



**PLANNING COMMISSION SPECIAL MEETING
THURSDAY, MARCH 24, 2022**

THE PLANNING COMMISSION WILL HOLD THIS MEETING USING A VIRTUAL ZOOM WEBINAR PLATFORM. TONIGHT'S MEETING IS ONLY AVAILABLE ON ZOOM AND WILL NOT BE STREAMED THROUGH THE CITY'S WEBSITE DUE TO TECHNICAL ISSUES.

[HTTPS://BAINBRIDGEWA.ZOOM.US/J/97340072620](https://bainbridgewa.zoom.us/j/97340072620)

OR ONE TAP MOBILE :

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

US: +1 253 215 8782 OR +1 346 248 7799 OR +1 669 900 9128 OR +1 646 558 8656 OR +1 301 715 8592

OR +1 312 626 6799

WEBINAR ID: 973 4007 2620

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 the February 24 and March 10, 2022 meeting minutes.

2.a (6:05 PM) Review and Approve meeting minutes from the February 24 and March 10, 2022 meetings. 15 Minutes

[FEB24DRAFTMINUTES.pdf](#)

[MARCH10DRAFT MINUTES.pdf](#)

3. PUBLIC COMMENT - 6:20 PM

This is your opportunity to provide public comment for topics not already on the agenda. If you would like to provide a public comment for a topic on the agenda, an opportunity will be provided just before the specific agenda item will be discussed by the Planning Commission.

3.a Instructions for Public Comment 10 Minutes

[Instructions_for_Providing_Public_Comment_at_Remote_Meetings__PlanningCommission.pdf](#)

4. PUBLIC PARTICIPATION MEETING - HYLA HIGH SCHOOL - 6:25 PM

4.a (6:25PM) Hyla High School Public Participation Meeting 45 Minutes

[Hyla High School_Project Narrative_2022-1-18.pdf](#)

[Hyla High School_Zoning Summary_1-18-22.pdf](#)

[220118 Hyla High School PreApplication plan set.pdf](#)

[Preapplication Summary PLN52173 PRE 16MAR2022.pdf](#)

5. UNFINISHED BUSINESS - 7:10 PM

5.a (7:10 PM) Discuss Ordinance No. 2022-02 (formerly 2021-38) to Implement Increased Density Bonus for Affordable Housing Development on Property Owned by Religious Organizations 60 Minutes

[Staff Memo.pdf](#)

[Ordinance No. 2022-02 \(formerly 2021-38\) Relating to Affordable Housing on Religious Properties.pdf](#)

[Ordinance No. 2022-02 Exhibit A.pdf](#)

[Commissioner Blossom potential motions for 3 24 22.pdf](#)

[Commissioner Macchio FINAL Draft Motions for 3 24 22.pdf](#)

[Commissioner Macchio Whereas Clauses ordered as they should appear if motions are approved.pdf](#)

[Commissioner Subramanian Summary Community Input re Drivers for Bethany Lutheran Projectv3.pdf](#)

[Commissioner Subramanian Summary Slides Address Objections to BL Pilot and 2nd Proposal v8 Post Mtg.pdf](#)

[RCW 36.70A.545 Increased density bonus for affordable housing located on property owned by a religious organization.pdf](#)

6. NEW BUSINESS - 8:10 PM

7. PLANNING DIRECTOR'S REPORT - 8:15 PM

8. FOR THE GOOD OF THE ORDER - 8:25 PM

9. 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.