



**PLANNING COMMISSION SPECIAL MEETING
THURSDAY, JUNE 11, 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)

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AGENDA

1. **CALL TO ORDER/AGENDA REVIEW/CONFLICT DISCLOSURE - 5:00 PM**
Acknowledgement of citizen attendees if they wish to be acknowledged.
2. **PLANNING COMMISSION MEETING MINUTES - 5:10 PM**
 - 2.a **May 28, 2020** 5 Minutes
[Planning Commission Minutes DRAFT 052820.pdf](#)
3. **PUBLIC COMMENT - 5:15 PM**
Public comment on off agenda items.
 - 3.a **DRB Liaison Update** 5 Minutes
4. **UNFINISHED BUSINESS - 5:30 PM**

- 4.a 5:30 PM - Police & Court Facility Major Adjustment to Site Plan Review and Conditional Use Permit (PLN51524 SPRA CUPA) 45 Minutes**
 PLN51524 SPRA CUPA Revised Staff Report to Planning Commission.pdf
 1. PLN51524 SPRA CUPA Site Plan.pdf
 2. PLN51524 SPRA CUPA Floor Plans.pdf
 3. PLN51524 SPRA CUPA Renderings and Sketches.pdf
 4. PLN51524 SPRA CUPA Planting Plan.pdf
 5. PLN51524 SPRA CUPA Parking Space Needs Validation.pdf
 6. PLN51524 SPRA CUPA Trip Generation Analysis from Transpo Group.pdf
 7. PLN51524 SPRA CUPA Traffic Impact Assessment Memo from Project Manager.pdf
 8. PLN51524 SPRA CUPA SEPA Checklist.pdf
 9. PLN51524 SPRA CUPA Issued MDNS and Adoption of Existing Document.pdf
 10. PLN51524 SPRA CUPA Design Review Board Review and Recommendation Agenda and Notes dtd 12.02.2019.pdf
 11. PLN51524 SPRA CUPA Design Review Board Transcript from 6.3.2019 Meeting.pdf
 12. Planning Commission Preliminary Recommendation for Police & Court Facility Major Adjustment to Site Plan Review and Conditional Use Permit February 13, 2020.pdf
 13. PLN51524 SPRA CUPA Design Review Board Final Design Review Worksheet.pdf
 14. PLN51524 SPRA CUPA Critical Area Report from Wetland Resources Environmental Consulting.pdf
 15. PLN51524 SPRA CUPA Supplemental Site Plan with Critical Areas.pdf
- 4.b 6:15 PM - Ordinance No. 2020-04, Adopting Small Wireless Facility Design Standards 30 Minutes**
 Memo - Changes to Ordinance No 2020-04 Since May 28, 2020 PCM
 Ordinance No. 2020-04, Adopting Small Wireless Facility Design Standards - 6-11-20 - Track Changes
 Commissioner Osmond - Discussion Points from 5-28-2020 PCM
 Ordinance No. 2020-04, Adopting Small Wireless Facility Design Standards - 6-11-20 - Clean Copy
 Small Wireless Facilities - Sample Photos of Actual Deployments
- 4.c 6:45 PM 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 - 7:45 PM

6. ADJOURNMENT - 8:00 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.