



**PLANNING COMMISSION REGULAR MEETING
THURSDAY, AUGUST 13, 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/93919490652](https://bainbridgewa.zoom.us/j/93919490652)

OR IPHONE ONE-TAP :

US: +16699009128,,99093163225# OR +12532158782,,99093163225#

OR TELEPHONE:

DIAL (FOR HIGHER QUALITY, DIAL A NUMBER BASED ON YOUR CURRENT LOCATION):

US: +1 669 900 9128 OR +1 253 215 8782 OR +1 301 715 8592 OR +1 312 626 6799 OR +1 346 248 7799 OR
+1 646 558 8656

WEBINAR ID: 990 9316 3225

INTERNATIONAL NUMBERS AVAILABLE: [HTTPS://BAINBRIDGEWA.ZOOM.US/U/ABC2WQZA2T](https://bainbridgewa.zoom.us/j/93919490652)

AGENDA

1. **CALL TO ORDER/ROLL CALL - 6:00 PM**
2. **PUBLIC COMMENT 6:05 PM**
Public Comment on Off-agenda Items
3. **PLANNING COMMISSION MEETING MINUTES - 6:15 PM**
June 25, 2020
July 9, 2020
 - 3.a **Review and Approve Planning Commission Meeting Minutes** 5 Minutes
[PLANNING COMMISSION MEETING MINUTES 062520.pdf](#)
[PLANNING COMMISSION MEETING MINUTES 070920.pdf](#)
4. **PUBLIC HEARINGS - 6:20 PM**
 - 4.a **(6:20 PM) Public Hearing on Ordinance No. 2020-04, Adopting Small Wireless Facility Design Standards** 30 Minutes
[Ordinance No. 2020-04, Adopting Small Wireless Facility Design Standards - Public Hearing Draft](#)

- 4.b **(6:50 pm) Public Hearing on the 2021-26 Draft Capital Improvement Plan** 20 Minutes
PC_CIP Presentation 073120.pdf
DRAFT 2021-2022 CIP.pdf

5. **NEW BUSINESS - 7:10 PM**

- 5.a **(7:10 pm) Bainbridge Periodontics Clinic Site Plan Review and Variance (PLN51425 SPR/VAR)** 45 Minutes
1. PLN51425 SPR VAR Site Plan.pdf
2. PLN51425 SPR VAR Landscape Plan.pdf
3. PLN51425 SPR VAR Renderings and Sketches.pdf
4. PLN51425 SPR VAR Floor Plans.pdf
5. PLN51425 SPR VAR Traffic Impact Analysis by Heath & Associates, Inc dtd September 2019.pdf
6. PLN51425 SPR VAR Certificate of Concurrency dtd July 16, 2020.pdf
7. PLN51425 SPR VAR Design Review Board Minutes dtd February 20, 2019.pdf
8. PLN51425 SPR VAR Design Review Board Minutes dtd March 4, 2019.pdf
9. PLN51425 SPR VAR Design Review Board Minutes dtd June 15, 2020.pdf
10. PLN51425 SPR VAR Design Review Board Minutes dtd July 6, 2020.pdf
11. PLN51425 SPR VAR Design Review Board Final Design Review Worksheet.pdf
12. PLN51425 SPR VAR Public Comment with Staff Response.pdf
PLN51425 SPR VAR Staff Report to Planning Commission.pdf
- 5.b **(7:55 pm) Introduction to Tree and Vegetation Regulation Update - Planning,** 15 Minutes
PC_Introduction_to_Tree_and_Vegetation_Regulation_Update_--_Memo--DRAFT (2) HW NS.docx

6. **UNFINISHED BUSINESS - 8:10 PM**

- 6.a **(8:10 pm) Planning Commission Representation at Council Meeting to Discuss Review and Recommendation on Legislative Amendment for property commonly referred to as the "Triangle".** 10 Minutes
Attachment A_PC Review Summary and Memorandums
Attachment B_PC Recorded Motion

7. **PLANNING DIRECTOR'S REPORT - 8:20 PM**

8. **ADJOURNMENT - 8:30 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.