



**PLANNING COMMISSION SPECIAL MEETING
THURSDAY, NOVEMBER 18, 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 Review and approve meeting minutes from October 28, 2021** 5 Minutes
[Planning Commission Minutes DRAFT 102821.pdf](#)

3. PUBLIC COMMENT - 6:10 PM

4. PUBLIC HEARING - 6:20 PM

- 4.a (6:20 PM) - Public Hearing on Ordinance No. 2021-35, Extension of the Housing Design
Demonstration Projects (HDDP) program, BIMC 2.16.020.S,** 20 Minutes
[HDDP Program Summary Presentation.pptx](#)

[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](#)

5. NEW BUSINESS - 6:40 PM

- 5.a (6:40 PM) - Review Ordinance 2021-38 to Implement Increased Density Bonus for Affordable Housing Development on Property Owned by Religious Organizations** 45 Minutes
[Staff Memo.docx](#)
[RCW 36.70A.545 Increased density bonus for affordable housing located on property owned by a religious organization.pdf](#)
[Ordinance No. 2021-38 Relating to Affordable Housing on Religious Properties.docx](#)
[Exhibit A Use Table 18.09.020.pdf](#)

6. PLANNING DIRECTOR'S REPORT - 7:25 PM

7. FOR THE GOOD OF THE ORDER - 7:30 PM

8. ADJOURNMENT - 7:35 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.