



**PLANNING COMMISSION SPECIAL MEETING
THURSDAY, OCTOBER 28, 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

+1 346 248 7799 OR +1 646 558 8656

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. PUBLIC PARTICIPATION MEETING - 6:05 PM

2.a (6:05) - Public Participation Meeting for Bainbridge Disposal Building 45 Minutes

[Site Plan.pdf](#)

[Civil Engineering Plans.pdf](#)

[Exterior Elevations.pdf](#)

[Floor Plans.pdf](#)

[Design Review Board Meeting Minutes 17MAY2021.pdf](#)

3. PLANNING COMMISSION MEETING MINUTES - 6:50 PM

Review and approve meeting minutes from October 14, 2021.

3.a (6:50 PM) - Review and approve minutes from October 14, 2021 5 Minutes

4. PUBLIC COMMENT - 6:55 PM

5. NEW BUSINESS - 7:05 PM

5.a (7:05 PM) - Fort Ward Stables Renovation- Bldg 15 Site Plan Review and Conditional Use Permit

(PLN51760 SPR/CUP) 45 Minutes

PLN51760 SPR CUP Fort Ward Stable Staff Report.pdf

1. PLN51760 SPR CUP Site Plan and Illustrated Site Plan Phase One.pdf

2. PLN51760 SPR CUP Civil and Landscape Plan.pdf

3. PLN51760 SPR CUP Master Plan Phase One & Phase Two.pdf

4. PLN51760 SPR CUP Floor Plan.pdf

5. PLN51760 SPR CUP Renderings.pdf

6. PLN51760 SPR CUP Planner memo to Historic Preservation Commission dtd Sept. 2, 2021.pdf

7. PLN51760 SPR CUP Historic Preservation Commission Minutes dtd Sept. 2, 2021.pdf

8. PLN51760 SPR CUP Design Review Board Minutes dtd Sept. 20, 2021.pdf

9. PLN51760 SPR CUP Design Review Board Final Design Review Worksheet.pdf

10. PLN51760 SPR CUP Public Comment.pdf

11. PLN51760 SPR CUP Link to Electronic Permit File on Public Portal.pdf

5.b (7:50 PM) - Consideration and Recommendation on Possible Extension of the Housing Design Demonstration Projects (HDDP) program, BIMC 2.16.020.S, Ordinance No. 2021-35. 20 Minutes

HDDP Program Summary

Ordinance No. 2021-35 Extending HDDP Program.docx

BIMC 2.16.020.S Housing Design Demonstration Projects.pdf

Comprehensive Plan Goals and Policies that support HDDP.pdf

Approved Ord 2019-32 HDDP .pdf

6. PLANNING DIRECTOR'S REPORT - 8:10 PM

7. FOR THE GOOD OF THE ORDER - 8:20 PM

8. 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.