Discussion items A and B on tonight's agenda to the Study Session on February 6.

Tirman/Peltier: The motion carried unanimously, 6-0.

A. Use of Council Committees, AB 18-010 – Mayor Medina

B. Review of the Governance Manual, AB 18-011 – Mayor Medina

C. Puget Sound Regional Council (PSRC) 2040 Transportation Plan, AB 18-012 – Councilmember Peltier 11:12 PM

Mayor Medina introduced the agenda item. Councilmember Peltier asked Council to review the plan online. Councilmember Scott added that Council may forward any comments directly to PSRC.

D. Discussion of Intergovernmental Work Group Agenda, AB 18-013 – Councilmember Peltier 11:10 PM

Councilmember Peltier said that this item did not need to be discussed.

E. Review of Communications Coordinator Priorities, AB 18-014 – Mayor Medina 11:11 PM

City Manager Schulze asked Council to provide input by email.

7. FOR THE GOOD OF THE ORDER - 11:15 PM

Councilmember Scott asked that Council consider ending meetings at 10:00 p.m. except in unusual circumstances.

Councilmember Peltier commented that he was interviewed for KOMO 4 news on the moratorium.

Deputy Mayor Blossom asked if Affordable Housing Task Force can add new representatives without advertising. Council concurred. Councilmember Deets inquired about adding an additional member to the Climate Change Advisory Committee.

8. ADJOURNMENT

Deputy Mayor Blossom adjourned the meeting at 11:18 p.m.



Kol Medina, Mayor



Christine Brown, City Clerk