



**CITY COUNCIL STUDY SESSION
TUESDAY, SEPTEMBER 17, 2019**

BAINBRIDGE ISLAND CITY HALL
280 MADISON AVENUE N.
BAINBRIDGE ISLAND, WASHINGTON

AGENDA

1. **CALL TO ORDER / ROLL CALL - 6:00 PM**
2. **APPROVAL OF AGENDA/ CONFLICT OF INTEREST DISCLOSURE - 6:05 PM**
3. **MAYOR'S REPORT - 6:10 PM**
4. **PRESENTATIONS**
 - 4.A **(6:15 PM) WSDOT Presentation on Roundabouts and SR 305 Project - Public Works,** 45 Minutes
SR305 City Staff Memo 090919
SR305 City Staff Memo Attachments
SR 305 Bainbridge Island 9-17-19.pdf
Meeting Presentation - SR 305 Bainbridge Island 9-17-19
5. **UNFINISHED BUSINESS**
 - 5.A **(7:00 PM) Revisions to the City's Ethics Program - Executive,** 30 Minutes
Draft Revisions to the City's Ethics Program (with Potential Discussion Points) - Track Changes
City Staff Memo - Potential Discussion Points
City Staff Memo - Clarification of Direct Official Action
Comments from Councilmembers
 - 5.B **(7:30 PM) Discussion of Possible Inclusionary Zoning / Multifamily Tax Exemption Programs - Planning,** 60 Minutes
ECONorthwest Council Briefing Memo - Inclusionary Zoning and MFTE
WMP Study Area Zoning Map
PSRC Inclusionary Zoning Summary.pdf
PSRC MFTE Summary.pdf
February 2019 Transfer of Development Rights and Inclusionary Zoning Assessment (ECONorthwest & Forterra)
February 2019 Presentation - TDR / Incentive Zoning Analysis (ECONorthwest & Forterra)

Meeting Presentation - Inclusionary Housing Recommendations

- 5.C **(8:30 PM) Ordinance No. 2019-25 Relating to the Update to the City's Design Review Regulations - Planning,** 30 Minutes
20190917 CC Staff Memo
Ordinance 2019-25 - Public Hearing Draft 092419
Design for Bainbridge
- 5.D **(9:00 PM) Consider Changes to Annual Funding and Master Lease with Friends of the Farms - Executive,** 30 Minutes
Staff Memo Annual Payment to FOF for 09172019 - FINAL
FOF_Budget Detail for Management_Fee_Request_for_CC_09172019
FOF Executive Director Activities for Public Farmland
FOF Program Manager Activities for Public Farmland
FOF Non-COBI Programs and Activities
FOF Sublease Rate Calculations
FOF Farmland Management Agreement Comparables
- 5.E **(9:30 PM) Update on the Moratorium - Planning,** 10 Minutes
Abbreviated Moratorium Work Program Status Report 090919
Moratorium Work Program Status Report 090919
Development Moratorium Summary Effective 20190403.pdf
Ordinance No. 2019-10 Extending the Development Moratorium Approved 032619.pdf

6. CITY COUNCIL DISCUSSION

- 6.A **(9:40 PM) Next Steps for Changes to City's Transfer of Development Rights (TDR) Program,** 10 Minutes

7. FUTURE COUNCIL AGENDAS

- 7.A **(9:50 PM) Future Council Agendas,** 5 Minutes
City Council Regular Business Meeting September 24, 2019
City Council Study Session October 1, 2019
City Council Regular Business Meeting October 8, 2019
City Council Study Session October 15, 2019
City Council Regular Business Meeting October 22, 2019

8. FOR THE GOOD OF THE ORDER - 9:55 PM

9. ADJOURNMENT - 10:05 PM

GUIDING PRINCIPLES

Guiding Principle #1 - Preserve the special character of the Island, which includes downtown Winslow's small town atmosphere and function, historic buildings, extensive forested areas, meadows, farms, marine views and access, and scenic and winding roads supporting all forms of transportation.

Guiding Principle #2 - Manage the water resources of the Island to protect, restore and maintain their ecological and hydrological functions and to ensure clean and sufficient groundwater for future generations.

Guiding Principle #3 - Foster diversity with a holistic approach to meeting the needs of the Island and the human needs of its residents consistent with the stewardship of our finite environmental resources.

Guiding Principle #4 - Consider the costs and benefits to Island residents and property owners in making land use decisions.

Guiding Principle #5 - The use of land on the Island should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

Guiding Principle #6 - Nurture Bainbridge Island as a sustainable community by meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Guiding Principle #7 - Reduce greenhouse gas emissions and increase the Island's climate resilience.

Guiding Principle #8 - Support the Island's Guiding Principles and Policies through the City's organizational and operating budget decisions.



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