



**PLANNING COMMISSION SPECIAL MEETING
THURSDAY, OCTOBER 08, 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/CONFLICT DISCLOSURE - 6:00 PM**
2. **PLANNING COMMISSION MEETING MINUTES - 6:05 PM**
 - 2.a **Review and Approve Planning Commission Meeting Minutes** 10 Minutes
[Planning Commission Meeting Minutes DRAFT 082720.pdf](#)
[Planning Commission Meeting Minutes DRAFT 091020.pdf](#)
[Planning Commission Meeting Minutes DRAFT 092420.pdf](#)
3. **PUBLIC COMMENT - 6:15 PM**
Public comment on off agenda items.
4. **NEW BUSINESS - 6:25 PM**
 - 4.a **(6:25 PM) - Public Participation Meeting Fort Ward Stables Renovation PLN51760 PRE** 45 Minutes
[51760 PRE Site plan and floor plan.pdf](#)
[51770 Illustrated Site Plan.pdf](#)
5. **UNFINISHED BUSINESS - 7:10 PM**

- 5.a (7:10 PM) - Ordinance 2020-16 Amending Bonus Floor Area Ratio (FAR) Options, BIMC 18.12.030.E.**
30 Minutes
DRAFT Ordinance No. 2020-16.docx
Exhibit A Option 2 Excerpt BIMC Table 18.12.020-3 REV MU Bonus
20201008 DRAFT PC Cover Letter to CC on Bonus FAR Revisions.pdf
Planning Commission Rationale on Revised Recommendations on FAR Bonus Density
Provisions.pdf
MUTC Zoning Districts Map.pdf
- 5.b (7:25 PM) - Ordinance 2020-34 Self-service Storage Facilities Amendment** 30 Minutes
20201008 PC Memo.docx
Exhibit A to Ordinance 2020-34.docx
Self Storage Potential Map in Bus Ind.pdf
Self Storage Potential in NC.pdf
Regulations from Other Communities.pdf
Reliable Storage Email with Information and Public comment.pdf
Ordinance No. 2020-12 Extending Moratorium on Self-Service Storage Facilities
Approved_051220.pdf
Ordinance_No._2020-34_Self-Service_Storage_Facilities.docx
- 5.c (7:55 PM) - Draft Ordinance 2020-28: Updates and Revisions to Tree and Vegetation Regulations -**
30 Minutes
Ordinance No. 2020-28_DRAFT 10022020.docx
ORD_2020-28_Staff_Memo
ORD_2020-28_Exhibit_A-Chapter_16.18_BIMC__Tree_Removal__Forest_Stewardship__and_Veget
ation_Maintenance
ORD 2020-28 Exhibit B-Chapter 16.32 BIMC (Protection of Landmark Trees)_DRAFT.docx
ORD 2020-28 Exhibit C-Section 18.15.010 BIMC (Landscaping, screening, and tree retention,
protection and replacement.)_DRAFT.docx
ORD 2020-28 Exhibit D-Section 16.20.100 BIMC (Aquifer recharge areas)_DRAFT.docx
ORD 2020-28 Exhibit E-Community Forest Best Management Practices Manual (rev.
2020)_DRAFT.docx

- 6. SUBCOMMITTEE UPDATES - 8:25 PM**
- 7. PLANNING DIRECTOR'S REPORT- 8:35 PM**
- 8. ADJOURNMENT - 8:40 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.