



**PLANNING COMMISSION SPECIAL MEETING
THURSDAY, MAY 27, 2021**

THE PLANNING COMMISSION WILL HOLD THIS MEETING USING A VIRTUAL ZOOM WEBINAR PLATFORM. MEMBERS OF THE PUBLIC WHO DO NOT WISH TO VIEW THE MEETING VIA 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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AGENDA

1. CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW - 6:00 PM

We would like to begin by acknowledging that the land on which we gather is within the aboriginal territory of the Suquamish, "People of Clear Salt Water." Expert fishermen, canoe builders and basket weavers, the Suquamish live in harmony with the lands and waterways along Washington's Central Salish Sea as they have for thousands of years. Here, the Suquamish live and protect the land and waters of their ancestors for future generations as promised by the Point Elliot Treaty of 1855.

2. PLANNING COMMISSION MEETING MINUTES - 6:05 PM

Review and approve meeting minutes.

- 2.a Review and Approve Meeting Minutes for May 13, 2021.** 10 Minutes
[Planning Commission Meeting Minutes 051321.pdf](#)

3. PUBLIC COMMENT - 6:10 PM

Public comment on off-agenda items.

4. UNFINISHED BUSINESS - 6:20 PM

- 4.a (6:20 PM) - Ordinance No. 2021-07 – Updates to Tree and Vegetation Regulations in Chapters 16.18 and 16.32 BIMC and in BIMC 16.20.100 and BIMC 18.15.010 - Planning,** 30 Minutes
[ORD_2021-07 Staff Memo](#)

Ordinance No. 2021-07

Exhibit A to ORD 2021-07 - Chapter 16.18 BIMC (Tree Removal Forest Stewardship and Vegetation Maintenance)

Exhibit B to ORD 2021-07 - Chapter 16.32 BIMC (Protection of Landmark Trees)

Exhibit C to ORD 2021-07 - BIMC 18.15.010 (Landscaping screening and tree retention protection and replacement)

Exhibit D to ORD 2021-07 - BIMC 16.20.100 (Aquifer Recharge Areas)

[For Discussion] Ordinance 2017-07 Comments -- CM Carr with Staff color coding

[For Discussion] Jon Quitslund Memo to PCD on Ord. 2021-07.docx

[For Background] Ord 2021-07 SEPA checklist.pdf

[For Background] Ord 2021-07 SEPA DNS_signed.pdf

[For Background] PC Public Hearing 2020-28 (2021-07)- submitted written comments and staff response.docx

[For Background] Planning Commission Recorded Motion Ordinance 2020-28 Updates and Revisions to Tree and Vegetation Regulations 121720.pdf

Exhibit E to ORD 2021-07 (Community Forest Best Management Practices Manual)

4.b (6:50 PM) - Draft Ordinance No. 2021-12 & Resolution 2021-07: Phase 2 Triage Code Changes Related to Improving the Pre-application Phase. 30 Minutes

DRAFT Ordinance No. 2021-12

Exhibit A Phase Two Triage Code Changes - DforB revisions_clean_05202021.docx

Exhibit B - Project review flow chart_05182021.pdf

RESOLUTION NO 2021-07

5. NEW BUSINESS - 7:20 PM

5.a (7:20 PM) - AT&T Telecom Facility Major Conditional Use Permit and Wireless Communication Facility (PLN51880A CUP WCF) 45 Minutes

PLN51880A CUP WCF ATT Staff Report to Planning Commission.pdf

1. PLN51880A CUP WCF Site Plan.pdf

2. PLN51880A CUP WCF Plan Set.pdf

3. PLN51880A CUP WCF Photo Simulations.pdf

4. PLN51880A CUP WCF View Shed Map Analysis.pdf

5. PLN51880A CUP WCF Radio Frequency Justification.pdf

6. PLN51880A CUP WCF Noise Survey by SSA Acoustics dtd January 14, 2021.pdf

7. PLN51880A CUP WCF Radio Frequency Compliance.pdf

8. PLN51880A CUP WCF Public Comment.pdf

9. PLN51880A CUP WCF Design for Bainbridge Worksheet.pdf

10. PLN51880A CUP WCF Site Photos.pdf

6. PLANNING DIRECTOR'S REPORT - 8:05 PM

7. FOR THE GOOD OF THE ORDER - 8:10 PM

8. ADJOURNMENT - 8:15 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.