



**CITY COUNCIL STUDY SESSION
TUESDAY, AUGUST 16, 2022**

Meeting Minutes

1) CALL TO ORDER / ROLL CALL

Deputy Mayor Moriwaki called the meeting to order at 6:00 p.m. in Council Chambers and on the Zoom webinar platform.

Mayor Deets, Deputy Mayor Moriwaki, and Councilmembers Fantroy-Johnson, Hytopoulos, and Schneider were present in Council Chambers. Councilmembers Pollock and Quitslund joined the meeting remotely.

2) APPROVAL OF AGENDA / CONFLICT OF INTEREST DISCLOSURE

Councilmember Fantroy-Johnson moved and Mayor Deets seconded to approve the agenda as presented. The motion carried unanimously, 7-0.

There were no conflicts of interest disclosed.

3) REGULAR BUSINESS

3.A Receive Presentation on the 2024 Comprehensive Plan Periodic Update - Planning

[Cover Page](#)

[Comp Plan Intro Presentation.pptx](#)

[Background Information on Comprehensive Planning.docx](#)

City Manager King introduced the agenda item. Planning Director Charnas provided a presentation on the topic and addressed Council's questions.

3.B Consider Ordinance No. 2022-02 Related to an Increased Density Bonus for Affordable Housing Located on Property Owned by Religious Organizations - Planning

[Cover Page](#)

[Bonus Density Presentation](#)

[Memo re Ordinance No. 2022-02](#)

[Draft Ordinance No. 2022-02 with Options.pdf](#)

[Exhibit A to Ordinance No. 2022-02.docx](#)

[Exhibit B to Ordinance 2022-02 - Table 18.12.020-3.pdf](#)

City Manager King introduced the agenda item. Planning Manager Harper provided a presentation on the topic and addressed Council's questions. Council discussed the proposed ordinance.

ORIGINAL MOTION: I move to direct the City Manager to prepare a public hearing draft of Ordinance No. 2022-02 and replace section 3 of the green highlighted "Zone-Based Bonus Density Option" of draft Ordinance No. 2022-02 as provided by staff with a new section 3 that states: For all projects in Residential zoning districts (otherwise governed by BIMC 18.21), density may be increased as follows: For projects within one quarter mile of the Winslow Subarea Plan Study Area or the Neighborhood Centers, allow "three zoning levels up" from the base density. For all other projects: allow "two zoning steps up" from the base density.

Schneider/Deets: See amendments and amended motion below.

AMENDMENT: I would like to amend the motion to include the pilot project phase as provided in the language.

Deets/Schneider: The amendment carried 6 – 1.

AYES: Joe Deets, Leslie Schneider, Kirsten Hytopoulos, Brenda Fantroy-Johnson, Jon Quitslund, Clarence Moriwaki

NOES: Michael Pollock

ABSENT: None

ABSTAIN: None

AMENDMENT: I move to remove the Neighborhood Service Centers, the perimeter around the Neighborhood Service Centers from the highest tier of density under this ordinance.

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

AMENDED MOTION: I move to direct the City Manager to prepare a public hearing draft of Ordinance No. 2022-02 and replace section 3 of the green highlighted "Zone-Based Bonus Density Option" as provided by staff with a new section 3 that states: For all projects in Residential zoning districts (otherwise governed by BIMC 18.21), density may be increased as follows: For projects within one quarter mile of the Winslow Subarea Plan Study Area, allow "three zoning levels up" from the base density. For all other projects: allow "two zoning steps up" from the base density. Directed that language pertaining to the pilot project phase from the draft ordinance will be included in the public hearing draft.

Schneider/Deets: The motion carried 5 – 2.

AYES: Joe Deets, Leslie Schneider, Brenda Fantroy-Johnson, Jon Quitslund, Clarence Moriwaki

NOES: Kirsten Hytopoulos, Michael Pollock

ABSENT: None

ABSTAIN: None

4) COMMITTEE REPORTS

Deputy Mayor Moriwaki reported on a Design Review Board meeting.

Mayor Deets reported that he signed a letter supporting a Creative Districts festival and attended a green transportation summit.

Councilmember Fantroy-Johnson mentioned attending staff equity training and Kitsap Economic Development Alliance Executive Board and Housing Kitsap Board meetings.

Councilmember Quitslund reported on the Utility Advisory Committee and Planning Commission meetings.

Deputy Mayor Moriwaki reported on the Friends of the Farm farm homes project, Re-Home, and Akio Suyematsu Day at the Bainbridge Island Historical Museum.

Councilmember Schneider reported on Bike for Pie and the foot ferry project.

5) ADJOURNMENT

Deputy Mayor Moriwaki adjourned the meeting at 8:07 p.m.



Christine Brown, MMC, City Clerk



Joe Deets, Mayor