CITY OF
BAINBRIDGE ISLAND

City Council Study Session
Tuesday, April 21, 2026

Meeting Minutes

1. Call to Order / Roll Call

Deputy Mayor Hytopoulos called the meeting to order at 6:00 pm in Council Chambers and on the Zoom webinar.

Mayor Moriwaki, Deputy Mayor Hytopoulos, and Councilmembers Fantroy-Johnson, Lant, Mathews, Nelson, and Schneider were present.

2. Approval of Agenda / Conflict of Interest Disclosure

Interim City Manager Schroer asked to defer agenda item 3.D due to staff illness. Mayor Moriwaki moved and Councilmember Lant seconded to approve the agenda as amended. The motion carried unanimously, 7-0.

There were no conflicts of interest disclosed.

3. Regular Business

A. Receive Presentation on the 2023 Greenhouse Gas Inventory Report

Interim City Manager Schroer introduced the agenda item. Andrea Martin and Hailey Weinberg from Cascadia Consulting Group provided a presentation, and Council discussed the topic. The report will be forwarded to a future business meeting for acceptance.

B. Discuss the Framework of an Interlocal Agreement with Kitsap Public Utility District Related to Water System Coordination on Bainbridge Island

Interim City Manager Schroer introduced the agenda item. Public Works Director Wierzbicki provided additional information and introduced Angela Bennink, General Manager from Kitsap Public Utilities District, who provided a presentation. General Manager Bennink and Dave Epperson, Assistant General Manager, answered

Council's questions. Berni Kenworthy, Engineering Manager and Tom Colby, Licensed Hydrogeologist also attended the meeting.

Motion: I move to forward this discussion for a potential Interlocal Agreement to the Utility Advisory Committee for their review and recommendation.
Lant/Schneider: The motion carried 6-1 with Councilmember Nelson voting against.

Councilmember Nelson moved and Councilmember Fantroy-Johnson seconded to amend the motion to add at the end "with a recommendation from the City Council for an added provision providing that any water provided by the City of Bainbridge to KPUD, may only be used to service customers on Bainbridge Island." The amendment failed 6-1 with Councilmember Nelson voting in favor.

C. Receive 2025 Report and 2026 Workplan for the Climate Change Advisory Committee

Interim City Manager Schroer introduced the agenda item. Sanjay Bhatt, Vice-Chair of the Climate Change Advisory Committee (CCAC), provided an update on the work performed in 2025 and presented the 2026 workplan. Council discussed the topic. Mike Cox from the CCAC also attended the meeting and responded to Council's questions.

Councilmember Nelson left Council Chambers temporarily.

Motion: I move to forward the 2026 Workplan for the Climate Change Advisory Committee to a future business meeting for consideration of approval.
Moriwaki/Lant: The motion carried 6-0 with Councilmember Nelson absent.

D. Receive Presentation on the Process to Update the 2020 Climate Action Plan

This item was postponed to a future meeting.

E. Discuss and Provide Direction to the Planning Commission Based on the Requests from the April 9 and April 16, 2026, Planning Commission Meetings

Interim City Manager Schroer introduced the agenda item. Councilmember Nelson returned to Council Chambers.

Motion: I move to proceed with 1.0 adjustment to the existing Base FAR from 3/2, with the addition of cap on maximum square footage based on number of bedrooms.

Mathews/Fantroy-Johnson: The motion failed 4-3 with Mayor Moriwaki and Councilmembers Mathews and Fantroy-Johnson voting in favor.

Motion: I move to direct the Interim City Manager and the Planning Commission not to include in the Preferred Alternative any increase in Base Floor Area Ratio, consistent with the Planning Commission's recommendations.
Nelson/Lant: The motion failed 4-3 with Councilmembers Nelson and Lant and Deputy Mayor Hytopoulos voting in favor.

Motion: I move to direct the Interim City Manager to direct the Planning Commission to discuss a middle-housing bonus-density incentive program that allows up to double the base density when at least 50 percent of the additional units created are restricted as affordable to households earning 110% of Area Median Income or below.
Schneider/Lant: The motion carried 6-1 with Councilmember Nelson voting against.

Motion: I move to direct the city manager to direct city staff to work with the planning commission to expand the provisions of draft section 18.12.030.C.3, proposed by planning commission and providing maximum bonus density for 100% affordable projects in the Winslow Town Center, to create an affordable housing overlay district that includes all of the Winslow sewer service area with a comparable bonus density in the residential zones.
Hytopoulos/Schneider: The motion carried unanimously, 7-0.

Motion: I move to request the Interim City Manager direct our City Attorney and staff to work with Commerce on providing an official decision on whether or not Bainbridge Island can be subject to the builder's remedy sanction given our designation as a critical area and sole source aquifer.
Mathews/Fantroy-Johnson: The motion carried unanimously, 7-0.

Motion: I move to direct the Interim City Manager to include in the Preferred Alternative a discussion of subsidies, which shall include each of the following elements:

- The total number of housing units that require subsidies to be constructed;
- The total cost of subsidizing the number of housing units that require subsidies;
- A discussion of which available funding tools the City of Bainbridge Island

is currently using;
- The gaps in local funding needed to achieve the City's housing allocation targets; and
- A discussion of which local tools can be implemented to help close the funding gaps.

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

Motion: I move to reduce the proposed increases in maximum bonus FAR in the Winslow Town Center to 2.5 FAR.
Hytopoulos/Nelson: The motion carried unanimously, 7-0.

Restated Motion: Councilmember Mathew moved and Councilmember Lant seconded to request that the Equity and Inclusion Manager and Race Equity Advisory Committee work to address section 2.E in the letter from the Department of Commerce.
Mathews/Lant: The motion carried unanimously, 7-0.

Motion: I move to direct the city manager to direct the planning department staff to add the following to a new capacity analysis to be submitted to commerce in a form that includes a table identifying housing capacity at each income level:
(1) The increased capacity available from a category of "bonus parcels", similar to that category used by the city of Sammamish, to include all buildable publicly owned parcels and those owned by religious organizations.
(2) The increased capacity available from the affordable housing overlay described in the previous motion, and all other affordable housing bonuses in the existing BIMC and currently proposed by motion of the planning commission,
(3) A funding gap analysis and plan for addressing that gap.
Hytopoulos/Nelson: The motion carried unanimously, 7-0.

Motion: I move to direct the Interim City Manager to work with the Planning Commission and City staff to include in the Preferred Alternative changes to address the deficiencies noted by the Department of Commerce in its letter dated April 20, 2026.
Nelson/Moriwaki The motion carried unanimously, 7-0.

Restated Motion: Councilmember Mathews moved and Councilmember Fantroy-Johnson seconded to proceed with Planning Commission's 4/6 chart/analysis that showed a deficit of 420 units, to allow Planning Commission to work from that.

The motion carried unanimously, 7-0.

4. Committee Reports

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

5. Adjournment

Deputy Mayor Hytopoulos adjourned the meeting at 10:28 pm.

Clarence Moriwaki, Mayor

Christine Brown, MMC, City Clerk