



SPECIAL CITY COUNCIL STUDY SESSION
TUESDAY, MAY 4, 2021

MEETING MINUTES

1) CALL TO ORDER/ROLL CALL

Deputy Mayor Hytopoulos called the meeting to order at 5:30 p.m. on the Zoom webinar platform.

Mayor Nassar, Deputy Mayor Hytopoulos, and Councilmembers Carr, Deets, Fantroy-Johnson, and Schneider were present. Councilmember Pollock joined the meeting during the executive session.

2) EXECUTIVE SESSION

2.A Pursuant to RCW 42.30.110(1)(i), to discuss with legal counsel matters relating to litigation or potential litigation to which the city, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency
Cover Page

Deputy Mayor Hytopoulos adjourned the meeting to an executive session pursuant to RCW 42.30.110(1)(i) at 5:31 p.m.

At 6:34 p.m., Council extended the executive session by fifteen minutes. At 6:48 p.m., Council extended the executive session by an additional fifteen minutes. At 7:03 p.m., Council extended the executive session by an additional ten minutes. At 7:15 p.m., Council extended the executive session by an additional five minutes.

Council, with the exception of Councilmember Deets, returned from executive session at 7:26 p.m., and Deputy Mayor Hytopoulos reconvened the meeting at 7:27 p.m.

3) APPROVAL OF AGENDA/CONFLICT OF INTEREST DISCLOSURE

Councilmember Deets rejoined the meeting at 7:28 p.m.

Mayor Nassar noted that she is withdrawing her nominations to the Ethics Board.

MOTION: I move to request that Council remove 6.A, Ethics Board member appointments, from the agenda.

Nassar/Pollock The motion carried 4 – 3.

AYES: Rasham Nassar, Michael Pollock, Christy Carr, Brenda Fantroy-Johnson

NOES: Joe Deets, Leslie Schneider, Kirsten Hytopoulos

ABSENT: None

ABSTAIN: None

Mayor Nassar moved and Michael Pollock seconded to approve the agenda as amended.
The motion carried unanimously, 7-0.

There were no conflicts of interest disclosed. Councilmembers Deets and Pollock noted that they are shoreline homeowners.

4) FUTURE COUNCIL AGENDAS

4.A Future Council Agendas

[Cover Page](#)

[May 11 City Council Regular Business Meeting.pdf](#)

[May 18 City Council Study Session.pdf](#)

[May 25 City Council Regular Business Meeting.pdf](#)

[May 26 Special Joint City Council and Ethics Board Meeting.pdf](#)

[2021 List of Proposed Future Council Topics.docx](#)

Finance Director and Acting City Manager Pitts reviewed future Council agendas.

Councilmember Fantroy-Johnson asked to discuss a process for committee event sponsorship, and Council concurred.

Council discussed the presentation by the former Salary Commission regarding their determination. Councilmember Pollock moved and Councilmember Fantroy-Johnson seconded to remove the Salary Commission presentation from future Council agendas. The motion carried unanimously, 7-0. Council discussed whether the topic should be discussed by Council at next week's meeting.

MOTION: I move to remove Item 8.A. [Salary Commission determination] from next week's agenda in its entirety.

Carr/Fantroy-Johnson: The motion carried 4 – 3.

AYES: Rasham Nassar, Michael Pollock, Christy Carr, Brenda Fantroy-Johnson

NOES: Joe Deets, Leslie Schneider, Kirsten Hytopoulos

ABSENT: None

ABSTAIN: None

Deputy Mayor Hytopoulos mentioned that the Farmland Ad Hoc Committee would like to schedule time on a future Council agenda to update Council on their work.

5) UNFINISHED BUSINESS

5.A Multifamily Tax Exemption (MFTE) Overview and Policy Discussion - Planning

[Cover Page](#)

[MFTE presentation](#)

[MFTE Memo to City Council](#)

[Background 20210211 PC Transmittal Message to Council](#)

[Background Multifamily Tax Exemption PSRC](#)

[Background Dept. of Commerce 2019 MFTE Report](#)

Planning Director Wright and Senior Planner Sutton provided a presentation on the MFTE Program. Planning Commissioner Quitslund and Shannon Lewis from the Kitsap County Auditor's Office joined the discussion.

MOTION: I move to direct the City Manager to continue developing a 12-year and 20-year City MFTE program that would be available to projects building 4 or more multifamily residences.

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

MOTION: I move to add an agenda item to the May 11, 2021 City Council meeting to schedule a public hearing for June 8, 2021 on the MFTE eligibility and designation areas, including the Winslow Master Plan Study Area, the Winslow Sewer System Service Area, and within the Lynwood Center area, the Neighborhood Center (NC), NC/R-12, and R-5 zones.

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

Deputy Mayor Hytopoulos adjourned the meeting for a five-minute break at 8:44 p.m. and reconvened the meeting at 8:50 p.m.

5.B Update on SMP Public Participation Program and Work Plan - Planning

Cover Page

SMP Periodic Review Staff Memo

Attachment 1 - Project Log

Attachment 2 - FAQ

Attachment 3 - Public Participation Plan and Work Plan

Attachment 4 - SMP Project Update Memo (02-26-2021)

Attachment 5 - Resolution 2020-16

Attachment 6 - 2014 SMP Settlement Negotiation List - Working Draft

Attachment 7 - Aquaculture Policies Adopted by Ordinance 2016-06

Attachment 8 - Aquaculture Policy White Paper

Attachment 9 - Aquaculture Alternatives Summary.pdf

Attachment 10 - Policy White Paper on Flooding from SLR

Attachment 11 - Joint Review Timelines

Attachment 12 - Stakeholder Focus Group and Agency Group Participants

Attachment 13 - Ecology's Periodic Review Rule Summary

Attachment 14 - Ecology's Joint Review Guidance

Planning Director Wright and Senior Planner Best provided a presentation. Planning Commission Chair McCormick Osmond joined the discussion. Councilmember Carr commented on the process and made the following motions.

MOTION: I move to direct staff to address review topics in the original public participation plan from 2019 and the guiding themes for an SMP Amendment as presented in a 2018 staff memo, amending topics as needed based on Planning Commission and public input and to direct staff to revise the SMP for clarity and readability when addressing these topics. Previously identified legal issues will only be addressed if brought up as public comment, during the course of the periodic review process; that is, not separately or specifically.

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

MOTION: I move to direct staff to move forward with incorporating the 2016 aquaculture limited amendment into the periodic review, amending as needed to comply with the SMA and guidance from Ecology related to the Pierce County GMHB decision and to allow for bull kelp restoration and to solicit

consulting professional services to provide scientific and technical information and GIS spatial analysis, as needed, to support proposed amendments

Carr/Nassar: The motion carried 6 – 1.

AYES: Rasham Nassar, Joe Deets, Leslie Schneider, Michael Pollock, Christy Carr, Brenda Fantroy-Johnson

NOES: Kirsten Hytopoulos

ABSENT: None

ABSTAIN: None

MOTION: I move to direct staff to remove seal level rise from the periodic review and have new climate change staff, with assistance from Climate Change Advisory Committee, take up this work in 2022.

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

Mayor Nassar moved and Councilmember Carr seconded to call the question. The motion to call the question failed 4-3 since it required a two-thirds majority. Deputy Mayor Hytopoulos, Councilmember Deets, and Councilmember Schneider voted against. Council continued their discussion.

MOTION: I move to direct staff to follow a public participation plan that includes review and recommendation by the Planning Commission, including noticed public comment opportunities, before the joint public hearing/public comment period.

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

5.C Update on Triangle Property – Executive and Planning

Cover Page

[Triangle_Property_Update_for_CC_05042021 - FINAL.docx](#)

[DNR letter_20210324](#)

Planning Manager Greetham provided an update, and Council discussed the property.

A meeting among Department of Natural Resources, Department of Ecology, neighbors and City representatives will be scheduled.

6) NEW BUSINESS

6.A Appointments to the Ethics Board - Mayor Nassar

Cover Page

[Bonker - Ethics Board \(Redacted\).pdf](#)

[Davison - Ethics Board \(Redacted\).pdf](#)

[Godwin - Ethics Board \(Redacted\).pdf](#)

[McFadden - Ethics Board \(Redacted\).pdf](#)

[Neal - Ethics Board \(Redacted\).pdf](#)

[Hollinger - Ethics Board \(Redacted\).pdf](#)

[Mallon - Ethics Board \(Redacted\).pdf](#)

This item was removed from the agenda.

7) FOR THE GOOD OF THE ORDER

There were no comments for the Good of the Order.

8) ADJOURNMENT

Deputy Mayor Hytopoulos adjourned the meeting at 11:01 p.m.

A handwritten signature in blue ink, appearing to read "Rasham Nassar", written over a horizontal line.

Rasham Nassar, Mayor

A handwritten signature in blue ink, appearing to read "Christine Brown", written over a horizontal line.

Christine Brown, CMC, City Clerk