



**Special City Council Meeting
Tuesday, June 16, 2026**

Meeting Minutes

**1. Call to Order / Roll Call / Pledge of Allegiance / Land Acknowledgement -
6:00 pm**

Mayor Moriwaki 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, and Schneider were present. Councilmember Nelson attended remotely.

Mayor Moriwaki led the Pledge of Allegiance. Finna Thiel, a Bainbridge Island High School student, read the Land Acknowledgment.

2. Approval of Agenda / Conflict of Interest Disclosure

Interim City Manager Schroer asked to pull agenda item 6.C. Councilmember Schneider moved and Councilmember Fantroy-Johnson seconded to approve the agenda as modified. The motion carried unanimously, 7-0.

There were no conflicts of interest disclosed.

3. Public Comment

Julie Rosenblatt spoke about parking and in favor of affordable housing.

David Kotz spoke in favor of affordable housing.

Rob Drury spoke about financial disclosures and conflicts of interest.

Sherry Eckert spoke about the sale of the Quay Apartments.

Lydia Henning, Livable Bainbridge, spoke about recommendations on the Comprehensive Plan update.

Bevan Taylor read a statement on behalf of Livable Bainbridge.

Mira Rosenkotz spoke in favor of affordable housing.

Sharon Ostenson spoke about the sale of the Quay Apartments.

Meg Kyber spoke about the sale of the Quay Apartments.

Dennis Gawlik spoke about Juneteenth and the Pride Festival.

Elise Wright spoke about affordable housing.

Marsha Cutting read a comment from Theresa Song.

4. Consent Agenda

A. Agenda Bill for Consent Agenda

Mayor Moriwaki introduced the agenda item. Councilmember Nelson asked to remove agenda items 4.C, 4.D, 4.E, and 4.F for discussion.

Motion: I move to approve the consent agenda as amended.

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

B. Consider Approval of Meeting Minutes

G. Schedule a Special City Council Business Meeting and a Special City Council Meeting, Executive Session, on June 30

H. Approve Accounts Payable

Items Removed from the Consent Agenda

C. Authorize a Budget Increase (\$133,000 of REET) to Replace Reduced Transportation Improvement Board (TIB) Grant Funds in Support of the Eagle Harbor Drive Safety Improvements & Wyatt Way Bicycle and Pedestrian Safety Improvements Project

Councilmember Nelson asked for additional information, and Interim City

Manager Schroer provided information on the agenda item.

Motion: I move to authorize a Budget Increase (\$133,000 of REET) to Replace Reduced Transportation Improvement Board (TIB) Grant Funds in Support of the Eagle Harbor Drive Safety Improvements & Wyatt Way Bicycle and Pedestrian Safety Improvements Project.

Lant/Mathews: The motion carried unanimously, 7-0.

- D. Authorize a Budget Amendment for the Eagle Harbor Drive Water Main Replacement Project (\$80,000 - Water Fund)

Councilmember Nelson asked for additional background information. Interim City Manager Schroer provided additional information.

Motion: I move to authorize a Budget Amendment in the amount of \$80,000 (Water Fund) for the Eagle Harbor Drive Water Main Replacement Project

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

- E. Review and Approve Revisions to the Transportation Element and the Island-Wide Mobility Plan

Councilmember Nelson expressed concerns with the Transportation Element.

Motion: Mayor Moriwaki moved approval of the motion before Council to approve the revisions to the Transportation Element of the Comprehensive Plan for inclusion in the final public hearing draft of the Comprehensive Plan Update. The motion carried 6-1 with Councilmember Nelson voting against.

- F. Review and Approve Revisions to the Land Use Element of the Comprehensive Plan

Councilmember Nelson expressed concerns with the Land Use Element. Councilmember Lant noted that she had additional revisions to propose.

Amended Motion: Councilmember Lant moved to add a new Land Use Action 10 as follows; Deputy Mayor Hytopoulos subsequently suggested adding this section to substantially say:

Prepare development of specific zoning standards in cooperation with the Bainbridge Island Metropolitan Park and Recreation District (BIMPRD), with Planning Commission recommendations, for public park properties which were identified for park zoning on the Future Land Use Map, during the Comprehensive Plan Update's Determination of Environmental Impact Statement (DEIS) public review.

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

Motion: Councilmember Lant moved, in tandem with Land Use Action 10, to add private nonprofit parks to this action.

Lant/Nelson: Councilmember Lant withdrew her motion.

Motion: I move to approve the revisions to the Land Use Element of the Comprehensive Plan for inclusion in the final public hearing draft of the Comprehensive Plan Update.

Mathews/Fantroy-Johnson: The motion carried 6-1 with Councilmember Nelson voting against.

5. City Manager's Report

Interim City Manager Schroer introduced Interim Public Works Director Henry Hash who provided information on his background.

6. Regular Business

- A. Review and Approve Revisions to the Housing Element of the Comprehensive Plan

Interim City Manager Schroer introduced the agenda item. Laura Hodgson from Department of Commerce joined the meeting remotely, and Council discussed the topic with her.

Motion: Page HO-11; Policy HO 2.1

Councilmember Lant moved to amend the policy to read:

Track the supply of regulated and naturally occurring affordable housing (NOAH), to develop strategies to preserve and maintain their long-term affordability, through collaboration with property owners and operators, and real estate professionals particularly in multifamily housing whenever possible.

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

Motion: I move to restore all development regulations in Ordinance 2026-05 to their values used during the February Land Capacity Analysis, including Base FAR of 1.0 in the Central Core, Ferry and High School Road zones.

Mathews/Schneider: Councilmember Nelson moved to table the motion. The motion to table failed 3-4 with Councilmembers Nelson and Lant and Deputy Mayor Hytopoulos voting in favor. The original motion carried 4-3 with Councilmembers Nelson and Lant and Deputy Mayor Hytopoulos voting against.

Motion: Councilmember Lant moved to add a new Policy HO 2.4 on Page HO-11:

Consider developing policies and programs to assist residents displaced by redevelopment, increasing property taxes, or the loss of affordable housing, with the goal of helping affected households remain in the community, whenever possible.

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

Motion: Councilmember Lant moved to add a new Policy HO 2.5:

Consider prohibiting the use of rent-pricing software and algorithmic rent-setting systems that use non-public or aggregated market data or automated pricing recommendations to set or influence residential rental rates, as part of the City's efforts to protect housing affordability, consistent with similar policies adopted in other jurisdictions.

Lant/Nelson: The motion carried 6-0 with Councilmember Fantroy-Johnson absent for the vote.

Councilmember Fantroy-Johnson left the Council Chambers at 8:06 pm and returned at 8:10 pm.

Motion: I move to direct the Interim City Manager to direct staff to work with our consultant to re-evaluate the utilization rates for the voluntary inclusionary zoning program to include potential participation by non-profits.

Nelson/Lant: The motion carried 6-0 with Councilmember Fantroy-Johnson absent for the vote.

Motion: Page HO-16; new policy. I move to add a Policy HO 8.6 that reads as follows:

Encourage the development of multifamily housing with four or more units in the Winslow area, recognizing that such housing advances accessibility goals in two distinct ways: first, by locating residents within walkable and rollable distance of jobs,

services, and social opportunities; and second, by triggering Fair Housing Act design requirements that ensure baseline accessible design standards for ground-floor and elevator-served units. The City shall consider accessibility outcomes, along with affordability and housing supply outcomes, when evaluating density, height, and FAR standards in Winslow.

Mathews/Fantroy-Johnson: Councilmember Mathews withdrew her motion.

Motion: I move to approve revisions to the Housing Element of the Comprehensive Plan for inclusion in the final public hearing draft of the Comprehensive Plan Update.

Mathews/Fantroy-Johnson: The motion carried 6-0 with Councilmember Nelson absent for the vote.

B. Consider Winslow Subarea Plan and Ordinance No. 2026-04

Interim City Manager Schroer introduced the agenda item. Planning Manager Buchanan provided additional information.

Motion: Page 13, existing draft: WSP Goal OS 1. I move to change WSP Goal OS 1 to:

Strengthen and expand the community's network of open spaces, parks, gathering places, and trails to support recreation, ecological health, and a strong sense of place throughout Winslow:

- create welcoming gathering spaces that offer a variety of activities that attract a diversity of ages, that foster connection, belonging, and cultural expression, and serve as focal points for neighborhood life;
- enhance existing parks and developing new parks;
- provide street trees, small gardens and other landscaping that provides visual relief and enhances the character;
- provide a series of green spaces, plazas and corridors that connect the community, define character and protect resources;
- celebrate and connecting the town to the Harbor and the Ravine.

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

Motion: Winslow Subarea Plans & Goals. Councilmember Lant moved to add a new policy, immediately after Policy LU 1.A on page 1:

Prioritize Planning Commission review of areas within the Winslow Subarea that are zoned R-0.4 and served by city water and sewer to identify and implement opportunities for increased residential density, including affordable and middle

housing options.

Lant/Mathews: The motion carried 5-2 with Councilmember Nelson and Deputy Mayor Hytopoulos voting against.

Motion: I move to add a new Policy LU 4.B after Policy LU 4.A combining the language of deleted policies that I just referenced [WMP 2-2.5 and WMP 2-10.7] to read as follows:

“Policy LU 4.E. Establish and maintain transition standards for all boundaries where mixed-use districts abut less intense residential districts, such as landscaped buffers, lower height limits, small-scale buildings and other appropriate measures.”

Hytopoulos/Lant: The motion carried 4-3 with Mayor Moriwaki and Councilmembers Mathews, and Fantroy-Johnson voting against.

Motion: In Policy LU 1.C, I move to strike "Designate" and add in its place "Consider designating":

“Consider designating ~~Designate~~ the mixed use areas and WSF maintenance yard of Winslow as a Countywide Growth Center, as described in the Kitsap Countywide Planning Policies”

Nelson/Hytopoulos: The motion failed 3-4 with Councilmembers Lant and Nelson and Deputy Mayor Hytopoulos voting in favor.

Motion: Page 3, Policy LU 5.H. I move to update Policy LU 5.H, second bullet point to read:

Coordinate with the business and marina communities to develop new facilities for visitors, residents, and the community, including public road ends, beaches, concessions, docks, marinas, mooring and public laundry.

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

Amended Motion: Page 8. In order to preserve the neighborhood specific protections in deleted policies WMP 2-7.1, 2-9.1, 2-9.2, and 2-9.3,

I move to delete proposed Policy LU 13.A and add two new policies as Policy LU 13.A and Policy 13.B as follows:

“Policy LU 13.A: Development within the Connection District east of SR 305, encompassing the former Gateway Overlay area, shall not degrade the natural character or ecological functions of the Ravine, and shall maintain pedestrian and

other active transportation connectivity to the ferry terminal, waterfront, adjoining parcels, and neighborhoods.

Policy LU 13.B: Within the portion of the Connection District encompassing the former Ericksen Overlay area, development standards and design review shall seek to preserve the unique and historical features of the Ericksen Avenue neighborhood.”

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

Motion: Page 2 – Policy LU 3.C. I move to strike Policy LU 3.C.

Nelson/Lant: The motion failed 2-5 with Councilmembers Nelson and Lant voting in favor.

Amended Motion: Page 4 Policy LU 8.D: Consider whether a public parking facility is necessary near the Winslow Way retail area or Washington State Ferry terminal.

Councilmember Lant moved to replace “is necessary” with “should be constructed.”

Lant/Nelson: The motion failed 2-5 with Councilmembers Lant and Nelson voting in favor.

Motion: In order to preserve the Council’s previous commitment to provide bonus FAR only for affordability (with the exception of other very limited circumstances), I move to delete the following bases for FAR from LU 8.F:

Providing public open space that is visibly accessible to the public, with adequate access from a public corridor.

Contributing toward or providing public amenities (above and beyond what is required to mitigate the impacts of the project itself) that serve the community and enhance the livability and vitality of Winslow. Public amenities may include, but are not limited to, pedestrian connections; on-site places for public gathering; streetscape improvements; public art; and other public benefits as determined by the City.

Preserving exceptional and/or legacy trees or trees within designated greenways.

Providing smaller units;

Utilizing green building and low impact development techniques;

Hytopoulos/Nelson: The motion carried 4-3 with Deputy Mayor Moriwaki and

Councilmembers Mathews and Fantroy-Johnson voting against.

Motion: Page 4 – Policy LU 8.B. I move to strike Policy LU 8.B.

Nelson/Lant: The motion failed 3-4 with Councilmembers Lant and Nelson and Deputy Mayor Hytopoulos voting in favor.

Motion: Page 6. Councilmember Lant moved to change policy LU 9.B to:

Ensure the area near the ferry terminal is a welcoming gateway to Bainbridge Island, including public space, art, wayfinding and informational signage, and signage that fosters inclusivity and diversity.

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

Amended motion: Page 5. In order to ensure public understanding of “floor area ratio” as a zoning mechanism, I move to restore the following language (formerly under Goal WMP 2-5) as a new “Discussion” section immediately preceding LU 8.E:

“Discussion: Floor area ratio refers to a figure that expresses the total allowable floor area in relation to the total lot area. This figure is determined by dividing the floor area of all buildings on a lot by the lot area. For example, if a lot is 25,000 square feet and the FAR is 1.0, then the total square footage allowed would be: $25,000 \times 1 = 25,000$ sq. ft. A development of 1 FAR could have up to 25,000 sq. ft. of development that could be commercial or residential.

Although density is frequently defined by dwelling units per acre in suburban communities that are comprised of single-use districts, it is less useful in areas where a mixture of uses is desired. Using FARs provides flexibility to design a project to address a particular site. The use of FAR allows the market to determine the number and size of units and the mix in the type of development. (Conventional density limits can discourage affordability since smaller, less expensive units count the same as larger, more expensive ones.)

It is possible to relate FAR to a range of achievable units per acre, as follows:

0.4 FAR would produce 8-20 units per acre

0.8 FAR would produce 16-40 units per acre

1.5 FAR would produce 24-60 units per acre

The unit range results from the variety of unit sizes that can occur.

Parking requirements also influence the number of units that a site could accommodate. The form of parking also affects the extent to which a development actually reaches the densities suggested by each range. Surface parking coupled with larger average unit sizes would tend to produce the lower end of the range, while structured parking coupled with smaller average unit sizes would allow the higher

end to be possible.

FAR allows uses to be weighted according to the characteristics of a particular district. For example, one district might allow an FAR of 0.4 for commercial and 0.4 for residential, while another might allow 0.4 for commercial and 0.8 for residential. Each development would be a unique blend of uses and unit sizes.”

Hytopoulos/Fantroy-Johnson: The motion carried unanimously, 7-0 with an amendment made by Deputy Mayor Hytopoulos and seconded by Councilmember Schneider to allow Council to adapt this language as needed.

Motion: Page 8 – Policy LU 12.C. I move to revise Policy LU 12.C to strike "Permit" at the beginning and add in its place "Consider permitting":

“Consider permitting ~~Permit~~ increased building height to allow for additional pedestrian, open and green space at ground level and encourage pedestrian thoroughfares to increase the pedestrian orientation of Winslow. Recognize that building height beyond what is permitted in the rest of the Core District may be appropriate and desirable for the CCCO in light of its pivotal location and lack of street frontage.”

Nelson/Lant: The motion carried 4-3 with Mayor Moriwaki and Councilmembers Mathews and Fantroy-Johnson voting against.

Motion: Page 14. Councilmember Lant moved to amend WSP Goal OS 6 to read:

Coordinate with Bainbridge Island Metro Park and Recreation District (BIMPRD) and other private nonprofits to preserve and expand the park and open space network to strengthen livability as growth expands.

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

Motion: Page 2. In order to restore neighborhood character sensitivity to design review criteria I move to amend the current proposed Policy LU 4.B with the following language, restored from the original WMP 2- 2.2:

“Periodically review the City’s adopted design standards to ensure that the standards support planned development outcomes while remaining sensitive to the individual character of each district and sub-area within the Winslow Town Center.”

Hytopoulos/Nelson: The motion carried 6-1 with Councilmember Fantroy-Johnson voting against.

Motion: Page 5; Policy LU 8.E. I move to strike “particularly” and add “including water, sewer, and”:

“Maintain base floor area ratio (FAR) for each of the four mixed use districts in the Winslow Town Center MUTC and consider FAR increases in coordination with a study of the necessary infrastructure, **including water, sewer, and particularly transportation.**”

Nelson/Hytopoulos: The motion carried 5-2 with Councilmembers Mathews and Fantroy-Johnson voting against.

Motion: I move to revise Policy LU 8.G to strike “particularly” and add “including water, sewer, and” in its place:

“Both base and bonus FAR provisions may be changed based on future conditions without amending the Subarea Plan, as long those changes continue to meet the goals of the Comprehensive Plan and Winslow Subarea Plan, and provided that any increases are supported by necessary infrastructure, **including water, sewer, and particularly transportation.**”

Nelson/Hytopoulos: The motion carried 5-2 with Councilmembers Mathews and Fantroy-Johnson voting against.

Motion: Page 6 /Existing Conditions/History Region, Final paragraph and Policy LU 10.A. I move to replace “internment” with “incarceration” and “interned” with “incarcerated.”

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

Motion: I move to forward the Winslow Subarea Plan and Ordinance No. 2026-04 to a future Council business meeting for further discussion and consideration of approval.

Fantroy-Johnson/Mathews: The motion carried 6-1 with Councilmember Nelson voting against.

- C. Consider Ordinance No. 2026-05 Adopting Implementing Regulations for the Updated Comprehensive Plan and Winslow Subarea Plan and Review Current Draft Land Capacity Analysis

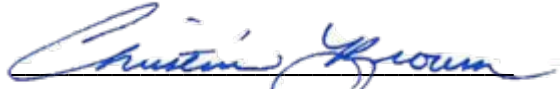
This agenda item was postponed to a future meeting.


7. Communications

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

8. Adjournment

Mayor Moriwaki adjourned the meeting at 9:43 pm.


Christine Brown, MMC, City Clerk


Clarence Moriwaki, Mayor