



**PLANNING COMMISSION SPECIAL MEETING
THURSDAY, MAY 28, 2020**

THE PLANNING COMMISSION WILL HOLD THIS MEETING USING A VIRTUAL, ZOOM WEBINAR PLATFORM, PER GOVERNOR INSLEE'S "STAY HOME, STAY HEALTHY" ORDERS. MEMBERS OF THE PUBLIC WHO DO NOT WISH TO VIEW THE MEETING VIA THE BKAT BROADCAST OR THE CITY'S WEBSITE STREAMING WILL BE ABLE TO CALL IN TO THE ZOOM MEETING.

PLEASE CLICK THE LINK BELOW TO JOIN THE WEBINAR:
[HTTPS://BAINBRIDGEWA.ZOOM.US/J/99093163225](https://bainbridgewa.zoom.us/j/99093163225)

OR IPHONE ONE-TAP :
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AGENDA

1. **CALL TO ORDER/ROLL CALL - 5:00 PM**
2. **PLANNING COMMISSION MEETING MINUTES 5:05 PM**
 - 2.a **Review and Approve Minutes** 5 Minutes
[Planning Commission Minutes DRAFT 051420.pdf](#)
3. **PUBLIC COMMENT - 5:10 PM**
Public comment on off-agenda items.
4. **UNFINISHED BUSINESS - 5:20 PM**
 - 4.a **5:20 PM - Ordinance No. 2020-04, Adopting Small Wireless Facility Design Standards** 30 Minutes
[Memo - Changes to Ordinance No. 2020-04 Since Last Planning Commission Review](#)
[Ordinance No. 2020-04, Adopting Small Wireless Facility Design Standards - Clean Copy](#)

Ordinance No. 2020-04, Adopting Small Wireless Facility Design Standards - Track Changes
Small Wireless Facilities - Sample Photos of Actual Deployments

- 4.b 5: 50 PM - Bonus Floor Area Ratio (FAR) Options, BIMC 18.12.030.E.** 60 Minutes
- [BIMC_1812.030_FAR_BONUS_OPTIONS.pdf](#)
[RES_2003-25_FULL_CITY_COUNCIL_FOR_DECISION_MAKING_RE_FLOOR_AREA_RATIO_BONUSES.pdf](#)
[RES_2001-54_DISTRIBUTION_OF_FUNDS_FROM_PURCHASE_OF_FLOOR_AREA_RATIO_BONUSES.pdf](#)
[MUTC Zoning Districts Map.pdf](#)
[Planning Commission Minutes and Addendum DRAFT 031220.pdf](#)
[20200424_CC_Staff_Memo \(10\).docx](#)
[FAR_USAGE_BY_PROJECT.pdf](#)
[FAR Usage Winslow Hotel](#)
[Quitslund request for Info in the PC Packet FAR Discussion 5.12.2020.docx](#)
[P C Subcommittee Recommendations on FAR Policies, 4.27.2020.docx](#)
[Comp_Plan_Goals_Policies_Related_to_FAR.pdf](#)
[Chapter 2 WMP.pdf](#)
[Admin Manual .pdf](#)
[Ordinance_No._2020-10_Adopting_Interim_Zoning_Control_Related_to_Bonus_Density](#)
[BIMC Table 18.12.020-3.docx](#)
[Subcommittee Recommendation - Changes to Base & Bonus FAR policies, 5.22.2020.docx](#)

5. PLANNING DIRECTOR'S REPORT - 6:50 PM

6. ADJOURNMENT - 7:00 PM

GUIDING PRINCIPLES

Guiding Principle #1 - Preserve the special character of the Island, which includes downtown Winslow's small town atmosphere and function, historic buildings, extensive forested areas, meadows, farms, marine views and access, and scenic and winding roads supporting all forms of transportation.

Guiding Principle #2 - Manage the water resources of the Island to protect, restore and maintain their ecological and hydrological functions and to ensure clean and sufficient groundwater for future generations.

Guiding Principle #3 - Foster diversity with a holistic approach to meeting the needs of the Island and the human needs of its residents consistent with the stewardship of our finite environmental resources.

Guiding Principle #4 - Consider the costs and benefits to Island residents and property owners in making land use decisions.

Guiding Principle #5 - The use of land on the Island should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

Guiding Principle #6 - Nurture Bainbridge Island as a sustainable community by meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Guiding Principle #7 - Reduce greenhouse gas emissions and increase the Island's climate resilience.

Guiding Principle #8 - Support the Island's Guiding Principles and Policies through the City's organizational and operating budget decisions.



Planning Commission meetings are wheelchair accessible. Assisted listening devices are available in Council Chambers. If you require additional ADA accommodations, please contact the Planning & Community Development Department at (206) 780-3750 or pcd@bainbridgewa.gov by noon on the day preceding the meeting.

Public comment may be limited to allow time for the Commissioners to deliberate. To provide additional public comment, email your comment to pcd@bainbridgewa.gov or mail it to Planning and Community Development, 280 Madison Avenue North, Bainbridge Island, WA 98110.