



**CITY COUNCIL STUDY SESSION
TUESDAY, DECEMBER 3, 2024**

Meeting Minutes

1) CALL TO ORDER / ROLL CALL

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

Mayor Deets, Deputy Mayor Mathews, and Councilmembers Fantroy-Johnson, Hytopoulos, Moriwaki, Quitslund, and Schneider were present.

Deputy Mayor Mathews read the Land Acknowledgment.

2) APPROVAL OF AGENDA / CONFLICT OF INTEREST DISCLOSURE

Councilmember Moriwaki 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 Review Council Comments on the Winslow Subarea Plan and Comprehensive Plan Updates
- Planning
Cover Page
Combined Council Comment (Annotated).pdf
Council Comments Organized by Topic.docx
Questions for Council on Comp Plan Preferred Alternative.docx**

Deputy Mayor Mathews spoke about the structure of this evening's discussion. Councilmembers Moriwaki and Fantroy-Johnson provided verbal comments since they did not submit written comments.

City Manager King introduced the agenda item, and Planning Director Charnas provided a presentation.

City Manager King introduced each of the ten questions for City Council. Deputy Mayor Mathews read question 1:

Question 1: Should residential growth only be allocated to the Winslow Town Center (with no growth allocated to the designated Neighborhood Centers)?

Council discussed the question.

MOTION: I move the Council's direction on question 1 would be that the Planning Commission should have the discretion to explore all options on this issue; however, in so doing should consider public comment, current and foreseeable availability of sewer and other infrastructure, and the climate, traffic, and other impacts of locating development a significant distance away from essential services and transit.

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

Deputy Mayor Mathews read question 2:

Question 2: Should the city encourage the private developers to build some of the affordable (0-100% Area Median Income households) housing required by HB 1220 using mixed income development?

Following discussion, Council's consensus was "yes." Deputy Mayor Mathews read question 3:

Question 3: If yes, should the city develop and implement a mandatory inclusionary housing zoning program in all of Winslow or only in limited areas of Winslow (e.g., High School Road, Ferry, Core Districts)?

Council discussed question 3.

MOTION: I move that we encourage the Planning Commission to look at mandatory inclusionary housing zoning in those areas including Winslow, High School Road, Ferry District, and Core District.

Fantroy-Johnson/Schneider: The motion carried 6 – 1.

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

NOES: Kirsten Hytopoulos

ABSENT: None

ABSTAIN: None

Deputy Mayor Mathews read question 4:

Question 4: Should maximum building heights in Winslow be increased to 45 feet in the less intense zones and 65 feet in the more intense zones or should only the most intense zones (High School Road, Ferry and Core Districts) have maximum building heights increased?

Council discussed the question.

MOTION: City Council should state that Planning Commission should have the discretion to explore all options on this issue, not either or, however, in so doing should consider public comment and should be balancing the likelihood that increased height will result in more affordable housing options against the impacts of that increased height and should consider the nature and use of each zone. Height increases of the vicinity of Winslow Way between Highway 305 and Madison should be given extra scrutiny.

Hytopoulos/Schneider: The motion carried 6 – 1.

AYES: Jon Quitslund, Joe Deets, Kirsten Hytopoulos, Clarence Moriwaki, Leslie Schneider, Ashley Mathews

NOES: Brenda Fantroy-Johnson

ABSENT: None

ABSTAIN: None

Deputy Mayor Mathews read question 5:

Question 5: Should the Winslow subarea boundary shift to the north and west to align with the sewer service area boundary?

Council discussed question 5 and 6 together.

Question 6: Should the eastern side of the currently designated Winslow Town Center be changed so that Wing Point is no longer in the subarea?

AMENDED MOTION: At Planning Commission's discretion, the Winslow subarea boundary could shift to the north and west to align with sewer service area boundary.

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

Council's consensus on question 6 was "no," but it was omitted from the amended motion.

Deputy Mayor Mathews read question 7:

Question 7: Should the capacity of the Day Road Business and Industrial Center be increased to encourage economic development?

Following discussion, Council opted not to pass a motion on this question at this time.

Deputy Mayor Mathews read question 8:

Question 8: Should density be increased in the Conservation Area to allow more housing?

Council discussed the question.

AMENDED MOTION: I move that the Planning Commission consider affordable housing opportunities within the conservation area and still maintain the community and island character that conservation area represents.

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

Deputy Mayor Mathews read question 9:

Question 9: Should the City allow more than one accessory dwelling unit (ADU) per lot in any of the following areas? Conservation Area, Neighborhood Centers, Winslow.

Council discussed the question.

MOTION I move at the Planning Commission's discretion, to explore all options of this issue of accessory dwelling units of more than one accessory dwelling unit per lot in the following areas: Conservation area, Neighborhood Centers, and Winslow.

Mathews/Schneider: The motion carried 6 – 1.

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

NOES: Kirsten Hytopoulos

ABSENT: None

ABSTAIN: None

Deputy Mayor Mathews read question 10:

Question 10: Should an area within Winslow be designated a countywide growth center per the Kitsap Countywide Planning Policies?

Council's consensus was to discuss this topic at a later date.

Council adjourned for a break at 8:46 pm and returned at 8:51 p.m.

Council members provided additional comments on the agenda item.

4) COMMITTEE REPORTS

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

5) ADJOURNMENT

Deputy Mayor Mathews adjourned the meeting at 9:19 p.m.

/s/
Joe Deets, Mayor

/s/
Christine Brown, MMC, City Clerk