



**PLANNING COMMISSION SPECIAL MEETING
THURSDAY, DECEMBER 17, 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)

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

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WEBINAR ID: 990 9316 3225

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AGENDA

1. CALL TO ORDER/ROLL CALL/CONFLICT DISCLOSURE - 6:00 PM

2. PUBLIC COMMENT - 6:05 PM
Public comment on off-agenda items.

3. PUBLIC HEARING - 6:15 PM

3.a (6:15 PM) - Public Hearing on Draft Ordinance 2020-28: Updates and Revisions to Tree and Vegetation Regulations 30 Minutes

[ORD. 2020-28 Staff Memo](#)

[Ordinance No. 2020-28 DRAFT 12112020.docx](#)

[ORD 2020-28 Exhibit A-Chapter 16.18 BIMC \(Tree Removal, Forest Stewardship, and Vegetation Maintenance\) DRAFT 12112020.docx](#)

[ORD 2020-28 Exhibit B-Chapter 16.32 BIMC \(Protection of Landmark Trees\) DRAFT 12112020.docx](#)

[ORD 2020-28 Exhibit C-Section 18.15.010 BIMC \(Landscaping, screening, and tree retention, protection and replacement\) DRAFT 12112020.docx](#)

[ORD 2020-28 Exhibit D-Section 16.20.100 BIMC \(Aquifer Recharge Areas\) DRAFT 12112020.docx](#)

[ORD 2020-28 Exhibit E-Community Forest Best Management Practices Manual DRAFT 12112020.docx](#)

4. UNFINISHED BUSINESS - 6:45 PM

- 4.a (6:45 PM) - Joint Land Use Subcommittee, Miscellaneous Code Revisions, Phase 2 Changes to the Pre-application Process** 30 Minutes
Major Site Plan Land Use Review Process 11.12.2020
REVISED Major Site Plan Land Use Review Process Staff Comments Incorporated 20201209

5. NEW BUSINESS - 7:15 PM

- 5.a (7:15 PM) - Process for Adopting a Multifamily Property Tax Exemption** 20 Minutes
20201210 Quitslund MFTE memo to PC.docx
Background Multifamily Tax Exemption PSRC

6. SUBCOMMITTEE UPDATES - 7:35 PM

Discussion of subcommittee assignments for the City Council/Planning Commission Joint Land Use Subcommittee and the Planning Commission Affordable Housing Subcommittee.

7. PLANNING DIRECTOR'S REPORT - 7:55 PM

8. 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.