



**PLANNING COMMISSION SPECIAL MEETING
THURSDAY, SEPTEMBER 23, 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)

OR

IPHONE ONE-TAP: US: +16699009128,,99093163225# OR +12532158782,,99093163225#

OR

TELEPHONE (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

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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/LAND ACKNOWLEDGMENT/AGENDA REVIEW/CONFLICT
DISCLOSURE - 6:00 PM**

We would like to begin by acknowledging that the land on which we gather is within the ancestral 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 (6:05 PM) - Review and Approve Meeting Minutes from September 9, 2021** 5 Minutes
[Planning Commission Minutes DRAFT 090921.pdf](#)

3. PUBLIC COMMENT - 6:10 PM

Public comment on off-agenda items.

4. UNFINISHED BUSINESS - 6:20 PM

- 4.a (6:20 PM) - Planning Commission Consideration of Public Comments, Deliberation &
Recommendation on Wintergreen Townhomes Subdivision, Site Plan Review and Conditional Use**

Permit Adjustment (PLN51836 SUB SPR CUPA) 2 Hours

Wintergreen SUB_SPR_CUPA Staff Report_PC Revised 31AUG2021.pdf
51836 SPR CUPA SUB Public Comment.pdf
REVISED Wintergreen Prelim Plat Dwgs 20210831
Preliminary Plat Drawings 20210325
SITE PLAN Depicting Affordable Units
REVISED Renderings 083121
Renderings 20210521
3 Story 1&2 BR Plan 20210831
2 Story 1&2 BdRm Plan 20210831
Wintergreen Townhomes Schematic Landscape 20210628
Wintergreen Landscape Rendering 20210628
UTILITY PLAN
Civl Plan sheet 4 dated 16MAR2021.pdf
SEWER CONNECTION PLAN
Soil Map 20201204
Wintergreen SEPA Environmental Checklist
Trip Generation Memo
Design for Bainbridge Worksheet with Applicant's 06142021 responses 51836 SUB CUPA SPR.pdf
Design for Bainbridge Worksheet Final by DRB 20210621
Aerial Photo with 25' setback
Building Height 20210827
305-Wintergreen Cross Section
Income Limits
Environmental Noise Study 20210206
Noise Barrier Fencing
Comprehensive Plan affordable housing provisions from Applicant
Background 17734 HEX Decision
Background HEX Reconsideration
Relationship of the Visconsi to Wintergreen Approval.pdf
Visconsi Sepa checklist staff comment 20130424
Visconsi Final Plat Set Sheets C-1-5, 20130909
Visconsi Final Plan Set Sheets L-1, 2, 3, 4, 5, 10, 12 20130909
VISCONSI MDNS 20131122
GIS Aerial 2018 25' and 50' from SR305
Comments from Joe Dunstan 20210829.pdf
EMAIL from Joe Dunstan re: Final DRB thoughts RE wintergreen project 20210829
EMAIL from Joe Dunstan re: Wintergreen setback correction for PC meeting
07SEP2021 Corr between Planning Director and Planning Commissioner.pdf
Corr from applicant dated 07SEP2021.pdf
Sept 6-8, 2021 Corr between City Planner and Planning Commissioners.pdf
Community Space Managment and Maintenance Plan submitted 08SEP2021.pdf
08SEP2021 Corr between Planning Commissionerers and Planning Director.pdf
08SEP2021 Corr from applicant 2 with three attachments.pdf
Public comment received since 16AUG2021.pdf
Applicant email 1 with attachments A, A1 and B.pdf
21SEP2021 Applicant email 2 with attachment A.pdf
21SEP2021 Applicant email 3 with attachments A and B.pdf
21SEP2021 Email from Joseph Dunstan.pdf
21SEP2021 Dunstan email Attachment A Summary DRB wksheet 9.23.21 PC meeting approved by

5. PLANNING DIRECTOR'S REPORT - 8:20 PM
6. FOR THE GOOD OF THE ORDER - 8:25 PM
7. 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.