



**PLANNING COMMISSION SPECIAL MEETING  
THURSDAY, NOVEMBER 19, 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  
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WEBINAR ID: 990 9316 3225

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

**AGENDA**

1. **CALL TO ORDER/ROLL CALL, AGENDA REVIEW - 6:00 PM**
2. **PUBLIC PARTICIPATION MEETING - 6:05 PM**
  - 2.a **Wintergreen Public Participation Meeting** 90 Minutes  
[PPM PlanningCommission Presentation 1.pdf](#)
3. **PUBLIC COMMENT - 7:35 PM**

Public Comment on off-agenda items.
4. **UNFINISHED BUSINESS - 7:45 PM**
  - 4.a **(7:45 PM) - Ordinance 2020-40 Joint City Council/Planning Commission Land Use Subcommittee Phase I "Triage" Code Changes** 15 Minutes  
[20201029 Planning Commission Workplan for Joint Land Use Subcommittee Recommendations.docx](#)  
[Ordinance No. 2020-20 Triage Code Updates.docx](#)  
[Ord 2020-40 Exhibit A.docx](#)  
[Joint\\_Land\\_Use\\_Subcommittee\\_Memorandum\\_Initial\\_Recommendations](#)

- 4.b (8:00 PM) Bonus Floor Area Ratio Options, BIMC 18.12.030.E. - Planning,** 30 Minutes  
20201008 PC Cover Letter to CC on Bonus FAR Revisions.docx  
DRAFT Ordinance No. 2020-16.docx  
Exhibit A Excerpt BIMC Table 18.12.020-3.docx  
20200924 PC Staff Memo.pdf  
MUTC and HS Rd Map.pdf  
WMP Goals & Policies Related to FAR.pdf  
ORD NO. 2020-20 EXTENDING INTERIM ZONING CONTROL RELATED TO BONUS DENSITY.pdf  
June 11 2020 Planning Commission Meeting Minutes.pdf  
July 9 2020 Planning Commission Meeting.pdf  
August 27 2020 PLANNING COMMISSION MINUTES.pdf  
September 10 2020 PLANNING COMMISSION MINUTES.pdf  
September 24 2020 PLANNING COMMISSION MINUTES.pdf

**5. SUB-COMMITTEE UPDATES - 8:30 PM**

City Council/Planning Commission Joint Land Use Sub-committee  
Planning Commission Affordable Housing Sub-committee

**6. PLANNING DIRECTOR'S REPORT - 8:40 PM**

**7. ADJOURNMENT - 8:50 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](mailto: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](mailto:pcd@bainbridgewa.gov) or mail it to Planning and Community Development, 280 Madison Avenue North, Bainbridge Island, WA 98110.**