



**PLANNING COMMISSION SPECIAL MEETING
THURSDAY, APRIL 28, 2022**

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.

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

OR ONE TAP MOBILE :

US: +12532158782,,97340072620# OR +13462487799,,97340072620#

OR TELEPHONE:

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. PUBLIC COMMENT - 6:05 PM

You will be given 3 minutes to provide your comment unless otherwise advised by the Chair.

2.a Public Comment 10 Minutes

[Instructions_for_Providing_Public_Comment_at_Remote_Meetings__PlanningCommission.pdf](#)

3. NEW BUSINESS - 6:10 PM

**3.a (6:10PM) Planning Commission Consideration of Public Comments, Deliberation &
Recommendation on Wyatt & Madison Apartments Site Plan Review (City File No. PLN51796 SPR)**
60 Minutes

[Wyatt & Madison Staff Report to Planning Commission.pdf](#)

[Applicant Narrative submitted 17NOV2021.pdf](#)

Applicant Decision Criteria Evaluation submitted 17NOV2021.pdf
Plan Set submitted 27JUL2021.pdf
Revised plan sheets 14, 15, 16 submitted 07FEB2022.pdf
Revised plan sheets 2, 5, 6, 7, 8.3, 9.3, 10, 11.2, 12, 13 submitted 24FEB2022.pdf
Revised Tree Retention Analysis and Plan (sheet L200) submitted 19APR2022.pdf
Planting Plan submitted 17NOV2021.pdf
Plant Schedule submitted 17NOV2021.pdf
Arborist Report submitted 17NOV2021.pdf
Revised Supplemental Landscape Plan Information submitted 17NOV2021.pdf
Civil Plans submitted 17NOV2021.pdf
Civil Engineer memo submitted 17NOV2021.pdf
Traffic Impact Analysis submitted 27JUL2021.pdf
Draft Park Easement submitted 17NOV2021.pdf
Public Comment 51796 SPR Harmeling 120621.pdf
Public Comment 51796 SPR Albert 120721.pdf
Public Comment 51796 SPR Houck 120721.pdf
Public Comment 51796 SPR Harmeling 121621.pdf
Public Comment 51796 SPR Hotchkin 12172021.pdf
Public Comment 51796 SPR Smith 121821.pdf
Public Comment 51796 SPR Parsons 121921.pdf

4. UNFINISHED BUSINESS - 7:10 PM

- 4.a (7:10PM) Discuss Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) relating to revising the Housing Design Demonstration Project Program - Planning, 45 Minutes**
HDDP Program Summary Presentation.pptx
Staff Memo.docx
Draft Ordinance No. 2022-01 formerly No. 2021-35_ Revising HDDP Program.docx
Exhibit A to BIMC 2.16.020.S. HDDP.docx
Feb 8 2022 Council Mtg Minutes.pdf

5. PLANNING DIRECTOR'S REPORT - 7:50 PM

6. FOR THE GOOD OF THE ORDER - 7:55 PM

7. ADJOURNMENT - 8:00 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.