



SPECIAL CITY COUNCIL STUDY SESSION
TUESDAY, DECEMBER 4, 2018

MEETING MINUTES

1) [CALL TO ORDER/ROLL CALL](#)

Deputy Mayor Deets called the meeting to order at 5:00 p.m. in Council Chambers.

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

2) [APPROVAL OF AGENDA/CONFLICT OF INTEREST DISCLOSURE](#)

Councilmember Peltier moved and Councilmember Nassar seconded to approve the agenda as presented. The motion was approved by unanimous consent. There were no conflicts of interest disclosed.

3) [MAYOR'S REPORT](#)

Mayor Medina noted the January meeting schedule, a request from a representative of the homeowner associations abutting the Suzuki property to have an opportunity to attend a Council meeting and provide their input on the project, a letter regarding 100% clean electricity for Washington, and referral of topic of greenhouse gas scoring on City projects to the Climate Change Advisory Committee.

4) [PRESENTATIONS](#)

4.A Washington State Ferries Update - Mayor Medina
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Deputy Mayor Deets introduced the agenda item.

Ray Deardorf, Washington State Ferries Senior Planning Manager, provided an update on the 2040 Long Range Plan.

Matt Von Ruden, Director of Vessel Engineering & Maintenance, provided a presentation on converting vessels to electric power.

Nicole McIntosh, Director of Terminal Engineering, provided a presentation on the overhead walkway replacement.

4.B Update from ECONorthwest and Forterra on Inclusionary Zoning/Transfer of Development Rights Analysis - Planning

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[November 28, 2018 Bainbridge Island Development Analysis Summary Memo](#)

[December 4, 2018 IZ/TDR Development Analysis Presentation](#)

Morgan Shook and Erik Rundell from ECONorthwest, and Nick Bratton from Forterra provided a presentation on transfer of development right programs and affordable housing options.

Council discussed the topic with the consultants and directed them to look at strategic options 2, 3, and 4, as identified in their presentation, and come back with specific proposals.

5) UNFINISHED BUSINESS

5.A Update on Moratorium - Planning

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[20181204 Moratorium work program status report](#)

[Ordinance No. 2018-43 Amending the Moratorium Approved 111318.pdf](#)

[Development Moratorium Summary Effective 20181121.pdf](#)

Planning Director Christensen provided an update on the moratorium.

5.B Ordinance No. 2018-20, Relating to Revisions to BIMC Title 2 related to Land Use Review Approval Bodies and Procedures - Planning

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[Ordinance No. 2018-20 \(12-11-18 Public Hearing Draft\)](#)

[Review Procedures for Major Projects - flow chart.pdf](#)

[Ordinance 2018-20 Exhibit A -- General Procedures.docx](#)

[Ordinance 2018-20 Exhibit B -- Site Plan and Design Review.rtf](#)

[Ordinance 2018-20 Exhibit C -- Short Subdivisions.rtf](#)

[Ordinance 2018-20 Exhibit D -- Large Lot Subdivisions.rtf](#)

[Ordinance 2018-20 Exhibit E -- Conditional Use Permits.rtf](#)

[Ordinance 2018-20 Exhibit F -- Long Subdivisions.rtf](#)

Senior Planner Carr addressed Council's questions on the revisions to BIMC Title 2 related to land use review approval bodies and procedures.

Mayor Medina provided suggested changes. Council discussed the ordinance and whether the regulations should apply to 2-lot subdivisions.

City Manager Smith provided information on a new process for citizens to request Code revisions.

6) NEW BUSINESS

6.A Ordinance No. 2018-47, Updating System Participation Fees for Water and Sewer Utilities - Public Works

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[Ordinance No. 2018-47 - Updating Sewer & Water Participation Fees](#)

[BI SPF Update - Final.pdf](#)

[UAC SPF Recommendation.pdf](#)

Public Works Director Loveless introduced John Ghilarducci and Steve Gonzalez from FCS Group who provided a presentation on updating participation fees for water and sewer utilities.

MOTION: I move to forward further consideration of Ordinance No. 2018-47 to the December 11, 2018 Unfinished Business Agenda.

Tirman/Nassar: The motion carried unanimously.

6.B Transportation Benefit District Fee Increase - Finance

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[TBD_Discussion_Transmittal_for_CC_12042018 \(9\).docx](#)

[Resolution No. 2018-33 Approving an Increase to Vehicle License Fee](#)

Interim Accounting Manager Logghe introduced the resolution to increase the Transportation Benefit District Fee.

MOTION: I move to forward to the Consent Agenda for approval at the December 11, 2018 Council meeting Resolution No. 2018-33 whereby the additional revenues would further support traffic calming measures and mass transit options to further reduce climate change on the Island.

Tirman/Blossom: The motion was withdrawn.

MOTION: I move to forward to a future business meeting Resolution No. 2018-33 to consider an increase in the transportation benefit district fee.

Tirman/Nassar: The motion carried 6 – 1.

AYES: Sarah Blossom, Rasham Nassar, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina

NOES: Ron Peltier

ABSENT: None

ABSTAIN: None

Council agreed to discuss the resolution further at the next City Council meeting.

6.C Solar Access Regulations - Deputy Mayor Deets

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[COBI Solar Access Presentation](#)

[City of Ashland Solar Setback Guide](#)

[City of Boulder Solar Access Guide](#)

Deputy Mayor Deets provided a presentation on solar access regulations, and Council discussed the topic.

7) CITY COUNCIL DISCUSSION

7.A Discussion on Diversity and Racial Equity - Councilmember Tirman

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[Race Equity Ad Hoc Committee Formation Request](#)

Councilmember Tirman introduced the agenda item. Erin Phillips, Karen Vargus, and Sal DeRosalia joined Council for the discussion.

City Manager Smith provided information on the topic from a management standpoint and provided information on the City's hiring practices.

MOTION: I move that we create the Ad Hoc Committee for Race Equity, as detailed in the committee request form in front of us, and that the Councilmembers on the committee will be Councilmembers Tirman, Nassar, and Deets.

Medina/Tirman: Mayor Medina withdrew his motion following discussion.

MOTION: Mayor Medina moved to create the race equity task force that will include Councilmembers Tirman, Nassar, and Deets and 7 community members to be chosen through an open application process and to have as its purpose providing advice to the City Council on matters of identifying programmatic community and legislative options to ensure that Bainbridge Island lives up to its commitment to be an open and welcoming community for all and that will sunset by July 1, 2019.

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

City Manager Smith noted next steps for the formation of the task force.

7.B Formation of Council Ad Hoc Committee for the Suzuki Project - Councilmember Tirman

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[Suzuki Ad Hoc Committee Formation Request](#)

City Manager Smith provided information on forming the committee and recommended next steps.

MOTION: I move to approve the formation of a Council Ad Hoc Committee for the Suzuki project in accordance with the Council Ad Hoc Committee Request form.

Tirman/Nassar: The motion carried unanimously, 7-0.

7.C Formation of Council Ad Hoc Committee for Affordable Housing - Councilmember Blossom

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[Council Ad Hoc Committee Request Form - Affordable Housing](#)

MOTION: I move to authorize the formation of a City Council ad hoc committee on affordable housing in accordance with the Council Ad Hoc Committee Formation Request.

Blossom/Nassar: The motion carried unanimously, 7-0.

8) FUTURE COUNCIL AGENDAS

8.A Future Council Agendas

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[City Council Regular Business Meeting 121118](#)

City Manager Smith reviewed the upcoming December 11, 2018 agenda.

Councilmember Peltier requested a discussion on the process for evaluating climate impacts of City projects, conditional use approvals, and Priority Based Budgeting. City Manager Smith provided information on next steps for Priority Based Budgeting.

9) FOR THE GOOD OF THE ORDER

Council agreed to cancel the last two meetings in December and the January 1, 2019 meeting.

Mayor Medina updated Council on Kitsap Public Facilities District's projects and approval of a Port of Bremerton interlocal agreement.

Mayor Medina proposed that Councilmember Schneider join Deputy Mayor Deets as a liaison to the Multi-Modal Transportation Committee.

MOTION: I move to include Councilmember Schneider as a liaison to the Multi-Modal Transportation Committee.

Deets/Tirman: The motion carried unanimously, 7-0.

10) ADJOURNMENT

Deputy Mayor Deets adjourned the meeting at 9:40 p.m.

/s/
Kol Medina, Mayor

/s/
Christine Brown, City Clerk