



**City Council Regular Business Meeting
Tuesday, August 25, 2026**

Council Chambers
280 Madison Ave N
Bainbridge Island, WA

and

Remote Meeting on Zoom
<https://bainbridgewa.zoom.us/j/92947338351>
or Telephone: US: +1 253 215 8782
Webinar ID: 929 4733 8351

Agenda

- 1. Call to Order / Roll Call / Land Acknowledgement - 6:00 pm**
- 2. Approval of Agenda / Conflict of Interest Disclosure - 6:05 pm**
- 3. Presentation(s)**

- A. (6:10 pm) Present Certificate of Achievement to Logan Maxwell for Completion of His Eagle Scout Project
- B. (6:15 pm) Present Proclamation for Senior Center Month

4. Public Comment - 6:20 pm

In person public comment is accepted at this time on any topic of public interest. Each commenter will have three minutes, or such amount as the meeting chair determines, to speak. Public comment is not taken on individual agenda items during the meeting. For items scheduled for a public hearing, comment is accepted from an individual only one time, either during public comment or during the hearing. Public comment is simply received by the Council, with no response, and Council cannot deliberate on items that are not on the agenda. The lack of comment is not an endorsement or a denial of the comment. Please refer to guidelines and instructions for public comment, including orderly behavior and civility in remarks, posted on the agenda page. Remote public comment is allowed with advance notice by noon on the date of the meeting to pcd@bainbridgewa.gov, provided that all remote commenters shall be required to display their true name and to keep their camera turned on to show their true uncovered face while delivering their comments.

5. Consent Agenda - 6:50 pm

All items listed under this section are considered to be routine and will be acted upon with one motion and one vote. There will be no separate discussion of these items unless a member of the City Council, or City Manager so requests, in which event, the item will be considered separately in its normal sequence.

- A. Agenda Bill for Consent Agenda
- B. Approve Accounts Payable and Payroll
- C. Approve Meeting Minutes
- D. Cancel the September 1, 2026, City Council Study Session

6. City Manager's Report - 6:55 pm

7. Regular Business

- A. (7:00 pm) Adopt Ordinance No. 2026-10 Adopting Interim Development Regulations Including Mandatory Inclusionary Zoning and Schedule Public Hearing for October 13, 2026
- B. (7:15 pm) Receive Update on the Comprehensive Plan Update Process
- C. (7:30 pm) Discuss and Provide Direction regarding Ordinance No. 2026-11, Extending the Sunset Provisions for Bonus Floor Area Ratio (FAR) Program (Ordinance 2021-10) until June 30, 2027
- D. (7:45 pm) Consider Appointments to the Human Services Funding Advisory Task Force

8. Council Announcements - 7:50 pm

9. Adjournment - 8:00 pm

The City of Bainbridge Island's meetings are wheelchair accessible. The City also provides auxiliary aids and services for effective communication such as assistive listening devices, closed captioning, and print materials in digital format. For other reasonable accommodations and/or modification to programs, services, or activities, please contact the ADA Coordinator at cityadmin@bainbridgewa.gov or 206-842-2545 as soon as possible, preferably at least 2 business days prior to the meeting.



City Council Regular Business Meeting Agenda Bill
Tuesday, August 25, 2026

Agenda Item: (6:10 pm) Present Certificate of Achievement to Logan Maxwell for Completion of His Eagle Scout Project

Department: Executive

Agenda Section: Presentation(s)

Estimated Time: 5 Minutes

Recommendation:

Presentation only.

Narrative:

The City Council will present a Certificate of Recognition to Logan Maxwell in appreciation of his Eagle Scout service project. As part of his efforts to earn the rank of Eagle Scout, Logan planned, organized, and led the construction and installation of a new waterfront sign on Bjune Drive. His project demonstrates exceptional leadership, initiative, and dedication to community service while providing a lasting enhancement to the City's waterfront. The Certificate of Recognition acknowledges Logan's significant contribution to the Bainbridge Island community and congratulates him on achieving the rank of Eagle Scout.

Fiscal Impact:

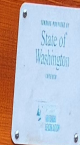
Community Engagement and Outreach:

Attachments:

1. Eagle Harbor Waterfront Park Sign
2. Certificate of Recognition - Logan Maxwell

Eagle Harbor Waterfront Park

City of Bainbridge Island



EAGLE SCOUT RECOGNITION

THIS IS TO CERTIFY THAT THE CITY OF BAINBRIDGE ISLAND
CONGRATULATES AND COMMENDS

LOGAN MAXWELL

In recognition of your efforts and your contribution to the
sustainability of the City of Bainbridge Island and for meritorious
achievement in advancing the rank of Eagle in the Scouts of
America

AUGUST 25, 2026



Clarence Moriwaki, Mayor



Ellen Schroer, Interim City
Manager



City Council Regular Business Meeting Agenda Bill
Tuesday, August 25, 2026

Agenda Item: (6:15 pm) Present Proclamation for Senior Center Month

Department: Executive

Agenda Section: Presentation(s)

Estimated Time: 5 Minutes

Recommendation:

Presentation only.

Narrative:

The attached proclamation declares September 2026 as "Senior Center Month". This proclamation is one of the annual proclamations that may be signed by the Mayor without further Council action.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Senior_Center_Month_Proclamation_2026



PROCLAMATION

A PROCLAMATION by the City Council of the City of Bainbridge Island, Washington, recognizing September 2026, as “Senior Center Month.”

WHEREAS, National Senior Center Month was founded as National Senior Center Week in 1979 and was extended to the full month of September in 2007 to recognize the important role senior centers play in promoting health, combating isolation, and providing opportunities for older adults to engage in their communities and with their peers; and

WHEREAS, sponsored by the National Council on Aging, this year’s theme is *Happier Birthdays Happen Here*, celebrating the dynamic role that senior centers play in fostering social connection that combats loneliness and isolation; health and wellness programs that promote vitality; economic security resources that offer stability; creative and cultural engagement that brings joy and purpose; and access to services that support independence and well-being; and

WHEREAS, more than 10,000 senior centers across the United States connect older adults to wellness, creativity, purpose, and essential services; and

WHEREAS, in our community, organizations like the Bainbridge Island Senior & Community Center, Island Volunteer Caregivers, Helpline House, and Housing Resources Bainbridge offer innovative community resources for aging well; and

WHEREAS, the Bainbridge Island City Council is proud to support and partner with the Bainbridge Island Senior & Community Center in its expansion and improvement plans.

NOW, THEREFORE, I, Clarence Moriwaki, Mayor of the City of Bainbridge Island, on behalf of the City Council, do hereby proclaim the month of September 2026, as

SENIOR CENTER MONTH

in the City of Bainbridge Island and encourage residents of all ages to explore and support our Senior & Community Center and collaborating partner nonprofits.

DATED this 25th day of August, 2026

Clarence Moriwaki, Mayor



City Council Regular Business Meeting Agenda Bill
Tuesday, August 25, 2026

Agenda Item: Agenda Bill for Consent Agenda

Department: Executive

Agenda Section: Consent Agenda - 6:50 pm

Estimated Time: 5 Minutes

Recommendation:

I move to approve the consent agenda as presented.

Narrative:

Council will consider approval of the consent agenda.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

None



City Council Regular Business Meeting Agenda Bill
Tuesday, August 25, 2026

Agenda Item: Approve Accounts Payable and Payroll

Department: Finance

Agenda Section: Consent Agenda - 6:50 pm

Estimated Time: 0 Minutes

Recommendation:

Approve accounts payable and payroll.

Narrative:

Council will consider approval of accounts payable and payroll.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. AP Report to Council of Cash Disbursements 08-05-26
2. AP Report to Council of Cash Disbursements 08-13-26
3. Council Report 8-20-26
4. AP Report to Council of Cash Disbursements 08-20-26



ACCOUNTS PAYABLE REPORT TO CITY COUNCIL OF CASH DISBURSEMENTS
CHECK RUN DATE: 08/05/2026

Last check from previous run: 363544 dated 07/30/2026 issued to Bruce and Judith Weiland for \$94.67

Last ACH from previous run: 8040 dated 07/31/2026 issued to Westbay Auto Parts for \$2,191.26

Payment Type	Check Date	Check Number	Department/Vendor/Description	Amount
Void Check	02/05/2026	363028	Bank of America - Reissued via ACH 8052.	N/A
Regular Check Run	08/05/2026	363545-363555	Total Regular Check Run	\$ 31,932.64
Manual ACH	08/03/2026	8041	WA ST Dept of L&I - Volunteer Hours Q2 2026	151.08
Regular ACH Run	08/06/2026	8042-8080	Total Regular ACH Run	127,922.09
			Total Disbursements	\$ 160,005.81

Retainage Release	N/A	N/A	N/A	N/A
Travel Advance	N/A	N/A	N/A	N/A

Prepared and Reviewed by Grace Lin Grace Lin, Senior Accounting Technician

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished,
the services rendered, or the labor performed as described herein and that the claim
is a just, due, and unpaid obligation against the City of Bainbridge Island,
and that I am authorized to authenticate and certify to said claim.

Kim Dunscombe

Kim Dunscombe, Accounting Manager

08.12.2026

Date

VOIDED CHECK (02/05/26 CHECK RUN) *YH* 08/04/26

08/04/2026 14:54 |CITY OF BAINBRIDGE ISLAND
glin |A/P CASH DISBURSEMENTS JOURNAL

|P 1
|apcshdsb

CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

INV DATE PO

CHECK RUN

NET

						INVOICE DTL DESC		
363028	02/05/2026	VOID	7290	BANK OF AMERICA	283847	REFUND-BO RY2024	12/31/2025	-2,173.49
Invoice: REFUND-BO RY2024							RY2024 B&O TAX REFUND	
					-2,173.49	01131 316100	B&O TAX	

CHECK 363028 TOTAL: -2,173.49

NUMBER OF CHECKS 1 *** CASH ACCOUNT TOTAL *** -2,173.49

	COUNT	AMOUNT
TOTAL VOIDED CHECKS	1	2,173.49

*** GRAND TOTAL *** -2,173.49

08/04/2026 14:54 |CITY OF BAINBRIDGE ISLAND
glin |A/P CASH DISBURSEMENTS JOURNAL
JOURNAL ENTRIES TO BE CREATED
CLERK: glin

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|apcshdsb

YEAR PER JNL	SRC ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T OB	DEBIT	CREDIT
2026 7 304	APP 001-213000	07/31/2026	363028	073126			GENERAL - ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL			2,173.49
APP 635-111100	07/31/2026	363028	073126				CASH AP CASH DISBURSEMENTS JOURNAL		2,173.49	
GENERAL LEDGER TOTAL									2,173.49	2,173.49
APP 631-130000	07/31/2026	02/05/26	073126				DUE TO/FROM CLEARING			2,173.49
APP 001-130000	07/31/2026	02/05/26	073126				GENERAL - DUE TO/FROM CLEARING		2,173.49	
SYSTEM GENERATED ENTRIES TOTAL									2,173.49	2,173.49
JOURNAL 2026/07/304 TOTAL									4,346.98	4,346.98

08/04/2026 14:54
glin

|CITY OF BAINBRIDGE ISLAND
|A/P CASH DISBURSEMENTS JOURNAL

|P 3
|apcshdsb

JOURNAL ENTRIES TO BE CREATED

FUND	YEAR	PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
ACCOUNT							
001 GENERAL FUND	2026	7	304	07/31/2026			
001-130000					GENERAL - DUE TO/FROM CLEARING	2,173.49	
001-213000					GENERAL - ACCOUNTS PAYABLE		2,173.49
					FUND TOTAL	2,173.49	2,173.49
631 CLEARING FUND	2026	7	304	07/31/2026			
631-130000					DUE TO/FROM CLEARING		2,173.49
635-111100					CASH	2,173.49	
					FUND TOTAL	2,173.49	2,173.49

08/04/2026 14:54 |CITY OF BAINBRIDGE ISLAND
glin |A/P CASH DISBURSEMENTS JOURNAL
JOURNAL ENTRIES TO BE CREATED

|P 4
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FUND		DUE TO	DUE FR
001	GENERAL FUND		2,173.49
631	CLEARING FUND	2,173.49	
		-----	-----
TOTAL		2,173.49	2,173.49

** END OF REPORT - Generated by Grace Lin **

08/05/2026 12:50 |CITY OF BAINBRIDGE ISLAND
glin |A/P CASH DISBURSEMENTS JOURNAL

|P 1
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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

INV DATE

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							INVOICE DTL DESC			
363545	08/05/2026	PRTD	47	BAINBRIDGE DISPOSAL	286713	BBD INV133823	07/29/2026	08/05/26	2,415.11	
Invoice: BBD INV133823										
							CITYWIDE DISPOSAL SVCS			
							GG-C/E-PARKS-GARBAGE			
							GG-WWTP-GARBAGE (NOT BIOSOLIDS)			
							GG-C/E-O&M YARD FAC-GARBAGE			
							GG-STREET-ROADSIDE-GARBAGE			
							GG-STREET-ROADSIDE-GARBAGE			
							GG-C/E-PD-GARBAGE			
							GG-C/E-CITY HALL-GARBAGE			
Invoice: BBD INV133829							07/29/2026	08/05/26	474.63	
							CITY HALL DISPOSAL SVCS			
							GG-C/E-CITY HALL-GARBAGE			
Invoice: BBD INV133965							07/29/2026	08/05/26	340.56	
							BIG BELLY DISPOSAL SVCS			
							BIG BELLY SOLAR GARBAGE CANS			
Invoice: BBD INV134007							07/29/2026	08/05/26	228.60	
							TSJC DISPOSAL SVCS			
							GG-C/E-PD-GARBAGE			
							GG-GF-COURT-GARBAGE			
Invoice: BBD INV134106							07/29/2026	08/05/26	226.07	
							SENIOR CTR-COMMONS DISPOSAL SVCS			
							GG-C/E-COMMONS-GARBAGE			
Invoice: BBD INV134135							07/29/2026	08/05/26	1,007.44	
							DECANT FACILITY DISPOSAL SVCS			
							GG-DECANT-GARBAGE			
							CHECK	363545 TOTAL:	4,692.41	
363546	08/05/2026	PRTD	634	CITY OF BAINBRIDGE I	286727	PLN53198	07/24/2026	08/05/26	2,264.00	
Invoice: PLN53198										
							PW/WO 24482 - WFP PHASE III TREE WORK			
							PKS PERMIT-COBI/OUTSIDE AGENCY			
							CHECK	363546 TOTAL:	2,264.00	
363547	08/05/2026	PRTD	102	CITY OF BAINBRIDGE I	286703	RETREQ1-FINAL-01444	07/27/2026	20260029	08/05/26	1,387.30
Invoice: RETREQ1-FINAL-01444							RETAINAGE (10%) IN LIEU OF P&P BOND PROJECT 01444			
							PWYARD ROLL-UP GARAGE DOOR RPR			
							WWTP ROLL-UP GARAGE DOOR RPR			
							CHECK	363547 TOTAL:	1,387.30	
363548	08/05/2026	PRTD	10985	HESTON DOOR SERVICE	286702	PAYREQ1-FINAL-01444	07/27/2026		08/05/26	13,762.02
Invoice: PAYREQ1-FINAL-01444							PW/ROLL-UP DOOR MAINTENANCE PW YARD AND WWTP			
							WWTP ROLL-UP GARAGE DOOR RPR			

08/05/2026 12:50 |CITY OF BAINBRIDGE ISLAND
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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

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INVOICE DTL DESC

		7,515.40	73011189	54810001444	PWYARD ROLL-UP GARAGE DOOR RPR				
					CHECK	363548	TOTAL:		13,762.02
363549	08/05/2026 PRD	694	KITSAP PUD #1	286730	042862-000 JUL26	07/16/2026	08/05/26		78.77
Invoice: 042862-000 JUL26									
		78.77	72011593	54500000998	ENG/SHADE COVENANT IRR RENTAL 06/16/26-07/15/26				
					SHADE COVENANT-RENTALS				
Invoice: 043727-000 JUL26									
		78.77	72111425	54500000781	ENG/CC RD BULKHEAD IRR RENTAL 06/16/26-07/15/26				
					COUNTRY CLUB BLKHD RNT&LEASES				
					CHECK	363549	TOTAL:		157.54
363550	08/05/2026 PRD	11040	TORI MASTERSON	286723	REFUND-BLD29252 REV2	07/28/2026	08/05/26		125.00
Invoice: REFUND-BLD29252 REV2									
		125.00	47047	341825	REFUND-BLD29252 REV2				
					APPLICATION AND TECH FEE				
					CHECK	363550	TOTAL:		125.00
363551	08/05/2026 PRD	10845	B2C PRINTING LLC	286722	627	03/27/2026	08/05/26		417.69
Invoice: 627									
		417.69	41011141	531100	FIN/TEMP PARKING PASSES				
					FIN-GF-SUPPLIES				
					CHECK	363551	TOTAL:		417.69
363552	08/05/2026 PRD	8654	RAUL AGUIRRE	286680	72826	07/28/2026	08/05/26		130.00
Invoice: 72826									
		130.00	21011125	541230	CRT/SPANISH INTERPRETER SERVICES 07/28/26				
					COURT-INTERPRETER				
					CHECK	363552	TOTAL:		130.00
363553	08/05/2026 PRD	167	WA ST DEPT OF ECOLOG	286724	27-WA0020907-1	08/04/2026	08/05/26		5,800.50
Invoice: 27-WA0020907-1									
		5,800.50	73425358	549800	PW/WWTP WATER QUALITY PROGRAM - FY 2027 FEES				
					O&M-WWTP-PERMITS				
					CHECK	363553	TOTAL:		5,800.50
363554	08/05/2026 PRD	203	WA ST EMPLOYMENT SEC	286725	2026-Q2	07/11/2026	08/05/26		3,027.00
Invoice: 2026-Q2									
		3,027.00	73011189	520000	PW/UI BENEFIT CHARGES 2026 Q2				
					O&M - C/E FACIL BENEFITS				
					CHECK	363554	TOTAL:		3,027.00

08/05/2026 12:50 |CITY OF BAINBRIDGE ISLAND
glin |A/P CASH DISBURSEMENTS JOURNAL

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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

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INVOICE DTL DESC

363555 08/05/2026 PRD 522 WA ST DEPT OF TRANSP 286740 AUTO2605140000315 07/06/2026 08/05/26 169.18
Invoice: AUTO2605140000315 ENG/WSDOT JC 1589 PROJECT REVIEW AGREEMENT
169.18 72111426 54110001419 WINSLOW RIGHT TURN RMV PRF SVC

CHECK 363555 TOTAL: 169.18

NUMBER OF CHECKS 11 *** CASH ACCOUNT TOTAL *** 31,932.64

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	11	31,932.64

*** GRAND TOTAL *** 31,932.64

08/05/2026 12:50 |CITY OF BAINBRIDGE ISLAND
glin |A/P CASH DISBURSEMENTS JOURNAL
JOURNAL ENTRIES TO BE CREATED
CLERK: glin

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|apcshdsb

YEAR PER JNL	SRC ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T OB	DEBIT	CREDIT
2026 8 13	APP 001-213000	08/05/2026	08/05/26	080526			GENERAL - ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		17,546.58	
APP 635-111100	08/05/2026	08/05/26	080526				CASH AP CASH DISBURSEMENTS JOURNAL			31,932.64
APP 402-213000	08/05/2026	08/05/26	080526				ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		12,976.01	
APP 101-213000	08/05/2026	08/05/26	080526				STREETS - ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		277.61	
APP 403-213000	08/05/2026	08/05/26	080526				ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		1,007.44	
APP 407-213000	08/05/2026	08/05/26	080526				ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		125.00	
							GENERAL LEDGER TOTAL	-----	31,932.64	----- 31,932.64
APP 631-130000	08/05/2026	08/05/26	080526				DUE TO/FROM CLEARING		31,932.64	
APP 001-130000	08/05/2026	08/05/26	080526				GENERAL - DUE TO/FROM CLEARING			17,546.58
APP 402-130000	08/05/2026	08/05/26	080526				DUE TO/FROM CLEARING			12,976.01
APP 101-130000	08/05/2026	08/05/26	080526				STREETS - DUE TO/FROM CLEARING			277.61
APP 403-130000	08/05/2026	08/05/26	080526				DUE TO/FROM CLEARING			1,007.44
APP 407-130000	08/05/2026	08/05/26	080526				DUE TO/FROM CLEARING			125.00
							SYSTEM GENERATED ENTRIES TOTAL	-----	31,932.64	----- 31,932.64
							JOURNAL 2026/08/13 TOTAL	-----	63,865.28	----- 63,865.28

08/05/2026 12:50
glin

CITY OF BAINBRIDGE ISLAND
A/P CASH DISBURSEMENTS JOURNAL

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apcshdsb

JOURNAL ENTRIES TO BE CREATED

FUND	YEAR	PER	JNL	EFF DATE	DEBIT	CREDIT
ACCOUNT				ACCOUNT DESCRIPTION		
001 GENERAL FUND	2026	8	13	08/05/2026		
001-130000				GENERAL - DUE TO/FROM CLEARING		17,546.58
001-213000				GENERAL - ACCOUNTS PAYABLE	17,546.58	
				FUND TOTAL	17,546.58	17,546.58
101 STREET FUND	2026	8	13	08/05/2026		
101-130000				STREETS - DUE TO/FROM CLEARING		277.61
101-213000				STREETS - ACCOUNTS PAYABLE	277.61	
				FUND TOTAL	277.61	277.61
402 SEWER OPERATING FUND	2026	8	13	08/05/2026		
402-130000				DUE TO/FROM CLEARING		12,976.01
402-213000				ACCOUNTS PAYABLE	12,976.01	
				FUND TOTAL	12,976.01	12,976.01
403 STORM & SURFACE WATER FUND	2026	8	13	08/05/2026		
403-130000				DUE TO/FROM CLEARING		1,007.44
403-213000				ACCOUNTS PAYABLE	1,007.44	
				FUND TOTAL	1,007.44	1,007.44
407 BUILDING & DEVELOPMENT FUND	2026	8	13	08/05/2026		
407-130000				DUE TO/FROM CLEARING		125.00
407-213000				ACCOUNTS PAYABLE	125.00	
				FUND TOTAL	125.00	125.00
631 CLEARING FUND	2026	8	13	08/05/2026		
631-130000				DUE TO/FROM CLEARING	31,932.64	
635-111100				CASH		31,932.64
				FUND TOTAL	31,932.64	31,932.64

FUND		DUE TO	DUE FR
001 GENERAL FUND			17,546.58
101 STREET FUND			277.61
402 SEWER OPERATING FUND			12,976.01
403 STORM & SURFACE WATER FUND			1,007.44
407 BUILDING & DEVELOPMENT FUND			125.00
631 CLEARING FUND		31,932.64	
		-----	-----
	TOTAL	31,932.64	31,932.64

** END OF REPORT - Generated by Grace Lin **

08/04/2026 08:02 |CITY OF BAINBRIDGE ISLAND
glin |A/P CASH DISBURSEMENTS JOURNAL

|P 1
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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

INV DATE PO CHECK RUN

NET

					INVOICE DTL DESC			
8041	08/03/2026	MANL	3081 WA ST DEPT LABOR & I	286542	2026-Q2	06/30/2026	LIQ226	151.08
Invoice: 2026-Q2						ENG, EX, POL/VOLUNTEER HOURS - Q2 2026 L&I		
				1.10	72011494	52000000996	2019-20 GW MNGT PLANNING-BEN	
				134.13	31011256	520000	EX-GF-EMERG PREP-BEN	
				15.78	55011757	520000	PD-HARBORMASTER-BENEFITS	
				.07	91011176	520000	GG-C/E-WORKERS COMP SVC-ADMIN	
							CHECK 8041 TOTAL:	151.08
					NUMBER OF CHECKS	1	*** CASH ACCOUNT TOTAL ***	151.08
						COUNT	AMOUNT	
						-----	-----	
					TOTAL MANUAL CHECKS	1	151.08	
							*** GRAND TOTAL ***	151.08

08/04/2026 08:02 |CITY OF BAINBRIDGE ISLAND
glin |A/P CASH DISBURSEMENTS JOURNAL
JOURNAL ENTRIES TO BE CREATED
CLERK: glin

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YEAR PER JNL	SRC ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T OB	DEBIT	CREDIT
2026 8 4	APP 001-213000	08/03/2026	LIQ226	080326			GENERAL - ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		151.08	
	APP 635-111100	08/03/2026	LIQ226	080326			CASH AP CASH DISBURSEMENTS JOURNAL			151.08
GENERAL LEDGER TOTAL									151.08	151.08
APP 631-130000		08/03/2026	LIQ226	080326			DUE TO/FROM CLEARING		151.08	
APP 001-130000		08/03/2026	LIQ226	080326			GENERAL - DUE TO/FROM CLEARING			151.08
SYSTEM GENERATED ENTRIES TOTAL									151.08	151.08
JOURNAL 2026/08/4 TOTAL									302.16	302.16

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glin |A/P CASH DISBURSEMENTS JOURNAL
JOURNAL ENTRIES TO BE CREATED

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FUND	YEAR	PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
ACCOUNT							
001 GENERAL FUND	2026	8	4	08/03/2026	GENERAL - DUE TO/FROM CLEARING		151.08
001-130000					GENERAL - ACCOUNTS PAYABLE	151.08	
001-213000							
					FUND TOTAL	151.08	151.08
631 CLEARING FUND	2026	8	4	08/03/2026	DUE TO/FROM CLEARING	151.08	
631-130000					CASH		151.08
635-111100							
					FUND TOTAL	151.08	151.08

FUND		DUE TO	DUE FR
001	GENERAL FUND		151.08
631	CLEARING FUND	151.08	
		-----	-----
TOTAL		151.08	151.08

** END OF REPORT - Generated by Grace Lin **

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glin |A/P CASH DISBURSEMENTS JOURNAL

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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

INV DATE

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CHECK RUN

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					INVOICE DTL DESC				
8042	08/05/2026 EFT	5	ACE HARDWARE	286660	61052-1	07/23/2026	08/05/06	234.74	
	Invoice: 61052-1			234.74	73435838 531100	PW/WO 25628 - STEPLADDER, SEALANT, TWIST TIES O&M-DECANT-SUPPLIES			
	Invoice: 061055-1			286661	061055-1	07/23/2026	08/05/06	147.30	
				147.30	73011757 531100	PW/WO 25610 - BUCKETS, COVERALLS, GLOVES O&M-C/E-MARINA-SUPPLIES			
	Invoice: 061060-1			286662	061060-1	07/23/2026	08/05/06	34.91	
				34.91	73011183 531100	PW/WO 24476 - BARRICADE TAPE, STOP VALVE O&M-C/E-CH FAC-SUPPLIES			
	Invoice: 061061-1			286663	061061-1	07/23/2026	08/05/06	43.66	
				43.66	73411345 531100	PW/WO 24524 - BALL PEIN HAMMER, WIRE STRIPPER OFFICE SUPPLIES			
	Invoice: 061072-1			286664	061072-1	07/24/2026	08/05/06	68.76	
				68.76	73011768 531100	PW/WO 24482 - WIRE SPLICE KITS, LED BULBS O&M-C/E-PARKS-SUPPLIES			
	Invoice: 61074-1			286665	61074-1	07/24/2026	08/05/06	40.38	
				40.38	73111423 531100	PW/WO 24508 - STAPLE GUN & STAPLES OFFICE SUPPLIES			
	Invoice: 061078-1			286666	061078-1	07/27/2026	08/05/06	52.37	
				52.37	73011189 531100	PW/WO 24481 - INSECT KILLER O&M - C/E FACIL OFC SUPPLIES			
	Invoice: 061101-1			286667	061101-1	07/28/2026	08/05/06	270.65	
				270.65	73425358 531100	PW/WO 24571 - CLEANING SUPPLIES, PRUNER, EXT CORD O&M-WWTP-SUPPLIES			
						CHECK	8042 TOTAL:	892.77	
8043	08/05/2026 EFT	10239	ALLIANCE TECHNICAL G	286669	SEA076698	03/30/2026	08/05/06	118.40	
	Invoice: SEA076698			118.40	72011319 54110000809	ENG/WATER RESOURCES 2025-2027 MONITORING WTR QUAL & FLOW MONIT-PRO SVCS			
						CHECK	8043 TOTAL:	118.40	
8044	08/05/2026 EFT	2495	CH2O INTERNATIONAL	286670	374183	04/17/2026	08/05/06	382.20	
	Invoice: 374183			382.20	73011183 548100	PW/CITY HALL SERVICE VISIT APR26 O&M-C/E-CH FAC-REPAIRS			
	Invoice: 376202			286671	376202	06/12/2026	08/05/06	382.20	
				382.20	73011183 548100	PW/CITY HALL SERVICE VISIT JUN26 O&M-C/E-CH FAC-REPAIRS			

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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

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INVOICE DTL DESC

CHECK 8044 TOTAL: 764.40

8045 08/05/2026 EFT 7870 CLASSIC CYCLE INC 286672 VOUCHER #29 07/29/2026 08/05/06 500.00
Invoice: VOUCHER #29
500.00 31011492 54110001408 EX/E-BIKE VOUCHER #29
E-BIKE VOUCHER PROGRAM-PS

CHECK 8045 TOTAL: 500.00

8046 08/05/2026 EFT 1953 FERGUSON ENTERPRISES 286673 0126503 07/22/2026 08/05/06 2,213.72
Invoice: 0126503
2,213.72 73411345 531100 PW/WO 24526 - SENSUS WATER METERS
OFFICE SUPPLIES

Invoice: CM011187
286674 CM011187 07/28/2026 08/05/06 -49.36
-49.36 73411345 531100 PW/WO 24526 - GASKET KITS (PRICE ADJ)
OFFICE SUPPLIES

CHECK 8046 TOTAL: 2,164.36

8047 08/05/2026 EFT 315 KITSAP HUMANE SOCIET 286675 52378 08/01/2026 08/05/06 8,472.42
Invoice: 52378
8,472.42 91011393 541100 2025-26 ANIMAL CONTROL AND IMPOUNDING PSA
FIN - C/E ANIMAL CONTROL FEES

CHECK 8047 TOTAL: 8,472.42

8048 08/06/2026 EFT 1030 SUNBELT RENTALS 286688 186880858-0001 07/23/2026 08/05/26 695.28
Invoice: 186880858-0001
695.28 73011319 54810000827 PW/MINI EXCAVATOR, FLAIL MOWER RENTAL
FARM MAINT PROJECTS TBD

CHECK 8048 TOTAL: 695.28

8049 08/06/2026 EFT 8991 ALLIANCE 2020, INC 286693 5869984 07/31/2026 08/05/26 110.89
Invoice: 5869984
110.89 33011161 541100 HR/BACKGROUND CHECKS
HR-C/E-PROF SVCS

CHECK 8049 TOTAL: 110.89

8050 08/06/2026 EFT 5489 AMAZON CAPITAL SERVI 286711 1MGV-WKM4-RPLX 07/08/2026 08/05/26 850.67
Invoice: 1MGV-WKM4-RPLX
850.67 41011141 549100 FIN/PRIME BUSINESS MEMBERSHIP 07/08/26-07/07/27
FIN-GF-DUES/SUBS/MEMBERSHIPS

CHECK 8050 TOTAL: 850.67

8051 08/06/2026 EFT 4365 AUTOMATIC FUNDS TRAN 286712 136985 07/17/2026 08/05/26 8.99
Invoice: 136985
1.38 43411341 541100 FIN/FINAL BILL PRINT AND MAIL
FIN - WATER ADMIN PROF SERVICE

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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

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INVOICE DTL DESC

		1.37	43421351	541100	FIN - SEWER ADMIN PROF SERVICE				
		3.12	91411891	542500	GG-WTR-FAC-POSTAGE				
		3.12	91421891	542500	GG-SWR-FAC-POSTAGE				
				CHECK	8051 TOTAL:			8.99	
8052	08/06/2026 EFT	7290	BANK OF AMERICA NA T	286719	REFUND-B&O RY2024	12/31/2025	08/05/26	2,173.49	
		Invoice: REFUND-B&O RY2024		2,173.49	01131	316100	RY2024 B&O TAX REFUND B&O TAX		
				CHECK	8052 TOTAL:			2,173.49	
8053	08/06/2026 EFT	5202	BAINBRIDGE ARTS & CR	286726	2026-Q3.1	07/24/2026	08/05/26	883.33	
		Invoice: 2026-Q3.1		883.33	31011732	54110000297	EX/2026-2027 CULTURAL FUNDING EX-GF-CULTURAL ARTS & SCIENCES		
				CHECK	8053 TOTAL:			883.33	
8054	08/06/2026 EFT	7823	CIVICPLUS, LLC	286696	381142	07/30/2026	08/05/26	1,919.98	
		Invoice: 381142		1,919.98	81011881	548500	IT/SOCIAL MEDIA ARCHIVING SUB UPGRADE IT - C/E COMPUTER SUPPORT		
				CHECK	8054 TOTAL:			1,919.98	
8055	08/06/2026 EFT	9323	CONSOR NORTH AMERICA	286698	N223434WA.00-49	07/31/2026	08/05/26	36,448.82	
		Invoice: N223434WA.00-49		36,448.82	72413434	64110000988	ENG/WINSLOW WATER TANK DESIGN SERVICES NEW WATER TANKS-PROF SVCS		
				CHECK	8055 TOTAL:			36,448.82	
8056	08/06/2026 EFT	10374	APEX SYSTEMS LLC	286694	43644	07/29/2026	08/05/26	982.80	
		Invoice: 43644		982.80	81011881	54110001398	IT/WEBSITE CONTENT MANAGER CONSULTING SERVICES WEBSITE UPDATE - PROF SVCS		
		Invoice: 44169		286695	44169	08/03/2026	08/05/26	900.00	
				900.00	81011881	54110001398	IT/WEBSITE CONTENT MANAGER CONSULTING SERVICES WEBSITE UPDATE - PROF SVCS		
				CHECK	8056 TOTAL:			1,882.80	
8057	08/06/2026 EFT	10611	DOCTER, JAMES N	286699	07/28/2026	07/28/2026	08/05/26	125.00	
		Invoice: 07/28/2026		125.00	21011125	541210	CRT/JUDGE PRO TEMPORE 07/21/26, 07/28/26 COURT-JUDGE PRO TEMPORE SVCS		

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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

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INV DATE PO

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INVOICE DTL DESC

CHECK 8057 TOTAL: 125.00

8058 08/06/2026 EFT 11001 LLOYD WHANNELL
Invoice: 07/28/2026

286734 07/28/2026
1,600.00 31024759 54110001431

07/28/2026 08/05/26
EX/SOMETHING NEW IX - INSTALLATION
SOMETHING NEW PH9 PROF SVCS

1,600.00

Invoice: 08/03/2026

286735 08/03/2026
216.45 31024759 54110001431

08/03/2026 08/05/26
EX/SOMETHING NEW IX - TRAVEL REIMB
SOMETHING NEW PH9 PROF SVCS

216.45

CHECK 8058 TOTAL: 1,816.45

8059 08/06/2026 EFT 10459 GORDON THOMAS HONEYW 286700 JULY 2026 1337
Invoice: JULY 2026 1337

4,400.00 11011112 541100

07/31/2026 08/05/26
CC/WA STATE LEGISLATIVE ISSUES REPRESENTATION
COUNCIL-LOBBYING/PROMOTION PS

4,400.00

CHECK 8059 TOTAL: 4,400.00

8060 08/06/2026 EFT 8955 GRANICUS LLC
Invoice: 232111

286701 232111
1,648.25 81011881 548500

06/17/2026 08/05/26
IT/SMARTGOV CONTRACTOR CONNECTOR CONFIGURATION
IT - C/E COMPUTER SUPPORT

1,648.25

CHECK 8060 TOTAL: 1,648.25

8061 08/06/2026 EFT 10922 JOHNSON CONTROLS BUI 286729 1-136981718822
Invoice: 1-136981718822

15,917.88 73011183 54810001430

07/22/2026 08/05/26
PW/HVAC SOFTWARE UPGRADE AND MAINTENANCE
HVAC SOFTWARE MAINT & REPAIRS

15,917.88

CHECK 8061 TOTAL: 15,917.88

8062 08/06/2026 EFT 10439 KELLEY CREATE CO
Invoice: 42568444

286706 42568444
241.07 51011211 545000

07/22/2026 08/05/26
POL/LARGE COPIER LEASE
PD-C/E-ADMIN RENTS/LEASE

241.07

Invoice: 42534980

286720 42534980
47.06 41011141 545000

07/19/2026 08/05/26
FIN/COPIER LEASE-XC2326
FIN-GF-RENTS & LEASES

47.06

CHECK 8062 TOTAL: 288.13

8063 08/06/2026 EFT 11039 KITSAP RESTORATION, 286721 10105-000
Invoice: 10105-000

2,915.51 65011597 545000

06/05/2026 08/05/26
PCD/TEMP FENCING RENTAL - 4710 BLAKELY HEIGHTS DR
CODE-C/E-RENTS & LEASES

2,915.51

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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

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CHECK 8063 TOTAL: 2,915.51

8064 08/06/2026 EFT 5607 LMN ARCHITECTS
Invoice: 65715

286676 65715 05/26/2026 08/05/26 3,843.75
PCD/WINSLOW SUBAREA PLAN UPDATE
3,843.75 64011586 54110001242 WINSLOW SUBAREA PLAN-PROF SVCS

Invoice: 65781

286677 65781 06/25/2026 08/05/26 1,933.75
PCD/WINSLOW SUBAREA PLAN UPDATE
1,933.75 64011586 54110001242 WINSLOW SUBAREA PLAN-PROF SVCS

CHECK 8064 TOTAL: 5,777.50

8065 08/06/2026 EFT 10052 MARK BRODY
Invoice: 07/28/2026

286736 07/28/2026 07/28/2026 08/05/26 1,600.00
EX/SOMETHING NEW IX - INSTALLATION
1,600.00 31024759 54110001431 SOMETHING NEW PH9 PROF SVCS

Invoice: 07/29/2026

286737 07/29/2026 07/29/2026 08/05/26 250.00
EX/SOMETHING NEW IX - TRAVEL REIMB
250.00 31024759 54110001431 SOMETHING NEW PH9 PROF SVCS

CHECK 8065 TOTAL: 1,850.00

8066 08/06/2026 EFT 11002 KYLE OCEAN
Invoice: 07/28/2026

286732 07/28/2026 07/28/2026 08/05/26 1,600.00
EX/SOMETHING NEW IX - INSTALLATION
1,600.00 31024759 54110001431 SOMETHING NEW PH9 PROF SVCS

Invoice: 07/29/2026

286733 07/29/2026 07/29/2026 08/05/26 92.22
EX/SOMETHING NEW IX - TRAVEL REIMB
92.22 31024759 54110001431 SOMETHING NEW PH9 PROF SVCS

CHECK 8066 TOTAL: 1,692.22

8067 08/06/2026 EFT 9650 PAPE MACHINERY INC
Invoice: 17049331

286678 17049331 07/21/2026 08/05/26 104.40
PW/WO 24492 - MOWER DECK DRIVE IDLER PULLEY
104.40 73431835 531100 OFFICE SUPPLIES

CHECK 8067 TOTAL: 104.40

8068 08/06/2026 EFT 6333 PETROCARD INC.
Invoice: 0594747-IN

286679 0594747-IN 07/23/2026 20250007 08/05/26 6,129.58
PW/FUEL PURCHASES OFF WA STATE DES CONTRACT 08721
3,713.23 73638893 532000 O&M-FUEL USE-ALLOCATION
2,416.35 73638932 532000 O&M-FUEL ALLOC TO OTH DEPTS

CHECK 8068 TOTAL: 6,129.58

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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

INV DATE PO

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INVOICE DTL DESC

8069	08/06/2026 EFT	8058	RWC INTERNATIONAL LL	286683	XA103150919:01	07/07/2026	08/05/26	299.06
	Invoice: XA103150919:01			299.06	73111423 531100	PW/WO 00012 - FUEL SOLENOID KIT, ACTUATOR DISC OFFICE SUPPLIES		
						CHECK	8069 TOTAL:	299.06
8070	08/06/2026 EFT	11003	HEATHER SPARKS	286728	07/28/2026	07/28/2026	08/05/26	1,837.39
	Invoice: 07/28/2026			1,837.39	31024759 54110001431	EX/SOMETHING NEW IX - INSTALLATION & TRAVEL REIMB SOMETHING NEW PH9 PROF SVCS		
						CHECK	8070 TOTAL:	1,837.39
8071	08/06/2026 EFT	8132	SPECTRA LABORATORIES	286684	26-04871	07/23/2026	08/05/26	39.00
	Invoice: 26-04871			39.00	73411345 54110000391	PW/TESTING - COMMODORE WELL LAB SVCS-WATER		
	Invoice: 26-04933			286685	26-04933	07/24/2026	08/05/26	162.00
				162.00	73425358 54110000391	PW/TESTING - WWTP LAB & TESTING SVCS-WWTP		
						CHECK	8071 TOTAL:	201.00
8072	08/06/2026 EFT	2467	STAPLES	286686	7010795281	07/31/2026	08/05/26	169.98
	Invoice: 7010795281			169.98	73637891 531100	PW/OFFICE SUPPLIES OFFICE SUPPLIES		
						CHECK	8072 TOTAL:	169.98
8073	08/06/2026 EFT	10153	STEVEN JENSEN	286738	07/28/2026	07/28/2026	08/05/26	1,600.00
	Invoice: 07/28/2026			1,600.00	31024759 54110001431	EX/SOMETHING NEW IX - INSTALLATION SOMETHING NEW PH9 PROF SVCS		
						CHECK	8073 TOTAL:	1,600.00
8074	08/06/2026 EFT	10153	STEVEN JENSEN	286739	07/29/2026	07/29/2026	08/05/26	72.10
	Invoice: 07/29/2026			72.10	31024759 54110001431	EX/SOMETHING NEW IX - TRAVEL REIMB SOMETHING NEW PH9 PROF SVCS		
						CHECK	8074 TOTAL:	72.10
8075	08/06/2026 EFT	10931	STOP BUGGING ME LLC	286687	568683	08/03/2026	08/05/26	135.29
	Invoice: 568683			135.29	73011768 54810001441	PW/WASP NEST TREATMENT - WFP CITY WID EXTERM. SVC - PARKS		

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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

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INVOICE DTL DESC

CHECK 8075 TOTAL: 135.29

8076 08/06/2026 EFT 7821 VESTIS
Invoice: 5120917601

286707 5120917601
32.76 73638935 531100

07/28/2026 08/05/26
PW/SHOP TOWELS
O&M-STD ALLOCATION-SUPPLIES

32.76

CHECK 8076 TOTAL: 32.76

8077 08/06/2026 EFT 4126 VIKING FENCE COMPANY 286689 260261
Invoice: 260261
9,666.93 73411345 548100

07/27/2026 20260024 08/05/26
PW/EMERGENCY REPAIR OF FENCE AT FB WELL SITE
REPAIRS & MAINTENANCE

9,666.93

CHECK 8077 TOTAL: 9,666.93

8078 08/06/2026 EFT 9373 VISIT BAINBRIDGE ISL 286708 2026-Q2.1
Invoice: 2026-Q2.1
304.02 91140573 541100

06/12/2026 08/05/26
2026 LTAC
GG-TOUR-PROF SERVICES

304.02

Invoice: 2026-Q2.2

286709 2026-Q2.2
10,062.00 91140573 541100

07/23/2026 08/05/26
2026 LTAC
GG-TOUR-PROF SERVICES

10,062.00

Invoice: 2026-Q3.1

286710 2026-Q3.1
322.57 91140573 541100

07/27/2026 08/05/26
2026 LTAC
GG-TOUR-PROF SERVICES

322.57

CHECK 8078 TOTAL: 10,688.59

8079 08/06/2026 EFT 167 WA ST DEPT OF ECOLOG 286690 2026-BA0020907
Invoice: 2026-BA0020907
2,253.94 73425358 549800

03/20/2026 08/05/26
PW/WWTP BIOSOLIDS ANNUAL PERMIT FEE
O&M-WWTP-PERMITS

2,253.94

CHECK 8079 TOTAL: 2,253.94

8080 08/06/2026 EFT 499 WESTBAY AUTO PARTS I 286691 002689
Invoice: 002689
385.75 73411345 531100

07/21/2026 08/05/26
PW/WO 00279 - AIR, FUEL, HYDRAULIC & OIL FILTERS
OFFICE SUPPLIES

385.75

Invoice: 003031

286692 003031
27.78 53011212 531100

07/22/2026 08/05/26
POL/WO 00223 - AIR & OIL FILTERS
PD-C/E-PATROL SUPPLIES

27.78

CHECK 8080 TOTAL: 413.53

NUMBER OF CHECKS 39 *** CASH ACCOUNT TOTAL *** 127,922.09

	COUNT	AMOUNT
TOTAL EFT'S	39	127,922.09

*** GRAND TOTAL *** 127,922.09

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glin |A/P CASH DISBURSEMENTS JOURNAL
JOURNAL ENTRIES TO BE CREATED
CLERK: glin

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YEAR PER JNL	SRC ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T OB	DEBIT	CREDIT
2026 8 14	APP 403-213000	08/06/2026	08/05/06	080626			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		339.14	
	APP 635-111100	08/06/2026	08/05/06	080626			CASH AP CASH DISBURSEMENTS JOURNAL			127,922.09
	APP 001-213000	08/06/2026	08/05/06	080626			GENERAL - ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		58,778.50	
	APP 401-213000	08/06/2026	08/05/06	080626			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		48,753.02	
	APP 101-213000	08/06/2026	08/05/06	080626			STREETS - ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		339.44	
	APP 402-213000	08/06/2026	08/05/06	080626			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		2,691.08	
	APP 631-213000	08/06/2026	08/05/06	080626			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		6,332.32	
	APP 104-213000	08/06/2026	08/05/06	080626			CIVIC IMPR - ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		10,688.59	
GENERAL LEDGER TOTAL									127,922.09	127,922.09
	APP 631-130000	08/06/2026	08/05/06	080626			DUE TO/FROM CLEARING		121,589.77	
	APP 403-130000	08/06/2026	08/05/06	080626			DUE TO/FROM CLEARING			339.14
	APP 001-130000	08/06/2026	08/05/06	080626			GENERAL - DUE TO/FROM CLEARING			58,778.50
	APP 401-130000	08/06/2026	08/05/06	080626			DUE TO/FROM CLEARING			48,753.02
	APP 101-130000	08/06/2026	08/05/06	080626			STREETS - DUE TO/FROM CLEARING			339.44
	APP 402-130000	08/06/2026	08/05/06	080626			DUE TO/FROM CLEARING			2,691.08
	APP 104-130000	08/06/2026	08/05/06	080626			CIVIC IMPR DUE TO/FROM CLEAR'G			10,688.59
SYSTEM GENERATED ENTRIES TOTAL									121,589.77	121,589.77
JOURNAL 2026/08/14 TOTAL									249,511.86	249,511.86

08/05/2026 14:46
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CITY OF BAINBRIDGE ISLAND
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JOURNAL ENTRIES TO BE CREATED

FUND	YEAR	PER	JNL	EFF DATE	DEBIT	CREDIT
ACCOUNT				ACCOUNT DESCRIPTION		
001 GENERAL FUND	2026	8	14	08/06/2026		
001-130000				GENERAL - DUE TO/FROM CLEARING		58,778.50
001-213000				GENERAL - ACCOUNTS PAYABLE	58,778.50	
				FUND TOTAL	58,778.50	58,778.50
101 STREET FUND	2026	8	14	08/06/2026		
101-130000				STREETS - DUE TO/FROM CLEARING		339.44
101-213000				STREETS - ACCOUNTS PAYABLE	339.44	
				FUND TOTAL	339.44	339.44
104 CIVIC IMPROVEMENT FUND	2026	8	14	08/06/2026		
104-130000				CIVIC IMPR DUE TO/FROM CLEAR'G		10,688.59
104-213000				CIVIC IMPR - ACCOUNTS PAYABLE	10,688.59	
				FUND TOTAL	10,688.59	10,688.59
401 WATER OPERATING FUND	2026	8	14	08/06/2026		
401-130000				DUE TO/FROM CLEARING		48,753.02
401-213000				ACCOUNTS PAYABLE	48,753.02	
				FUND TOTAL	48,753.02	48,753.02
402 SEWER OPERATING FUND	2026	8	14	08/06/2026		
402-130000				DUE TO/FROM CLEARING		2,691.08
402-213000				ACCOUNTS PAYABLE	2,691.08	
				FUND TOTAL	2,691.08	2,691.08
403 STORM & SURFACE WATER FUND	2026	8	14	08/06/2026		
403-130000				DUE TO/FROM CLEARING		339.14
403-213000				ACCOUNTS PAYABLE	339.14	
				FUND TOTAL	339.14	339.14
631 CLEARING FUND	2026	8	14	08/06/2026		
631-130000				DUE TO/FROM CLEARING	121,589.77	
631-213000				ACCOUNTS PAYABLE	6,332.32	
635-111100				CASH		127,922.09
				FUND TOTAL	127,922.09	127,922.09

FUND		DUE TO	DUE FR
001 GENERAL FUND			58,778.50
101 STREET FUND			339.44
104 CIVIC IMPROVEMENT FUND			10,688.59
401 WATER OPERATING FUND			48,753.02
402 SEWER OPERATING FUND			2,691.08
403 STORM & SURFACE WATER FUND			339.14
631 CLEARING FUND		121,589.77	
		-----	-----
	TOTAL	121,589.77	121,589.77

** END OF REPORT - Generated by Grace Lin **



ACCOUNTS PAYABLE REPORT TO CITY COUNCIL OF CASH DISBURSEMENTS
CHECK RUN DATE: 08/13/2026

Last check from previous run: 363555 dated 08/05/2026 issued to WSDOT for \$169.18
Last ACH from previous run: 8080 dated 08/06/2026 issued to Westbay Auto Parts for \$413.53

Payment Type	Check Date	Check Number	Department/Vendor/Description	Amount
Regular Check Run	08/13/2026	363556-363583	Total Regular Check Run	\$ 155,048.63
Regular ACH Run	08/14/2026	8081-8118	Total Regular ACH Run	891,723.04
Total Disbursements				\$ 1,046,771.67
Retainage Release	N/A	N/A	N/A	N/A
Travel Advance	N/A	N/A	N/A	N/A

Prepared and Reviewed by Grace Lin Grace Lin, Senior Accounting Technician

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished,
the services rendered, or the labor performed as described herein and that the claim
is a just, due, and unpaid obligation against the City of Bainbridge Island,
and that I am authorized to authenticate and certify to said claim.

Kim Dunscombe

Kim Dunscombe, Accounting Manager

08.13.2026

Date

REGULAR CHECK RUN 08/13/26

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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

INV DATE PO

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		INVOICE DTL DESC							
363556	08/13/2026	PRTD	7994	PENINSULA SERVICES	286784	435419	08/05/2026	08/13/26	40.00
Invoice: 435419				40.00	21011125	541100	CRT/DOCUMENT SHREDDING AUG26 COURT-PROF SERVICES		
						CHECK		363556 TOTAL:	40.00
363557	08/13/2026	PRTD	10154	RESILIENCE GUILD	286861	2026-Q2	08/03/2026	08/13/26	7,762.50
Invoice: 2026-Q2				7,762.50	31011256	54110000297	EX/2025-2026 HUMAN SERVICES FUNDING BAINBRIDGE PREPARES		
						CHECK		363557 TOTAL:	7,762.50
363558	08/13/2026	PRTD	10004	BAINBRIDGE TRANSFER	286750	BTS INV1187	07/29/2026	08/13/26	54.99
Invoice: BTS INV1187				54.99	91011897	547900	ONE OFF TRANSFER STATION CHARGES GG-C/E-O&M YARD FAC-GARBAGE		
						CHECK		363558 TOTAL:	54.99
363559	08/13/2026	PRTD	11042	COREY DUKE	286850	160	07/30/2026	08/13/26	1,310.40
Invoice: 160				1,310.40	72413434	66300000988	ENG/PLUMBING REPAIR - HIGH SCHOOL LOOP PRV INSTALL NEW WATER TANKS-CONSTR		
						CHECK		363559 TOTAL:	1,310.40
363560	08/13/2026	PRTD	551	CENTURYLINK	286819	333455311AUG26	08/03/2026	08/13/26	84.99
Invoice: 333455311AUG26				84.99	91415345	542100	ROCKAWAY BEACH PRV TELEMTRY GG-WTR ROCKAWAY-PHONES		
Invoice: 333456203AUG26				137.87	91011757	542100	E-PHONE @ WFP DOCK GG-GF-WFP DOCK-PHONE		137.87
Invoice: 333538490AUG26				222.64	91011189	542100	CH SECURITY ALARM MONITORING GG-C/E-CITY HALL-PHONE		222.64
Invoice: 333539008AUG26				84.99	91421891	542100	VILLAGE SEWER PUMP GG-SWR-FAC-PHONE		84.99
Invoice: 333539952AUG26				83.02	91011189	542100	CITY HALL ELEVATOR SERVICE LINE GG-C/E-CITY HALL-PHONE		83.02
Invoice: 333540470AUG26				173.84	91011189	542100	CH FIRE ALARM MONITORING GG-C/E-CITY HALL-PHONE		173.84

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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
INVOICE DTL DESC					
286825	333622962AUG26	08/08/2026		08/13/26	87.02
	Invoice: 333622962AUG26	POL&CRT/PHONE LINES			
53.18	91011215 542100	GG-C/E-PD-PHONE			
33.84	91011251 542100	GG-GF-COURT PHONE/POSTAGE			
286826	333624059AUG26	08/03/2026		08/13/26	65.94
	Invoice: 333624059AUG26	FLETCHER BAY WELL TELEMETRY			
65.94	91411891 542100	GG-WTR-FAC-PHONE			
286827	333625378AUG26	08/03/2026		08/13/26	65.94
	Invoice: 333625378AUG26	HEAD OF BAY WELL TELEMETRY			
65.94	91411891 542100	GG-WTR-FAC-PHONE			
286828	333635516AUG26	08/03/2026		08/13/26	137.99
	Invoice: 333635516AUG26	POL TI MANDUS			
137.99	91011215 542100	GG-C/E-PD-PHONE			
286829	333793403AUG26	08/03/2026		08/13/26	82.40
	Invoice: 333793403AUG26	COMMONS FIRE ALARM MONITORING			
82.40	91011755 542100	GG-C/E-COMMONS-PHONE			
286830	333875640AUG26	08/03/2026		08/13/26	173.84
	Invoice: 333875640AUG26	O&M FIRE ALARM MONITORING			
173.84	91011897 542100	GG-C/E-O&M YARD FAC-PHONE			
286831	333875826AUG26	08/03/2026		08/13/26	50.35
	Invoice: 333875826AUG26	SAND AVE WELL TELEMETRY			
50.35	91411891 542100	GG-WTR-FAC-PHONE			
286832	333876299AUG26	08/06/2026		08/13/26	84.99
	Invoice: 333876299AUG26	259 FERNCLIFF PRV TELEMETRY			
84.99	91411891 542100	GG-WTR-FAC-PHONE			
286833	333961035AUG26	08/08/2026		08/13/26	84.99
	Invoice: 333961035AUG26	210 MADISON AVE SLS TELEMETRY			
84.99	91421891 542100	GG-SWR-FAC-PHONE			
286834	334160590AUG26	08/08/2026		08/13/26	654.86
	Invoice: 334160590AUG26	TSJC - ELEVATOR LINE & STAFF LINES			
400.19	91011215 542100	GG-C/E-PD-PHONE			
254.67	91011251 542100	GG-GF-COURT PHONE/POSTAGE			
CHECK 363560 TOTAL:					2,275.67
363561	08/13/2026 PRTD 10751 CINTAS CORPORATION N	286753	4277391476	07/29/2026 20260038	08/13/26 56.90
	Invoice: 4277391476	PW/WWTP UNIFORM RENTAL			
56.90	73425358 54500001388	WWTP UNIFORM SVC-RENTALS			
286754	4278150925		08/05/2026 20260038	08/13/26	56.90
	Invoice: 4278150925	PW/WWTP UNIFORM RENTAL			
56.90	73425358 54500001388	WWTP UNIFORM SVC-RENTALS			

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CASH ACCOUNT: 635 111100 CASH
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				CHECK	363561 TOTAL:	113.80
363562	08/13/2026	PRTD	502 CORE & MAIN LP	286757	Z167042	07/29/2026 08/13/26 1,396.32
Invoice: Z167042				1,396.32	73411345 531100	PW/WO 25571 - BONNET & MAIN VALVE REPAIR KITS OFFICE SUPPLIES
				CHECK	363562 TOTAL:	1,396.32
363563	08/13/2026	PRTD	1596 CUMMINS SALES AND SE	286851	01-260684712	06/05/2026 20260016 08/13/26 4,511.65
Invoice: 01-260684712				4,511.65	73425358 548100	PW/ANNUAL LOAD TESTING FOR GENERATORS O&M-WWTP-REPAIRS
				CHECK	363563 TOTAL:	4,511.65
363564	08/13/2026	PRTD	10617 EVERON LLC	286852	161251843	07/05/2026 20260018 08/13/26 65.52
Invoice: 161251843				65.52	73011831 54110001445	PW/FIRE AND ALARM PANEL MONITORING CITY WIDE FIRE & SEC PANEL MONITOR TSJC
Invoice: 161251844				286853	161251844	07/05/2026 20260018 08/13/26 65.52
				65.52	73011897 54110001445	PW/FIRE AND ALARM PANEL MONITORING CITY WIDE FIRE & SEC PANEL MONTR PY YARD
Invoice: 161251845				286854	161251845	07/05/2026 20260018 08/13/26 65.52
				65.52	73011183 54110001445	PW/FIRE AND ALARM PANEL MONITORING CITY WIDE FIRE & SEC PANL MNTR CH PRFSVC
Invoice: 161251846				286855	161251846	07/05/2026 20260018 08/13/26 74.26
				74.26	73011897 54110001445	PW/FIRE AND ALARM PANEL MONITORING CITY WIDE FIRE & SEC PANEL MONTR PY YARD
				CHECK	363564 TOTAL:	270.82
363565	08/13/2026	PRTD	10617 EVERON LLC	286856	161283389	07/07/2026 08/13/26 181.27
Invoice: 161283389				181.27	73011189 548100	PW/O&M SECURITY PANEL RESET FOR PANIC BUTTONS O&M - C/E FACIL REPAIRS
				CHECK	363565 TOTAL:	181.27
363566	08/13/2026	PRTD	8514 CRYSTAL CLEAN, LLC	286758	20125763	08/05/2026 08/13/26 1,197.77
Invoice: 20125763				701.77	73638935 531100	PW/ANTIFREEZE, DISPOSAL/RECYCLING SVCS O&M-STD ALLOCATION-SUPPLIES
				496.00	91011897 547900	GG-C/E-O&M YARD FAC-GARBAGE
				CHECK	363566 TOTAL:	1,197.77

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CASH ACCOUNT: 635 111100 CASH
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363567	08/13/2026	PRTD	694	KPUD	286858	KPUD-COBI-2026-JUL	08/05/2026	08/13/26	37,527.58
Invoice: KPUD-COBI-2026-JUL					37,527.58	73426356 551000	PW/SEWER UTILITY CHARGE JUL26 SIS-SD#7 PROCESSING CHGS		
CHECK 363567 TOTAL:									37,527.58
363568	08/13/2026	PRTD	11041	NETWORK CONNEX	286836	REFUND-PLN53231	08/07/2026	08/13/26	231.00
Invoice: REFUND-PLN53231					231.00	47047 345890	REFUND-PLN53231 - T-MOBILE SE06170 OTHER PLANNING/DEVELOPM		
CHECK 363568 TOTAL:									231.00
363569	08/13/2026	PRTD	10879	OLYMPIA COMMUNITY SO	286777	30368878	08/03/2026	08/13/26	13,000.00
Invoice: 30368878					13,000.00	31011492 54110001426	EX/2026 SOLARIZE BAINBRIDGE CAMPAIGN SUPPORT 2026 SOLARIZE CAMPAIGN PRF SVC		
CHECK 363569 TOTAL:									13,000.00
363570	08/13/2026	PRTD	11015	OTTO DELMAR MATIAS C	286779	303	07/30/2026	08/13/26	320.00
Invoice: 303					320.00	21011125 541230	CRT/MAM INTERPRETER SERVICES 07/07 & 07/28/26 COURT-INTERPRETER		
CHECK 363570 TOTAL:									320.00
363571	08/13/2026	PRTD	1205	PUGET SOUND ENERGY	286837	90890384	03/10/2026	08/13/26	1,129.36
Invoice: 90890384					1,129.36	72413434 64110000988	ENG/9445 NE NEW BROOKLYN RD MAINT - INITIAL BILL NEW WATER TANKS-PROF SVCS		
Invoice: 90902924					286838	90902924	07/22/2026	08/13/26	1,986.07
					1,986.07	72413434 64110000988	ENG/8900 FLETCHER BAY RD NE PRV - INITIAL BILL NEW WATER TANKS-PROF SVCS		
Invoice: 200031998251JUL26					286839	200031998251JUL26	07/10/2026	08/13/26	19.02
					19.02	91411345 547100	5567 NE FOSTER RD PRV GG-WTR-ELECTRIC		
Invoice: 90902715					286859	90902715	07/21/2026	08/13/26	2,058.73
					2,058.73	72413434 64110000988	ENG/8899 MADISON AVE N PRV - INITIAL BILL NEW WATER TANKS-PROF SVCS		
Invoice: 90902865					286860	90902865	07/21/2026	08/13/26	2,058.73
					2,058.73	72413434 64110000988	ENG/1127 MADISON AVE N PRV - INITIAL BILL NEW WATER TANKS-PROF SVCS		
CHECK 363571 TOTAL:									7,251.91

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CASH ACCOUNT: 635 111100 CASH
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363572	08/13/2026	PRTD	1205	PUGET SOUND ENERGY	286840	220039941426	AUG26	08/07/2026	08/13/26	63.47
				Invoice: 220039941426AUG26				9229 NE DAY RD E # WELL		
					63.47	73011319	547100	FARM LAND UTILITIES (ELECTRIC)		
								CHECK	363572 TOTAL:	63.47
363573	08/13/2026	PRTD	1205	PUGET SOUND ENERGY	286841	220039941434	AUG26	08/07/2026	08/13/26	200.34
				Invoice: 220039941434AUG26				8862 NE LOVGREEN RD # PUMP		
					200.34	73011319	547100	FARM LAND UTILITIES (ELECTRIC)		
								CHECK	363573 TOTAL:	200.34
363574	08/13/2026	PRTD	1205	PUGET SOUND ENERGY	286842	220039941459	AUG26	08/10/2026	08/13/26	54.34
				Invoice: 220039941459AUG26				76XX JOHNSONVILLE LN NE # PUMP		
					54.34	73011319	547100	FARM LAND UTILITIES (ELECTRIC)		
								CHECK	363574 TOTAL:	54.34
363575	08/13/2026	PRTD	1205	PUGET SOUND ENERGY	286843	300000009047	JUL26	07/30/2026	08/13/26	61,695.34
				Invoice: 300000009047JUL26				CITYWIDE ENERGY SERVICES		
					6,290.62	91011189	547100	GG-C/E-CITY HALL-ELECTRIC		
					3,437.57	91011215	547100	GG-C/E-PD-ELECTRIC		
					2,187.55	91011251	547100	GG-GF-COURT-ELECTRIC		
					9.41	91011557	547100	FARMS-ELECTRIC		
					27.56	91011739	547100	COMM EVENTS-ELECTRICITY		
					628.24	91011755	547100	GG-C/E-COMMONS-ELECTRIC		
					910.11	91011768	547100	GG-C/E-PARKS-ELECTRIC		
					3,090.73	91011897	547100	GG-C/E-O&M YARD FAC-ELECTRIC		
					80.24	91021182	547100	GG-OS-PROP MNGT-ELECTRIC		
					5,719.70	91111263	547100	GG-STRT-STREET LIGHTING-UTIL		
					727.16	91111264	547100	GG-STREET-TRAF CONTROL-UTILITY		
					19,712.85	91411345	547100	GG-WTR-ELECTRIC		
					933.67	91415345	547100	GG-ROCKAWAY BCH-UTILITIES		
					4,298.27	91421355	547100	GG-SWR-ELECTRIC		
					13,620.08	91425358	547100	GG-WWTP-ELECTRIC		
					21.58	91435838	547100	GG-DECANT-ELECTRIC		
								CHECK	363575 TOTAL:	61,695.34
363576	08/13/2026	PRTD	8654	RAUL AGUIRRE	286785	8426		08/04/2026	08/13/26	130.00
				Invoice: 8426				CRT/SPANISH INTERPRETER SERVICES	08/04/26	
					130.00	21011125	541230	COURT-INTERPRETER		
								CHECK	363576 TOTAL:	130.00

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CASH ACCOUNT: 635 111100 CASH
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363577	08/13/2026	PRTD	9817	RENEWAL BY ANDERSEN	286845	REFUND-BLD30344	08/10/2026	08/13/26	568.01
				Invoice: REFUND-BLD30344			REFUND-BLD30344 R-ALT - INCORRECT PERMIT TYPE		
					288.01	47148 345830	PLAN CHECKING FEES		
					155.00	47148 345831	FIRE PLAN REVIEW & INSPECTIONS		
					125.00	47047 341825	APPLICATION AND TECH FEE		
							CHECK	363577 TOTAL:	568.01
363578	08/13/2026	PRTD	8035	SHINE QUARRY, LLC	286794	16660	07/28/2026	08/13/26	627.81
				Invoice: 16660			PW/3/4" MINUS 36.99 TONS		
					627.81	73111423 531100	OFFICE SUPPLIES		
							CHECK	363578 TOTAL:	627.81
363579	08/13/2026	PRTD	4689	SITESTAR DONOBI INTE	286795	8075705	07/01/2026	08/13/26	6,167.00
				Invoice: 8075705			IT/MULTI SITE VLAN FIBER SERVICE Q3 2026		
					6,167.00	81011881 542100	IT - C/E COMMUNICATION		
							CHECK	363579 TOTAL:	6,167.00
363580	08/13/2026	PRTD	601	SOUND REPROGRAPHICS	286797	116983	08/03/2026	08/13/26	115.68
				Invoice: 116983			ENG/BUSINESS CARDS - S MUSI		
					115.68	72011321 531100	ENG - C/E ADMIN SUPPLIES		
				Invoice: 117874			08/03/2026	08/13/26	932.31
					286846	117874	EX/ROUTE 385 POSTCARD MAILERS		
					484.40	31171492 53110001453	2026 WINSLOW CIRC PILOT SUPPLS		
					68.25	31171492 54110001453	WINSLOW CIRCULATOR-PROF SVC		
					379.66	31171492 54250001453	2026 WINSLOW CIRC PILOT PSTAGE		
				Invoice: 117823			08/03/2026	08/13/26	115.68
					286863	117823	CC/BUSINESS CARDS - C MORIWAKI		
					115.68	11011116 531100	COUNCIL - SUPPLIES		
				Invoice: 117925			08/10/2026	08/13/26	72.41
					286864	117925	EX/DAY OF PREPAREDNESS OUTREACH STICKERS		
					72.41	31011256 542450	EX-GF-EMERG PREP-COMM OUTREACH		
							CHECK	363580 TOTAL:	1,236.08
363581	08/13/2026	PRTD	8243	TILZ	286804	JUL26	07/31/2026	08/13/26	613.65
				Invoice: JUL26			YARD WASTE JUL26		
					613.65	91011897 547900	GG-C/E-O&M YARD FAC-GARBAGE		
							CHECK	363581 TOTAL:	613.65

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INVOICE DTL DESC

363582 08/13/2026 PRD 1485 VERIZON WIRELESS 286847 6150086317 08/01/2026 08/13/26 6,136.35
Invoice: 6150086317 CITYWIDE WIRELESS SERVICES

51.77 91425358 542100 GG-WWTP-TELEPHONE/FAX
155.31 91421891 542100 GG-SWR-FAC-PHONE
51.77 91411891 542100 GG-WTR-FAC-PHONE
51.77 91415345 542100 GG-WTR ROCKAWAY-PHONES
120.03 73411345 542100 O&M-WTR MAINT-PHONE/POSTAGE
5,705.70 91011189 542100 GG-C/E-CITY HALL-PHONE

Invoice: 6150086318 286848 6150086318 08/01/2026 08/13/26 78.80
78.80 72637319 54210000809 ENG/MODEMS FOR AUTOMATED FLOW STATIONS
WATER QUAL FLOW MONIT-MODEM

CHECK 363582 TOTAL: 6,215.15

363583 08/13/2026 PRD 8390 WEST HILLS FORD 286806 75041954 08/04/2026 08/13/26 31.76
Invoice: 75041954 POL/WO 00263 - DUST SEAL X2
PD-C/E-PATROL SUPPLIES

CHECK 363583 TOTAL: 31.76

NUMBER OF CHECKS 28 *** CASH ACCOUNT TOTAL *** 155,048.63

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	28	155,048.63

*** GRAND TOTAL *** 155,048.63

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JOURNAL ENTRIES TO BE CREATED
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YEAR PER JNL	SRC ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T OB	DEBIT	CREDIT
2026 8 88	APP 001-213000	08/13/2026	08/13/26	081326			GENERAL - ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		53,811.12	
	APP 635-111100	08/13/2026	08/13/26	081326			CASH AP CASH DISBURSEMENTS JOURNAL			155,048.63
	APP 401-213000	08/13/2026	08/13/26	081326			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		31,180.93	
	APP 402-213000	08/13/2026	08/13/26	081326			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		60,448.44	
	APP 631-213000	08/13/2026	08/13/26	081326			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		780.57	
	APP 407-213000	08/13/2026	08/13/26	081326			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		799.01	
	APP 101-213000	08/13/2026	08/13/26	081326			STREETS - ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		7,074.67	
	APP 403-213000	08/13/2026	08/13/26	081326			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		21.58	
	APP 171-213000	08/13/2026	08/13/26	081326			TBF-A/P AP CASH DISBURSEMENTS JOURNAL		932.31	
GENERAL LEDGER TOTAL									155,048.63	155,048.63
	APP 631-130000	08/13/2026	08/13/26	081326			DUE TO/FROM CLEARING		154,268.06	
	APP 001-130000	08/13/2026	08/13/26	081326			GENERAL - DUE TO/FROM CLEARING			53,811.12
	APP 401-130000	08/13/2026	08/13/26	081326			DUE TO/FROM CLEARING			31,180.93
	APP 402-130000	08/13/2026	08/13/26	081326			DUE TO/FROM CLEARING			60,448.44
	APP 407-130000	08/13/2026	08/13/26	081326			DUE TO/FROM CLEARING			799.01
	APP 101-130000	08/13/2026	08/13/26	081326			STREETS - DUE TO/FROM CLEARING			7,074.67
	APP 403-130000	08/13/2026	08/13/26	081326			DUE TO/FROM CLEARING			21.58
	APP 171-130000	08/13/2026	08/13/26	081326			TBF-DUE TO/FROM CLEARING			932.31
SYSTEM GENERATED ENTRIES TOTAL									154,268.06	154,268.06
JOURNAL 2026/08/88 TOTAL									309,316.69	309,316.69

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JOURNAL ENTRIES TO BE CREATED

FUND	YEAR	PER	JNL	EFF DATE	DEBIT	CREDIT
ACCOUNT				ACCOUNT DESCRIPTION		
001 GENERAL FUND	2026	8	88	08/13/2026		
001-130000				GENERAL - DUE TO/FROM CLEARING		53,811.12
001-213000				GENERAL - ACCOUNTS PAYABLE	53,811.12	
				FUND TOTAL	53,811.12	53,811.12
101 STREET FUND	2026	8	88	08/13/2026		
101-130000				STREETS - DUE TO/FROM CLEARING		7,074.67
101-213000				STREETS - ACCOUNTS PAYABLE	7,074.67	
				FUND TOTAL	7,074.67	7,074.67
171 TRANSP BEN FUND	2026	8	88	08/13/2026		
171-130000				TBF-DUE TO/FROM CLEARING		932.31
171-213000				TBF-A/P	932.31	
				FUND TOTAL	932.31	932.31
401 WATER OPERATING FUND	2026	8	88	08/13/2026		
401-130000				DUE TO/FROM CLEARING		31,180.93
401-213000				ACCOUNTS PAYABLE	31,180.93	
				FUND TOTAL	31,180.93	31,180.93
402 SEWER OPERATING FUND	2026	8	88	08/13/2026		
402-130000				DUE TO/FROM CLEARING		60,448.44
402-213000				ACCOUNTS PAYABLE	60,448.44	
				FUND TOTAL	60,448.44	60,448.44
403 STORM & SURFACE WATER FUND	2026	8	88	08/13/2026		
403-130000				DUE TO/FROM CLEARING		21.58
403-213000				ACCOUNTS PAYABLE	21.58	
				FUND TOTAL	21.58	21.58
407 BUILDING & DEVELOPMENT FUND	2026	8	88	08/13/2026		
407-130000				DUE TO/FROM CLEARING		799.01
407-213000				ACCOUNTS PAYABLE	799.01	
				FUND TOTAL	799.01	799.01
631 CLEARING FUND	2026	8	88	08/13/2026		
631-130000				DUE TO/FROM CLEARING	154,268.06	
631-213000				ACCOUNTS PAYABLE	780.57	
635-111100				CASH		155,048.63
				FUND TOTAL	155,048.63	155,048.63

FUND		DUE TO	DUE FR
001 GENERAL FUND			53,811.12
101 STREET FUND			7,074.67
171 TRANSP BEN FUND			932.31
401 WATER OPERATING FUND			31,180.93
402 SEWER OPERATING FUND			60,448.44
403 STORM & SURFACE WATER FUND			21.58
407 BUILDING & DEVELOPMENT FUND			799.01
631 CLEARING FUND		154,268.06	
		-----	-----
	TOTAL	154,268.06	154,268.06

** END OF REPORT - Generated by Grace Lin **

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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

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				INVOICE DTL DESC				
8081	08/14/2026 EFT	5	ACE HARDWARE	286741	061073-1	07/24/2026	08/13/26	17.46
Invoice: 061073-1				17.46	73011768 531100	PW/WO 24482 - MAP PRO 14.1 OZ GAS CYLINDER		
						O&M-C/E-PARKS-SUPPLIES		
Invoice: 61089-1				286742	61089-1	07/28/2026	08/13/26	33.83
				33.83	73411345 531100	PW/WO 24525 - GARDEN TROWEL AND TRANSPLANTER		
						OFFICE SUPPLIES		
Invoice: 061096-1				286743	061096-1	07/28/2026	08/13/26	39.27
				39.27	73011189 531100	PW/WO 24481 - SPHAGNUM PEAT MOSS		
						O&M - C/E FACIL OFC SUPPLIES		
Invoice: 61108-1				286744	61108-1	07/30/2026	08/13/26	82.92
				82.92	73421355 531100	PW/WO 24555 - SHOP TOWELS, INSECT KILLER		
						WIN COLL-SUPPLIES		
Invoice: 61110-1				286745	61110-1	07/30/2026	08/13/26	4.36
				4.36	73011189 531100	PW/WO 24481 - SLIP PVC CAP		
						O&M - C/E FACIL OFC SUPPLIES		
Invoice: 061114-1				286746	061114-1	07/30/2026	08/13/26	87.35
				87.35	73421355 531100	PW/WO 00149 - BATTERY CHARGER		
						WIN COLL-SUPPLIES		
Invoice: 61115-1				286747	61115-1	07/30/2026	08/13/26	8.73
				8.73	73421355 531100	PW/WO 00149 - 3-OUTLET ADAPTER		
						WIN COLL-SUPPLIES		
Invoice: 061121-1				286748	061121-1	07/31/2026	08/13/26	15.27
				15.27	73411345 531100	PW/WO 24526 - PLASTIC BUCKET X2		
						OFFICE SUPPLIES		
						CHECK	8081 TOTAL:	289.19
8082	08/14/2026 EFT	1030	SUNBELT RENTALS	286802	187401188-0001	08/03/2026	08/13/26	804.75
Invoice: 187401188-0001				804.75	73011319 54810000827	PW/2" GAS TRASH PUMP		
						FARM MAINT PROJECTS TBD		
						CHECK	8082 TOTAL:	804.75
8083	08/14/2026 EFT	10239	ALLIANCE TECHNICAL G	286749	SEA079196	07/23/2026	08/13/26	871.25
Invoice: SEA079196				871.25	72011319 54110000809	ENG/WATER RESOURCES 2025-2027 MONITORING		
						WTR QUAL & FLOW MONIT-PRO SVCS		
						CHECK	8083 TOTAL:	871.25
8084	08/14/2026 EFT	8672	ZAYO GROUP LLC	286835	22608756	08/01/2026	08/13/26	1,232.22
Invoice: 22608756				1,232.22	91011189 542100	CITYWIDE TELEPHONE/INTERNET SVCS		
						GG-C/E-CITY HALL-PHONE		

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CASH ACCOUNT: 635 111100 CASH
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						CHECK	8084 TOTAL:	1,232.22
8085 08/14/2026 EFT	55 SOUND PUBLISHING, IN	286862	8200577	07/31/2026	08/13/26			2,145.28
Invoice: 8200577				EX/ADVERTISING JUL26, NNO				
		1,573.28	31011572 542450	EX-GF-OUTREACH-ADV				
		572.00	31011572 54245000649	NAT'L NIGHT OUT-OUTREACH				
				CHECK	8085 TOTAL:			2,145.28
8086 08/14/2026 EFT	11010 SHEA CUNNINGHAM	286793	0826	08/03/2026	08/13/26			5,000.00
Invoice: 0826				EX/PROGRAMMING AND PLANNING OF CAP GOALS				
		5,000.00	31011492 54110001196	CAP-ENERGY & GR BLDG-PROF SVCS				
				CHECK	8086 TOTAL:			5,000.00
8087 08/14/2026 EFT	9856 BARR-TECH LLC	286751	11469	07/31/2026	08/13/26			8,812.00
Invoice: 11469				PW/BIOSOLIDS PROCESSED JUL26 128.38 TONS				
		8,812.00	73425358 54790100551	BIOSOLIDS WASTE DISPOSAL				
				CHECK	8087 TOTAL:			8,812.00
8088 08/14/2026 EFT	50 BAINBRIDGE ISLAND EL	286752	20260081	07/31/2026	08/13/26			1,518.08
Invoice: 20260081				PW/WFP - REPAIR DAMAGED SERVICE UNDERGROUND				
		1,518.08	73011768 548100	O&M-C/E-PARKS-R&M				
				CHECK	8088 TOTAL:			1,518.08
8089 08/14/2026 EFT	104 CITY OF BREMERTON	286755	BKAT001046	08/03/2026	08/13/26			2,833.33
Invoice: BKAT001046				IT/BROADCAST OF CITY MEETINGS				
		2,833.33	81011881 542420	IT-C/E-TELEVISTED COUNCIL MEET				
				CHECK	8089 TOTAL:			2,833.33
8090 08/14/2026 EFT	7823 CIVICPLUS, LLC	286756	375806	08/18/2026	08/13/26			12,692.86
Invoice: 375806				IT/AGENDA MGMT AND MEDIA STREAMING SUB AUG26-AUG27				
		12,692.86	81011881 548500	IT - C/E COMPUTER SUPPORT				
				CHECK	8090 TOTAL:			12,692.86
8091 08/14/2026 EFT	6363 LN CURTIS & SONS	286772	INV1095098	07/30/2026	08/13/26			710.28
Invoice: INV1095098				POL/UNIFORM/ROBLES AND LEBEAU				
		710.28	53011212 520000	POLICE - C/E PATROL BENEFITS				

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CASH ACCOUNT: 635 111100 CASH
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CHECK 8091 TOTAL: 710.28

8092 08/14/2026 EFT 11037 EDUCATION & OUTREACH 286759 26-973
Invoice: 26-973
556.70 73011183 531100

07/17/2026 08/13/26 556.70
PW/NNO - WASTEWATER COLORING BOOK ACTIVITY KITS
O&M-C/E-CH FAC-SUPPLIES

CHECK 8092 TOTAL: 556.70

8093 08/14/2026 EFT 513 GRAINGER 286760 9003757532
Invoice: 9003757532
273.22 73637891 531100

07/14/2026 08/13/26 273.22
PW/SAFETY SUPPLIES
OFFICE SUPPLIES

Invoice: 9004846706
286761 9004846706
635.80 73011189 531100

07/14/2026 08/13/26 635.80
PW/PLEATED AIR FILTERS
O&M - C/E FACIL OFC SUPPLIES

Invoice: 9017779142
286762 9017779142
556.91 73421355 531100

07/24/2026 08/13/26 556.91
PW/WO 24555 - TRAFFIC CONES, DISPOSABLE GLOVES
WIN COLL-SUPPLIES

Invoice: 9032692718
286763 9032692718
240.64 73425358 531100

08/05/2026 08/13/26 240.64
PW/WO 24572 - HANDHELD TWO WAY RADIO
O&M-WWTP-SUPPLIES

CHECK 8093 TOTAL: 1,706.57

8094 08/14/2026 EFT 1517 GUARDIAN SECURITY SY 286764 1756886
Invoice: 1756886
73.11 51011215 541100

08/01/2026 08/13/26 73.11
POL/EVIDENCE VAULT SECURITY
POLICE - C/E FACIL PROF SVCS

CHECK 8094 TOTAL: 73.11

8095 08/14/2026 EFT 253 HACH COMPANY 286765 15100101
Invoice: 15100101
1,034.61 73411345 531100

07/27/2026 08/13/26 1,034.61
PW/WO 24522 - ARSENIC FREE FLUORIDE RGT, 25/PK X15
OFFICE SUPPLIES

CHECK 8095 TOTAL: 1,034.61

8096 08/14/2026 EFT 10965 KATHERINE SLUYS 286766 1005
Invoice: 1005
20,604.76 73637961 54810000269

07/25/2026 08/13/26 20,604.76
PW/2024 - 2027 JANITORIAL SERVICES
JANITORIAL CONTRACT

CHECK 8096 TOTAL: 20,604.76

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CASH ACCOUNT: 635 111100 CASH
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8097	08/14/2026	EFT	9883	INVOICE CLOUD, INC.	286857	2698-2026_7	07/31/2026	08/13/26	2,422.98
Invoice: 2698-2026_7					1,211.49	43411341 541100	FIN/UB SVCS JUL26		
					1,211.49	43421351 541100	FIN - WATER ADMIN PROF SERVICE		
							FIN - SEWER ADMIN PROF SERVICE		
									CHECK 8097 TOTAL: 2,422.98
8098	08/14/2026	EFT	10439	KELLEY CREATE CO	286767	42634145	07/31/2026	08/13/26	191.11
Invoice: 42634145					191.11	31011256 545000	EX/EOC COPIER LEASE-2525AC		
							EX-GF-EMERG PREP-RENTALS		
									CHECK 8098 TOTAL: 191.11
8099	08/14/2026	EFT	9852	KISSLER ENTERPRISES	286768	12191	07/31/2026	08/13/26	16,415.37
Invoice: 12191					16,415.37	73425358 54790100551	PW/WWTP BIOSOLIDS HAULING TO BARR-TECH JUL26		
							BIOSOLIDS WASTE DISPOSAL		
									CHECK 8099 TOTAL: 16,415.37
8100	08/14/2026	EFT	1652	KITSAP TOWING & ROAD	286769	238635	07/23/2026	08/13/26	267.87
Invoice: 238635					267.87	73411345 541100	PW/TOWING SERVICES - VEH 248 TO PWOM		
							PROFESSIONAL SERVICES		
									CHECK 8100 TOTAL: 267.87
8101	08/14/2026	EFT	6577	LAKESIDE INDUSTRIES	286770	371383	07/25/2026	08/13/26	2,647.71
Invoice: 371383					2,647.71	73111423 531100	PW/SHINE ASPHALT PLANT 26.00 TONS		
							OFFICE SUPPLIES		
									CHECK 8101 TOTAL: 2,647.71
8102	08/14/2026	EFT	5607	LMN ARCHITECTS	286771	65817	07/24/2026	08/13/26	6,866.25
Invoice: 65817					6,866.25	64011586 54110001242	PCD/WINSLOW SUBAREA PLAN UPDATE		
							WINSLOW SUBAREA PLAN-PROF SVCS		
									CHECK 8102 TOTAL: 6,866.25
8103	08/14/2026	EFT	10750	MCCLURE AND SONS INC	286773	PAYREQ4-01187	07/30/2026	08/13/26	768,380.91
Invoice: PAYREQ4-01187					768,380.91	72423434 66300001187	ENG/WWTP CAPACITY UPGRADES - CONSTRUCTION		
							WWTP CAPACITY UPGR-CONSTR		
									CHECK 8103 TOTAL: 768,380.91

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CASH ACCOUNT: 635 111100 CASH
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INV DATE PO

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8104 08/14/2026 EFT 10360 MERCHANT PATROL SECU 286774 4981
Invoice: 4981
1,105.32 21011125 541100

08/01/2026 08/13/26 1,105.32
CRT/COURT SECURITY JUL26
COURT-PROF SERVICES

CHECK 8104 TOTAL: 1,105.32

8105 08/14/2026 EFT 9263 BELLEVUE PRINTING LL 286775 65954
Invoice: 65954
3,257.00 31011572 542500
6,442.28 31011572 549500

07/22/2026 08/13/26 9,699.28
EX/WILDFIRE NEWSLETTERS - SUMMER 2026
EX-GF-OUTREACH-POSTAGE
EX-GF-OUTREACH-PRINTING

CHECK 8105 TOTAL: 9,699.28

8106 08/14/2026 EFT 9943 THE NEXT DAY DRY CLE 286776 07/31/2026
Invoice: 07/31/2026
206.22 51011211 520000
34.81 53011212 520000

07/31/2026 08/13/26 241.03
POL/LAUNDRY SERVICE
PD-C/E ADMIN-BENEFITS
POLICE - C/E PATROL BENEFITS

CHECK 8106 TOTAL: 241.03

8107 08/14/2026 EFT 4111 OLYMPIC SPRINGS INC 286778 386091
Invoice: 386091
43.46 73425358 531100

07/31/2026 08/13/26 43.46
PW/WWTP - 5 GAL PURIFIED WATER X4
O&M-WWTP-SUPPLIES

CHECK 8107 TOTAL: 43.46

8108 08/14/2026 EFT 458 PENINSULA FIRE INC 286780 80240
Invoice: 80240
142.04 73011755 548100

07/27/2026 08/13/26 142.04
PW/ANNUAL FIRE EXTINGUISHER SERVICE - COMMONS
O&M-COMMONS REPAIRS

Invoice: 80241
286781 80241
2,162.11 73011897 548100

07/27/2026 08/13/26 2,162.11
PW/ANNUAL FIRE EXTINGUISHER SERVICE - O&M
O&M-C/E-PWYD FAC-REPAIRS

Invoice: 80242
286782 80242
349.71 73011831 548100

07/27/2026 08/13/26 349.71
PW/ANNUAL FIRE EXTINGUISHER SERVICE - TSJC
TSJC-REPAIRS

Invoice: 80243
286783 80243
273.20 73011183 548100

07/27/2026 08/13/26 273.20
PW/ANNUAL FIRE EXTINGUISHER SERVICE - CITY HALL
O&M-C/E-CH FAC-REPAIRS

CHECK 8108 TOTAL: 2,927.06

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CASH ACCOUNT: 635 111100 CASH
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INVOICE DTL DESC

8109	08/14/2026 EFT	6333	PETROCARD INC.	286786	595550R-DM	07/30/2026	20250007	08/13/26	4,658.58
	Invoice: 595550R-DM			2,469.18	73638893 532000	PW/FUEL PURCHASES OFF WA STATE DES CONTRACT 08721			
				2,189.40	73638932 532000	O&M-FUEL USE-ALLOCATION			
						O&M-FUEL ALLOC TO OTH DEPTS			
	Invoice: 0595918-IN			286787	0595918-IN	08/05/2026		08/13/26	4,188.89
				4,188.89	73638935 531100	PW/SHOP SUPPLIES - DIESEL ENGINE OIL			
						O&M-STD ALLOCATION-SUPPLIES			
						CHECK	8109	TOTAL:	8,847.47
8110	08/14/2026 EFT	7801	REDSIDE CONSTRUCTION	286844	08/10/2026	08/10/2026		08/13/26	2,797.34
	Invoice: 08/10/2026			2,797.34	72413434 66300000988	ENG/WINSLOW WATER TANK - EMERGENCY REPAIRS			
						NEW WATER TANKS-CONSTR			
						CHECK	8110	TOTAL:	2,797.34
8111	08/14/2026 EFT	10496	SEATTLE AUTOMOTIVE D	286789	S7-11037573	08/05/2026		08/13/26	251.12
	Invoice: S7-11037573			251.12	53011212 531100	POL/WO 00237 - TPMS SENSOR X4			
						PD-C/E-PATROL SUPPLIES			
	Invoice: S7-11037588			286790	S7-11037588	08/05/2026		08/13/26	251.12
				251.12	73011151 531100	PW/WO 24495 - TPMS SENSOR X4			
						O&M-C/E-PD FLEET-SUPPLIES			
	Invoice: S10-10955455			286791	S10-10955455	07/01/2026		08/13/26	-52.41
				-52.41	73638935 531100	PW/SHOP SUPPLIES - CORE CREDIT			
						O&M-STD ALLOCATION-SUPPLIES			
						CHECK	8111	TOTAL:	449.83
8112	08/14/2026 EFT	8129	SMARSH INC	286796	INV-369922	07/31/2026		08/13/26	83.16
	Invoice: INV-369922			83.16	81011881 548500	IT/TEXT MESSAGING ARCHIVING - ADDL CAPTURES			
						IT - C/E COMPUTER SUPPORT			
						CHECK	8112	TOTAL:	83.16
8113	08/14/2026 EFT	8738	SPEAKWRITE, LLC	286799	D4DDB4D9	08/01/2026		08/13/26	322.94
	Invoice: D4DDB4D9			322.94	52011212 541100	POL/TRANSCRIPTION			
						POLICE - C/E INVEST PROF SVCS			
						CHECK	8113	TOTAL:	322.94
8114	08/14/2026 EFT	5730	SUMMIT LAW GROUP	286800	173307.1	08/03/2026		08/13/26	3,652.00
	Invoice: 173307.1			3,652.00	32011152 54111000870	LEGAL/PRO SVCS - GENERAL JUN26			
						LGL-HR (NON-BARGAINING)			

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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

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Invoice: 174091		286801	174091	08/03/2026	08/13/26	1,848.00
		1,848.00	32011152 54111000274	LEGAL/PRO SVCS - BARGAINING JUN26 LGL-LABOR NEGOTIATIONS		
		CHECK		8114	TOTAL:	5,500.00
8115 08/14/2026 EFT Invoice: 202668		286803	202668	07/31/2026	08/13/26	530.00
		400.00	31011572 54110000649	EX/GRAPHIC SUPPORT (DIGITAL & PRINTED COLLATERAL)		
		80.00	31011572 541100	EXEC - NATL NIGHT OUT PROF SVC		
		50.00	31011739 54110001249	EX-GF-OUTREACH-PROF SVCS BI READS-PROF SVCS		
		CHECK		8115	TOTAL:	530.00
8116 08/14/2026 EFT Invoice: 6070130		286805	6070130	07/31/2026	08/13/26	237.36
		237.36	73637893 54110000393	PW/EXCAVATION NOTIFICATIONS JUL26 O&M ALLOC-LOCATING SVCS		
		CHECK		8116	TOTAL:	237.36
8117 08/14/2026 EFT Invoice: RK466346		286849	RK466346	07/31/2026	08/13/26	173.35
		65.35	53011212 543100	WAVE2GO FERRY CHARGES JUL26		
		54.00	72011321 543100	PATROL-TRAVEL/MEALS/LODGING		
		54.00	73011189 543100	ENG - C/E ADMIN TRAVEL EXPENSE O&M-FAC-TRAVEL/MEALS/LODGING		
		CHECK		8117	TOTAL:	173.35
8118 08/14/2026 EFT Invoice: 003306		286807	003306	07/24/2026	08/13/26	201.65
		201.65	73411345 531100	PW/WO 00248 - STARTER MOTOR, EXHAUST MANI GASK SET OFFICE SUPPLIES		
Invoice: 003431		286808	003431	07/24/2026	08/13/26	5.56
		5.56	73431835 531100	PW/WO 00207 - OIL FILTER OFFICE SUPPLIES		
Invoice: 003433		286809	003433	07/24/2026	08/13/26	79.78
		79.78	73411345 531100	PW/WO 00281 - AIR, FUEL & OIL FILTERS OFFICE SUPPLIES		
Invoice: 003682		286810	003682	07/27/2026	08/13/26	236.00
		236.00	73638935 531100	PW/SHOP SUPPLIES O&M-STD ALLOCATION-SUPPLIES		
Invoice: 003925		286811	003925	07/28/2026	08/13/26	7.51
		7.51	73638935 531100	PW/SHOP SUPPLIES O&M-STD ALLOCATION-SUPPLIES		

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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

INV DATE

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Invoice: 003926

286812 003926
69.57 73111427 531100

07/28/2026 08/13/26
PW/WO 00196 - BLADERUNNER BELT
OFFICE SUPPLIES

69.57

Invoice: 003977

286813 003977
16.52 73638935 531100

07/28/2026 08/13/26
PW/SHOP SUPPLIES
O&M-STD ALLOCATION-SUPPLIES

16.52

Invoice: 004027

286814 004027
34.87 73638935 531100

07/28/2026 08/13/26
PW/SHOP SUPPLIES
O&M-STD ALLOCATION-SUPPLIES

34.87

Invoice: 004126

286815 004126
21.43 73111423 531100

07/29/2026 08/13/26
PW/WO 00012 - LED LAMP
OFFICE SUPPLIES

21.43

Invoice: 004649

286816 004649
12.15 73638935 531100

07/31/2026 08/13/26
PW/SHOP SUPPLIES
O&M-STD ALLOCATION-SUPPLIES

12.15

Invoice: 004994

286817 004994
78.35 73638935 531100

08/03/2026 08/13/26
PW/SHOP SUPPLIES
O&M-STD ALLOCATION-SUPPLIES

78.35

Invoice: 005353

286818 005353
-75.14 73111427 531100

08/05/2026 08/13/26
PW/WO 00030 - HOUR METER GAUGE (CREDIT MEMO)
OFFICE SUPPLIES

-75.14

CHECK 8118 TOTAL: 688.25

NUMBER OF CHECKS 38 *** CASH ACCOUNT TOTAL *** 891,723.04

	COUNT	AMOUNT
TOTAL EFT'S	38	891,723.04

*** GRAND TOTAL *** 891,723.04

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JOURNAL ENTRIES TO BE CREATED
CLERK: glin

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YEAR PER JNL	SRC ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T OB	DEBIT	CREDIT
2026 8 89	APP 001-213000	08/14/2026	08/13/26	081426			GENERAL - ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		57,276.49	
	APP 635-111100	08/14/2026	08/13/26	081426			CASH AP CASH DISBURSEMENTS JOURNAL			891,723.04
	APP 401-213000	08/14/2026	08/13/26	081426			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		5,641.84	
	APP 402-213000	08/14/2026	08/13/26	081426			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		795,839.78	
	APP 631-213000	08/14/2026	08/13/26	081426			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		30,295.80	
	APP 101-213000	08/14/2026	08/13/26	081426			STREETS - ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		2,663.57	
	APP 403-213000	08/14/2026	08/13/26	081426			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		5.56	
GENERAL LEDGER TOTAL									891,723.04	891,723.04
	APP 631-130000	08/14/2026	08/13/26	081426			DUE TO/FROM CLEARING		861,427.24	
	APP 001-130000	08/14/2026	08/13/26	081426			GENERAL - DUE TO/FROM CLEARING			57,276.49
	APP 401-130000	08/14/2026	08/13/26	081426			DUE TO/FROM CLEARING			5,641.84
	APP 402-130000	08/14/2026	08/13/26	081426			DUE TO/FROM CLEARING			795,839.78
	APP 101-130000	08/14/2026	08/13/26	081426			STREETS - DUE TO/FROM CLEARING			2,663.57
	APP 403-130000	08/14/2026	08/13/26	081426			DUE TO/FROM CLEARING			5.56
SYSTEM GENERATED ENTRIES TOTAL									861,427.24	861,427.24
JOURNAL 2026/08/89 TOTAL									1,753,150.28	1,753,150.28

08/13/2026 14:08
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CITY OF BAINBRIDGE ISLAND
A/P CASH DISBURSEMENTS JOURNAL

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JOURNAL ENTRIES TO BE CREATED

FUND	YEAR	PER	JNL	EFF DATE	DEBIT	CREDIT
ACCOUNT				ACCOUNT DESCRIPTION		
001 GENERAL FUND	2026	8	89	08/14/2026		
001-130000				GENERAL - DUE TO/FROM CLEARING		57,276.49
001-213000				GENERAL - ACCOUNTS PAYABLE	57,276.49	
				FUND TOTAL	57,276.49	57,276.49
101 STREET FUND	2026	8	89	08/14/2026		
101-130000				STREETS - DUE TO/FROM CLEARING		2,663.57
101-213000				STREETS - ACCOUNTS PAYABLE	2,663.57	
				FUND TOTAL	2,663.57	2,663.57
401 WATER OPERATING FUND	2026	8	89	08/14/2026		
401-130000				DUE TO/FROM CLEARING		5,641.84
401-213000				ACCOUNTS PAYABLE	5,641.84	
				FUND TOTAL	5,641.84	5,641.84
402 SEWER OPERATING FUND	2026	8	89	08/14/2026		
402-130000				DUE TO/FROM CLEARING		795,839.78
402-213000				ACCOUNTS PAYABLE	795,839.78	
				FUND TOTAL	795,839.78	795,839.78
403 STORM & SURFACE WATER FUND	2026	8	89	08/14/2026		
403-130000				DUE TO/FROM CLEARING		5.56
403-213000				ACCOUNTS PAYABLE	5.56	
				FUND TOTAL	5.56	5.56
631 CLEARING FUND	2026	8	89	08/14/2026		
631-130000				DUE TO/FROM CLEARING	861,427.24	
631-213000				ACCOUNTS PAYABLE	30,295.80	
635-111100				CASH		891,723.04
				FUND TOTAL	891,723.04	891,723.04

FUND		DUE TO	DUE FR
001 GENERAL FUND			57,276.49
101 STREET FUND			2,663.57
401 WATER OPERATING FUND			5,641.84
402 SEWER OPERATING FUND			795,839.78
403 STORM & SURFACE WATER FUND			5.56
631 CLEARING FUND		861,427.24	
	TOTAL	861,427.24	861,427.24

** END OF REPORT - Generated by Grace Lin **

CITY OF
BAINBRIDGE ISLAND

PAYROLL REPORT TO CITY COUNCIL OF CASH DISBURSEMENTS

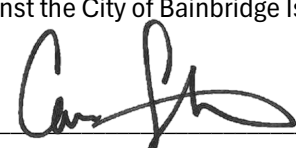
8/20/2026

Run Type	Date	Check # Sequence	Comments	Amount
Normal	8/20/2026	69197 - 69355	Regular check run (Direct Dep)	488,869.61
EFTPS	8/20/2026	EFTPS	Federal Tax Electronic Transfer	184,936.33
EFT	8/20/2026	ACH	Flexible Spending Account	1,843.41
EFT	8/20/2026	ACH	DSHS	870.58
Normal	8/20/2026	110919 - 110925	Vendor check run (Paper Checks)	126,526.50
			TOTAL:	\$ 803,046.43

Prepared and Reviewed by: 
DeAnna Cole, Payroll Specialist

Date 08/20/2026

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claim is a just, due and unpaid obligation against the City of Bainbridge Island, and that I am authorized to authenticate and certify to said claim.


Carrie Freitas, Budget Manager

Date 08/20/2026



ACCOUNTS PAYABLE REPORT TO CITY COUNCIL OF CASH DISBURSEMENTS
CHECK RUN DATE: 08/20/2026

Last check from previous run: 363583 dated 08/13/2026 issued to West Hills Ford for \$31.76

Last ACH from previous run: 8118 dated 08/14/2026 issued to Westbay Auto Parts for \$688.25

Payment Type	Check Date	Check Number	Department/Vendor/Description	Amount
Regular Check Run	08/20/2026	363584-363606	Total Regular Check Run	\$ 20,857.88
Void ACH	07/31/2026	8011	911 Supply - Reissued via ACH 8119	N/A
Regular ACH Run	08/21/2026	8119-8153	Total Regular ACH Run	363,783.09
Total Disbursements				\$ 384,640.97

Retainage Release	N/A	N/A	N/A	N/A
Travel Advance	N/A	N/A	N/A	N/A

Prepared and Reviewed by Grace Lin Grace Lin, Senior Accounting Technician

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished,
the services rendered, or the labor performed as described herein and that the claim
is a just, due, and unpaid obligation against the City of Bainbridge Island,
and that I am authorized to authenticate and certify to said claim.

Kim Dunscombe

Kim Dunscombe, Accounting Manager

08.21.2026

Date

REGULAR CHECK RUN 08/20/2608/20/2026 13:44
glin | CITY OF BAINBRIDGE ISLAND
| A/P CASH DISBURSEMENTS JOURNAL| P 1
| apcshdsbCASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

INV DATE PO

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		INVOICE DTL DESC							
363584	08/20/2026	PRTD	1235 AT&T ONENET SERVICE	286960	1282610378	08/01/2026	08/20/26	9.96	
Invoice: 1282610378				9.96	91011215 542100	POL/FAX LONG DISTANCE			
						GG-C/E-PD-PHONE			
Invoice: 1282620500				286961	1282620500	08/01/2026	08/20/26	.82	
				.82	91011189 542100	PCD/FAX LONG DISTANCE			
						GG-C/E-CITY HALL-PHONE			
CHECK 363584 TOTAL:								10.78	
363585	08/20/2026	PRTD	11052 BAINBRIDGE, LAURA	286984	132064	08/20/2026	08/20/26	378.95	
Invoice: 132064				378.95	411 122100	UB 13098 8701 WINSLOW GROVE COURT			
						WATER ACCOUNTS RECEIVABLE			
CHECK 363585 TOTAL:								378.95	
363586	08/20/2026	PRTD	11048 BRINTZENHOFE, DIANE	286980	132060	08/20/2026	08/20/26	217.27	
Invoice: 132060				217.27	411 122100	UB 12616 10440 QUIET VALLEY LN			
						WATER ACCOUNTS RECEIVABLE			
CHECK 363586 TOTAL:								217.27	
363587	08/20/2026	PRTD	10751 CINTAS CORP	286883	4278885738	08/12/2026	20260038 08/20/26	56.90	
Invoice: 4278885738				56.90	73425358 54500001388	PW/WWTP UNIFORM RENTAL			
						WWTP UNIFORM SVC-RENTALS			
CHECK 363587 TOTAL:								56.90	
363588	08/20/2026	PRTD	102 CITY OF BAINBRIDGE I	286968	RETREQ5-2026-P&P-510	08/19/2026	20260017 08/20/26	515.11	
Invoice: RETREQ5-2026-P&P-510				490.25	73411349 54110000510	10% RETAINAGE IN LIEU OF BOND (CONTRACT 2025076)			
				24.86	73415349 54110000510	BACKFLOW TEST-PRO SVCS			
						BACKFLOW TEST-RB-PRO SVCS			
CHECK 363588 TOTAL:								515.11	
363589	08/20/2026	PRTD	102 CITY OF BAINBRIDGE I	286969	RETREQ5-2026-RET-510	08/19/2026	20250033 08/20/26	257.55	
Invoice: RETREQ5-2026-RET-510				245.12	73411349 54110000510	RETAINAGE (5%) FOR CONTRACT 2025076			
				12.43	73415349 54110000510	BACKFLOW TEST-PRO SVCS			
						BACKFLOW TEST-RB-PRO SVCS			
CHECK 363589 TOTAL:								257.55	
363590	08/20/2026	PRTD	103 CITY OF BAINBRIDGE I	286964	20260251	08/12/2026	08/20/26	721.93	
Invoice: 20260251				93.58	73411345 547500	PW/SANDS WELL WATER USE			
				427.81	73421355 547500	O&M-WTR MAINT-CITY WTR/SWR			
						O&M-SWR-CITY WATER/SEWER BILL			

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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

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INV DATE PO

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INVOICE DTL DESC

				26.74	73426355	547500	O&M-SIS-CITY WATER/SEWER BILLS			
				173.80	73431835	547500	O&M-SSWM MAINT-CITY WTR/SWR			
							CHECK	363590	TOTAL:	721.93
363591	08/20/2026	PRTD	4950	CORRECT EQUIPMENT IN	286898	153250	08/12/2026	08/20/26		3,247.18
				Invoice: 153250			PW/4470	ROCKAWAY BEACH RD NE - PUMP REPAIR		
				3,247.18	73426355	54810000562	GRINDER PUMP MAINT CONTRACT			
							CHECK	363591	TOTAL:	3,247.18
363592	08/20/2026	PRTD	11051	DEUPREE, CYNTHIA	286983	132063	08/20/2026	08/20/26		95.52
				Invoice: 132063			UB 13051	4670 FLYING GOAT AVE NE		
					95.52	421	122100	SEWER ACCOUNTS RECEIVABLE		
							CHECK	363592	TOTAL:	95.52
363593	08/20/2026	PRTD	10912	DTG53 LLC	286884	I16968	08/07/2026	08/20/26		120.94
				Invoice: I16968			PW/PORTABLE RESTROOM RENTALS			
					120.94	73011897	545000	O&M-C/E-PWYD FAC-RENTS		
				Invoice: I16987			08/07/2026	08/20/26		120.94
					286885	I16987	PW/PORTABLE RESTROOM RENTALS			
					120.94	73435838	545000	O&M-DECANT-RENTS		
							CHECK	363593	TOTAL:	241.88
363594	08/20/2026	PRTD	10617	EVERON LLC	286886	161416178	08/05/2026	20260018	08/20/26	65.52
				Invoice: 161416178			PW/FIRE AND ALARM PANEL MONITORING CITY WIDE			
					65.52	73011897	54110001445	FIRE & SEC PANEL MONTR PY YARD		
				Invoice: 161416179			08/05/2026	20260018	08/20/26	65.52
					286887	161416179	PW/FIRE AND ALARM PANEL MONITORING CITY WIDE			
					65.52	73011183	54110001445	FIRE & SEC PANL MNTR CH PRFSVC		
				Invoice: 161416180			08/05/2026	20260018	08/20/26	74.26
					286888	161416180	PW/FIRE AND ALARM PANEL MONITORING CITY WIDE			
					74.26	73011897	54110001445	FIRE & SEC PANEL MONTR PY YARD		
							CHECK	363594	TOTAL:	205.30
363595	08/20/2026	PRTD	11043	FOSTER, NANCY & STEP	286975	132055	08/20/2026	08/20/26		168.09
				Invoice: 132055			UB 11865	300 WYATT WAY NE		
					168.09	411	122100	WATER ACCOUNTS RECEIVABLE		

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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

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INV DATE PO CHECK RUN

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CHECK 363595 TOTAL: 168.09

363596 08/20/2026 PRD 8095 GUNARAMA WHOLESALE, 286902 1338191
Invoice: 1338191
1,795.25 53011212 531100

07/29/2026 08/20/26 1,795.25
POL/FIREARMS/2
PD-C/E-PATROL SUPPLIES

CHECK 363596 TOTAL: 1,795.25

363597 08/20/2026 PRD 10859 HENDERSON, CRADEN 286965 REFUND-BLD30220
Invoice: REFUND-BLD30220
415.18 47148 322110
2,698.70 47148 345830
465.00 47148 345831
125.00 47047 341825

08/04/2026 08/20/26 3,703.88
REFUND-BLD30220 R-ADU/DUPLICATE
PLAN'G REVIEW OF BLDG PERMITS
PLAN CHECKING FEES
FIRE PLAN REVIEW & INSPECTIONS
APPLICATION AND TECH FEE

CHECK 363597 TOTAL: 3,703.88

363598 08/20/2026 PRD 11047 HENSHAW, WILLIAM L 286979 132059
Invoice: 132059
291.45 411 122100

08/20/2026 08/20/26 291.45
UB 10950 398 FERNCLIFF AVENUE NE
WATER ACCOUNTS RECEIVABLE

CHECK 363598 TOTAL: 291.45

363599 08/20/2026 PRD 11049 JAMIESON, JAMES & MA 286981 132061
Invoice: 132061
167.00 411 122100

08/20/2026 08/20/26 167.00
UB 12657 5522 FLETCHER LANDING
WATER ACCOUNTS RECEIVABLE

CHECK 363599 TOTAL: 167.00

363600 08/20/2026 PRD 11044 KLIMP, NANCY 286976 132056
Invoice: 132056
324.83 411 122100

08/20/2026 08/20/26 324.83
UB 12264 1328 STONECRESS LANE
WATER ACCOUNTS RECEIVABLE

CHECK 363600 TOTAL: 324.83

363601 08/20/2026 PRD 11046 PETERSON, LIISA 286978 132058
Invoice: 132058
109.49 411 122100

08/20/2026 08/20/26 109.49
UB 10647 1090 IHLAND PLACE NE
WATER ACCOUNTS RECEIVABLE

CHECK 363601 TOTAL: 109.49

363602 08/20/2026 PRD 1205 PUGET SOUND ENERGY 286970 90901849
Invoice: 90901849
2,058.73 72413434 64110000988

07/13/2026 08/20/26 2,058.73
ENG/1251 WEAVER RD NW PRV - INITIAL BILL
NEW WATER TANKS-PROF SVCS

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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

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				INVOICE DTL DESC					
Invoice: 90901850				286971	90901850	07/13/2026	08/20/26	2,060.78	
				2,060.78	72413434 64110000988	ENG/466 WALLACE WAY NW PRV - INITIAL BILL NEW WATER TANKS-PROF SVCS			
Invoice: 90902836				286972	90902836	07/21/2026	08/20/26	612.11	
				612.11	73011757 548100	PW/BJUNE WFP BOOTH ELEC PANEL 4 - RECONNECT O&M-C/E-MARINA-R&M			
Invoice: 90902864				286973	90902864	07/21/2026	08/20/26	2,058.73	
				2,058.73	72413434 64110000988	ENG/7581 FINCH RD NE PRV - INITIAL BILL NEW WATER TANKS-PROF SVCS			
				CHECK 363602 TOTAL:				6,790.35	
363603 08/20/2026 PRD Invoice: 118004				286921	118004	08/13/2026	08/20/26	277.62	
				277.62	62471591 531100	PCD/BUSINESS CARDS - K KING, B HOLMES, J FLORES BLDG-SUPPLIES			
				CHECK 363603 TOTAL:				277.62	
363604 08/20/2026 PRD Invoice: 132062				286982	132062	08/20/2026	08/20/26	107.23	
				107.23	411 122100	UB 12966 396 ASHBURY COURT NW WATER ACCOUNTS RECEIVABLE			
				CHECK 363604 TOTAL:				107.23	
363605 08/20/2026 PRD Invoice: 352905				286974	352905	07/23/2026	08/20/26	952.87	
				952.87	73425358 547900	PW/WWTP DISPOSAL SVCS - USED OIL UTILITIES-OTHER (GARBAGE,ETC.)			
				CHECK 363605 TOTAL:				952.87	
363606 08/20/2026 PRD Invoice: 132057				286977	132057	08/20/2026	08/20/26	221.45	
				221.45	411 122100	UB 13127 203 MADRONA WAY NE UNIT 1 WATER ACCOUNTS RECEIVABLE			
				CHECK 363606 TOTAL:				221.45	

NUMBER OF CHECKS 23 *** CASH ACCOUNT TOTAL *** 20,857.88

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	23	20,857.88

*** GRAND TOTAL *** 20,857.88

08/20/2026 13:44 |CITY OF BAINBRIDGE ISLAND
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YEAR PER JNL	SRC ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T OB	DEBIT	CREDIT
2026 8 196	APP 001-213000	08/20/2026	08/20/26	082026			GENERAL - ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		2,744.38	
APP 635-111100	08/20/2026	08/20/26	082026				CASH AP CASH DISBURSEMENTS JOURNAL			20,857.88
APP 401-213000	08/20/2026	08/20/26	082026				ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		9,030.24	
APP 402-213000	08/20/2026	08/20/26	082026				ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		4,807.02	
APP 403-213000	08/20/2026	08/20/26	082026				ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		294.74	
APP 407-213000	08/20/2026	08/20/26	082026				ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		3,981.50	
							GENERAL LEDGER TOTAL	-----	20,857.88	----- 20,857.88
APP 631-130000	08/20/2026	08/20/26	082026				DUE TO/FROM CLEARING		20,857.88	
APP 001-130000	08/20/2026	08/20/26	082026				GENERAL - DUE TO/FROM CLEARING			2,744.38
APP 401-130000	08/20/2026	08/20/26	082026				DUE TO/FROM CLEARING			9,030.24
APP 402-130000	08/20/2026	08/20/26	082026				DUE TO/FROM CLEARING			4,807.02
APP 403-130000	08/20/2026	08/20/26	082026				DUE TO/FROM CLEARING			294.74
APP 407-130000	08/20/2026	08/20/26	082026				DUE TO/FROM CLEARING			3,981.50
							SYSTEM GENERATED ENTRIES TOTAL	-----	20,857.88	----- 20,857.88
							JOURNAL 2026/08/196 TOTAL	-----	41,715.76	----- 41,715.76

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CITY OF BAINBRIDGE ISLAND
A/P CASH DISBURSEMENTS JOURNAL

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JOURNAL ENTRIES TO BE CREATED

FUND	YEAR	PER	JNL	EFF DATE	DEBIT	CREDIT
ACCOUNT				ACCOUNT DESCRIPTION		
001 GENERAL FUND	2026	8	196	08/20/2026		
001-130000				GENERAL - DUE TO/FROM CLEARING		2,744.38
001-213000				GENERAL - ACCOUNTS PAYABLE	2,744.38	
				FUND TOTAL	2,744.38	2,744.38
401 WATER OPERATING FUND	2026	8	196	08/20/2026		
401-130000				DUE TO/FROM CLEARING		9,030.24
401-213000				ACCOUNTS PAYABLE	9,030.24	
				FUND TOTAL	9,030.24	9,030.24
402 SEWER OPERATING FUND	2026	8	196	08/20/2026		
402-130000				DUE TO/FROM CLEARING		4,807.02
402-213000				ACCOUNTS PAYABLE	4,807.02	
				FUND TOTAL	4,807.02	4,807.02
403 STORM & SURFACE WATER FUND	2026	8	196	08/20/2026		
403-130000				DUE TO/FROM CLEARING		294.74
403-213000				ACCOUNTS PAYABLE	294.74	
				FUND TOTAL	294.74	294.74
407 BUILDING & DEVELOPMENT FUND	2026	8	196	08/20/2026		
407-130000				DUE TO/FROM CLEARING		3,981.50
407-213000				ACCOUNTS PAYABLE	3,981.50	
				FUND TOTAL	3,981.50	3,981.50
631 CLEARING FUND	2026	8	196	08/20/2026		
631-130000				DUE TO/FROM CLEARING	20,857.88	
635-111100				CASH		20,857.88
				FUND TOTAL	20,857.88	20,857.88

FUND	DUE TO	DUE FR
001 GENERAL FUND		2,744.38
401 WATER OPERATING FUND		9,030.24
402 SEWER OPERATING FUND		4,807.02
403 STORM & SURFACE WATER FUND		294.74
407 BUILDING & DEVELOPMENT FUND		3,981.50
631 CLEARING FUND	20,857.88	
	-----	-----
TOTAL	20,857.88	20,857.88

** END OF REPORT - Generated by Grace Lin **

VOIDED ACH (07/30/26 CHECK RUN) *UH* 08/20/26

08/20/2026 11:06 |CITY OF BAINBRIDGE ISLAND
glin |A/P CASH DISBURSEMENTS JOURNAL

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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

INV DATE PO

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						INVOICE DTL DESC	
8011	07/31/2026	VOID	9249 911	SUPPLY INC	286622	INV-2-62403	07/14/2026 -820.49
Invoice: INV-2-62403							
					-820.49	53011212 520000	POL/UNIFORM/ROBLES POLICE - C/E PATROL BENEFITS

CHECK 8011 TOTAL: -820.49

NUMBER OF CHECKS 1 *** CASH ACCOUNT TOTAL *** -820.49

	COUNT	AMOUNT
TOTAL VOIDED CHECKS	1	820.49

*** GRAND TOTAL *** -820.49

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YEAR PER JNL	SRC ACCOUNT	EFF DATE	JNL	DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T OB	DEBIT	CREDIT
2026 8 192	APP 001-213000	08/04/2026		8011	080426			GENERAL - ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL			820.49
APP 635-111100	08/04/2026		8011	080426				CASH AP CASH DISBURSEMENTS JOURNAL		820.49	
GENERAL LEDGER TOTAL										820.49	820.49
APP 631-130000	08/04/2026	07/30/26		080426				DUE TO/FROM CLEARING			820.49
APP 001-130000	08/04/2026	07/30/26		080426				GENERAL - DUE TO/FROM CLEARING		820.49	
SYSTEM GENERATED ENTRIES TOTAL										820.49	820.49
JOURNAL 2026/08/192 TOTAL										1,640.98	1,640.98

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|CITY OF BAINBRIDGE ISLAND
|A/P CASH DISBURSEMENTS JOURNAL

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JOURNAL ENTRIES TO BE CREATED

FUND	YEAR	PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
ACCOUNT							
001 GENERAL FUND	2026	8	192	08/04/2026			
001-130000					GENERAL - DUE TO/FROM CLEARING	820.49	
001-213000					GENERAL - ACCOUNTS PAYABLE		820.49
					FUND TOTAL	820.49	820.49
631 CLEARING FUND	2026	8	192	08/04/2026			
631-130000					DUE TO/FROM CLEARING		820.49
635-111100					CASH	820.49	
					FUND TOTAL	820.49	820.49

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JOURNAL ENTRIES TO BE CREATED

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FUND		DUE TO	DUE FR
001	GENERAL FUND		820.49
631	CLEARING FUND	820.49	
TOTAL		820.49	820.49

** END OF REPORT - Generated by Grace Lin **

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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

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INV DATE PO

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8119	08/21/2026	EFT	9249 911	SUPPLY INC	286622	INV-2-62403	07/14/2026	08/20/26	820.49
	Invoice: INV-2-62403				820.49	53011212 520000	POL/UNIFORM/ROBLES POLICE - C/E PATROL BENEFITS		

CHECK 8119 TOTAL: 820.49

8120	08/21/2026	EFT	10703	AAR TESTING LABORATO	286880	114087	07/31/2026	08/20/26	2,176.00
	Invoice: 114087				2,176.00	72413434 64110000988	ENG/ON-CALL TESTING - 00988 WINS WTR TNK NEW WATER TANKS-PROF SVCS		

				Invoice: 114195	286881	114195	07/31/2026	08/20/26	2,868.62
					2,868.62	72111421 54110001442	ENG/ON-CALL TESTING - 01442 ANNUAL ROADS 2026 ANNUAL ROADS PRJ PRF SVC		

CHECK 8120 TOTAL: 5,044.62

8121	08/21/2026	EFT	5	ACE HARDWARE	286865	61132-1	08/03/2026	08/20/26	88.38
	Invoice: 61132-1				88.38	73111290 531100	PW/WO 25617 - CLEANING SUPPLIES O&M-STREET-MAINT O/H-SUPPLIES		

				Invoice: 61133-1	286866	61133-1	08/03/2026	08/20/26	221.60
					221.60	73111290 531100	PW/WO 25617 - TRASH CAN X7 O&M-STREET-MAINT O/H-SUPPLIES		

				Invoice: 061180-1	286867	061180-1	08/07/2026	08/20/26	176.86
					176.86	73425358 531100	PW/WO 24572 - STEP LADDER, WALL CHARGERS O&M-WWTP-SUPPLIES		

				Invoice: 61197-1	286868	61197-1	08/11/2026	08/20/26	153.96
					13.09	73011183 531100	PW/DIGITAL THERMOMETER, COMPACT VACUUM O&M-C/E-CH FAC-SUPPLIES		
					140.87	73011897 531100	O&M-C/E-PWY FAC-SUPPLIES		

				Invoice: 61209-1	286869	61209-1	08/11/2026	08/20/26	45.85
					45.85	73011319 53110000827	PW/WO 24484 - BALL VALVE FARM MAINT PROJECTS TBD-SUPPLY		

				Invoice: 61210-1	286870	61210-1	08/11/2026	08/20/26	38.20
					38.20	73411345 531100	PW/WO 25562 - WATERPROOF REPAIR TAPE OFFICE SUPPLIES		

				Invoice: 061212-1	286871	061212-1	08/11/2026	08/20/26	26.18
					26.18	73011319 53110000827	PW/WO 24484 - PIPE FITTINGS FARM MAINT PROJECTS TBD-SUPPLY		

CHECK 8121 TOTAL: 751.03

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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

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INVOICE DTL DESC

8122 08/21/2026 EFT 1030 SUNBELT RENTALS 286939 185281622-0001
Invoice: 185281622-0001

4,002.58 73431835 548100

07/01/2026 08/20/26
PW/WO 24584 - MINI EXCAVATOR
REPAIRS & MAINTENANCE

4,002.58

Invoice: 185281622-0002

286940 185281622-0002
3,554.07 73431835 548100

07/29/2026 08/20/26
PW/WO 24584 - MINI EXCAVATOR
REPAIRS & MAINTENANCE

3,554.07

CHECK 8122 TOTAL: 7,556.65

8123 08/21/2026 EFT 10607 AQUATIC INFORMATICS 286927 119149
Invoice: 119149

3,779.19 73421355 541100

08/10/2026 20260006 08/20/26
PW/WIMS RIO SOFTWARE SUBSCRIP FOR WATER AND SEWER
WIN COLL-PROF SVCS

3,779.19

Invoice: 118936

286959 118936
6,427.51 73411345 548500

07/20/2026 08/20/26
PW/WIMS RIO, WIMS INTERFACE-SCADA 8/22/26-8/21/27
COMPUTER SUPPORT MAINT

6,427.51

CHECK 8123 TOTAL: 10,206.70

8124 08/21/2026 EFT 10618 ARROW CONSTRUCTION S 286872 543338
Invoice: 543338

893.65 73111423 531100

08/12/2026 08/20/26
PW/CRAFCO DETACK 5GAL PAIL X6
OFFICE SUPPLIES

893.65

CHECK 8124 TOTAL: 893.65

8125 08/21/2026 EFT 4365 AUTOMATIC FUNDS TRAN 286962 137100
Invoice: 137100

245.12 43411341 541100
245.13 43421351 541100
252.13 91411891 542500
252.14 91421891 542500

08/04/2026 08/20/26
FIN/STATEMENT PREP AND MAIL
FIN - WATER ADMIN PROF SERVICE
FIN - SEWER ADMIN PROF SERVICE
GG-WTR-FAC-POSTAGE
GG-SWR-FAC-POSTAGE

994.52

Invoice: 137161

286963 137161
2.33 43411341 541100
2.33 43421351 541100
3.26 91411891 542500
3.27 91421891 542500

08/12/2026 08/20/26
FIN/FINAL BILL PRINT AND MAIL
FIN - WATER ADMIN PROF SERVICE
FIN - SEWER ADMIN PROF SERVICE
GG-WTR-FAC-POSTAGE
GG-SWR-FAC-POSTAGE

11.19

CHECK 8125 TOTAL: 1,005.71

8126 08/21/2026 EFT 50 BAINBRIDGE ISLAND EL 286873 20260088
Invoice: 20260088

349.44 73421355 548100

08/07/2026 08/20/26
PW/TROUBLESHOOT COPPERTOP LIFT STATION PUMP
WIN COLL-R&M

349.44

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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

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CHECK 8126 TOTAL: 349.44

8127 08/21/2026 EFT 8595 BRUCE TITUS FORD, IN 286882 67178085 08/11/2026 08/20/26 39.34
Invoice: 67178085 POL/2022 FORD MUSTANG MACH-E EV WORKS
39.34 53011212 548100 POLICE - C/E PATROL MAINTENANC

CHECK 8127 TOTAL: 39.34

8128 08/21/2026 EFT 360 BUILDERS FIRSTSOURCE 286874 700324359 07/27/2026 08/20/26 42.20
Invoice: 700324359 PW/WO 24484 - PVC PIPE, FITTINGS & PRIMER
42.20 73011319 53110000827 FARM MAINT PROJECTS TBD-SUPPLY

Invoice: 700324382 286875 700324382 07/27/2026 08/20/26 2.73
2.73 73011319 53110000827 PW/WO 24484 - WOOD STAKES
FARM MAINT PROJECTS TBD-SUPPLY

Invoice: 700331648 286876 700331648 07/28/2026 08/20/26 127.26
127.26 73011189 531100 PW/WO 24474 - PVC PIPE & FITTINGS
O&M - C/E FACIL OFC SUPPLIES

Invoice: 700331735 286877 700331735 07/28/2026 08/20/26 19.97
19.97 73011189 531100 PW/WO 24474 - WOOD SCREWS
O&M - C/E FACIL OFC SUPPLIES

Invoice: 700334837 286878 700334837 07/28/2026 08/20/26 29.47
29.47 73011189 531100 PW/WO 24474 - 12X16' TARP
O&M - C/E FACIL OFC SUPPLIES

Invoice: 700360538 286879 700360538 08/03/2026 08/20/26 6.53
6.53 73011757 531100 PW/WO 25610 - PVC MALE ADAPTER X2
O&M-C/E-MARINA-SUPPLIES

CHECK 8128 TOTAL: 228.16

8129 08/21/2026 EFT 8979 CHARGEPOINT, INC. 286895 IN433354 08/05/2026 08/20/26 9,544.08
Invoice: IN433354 9,544.08 81011881 548500 IT/CLOUD SVC RENEWAL FOR 8 EV CHARGING STATIONS
IT - C/E COMPUTER SUPPORT

CHECK 8129 TOTAL: 9,544.08

8130 08/21/2026 EFT 9019 CITIES DIGITAL, INC. 286896 67343 06/15/2026 08/20/26 20,142.91
Invoice: 67343 4,395.30 81011881 548500 IT/LASERFICHE LICENSES AND ANNUAL MAINTENANCE
15,747.61 81011881 541100 IT - C/E COMPUTER SUPPORT
IT - C/E PROF SERVICES

CHECK 8130 TOTAL: 20,142.91

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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

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8131	08/21/2026 EFT	7823	CIVICPLUS, LLC	286897	370317	07/01/2026	08/20/26	3,963.01
	Invoice: 370317			3,963.01	81011881 548500	IT/SEE CLICK FIX APPLICATION 7/1/2026-6/30/2027		
						IT - C/E COMPUTER SUPPORT		
						CHECK	8131 TOTAL:	3,963.01
8132	08/21/2026 EFT	6363	LN CURTIS & SONS	286906	INV1097414	08/06/2026	08/20/26	1,397.28
	Invoice: INV1097414			1,397.28	53011212 520000	POL/COLOR GUARD UNIFORM/MCCARTY		
						POLICE - C/E PATROL BENEFITS		
	Invoice: INV1097553			286907	INV1097553	08/06/2026	08/20/26	1,165.14
				1,165.14	53011212 520000	POL/UNIFORM/ROBLES		
						POLICE - C/E PATROL BENEFITS		
	Invoice: INV1097559			286908	INV1097559	08/06/2026	08/20/26	69.57
				69.57	53011212 520000	POL/UNIFORM/ROBLES		
						POLICE - C/E PATROL BENEFITS		
	Invoice: INV1097584			286909	INV1097584	08/06/2026	08/20/26	709.12
				709.12	53011212 443410	POL/BLEA GEAR/ROBLES		
						POLICE - C/E PATROL TRAINING		
						CHECK	8132 TOTAL:	3,341.11
8133	08/21/2026 EFT	1876	ENVIRONMENTAL RESOUR	286899	144889	04/20/2026	08/20/26	1,831.44
	Invoice: 144889			1,831.44	73425358 531100	PW/WWTP TESTING SUPPLIES		
						O&M-WWTP-SUPPLIES		
						CHECK	8133 TOTAL:	1,831.44
8134	08/21/2026 EFT	1953	FERGUSON ENTERPRISES	286900	0128469	08/10/2026	08/20/26	2,172.33
	Invoice: 0128469			2,172.33	73011319 53110000827	PW/WO 24484 - SUYEMATSU FARM PUMP SUPPLIES		
						FARM MAINT PROJECTS TBD-SUPPLY		
						CHECK	8134 TOTAL:	2,172.33
8135	08/21/2026 EFT	10658	GEOSYNTEC CONSULTANT	286901	IC3790	04/24/2026	08/20/26	1,728.59
	Invoice: IC3790			1,728.59	72011322 54110000202	ENG/ON CALL GEOTECH ENGINEERING SERVICES		
						GEO TECH SVCS-PRO SVCS		
						CHECK	8135 TOTAL:	1,728.59
8136	08/21/2026 EFT	513	GRAINGER	286889	9017588188	07/23/2026	08/20/26	482.45
	Invoice: 9017588188			482.45	73425358 531100	PW/WO 24572 - WATER HOSE X2		
						O&M-WWTP-SUPPLIES		

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CASH ACCOUNT: 635 111100 CASH
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						INVOICE DTL DESC			
Invoice: 9031010995				286890	9031010995	08/04/2026		08/20/26	74.04
				74.04	73111427 531100	PW/WO 00030 - PRESET HOUR METER X2 OFFICE SUPPLIES			
Invoice: 9037453751				286891	9037453751	08/10/2026		08/20/26	16.29
				16.29	73011319 53110000827	PW/WO 24484 - PVC REDUCING BUSHING X2 FARM MAINT PROJECTS TBD-SUPPLY			
Invoice: 9037453769				286892	9037453769	08/10/2026		08/20/26	16.27
				16.27	73011319 53110000827	PW/WO 24484 - PVC REDUCING BUSHING X2 FARM MAINT PROJECTS TBD-SUPPLY			
Invoice: 9037766566				286893	9037766566	08/10/2026		08/20/26	386.46
				386.46	73011319 53110000827	PW/WO 24484 - PVC FITTINGS FARM MAINT PROJECTS TBD-SUPPLY			
Invoice: 9039751186				286894	9039751186	08/11/2026		08/20/26	887.95
				887.95	73637893 531100	PW/WO 25607 - PIPE WRENCH, EXT CORD, CORD ADAPTER O&M-ALLOC-SWR CONSUMABLES			
								CHECK 8136 TOTAL:	1,863.46
8137	08/21/2026 EFT	10797	JOHANSEN CONSTRUCTIO	286966	PAYREQ9-00968-01415	08/10/2026		08/20/26	240,256.94
Invoice: PAYREQ9-00968-01415				240,256.94	72334562 66300000968	ENG/CONSTRUCTION: EH DR & WW SAFETY IMP C40-EAGLE HARBOR PH1-CONSTR			
								CHECK 8137 TOTAL:	240,256.94
8138	08/21/2026 EFT	2306	KITSAP COUNTY PROSEC	286911	AUG26	08/03/2026		08/20/26	14,282.13
Invoice: AUG26				14,282.13	32011521 541112	LEGAL/PROSECUTION SERVICES - 2026 LGL-OUTSIDE PROSECUTOR			
								CHECK 8138 TOTAL:	14,282.13
8139	08/21/2026 EFT	10439	KELLEY CREATE CO	286903	42720547	08/08/2026		08/20/26	294.84
Invoice: 42720547				294.84	61470581 545000	PCD/COPIER LEASE-6525AC PCD - DEV ADMIN RENTS & LEASES			
Invoice: 42735147				286904	42735147	08/11/2026		08/20/26	233.69
				233.69	73637891 545000	PW/COPIER LEASE-6525AC RENTS & LEASES - OPERATING			
Invoice: 42735148				286905	42735148	08/11/2026		08/20/26	190.01
				190.01	21011125 545000	CRT/COPIER LEASE-4515AC COURT-RENTS & LEASES			
								CHECK 8139 TOTAL:	718.54

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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

INV DATE

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INVOICE DTL DESC

8140 08/21/2026 EFT 10029 MARK BRAZEAU 286967 PAYREQ5-2026-00510 08/19/2026 08/20/26 4,441.16
Invoice: PAYREQ5-2026-00510

4,229.85 73411349 54110000510 PW/2025-2027 BACKFLOW CONTRACT TESTING
211.31 73415349 54110000510 BACKFLOW TEST-PRO SVCS
BACKFLOW TEST-RB-PRO SVCS

CHECK 8140 TOTAL: 4,441.16

8141 08/21/2026 EFT 6577 LAKESIDE INDUSTRIES 286912 373184 08/08/2026 08/20/26 3,667.09
Invoice: 373184

PW/SHINE ASPHALT PLANT 36.01 TONS
OFFICE SUPPLIES

3,667.09 73111423 531100

CHECK 8141 TOTAL: 3,667.09

8142 08/21/2026 EFT 5011 LEXISNEXIS RISK SOLU 286913 1100343162 07/31/2026 08/20/26 218.40
Invoice: 1100343162

POL/MONTHLY SUBSCRIPTION
PD-C/E-INV-DUES/SUBSCR/MEMBRSH

218.40 52011212 549100

CHECK 8142 TOTAL: 218.40

8143 08/21/2026 EFT 10265 RYAN HUGHES 286920 382 07/27/2026 08/20/26 3,737.50
Invoice: 382

PCD/2024 COMPREHENSIVE PLAN UPDATE
COMP PLAN-PROF SVCS

3,737.50 61011586 54110000930

CHECK 8143 TOTAL: 3,737.50

8144 08/21/2026 EFT 10011 PACIFICA LAW GROUP L 286916 110128 08/11/2026 08/20/26 629.00
Invoice: 110128

EX/PRO SVCS JUL26
EX-GF-PROF SERVICES

629.00 31011131 541100

CHECK 8144 TOTAL: 629.00

8145 08/21/2026 EFT 6333 PETROCARD INC. 286917 0596349-IN 08/06/2026 20250007 08/20/26 5,535.09
Invoice: 0596349-IN

PW/FUEL PURCHASES OFF WA STATE DES CONTRACT 08721
O&M-FUEL USE-ALLOCATION
O&M-FUEL ALLOC TO OTH DEPTS

3,499.86 73638893 532000
2,035.23 73638932 532000

CHECK 8145 TOTAL: 5,535.09

8146 08/21/2026 EFT 4112 PROTHMAN COMPANY 286918 2026-9393 08/03/2026 08/20/26 11,100.00
Invoice: 2026-9393

PW/INTERIM PUBLIC WORKS DIRECTOR
PW ADM-C/E SALARY
PW - ACCESS MGMT SALARY
PW - WATER SALARY
PW - SEWER SALARY
PW - SSWM ADMIN SALARY

1,920.00 71011321 510000
1,920.00 71111431 510000
1,440.00 71411341 510000
1,440.00 71421351 510000
1,440.00 71431831 510000

08/20/2026 15:18 |CITY OF BAINBRIDGE ISLAND
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CASH ACCOUNT: 635 111100 CASH
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960.00	71470596	510000	PW ADM-DEV-PLANS REVIEW-SAL
480.00	71471595	510000	PW - BLDG SALARY
300.00	71011321	520000	PW - C/E BENEFITS
300.00	71111431	520000	PW - ACCESS MGMT BENEFITS
225.00	71411341	520000	PW - WATER BENEFITS
225.00	71421351	520000	PW - SEWER BENEFITS
225.00	71431831	520000	PW - SSWM ADMIN BENEFITS
150.00	71470596	520000	PW ADM-DEV-PLANS REVIEW-BEN
75.00	71471595	520000	PW - BLDG BENEFIT

CHECK 8146 TOTAL: 11,100.00

8147 08/21/2026 EFT 10924 RAFTELIS FINANCIAL C 286919 47373
Invoice: 47373

08/12/2026 08/20/26 500.00
HR/CITY MANAGER SEARCH - RECRUITMENT SVCS
500.00 33011161 54153100296 CITY MNGR SEARCH-RECRUIT PROSV

CHECK 8147 TOTAL: 500.00

8148 08/21/2026 EFT 9910 MICHAEL TIMOTHY SEID 286914 2310
Invoice: 2310
3,830.00 31011572 541100

08/11/2026 08/20/26 3,830.00
EX/VIDEO PRODUCTION SERVICES
EX-GF-OUTREACH-PROF SVCS

CHECK 8148 TOTAL: 3,830.00

8149 08/21/2026 EFT 8132 SPECTRA LABORATORIES 286928 26-05052
Invoice: 26-05052

07/30/2026 08/20/26 160.00
PW/TESTING - MULTIPLE SITES
160.00 73411345 54110000391 LAB SVCS-WATER

Invoice: 26-05092
286929 26-05092

07/31/2026 08/20/26 162.00
PW/TESTING - WWTP
162.00 73425358 54110000391 LAB & TESTING SVCS-WWTP

Invoice: 26-05099
286930 26-05099

07/31/2026 08/20/26 162.00
PW/TESTING - WWTP
162.00 73425358 54110000391 LAB & TESTING SVCS-WWTP

Invoice: 26-05195
286931 26-05195

08/04/2026 08/20/26 618.00
PW/TESTING - WWTP
618.00 73425358 54110000391 LAB & TESTING SVCS-WWTP

Invoice: 26-05236
286932 26-05236

08/06/2026 08/20/26 162.00
PW/TESTING - WWTP
162.00 73425358 54110000391 LAB & TESTING SVCS-WWTP

Invoice: 26-05357
286933 26-05357

08/11/2026 08/20/26 162.00
PW/TESTING - WWTP
162.00 73425358 54110000391 LAB & TESTING SVCS-WWTP

286934 26-05368 08/11/2026 08/20/26 32.00

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CASH ACCOUNT: 635 111100 CASH
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				INVOICE DTL DESC					
Invoice: 26-05368		32.00	73411345	54110000391	PW/TESTING - PW ADMIN SINK				
					LAB SVCS-WATER				
Invoice: 26-05369		286935	26-05369		08/11/2026	08/20/26		128.00	
		128.00	73411345	54110000391	PW/TESTING - MULTIPLE SITES				
					LAB SVCS-WATER				
Invoice: 26-05370		286936	26-05370		08/11/2026	08/20/26		102.00	
		102.00	73411345	54110000391	PW/TESTING - FLETCHER BAY, SANDS, HOB WELLS				
					LAB SVCS-WATER				
Invoice: 26-05421		286937	26-05421		08/11/2026	08/20/26		34.00	
		34.00	73415345	54110000391	PW/TESTING - TAYLOR WELL				
					LAB SVCS-WATER ROCKAWAY				
Invoice: 26-05469		286938	26-05469		08/13/2026	08/20/26		162.00	
		162.00	73425358	54110000391	PW/TESTING - WWTP				
					LAB & TESTING SVCS-WWTP				
						CHECK	8149	TOTAL:	1,884.00
8150	08/21/2026 EFT	10931	STOP BUGGING ME LLC	286922	567363	08/05/2026	20260019	08/20/26	90.19
Invoice: 567363		90.19	73011183	54810001441	PW/EXTERMINATOR SERVICES AT ALL CITY FACILITIES				
					EXTERMINATION SVC - CITY HALL				
Invoice: 567364		286923	567364		08/05/2026	20260019	08/20/26	78.92	
		78.92	73011831	54810001441	PW/EXTERMINATOR SERVICES AT ALL CITY FACILITIES				
					EXTERMINATION SVC - TSJC				
Invoice: 567365		286924	567365		08/05/2026	20260019	08/20/26	78.92	
		78.92	73011897	54810001441	PW/EXTERMINATOR SERVICES AT ALL CITY FACILITIES				
					EXTERMINATION SVC - O&M YARD				
Invoice: 567366		286925	567366		08/05/2026	20260019	08/20/26	56.37	
		56.37	73011755	54810001441	PW/EXTERMINATOR SERVICES AT ALL CITY FACILITIES				
					EXTERMINATION SVC - COMMONS				
Invoice: 567367		286926	567367		08/05/2026	20260019	08/20/26	112.74	
		112.74	73425358	54810001441	PW/EXTERMINATOR SERVICES AT ALL CITY FACILITIES				
					EXTERMINATION SVC - WWTP				
						CHECK	8150	TOTAL:	417.14
8151	08/21/2026 EFT	10565	USA TODAY MEDIA CORP	286941	0007789496	07/31/2026	08/20/26	578.16	
Invoice: 0007789496		162.12	63470586	544000	CC,ENG,PCD/KITSAP SUN ADS JUL26				
		79.56	72334561	64400001289	CUR-DEV-ZONING-ADV				
		107.72	72334561	64400001289	LYNWOOD CTR NM IMPR-ADV				
		74.44	72321953	64400001227	LYNWOOD CTR NM IMPR-ADV				
		128.84	72321953	64400001227	PLEASANT BEACH DR EXT ADVERT				
					PLEASANT BEACH DR EXT ADVERT				

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				25.48	11011113	544000		COUNCIL - LEGAL NOTICES			
								CHECK	8151	TOTAL:	578.16
8152	08/21/2026 EFT		7821 VESTIS	286942	5120921025		08/04/2026	08/20/26			17.44
	Invoice: 5120921025			17.44	73638935	531100	PW/SHOP TOWELS				
							O&M-STD ALLOCATION-SUPPLIES				
				286943	5120924413		08/11/2026	08/20/26			17.44
	Invoice: 5120924413			17.44	73638935	531100	PW/SHOP TOWELS				
							O&M-STD ALLOCATION-SUPPLIES				
							CHECK	8152	TOTAL:		34.88
8153	08/21/2026 EFT		499 WESTBAY AUTO PARTS I	286945	005067		08/03/2026	08/20/26			50.54
	Invoice: 005067			50.54	54025212	531100	POL/WO 00139 - CLEARANCE/MARKER LIGHTS				
							MARINE - SUPPLIES				
				286946	005146		08/04/2026	08/20/26			15.29
	Invoice: 005146			15.29	53011212	531100	POL/WO 00263 - AIR & OIL FILTERS				
							PD-C/E-PATROL SUPPLIES				
				286947	005250		08/04/2026	08/20/26			92.97
	Invoice: 005250			92.97	73011151	531100	PW/WO 24495 - COUPLER LOCKS, HITCH LOCK				
							O&M-C/E-PD FLEET-SUPPLIES				
				286948	005260		08/04/2026	08/20/26			43.12
	Invoice: 005260			43.12	54025212	531100	POL/WO 00139 - TRAILER WIRE CONN, CIRCUIT TESTER				
							MARINE - SUPPLIES				
				286949	005287		08/04/2026	08/20/26			39.50
	Invoice: 005287			39.50	73011151	531100	PW/WO 24495 - HITCH LOCK				
							O&M-C/E-PD FLEET-SUPPLIES				
				286950	005361		08/05/2026	08/20/26			56.53
	Invoice: 005361			56.53	73638935	531100	PW/SHOP SUPPLIES				
							O&M-STD ALLOCATION-SUPPLIES				
				286951	005402		08/05/2026	08/20/26			16.52
	Invoice: 005402			16.52	73638935	531100	PW/SHOP SUPPLIES				
							O&M-STD ALLOCATION-SUPPLIES				
				286952	005544		08/06/2026	08/20/26			-17.91
	Invoice: 005544			-17.91	73638935	531100	PW/SHOP SUPPLIES - CREDIT MEMO				
							O&M-STD ALLOCATION-SUPPLIES				
				286953	005564		08/06/2026	08/20/26			18.09
	Invoice: 005564			18.09	53011212	531100	POL/WO 00237 - AIR & OIL FILTERS				
							PD-C/E-PATROL SUPPLIES				

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CASH ACCOUNT: 635 111100 CASH
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						INVOICE DTL DESC			
Invoice: 006079				286954	006079	08/10/2026		08/20/26	26.40
				26.40	52011212 531100	POL/WO 00250 - AIR & OIL FILTERS POLICE - C/E INVEST SUPPLIES			
Invoice: 006129				286955	006129	08/10/2026		08/20/26	6.11
				6.11	73011321 531100	PW/WO 00039 - DOOR LOCK RETAINER O&M-C/E-ENG VEH WORK-SUPPLIES			
Invoice: 006887				286957	006887	08/13/2026		08/20/26	8.31
				8.31	53011212 531100	POL/WO 00236 - AIR FILTER PD-C/E-PATROL SUPPLIES			
Invoice: 007301				286958	007301	08/17/2026		08/20/26	114.87
				114.87	73638935 531100	PW/SHOP SUPPLIES O&M-STD ALLOCATION-SUPPLIES			
CHECK								8153 TOTAL:	470.34
NUMBER OF CHECKS						35	*** CASH ACCOUNT TOTAL ***		363,783.09
TOTAL EFT'S						COUNT	AMOUNT		
						35	363,783.09		
*** GRAND TOTAL ***								363,783.09	

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JOURNAL ENTRIES TO BE CREATED
CLERK: glin

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YEAR PER JNL	SRC ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T OB	DEBIT	CREDIT
2026 8 197	APP 001-213000	08/21/2026	08/20/26	082126			GENERAL - ACCOUNTS PAYABLE		68,862.28	
	APP 635-111100	08/21/2026	08/20/26	082126			AP CASH DISBURSEMENTS JOURNAL			363,783.09
	APP 401-213000	08/21/2026	08/20/26	082126			CASH			
	APP 101-213000	08/21/2026	08/20/26	082126			AP CASH DISBURSEMENTS JOURNAL		15,706.71	
	APP 402-213000	08/21/2026	08/20/26	082126			ACCOUNTS PAYABLE			
	APP 403-213000	08/21/2026	08/20/26	082126			AP CASH DISBURSEMENTS JOURNAL		10,033.38	
	APP 631-213000	08/21/2026	08/20/26	082126			STREETS - ACCOUNTS PAYABLE			
	APP 301-213000	08/21/2026	08/20/26	082126			AP CASH DISBURSEMENTS JOURNAL		10,327.99	
	APP 407-213000	08/21/2026	08/20/26	082126			ACCOUNTS PAYABLE		9,221.65	
		08/21/2026	08/20/26	082126			AP CASH DISBURSEMENTS JOURNAL		6,861.62	
							ACCOUNTS PAYABLE			
							AP CASH DISBURSEMENTS JOURNAL		240,647.50	
							ACCOUNTS PAYABLE		2,121.96	
							AP CASH DISBURSEMENTS JOURNAL			
GENERAL LEDGER TOTAL								-----	363,783.09	----- 363,783.09
APP 631-130000		08/21/2026	08/20/26	082126			DUE TO/FROM CLEARING		356,921.47	
APP 001-130000		08/21/2026	08/20/26	082126			GENERAL - DUE TO/FROM CLEARING			68,862.28
APP 401-130000		08/21/2026	08/20/26	082126			DUE TO/FROM CLEARING			15,706.71
APP 101-130000		08/21/2026	08/20/26	082126			STREETS - DUE TO/FROM CLEARING			10,033.38
APP 402-130000		08/21/2026	08/20/26	082126			DUE TO/FROM CLEARING			10,327.99
APP 403-130000		08/21/2026	08/20/26	082126			DUE TO/FROM CLEARING			9,221.65
APP 301-130000		08/21/2026	08/20/26	082126			DUE TO/FROM CLEARING			240,647.50
APP 407-130000		08/21/2026	08/20/26	082126			DUE TO/FROM CLEARING			2,121.96
SYSTEM GENERATED ENTRIES TOTAL								-----	356,921.47	----- 356,921.47
JOURNAL 2026/08/197 TOTAL								-----	720,704.56	----- 720,704.56

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CITY OF BAINBRIDGE ISLAND
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JOURNAL ENTRIES TO BE CREATED

FUND	YEAR	PER	JNL	EFF DATE	DEBIT	CREDIT
ACCOUNT				ACCOUNT DESCRIPTION		
001 GENERAL FUND	2026	8	197	08/21/2026		
001-130000				GENERAL - DUE TO/FROM CLEARING		68,862.28
001-213000				GENERAL - ACCOUNTS PAYABLE	68,862.28	
				FUND TOTAL	68,862.28	68,862.28
101 STREET FUND	2026	8	197	08/21/2026		
101-130000				STREETS - DUE TO/FROM CLEARING		10,033.38
101-213000				STREETS - ACCOUNTS PAYABLE	10,033.38	
				FUND TOTAL	10,033.38	10,033.38
301 CAPITAL CONSTRUCTION FUND	2026	8	197	08/21/2026		
301-130000				DUE TO/FROM CLEARING		240,647.50
301-213000				ACCOUNTS PAYABLE	240,647.50	
				FUND TOTAL	240,647.50	240,647.50
401 WATER OPERATING FUND	2026	8	197	08/21/2026		
401-130000				DUE TO/FROM CLEARING		15,706.71
401-213000				ACCOUNTS PAYABLE	15,706.71	
				FUND TOTAL	15,706.71	15,706.71
402 SEWER OPERATING FUND	2026	8	197	08/21/2026		
402-130000				DUE TO/FROM CLEARING		10,327.99
402-213000				ACCOUNTS PAYABLE	10,327.99	
				FUND TOTAL	10,327.99	10,327.99
403 STORM & SURFACE WATER FUND	2026	8	197	08/21/2026		
403-130000				DUE TO/FROM CLEARING		9,221.65
403-213000				ACCOUNTS PAYABLE	9,221.65	
				FUND TOTAL	9,221.65	9,221.65
407 BUILDING & DEVELOPMENT FUND	2026	8	197	08/21/2026		
407-130000				DUE TO/FROM CLEARING		2,121.96
407-213000				ACCOUNTS PAYABLE	2,121.96	
				FUND TOTAL	2,121.96	2,121.96
631 CLEARING FUND	2026	8	197	08/21/2026		
631-130000				DUE TO/FROM CLEARING	356,921.47	
631-213000				ACCOUNTS PAYABLE	6,861.62	
635-111100				CASH		363,783.09
				FUND TOTAL	363,783.09	363,783.09

FUND	DUE TO	DUE FR
001 GENERAL FUND		68,862.28
101 STREET FUND		10,033.38
301 CAPITAL CONSTRUCTION FUND		240,647.50
401 WATER OPERATING FUND		15,706.71
402 SEWER OPERATING FUND		10,327.99
403 STORM & SURFACE WATER FUND		9,221.65
407 BUILDING & DEVELOPMENT FUND		2,121.96
631 CLEARING FUND		
	356,921.47	
	-----	-----
TOTAL	356,921.47	356,921.47

** END OF REPORT - Generated by Grace Lin **



City Council Regular Business Meeting Agenda Bill
Tuesday, August 25, 2026

Agenda Item: Approve Meeting Minutes

Department: Executive

Agenda Section: Consent Agenda - 6:50 pm

Estimated Time: 0 Minutes

Recommendation:

Approve City Council meeting minutes.

Narrative:

Council will consider approval of City Council meeting minutes.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Special City Council Meeting - Executive Session Minutes, August 11, 2026
2. Regular City Council Business Meeting Minutes, August 11, 2026
3. City Council Study Session Minutes, August 18, 2026



**Special City Council Meeting Executive Session
Tuesday, August 11, 2026**

Meeting Minutes

1. Call to Order / Roll Call

Mayor Moriwaki called the meeting to order at 5:00 pm in Council Chambers and on the Zoom webinar.

Mayor Moriwaki and Councilmembers Lant, Nelson, and Schneider were present. Deputy Mayor Hytopoulos and Councilmember Fantroy-Johnson joined during the executive session. Councilmember Mathews joined remotely.

2. Executive Session

Mayor Moriwaki adjourned the meeting to an executive session for 30 minutes pursuant to RCW 42.30.110(1)(i) at 5:00 pm.

3. Adjournment

Council returned from executive session at 5:58 pm, and Mayor Moriwaki adjourned the meeting.

Clarence Moriwaki, Mayor

Christine Brown, MMC, City Clerk



City Council Regular Business Meeting Tuesday, August 11, 2026

Meeting Minutes

1. Call to Order / Roll Call / Pledge of Allegiance / Land Acknowledgement

Mayor Moriwaki called the meeting to order at 6:00 pm in Council Chambers and on the Zoom webinar.

Mayor Moriwaki, Deputy Mayor Hytopoulos and Councilmembers Fantroy-Johnson, Lant, Nelson, and Schneider were present. Councilmember Mathews joined remotely at 6:02 pm.

Mayor Moriwaki led the Pledge of Allegiance. Councilmember Fantroy-Johnson read the Land Acknowledgment.

2. Approval of Agenda / Conflict of Interest Disclosure

Councilmember Fantroy-Johnson moved and Deputy Mayor Hytopoulos seconded to approve the agenda as presented. The motion carried unanimously, 7-0.

There were no conflicts of interest disclosed.

3. Presentation(s)

- A. Present Proclamation Declaring August 2026, as "National Emergency Management Awareness Month"

Councilmember Schneider read the proclamation. Emergency Manager LeSage accepted the proclamation.

- B. Receive Presentation from Kitsap Community Resources on the Community Needs Survey

Tony Ives, Executive Director of Kitsap Community Resources, provided a presentation on the Community Needs Survey. Council discussed the topic with

Executive Director Ives.

4. Public Comment

Chris Frey spoke about infrastructure costs and the budget.

David Schutz spoke about road maintenance and the budget.

Stephen Hoskins spoke about the decision of the Department of Commerce and a path forward.

Jon Quitslund spoke about the status of the Comprehensive Plan and budget priorities.

Carole Clemett spoke about the budget.

John Grinter spoke infrastructure needs and the budget.

Mary Hekman spoke about responsible contracting.

Hayes Gori spoke in favor of the grant application for the Wintergreen project.

Councilmember Nelson left the meeting at 6:56 pm and returned at 6:58 pm.

Ron Peltier spoke in favor of fiscal responsibility.

Lisa Neal spoke about the budget and the Housing Accountability Audit.

Dawn Janow spoke about affordable housing and budget priorities.

5. Consent Agenda

A. Agenda Bill for Consent Agenda

Councilmember Nelson asked to pull item 5.F from the consent agenda.

Councilmember Lant asked to pull item 5.E from the consent agenda.

Motion: I move to approve the consent agenda not including items 5.E and 5.F.
Nelson/Lant: The motion carried unanimously, 7-0.

B. Approve Accounts Payable and Payroll

- C. Approve Meeting Minutes
- D. Authorize the Interim City Manager to Execute Amendment No. 8 to the Professional Services Agreement with Skillings, Inc. to Support the West Eagle Harbor Sewer Complex (\$42,715.00 - Sewer Fund)

Items Removed from the Consent Agenda

- E. Authorize the Interim City Manager to Execute an Interlocal Agreement with Kitsap County for Noxious Weed Control

Councilmember Lant asked for additional information. Interim City Manager Schroer and Interim Public Works Director Hash provided additional information on the agreement. Council discussed the topic.

Motion: I move to authorize the Interim City Manager to execute an Interlocal Agreement with Kitsap County for noxious weed control.

Lant/Nelson: The motion carried unanimously, 7-0.

- F. Authorize the Interim City Manager to Execute a Construction Contract with Nordland Construction NW, Inc. for the Pleasant Beach Drive Extension Project (\$490,087.41 - Capital Construction Fund) and Authorize a Related Budget Amendment (\$86,000.00)

Councilmember Nelson expressed concerns with the bid. Interim City Manager Schroer and City Engineer Corelis provided additional information.

Motion: I move to direct the Interim City Manager to put this out for another bid.

Nelson/Lant: The motion failed 1-6 with Councilmember Nelson voting in favor.

Motion: I move to authorize the Interim City Manager to execute a Construction Contract with Nordland Construction NW, Inc. for the Pleasant Beach Drive Extension Project and authorize a related budget amendment.

Fantroy-Johnson/Schneider: The motion carried 6-1 with Councilmember Nelson voting against.

City Manager's Report

Interim City Manager Schroer had no report.

7. Regular Business

A. Discuss Council Budget Priorities

Interim City Manager Schroer introduced the agenda item and provided a presentation. Council discussed the topic.

Motion: I move to endorse the Council priorities as shown on the screen (Council Priorities - Topic Area Summary).

Nelson/Schneider: Councilmember Nelson withdrew his motion.

Amendment: Include equity/climate lens and Comprehensive Plan parking lot items.

Mathews/Schneider: The original motion was withdrawn.

Motion: I move to endorse this list as a strong tentative list for consideration at a future business meeting.

Nelson/Lant: The motion carried unanimously, 7-0.

Mayor Moriwaki adjourned the meeting for a recess at 8:14 pm and reconvened the meeting at 8:18 pm.

B. Discuss Response to Department of Commerce Relating to Extension Request for Housing Accountability Act Correction Period

Interim City Manager Schroer introduced the agenda item, and Council discussed the topic.

Amended Motion: I move to direct the Interim City Manager to direct staff to continue to pursue an extension of the Housing Accountability Act's 120-day correction period, as outlined in the Department of Commerce's August 5, 2026 letter, by submitting draft development regulations submitted to Commerce for 60-day review and including Mandatory Inclusionary Zoning as recommended by Planning Commission on July 23 by August 12, 2026 and then scheduling consideration of those regulations for adoption on an interim basis for the August 25, 2026 regular business meeting.

Mathews/Hytopoulos: The motion carried 6-1 with Councilmember Nelson voting against.

Motion: I move to direct the Interim City Manager to direct staff to do a land

capacity analysis that analyses the July 14 Council direction and the July 23 Planning Commission recommendation on mandatory inclusionary zoning.

Nelson/Hytopoulos: The motion carried 5-1 with Mayor Moriwaki voting against and Councilmember Lant abstaining.

- C. Consider Applying for Washington State Department of Commerce (DOC) Connecting Housing to Infrastructure Program (CHIP) Grant Application for the Finch Green Project (\$418,000)

Interim City Manager Schroer introduced the agenda item. Management Analyst Shear provided additional information.

Motion: I move to authorize the Interim City Manager to prepare and execute a Memorandum of Understanding (MOU) with Housing Resources Bainbridge (HRB) and apply for a CHIP Grant Application in collaboration with HRB for the Finch Green 100% Affordable Housing Project for \$418,000

Nelson/Fantroy-Johnson: The motion carried unanimously, 7-0.

- D. Consider Applying for Washington State Department of Commerce (DOC) Connecting Housing to Infrastructure Program (CHIP) Grant Application for the Wintergreen Phase II Project (Approximately \$744,000)

Management Analyst Shear introduced the agenda item.

Motion: I move to authorize the Interim City Manager to prepare and execute a Memorandum of Understanding (MOU) with Central Highland Homes (CHH) and apply for a CHIP Grant Application in collaboration with CHH for the Wintergreen Phase II 32% Affordable Housing Project for approximately \$774,000.

Fantroy-Johnson/Mathews: The motion carried unanimously, 7-0.

- E. Authorize the Interim City Manager to Execute Change Order No. 3 for the Eagle Harbor Drive Safety Improvements & Wyatt Way Bicycle Pedestrian and Safety Improvements and Eagle Harbor Drive Water Main Replacement Project (\$374,376.30 - Tax Supported, \$100,491.16 - Water Fund)

Interim City Manager Schroer introduced the agenda item. City Engineer Corelis provided additional information.

Motion: I move to authorize the Interim City Manager to execute Change Order No.

3 in the amount of \$474,867.46 for the Eagle Harbor Drive Safety Improvements & Wyatt Way Bicycle Pedestrian and Safety Improvements and Eagle Harbor Drive Water Main Replacement Project

Fantroy-Johnson/Lant: The motion carried 7-0.

8. Communications

- A. Consider Request from Councilmembers Lant, Mathews, and Fantroy-Johnson to Add a Discussion of Residential Sport Court Standards to a Future Council Agenda

Mayor Moriwaki introduced the agenda item.

Motion: I move to move this discussion to a future Council agenda.

Fantroy-Johnson/Lant: The motion carried unanimously, 7-0.

9. Council Announcements

Council members provided an update on local and regional meetings and events.

10. Adjournment

Mayor Moriwaki adjourned the meeting at 9:33 pm.

Clarence Moriwaki, Mayor

Christine Brown, MMC, City Clerk



**City Council Study Session
Tuesday, August 18, 2026**

Meeting Minutes

1. Call to Order / Roll Call

Mayor Moriwaki called the meeting to order at 6:00 pm in Council Chambers and on the Zoom webinar.

Mayor Moriwaki and Councilmembers Fantroy-Johnson, Lant, Mathews, Nelson, and Schneider were present. Deputy Mayor Hytopoulos was absent and excused.

2. Approval of Agenda / Conflict of Interest Disclosure - 6:05 pm

Councilmember Nelson moved and Councilmember Fantroy-Johnson seconded to approve the agenda as presented. The motion carried, 6-0.

There were no conflicts of interest disclosed.

3. Regular Business

- A. Receive 2025 Annual Report and Review 2026 Workplan for the Ethics Board

Interim City Manager Schroer introduced the agenda item. Former Ethics Board Chair Keating provided the 2025 annual report and 2026 workplan and addressed Council's questions.

Motion: I move to forward the 2025 Annual Report and 2026 Workplan to a future business meeting for consideration of approval.

Mathews/Nelson: The motion carried, 6-0.

- B. Discuss Ordinance No. 2026-03 relating to Short-Term Rentals

Interim City Manager Schroer introduced the agenda item. Management Analyst Shear provided a presentation with additional information, and Council discussed

the topic.

Motion: I move to strike the reference to bed and breakfast in Section 2.E

Nelson: The motion failed for lack of a second.

Motion: I move to forward Ordinance No. 2026-03 to a future City Council meeting for consideration of approval.

Mathews/Lant: The motion carried, 6-1, with Councilmember Nelson voting against.

- C. Discuss Priority for the Post Adoption List; Topics to be Considered by the Planning Commission After Completion of the Comprehensive Plan Update

Interim City Manager Schroer introduced the agenda item. Planning Commission Chair Garcia provided additional information, and Council discussed the topic.

Motion: I move to refer the Post Adoption List to the Planning Commission for refinement and prioritization in connection with the Planning Commission's 2027 workplan.

Nelson/Lant: The motion carried, 6-0.

4. Committee Reports

Council members provided an update on local and regional meetings and events.

5. Adjournment

Mayor Moriwaki adjourned the meeting at 7:09 pm.

Clarence Moriwaki, Mayor

Christine Brown, MMC, City Clerk



City Council Regular Business Meeting Agenda Bill
Tuesday, August 25, 2026

Agenda Item: Cancel the September 1, 2026, City Council Study Session

Department: City Council

Agenda Section: Consent Agenda - 6:50 pm

Estimated Time: Minutes

Recommendation:

Cancel the September 1, 2026, City Council study session.

Narrative:

Council will consider canceling the September 1, 2026, City Council study session.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

None



City Council Regular Business Meeting Agenda Bill Tuesday, August 25, 2026

Agenda Item:

(7:00 pm) Adopt Ordinance No. 2026-10 Adopting Interim Development Regulations Including Mandatory Inclusionary Zoning and Schedule Public Hearing for October 13, 2026

Department: Planning & Community Development

Agenda Section: Regular Business

Estimated Time: 15 Minutes

Recommendation:

I move to adopt Ordinance No. 2026-10 Adopting Interim Development Regulations and schedule a public hearing for October 13, 2026.

Narrative:

Overview

In 2025, the Washington State Legislature adopted the [Housing Accountability Act](#) (HAA) to support robust and accountable housing planning statewide. The goal of the law is to ensure cities are planning for not just their share of growth, as is required by the Growth Management Act, but also for their share of housing that is available to households of all incomes and also to provide for emergency shelter beds. The legislature created provisions within the HAA to enforce the act, including a concept known as the "Builder's Remedy."

The Builder's Remedy applies when a city is in non-conformance to the HAA. Essentially, unless a city adopts a Comprehensive Plan and development regulations that ensure the

city is able to accommodate its fair share of regional employment and housing available to all households, the state Department of Commerce can step in. Under the Builder's Remedy, a city cannot deny a project if it meets certain state required affordable housing minimums. Whether or not the Builder's Remedy is in effect, the City will still accept applications for development which include an affordable housing component and will approve projects that comply with the current code. Only those projects that cannot comply with the current code are subject to the Builder's Remedy.

The City's 2044 Comprehensive Plan update was due December 31, 2024. On January 13, 2026, the Department of Commerce informed the City it had been selected for review under the HAA. Though the City has been working diligently to complete the Comprehensive Plan process, we were unable to meet the original HAA deadline for compliance. On July 24, 2026, the City requested an extension of the 120-day HAA compliance deadline. On August 5, 2026, the Department of Commerce informed the City it would grant an extension to December 16, 2026, if the City were to adopt an interim zoning ordinance that complies with the employment and housing targets. The interim ordinance is an emergency ordinance that is designed to be temporary until the City finalizes the Comprehensive Plan, Winslow Subarea Plan and the implementing code changes.

During its August 11, 2026 meeting, the City Council asked staff to prepare an interim ordinance meeting Commerce's requirements for an extension. The City Council further directed staff to include Mandatory Inclusionary Zoning (MIZ) provisions. The Planning Commission forwarded a recommendation for MIZ provisions to the City Council at its July 23, 2026 meeting. An MIZ program essentially requires an affordable housing component for certain types of residential development requests.

Action

The interim ordinance before the Council tonight adopts the Land Capacity Analysis (LCA) and zoning assumptions included in the February 2026 LCA together with the Council direction to include the MIZ recommended by the Planning Commission on July 23, 2026. The interim ordinance is not the final ordinance. The Council will consider further refinements to the Comprehensive Plan, Winslow Subarea Plan and implementing code changes with the intent of adopting final ordinances by mid-December 2026, if possible. With adoption of the interim ordinance, the Department of Commerce will grant the 120-day HAA compliance extension request. During the extension, the Builder's Remedy will not apply. Because the interim ordinance is an emergency ordinance, the requirement for a public hearing prior to adoption is initially waived. The City Council will hold a public hearing within 60 days of adoption of the interim ordinance.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Ordinance Adopting HAA Interim Zoning Controls - Clean 4926-0123-7449.1
2. Ord No 2026-10 Exhibit A Updates to BIMC terms and Titles 2, 3 and 13
3. Ord No 2026-10 Exhibit B Updates to BIMC 17
4. Ord No 2026-10 Exhibit C Updates to BIMC Title 18 Revised 082426
5. Exhibit D Updated Official Zoning Map

ORDINANCE NO. 2026-10

AN ORDINANCE of the City of Bainbridge Island, Washington, adopting an interim zoning map and interim zoning controls for a period of six months; setting forth preliminary findings in support of the interim zoning map and interim zoning controls; declaring an emergency and establishing an immediate effective date; stating the effect of the interim zoning map and interim zoning controls on vested rights; providing for a public hearing to be held within 60 days; providing for the interim zoning map and interim zoning controls to control if there are conflicts with City code; providing interpretive authority; and providing for severability.

WHEREAS, the City of Bainbridge Island (“City”) is required by the Growth Management Act (“GMA”), RCW 36.70A.130, to conduct a periodic review and update of its comprehensive plan and development regulations to ensure consistency with updated state laws and population and employment projections; and

WHEREAS, since the City’s last Comprehensive Plan periodic update in 2016, the GMA was amended in numerous ways to address housing, including enacting new housing and land capacity requirements for cities and counties; and

WHEREAS, the City initially adopted the Winslow Subarea Plan (“WSP”) in 1998 and updated it in 2006 and again in 2016; and

WHEREAS, in 2023, the City began working on the periodic update of its Comprehensive Plan, including additional updates to the WSP and on the periodic update of its Comprehensive Plan; and

WHEREAS, in the course of updating the WSP and Comprehensive Plan, the City developed three alternatives for the areas inside and outside the Winslow Subarea that were analyzed through a Draft Environmental Impact Statement, issued July 26, 2024, with a comment period that ran through October 10, 2024; and

WHEREAS, throughout 2025, the Planning Commission then reviewed and updated the WSP, completing its preliminary review and recommendations for the WSP at their December 4 and 11, 2025 meetings, including recommendations to expand the Winslow Subarea boundary, update zoning district boundaries and to update development standards affecting areas within and adjacent to existing Winslow Subarea mixed use districts, and update changes to the City’s affordable housing incentive programs to bring the City into compliance with the GMA; and

WHEREAS, in January 2026, the Planning Commission began its review of proposed updates to the Citywide Comprehensive Plan, reviewing Element by Element the essential updates proposed by City staff to reflect the updated planning period, and City work completed or underway since the 2016 Comprehensive Plan update; and

WHEREAS, the Planning Commission completed its preliminary review of the Comprehensive Plan Elements at its meeting on March 26, 2026; and

WHEREAS, the GMA also requires the City to adopt development regulations that implement its Comprehensive Plan update and consider changes to local regulations required by updates to State law; and

WHEREAS, on April 9, 16, 23 and 30, 2026, the Planning Commission reviewed proposed amendments to the Bainbridge Island Municipal Code (“BIMC”); and

WHEREAS, draft Ordinance 2026-04 adopts the update to the City’s Comprehensive Plan and WSP, and draft Ordinance 2026-05 adopts development regulations that implement the Comprehensive Plan update; and

WHEREAS, on May 14, 2026, after timely notice the Planning Commission, conducted public hearings on both Ordinance No. 2026-04 and Ordinance No. 2026-05; and

WHEREAS, on May 21, 2026, after closing the public hearing, the Planning Commission deliberated on both ordinances and voted to recommend that City Council approve Ordinance No. 2026-05; and

WHEREAS, on May 14, 2026, notice was given to the Washington State Department of Commerce in conformance with RCW 36.70A.106; and

WHEREAS, since May 2026, the City Council has held multiple meetings to discuss and deliberate on both Ordinance No. 2026-04 and Ordinance No. 2026-05; however, the City Council is not yet able or prepared to adopt either Ordinance; and

WHEREAS, during its update process, the Washington State Department of Commerce (“Commerce”) also notified the City that it had been selected for targeted review under the Housing Accountability Act (“HAA”), RCW 36.70A.835; and

WHEREAS, under the HAA targeted review, Commerce is required to evaluate whether a jurisdiction is in compliance with the laws and regulations identified in RCW 36.70A.835(7), notify the jurisdiction of its findings, and then propose amendments to correct any deficiencies; and

WHEREAS, if a HAA targeted review city fails to amend its housing element and any relevant housing development regulations to address Commerce’s noted deficiencies within a correction period of 120 days, the city becomes “noncompliant city”; and

WHEREAS, under RCW 36.70A.835(11) a “noncompliant city” is subject to the “Builder’s Remedy” and may not “deny an affordable or moderate-income housing development, or approve an affordable or moderate-income housing development with conditions or restrictions that have a substantial adverse impact on the viability of the development or the degree of affordability of the development unless at least one of the conditions in RCW 36.70A.835(11)(a)(i) through (iv) is met; and

WHEREAS, on July 27, 2026, the City applied for an extension of the HAA correction period pursuant to RCW 36.70A.835(9)(b)(i); and

WHEREAS, said request cited unforeseen circumstances and the City's progress on its adopting a Comprehensive Plan update, WSP and adoption of the implementing development regulations; and

WHEREAS, on July 28, 2026, the City Council held a joint public hearing with the Department of Commerce housing staff regarding the City's progress under the HAA; and

WHEREAS, on August 5, 2026, Commerce notified the City that it would not grant the City's request for an extension of the HAA correction period unless the City adopts interim development regulations by August 26, 2026, that: (i) allow sufficient land capacity to meet the city's allocated housings needs of the comprehensive plan and supporting land capacity analysis and (ii) implement the adequate provisions outlined in the city's latest version of their adequate provisions checklists (Appendix F) published with the joint Commerce-City public hearing on July 28, 2026; and

WHEREAS, Commerce has indicated that "[i]f the [C]ity cannot adopt interim regulations consistent with the HAA requirements by August 26, the Builder's Remedy in RCW 36.70A.835(11) will go into effect in the City of Bainbridge Island. It will remain in effect until the [C]ity submits an adopted comprehensive plan and development regulations that are consistent with the HAA requirements and Commerce issues a decision of compliance."; and

WHEREAS, on August 11, 2026, the City Council directed the Interim City Manager to continue to pursue an extension of the Housing Accountability Act's 120-day correction period, as outlined in Commerce's August 5, 2026, letter, by submitting draft development regulations submitted to Commerce for 60-day review and including Mandatory Inclusionary Zoning as recommended by Planning Commission on July 23, 2026, by August 12, 2026; and

WHEREAS, on August 12, 2026, City staff transmitted the updates to the BIMC contained in this ordinance to Commerce for their review; and

WHEREAS, on August 14, 2026, Commerce notified the City that if the City adopts updates to the BIMC contained in this ordinance on an interim basis by August 26, 2026, Commerce will grant the City a 120-day extension of the HAA correction period; and

WHEREAS, the City Council has authority, pursuant to Article XI, Section 11 of the Washington State Constitution, RCW 35A.63.220, and RCW 36.70A.390, to adopt interim zoning maps, interim zoning ordinances, and interim official controls; and

WHEREAS, unless City Council adopts the interim zoning map and interim zoning controls contained in this ordinance by August 26, 2026, Commerce will declare that the City of Bainbridge Island is a "noncompliant city" under the HAA; and

WHEREAS, Commerce has informed the City that if it were to be declared a “noncompliant city” under the HAA, the Builder’s Remedy as described in RCW 36.70A.835(11) will apply to the City, even though the entire City of Bainbridge Island is a critical area (i.e., an aquifer recharge area) and pursuant to RCW 36.70A.835(11)(a)(iii), existence of such a critical area expressly allows the City to deny or impose conditions or restrictions on affordable or moderate-income housing development; and

WHEREAS, application of the Builder’s Remedy to the City has the potential to have major impacts on public health, safety, and welfare, as the City will be required to approve all affordable and moderate-income housing developments in any area where residential or mixed use development is permitted, and prohibited from imposing conditions or restrictions that have a substantial adverse impact on the viability of the development or the degree of affordability of the development. Like all development, affordable and moderate-income housing has the potential to impact public health, safety, and welfare by adversely affecting traffic, pollution, light, surface water, and public utilities, such as water and sewer service. Ordinarily, application of the City’s development regulations and environmental review would mitigate or eliminate those potential impacts. But, the Builder’s Remedy would potentially allow affordable and moderate-income housing development to avoid most, if not all, of those regulations and review; and

WHEREAS, the Builder’s Remedy has not yet been implemented in the State of Washington, leading to uncertainty for the community and developers about how to implement the Builder’s Remedy and its impact on the community; and

WHEREAS, adoption of an interim zoning map and interim zoning controls for a period of six months will allow the City to avoid the potentially negative impacts of the Builder’s Remedy and demonstrate to the Department of Commerce the City’s intention to comply with their guidance, and will provide the City Council with the necessary time to formulate and adopt a Comprehensive Plan update and development regulations that are legally sound, implement State requirements on housing, and reflect the desires of the community at large; and

WHEREAS, the interim zoning map and zoning controls imposed herein promote the public good and are necessary for the immediate protection of the public health, property, safety, and welfare. A public emergency exists requiring that the interim zoning map and interim zoning controls become effective immediately upon adoption.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Findings of Fact. The recitals set forth above are hereby adopted as the City’s Council’s initial findings of fact in support of the interim zoning map and interim zoning controls established by this ordinance. The City Council may, in its discretion, adopt additional or revised findings after the public hearing described in Section 6 below.

Section 2. Declaration of Emergency; Effective Date. The City Council hereby declares that the interim zoning map and interim zoning controls adopted by this ordinance are an emergency measure that are necessary for the immediate protection of public health, public safety,

public property, and public peace. This ordinance shall therefore take effect and be in full force immediately upon its adoption. Pursuant to *Matson v. Clark County Board of Commissioners*, 79 Wn. App. 641, 904 P.2d 317 (1995), non-exhaustive underlying facts necessary to support this emergency declaration are included in the “Whereas” clauses above, all of which are adopted by reference as findings of fact as if fully set forth in this Section. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City.

Section 3. Interim Zoning Map and Interim Zoning Controls Imposed. Pursuant to Article XI, Section 11 of the Washington State Constitution, RCW 35A.63.220, and RCW 36.70A.390, the City hereby adopts the interim zoning map and interim zoning controls as set forth in Exhibit “A,” Exhibit “B,” Exhibit “C,” and Exhibit “D” attached hereto and incorporated herein by reference.

Sections 4. Effect on Vested Rights. The interim zoning map and interim zoning controls imposed under Section 3 of this ordinance shall only apply prospectively. Nothing in this ordinance shall be construed to extinguish, limit, or otherwise infringe on any permit which has vested under state law and the City of Bainbridge Island’s regulations prior to the effective date of this ordinance.

Section 5. Duration of Interim Zoning Map and Interim Zoning Controls. The interim zoning map and interim zoning controls shall be in effect for a period of six months from the date of its enactment and shall automatically expire thereafter unless the same is extended as provided in RCW 35A.63.220 and RCW 36.70A.390, or unless permanent regulations are adopted and the interim zoning map and interim zoning controls are terminated by the City Council.

Section 6. Public Hearing. Pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City Council shall hold a public hearing at a Council meeting within 60 days of adoption of this ordinance in order to take public testimony and to consider adopting further findings of fact.

Section 7. SEPA Exemption. The adoption of the interim zoning map and interim zoning controls under Section 3 above is categorically exempt from SEPA review under WAC 197-11-880 and WAC 197-11-800(19).

Section 8. Conflict with Other Provisions of City Code. If the provisions of this ordinance are found to be inconsistent or in conflict with other provisions of the Bainbridge Island Municipal Code, the provisions of this ordinance shall control.

Section 9. Interpretive Authority. The Bainbridge Island City Manager is hereby authorized to issue official interpretations arising under or necessitated by this ordinance.

Section 10. Severability. Should any section, paragraph, sentence, clause, or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

PASSED by the City Council this 25th day of August, 2026.

APPROVED by the Mayor this 25th day of August, 2026.

Clarence Moriwaki, Mayor

ATTEST/AUTHENTICATE:

Christine Brown, MMC, City Clerk

FILED WITH THE CITY CLERK:	August 21, 2026
PASSED BY THE CITY COUNCIL:	
PUBLISHED:	
EFFECTIVE DATE:	
ORDINANCE NUMBER:	2026-10

Attached: Exhibit A – Updates to BIMC Terms and Titles 2, 3 and 13
Exhibit B – Updates to BIMC 17.12 Subdivision Standards
Exhibit C – Updates to BIMC Title 18 Zoning
Exhibit D – Updated Official Zoning Map

Exhibit A: Updates to BIMC Terms & Titles 2, 3 and 13

The Bainbridge Island Municipal Code is amended to update the terms listed below throughout the municipal code.

- “2016 Comprehensive Plan” is changed to “2024 Comprehensive Plan”
- “Vision 2040” is changed to “VISION 2050”
- “Winslow Master Plan” is changed to “Winslow Subarea Plan”
- “Shoreline Master Program” is changed to “Shoreline Management Program”
- “Special Planning Area” is changed to “Subarea”
 - “Mixed Use Town Center” or “Mixed Use Town Center and High School Road I and II” is changed to “Winslow Town Center”
 - “High School Road I and/or II” zoning district is changed to the “High School Road” zoning district.
- “Island-wide Transportation Plan” is changed to “Island-wide Mobility Plan”
- Remove reference to the R-14 zoning district

Section 2.16.020.S Housing Design Demonstration Projects, of the Bainbridge Island Municipal Code is hereby amended as follows.

2.16.020.S. Housing Design Demonstration Projects.

2. Applicability. This subsection S is applicable to all properties located within the Winslow ~~sanitary sewer system service area or Winslow Subarea Plan study area, as those that areas exists or are is~~ defined on the effective date of the ordinance codified in this chapter, except that the provisions of this section are not applicable to an area identified as the “Ferncliff Affordable Housing Area” in Section 18.21.030. An application for a housing design demonstration project may be applied to single-family residential subdivisions, mixed-use/multifamily and multifamily developments. Since the purpose is to provide housing projects as demonstrations, the city will accept projects for consideration and approval prior to the sunset date of the ordinance codified in this chapter. The city will limit acceptance of projects outlined in this section to two projects after the effective date of the ordinance codified in this chapter.

Section 2.16.040 Site Plans and Design Review of the Bainbridge Island Municipal Code is hereby amended as follows:

BIMC 2.16.040 Site plans and design review.

A. Purpose. The purpose of this section is to establish a comprehensive site plan and design review process that ensures compliance with the adopted plans, policies, and ordinances of the city. The overall goal of this chapter is to minimize land alteration, provide greater site development flexibility and consequently provide more creative and imaginative design than generally is possible under conventional zoning regulations. It is further intended to provide for the review of development proposals with respect to overall site design and to provide a means for guiding development in a logical, safe, attractive, and expedient manner, while also allowing property to be developed in phases. An additional purpose is to promote those specific purposes for each zoning district stated in Chapter 18.06 BIMC.

B. Applicability.

1. Site plan and design review shall be required prior to the issuance of construction permits in any of the following circumstances:
 - a. The new construction of a nonresidential building, or other structure; or
 - b. The expansion, remodel, or alteration of any building by more than five percent of its existing floor area, or, in the case of structures with no floor area, the expansion, remodel, or alteration by more than five percent of overall size, or expansion that creates a new dwelling unit; or

- c. A change of use that:
 - i. Proposes to substantially alter the exterior of the structure as determined by the Director; or
 - ii. That results in increased parking demands; or
 - d. The construction of new wireless communication support structures (but not the location of wireless facilities on existing buildings).
2. Exemptions. The following types of activities shall not require site plan and design review pursuant to this section. Properties within jurisdiction of the shoreline master program, as defined by Chapter 16.12 BIMC, or containing critical areas or critical area buffers, as defined by Chapter 16.20 BIMC, may require review pursuant to those chapters.
- a. Permits authorizing residential construction for single-family residential use and accessory dwelling units.
 - b. Any activity that does not require a building permit, or any activity that is not considered a change in use, as determined by the director.
 - c. Interior work that does not alter the exterior of the structure and does not affect parking standards; provided, that the application does not result in the following:
 - i. Additional sleeping quarters;
 - ii. Nonconformity with Federal Emergency Management Agency substantial improvement thresholds; or
 - iii. Increase in the total square footage or valuation of the structure thereby requiring upgraded fire access or fire suppression systems.
 - d. Normal building maintenance and repair.
 - e. Maintenance or expansion of existing parks where the proposed activities are exempt from SEPA review in accordance with WAC 197-11-800.
 - f. Construction of public communications towers.
 - g. Pursuant to RCW 35.21.990, adding residential dwelling units wholly within an existing building.
3. The provisions of this section supplement those of BIMC 2.16.020 and 2.16.030 when the application is for site plan or design review. In the event of a conflict between the provisions of BIMC 2.16.020 or 2.16.030 and this section, the provisions of this section shall govern.

C. Major and Minor. This section provides two methods of site plan and design review: major and minor. Application materials for both major and minor site plan and design review can be found in the administrative manual.

1. Minor. Minor site plan and design review is required for minor projects that can clearly meet the decision criteria in subsection F of this section, as determined by the director. Examples of minor administrative projects include:

- a. A fourplex multifamily development;
- b. Minor commercial remodel or the addition of a small room; and
- c. A minor change in use, such as from a church to a preschool.

2. Major. Major site plan and design review requires design review board and planning commission review and recommendation, and is required for projects that:

- a. Are determined by the director to be more complicated than those in subsection C.1 of this section, due to site constraints or the complexity of the project; or
- b. Receive written public comment(s) during the public comment period concerning the effect on the land use application of the comprehensive plan, shoreline master program, or matters not addressed by specific provisions of this code; ~~or.~~
- ~~c. Are located on property zoned business/industrial after November 22, 1999.~~

Section 3.63.030 Multifamily Property Tax Exemption Program of the Bainbridge Island Municipal Code is hereby amended as follows:

3.63.030 Designation of residential targeted areas.

Pursuant to RCW 84.14.040, the Bainbridge Island city council designates the following areas as the targeted areas where the provisions of this chapter are applicable, and as shown in Figures 3.63.030-1, ~~and 3.63.030-2, and 3.63.030-3~~ below:

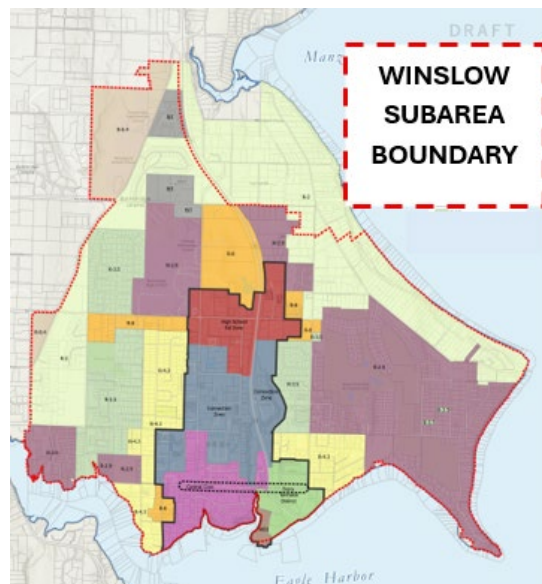
~~A. Winslow Subarea Master Plan Study Area.~~

~~B. Winslow Sewer Service Area.~~

~~B.C. Within the Lynwood Center Neighborhood Center Area, the Neighborhood Center (NC), NC/R-12, and R-5 zones.~~

~~D. The Finch Green properties located at 7968 Finch Road NE.~~

Figure 3.63.030-1: Winslow Subarea Master Plan Study Area and Winslow Sewer Service Area



[illegible]

A map of the Finch Green Properties area, overlaid with a large red 'X' indicating a restriction or prohibition. The map shows a green triangular area labeled 'Sportsman Club Rd NE'. Other visible labels include 'NE High School Rd', 'Finch Rd NE', 'Weaver Rd NE', 'Rotary Park', 'Village Cir NW', and 'Wyatt Way NW'. A green rectangular box at the bottom is labeled 'Finch Green Properties'.

Section 13.16.040 Regulations and Penalties Applicable to both Sewer and Water Service of the Bainbridge Island Municipal Code is hereby amended as follows:

13.16.040 Sewer and water connection – System participation.

A. Regulations.

1. Repealed by Ord. 2023-16.
2. Owners of property requesting a binding commitment for an unlimited reservation of water or sewer system capacity shall pay the full amount of applicable water and sewer system participation fees, as established by resolution of the city council.
3. All applicable water and sewer system participation, inspection, and testing fees and charges, as established by resolution or ordinance of the city council, shall be paid at the time a request to connect is made and prior to connection with the city water and sewer systems, unless an extension of time is authorized pursuant to subsection A.4 of this section or as otherwise determined by city council.
4. The city council may authorize an extension of time within which to pay fees and charges due under subsections A.2 and A.3 of this section if all of the following conditions are met:
 - a. The property to be served by the city's system contains an existing structure which will receive service;
 - b. The property to be served is within the city's service area;
 - c. The city is requiring the property to be served to immediately connect to the city's system, due to public health or other reasons;
 - d. The payment of the fees and charges under subsections A.2 and A.3 of this section would place an excessive financial burden on the natural person legally responsible for the payment; and
 - e. The property owner or other person responsible for payment of the fees and charges agrees to a payment schedule, evidenced by a promissory note in the form determined by the city, and a lien against the property to be served to secure payment of the fees and charges.
5. An owner of property which is used for multifamily residential and commercial purposes and which is connected to the city's sewer or contract sewer system shall not install any additional fixtures on such property without prior approval by the city. Any owner of multifamily residential and/or commercial property seeking to install additional fixtures on such property shall make application to the city for such installation on a form to be provided by the city and shall pay all applicable costs and fees for these additional fixtures, as provided in subsections A.2 and A.3 of the section.
6. Service charges shall commence when a connection is completed.
7. There shall be no refunds of participation fees or other charges paid to the city except as otherwise provided by this title.

a. Fees. System participation fees and charges are shown in Section E of Ordinance 82-20, as amended, on file in the office of the city clerk.

b. An owner of property which is connected to the city's water or sewer system shall not replace a city water meter without prior approval by the city. Any owner seeking to replace a city water meter serving the property with a city water meter of a smaller size shall make application to the city for such replacement on a form to be provided by the city. No system participation fee for water or sewer shall be charged to replace the city water meter. A full connection fee shall be charged as provided by resolution of the city council to reimburse the city for the cost of the new city water meter, fittings and installation.

c. Owners of property currently connected to the city's water, sewer, or contract sewer system shall make application to the city on a form to be provided by the city to change from one water or sewer service use to another, to increase the size of a city water meter, or to add a city water meter. The owner shall pay the applicable water or sewer system participation fees provided in subsections A.2 and A.3 of this section, against which fees they shall receive a credit in the amount of water or sewer system participation fees applicable to the current city water or sewer service use or current size of city water meter, as established by resolution or ordinance of the city council.

8. "Micro-units" in micro-unit multifamily development count as no more than one-half of a dwelling unit for purposes of calculating fees for sewer connections.

Exhibit B: Updates to Chapter 17.12 *Subdivision Standards*

BIMC 17.12.070.Q. Design Diversity. All single-family residential subdivisions outside the Neighborhood Center, ~~Mixed Use Winslow Town Center, High School Road, and R-8, and R-14~~ zoning districts shall avoid a uniform appearance and repetitive building types by incorporating measures that promote design diversity, including:

1. The same model and elevation shall not be built next to each other. Different models are defined as having variations in floor plans.
2. Home designs shall be varied to achieve a minimum of one floor plan for each three homes. Mirrored floor plans to not count as different floor plans. Methods to provide variation include building modulation and secondary building forms (e.g., covered porches, dormers, window bays). The number of floor plans per home is as follows:
 - a. 1–3 homes: one plan;
 - b. 4–8 homes: two plans;
 - c. 9–11 homes: three plans;
 - d. 12 or more homes: four plans.
3. In long subdivisions, at least 20 percent of the homes must be at least 25 percent smaller than average home size and 20 percent may be up to 25 percent larger than average home size. If 20 percent of the homes is a fraction, round to the nearest whole number.

Table 17.12.060-1: Homesite Clustering Requirements

ZONING DISTRICT DIMENSIONAL STANDARD	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	NC	MUTC HS I and II Winslow Town Center
HOMESITE CLUSTERING REQUIREMENT												
Short Subdivisions 2–4 lots with greater than 50% natural area and community space combined	n/a [1]		25 ft. maximum homesite separation									
2–4 lots with less than 50% natural area and community space combined	No maximum homesite separation [1]											
	Site disturbance limited to 35% of site	n/a [1]										
Long Subdivisions 5–9 lots with maximum natural area requirement	No maximum homesite separation [1] Site disturbance limited to 35% of site		25 ft. maximum homesite separation									
5–9 lots with less than maximum natural area requirement	50 ft. [2]	25 ft.[2]										
	Maximum homesite separation											
10+ lots	50 ft.	25 ft.										
	Maximum homesite separation											

1. Homesite location needs to meet general requirements (BIMC [17.12.060.B](#)).
2. As an alternative to maximum homesite separation, limit site disturbance to 35 percent of site.
3. Site disturbance includes land disturbing activity as defined in BIMC [15.20.020.22](#).

Table 17.12.070-1 Subdivision Dimensional Standards

[Numbers in brackets indicate additional requirements listed at the end of the table.]

ZONING DISTRICT DIMENSIONAL STANDARD	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	NC	MUTC HS-I and-II Winslow Town Center
MINIMUM LOT AREA												
Short and Long Subdivision	If the site is not served by a public sewer system, the minimum individual lot area shall be determined by the Kitsap Public Health District in accordance with Section 15 of the Kitsap County Board of Health Ordinance 2008A-01, amended June 7, 2011, <i>Onsite Sewage System and General Sewage Sanitation Regulations</i> , as amended. If the site is served by a public sewer system, there is no minimum lot area. Individual lots may contain portions of natural area, community space, and access easements.											
Large Lot Subdivision	5 ac or 1/128th of a section, which-ever is smaller.	N/A										
BASE DENSITY The “base density” of a property means the density designated on the zoning map, exclusive of any density bonuses (see BIMC 18.12.050 .A). Irregularly shaped lots and lots containing critical areas may not be permitted to achieve maximum density. Additional regulations on density may apply pursuant to Chapter 16.20 BIMC.												
Short, Long and Large Lot Subdivisions	The maximum number of lots permitted shall be calculated by dividing the total lot area of the property (without deducting areas to be dedicated as public rights-of-way or areas to be encumbered by private road easements) by the square footage shown below as the zone-specific base density.											
Base Density	100,000 sq. ft.	40,000 sq. ft.	20,000 sq. ft. [1]	15,000 sq. ft.	12,500 sq. ft.	10,000 sq. ft.	8,500 sq. ft.	7,260 sq. ft.	5,400 sq. ft.	3,400 sq. ft.	20,000 sq. ft. [2]	See FAR table

Table 17.12.070-1 Subdivision Dimensional Standards

[Numbers in brackets indicate additional requirements listed at the end of the table.]

ZONING DISTRICT DIMENSIONAL STANDARD	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	NC	MUTC HS-I and-II Winslow Town Center
Base density pursuant to BIMC 18.12.030.A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3,630 sq. ft.	2,074 sq. ft.	N/A	N/A
NATURAL AREA												
Minimum percentage of total site	55%	45%	30%	25%	25%	20%	15%	N/A	10%	5%	15%	5%
Minimum width	50 ft.			25 ft.				N/A	5 ft.			
COMMUNITY SPACE												
[x] Instead of providing the required 5% community space, that area may be added to the required natural area if it can be demonstrated that greater conservation area can be achieved.												
[y] Community space not required if maximum natural area is provided.												
Minimum percentage of total site	5% [x][y]	7.5% [y]	10% [y]	15%						10%	15%	10%
HOMESITE												
Note: Refer to definition of homesite and standards for homesites.												
[x] Refer to Chapter 16.12 BIMC, special provisions for Point Monroe District – 1,400 sq. ft. maximum development area applies.												
Maximum size	10,000 to 12,000 sq. ft.	7,500 to 10,000 sq. ft.	6,500 sq. ft.	5,500 sq. ft.	4,500 sq. ft.	3,500 sq. ft.	3,500 sq. ft.	N/A [x]	3,000 sq. ft.	2,250 sq. ft.	3,500 sq. ft.	2,250 sq. ft.
HOME SIZE												
Note: Home size includes all floor area, excluding the garage, consistent with definitions in BIMC 18.12.050.F and 18.36.030 .												
Maximum size	N/A								1,600 sq. ft.			

Table 17.12.070-1 Subdivision Dimensional Standards

[Numbers in brackets indicate additional requirements listed at the end of the table.]

ZONING DISTRICT DIMENSIONAL STANDARD	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	NC	MUTC HS-I and-II Winslow Town Center
MAXIMUM LOT COVERAGE												
Short and Long Subdivision	Same as applied to the entire property that is the subject of the subdivision application, a portion of which shall be assigned to each lot at the time of preliminary plat approval.											
Large Lot Subdivision	10%	15%	20%	25%	25%	25%	25%	N/A	25%	40%	N/A	N/A
MINIMUM SETBACKS Note: Additional setbacks may be required by: (a) Chapter 16.08 or 16.12 BIMC; or b) Chapter 16.20 BIMC, Critical Areas; or (c) BIMC 18.09.030 , Use-specific standards. [x] Attached or zero lot line, or zero homesite boundary, is allowed in all districts if building is 1,600 sq. ft. or less. [y] ADUs do not need to meet TOTAL building to homesite boundary setback – only minimum setback; must be located within homesite.												
Building to homesite boundary Net building size 1,600 sq. ft. or less Minimum/total [x] [y]	5 ft. min., 10 ft. total						3 ft. min., 10 ft. total					
Building to homesite boundary Net building size 1,601 sq. ft. or more Minimum/total [y]	15 ft. min., 50 ft. total	10 ft. min., 25 ft. total	10 ft. min., 20 ft. total					N/A	N/A		N/A	
Building outside homesite to exterior plat boundary line	50 ft.	25 ft.		10 ft.		5 ft.						

Table 17.12.070-1 Subdivision Dimensional Standards

[Numbers in brackets indicate additional requirements listed at the end of the table.]

ZONING DISTRICT DIMENSIONAL STANDARD	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	NC	MUTC HS-I and II Winslow Town Center
Net building size 200 sq. ft. or less												
Building outside homesite to exterior plat boundary line Net building size 201 sq. ft. or more	50 ft.	25 ft.		10 ft.		5 ft.						
Homesite to exterior plat boundary line	50 ft.	25 ft.	15 ft.	10 ft.		0 ft.						
Any building to SR 305 right-of-way	75 ft.	75 ft.	75 ft.	N/A	25 ft.	N/A	N/A	N/A	25 ft.	N/A	25 ft.	25 ft.
Homesite to edge of arterial and collector right-of-way	25 ft.			10 ft.								
Building outside homesite to edge of arterial and collector right-of-way [3]	40 ft.			10 ft.								
Any building, other than shared garage, to subdivision access road	10 ft.						5 ft.					
Shoreline jurisdiction	See Table 16.12.030 -2, Dimensional Standards Table, and BIMC 16.12.030 .B.3.i, shoreline structure setbacks.											
SHARED GARAGE DIMENSIONAL STANDARDS												

Table 17.12.070-1 Subdivision Dimensional Standards

[Numbers in brackets indicate additional requirements listed at the end of the table.]

ZONING DISTRICT DIMENSIONAL STANDARD	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	NC	MUTC HS-I and II Winslow Town Center
Shared garage to subdivision access road	0 ft.											
Shared garage to shared garage	10 ft.											
Shared garage maximum size	60 ft. long or 1,440 sq. ft. total											
MAXIMUM BUILDING HEIGHT												
Short, Long, and Large Lot Subdivisions	Height requirements for standard lots apply pursuant to Table 18.12.020-2.											

[1] The base density for that parcel in the Lynwood Center special planning area designated as R-2 is one unit per 20,000 sq. ft. but may be increased up to three units per acre; provided, that a public access easement is granted for that portion of the parcel that lies to the south of Point White Drive along the waters of Rich Passage. The base density of some parcels in the Fort Ward historic overlay district may be increased as shown in BIM 18.24.110.

[2] In the NC district, single-family dwellings must be in accordance with zoning in the R-2 district except that bonus densities may be obtained pursuant to BIMC 18.12.030.D if applicable (see BIMC 18.09.030.B).

[3] Transit shelters allowed in setback subject to city approval.

Exhibit C: Updates to Title 18 Zoning

Chapter 18.06 Zoning Districts

Part I. General Provisions

18.06.005 Intent.

This section establishes the zoning districts used in Bainbridge Island, the purpose of each zoning district, and in some cases basic information about the zoning district.

18.06.010 Districts established.

To implement the purposes of this title, the city shall be divided into zones that segregate existing land uses and coordinate policies for land uses outlined in the comprehensive plan of the city. The zoning districts, district names and abbreviations shown in the table below are hereby established.

District Type	Abbreviation		District Name	
Residential	R-0.4		Residential 0.4 – One unit per 2.5 acres (100,000 sq. ft.)	
	R-1		Residential 1 – One unit per acre (40,000 sq. ft.)	
	R-2		Residential 2 – Two units per acre (20,000 sq. ft.)	
	R-2.9		Residential 2.9 – Two and nine-tenths units per acre (15,000 sq. ft.)	
	R-3.5		Residential 3.5 – Three and one-half units per acre (12,500 sq. ft.)	
	R-4.3		Residential 4.3 – Four and three-tenths units per acre (10,000 sq. ft.)	
	R-5		Residential 5 – Five units per acre (8,500 sq. ft.)	
	R-6		Residential 6 – Six units per acre (7,260 sq. ft.)	
	R-8		Residential 8 – Eight units per acre (5,400 sq. ft.)	
	R-14		Residential 14 – 14 units per acre (3,100 sq. ft.)	
Mixed Use Winslow Town Center	CC		Central Core Overlay	
	MA	CON	Madison Avenue Overlay	Connection
	EA		Erickson Avenue Overlay	
	Gate		Gateway Overlay	
	HSR		High School Road Districts I and II	
	Ferry		Ferry Terminal Overlay	
Other	NC		Neighborhood Center	
	B/I		Business/Industrial	
	WD-I		Water-Dependent Industrial	
	FWHO		Fort Ward Historic Overlay District	

Part II. Residential Districts

18.06.020 Purpose of individual residential districts.

The purpose of the residential districts is to provide for housing at various densities while preserving the unique character of the island, promoting sustainable development, and minimizing negative impacts of new residential development on surrounding areas.

A. Residential 0.4 (R-0.4). The purpose of the R-0.4 zone is to provide low-density housing in an environment with special Island character consistent with other land uses, such as agriculture and forestry, and the preservation of natural systems and open space. The low density of housing does not require the full range of urban services and facilities.

B. Residential 1 (R-1). The purpose of the R-1 zone is to provide residential neighborhoods in an environment with special Island character consistent with other land uses such as agriculture and forestry, and the preservation of natural systems and open space. The low density of housing does not require the full range of urban services and facilities.

C. Residential 2 (R-2). The purpose of the R-2 zone is to provide residential neighborhoods in an environment with special Island character consistent with other land uses such as agriculture and forestry, and the preservation of natural systems and open space, at a somewhat higher density than the R-1 district.

D. Residential 2.9 (R-2.9). The purpose of the R-2.9 zone is to provide for vital residential neighborhoods in a suburban residential area.

E. Residential 3.5 (R-3.5). The purpose of the R-3.5 zone is to provide for vital residential neighborhoods having those community improvements and facilities normally associated with suburban development.

F. Residential 4.3 (R-4.3). The purpose of the R-4.3 zone is to provide for vital residential neighborhoods having urban density and having those community improvements and facilities normally associated with urban area development.

G. Residential 5 (R-5). The purpose of the R-5 zone is to provide for residential uses having community improvements and facilities normally associated with urban area development. Five units per acre are permitted only for properties served by both public water and sanitary sewer.

H. Residential 6 (R-6). The purpose of the R-6 zone is to provide for a medium-density residential neighborhood in a unique, nonurban environment.

I. Residential 8 (R-8). The purpose of the R-8 zone is to provide for medium-density residential areas in pleasant, uncongested surroundings allowing for the maximum amenities for the occupants.

~~J. Residential 14 (R-14). The purpose of the R-14 zone is to provide areas of high-density residential development located near planned community centers and other areas that are to be served by public utilities in the near future, that can support both public utility systems necessary for the protection of the environment and allow the maximum amenity for a large number of residences.~~

Part III. Mixed Use Districts

18.06.030 ~~Mixed Use~~ Winslow Town Center zone.

A. Purpose. The purpose of the ~~Mixed Use Winslow Town Center~~ zones is to implement the ~~Mixed Use Town Center~~ the Winslow Subarea Plan and designated center goals and policies sections of the comprehensive plan. The ~~Mixed Use Winslow Town Center~~ should strengthen the vitality of downtown Winslow as a place for people to live, shop and work, to provide a strong residential component, and to encourage a lively community during both the day and night. The ~~Mixed Use Winslow Town Center~~ zones includes ~~five~~ four mixed use zoning overlay districts, Central Core, Connection, High School and Ferry districts that allow diverse types of housing, shopping, civic facilities, recreation and employment. The mix of land uses promotes a pedestrian atmosphere, enhances the viability of the town center, and allows development in a manner that is harmonious with the scale of the town center. Land uses that require outdoor storage or that have an auto orientation, such as drive-through establishments, are limited or not permitted within the ~~Mixed Use Winslow Town Center~~.

1. Central Core ~~Overlay~~ District. ~~The central core overlay district is the most intense district within the Mixed Use Town Center. Within this overlay district, residential uses are encouraged, but exclusive office and/or retail uses are permitted.~~

The Central Core District serves as the civic and cultural heart of the Island and is the third most intensely developed district after the High School Road and Ferry districts. It is the home to Winslow Way, our town's Main Street, with all of its historic and cultural character, large and small parks, public

waterfront access, and marinas. Future development should only enhance the features and foster a sense of discovery. Services and activities for both residents and tourists are intermixed. Development is encouraged to provide public enhancements and connections by focusing parking under buildings. Within this district, multifamily and mixed-use development with pedestrian site connectivity and dedicated public rights-of-way that enhance the walkability of Winslow are encouraged, but exclusive office and/or retail uses should also be permitted. New development should engage the street with minimal setbacks wherever possible.

2. Connection District The purpose of the Connection District is to provide for a mix of residential and small-scale commercial development. It serves as a medium intensity bridge between the Central Core and High School Road Districts, with an emphasis on “missing middle” housing types. Micro-neighborhoods scattered throughout should provide an opportunity for “surprise” in contrast to the more expansive spaces common in the Central Core and High School Road districts. It should be as walkable and bikeable as the Central Core, High School Road, and Ferry Districts. Within the Connection District, all retail and office development should include a residential component. Retail development should be permitted only the ground floor. Residential development would only be required for buildings greater than one story in height, however, single-purpose commercial development should not be permitted as the intent is to achieve urban higher density residential use in this area.

~~2. Erickson Avenue Overlay District. The purpose of the Erickson Avenue overlay district is to preserve the unique and historical features of the Erickson Avenue neighborhood and should provide for a mix of residential and small-scale nonresidential development. Retail development is permitted only on the ground floor, while residential or residential and office development is permitted in the upper floors. Historic (pre-1920) single-family residential structures on Erickson may be converted to nonresidential use. However, any additions to the structure must be added to the rear and must be compatible with the character of the original structure.~~

~~3. Madison Avenue Overlay District. The purpose of the Madison Avenue overlay district is to provide for a mix of residential and small-scale nonresidential development. Within the Madison Avenue overlay district, all retail and office development shall include a residential component. Retail development is permitted only on the ground floor. Residential development is only required for buildings greater than one story in height.~~

~~4. Gateway Overlay District. The purpose of the gateway overlay district is to protect the ravine. The district permits low-intensity, tourist-oriented, commercial, multifamily and agricultural uses that will have limited parking and minimum traffic impact. Impervious surface coverage is limited. If critical areas are identified on a property, additional buffer requirements pursuant to Chapter 16.20 BIMC may be required.~~

~~3. 5. Ferry Terminal Overlay District. The purpose of the ferry terminal overlay district is to provide an attractive setting for ferry and associated transportation-oriented uses and serve as the entry point into Winslow. This district is also intended as a new pedestrian and transit-oriented, mixed use neighborhood that complements the character and vitality of the core and serves the neighborhood and commuters.~~

The Ferry district is a more an intensely developed district on the Island, serving as a gateway to Bainbridge Island, the Kitsap and Olympic Peninsulas for residents, commuters, and visitors, with prime views of Eagle Harbor, Puget Sound, and Seattle. This district is intended as a pedestrian and transit-oriented hub with multifamily mixed-use buildings that complement the character and vitality of the Core district. New development should replace large areas of surface parking wherever possible. Higher density housing is appropriate for this area because of its proximity to the ferry, transit, and downtown services and retail.

4. High School Road District The High School Road District is designated as a more an intensely developed district on the Island, providing a variety of commercial uses that offer goods and services primarily for the convenience of Island residents. In addition to arterial roads, the district is connected by nonmotorized facilities including the Sound-to-Olympics multimodal trail and improved Madison Avenue bike lanes and sidewalks.

~~18.06.040 High School Road zone I and II districts.~~

~~A. Purpose. The purpose of the High School Road I and II zones is to provide commercial uses that complement downtown Winslow and benefit from automobile access near the highway, while creating a pedestrian-friendly retail area. A variety of commercial uses are allowed that offer goods and services for the convenience of Island residents and that may have an auto-orientation and a drive-through facility.~~

~~B. Performance Standards. The performance standards applicable to the MUTC district as listed in BIMC 18.06.030.B shall also apply to the HSR I and II districts~~

~~18.06.090 R-8SF overlay.~~

~~A. Purpose. The purpose of the R-8SF overlay district as designated on the official zoning map is to provide for medium density, single-family residential areas in pleasant, uncongested surroundings allowing for the maximum amenities for the occupants. This district is also intended to serve as a receiving area for the transfer of development rights (TDRs).~~

~~B. Use Standards. The R-8SF overlay district is not included in the BIMC 18.09.020 use table because the uses in the R-8SF districts are the same as those in the R-8 district, with the exception that multifamily dwellings are not permitted in the R-8SF overlay district.~~

18.09.020 Permitted use table.

Table 18.09.020 identifies the land uses allowed within all zoning districts. No new use or expansion of an existing use may be established except in conformance with the applicable procedures in BIMC Title 2, the following tables, the applicable use-specific regulations referenced in the tables, and any other applicable state or local regulations. Other standards may apply, including, but not limited to, parking, landscaping, and lighting. A variety of different uses may be developed or created on properties, as permitted or conditionally allowed in each zone.

A. Additional Restrictions in Shoreline Master Program, Chapter 16.12 BIMC. In addition to Table 18.09.020, properties located within the shoreline jurisdiction are subject to the shoreline master program permitted use table, Chapter 16.12 BIMC. A proposed use of land is only allowed if it is permitted under both use tables.

B. Additional Restrictions in Critical Areas Regulations, Chapter 16.20 BIMC. In addition to Table 18.09.020, properties containing critical areas are subject to critical areas regulations in Chapter 16.20 BIMC. A proposed use of land is only allowed if it is permitted under both use tables.

C. Additional Restrictions in District Performance Standards, Chapter 18.06 BIMC. In addition to Table 18.09.020, a proposed use of land is subject to district performance standards in Chapter 18.06 BIMC.

D. Additional Restrictions in Ferry Terminal District. In addition to Table 18.09.020, a proposed use of land is subject to additional landscaping, parking, and access requirements as footnoted in Table 18.09.020.

E. Additional Restrictions in Stormwater Regulations, Chapter 15.20 BIMC. In addition to Table 18.09.020, a proposed use of land is subject to additional stormwater regulations required in Chapter 15.20 BIMC.

EXCERPT Table 18.09.020 Use Table

“P” = Permitted Use		“A” = Accessory Use										Additional use restrictions for Chapters 16.12 and 16.20 BIMC may apply to shoreline or critical area properties									
“C” = Conditional Use		“CA” = Conditional Accessory Use																			
Blank = Prohibited Use		“T” = Temporary Use																			
ZONING DISTRICT											Winslow Mixed-Use Town Center										Use-Specific Standards BIMC 18.09.030
USE CATEGORY/TYPE	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	CC	MA	EA	Gate	Ferry	HSR I and II	NC	B/I	WD-I		
									Connection				[1]								
RESIDENTIAL Note: Residential uses may be subject to additional requirements in BIMC 16.12.040.I, Residential Development.																					
Household Living																					
Single-Family Dwelling	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P				B-1
Single-Family Dwelling existing on April 15, 1996											P	P									B-1
Multifamily Dwellings	C	C	C	C	C	C	P	C	P	P	P	P			P	P	P				B-2
Commercial/ Residential Mixed-Use Developments										P	P	P			P	P	P				B-3
Micro-unit Multifamily										P	P	P			P	P	P				B.3
Live/Work Units																		P			B-4-5
Affordable Housing Development on Property Owned or Controlled by a Religious Organization	C	C	C	C	C	C	C	C	C	C	C	C			C	C	C	C			18.21.050
Group Living																					
Foster Home	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P				
Small Group Living Facility	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P				
Group Care Facility	C	C	C	C	C	C	C	C	C	P	P	P			C	P	P		C		
Emergency Shelter										P	P	P			P	P					

EXCERPT Table 18.09.020 Use Table

“P” = Permitted Use	“A” = Accessory Use										Additional use restrictions for Chapters 16.12 and 16.20 BIMC may apply to shoreline or critical area properties										
“C” = Conditional Use	“CA” = Conditional Accessory Use																				
Blank = Prohibited Use	“T” = Temporary Use																				
ZONING DISTRICT	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	Winslow Mixed-Use Town Center					NC	B/I	WD-I		Use-Specific Standards BIMC 18.09.030	
USE CATEGORY/TYPE											CC	MA	EA	Gate	Ferry [1]						HSR I and II
												Connection									
Emergency Housing									P		P	P			P	P					
Permanent Supportive Housing	P	P	P	P	P	P	P	P	P		P	P			P	P	P				
Transitional Housing	P	P	P	P	P	P	P	P	P		P	P			P	P	P				
[1] In the ferry-terminal district, all development shall include at least 10 percent of landscaped, outdoor gathering space or naturally vegetated open space. Parking may be located under the open space. Development south of Winslow Way shall include pedestrian walkways that connect to Winslow Way East and Olympic Drive Southeast, and/or that align with Cave Avenue and Ferncliff Avenue.																					

Section 18.09.030 Use Specific Standards

B. Residential

1. Single-Family Dwellings.

- a. In the NC district, single-family dwellings must be in accordance with zoning in the R-2 district except that bonus densities may be obtained pursuant to BIMC 18.12.030.BD if applicable.
- b. ~~In the Mixed Use Winslow~~ Town Center district, existing single-family dwellings are subject to R-4.3 zoning development standards.

2. Multifamily Dwellings.

- a. In the R-1 and R-2 districts, multifamily dwellings in the Fort Ward historic overlay district are permitted ("P") uses if they comply with BIMC 18.06.080 and 18.24.110.
- b. ~~In the R-8SF overlay district, multifamily dwellings are not allowed.~~
- ~~b e.~~ In the NC district, multifamily dwellings must be in accordance with zoning in the R-2 district, except that bonus densities may be obtained if applicable under BIMC 18.12.020 and 18.12.030.B D.
- ~~c d.~~ In the NC district, residential units in mixed used projects must be located above the ground floor if the building is located on a collector or secondary arterial or higher road classification; however, ~~for mixed use projects,~~ if the building fronts on a local or private street, residential units can be located on the ground floor. Density for mixed use projects in the NC district shall be calculated pursuant to BIMC 18.12.030.B.
- ~~d e.~~ Properties with frontage in the Winslow Way Overlay District (WWOD) along Winslow Way between Madison Avenue and State Route 305, excepting flag lots, must include a retail and/or commercial component, with residential being added above. Solely residential development is not allowed in this area.
- e. Multifamily and Micro-unit Multifamily dwelling units can be co-located on properties with other uses that are permitted or conditionally allowed pursuant to Table 18.09.020, to create mixed use properties. Any residential or non-residential use, building or structure shall comply with all applicable standards of the BIMC.

3. Micro-unit Multifamily

- a. In the R-8, NC and NC/R-12 zones, each "Micro-unit" will be counted as 0.25 dwelling units for the purposes of calculating density.
- b. RCW 36.70A.535 applies to "Micro-unit Multifamily" development.
- c. "Micro-unit Multifamily" can be co-located with other uses, as described in section 18.09.030.B.2.

~~3.Commercial/Residential Mixed Use Development. Principal and accessory uses shall comply with all applicable standards of this title.~~

~~In the NC district, residential units must be located above the ground floor if the building is located on a collector or secondary arterial or higher road classification; however, for mixed use projects, if the building fronts on a local or private street, residential units can be located on the ground floor. Density for mixed use projects in the NC district shall be calculated pursuant to BIMC 18.12.030.D.~~

3.4. Live/Work Units. Live/work units are allowed in the B/I zoning district, and are a building use that combines business activities within the same structure as a residential living space. In addition, such units can provide affordable work and housing space, meet the needs of special groups such as artists, and serve to incubate new businesses.

- a. A live/work unit is limited to 3,000 square feet in gross floor area. The residential portion is limited to 40 percent of the live/work unit's area, not including any internal stairs.
- b. The nonresidential use portion must be located on the first floor of the unit or, if parking is on the first floor, the unit's main floor area.
- c. Living space shall be physically integrated into the live/work unit and not be rented, leased, sold, or occupied separately.
- d. Access to outdoor open space shall be provided for the live/work units, such as a balcony or patio. The open space may be exclusive to the unit or shared with adjacent live/work units or businesses.
- e. The live/work unit shall be occupied and used only by the owner of the business or manufacturing activity, or the owner's employee, and that person's household.
- f. The business may employ up to three persons who do not reside in the live/work unit. Additional parking spaces may be required to be developed, assigned, or designated to accommodate such employees, pursuant to BIMC Table 18.15.020-1.
- g. On-premises sales of goods shall be limited to those produced within the live/work unit or related to the permitted business activity, and comply with the standards outlined in subsection D of this section.
- h. A valid business license associated with the business or manufacturing activity must be obtained from the city.
- i. Other restrictions may apply subject to the requirements of the adopted International Building Code.
- j. A site plan and design review permit may be required pursuant to BIMC 2.16.040.B prior to any other city approval of business licenses or other required permits.
- k. The live/work unit and its related business operations shall conform to the performance standards listed in BIMC 18.06.050.B.
- l. The live/work unit shall meet the requirements of the Kitsap Public Health District.

5. Small Wireless Facilities. Small wireless facilities are prohibited on any property containing a residential use in the residential zones except where allowed under BIMC [18.10A.040.E.13](#).

D. Commercial Sales and Service.

9. Retail Sales.

- a. In the NC district:
 - i. Retail buildings with a footprint up to 5,000 square feet are a permitted ("P") use.
 - ii. Retail buildings with a footprint greater than 5,000 square feet but less than 10,000 square feet are a conditional ("C") use.
 - iii. Businesses shall screen all outdoor storage in accordance with BIMC 18.06.050.B.10, except for outdoor storage for agricultural produce sales or landscaping retail sales.
- b. In the HSR ~~H~~-district:
 - i. Mixed use Retail buildings are a permitted ("P") use up to 5,000 square feet of retail.
 - ii. Mixed use Retail buildings with a footprint between 5,000 square feet and 14,400 square feet of retail floor area are permitted through a conditional use permit.
 - iii. Businesses shall screen all outdoor storage.

- c. In the central core zoning district, retail development exceeding 5,000 square feet per building footprint is allowed only on Winslow Way and Madison Avenue. ~~Drive-through retail businesses are not permitted.~~
- d. In the ~~Madison Avenue, Erickson Avenue, gateway, High School Road I and II, and central core Winslow Town Center zoning districts~~, drive-through businesses are not permitted.
- e. In the ~~Mixed Use Winslow~~ Town Center, retail businesses with screened outdoor storage are not allowed.
- f. In the ~~Madison Avenue and Erickson Avenue Connection~~ districts, new retail commercial buildings of more than one story must be accompanied with residential development.
- g. In the B/I district, on-site retail sales to the general public must comply with the following standards:
 - i. Sales are primarily focused on goods or products manufactured or utilized on the premises;
 - ii. Sales to the general public are clearly subordinate to the primary use of the property as permitted in the B/I district; storefront retail businesses are not permitted in the B/I district;
 - iii. *Repealed by Ord. 2018-13.*
 - iv. There shall be no additional on-site parking allowed beyond what is required for the primary use.

I. Accessory Uses

5. Accessory Dwelling Unit.

- a. An accessory dwelling unit (ADU) may be created within, or detached from, any single-family dwelling, whether existing or new, as a subordinate use, where permitted ("P") by this chapter.
- b. In the shoreline jurisdiction, an accessory dwelling unit may be created within, or detached from, any single-family dwelling, whether existing or new, as a subordinate use, where conditional ("C") pursuant to this chapter. See Chapter 16.12 BIMC for shoreline conditional use process.
- c. Only one accessory dwelling unit may be created per parcel.
- d. A variance application is only available for up to a 50 percent setback reduction for one-story accessory dwelling units.
- e. One off-street parking space shall be provided in addition to off-street parking that is required for the primary dwelling.
- f. Accessory dwelling units shall contain 1,000 square feet of floor area or less. However, if the accessory dwelling unit will be located within a building existing as of the approval date of Ordinance No. 2015-16 (for example, in a basement), the city may allow an increased size in order to efficiently use all floor area. If a separate outside entrance is necessary for an accessory dwelling unit located within the primary dwelling, that entrance must be located either on the rear or side of the building.
- g. If an accessory dwelling unit is constructed in conjunction with a garage, the square footage of the garage shall not count towards the 1,000-square-foot limitation.
- h. An accessory dwelling unit not attached to the single-family dwelling may not contain any accessory use other than a garage.
- i. No recreational vehicle shall be an accessory dwelling unit.
- j. When stairs utilized for the ADU are enclosed within the exterior vertical walls of the building, they shall not count towards the floor area of the ADU.
- k. The ADU should share a single driveway with the primary dwelling.

l. School impact fees and qualified exemptions from those fees as provided in Chapter 15.28 BIMC shall apply.

m. All other applicable standards including, but not limited to, lot coverage, setbacks, parking requirements, and health district or city requirements for water, sewer, and/or septic must be met.

~~n. In the Mixed Use Town Center, new accessory dwelling units are only permitted as part of a housing design demonstration project single family subdivision approved pursuant to BIMC 2.16.020.S.~~

BIMC 18.12.020 Tables of dimensional standards.

Tables 18.12.020-2 and 18.12.020-3 set forth applicable dimensional standards. Where a property is located in more than one zone district, units permitted by density calculations within each zone district must be constructed on the portion of the property located within that zone district and required setbacks for each zone district must be met. Permitted densities are not “blended” across the zone district line.

Table 18.12.020-2 Standard Lot Dimensional Standards for Residential Zone Districts

[Numbers in brackets indicate additional requirements listed at the end of the table]

ZONING DISTRICT DIMENSIONAL STANDARD	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14
MINIMUM LOT AREA Note: Additional regulations on lot dimensions may apply pursuant to: (a) BIMC 17.12.030.A , flexible lot subdivision open space development option, or (b) BIMC 17.12.030.B , flexible lot subdivision cluster development option.										
Standard Lots	100,000 sq. ft.	40,000 sq. ft.	20,000 sq. ft.	15,000 sq. ft.	12,500 sq. ft.	10,000 sq. ft.	8,500 sq. ft.	7,260 sq. ft.	5,400 sq. ft.	3,100 sq. ft.
MAXIMUM DENSITY (Minimum lot area per dwelling unit) Note: Additional regulations on density may apply pursuant to: (a) BIMC 16.20.160.F.5.a , Additional Development Standards for Regulated Uses, Land Divisions and Land Use Permits, Density Calculation. (b) See BIMC Chapter 18.21 for affordable housing density bonus										
Standard Lots										
Base Density	100,000 sq. ft.	40,000 sq. ft.	20,000 sq. ft. [1]	15,000 sq. ft. [2]	12,500 sq. ft. [2]	10,000 sq. ft. [2]	8,500 sq. ft.	7,260 sq. ft.	5,400 sq. ft.	3,100 sq. ft.

Table 18.12.020-2 Standard Lot Dimensional Standards for Residential Zone Districts

[Numbers in brackets indicate additional requirements listed at the end of the table]

ZONING DISTRICT DIMENSIONAL STANDARD	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14
Bonus Density pursuant to BIMC <u>18.12.030.A</u>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3,630 sq. ft.	2,074 sq. ft.
MINIMUM LOT DIMENSIONS Note: Additional regulations on lot dimensions may apply pursuant to: (a) BIMC 17.12.030.A, flexible lot subdivision open space development option, or (b) BIMC 17.12.030.B, flexible lot subdivision cluster development option.										
Standard Lots										
Depth	110 ft.	80 ft.	80 ft.	N/A	N/A	N/A	N/A	60 ft.	60 ft.	60 ft.
Width	110 ft.	80 ft.	80 ft. [70 ft. for lots that abut the shoreline]	N/A	N/A	N/A	N/A	60 ft.	60 ft.	60 ft.
MAXIMUM LOT COVERAGE										
Standard Lots										
Base	10%	15%	20%	25%	25%	25%	25%	N/A	25%	40%
Bonus	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	40% Pursuant to BIMC <u>18.12.030.A</u>	50% Pursuant to BIMC <u>18.12.030.B</u>
MINIMUM SETBACKS Note: Landscaped areas may serve as setbacks (i.e., setbacks are not in addition to landscaped areas), and some encroachments into setback areas are permitted pursuant to BIMC 18.12.040. Note: Additional setbacks may be required by:										

Table 18.12.020-2 Standard Lot Dimensional Standards for Residential Zone Districts

[Numbers in brackets indicate additional requirements listed at the end of the table]

ZONING DISTRICT DIMENSIONAL STANDARD	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14
(a) Chapter 16.08 or 16.12 BIMC, or (b) Chapter 16.20 BIMC, Critical Areas, or (c) BIMC 16.28.040 , mining regulations, or (d) BIMC 18.09.030 , Use Specific Standards, or (e) BIMC 16.12.030 .B.3.i, Regulations – Shoreline Structure Setback View Requirement, or (f) BIMC 18.15.010 , Landscaping and Screening.										
Standard Lots										
Front/Street										
2 stories or less	25 ft.			25 ft.			5 ft. from edge of paved portion of Point Monroe Dr.	25 ft.		
More than 2 stories	Add 4 feet for each story over 2 stories [3]								Same as for R-0.4 through R-5	
Side (not adjacent to street)										
2 stories or less	15 ft. each side	10 ft. min., 25 ft. total	5 ft. min., 15 ft. total		5 ft. min., 15 ft. total		5 ft. min., 10 ft. total	5 ft. min., 15 ft. total		

Table 18.12.020-2 Standard Lot Dimensional Standards for Residential Zone Districts

[Numbers in brackets indicate additional requirements listed at the end of the table]

ZONING DISTRICT DIMENSIONAL STANDARD	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	
More than 2 stories	Add 5 ft. on each side, and 10 ft. to the total setback required, for each story over 2. If there is only one side yard, it is increased by 5 ft. for each story over 2 [3]							15 ft.	Same as for R-0.4 through R-5		
Rear (not adjacent to street)											
2 stories or less	25 ft.	15 ft.			15 ft.		15 ft.		15 ft.		
More than 2 stories	Add 4 feet for each story over 2 [3]							15 ft.	Same as for R-0.4 through R-5		
Shoreline Jurisdiction	See Table 16.12.030-2, Dimensional Standards Table, and BIMC 16.12.030.B.3.i, Regulations – Shoreline Structure Setback View Requirement.										
MAXIMUM BUILDING AND STRUCTURE HEIGHT [4]											
Note: Bonus may not be available in the shoreline jurisdiction											
All lots											
Base	30 ft.	30 ft.		25 ft.			30 ft.	35			
Bonus for Nonresidential Uses If Conditional Use Permit Conditions Met	35 ft.	35 ft.		30 ft.			35 ft.	40 ft.		40 ft. See BIMC 18.12.030.B	
Distribution Utility Poles	55 ft. in height above grade. Alternative height limits may apply if additional conditional use permit provisions of BIMC 2.16.050.F are met. See BIMC 18.09.030.F.2 for use standards.										
Transmission Utility Poles	Up to a 25 percent increase above existing pole height above grade with a maximum height of 100 ft. Alternative height limits may apply if additional conditional use permit provisions of BIMC 2.16.050.F are met. See BIMC 18.09.030.F.2 for use standards.										

Table 18.12.020-2 Standard Lot Dimensional Standards for Residential Zone Districts

[Numbers in brackets indicate additional requirements listed at the end of the table]

ZONING DISTRICT DIMENSIONAL STANDARD	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14
Exemption	Alternative height limits may apply for nonresidential uses if additional conditional use permit provisions of BIMC Title 2 are met. Some encroachments through height limits are permitted under BIMC 18.12.040.									
Shoreline Jurisdiction	See Table 16.12.030-2, Dimensional Standards Table, and BIMC 16.12.030.B.3.i, Regulations – Shoreline Structure Setback View Requirement.									

[1] The base density for that parcel in the Lynwood Center special planning area designated as R-2 is one unit per 20,000 sq. ft., but may be increased up to 3 units per acre; provided, that a public access easement is granted for that portion of the parcel that lies to the south of Point White Drive along the waters of Rich Passage. The base density of some parcels in the Fort Ward historic overlay district may be increased as shown in BIMC 18.24.110.

~~[2] Pursuant to Chapters 18.18 and 18.27 BIMC the minimum lot area for a dwelling unit shall be 5,400 square feet for that area designated on the official land use map as the urban single-family overlay district (R-8SF). All other requirements of this chapter shall apply.~~

~~[2.3]~~ Additional setbacks for taller buildings must be from the ground upward – i.e., this is not a “step-back” requirement for upper floors.

~~[3.4]~~ For community and educational facilities (as listed in Table 18.09.020), spires, towers and other vertical features with horizontal cross-sections no more than five percent of the footprint of the primary structure may have a maximum height of 10 feet above the maximum base height, and shall be reviewed through a conditional use permit.

Table 18.12.020-3 Dimensional Standards for Mixed Use Town Center and “Other” Zone Districts

ZONING DISTRICT DIMENSIONAL STANDARD	Winslow Mixed-Use Town Center						NC	B/I	WD-I
	Central Core Overlay	Madison Avenue Overlay	Eriksen Avenue Overlay	Gateway Overlay	Ferry Terminal Overlay [See BIMC 18.12.030.C]	HSR Land II			
		Connection							
MAXIMUM FAR (Floor Area Ratio) [1] See also BIMC 18.12.030.C.									
Basic Maximum									
Commercial and Other Nonresidential Uses:	0.6	0.4	0.3	0.15	0.1	0.3	No max.; limited by other standards		
		0.3							
Residential	0.4 1.0	0.4	0.3	0.5	0.4 1.0	0.3 1.0	R-2 standards apply	No FAR limit; limited by other standards:	
		0.5							
Mixed Use [2]	1.0	0.5	0.5	0.5	0.5 1.0	0.3 1.0	No max.; limited by other standards		
		0.5							
Maximum with Bonus	Bonus densities require compliance with BIMC 18.12.030.B, C, E and 18.21.050 as applicable.								
Residential	1.0 3.0	0.6	0.6	1.0	1.1 4.0 or 3.0 pursuant to 18.12.030.C.3	0.6 4.0 or 3.0 pursuant to 18.12.030.C.3	Bonus densities require compliance with BIMC 18.12.030. B, D	N/A	N/A
		1.5							
Affordable Housing Development on Property Owned or Controlled by a Religious Organization [7 4]	1.1 3.0	0.8	0.75	1.25	1.2 4.0	0.75 4.0	Bonus densities require compliance with BIMC 18.21.050 and 18.12.030.B, D	N/A	N/A
		1.5							
Mixed Use [2]	1.5 3.0	1.0	0.9	1.0	1.2 (1.4 pursuant to note [3]) 4.0 or 3.0 pursuant to 18.12.030.C.3	0.9 4.0 or 3.0 pursuant to 18.12.030.C.3	Bonus densities require compliance with BIMC 18.12.030.B	N/A	N/A
		1.5							

ZONING DISTRICT DIMENSIONAL STANDARD	Winslow Mixed-Use Town Center						NC	B/I	WD-I
	Central Core Overlay	Madison Avenue Overlay	Ericksen Avenue Overlay	Gateway Overlay	Ferry Terminal Overlay [See BIMC 18.12.030.C]	HSR Land II			
		Connection							
MINIMUM LOT DIMENSIONS									
Area	N/A	N/A			N/A	N/A	N/A	20,000 sq. ft.	20,000 sq.ft.
Depth	N/A	N/A			N/A	N/A	80	N/A	N/A
Width	N/A	N/A			N/A	N/A	80	N/A	N/A
MAXIMUM LOT COVERAGE									
	100%, excluding setbacks	35%	35% 2,500 sq. ft. max. building footprint south of Wyatt, excluding parking structures located below predevelopm ent and finished grade	35%	75% <u>100%</u>	50% <u>75% or 85% pursuant to 18.12.030.C.3</u>	35%	35% <u>50%</u>	50%
		60%							
SETBACKS (Minimum required unless otherwise noted) [4] [2]									
Note: Landscaped areas may serve as setbacks and, in some cases, may exceed the setback requirements.									
Note: Additional setbacks may be required by:									
(a) Chapter 16.12 BIMC, Shoreline Master Program; or									
(b) Chapter 16.20 BIMC, Critical Areas; or									

ZONING DISTRICT	Winslow Mixed-Use Town Center						NC	B/I	WD-I
	Central Core Overlay	Madison Avenue Overlay	Ericksen Avenue Overlay	Gateway Overlay	Ferry Terminal Overlay [See BIMC 18.12.030.C]	HSR Land II			
		Connection							
(c) BIMC 16.28.040, mining regulations; or (d) BIMC 18.09.030, Use Specific Standards; or (e) BIMC 16.12.030.B.3.i, Regulations – Shoreline Structure Setback View Requirement.									
Front									
	Commercial: 5 ft. max. from sidewalk; Residential: 10 ft. min. and 20 ft. max. from Madison Ave. sidewalk	10 ft. min., 20 ft. max.	15 ft. min., 20 ft. max.	5 ft. max. from sidewalk	5 ft. max. from sidewalk except as modified by transition standards in BIMC 18.12.030.C	10 ft. max. from sidewalk	0 ft. min., 20 ft. max from any street, planned right-of-way or road easement, unless otherwise provided under special planning area provisions	50 ft. min. along any public right-of-way	40 ft. min. from property in residential districts; 10 ft. min. for all other
Winslow Way Overlay District (WWOD) see Winslow Subarea Zoning Map	- Buildings along the WWOD in the must be setback 2-5 ft from the right-of-way. Where able, this setback area is encouraged to be covered by awnings or utilized by business owners to display merchandise or café tables. - Above 2-stories, the upper stories of the building must be “step-backed” between 5-15 feet. The step-back area can be used as outdoor space by tenants.								
Side									
	0 ft.; 5 ft. min. when property abuts the Madison Avenue or Ericksen Avenue	0 ft.; 5 ft. min. when property abuts the central core overlay district	5 ft. min.	0 ft.	0 ft.	0 ft.	0 ft. when property abuts another NC zone; 15 ft. when property abuts a residential zone	10 ft.; 50 ft. when abutting a residentially zoned property. The city may increase this to a maximum	40 ft. min. from property in residential districts; 10 ft. min. for all other

ZONING DISTRICT	Winslow Mixed-Use Town Center						NC	B/I	WD-I
DIMENSIONAL STANDARD	Central Core Overlay	Madison Avenue Overlay	Ericksen Avenue Overlay	Gateway Overlay	Ferry Terminal Overlay [See BIMC 18.12.030.C]	HSR Land II			
	overlay districts	Connection							
		0 ft.						of 100 ft. depending on the type, scale, and intensity of the proposed use, subject to site plan review.	
Rear									
	0 ft.; 5 ft. min. when property abuts the Madison Avenue or Ericksen Avenue overlay districts	0 ft.; 5 ft. min. when property abuts the Central Core or Ericksen Avenue overlay districts	0 ft.; 5 ft. min. when property abuts the central core or Madison Avenue overlay districts	0 ft.	0 ft.	0 ft.	0 ft. when property abuts another NC zone; 15 ft. when property abuts a residential zone	15 ft. min.; 50 ft. min. when abutting a residential district. City may increase to a maximum of 100 ft. based on type, scale, and intensity of proposed use, subject to site plan review.	40 ft. min. from property in residential districts; 10 ft. min. for all other
		0 ft.							
Shoreline Jurisdiction	See Table 16.12.030-2, Dimensional Standards Table, and BIMC 16.12.030.B.3.i, Regulations – Shoreline Structure Setback View Requirement								
MAXIMUM BUILDING AND STRUCTURE HEIGHT [5]									
Note: Bonus may not be available in the shoreline jurisdiction									

ZONING DISTRICT DIMENSIONAL STANDARD	Winslow Mixed-Use Town Center						NC	B/I	WD-I
	Central Core Overlay	Madison Avenue Overlay	Ericksen Avenue Overlay	Gateway Overlay	Ferry Terminal Overlay [See BIMC 18.12.030.C]	HSR I and II			
		Connection							
Base	35 ft.; 25 ft. max. south of Parfitt	25 ft.; 35 ft. north of High School Road	25 ft.	35 ft.	BIMC 18.12.030.C standard height north of Winslow Way; 35 ft. south of Winslow Way	35 ft.	35 ft.	35 ft.	35 ft. except that Chapter 16.12 BIMC applies within shoreline jurisdiction
Bonus 1 if parking under building [6-3] OR meeting any affordable housing provisions of BIMC 18.12.030.C	45 ft.; 35 ft. south of Parfitt	35 ft.; 45 ft. north of High School Road	35 ft.	45 ft.	BIMC 18.12.030.C optional height north of Winslow Way; 45 ft. south of Winslow Way	45 ft.	N/A	N/A	N/A
		35 ft							
Bonus 2 if parking under building [6-3] AND meeting affordable housing provisions of BIMC 18.12.030.C	55 ft	45 ft			55 ft	55 ft			
Bonus 2-3 for Nonresidential Uses with Major Conditional Use Permit							45 ft.	45 ft.	45 ft.
Distribution Utility Poles	55 ft. in height above grade. Alternative height limits may apply if additional conditional use permit provisions of BIMC 2.16.050.F are met. See BIMC 18.09.030.F.2 for use standards.								
Transmission Utility Poles	Up to a 25 percent increase above existing pole height above grade with a maximum height of 100 ft. Alternative height limits may apply if additional conditional use permit provisions of BIMC 2.16.050.F are met. See BIMC 18.09.030.F.2 for use standards.								
Bonus 3 Structure Height	Alternative height limits may apply if the conditional use permit provisions of BIMC Title 2 are met. Some encroachments through height limits are permitted under BIMC 18.12.040.								

[1] If the existing FAR for a developed property as of May 21, 1998, is higher than the base FAR for that district, then the existing FAR will be considered the base FAR for that developed property. Total FAR may not be exceeded.

~~[2] In mixed use development, the established FAR in the residential and commercial components shall not be exceeded. For the residential FAR bonus provisions for qualifying housing design demonstration project, refer to the bonus density provisions in BIMC 2.16.020.S.8.~~

~~[3] In mixed use development in the ferry terminal district, an additional 0.2 FAR is permitted in accordance with BIMC 18.12.030.E.2. The additional FAR may be applied to either the residential or commercial component of the mixed use development.~~

[4-2] When property adjoins a single-family residential zone, building setback shall be in accordance with the landscape ordinance perimeter landscaping requirements.

~~[5] When property adjoins a lower density residential zone, except in the ferry terminal district, north of Winslow Way, for the first 30 feet of the building from the property line of an adjoining lower density residential zone, the building height shall be the building height of the adjoining lower density residential zone. Optional building height allowed in the adjoining lower density residential district through a conditional use permit may be requested for projects within the mixed use town center and high school road zones through the site plan review process. For building height requirements in the ferry terminal district, north of Winslow Way, reference BIMC [18.12.030.C](#).~~

[6-3] The bonus height is available when parking is located underground or under the occupiable space of the planned building. If parking is located under less than 50 percent ~~or less~~ of the occupiable space, the bonus may only be used for a portion of the building footprint twice as large as the area with parking located beneath.

[7 4] The bonus density is available when provisions of BIMC [18.21.050](#) are met and all bonus FAR is applied to the residential component of the mixed use development.

BIMC Section 18.12.030 Additional dimensional provisions

A. Density and Lot Coverage Bonus for R-8 and R-14 Zone Districts.

1. An increase in density when providing affordable housing in the R-8 and R-14 zone districts may be granted pursuant to the requirements in Chapter 18.21 BIMC.
2. A density bonus not to exceed 50 percent may be granted to lands in the R-8 and R-14 zone districts if the applicant provides permanent, public open space, provided the following criteria are met:
 - a. The open space shall abut a public or private street and have adequate public access.
 - b. If the subject property being developed is a corner site, placement of the open space at the corner is preferred.
 - c. Signage shall be posted to notify that the open space is public and access is permitted.
 - d. The amount of the density bonus shall be twice the percentage of the total lot area that is designated as open space. For example, if 25 percent of the total lot area is designated as open space, a 50 percent density bonus may be achieved.
 - e. The minimum area designated as public open space must be the larger of (i) 10 percent of the total lot area or (ii) one-quarter acre.
 - f. If the open space is not contiguous, then each open space area must be at least one-quarter acre.
 - g. A 45-foot building setback shall be provided along the perimeters of the open space.
 - h. Trees retained within the designated open space may fulfill the significant tree/canopy retention requirements of BIMC 18.15.010.
 - i. The public open space density bonus may be combined with other density bonuses applicable to this zone; provided, that the total combined density bonus, in total, does not exceed whichever density bonus is higher 50 percent of the base density.
 - j. The open space shall be established as permanent, public open space through one of the following means through either public or private ownership. For purposes of this provision, public ownership means that the city or other public agency chooses to accept ownership of open space and that upon approval and acceptance by the director, open space shall be dedicated to the public. Private ownership means that the open space is held in private ownership if established by easements, restrictive covenants, or other similar legal means in which
 - (i) public access and maintenance of the open space are adequately provided for by written agreement, and such agreements or covenants are recorded with the county auditor; and
 - (ii) in the event that the open space is not maintained consistent with the agreement, the city shall have the right to provide the maintenance of the open space and bill the owner for the cost of maintenance.
 - ~~k. Lands that are located in the critical areas overlay district, as identified in the comprehensive plan, are not eligible for the density bonus provided in this section.~~
 - k ~~l~~. In the R-8 zone district, no portion of any building within 20 feet of a front yard setback located across the street from a single-family residential zone shall exceed a height of 25 feet.
 - l ~~m~~. In the R-8 zone district, building design shall incorporate features such as pitched or terraced roof forms, upper level stepbacks, wall recesses and/or other architectural treatment to minimize building bulk and scale as perceived from adjoining streets and neighborhoods.

~~n. In the R-14 zone district, open space that is selected under the provisions of subsection B.7 of this section or required as mitigation for development impacts may not be included in the open space calculations related to the density bonus provided in this section.~~

~~3. When the density bonus provisions in subsection A.2 of this section are used, the maximum lot coverage in the R-8 and R-14 zone districts may be increased as follows:~~

~~a. In the R-8 zone district, the lot coverage may be increased to 40 percent;~~

~~b. In the R-14 zone district, the lot coverage may be increased 50 percent.~~

~~4. For micro-unit multifamily in the R-8 zone, each "Micro-unit" will be counted as 0.25 dwelling units for the purposes of calculating density.~~

~~B. Additional Height in R-14 District. In the R-14 zone district, an applicant who requests additional lot coverage pursuant to subsection A.3 of this section shall not be allowed to also increase maximum allowable building height unless the applicant demonstrates that:~~

~~1. The applicable design guidelines are met; and~~

~~2. The criteria for conditional use permit approval of additional height in the R-14 district, as set forth in BIMC Title 2, are met; and~~

~~3. The increased height facilitates underground or enclosed under-building parking to the extent feasible; and~~

~~4. The building massing contains significant modulations; and~~

~~5. Thirty percent of the property must be retained as pervious surface area. Pervious surface areas can include landscaping, unpaved stormwater management facilities, underground or overhead utility lines, perimeter fences, and pervious trails. Setback areas and significant tree retention areas can count towards the required pervious surface area. Pervious surface area shall exclude areas covered by (a) structures, including decks, fountains, artwork, utility cabinets, lighting fixtures, trash enclosures, and signs; and (b) areas covered by paving and/or gravel, including sidewalks, impervious paths, patios, parking areas, and driveways; and~~

~~6. Mechanical equipment shall be enclosed or screened, and such enclosures or screening shall be architecturally integrated into the building design or landscape plan; and~~

~~7. The project provides one or more public amenities that would not otherwise be provided, such as greater significant tree retention or provision of more open space than is otherwise required, publicly accessible play areas, trails, or benches, or other amenities proposed by the applicant and approved by the city.~~

~~C. Transition Standards in the Ferry Terminal Overlay District. In order to protect adjacent neighborhoods, a 100-foot-wide transition area is established in the ferry terminal overlay zone, north of Winslow Way, as follows: along the west side of Ferncliff Avenue, starting approximately 100 feet north of Winslow Way; along the north boundary of the district, east of Cave Avenue; and along both sides of Cave Avenue, starting approximately 300 feet north of Winslow Way. The landscaping requirements and height restrictions illustrated below shall apply to this transition area. Portions of the ferry terminal overlay district that are not in the transition area designated by this section shall comply with all other applicable ferry terminal overlay district requirements.~~



B.D. Bonus Density in NC District. Bonus density shall be available in the NC district as follows:

1. Three units per acre with the provision of transfer of development rights (TDRs), in accordance with Chapter 18.27 BIMC; or
2. Three units per acre with the provision of affordable housing for the bonus units, in accordance with the additional provisions of Chapter 18.21 BIMC; or
3. Three units per acre if the development is commercial/residential mixed use and public sewer and public water are not provided, or five units per acre if the mixed use development is on public water and sewer. The residential units must be located above the ground floor if the building is located on a collector or secondary arterial or higher road classification; however, for mixed use projects, if the building fronts on a local or private street, residential units can be located on the ground floor.
 - a. In instances where a project contains both mixed use and residential-only buildings, the bonus density shall only be calculated based on the mixed use buildings. The residential-only buildings shall not be used to calculate the bonus density; or
4. Five units per acre with the provisions of TDRs and public sewer and water; or
5. Five units per acre with public water and sewer and the provision of affordable housing for the bonus units in accordance with the additional provisions of Chapter 18.21 BIMC; or
6. Up to 12 units per acre for those specific parcels NC/R-12 located in Lynwood Center and so designated on the land use map as NC/R-12 for the Lynwood Center special planning area; provided, that all requirements of this title applicable to the NC are met, and that:
 - a. The development is commercial/residential mixed use with the residential units located above the ground floor if the building is located on a collector or secondary arterial or higher road classification; however, for mixed use projects, if the building fronts on a local or private street, residential units can be located on the ground floor; and
 - b. Public sewer and water are provided; and
 - c. The requirements of Chapters 18.18 ~~and 18.21 BIMC are met~~; and
 - d. A community center is constructed that is of similar style and quality to the entire development, is no less than 2,000 square feet, provides kitchen facilities, public rest rooms and outside access. The community center is to be used primarily for community functions.
7. For micro-unit multifamily in the NC and NC/R-12 zones, each "Micro-unit" will be counted as 0.25 dwelling units for the purposes of calculating density.
8. Pursuant to RCW 35.21.990, for existing buildings is in the NC or NC/R-12 zoning districts, there is a 50% residential density bonus, based on the underlying R-2 density, allowed for constructing such units wholly within an existing building, except ground floor commercial or retail that is along a collector or secondary arterial. New parking spaces for the added dwelling units are not required. All other applicable standards would apply.

C.E. Bonus Density to Incentivize Affordable Housing in Winslow Town Center Mixed Use and High School Road Districts.

Eligible properties may achieve additional development ~~maximum level of development~~ above the base FAR and additional building height, as provided for in Table 18.12.020-3, by using one, or a combination of, the following FAR bonus provisions, in accordance with the additional provisions of Chapter 18.21 BIMC, and any other applicable standards or requirements. The FAR bonus provisions may be combined to achieve the maximum level of development established for each district. ~~In no case shall the total commercial, residential or mixed use FAR exceed the maximum FAR as provided for in Table 18.12.020-3.~~

1. Optional Affordable Housing Bonus Density/ Voluntary Inclusionary Zoning.

a. Development projects may build 1 extra story of building height by providing the amount of designated affordable housing units outlined below in Table 18.12.030-1, as an alternative to providing underbuilding parking, as provided for in Table 18.12.020-3.

b. Development projects are eligible to utilize the maximum bonus FAR and 2 additional stories of building height, provided in Table 18.12.020-3, by providing underbuilding parking and providing the amount of designated affordable housing units outlined below in Table 18.12.030-1. Projects that utilize this maximum bonus FAR must provide at least two different unit sizes, with 25% of units 900 square feet or less in size. No more than half of the designated affordable units can be this lower unit size.

Table 18.12.030-1		
<u>Zone</u>	<u>Amount of Affordable Housing Units Required</u>	<u>Required Affordable Housing Income Level (BIMC Section 18.21.020)</u>
<u>Central Core</u>	<u>25%</u>	Households at or below low income (i.e. 80% AMI or below)
<u>Connection</u>	<u>20%</u>	
<u>Ferry</u>	<u>25%</u>	
<u>High School Road</u>	<u>25%</u>	

2. Development Projects Providing 100% Low-Income Affordable Housing.

a. Development projects may have available the maximum bonus FAR and the maximum building height, without providing underbuilding parking as provided for in Table 18.12.020-3, by providing half of the dwelling units for households at or below low income (i.e. 51-80% AMI) and half of the dwelling units for households at or below very low income (i.e. 50% AMI). The development can also provide more than half of the units for very low income households. Parking requirements outlined in BIMC 18.15.020 may be reduced as approved by the Director.

3. Mandatory Inclusionary Zoning in the Ferry and High School Road Zones.

a. Applicability. Development projects proposing 10 or more dwelling units are required to provide the amount and type of designated affordable housing units outlined below in Table 18.12.030-2. A bonus FAR of 3.0 and one story of bonus building height is available for such projects, as provided for in Table 18.12.020-3. A second story of bonus building height is available by providing underbuilding parking, as provided for in Table 18.12.020-3. In the High School Road zone, the lot coverage maximum is increased to 85% for such projects.

Table 18.12.030-2	
<u>Amount of Affordable Housing Units Required</u>	<u>Required Affordable Housing Household Income Level (see BIMC Section 18.21.020)</u>
<u>10%</u>	<u>50%-80% AMI</u>
<u>10%</u>	<u>81%-110% AMI</u>

a. FAR Bonus. Up to 100 percent of the maximum residential FAR bonus may come from providing affordable housing as defined in Chapter 18.36 BIMC; provided, that the difference between the base residential FAR and the maximum residential FAR shall be dedicated to affordable housing. A portion of the total floor area that is of common use and benefit to the entire residential development (for example, interior halls, stairwells, laundry rooms, exercise rooms) may be included in the calculation of the affordable housing component. This portion shall be the same percentage as the affordable housing

provided. For example, if 20 percent of the living unit floor area is for affordable housing, then 20 percent of the common floor area may be included in the total affordable housing calculation. Development of the optional affordable housing shall be in accordance with Chapter 18.21 BIMC and Table 18.12.030.

Table 18.12.030: Optional Affordable Housing Bonus Summary Table

Size of Development	Residential development less than 10,000 sq. ft.	Residential development of 10,000 sq. ft. but less than 60,000 sq. ft.	Residential development more than 60,000 sq. ft.
Affordable Housing FAR Bonus	Must provide 100 percent of bonus square footage for extremely low, very low, or moderate income groups.	Must comply with following ratios: (a) 100 percent of bonus for all moderate; OR (b) 0.2 of bonus for extremely low, very low, or low income groups; 0.5 of bonus for moderate income group; and 0.3 of bonus for middle income group.	Must comply with following ratios: 0.1 of bonus for extremely low, very low or low income groups; 0.6 of bonus for moderate income group; and 0.3 of bonus for middle income group. -

3.b. Preservation of the Islander Mobile Home Park. Preservation of the Islander Mobile Home Park as an existing park site for manufactured homes shall be maintained ~~encouraged~~ through the following provisions.

- i. Unused FAR from the parcel on which the mobile home park is located ~~may be~~ has been transferred to another parcel or parcels within the ~~Mixed Use Winslow Town Center~~. For example, the base FAR for the mobile home park would be calculated, less the FAR of the mobile homes. In exchange for permanently preserving the mobile home park, the owner of the property may transfer the unused FAR to another parcel or parcels in the ~~Mixed Use Town Center~~, where it may be used as bonus residential FAR above the base FAR for that district.
- ii. Permanent preservation of the mobile home park may be used as an affordable housing bonus on another parcel or parcels within the ~~Mixed Use Winslow Town Center~~. For example, in exchange for preserving the mobile home park, the owner of the property would be deemed to have met the affordable housing bonus provisions of subsection A.1 of this section, and could achieve the maximum FAR bonus for residential development on another parcel or parcels in the ~~Mixed Use Winslow Town Center~~. The owner of the mobile home park may either apply the FAR bonus to another parcel(s) he or she owns, or transfer or sell the bonus to another property owner in the ~~Mixed Use Town Center~~.

2. Ferry-Related Parking. In the ferry terminal district, an additional 0.2 FAR may be achieved by relocating existing legal surface ferry commuter parking on site (as shown on Figure 6.2 of the Winslow master plan) to under building or below grade parking. The percentage of the additional FAR that is achieved shall be dependent upon the percentage of parking that is relocated. For example, if 50 percent of existing surface ferry commuter parking on site is relocated under building or below grade, then 50 percent of the total additional FAR (or 0.1 FAR) may be achieved.

18.15.020 Parking and Loading

All development shall comply with the following regulations addressing parking and loading unless other applicable regulations require additional or different treatment of parking and loading, in which case the more specific standard or criteria shall apply. The following sections of the BIMC may impose additional development standards, and in the case of conflict between any two or more development standards or criteria, the more specific shall apply:

BIMC 16.12.030.C.3, Shoreline Master Program, Parking.

Chapter 16.20 BIMC, Critical Areas.

BIMC 18.15.010, Landscaping and screening.

A. Purpose. The purpose of this section is to provide for safe, efficient and well-designed access and parking while minimizing the environmental and visual impact of motor vehicle facilities.

B. General Requirements.

1. Driveways, parking, and walkways shall accommodate pedestrians, motor vehicles and bicycles used by occupants or visitors of a structure or use. Location is subject to review of the planning and engineering departments.

2. No building permit shall be issued until the applicant has submitted satisfactory plans demonstrating that required parking facilities will be provided and maintained.

3. Unless authorized by a conditional use permit or this title, the use of property in a residential zone for commercial parking is prohibited.

4. All driveways and other parking areas, except those serving single-family residences, shall be surfaced with permanent materials acceptable to the public works department, and shall be designed to manage stormwater runoff in accordance with Chapter 15.20 BIMC. Existing designated parking areas with nonconforming gravel surfacing can continue to be used, without modification, to provide up to six required parking spaces.

5. Residential parcels are encouraged to have two-track driveways (also known as Hollywood or wheel strip driveways).

6. Unless approved by the director, only a single access to public right-of-way is allowed for an individual lot. More than one access may be allowed by the director if the director determines, based on drawings or other information submitted by the applicant, that (a) the proposed site access includes measures that mitigate any identified negative impacts or effects that would result from the additional access point(s); and (b) the additional access point(s) will improve on-site or off-site traffic flow or is necessary for, or will help facilitate, compliance with other requirements of this chapter.

7. Joint use of required access ways with adjacent properties is encouraged. The director may approve joint access if the applicant demonstrates to the satisfaction of the director that the joint access (a) will promote the orderly development of the surrounding area; or (b) will help reduce or avoid cumulative adverse impacts that would result from each property accessing the right-of-way separately; and (c) will not create a safety hazard.

8. With the exception of residential single-family and duplex buildings on individual lots, access and parking spaces shall be designed so that no backing movement by a vehicle, except emergency and service and delivery vehicles, shall be allowed onto a public right-of-way; provided, that the director may waive this requirement where no reasonable design alternative exists.

9. No parking space may block access to other parking spaces unless tandem parking has been approved for a residential building single residence or individual dwelling units of a multifamily structure.

10. On-street parking created or designated in conjunction with and adjacent to a project may be included in the parking space calculation upon approval of the director.

11. When new or expanded development is required to provide parking for more than 10 cars, the development shall integrate electric vehicle charging infrastructure as required in subsection C.3 of this section. For the purposes of this subsection, “expansion” means that a development is expanded by more than five percent of its existing floor area, or by more than five percent of its overall size in cases where floor area is not applicable, and the requirements of subsection C.3 of this section apply to only those spaces associated with the expansion.

12. When a new development is required to provide parking for more than 25 cars, at least one parking space near the entrance must be reserved and signed for use by a shared-car program. All parking spaces reserved and signed for use by a shared-car program must also be EV-capable.

13. The provisions of subsections C.11 and 12 of this section are intended to amend and supersede the state building code provisions in WAC 51-50-0429. Further, the provisions of subsections C.11 and 12 of this section do not apply to single-family residences and multifamily residential buildings containing four or fewer residential units as defined in RCW 19.27.015(4).

14. For all development except for single-family residential, the required parking for two or more complementary uses may be reduced up to 50 percent when provided by a common parking lot, but may not be reduced below the highest parking requirement. The reduction shall be reviewed and authorized by the director of planning and community development together with a site plan and design review permit, building permit, or business license, depending on when the parking space reduction is proposed.

15. Pursuant to RCW 36.70A.622(1)(f), off-street parking requirements can be reduced or waived if compliance with any tree retention requirements of BIMC Chapter 16.32, Title 17, or Section 18.15.010 would otherwise make a proposed residential development or redevelopment infeasible.

C. Number of Automobile Spaces Required.

1. General Provisions. All development shall provide the number of parking spaces indicated in this subsection C and Tables 18.15.020-1 and 18.15.020-2. All parking lots shall comply with the minimum requirements for handicapped parking spaces, as required by Washington State regulations related to barrier-free facilities, with the exception of single-family residential and multifamily residential development on individual lots. Above-ground parking lots exceeding the number of spaces required by this section are not allowed unless approved by the planning commission; spaces provided in underground parking garages are exempt from parking maximums.

EXCERPT Table 18.15.020-1: Off-Street Parking Spaces Required for Residential, Neighborhood Center, Business/Industrial, and Water-Dependent Industrial Zone Districts

Land Use	Spaces Required
Residential dwelling unit in a single-family residential district [1]	2 spaces for each primary dwelling unit and 1 space for each accessory dwelling unit. <u>In the Winslow Subarea residential districts, 1 space is required for each dwelling unit.</u>
Residential dwelling unit in a multifamily residential, NC, or B/I district	<u>4-0.5</u> space per primary dwelling unit that is a studio or 1 bedroom unit, and 2 spaces for all other primary dwelling units. Dwelling units situated directly above a commercial use or directly above parking serving a commercial use in the NC district or live/work units in the B/I districts shall require <u>4-0.5</u> parking space. Dwelling units separate from the commercial use or its

EXCERPT Table 18.15.020-1: Off-Street Parking Spaces Required for Residential, Neighborhood Center, Business/Industrial, and Water-Dependent Industrial Zone Districts

Land Use	Spaces Required
	parking by one or more intervening floors shall not be considered to be located “directly above” that use, and therefore 2 parking spaces are required.
	<u>0.25 off-street parking spaces per micro-unit multifamily dwelling unit.</u>
	The director may require guest parking in excess of the required parking spaces, whether or not the required parking is reduced pursuant to BIMC18.15.020.B.12, up to a maximum additional 0.5 <u>0.1</u> stall per dwelling unit, if there is inadequate guest parking on the subject property <u>or publicly available parking is not nearby.</u>

[1] Residential parking requirements may be reduced by 50 percent for dwelling units located within a one-half-mile radius and 25 percent for dwelling units located within one-half mile and a one mile radius of the ferry terminal providing scheduled service to Seattle. This provision may not be used in conjunction with senior housing or other parking reduction arrangements, and the required number of parking spaces shall not be reduced below ~~one 0.5~~ space per parking unit, unless a lower parking requirement is applicable. This provision does not preclude the authority of the director to require guest parking as described in this table.

EXCERPT Table 18.15.020-2: Off-Street Parking Spaces Required in ~~Mixed-Use~~ Winslow Town Center Districts [1]

Land Use	Spaces Required					
	Central Core Overlay	Madison Avenue Overlay	Erickson Avenue Overlay	Gateway Overlay	Ferry Terminal Overlay	High School Road Land II
		Connection				
Residential Uses						
Minimum spaces per unit [3]	4<u>0.5</u> space per primary dwelling unit that is a studio or 1 bedroom unit, and 2 <u>1</u> spaces for all other primary dwelling units. Each dwelling unit situated directly above a commercial use or directly above parking serving a commercial use in the NC or B/I districts shall require 4 <u>0.5</u> parking space. Dwelling units separate from the commercial use or its parking by one or more intervening floors shall not be considered to be located “directly above” that use. The director may require guest parking in excess of the required parking spaces, whether or not the required parking is reduced pursuant to BIMC 18.15.020.B.12, up to a					

EXCERPT Table 18.15.020-2: Off-Street Parking Spaces Required in Mixed-Use Winslow Town Center Districts [1]

Land Use	Spaces Required					
	Central Core Overlay	Madison Avenue Overlay	Ericksen Avenue Overlay	Gateway Overlay	Ferry Terminal Overlay	High School Road Land #
		<u>Connection</u>				
		maximum additional 0.5 <u>0.1</u> stall per dwelling unit, if there is inadequate guest parking on the subject property <u>or publicly available parking is not nearby.</u>				
		<u>0.25 off-street parking spaces per micro-unit multifamily dwelling unit.</u>				
Maximum above-ground spaces per unit	2					

[1] For properties along Winslow Way, there shall be no driveway from private property to the street except as approved as a conditional use. Driveways in existence prior to July 1, 1987, are excepted from this requirement.

[2] Applies to uses in the food and beverage, office and services, and retail categories in Table 18.09.020.

[3] Residential parking requirements may be reduced by 50 percent for dwelling units located within a one-half-mile radius and 25 percent for dwelling units located between one-half mile and a one-mile radius of the ferry terminal providing scheduled service to Seattle. This provision may not be used in conjunction with senior housing or other parking reduction arrangements, and the required number of parking spaces shall not be reduced below ~~one~~ 0.5 space per parking unit unless a lower parking requirement is applicable. This provision does not preclude the authority of the director to require guest parking as described in this table.

J. Design Standards.

1. Parking Space and Aisle Dimensions. Except as provided in subsection J.1.e of this section, parking lots shall be designed according to Table 18.15.020-5. Space depth shall be measured exclusive of access drives, aisles and other physical obstructions. Small car spaces may total no more than 30 percent of the required number. Except for accessible spaces, which are larger by definition, minimum dimensional requirements for a standard size (not compact) parking space are 8 feet by 20 feet, pursuant to RCW 36.70A.622(1)(e).

- a. Parking lots shall have direct access to a street or road easement and shall provide unobstructed access driveways exclusive of the required parking areas.
- b. Multifamily and nonresidential developments shall use access standards as shown in Table 18.15.020-5.
- c. Where possible, single-family residences shall share access drives.
- d. Access drive widths for single-family residences shall be determined by the city engineer or fire marshal.

e. For parking located in structures, columns or other structural elements may encroach into the parking space a maximum of six inches on a side; provided, that no wall, post, guardrail, or other element shall obstruct car door opening or the exit-way of persons from a parked vehicle.

Table 18.15.020-5: Parking Space and Lot Design and Dimensions [1]

A Parking Angle	B Stall Width (ft.)	C [2] Stall Depth (ft.)	D Aisle Width (paved surface ft.)	Direction of Travel
45°	7.5	15	11	1-way
	8.5 <u>8</u>	18	13	1-way
	7.5	15	18	2-way
	8.5 <u>8</u>	18	20	2-way
60°	7.5	15	14	1-way
	8.5 <u>8</u>	19.5	14.5	1-way
	7.5	15	20	2-way
	8.5 <u>8</u>	19.5	20	2-way
75°	7.5	15	17.5	1-way
	8.5 <u>8</u>	20	18.5	1-way
	7.5	15	20	2-way
	8.5 <u>8</u>	20	20	2-way
90°	7.5	15	20	2-way
	8.5 <u>8</u>	19	24	2-way
Parallel	20	8.5 <u>8</u>	12	1-way
	20	8.5 <u>8</u>	12	2-way

[1] The first line of each category (e.g., 45 degrees, one-way travel) indicates the dimensions for compact cars.

[2] Where wheel stops are required, they shall be placed 18 inches from the end of stall. Landscaping may be located between the wheel stop and the end of the stall. Landscaping so located shall be in addition to, and not part of, any landscaping required by this title.

2. Grades. Where parking spaces are designated, grades shall not exceed six percent. Driveways and driving lanes between separate groups of parking shall not exceed 14 percent. Parking areas on sloping lots shall be laid out so that parked cars lie perpendicular to the slope. Where existing grades on property proposed for a parking lot exceed 10 percent, the city may require a topographic survey to show existing and proposed grades.

Chapter 18.21 AFFORDABLE HOUSING

Sections:

- 18.21.005 Generally.
- 18.21.010 Purpose.
- 18.21.020 General provisions for ~~optional~~ affordable housing
- 18.21.030 Optional residential density bonus for the "Ferncliff Affordable Housing Area".
- 18.21.040 Optional fee-in-lieu.
- 18.21.050 Affordable housing development on property owned or controlled by a religious organization.

18.21.005 Generally.

This chapter sets forth ~~optional~~ provisions for density bonuses in return for the construction of new affordable housing units. Residential density bonus proposals will be reviewed concurrently with the primary land use application. A preapplication conference will be required for any land use application that includes a proposal for the affordable housing density bonus.

18.21.010 Purpose.

The purpose of this chapter is to implement the policies contained in the housing element of the comprehensive plan and the Winslow Subarea Plan by providing an both optional and mandatory programs for the construction of affordable housing in new single-family and multifamily residential developments. The Growth Management Act (GMA) requires the city to make adequate provisions for existing and projected housing needs of all economic segments of the community as determined by the housing needs assessment, contained in the housing element. The housing element reflects the city's goal of dispersing affordable housing throughout all geographic and economic segments of the community, and providing a mixture of housing types to discourage the development of economic enclaves. The city recognizes that the marketplace is the primary supplier of adequate housing for those in the upper economic groups, but that some combination of appropriately zoned land, regulatory incentives and innovative planning techniques will be necessary to make adequate provisions for the needs of households whose incomes are at or below middle income (as those terms are defined in Chapter 18.36 BIMC).

18.21.020 General provisions for ~~optional~~ affordable housing.

A. Siting of Affordable Dwelling Units or Residential or Mixed Use Building Lots. The affordable units constructed under the provisions of this chapter shall be included within the parcel of land for which the density bonus is granted. Segregation of affordable housing units within the development from market rate housing units shall be avoided whenever practical.

The department of planning and community development shall calculate and publish annually the maximum purchase prices and maximum rents applicable to each of the following income groups:

1. Extremely low income: less than 30 percent of median household income;
2. Very low income: 31 percent through 50 percent of median household income;
3. Low income: 51 percent through 80 percent of median household income;
4. Moderate income: 81 percent through 95 percent of median household income;
5. Middle income: 96 percent through 120 percent of median household income.

B. Duration of Affordability.

1. Rental Units.

a. Prior to the effective date of Ordinance No. 2021-11 on February 11, 2021, affordable rental housing units created as a result of the provisions of this chapter shall remain affordable for a period of 30 years from the time of first occupancy and shall be secured by a recorded agreement and covenant running with the land, binding all the assigns, heirs, and successors of the applicant.

b. For development projects that filed a complete land use permit application with the city subsequent to the effective date of Ordinance No. 2021-11 on February 11, 2021, affordable rental housing units created as a result of the provisions of this chapter shall remain affordable for a period of at least 50 years from the time of first occupancy and shall be secured by a recorded agreement and covenant in accordance with subsection C of this section.

2. Home Ownership Units.

a. Prior to the effective date of Ordinance No. 2021-11 on February 11, 2021, all affordable home ownership units created as a result of the provisions of this chapter shall be initially sold to income-qualified households and thereafter subject to a mechanism that is specified in an appropriate administrative procedure adopted by resolution by the city council allowing the city to capture a share of the appreciation when the unit is sold at market rate. The city's share of the proceeds shall be placed in its housing trust fund. The affordable housing unit(s) shall be secured by a recorded agreement and covenant in accordance with subsection C of this section.

b. For development projects that filed a complete land use permit application with the city subsequent to the effective date of Ordinance No. 2021-11 on February 11, 2021, affordable home ownership units created as a result of the provisions of this chapter shall be sold to income-qualified households and shall remain affordable for a period of 99 years from the time of first occupancy. The affordable housing unit(s) shall be secured by a recorded agreement and covenant in accordance with subsection C of this section.

3. A unit that is owned or sponsored by a public or private nonprofit agency that already restricts benefit and resale is exempt from the provisions of subsections B.1 and B.2 of this section.

C. Required Documentation. Prior to the final approval of any land use application to which this chapter is applicable, the owner of the affected parcels shall deliver to the city a duly executed covenant running with the land, binding all the assigns, heirs, and successors of the owner of the affected parcels, in a form approved by the city attorney, identifying the units or parcels and acknowledging their obligation under this section. The applicant shall be responsible for the cost and recording of the covenant.

D. Construction of Affordable Units. When dwelling units subject to this chapter will be constructed in phases, or over a period of more than 12 months, a proportional amount of affordable housing units must be completed at or prior to completion of the related market rate dwellings, or as approved by the director.

E. Phased Development. If a project is to be phased, the proportion of affordable units or residential building lots to be completed with each phase shall be determined as part of the phasing plan approved by the director.

F. Unimproved Lots to Be Sold. Where the applicant intends to sell the individual unimproved lots created as a result of the provisions of this chapter, it is the responsibility of the applicant to arrange for the affordable units to be built.

~~G. Attached Housing. In single-family developments where there are two or more affordable units, side yard setbacks may be waived to allow for attached housing units for affordable units only. The placement and exterior design of the attached units must be such that the units together resemble as closely as possible a single-family dwelling.~~

~~G. H.~~ Definition of Benefit. Where the code limits benefits to households whose incomes are at or below a specified income, the purpose is to include all categories of income, as defined in Chapter 18.36 BIMC,

below the category specified. For example, if the benefit limit is, “to those households whose incomes are at or below low-income,” households who are extremely low income, very low income and low income may benefit.

18.21.030 Optional residential density bonus for the “Ferncliff Affordable Housing Area.”

A. Purpose. The goal of this section is to increase the housing supply and the choice of housing styles available in the residential area north of the ferry terminal, where active transportation infrastructure exists; to promote socioeconomic diversity by adding to the stock of income-qualified housing; to encourage development of smaller homes, at reasonable prices, in neighborhoods attractive to a mix of income and age levels.

B. ~~A.~~ Applicability. This section applies to ~~all land use applications, to the area identified as “Ferncliff Affordable Housing Area” on Figure 18.21.030-1 except the following:~~ (1) ~~for the construction of one single-family dwelling on one lot that can accommodate only one dwelling based upon the underlying zoning designation;~~ (2) ~~the Mixed Use Town Center and the High School Road districts (provisions for the Winslow Town Center are contained in BIMC 18.12.030.E. (3) neighborhood centers (NCs) (provisions for this zone are contained in BIMC 18.12.030.D), and (4) the critical areas overlay districts identified in the comprehensive plan, which are not eligible for density bonuses.~~

C. Review and Approval Process. Housing projects that opt to provide affordable housing in exchange for bonus density shall be reviewed as specified in the same manner as other applications for the same type of underlying land use permit, e.g. Site Plan and Design Review or Subdivision (see BIMC 2.16.030 through 2.16.170). Maximum home size for all units is 1,600 sq. ft.

D. Bonus Density Development projects may achieve the bonus density by providing the amount of designated affordable housing units as described below in Table 18.21.030-1.



Figure 18.21.030-1

Table 18.21.030-1		
<u>Bonus Density</u>	<u>Amount of Affordable Housing Units Required</u>	<u>Required Affordable Housing Income Level (BIMC Section 18.21.020)</u>
<u>2.5 x Base Density</u>	<u>at least 25% of total units (after density bonus)</u>	<u>Households at or below low income (i.e. 80% AMI or below)</u>
<u>ADUs are permitted in such single-family development but may not be counted as units towards meeting the affordable housing unit requirements.</u>		

E. Flexible Development Standards. The applicant may request that development standards from BIMC Titles 17 and 18 be modified as part of permit review for these affordable housing projects. The city will review the request to modify development standards through the project review process. Requirements of BIMC Title 16 may not be modified. The following development standards may be modified:

1. Minimum Lot Dimensions and Size. Reductions in lot size or dimensions are subject to approval by the Kitsap County Public Health District.
2. Maximum Lot Coverage. Maximum lot coverage can be increased above zoning district requirements with no maximum.
3. Setbacks. Unless required for public safety purposes, such as sight distance, zoning and subdivision setbacks may be reduced as described below. This section does not supersede lesser setback requirements as outlined in Tables 17.12.070-1 and 18.12.020-2, as applicable. Additional vegetative landscaping screen may be required by the director when reducing setbacks.
 - a. Zoning Setback Reductions. Front setback to on-site access: 10 feet.
 - b. Subdivision Setback Reductions.
 - i. All interior subdivision setbacks: zero feet.
 - ii. Building to on-site access: 10 feet.
4. Natural Area. For residentially zoned projects developed under BIMC Title 17, the prescriptive natural area requirements in Table 17.12.070-1 do not apply. Instead, the project shall integrate at least 400 square feet of natural area per unit.

~~B. Rental Affordable Housing. Density for land subject to the provisions of this section may be increased by up to 50 percent above the underlying base density when each of the additional units is provided for households whose incomes are at or below low income.~~

~~C. For Purchase Affordable Housing. Density for land subject to the provisions of this section may be increased above the base density by the following amounts:~~

- ~~1. Up to a maximum of 50 percent above the underlying base density when each of the additional units or residential building lots is provided for households whose incomes are at or below low income.~~
- ~~2. Up to a maximum of 40 percent above the underlying base density when each of the additional units or residential building lots is provided for households whose incomes are at or below moderate income.~~
- ~~3. Up to a maximum of 20 percent above the underlying base density when the first 10 percent of the housing units are affordable to households with incomes at or below moderate income. The remaining 10 percent may be affordable to households whose incomes are at or below middle income.~~

~~D. Summary Table. The provisions of subsections B and C of this section are summarized in Table 18.21.~~

Table 18.21: Affordable Housing Density Bonus Provision Summary

Affordable Housing – Optional For Purchase	For Rent
Up to 50% density bonus if each of the bonus units are affordable to households whose incomes are at or below low income.	Up to 50% density bonus when each of the bonus units is affordable to households with incomes at or below low income.
Up to a 40% density bonus if each of the bonus units are affordable to households whose incomes are at or below moderate income.	
Up to a maximum of 20% above the underlying base density when the first 10% of the housing units are affordable to households with incomes at or below moderate income. The remaining 10% may be	

Affordable Housing – Optional For Purchase	For Rent
affordable to households whose incomes are at or below middle income.	

18.21.040 Optional fee-in-lieu.

A. The owner of an affordable residential building lot constructed or created as a result of the provisions of this chapter, as now or previously codified, as part of a land use application approved on or before June 1, 2008, may make a financial contribution, as described in this section, to the city's housing trust fund instead of complying with the requirements of BIMC 18.21.020, as now or previously codified, to obtain or maintain the bonus density allowed under this chapter, as now or previously codified.

B. The amount of such financial contribution to the city's housing trust fund shall be set by the city manager, subject to the following restrictions:

1. The amount must be at least 60 percent of the fair market value of the affordable residential building lot at the time of sale. A certified appraiser shall determine the affordable residential building lot's fair market value. The appraisal will assume that sale of the lot will not be restricted to only income-qualified individuals. The owner will pay for the appraisal by a certified appraiser acceptable to the city.
2. The amount must be deposited into the city's housing trust fund within 14 days of the closing of the sale of the affordable residential building lot.
3. In circumstances where development of the affordable residential building lot is restricted by conditions on the face of a plat or short plat, the owner must initiate and pay for a plat amendment to remove or modify such conditions. Approval of such a plat amendment must be obtained before the lot may be sold to an individual who is not income-qualified, and such approval will be conditioned upon a financial contribution to the city's housing trust fund under this section.
4. Prior to initiating a plat amendment, the owner must demonstrate that they attempted, in good faith, to locate an income-qualified buyer interested in purchasing the affordable residential building lot and were unsuccessful.

18.21.050 Affordable housing development on property owned or controlled by a religious organization.

A. In accordance with RCW 36.70A.545, the city shall allow a density bonus consistent with this section for properties owned or controlled by a religious organization. For the purposes of this section, "religious organization" is defined as provided in RCW 36.70A.545. All projects governed by this section shall comply with RCW 36.70A.545 and the requirements set forth in this section.

~~B. Pilot Project Phase. In order to implement the requirements of RCW 36.70A.545 consistent with local needs, the city will utilize a pilot project phase as part of a broader application and implementation of the regulations. Initially, implementation of this section shall be limited to the only request from a religious organization for an increased density bonus for an affordable housing development that the city has received related to RCW 36.70A.545, as of adoption of the ordinance codified in this section, which relates to the approximately eight acre property collectively known as "Bethany Lutheran Church," located at the southwest intersection of NE High School Road and Sportsman Club Road NE and zoned R-0.4. The pilot project phase shall be in effect until December 31, 2027. Beginning January 1, 2028, the pilot project phase of these regulations will no longer be in effect and this section will apply to all requests submitted in accordance with RCW 36.70A.545 and this code, regardless of the location of the property within the city's jurisdictional limits.~~

B.C. All projects shall comply with existing land use permit review procedures depending on the type of housing development that is proposed. Multifamily housing shall be reviewed in accordance with the site plan and design review process set forth in BIMC 2.16.040, and subdivisions shall be reviewed in

accordance with the short or long subdivision process set forth in BIMC 2.16.070 or 2.16.125 (respectively), unless specifically modified by this section.

C ~~D~~. All projects shall be subject to applicable residential development standards for BIMC Titles 15, 16, 17, and 18, unless specifically modified by this section. All projects shall comply with the requirements of the city and the Kitsap Public Health District for providing drinking water and on-site septic, if applicable.

D ~~E~~. Project Density Bonus. The density for projects may be increased above the base density as follows; provided, that all other applicable provisions of this code are met:

1. For projects within the ~~Mixed-Use Winslow Town Center/HSR I and II zones~~ (where bonus density for affordable housing is otherwise governed by BIMC 18.12.030.C ~~E~~), bonus density shall be governed by Table 18.12.020-3 and the maximum floor area ratios depicted therein.

2. For projects within the Neighborhood Center zones (where bonus density for affordable housing is otherwise governed by BIMC 18.12.030.B ~~D~~), density may be increased as follows: one additional unit per acre beyond what is already provided as bonus for projects not served by public sewer, and two additional units per acre beyond what is already provided as bonus for projects served by public sewer.

3. For all other projects in Residential zoning districts (otherwise governed by Chapter 18.21 BIMC), density may be increased as follows:

a. For projects within the Winslow Subarea ~~Plan Study Area~~ or within one quarter mile of the Winslow Subarea ~~Plan Study Area~~:

Residential Zone	Total Allowed Density Under this Chapter
R-0.4	2.9 units/acre
R-1	3.5 units/acre
R-2	4.3 units/acre
R-2.9	5 units/acre
R-3.5	6 units/acre
R-4.3	8 units/acre
R-5	14 units/acre
R-6	18 units/acre
R-8	22 units/acre
R-14	26 units/acre

b. For all other projects in Residential zoning districts:

Residential Zone	Total Allowed Density Under this Chapter
R-0.4	2 units/acre
R-1	2.9 units/acre
R-2	3.5 units/acre
R-2.9	4.3 units/acre
R-3.5	5 units/acre
R-4.3	6 units/acre
R-5	8 units/acre
R-6	14 units/acre
R-8	18 units/acre
R-14	22 units/acre

~~E.F.~~ Accessory Dwelling Units (“ADU”). ADUs are prohibited for projects governed by this section.

~~F.G.~~ Affordable Housing. All dwelling units planned and constructed through this section shall meet the following requirements:

1. All units shall be used exclusively for affordable housing purposes for at least 99 years.
2. Housing units shall be used as the primary residence of a low income household. “Low income households” are defined as set forth in RCW 36.70A.545.
3. Unless otherwise specified, the price of affordable housing units shall be based on the requirements set forth in RCW 36.70A.545.
4. An agreement in a form approved by the city shall be executed by the applicant, or its successor organization, and recorded with the Kitsap County Auditor’s Office, requiring the affordable housing to remain for 99 years. This agreement shall be a covenant running with the land, binding on assigns, heirs, and successors of the applicant.
5. The city shall require documentation to be signed through the land use and building permitting processes to ensure ongoing compliance with the income requirements.
6. The city may approve a formula, based on a form prepared by the city and submitted by the applicant when a project application is submitted for review, for calculating maximum affordable prices for sales subsequent to the initial sale to allow modest growth in homeowner equity while maintaining long term affordability for future buyers.

~~G.H.~~ Parking. The amount of parking shall be determined as part of a transportation study or mobility assessment.

~~H.I.~~ The maximum dwelling unit size shall be limited to 1,400 square feet.

~~I.J.~~ Projects proposed and constructed on the same property(ies) as existing buildings may result in a permitted mixed-use property.

~~J.K.~~ Projects proposed and constructed under this section shall comply with the Fair Housing Act which prohibits discrimination in housing because of race, color, national origin, religion, sex (including gender identity and sexual orientation), familial status, or disability.

BIMC Chapter 18.36.030 Definitions

“Emergency housing” means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement. (RCW 36.70A.030(14))

“Emergency shelter” means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations. (RCW 36.70A.030(15))

“Permanent supportive housing” means subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy. It utilizes admissions practices designed to use lower barriers to entry than typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. RCW 36.70A.030(31)

“Religious organization” is defined consistent with the federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property. RCW 36.01.290(6)(c).

“Micro-unit Multifamily” means a residential development or the residential portion of a mixed use development with micro-units that provide sleeping and living space, are independently rented and lockable, and residents share kitchen facilities with other micro-units in the building or within the development, pursuant to RCW 36.70A.535.

“Transitional housing” means a project that provides housing and supportive services to homeless persons or families for up to two years² and that has as its purpose facilitating the movement of homeless persons and families into independent living. RCW 84.36.043(3)(c)

EXHIBIT D

Study Area Boundaries

- Countywide Growth Center
- Winslow Sub-Area Boundary

Zoning Designations

- Business/Industrial
- Central Core
- Connection Zone
- Ferry Terminal District
- High School Rd Zone
- Neighborhood Center
- Neighborhood Center - R-12
- Water Dependent Industrial
- R-0.4 - (1 unit /2.5 ac)
- R-1 - (1 unit/ac)
- R-2 - (2 units/ac)
- R-2.9 - (2.9 units per/ac)
- R-3.5 - (3.5 units/ac)
- R-4.3 - (4.3 units/ac)
- R-5 - (5 units/ac)
- R-6 - (6 units/ac)
- R-8 - (8 units/ac)

Shoreline Designations

- Island Conservancy
- Natural
- Shoreline Residential
- Shoreline Residential Conservancy
- Urban

Priority Aquatic Areas

- Priority Aquatic A
- Priority Aquatic B

Changes by Ordinance

DATE	ORDINANCE	DESCRIPTION
April 4, 1996	Ordinance 96-08	Winslow Mixed Use Town Center (MUTC)
March 20, 1997	Ordinance 97-01	Changes to LM and NSC, created WD-1
Sept. 5, 1997	Ordinance 97-28	Zoning changes per Lynwood Center SPA
August 6, 1998	Ordinance 98-38	Corrected mapping errors in Winslow
April 28, 1999	Ordinance 99-12	Corrected mapping errors at Rockaway Beach
Sept. 8, 1999	Ordinance 99-17	Implemented Winslow Master Plan (WMP), adopted FARs for MUTC
Dec. 22, 1999	Ordinance 99-64	Amended Ferry Terminal District Boundaries
Feb. 23, 2000	Ordinance 2000-03	LM Rezone
Feb. 23, 2000	Ordinance 2000-04	LM Rezone
Feb. 23, 2000	Ordinance 2000-05	LM Rezone
May 25, 2005	Ordinance 2005-12	R-8 Rezone, MAD Rezone, LM Rezone
June 1, 2005	Ordinance 2025-02	WSF maintenance yard & ravine creek estuary
March 20, 2006	Ordinance 2006-03	Rezone of parcel 26250230472004 from MUTC/Ericksen to MUTC/CORE
August 25, 2010	Ordinance 2010-23	Rezone of parcel 10250220072002 from R-0.4 to LM
November 27, 2013	Ordinance 2013-19	Corrected mapping errors at Lynwood Center
November 27, 2013	Ordinance 2013-20	Light Manufacturing District changed to Business/Industrial
October 14, 2014	Ordinance 2014-39	Change R-2 designation to WDI for a property on the south shore of Eagle Harbor
February 28, 2017	Ordinance 2017-02	Zoning Map Update
May 2026	Ordinance 2026-04	Future Landuse Map Update
May 2026	Ordinance 2026-05	Zoning Map Update

City of Bainbridge Island Zoning Map

City of Bainbridge Island

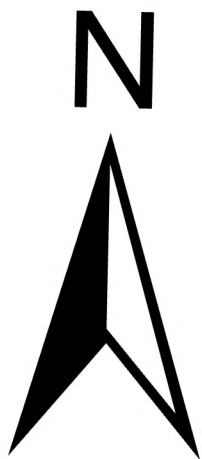


2026

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City Council Regular Business Meeting Agenda Bill Tuesday, August 25, 2026

Agenda Item: (7:15 pm) Receive Update on the Comprehensive Plan Update Process

Department: Planning & Community Development

Agenda Section: Regular Business

Estimated Time: 15 Minutes

Recommendation:

Information only.

Narrative:

Background

The Comprehensive Plan is the City's 20-year plan for future population, housing, employment and the utilities and services to support them. The current periodic Comprehensive Plan update will advance the City's planning horizon from 2036 to 2044. The 2044 Comprehensive Plan will focus population and employment growth primarily in the Winslow area, with additional employment growth in the City's Business/Industrial zones, some of which are located in north Winslow. This is in keeping with the City's current long-term growth strategy, which supports new population and employment in Winslow while conserving sensitive environmental areas, open spaces and forests outside Winslow Town Center. A Subarea Plan for the Winslow town center is a key component to the Comprehensive Plan update.

Under the Growth Management Act, the City must plan for its share of regional population and employment growth. For the first time ever, a new state law requires local governments to plan for and accommodate housing types for all income levels via Washington's Housing Accountability Act. The periodic update to the City's Comprehensive Plan was due on December 31, 2024. The City has been working for the last few years on updating the plan. The City hopes to adopt the Comprehensive Plan and Winslow Subarea Plan (Ordinance 2026-04) and the implementing development regulations (Ordinance 2026-05) by mid-December 2026.

Comprehensive Plan Next Steps

Currently, staff and consultants are working to provide a revised Winslow Land Capacity Analysis (LCA) based on the July 14, 2026, City Council direction related to zoning and Floor Area Ratio (FAR) assumptions within Winslow. Staff expects a new LCA from the City's consultant, LMN, within the next few weeks. During that same time period, the consultant will review the Draft Environmental Impact Statement (DEIS) to ensure the most recent draft of the plan has been analyzed for environmental impacts. The consultant will provide a memo to the City regarding whether a Supplemental Impact Statement is required. If an SEIS is required, the project timeline will increase by three to four months.

On May 14, 2026, the City staff submitted the Draft Comprehensive Plan, Winslow Subarea Plan and development regulations to the Department of Commerce and other state agencies as required by RCW 36.70A.106. The City received comments and suggestions from the WA State Departments of Commerce, Fish and Wildlife, and Transportation, and the Puget Sound Regional Council. Some agency comments are already addressed in draft Plans or draft regulations. Staff is suggesting updating language in the Comprehensive Plan, development regulations, or the Island Wide Mobility Plan (IWMP) to respond to some comments. The City Council will see the proposed changes related to agency comment as turquoise highlighting for the first reading of Ordinance No. 2026-04.

The Council tasked staff with obtaining modeling for a Mandatory Inclusionary Zoning program (MIZ) and asked staff to consider engaging a new consultant. Staff will seek bids for consultants to model the MIZ program in September 2026 for inclusion in the LCA and within subsequent drafts of the Land Use and Housing Elements of the Comprehensive Plan.

Staff is updating the development regulations ordinance (Ord. 2026-05) to include recent changes to state law. Staff will bring the proposed code changes to the Planning Commission for review, public comment and a recommendation to the City Council.

Once the City Council finalizes the draft updates to the Comprehensive Plan, WSP and development regulations, staff will issue the final environmental impact statement (FEIS) and draft the remaining documents for inclusion in the adoption ordinances (Ord. 2026-04 and Ord. 2026-05). The City Council will hold a public hearing and adopt the ordinances.

The attached calendar describes the current timeline of the various portions of the Comprehensive Plan process remaining.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Calendar 8-20-26 (1 page)

Week			Meetings	Interim Development Regulations for HAA (Ord. 2026-010)				Ordinance 2026-011 (re: 2021-10 Extension or Expiration)				Comprehensive Plan & Winslow Subarea Plan (GMA & HAA)				Ordinance 2026-05 Development Regulations to Implement Comprehensive Plan and 2027 Planning Commission Work Plan				MIZ Modeling with RFP (New Consultant)				
1	August	17-21		Action	Date	Deliverable	Responsible Party	Action	Date	Deliverable	Responsible Party	Action	Date	Deliverable	Responsible Party	Action	Date	Deliverable	Responsible Party	Action	Date	Deliverable	Responsible Party	
2		24-28	CC – Bus, PC	Council Adoption	25-Aug	Interim Ordinance	Attorney and PCD Staff	Council Review	25-Aug	Ord. 2026-011 Extension Ordinance	Attorney and PCD Staff					PC Workshop	27-Aug	Consider 2027 Work Plan	PCD Staff	Internal Deadline	8/24/2031	Advertise RFP	Executive Staff	
3		31-4	CC – Study										External Deliverable	31-Aug	1. Updated Feb LCA, new July LCA & Comparison Memo (w/o MIZ) & 2. SEIS Review Memo	1. LMN & 2. EA					External Deadline	1-Sep	Proposal	Outside Consultants
																				Internal Deadline	3-Sep	Consultant Selection	PCD and Executive Staff	
4	September	7-11	CC – Bus, PC					Council Adoption	8-Sep	Ord. 2026-011	Attorney and PCD Staff	Council Review	8-Sep	Council confirms preferred alternative LCA (w/o MIZ)		PC Workshop	10-Sep	Consider 2027 Work Plan	PCD Staff	Council Approves Contract	8-Sep	Consultant Contract		
5		14-18	CC – Study																		14-Sep	Start of Contract	Outside Consultant	
6		21-25	CC – Bus, PC										External Deliverable	22-Sep	LMN provides LCA w/MIZ	LMN (if selected)	PC Recommends	24-Sep	Recommended 2027 Work Plan to Council	Planning Commission				
7		25-2											External Deliverable	29-Sep	New LCA and MIZ integrated into CP/WSP	PCD Staff and LMN (if selected)	Internal Deliverable	25-Sep	Ord. 2026-05 SEPA MDNS Issued	PCD Staff				
8	October	5-9	CC – Study, PC						10-Oct	Ord. 2021-010 Expires		Council Review	6-Oct	Council confirms final LCA and MIZ assumptions for adoption	Date depends on who provides MIZ. This date assumes LMN.	PC Review	8-Oct	Ord. 2026-05 Draft	PCD Staff					
9		12-16	CC – Bus	Public Hearing (60 days)	13-Oct	Findings of Fact	PCD Staff					External Deliverable	15-Oct	MIZ Modeling delivered	MIZ Consultant (if not LMN)					External Deliverable	15-Oct	MIZ Modeling Delivered	Outside Consultant	
10		19-23	CC – Study, PC															22-Oct	Ord. 2026-05 MDNS Appeal Period Ends					
																	PC Review	22-Oct	Ord. 2026-05	Planning Commission				
11		26-30	CC – Bus										External Deliverable	10/31 or 11/10	LMN delivers draft CP/WSP document based on preferred alternative	LMN and PCD Staff (10/31 if LMN does MIZ; 11/10 if another consultant)								
12	November	2-6	CC – Study									External Deliverable	2-Nov	FEIS Draft (if no SEIS required)	EA and LMN									
												Internal Deliverable	2-Nov	Ord. 2026-04 to Commerce for Expedited Review	PCD Staff									
13		9-13	CC – Bus, PC										Council Review	11/9 or 11/24	Council reviews final draft Comprehensive Plan and WSP	November 9 if LMN does MIZ; 11/24 if another consultant provides MIZ.	PC Recommends	12-Nov	Final Draft Ord. 2026-05	Planning Commission				
14		16-20	CC – Study																					
15		23-27	CC – Bus													Council Adoption	24-Nov	2027 PC Work Plan	PCD Staff					
16	December	30-4	CC – Study									Internal Deliverable	16-Nov	FEIS Issued (if no SEIS required)	PCD Staff									
17		7-11	CC –Bus, PC									Council Adoption	8-Dec	Adopt 2026-04, Final Draft Comprehensive Plan and Winslow Subarea Plan (End of FEIS Appeal Period)	Date does not account for SEIS which could add 3-4 months to process.	Council Adoption	8-Dec	Adopt 2026-05, Comprehensive Plan Implementing Development Regulations	Date does not account for delays in Comprehensive Plan adoption due to SEIS					
18		14-18	CC – Study											19-Dec	HAA Extension Ends									
19		21-25	CC – Bus																					
20		28-31																						



City Council Regular Business Meeting Agenda Bill **Tuesday, August 25, 2026**

Agenda Item: (7:30 pm) Discuss and Provide Direction regarding Ordinance No. 2026-11, Extending the Sunset Provisions for Bonus Floor Area Ratio (FAR) Program (Ordinance 2021-10) until June 30, 2027

Department: Planning & Community Development

Agenda Section: Regular Business

Estimated Time: 15 Minutes

Recommendation:

I move to forward Ordinance No. 2026-11 to the September 8, 2026 Consent Agenda for approval.

Narrative:

Ordinance No. 2026-11 extends the sunset date for certain development regulations related to the amount of residential, commercial, or mixed-use development that can be built within the mixed-use zoning districts of Winslow. These regulations were originally codified as Ordinance No. 2021-10 and have been in effect since August 2021. Ordinance No. 2021-10 included a sunset clause, recognizing that when the update to the Winslow Subarea Plan is completed, development standards will be wholly updated, making the current FAR provisions obsolete, and the purpose of the ordinance would have been met. Ordinance No. 2021-10 has been extended several times to provide for sufficient time to complete the development regulation update for the update to the Winslow Subarea Plan, most recently on May 26, 2026. If not extended, the ordinance will sunset on October 10, 2026.

Ordinance 2026-11 extends the sunset date to June 30, 2027, to allow the completion of the update to the Winslow Subarea Plan and Comprehensive Plan, and implementing development regulations, expected to be completed late fall 2026.

Council could choose to allow the deadline to pass without taking action and the provisions of Ordinance 2021-10 will expire. The effect of this choice would be to:

- Change the underlying municipal code currently in use for the development regulation updates by reverting to the code from 2021. This could create the need for additional review by the Planning Commission
- Allow developers to use Bonus FAR for commercial and market-rate residential development in addition to affordable housing
- Allow developers to purchase Bonus FAR from the City, which can be used for commercial, mixed use, or residential development.

BACKGROUND

In 2020, the City Council reduced floor area ratio (FAR) bonus options, except those related to affordable housing and promoting underground parking near the ferry terminal, first through an interim zoning control, then through Ordinance No. 2021-10. Reducing these options for achieving bonus FAR resulted in eliminating almost all bonus FAR (except preservation of the historic building) for commercial-only uses. The purpose of Ordinance No. 2021-10 was to discourage development without affordable housing during the period that the Winslow Subarea Plan was being worked on, as it was anticipated that reviewing FAR standards would be a central component of the subarea planning process.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Presentation for Ordinance 2026-11
2. Ordinance No. 2026-11 Relating to Revising Bonus Floor Area Regulations (1)

Ordinance 2026-11

Continue Reduced Bonus Floor Area Ratio (FAR) Options

City Council

August 25, 2026

Ordinance No. 2021-10

Expires
October 10, 2026

Policy Options for
City Council
Consideration

**OPTION 1: APPROVE ORDINANCE 2026-11, EXTENDING
UNTIL JUNE 30, 2027, ALLOWING TIME FOR
COMPLETION OF UPDATE TO COMPREHENSIVE PLAN,
WINSLOW SUBAREA PLAN, AND IMPLEMENTING
REGULATIONS**

**OPTION 2: TAKE NO ACTION, ALLOW ORDINANCE TO
EXPIRE**

Ordinance 2021-10

Reduced Bonus FAR Options

Option 1

OPTION 1: APPROVE ORDINANCE 2026-11, EXTENDING UNTIL JUNE 30, 2027, ALLOWING TIME FOR COMPLETION OF UPDATE TO COMPREHENSIVE PLAN, WINSLOW SUBAREA PLAN, AND IMPLEMENTING REGULATIONS

Extends Ordinance No. 2021-10 "as is" leaves the following options for achieving bonus FAR:

- 1) Providing affordable housing within a development;
and
- 2) Within the Ferry Terminal District only, relocating
existing ferry surface parking to underground or within a
building.
- 3) Development projects would be limited to the amount
of residential, commercial, and mixed use FAR shown in
the current code BIMC Table 18.12.020-3.

Ordinance 2021-10

Reduced Bonus FAR Options

Option 2

OPTION 2: TAKE NO ACTION, ALLOW ORDINANCE TO EXPIRE

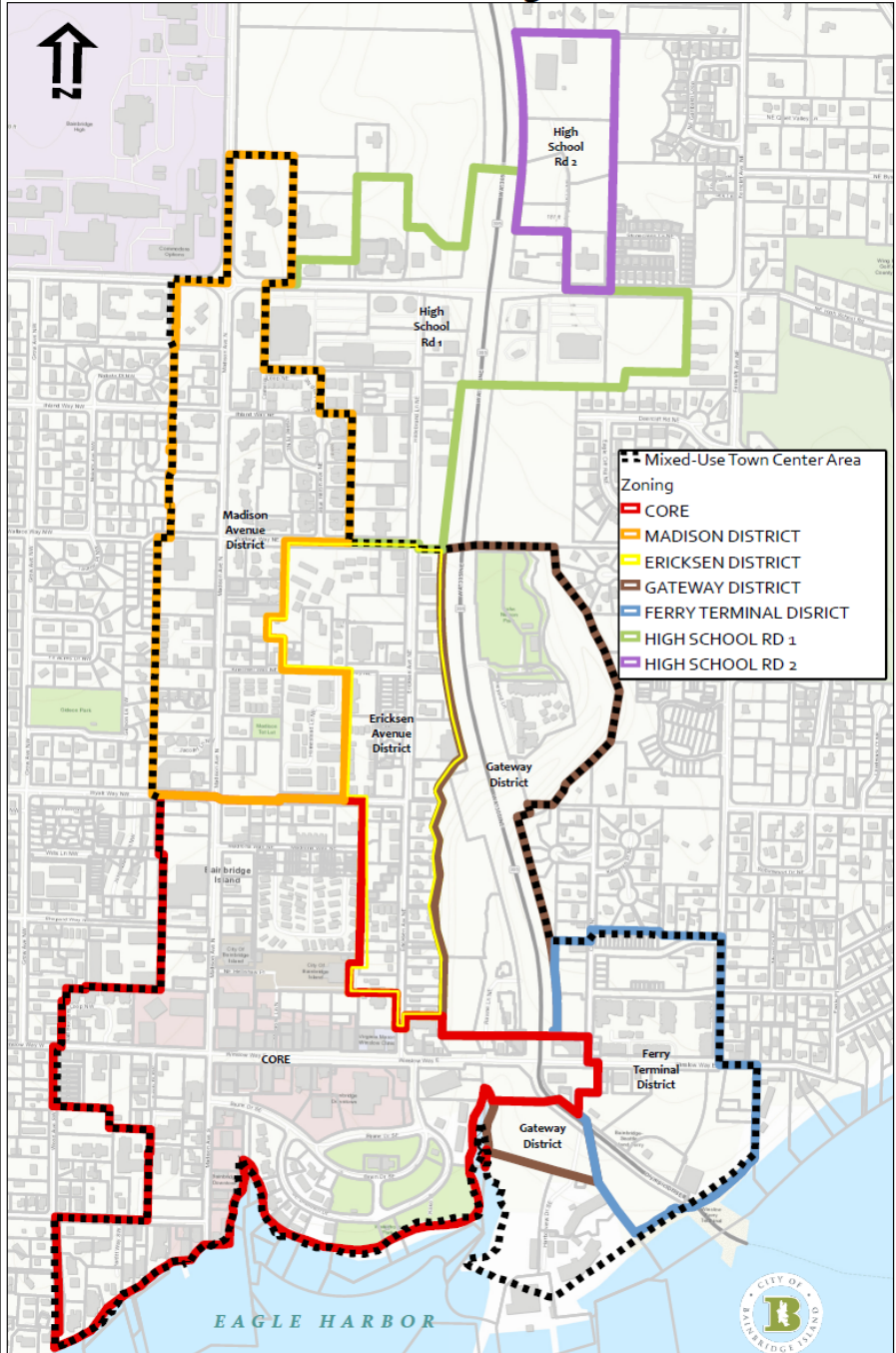
Take no action.

Ordinance No. 2021-10 would expire on October 10, 2026. Once expired, the options for achieving bonus Floor Area Ratio (FAR) that had been eliminated by Ordinance No. 2021-10 would be added back into the code and become available to be utilized through land use and building permits, until such time as the update to the BIMC (Ord. No. 2026-05) is approved, related to consistency with the Comprehensive Plan.

Reference Information

Continue Reduced Bonus Floor Area Ratio (FAR) Options

CURRENT MUTC & HSR Zoning Districts



Relevant Terms that Apply in the Current Mixed Use Town Center (MUTC) & High School Rd. Zoning Districts see BIMC Section 18.12.050

F. Floor Area. Floor area is measured as the total area of all floors within the exterior vertical walls of a building. If any room has a sloping ceiling, no portion of the room measuring less than five vertical feet from the finished floor to the finished ceiling shall be included in the computation of total area.

G. Floor Area Ratio (FAR). “Floor area ratio” is a figure that expresses the total floor area as a multiple of the lot area. This figure is determined by dividing the floor area of all buildings on a lot by the lot area prior to removal of lot area for dedication. Portions of parking located underground or underneath occupiable space are not counted in floor area ratio calculations. When an historic structure is preserved on site, the floor area ratio of that historic structure shall not be included in the calculation of total floor area ratio for the site. The historic structure must be included on a state, local, or federal register.

Background

Interim Zoning Control:

- Passed on March 10, 2020
- Reduced Bonus FAR Options to Only:
 - Allow for optional affordable housing;
 - Exclude historic structure square footage from the FAR calculation
- City Council Directed the Planning Commission to work on a permanent Ordinance.
- Extended until September 10, 2021

July 2021 Planning Commission Recommendation to City Council:

- Allow for affordable housing;
- Allow an additional 0.2 FAR in the Ferry Terminal District for relocating ferry commuter parking.
- Excludes historic structures from FAR calculations (no change)
- 2-year Sunset
- City should purchase remaining bonus residential FAR from Islander Mobile Home Park. **COMPLETED**

Ordinance 2021-10

Reduced Bonus FAR Options

Pre-Interim Zoning Control: 18.12.030.E *Bonus Density in Winslow Mixed Use and High School Road Districts*

1. Affordable Housing: Build affordable housing with development project or Purchase Residential FAR from Islander Mobile Home Park
2. Purchase Development Rights (Bonus FAR) from the City or private TDR
3. Integrate Public Amenities and/or Infrastructure with Development
4. Community Open Space (Ferry Terminal District)
5. FAR Transfers between MUTC/HS Road Zoned Properties
6. Historic Structure Preservation
7. Relocating Ferry Surface Parking to Under a Building or Underground (Ferry Terminal District)

Ordinance 2021-10

Reduced Bonus FAR Options

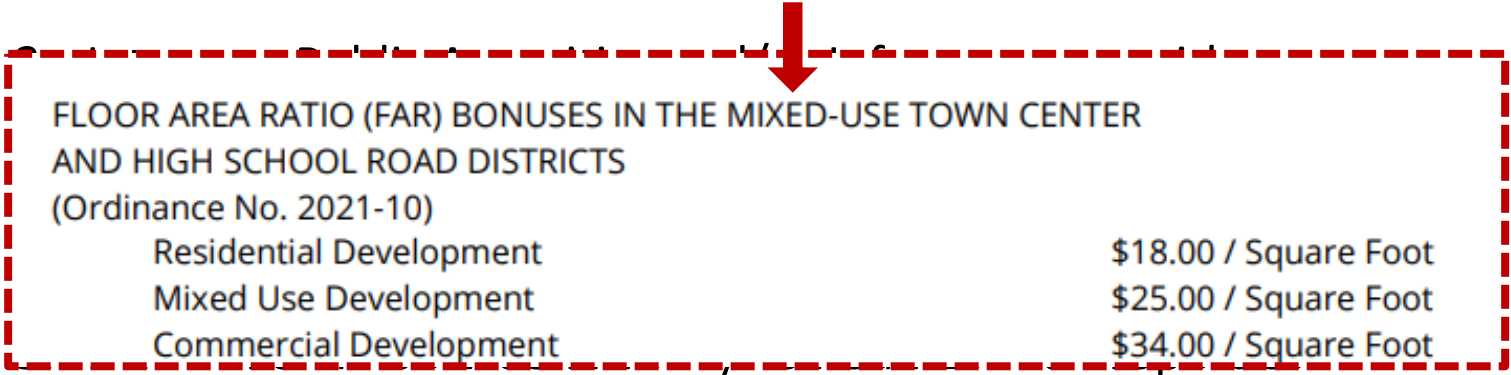
Changes with Ordinance 2021-10:

1. Affordable Housing: Build affordable housing with development project or Purchase Residential FAR from Islander Mobile Home Park (NOTE: No longer an option since the City purchased remaining Park FAR)
- ~~2. Purchase Development Rights (Bonus FAR) from the City or private TDR~~
- ~~3. Integrate Public Amenities and/or Infrastructure with Development~~
- ~~4. Community Open Space (Ferry Terminal District)~~
- ~~5. FAR Transfers between MUTC/HS Road Zoned Properties~~
6. Historic Structure Preservation: **MOVED TO HISTORIC PRESERVATION CHAPTER**
7. Relocating Ferry Surface Parking to Under a Building or Underground (Ferry Terminal District)

Ordinance 2021-10
Reduced Bonus
FAR Options

Changes with Ordinance 2021-10:

- 1. Affordable Housing: Build affordable housing with development project or Purchase Residential FAR from Islander Mobile Home Park (NOTE: No longer an option since the City purchased remaining Park FAR)
- ~~2. Purchase Development Rights (Bonus FAR) from the City or private TDR~~ **See Fee Schedule Excerpt for Previous FAR Cost**



FLOOR AREA RATIO (FAR) BONUSES IN THE MIXED-USE TOWN CENTER AND HIGH SCHOOL ROAD DISTRICTS (Ordinance No. 2021-10)	
Residential Development	\$18.00 / Square Foot
Mixed Use Development	\$25.00 / Square Foot
Commercial Development	\$34.00 / Square Foot

- 6. Historic Structure Preservation: **MOVED TO HISTORIC PRESERVATION CHAPTER**
- 7. Relocating Ferry Surface Parking to Under a Building or Underground (Ferry Terminal District)

Effect of Ord. 2021-10:
Expires October 10, 2026

Eliminated Bonus FAR for:
Market-rate Housing
(almost entirely, see
previous slides)

Eliminated bonus FAR for
Commercial Only
Development



ZONING DISTRICT DIMENSIONAL STANDARD	Winslow Mixed Use Town Center					HSR I and II
	Central Core Overlay	Madison Avenue Overlay	Ericksen Avenue Overlay	Gateway Overlay	Ferry Terminal Overlay [See BIMC 18.12.030.C]	
Basic Maximum						
Commercial and Other Nonresidential Uses	0.6	0.4	0.3	0.15	0.1	0.3
Residential	0.4	0.4	0.3	0.5	0.4	0.3
Mixed Use [2]	1.0	0.5	0.5	0.5	0.5	0.3
Maximum with Bonus	Bonus densities require compliance with BIMC 18.12.030.E and 18.21.050 as applicable.					
Commercial and Other Nonresidential Uses	1.0	0.6	0.6	0.3	0.2	0.6
Residential	1.0	0.6	0.6	1.0	1.1	0.6
Affordable Housing Development on Property Owned or Controlled by a Religious Organization [7]	1.1	0.8	0.75	1.25	1.2	0.75
Mixed Use [2]	1.5	1.0	1.0 0.9	1.0	1.3 1.2 (1.5 1.4 pursuant to note [3])	1.0 0.9

Ordinance No. 2021-10

Expires
October 10, 2026

Policy Options for
City Council
Consideration

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UNTIL JUNE 30, 2027, ALLOWING TIME FOR
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**OPTION 2: TAKE NO ACTION, ALLOW ORDINANCE TO
EXPIRE**

ORDINANCE NO. 2026-11

AN ORDINANCE of the City of Bainbridge Island, Washington, relating to bonus floor area ratio, amending Ordinance No. 2021-10 to extend the sunset provision provided for in the terms of the ordinance until the regulations are updated by adoption of the periodic update to the Comprehensive Plan, Winslow Subarea Plan, and implementing regulations.

WHEREAS, within the express terms of the Growth Management Act, the Washington State Legislature has specifically conferred upon the governing bodies of Washington cities the right to establish and adopt zoning controls and other regulations related to land uses; and

WHEREAS, the City Council passed Ordinance No. 2021-10 relating to bonus floor area ratio on August 24, 2021, with an effective date of September 10, 2021; and

WHEREAS, Section 8 of Ordinance No. 2021-10 provided that the ordinance shall sunset one year from the effective date of the ordinance; and

WHEREAS, on June 28, 2022, the City Council approved Ordinance No. 2022-16, extending the sunset provision in Ordinance No. 2021-10 by eighteen months, until March 10, 2024, then on January 23, 2024, the City Council approved Ordinance No. 2024-01, extending the sunset provision in Ordinance No. 2021-10 by an additional twelve months, until March 10, 2025, then on February 25, 2025, the City Council approved Ordinance No. 2025-05, extending the sunset provision in Ordinance No. 2021-10 by an additional six months, until September 10, 2025, then on August 12, 2025, the City Council approved Ordinance No. 2025-25, again extending the sunset provision in Ordinance No. 2021-10 to June 10, 2026, then on May 26, 2026, the City Council approved Ordinance No. 2026-08, again extending the sunset provision in Ordinance No. 2021-10 to October 10, 2026 to provide for sufficient time to appropriately consider potential changes to bonus floor area ratio policies through the update to the Winslow Subarea Plan; and

WHEREAS, on May 21, 2026, the Planning Commission completed its public hearing on draft updates to the Winslow Subarea Plan, Comprehensive Plan, and related code updates, and then forwarded recommended drafts to City Council for consideration and adoption;

WHEREAS, because City Council will be unable to fully consider and adopt said updates prior to October 10, 2026, the current sunset date for Ordinance No. 2021-10, City Council now desires to extend the sunset provision of Ordinance 2021-10; and

WHEREAS, this ordinance extends the sunset provision of Ordinance No. 2021-10 until June 30, 2027, to provide sufficient time to complete consideration and adoption of the Winslow Subarea Plan, Comprehensive Plan, and related code updates.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Section 8 of Ordinance No. 2021-10 is hereby amended to read as follows:

Section 8. The amendments to the Bainbridge Island Municipal Code approved by this ordinance shall sunset ~~five years and one month from the effective date of this ordinance~~ on June 30, 2027.

Section 2. Severability. Should any section, paragraph, sentence, clause, or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3. This ordinance shall take effect and be in force five (5) days from its passage and publication as required by law.

PASSED by the City Council this ____ day of _____, 2026.

APPROVED by the Mayor this ____ day of _____, 2026.

Clarence Moriwaki, Mayor

ATTEST/AUTHENTICATE:

Christine Brown, MMC, City Clerk

FILED WITH THE CITY CLERK:	, 2026
PASSED BY THE CITY COUNCIL:	XXXX, 2026
PUBLISHED:	XXXX, 2026
EFFECTIVE DATE:	XXXX, 2026
ORDINANCE NUMBER:	2026-11



City Council Regular Business Meeting Agenda Bill
Tuesday, August 25, 2026

Agenda Item: (7:45 pm) Consider Appointments to the Human Services Funding Advisory Task Force

Department: Executive

Agenda Section: Regular Business

Estimated Time: 5 Minutes

Recommendation:

I move to confirm the recommended appointment of Brian Lindgren to the Human Services Funding Advisory Task Force for the 2027-2028 Funding Cycle.

I move to confirm the recommended appointment of Bert Rinderle to the Human Services Funding Advisory Task Force for the 2027-2028 Funding Cycle.

I move to confirm the recommended appointment of Marcy Lynn to the Human Services Funding Advisory Task Force for the 2027-2028 Funding Cycle.

I move to confirm the recommended appointment of Cynthia Huffman to the Human Services Funding Advisory Task Force for the 2027-2028 Funding Cycle.

I move to confirm the recommended appointment of Thao Weldy to the Human Services Funding Advisory Task Force for the 2027-2028 Funding Cycle.

Narrative:

A call for participation was issued for volunteers to serve on the Human Services Funding Advisory Task Force. The member selection panel consisted of Mayor Moriwaki and Council Liaison Lant. The member selection panel recommends the appointments as shown in the suggested motion. Pursuant to BIMC 2.01.015, City Council confirmation of the recommended appointments requires a majority plus one vote of the entire membership of the Council (i.e., five "yes" votes). The applications for all of the applicants who submitted a timely application for the positions under consideration are included with this agenda item.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Human Services_Volunteer Application_Huffman, Cynthia_Redacted
2. Human Services_Volunteer Application_Lindgren, Brian_Redacted
3. Human Services_Volunteer Application_Lynn, Marcy_Redacted
4. Human Services_Volunteer Application_Rinderle, Bert_Redacted
5. Human Services_Volunteer Application_Weldy, Thao_Redacted



CITY OF
BAINBRIDGE ISLAND

City Advisory Group - Volunteer Application

The City of Bainbridge Island welcomes the participation of volunteers in serving our Island community through advisory groups.

Please complete the form below if you are interested in serving.

Once completed, this form will become part of the City's Volunteer Roster. Please note: Once submitted, this application becomes a public record. **Your address and contact information will not be shared.**

We thank all applicants from their interest, however only those candidates selected for interviews will be contacted. Applications will be considered active for one year from the date of submission.

Please select the advisory group you wish to apply for: *

One advisory group per application submission. Applicants may submit multiple applications in order to apply to as many advisory groups as they wish.

Human Services Funding Advisory Task Force

The Human Services Funding Advisory Task Force develops funding recommendations for consideration by the City Council.

In 2026, members will meet in the fall to review project proposal for a two-year funding cycle. The award process typically requires member attendance at 1 to 2 orientations and 2-3 meetings to receive and review proposals.

Applicants cannot currently serve as an active board member or paid staff of organizations that will apply for Human Services Funding.

First Name *

Cynthia

Last Name *

Huffman

Email *

[REDACTED]

Daytime Phone *

[REDACTED]

Address *

Street Address

[REDACTED]

Address Line 2

City

BAINBRIDGE ISLAND

Postal / Zip Code

98110

State / Province / Region

WA

Country

United States

Current Employer *

Retired

Current Position *

NA

Have you served on any city committees, commissions, boards or task forces in the past? *

- ☐ Yes
☒ No

If yes, please indicate which group(s) and the years you served:

Please share your qualifications for this appointment (skills, activities, training, education) if any? *

Administrative Director of nonprofit (Head Start in NYC) and
service on multiple nonprofit boards of trustees

Please share your community interests (groups, committees, organizations) if any: *

member BIMA, visitor to many local events/organizations
e.g. Bloedel, Bainbridge Performing Arts, etc

Do you have potential conflicts of interest? If so, please explain: *

no

Please attach a cover letter and resume to describe your background and interest in this role. Your cover letter should describe how your identity and lived and/or professional experiences uniquely qualify you to serve on this committee. Feel free to provide other materials, if you wish. *

Profile.pdf	56.89KB
COBI application.docx	14.3KB

How did you hear about the volunteer opportunity? *

- ☐ City website
☐ COBI Connects
☐ Notify Me (email notification)
☐ Social media
☒ City Manager's Report (e-newsletter)
☐ Bainbridge Review newsletter
☐ Bainbridge Islander newsletter
☐ Other

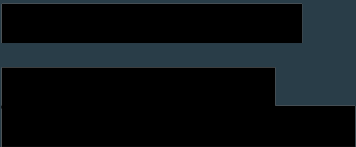
Date

5/3/2026

Year

2026

Contact



Top Skills

Community Outreach

Grants

Public Speaking

cynthia huffman

Community volunteer focusing on the arts, young children at risk and their families

Seattle, Washington, United States

Experience

Marion Forsman Boushie Early Learning Center

Early Head Start Classroom Volunteer

January 2024 - Present (2 years 5 months)

Suquamish Tribe, WA

Union Arts Center

8 years

Chair, Board of Trustees

July 2025 - December 2025 (6 months)

Seattle, Washington

Chair Inaugural Board of Trustees for new theatre created by merger of Act Contemporary Theatre and Seattle Shakespeare Company

Board Of Trustees

January 2018 - December 2025 (8 years)

Chair, Board of Trustees

July 2023 - June 2025 (2 years)

Seattle, Washington

Led Board of ACT Contemporary Theatre through re-imagining its governance structure and decision to merge with Seattle Shakespeare Company

Seattle Children's

Board of Trustees

2009 - July 2021 (12 years)

Friends of OBCC Guild

Co-Founder/Co-President

February 2017 - May 2021 (4 years 4 months)

An all-volunteer organization, providing financial support, advocacy, and community engagement to support Seattle Children's Odessa Brown Children's Clinic. OBCC is a community clinic providing quality care with dignity for all children and promoting whole child wellness by covering primary

medical, dental, nutritional, mental health and basic needs - regardless of a family's ability to pay. <https://www.friendsofobcc.org/>

Intiman Theatre

Trustee

2007 - 2016 (9 years)

President 2013-2015

Childhaven

Board of Trustees

2007 - 2009 (2 years)

Barnard Center for Infant Mental Health and Development

Chair, Advisory Committee

2006 - 2009 (3 years)

University of Washington School of Nursing

formerly named Center for Infant Mental Health and Development

Self Employed Consultant

Early Childhood Development Consultant

2001 - 2007 (6 years)

Bank Street Head Start

Director

January 2003 - December 2005 (3 years)

Childrens Hospital Los Angeles

Child Life Specialist

2000 - 2000 (less than a year)

Telerep Broadcast Sales

Sales Manager

January 1989 - January 1994 (5 years 1 month)

Los Angeles

Seltel/All Canada Radio & TV

Sales Manager

1979 - 1989 (10 years)

New York, Chicago

Leo Burnett Advertising
Media Buyer/ Acct Exec
September 1975 - December 1979 (4 years 4 months)
Chicago

Education

Northwestern University - Kellogg School of Management
MBA, Marketing · (1972 - 1974)

Bank Street College of Education
MSEd, Infant/Parent Development/Early Intervention · (1996 - 2001)

Northwestern University
BA, Psychology · (1967 - 1971)

Cynthia Huffman
[REDACTED]
Bainbridge Island WA 98101

When my husband and I moved to Bainbridge Island, I was still very involved in several volunteer efforts in Seattle and was unable to take on any additional commitments. Now that I have wound down many of my activities there, I am eager to use my skills and experience to benefit the Bainbridge community. My long-term commitment to health and human services organizations has helped me apply critical thinking skills to the efforts of nonprofit organizations doing that important work. I believe my nonprofit board experience as well as my husband's and my careful process of determining our philanthropic decisions, could be beneficial to evaluating proposals for COBI's financial support to local nonprofit organizations.

Thank you for your considerations,

Cynthia



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Applicants cannot currently serve as an active board member or paid staff of organizations that will apply for Human Services Funding.

First Name *

Brian

Last Name *

Lindgren

Email *

[REDACTED]

Daytime Phone *

[REDACTED]

Address *

Street Address

[REDACTED]

Address Line 2

City

Bainbridge Island

Postal / Zip Code

98110

State / Province / Region

WA

Country

United States

Current Employer *

retired

Current Position *

retired

Have you served on any city committees, commissions, boards or task forces in the past? *

- ☐ Yes
☒ No

If yes, please indicate which group(s) and the years you served:

Please share your qualifications for this appointment (skills, activities, training, education) if any? *

I am excited to apply for this position. I have a long work history (32 years) in social services at the Department of Social and Health Services (DSHS) as a social worker, supervisor, attorney, and manager. I have been retired since 2010. I have college degrees in social work and law.

Please share your community interests (groups, committees, organizations) if any: *

Since retiring, I have been volunteering with the Retired Public Employees Council of Washington (RPEC). The mission of RPEC is to advocate for the interests of retired state and local government employees, including preservation of their pensions and healthcare benefits. I have been an Executive Board Member of the Kitsap area chapter since 2023. Previously, I was Chapter President of the Bellevue area chapter from May 2011 to March 2016. I meet with state legislators to advocate for retirees.

Do you have potential conflicts of interest? If so, please explain: *

No.

Please attach a cover letter and resume to describe your background and interest in this role. Your cover letter should describe how your identity and lived and/or professional experiences uniquely qualify you to serve on this committee. Feel free to provide other materials, if you wish. *

Brian Lindgren cover letter 5-2-2026.pdf

12.45KB

Brian Lindgren resume 5-2-2026.pdf

106.56KB

How did you hear about the volunteer opportunity? *

- ☐ City website
☒ COBI Connects
☐ Notify Me (email notification)
☐ Social media
☐ City Manager's Report (e-newsletter)
☐ Bainbridge Review newsletter
☐ Bainbridge Islander newsletter
☐ Other

Date

5/2/2026

Year

2026

BRIAN LINDGREN

Objective

My objective is to continue serving in the field of professional social services. I retired in 2010 from the Department of Social and Health Services (DSHS), where I worked 32 years as a social worker, attorney, and manager.

Education

Juris Doctor, Seattle University School of Law	1984
Master of Social Work, University of Washington	1977
Bachelor of Arts in Psychology, University of Washington	1973

Experience

Manager of the Board of Appeals **September 2002 – June 2010**
DSHS, Olympia WA

As Manager of the Board of Appeals at DSHS, I directed the Department's program for deciding appeals of administrative hearing decisions. DSHS clients sometimes requested hearings when their application for services or financial aid was denied. This included Medicaid, Temporary Aid to Needy Families (TANF), state disability assistance, and many other programs. I supervised and directed the work of five appellate-level administrative law judges (Review Judges) and two legal secretaries, who reviewed and corrected hearing decisions to ensure DSHS services were being provided in accordance with law and policy. I wrote agency rules on client rights and administrative hearings. I solicited input from staff and client advocates. I led meetings with other managers whose programs were significantly impacted by hearing decisions.

Manager of the Rules and Policies Assistance Unit **April 2001 – August 2002**
DSHS, Olympia WA

As the Manager of the Rules and Policies Assistance Unit, I directed the Department's rule-making and policy-making programs. I supervised five rule-making staff and exercised delegated responsibility to adopt, change, or repeal agency regulations published in the Washington Administrative Code (WAC). My staff and I solicited, received, and considered public comments on proposed rules. I chaired regular agency-wide meetings of DSHS rule writers. I provided expert advice, training, and technical assistance on rule-making and stakeholder involvement. I monitored Department compliance with legal requirements.

Contracts Attorney and Supervisor **March 1998 to March 2001**
DSHS, Olympia WA

As a Contracts Attorney, I provided legal advice and services for statewide contracting projects. I wrote custom contracts for personal and client services; updated or developed contract formats for use by agency contracting staff; and provided consultation to agency managers. I chaired agency-wide meetings of contracting staff. I supervised and trained other attorneys.

Deputy Regional Administrator for Children and Family Services**January 1996 – February 1998****DSHS, Seattle WA**

As Deputy Regional Administrator for DSHS Children and Family Services in King County, I managed all licensing of foster care and group care providers in King County, as well as placement of children into licensed homes and facilities. I directed and coordinated those services with staff and managers from Child Protection Services and Child Welfare Services who were in need of placements for at-risk children. I supervised social work supervisors, trainers, and resource coordinators.

Area Administrator for Children and Family Services**December 1986 – December 1995****DSHS, Bremerton WA**

- As Administrator of the DSHS Children and Family Services office in Bremerton, I managed an office of 76 staff providing Child Protective Services, Child Welfare Services, adoptions, foster care, group care, and licensing. I directed all hiring, training, and staff development activities for the office as well as program planning, contracting, community and media relations, and resource development. I coordinated and collaborated with managers of other social service agencies and the juvenile court.
- I directly supervised social work supervisors, clerical supervisors, higher-level licensers, and volunteer coordinators. I hired and trained staff. I managed a multimillion-dollar budget for staff and services, established business plans, set goals, evaluated programs, measured progress, and managed the workload of the office. I implemented changes in laws, policies, and programs. I set priorities for the office based on law and policy. I wrote management documents and evaluations of supervisory staff. I interacted with clients from a variety of socio-economic backgrounds, resolved complaints, and clarified services.

Social Work Supervisor, Children and Family Services**December 1982 – November 1986****DSHS, Tacoma WA**

- As the licensing supervisor in the Tacoma office, I supervised and directed a unit of 12 licensers responsible for licensing foster homes and day care providers, inspecting facilities, training foster parents, investigating complaints against licensed providers, enforcing regulations, documenting violations, developing corrective action plans, and revoking licenses when appropriate. I hired and trained new licensers. I responded to questions and complaints from licensed providers. I interpreted, applied, and explained licensing regulations. I wrote training documents, legal enforcement letters, and licensor evaluations.

Social Worker, Children and Family Services**July 1978 – November 1982****DSHS, Tacoma WA**

- As a social worker, I specialized in services to children who were developmentally disabled and at risk of needing out-of-home care. Working with their parents, I developed and implemented service plans to enable severely disabled children to remain in their homes. I conducted face-to-face interviews and home visits with parents of various socio-economic backgrounds and educational levels. To determine eligibility for services, I reviewed medical and legal records and completed assessments. I interpreted and applied laws and regulations.
- Service plans included personal care, chore services, nursing aides, counseling, parenting education, and risk assessment. As needed, I placed children with relatives, in foster homes or arranged adoptions. For children who were abused or neglected and found dependent by the juvenile court, I wrote reports for the court and testified in court. I coordinated services with teachers, physicians, counselors, and foster parents.

May 2, 2026

To Whom It May Concern:

I am writing to apply for a volunteer position with the Human Services Funding Advisory Task Force. I have included my resume.

I am excited to apply for this position. I have a long work history in social services at the Department of Social and Health Services (DSHS) as a social worker, supervisor, attorney, and manager. I have been retired since 2010.

Since retiring, I have been volunteering with the Retired Public Employees Council of Washington (RPEC). The mission of RPEC is to advocate for the interests of retired state and local government employees, including preservation of their pensions and healthcare benefits. I have been an Executive Board Member of the Kitsap area chapter since 2023. Previously, I was Chapter President of the Bellevue area chapter from May 2011 to March 2016. I meet with state legislators to advocate for retirees.

My lived experiences include close relationships with immigrants. I have many close, immediate relatives who are immigrants. My lived experiences also include being a personal caregiver to two immediate family members during their end-of-life.

Thank you.

Sincerely,

Brian Lindgren



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First Name *

Marcy

Last Name *

Lynn

Email *

[REDACTED]

Daytime Phone *

[REDACTED]

Address *

Street Address

[REDACTED]

Address Line 2

City

BAINBRIDGE ISLAND

Postal / Zip Code

98110

State / Province / Region

WA

Country

United States

Current Employer *

Retired

Current Position *

Retired / Artist

Have you served on any city committees, commissions, boards or task forces in the past? *

- ☒ Yes
☐ No

If yes, please indicate which group(s) and the years you served:

Board Member of Washington Women Employment and
Education / 1 year

Please share your qualifications for this appointment (skills, activities, training, education) if any? *

Worked in HR for 10 years.

Worked with ED at Whale Trust providing bi-annual reports
for board and ax documents for audits.

Executive Asst. at Whale Trust (Nonprofit research org.)
Master's in Social and Cultural Anthropology.

Please share your community interests (groups, committees, organizations) if any: *

BARN (Fiber Studio Lead for 4 years)
Hiking and trail work

Do you have potential conflicts of interest? If so, please explain: *

no

Please attach a cover letter and resume to describe your background and interest in this role. Your cover letter should describe how your identity and lived and/or professional experiences uniquely qualify you to serve on this committee. Feel free to provide other materials, if you wish. *

Marcy Lynn resume.pdf	158.42KB
Marcy Lynn Cover Letter.pdf	30.4KB

How did you hear about the volunteer opportunity? *

- ☐ City website
☐ COBI Connects
☐ Notify Me (email notification)
☐ Social media
☐ City Manager's Report (e-newsletter)
☐ Bainbridge Review newsletter
☐ Bainbridge Islander newsletter
☒ Other Friend

Date

6/3/2026

Year

2026

MARCY LYNN

[REDACTED] Bainbridge Island, WA 98110
[REDACTED]

CAREER PROFILE

A highly competent administrative professional experienced in providing comprehensive assistance to senior management through confidential support and exceptional clerical and office management skills. Dedication, integrity and an excellent work ethic, combined with the strong organizational, time management, analytical and communication skills ensure timeliness and quality results in meeting objectives. Consistently develops positive, productive working relationships and excels in providing quality customer service. Experience in management positions, as well as human resources and technical venues; in both the public and private sectors, provides and excellent knowledge base.

COMPUTER APPLICATIONS

Microsoft Office - Word, Excel, Outlook, PowerPoint, Publisher and Photoshop.
Social Media – Facebook and Instagram

PROFESSIONAL EXPERIENCE

Schultz & Associates Tax Consultants
Poulsbo, WA

Office Administration
July 2024 - April 2025

Worked with tax accountants and the current office manager to process client returns. Did payroll processing for three companies. Attention to detail and confidentiality were imperative.

SAGE Manufacturing (Far Bank Enterprises)
Bainbridge Island, WA

Executive Administrative Assistant/HR
2014-2022

Coordinate President/CEO's daily schedule maintaining calendar for all events, meetings, and travel. Built relationships with external business partners. Coordinate all travel and planning of annual sales meetings, trade show travel, and annual company events. Created and disseminated written communication: internal and external. Liaison with other departments to ensure the CEO/president is kept apprised of current information. Manage company communications.

Key Accomplishments:

- Provided support for President/CEO including but not limited to calendar management, travel, field phone calls, meetings, monthly expense reports, and preparation of sensitive material for Board meetings. All are completed with a level of professionalism, confidentiality and integrity.
- Coordinate travel for large trade shows and annual sales meetings for Sales representatives, staff, and dealers.
- Assist HR Dept. with recruitment and admin. Functions: maintained a high level of discretion and confidentiality to ensure privacy and rights of all employees.
- Renegotiated contract for Verizon cell phone, cutting expenses by one third

SAGE Manufacturing (Far Bank Enterprises)
Bainbridge Island, WA

Office Manager
2012 – 2014

Provided dedicated support to executives, managers, and all co-workers by maintaining an efficiently operated front office. Assisted with administrative functions within the Human Resources Dept. Employee Relations Coordinator for all wellness and volunteer programs. Answered a high volume of incoming calls and in-person inquiries from clients, both internal and external.

MAUI HANDS
Maui, HI

Gallery Sales and Design Associate
2011-2012

Provided in-gallery consultation services to clients and serviced online sales. Conducted research and sourced special requests. Exhibited exemplary customer service and follow through on shipping and delivery of purchases.

WHALE TRUST
Maui, Hawaii

Executive Assistant/Office Manager/Event Coordinator
2008-2012

Oversight of relevant documentation related to research efforts. Scheduled all government updates, permit and document necessary for research equipment and water vessels under strict government guidelines. Assisted the Executive Director in scheduling and preparing for meetings, served as the interim secretary for the Board and Strategic Planning Meetings. Optimized donor processes, created semi-annual budget reports, prepared information for yearly audit reports, reviewed proposals and budgets, tracked and recorded all donations, deposits, donor information. Assisted in planning a yearly fundraising and community educational conference.

HUI NO'EAU VISUAL ARTS CENTER
Maui, HI

Exhibitions Coordinator/Gallery Manager
2006-2012

Coordinated all phases of each art exhibition of which there were eight to nine per year. Responsibilities included preparing collateral materials, marketing, managing and scheduling a volunteer team, oversight of budget, sales and receptions. Conducted monthly Exhibitions Committee meetings, co-chaired Art Selection Committee for annual fundraiser each year, designed exclusive purchaser evenings and various special community and fundraising events.

Marcy Lynn
Bainbridge Island, WA
[REDACTED]

June 3, 2026

Dear Task Force committee,

My name is Marcy Lynn, living on Bainbridge Island for over twelve years. I am writing to express my interest in the human services funding advisory task force as I would like to be more involved in the community in which I live and this task force would allow me to do that. Over the years, I have gained a great deal of knowledge, experience, and skills working with and being exposed to different cultures, seeing and understanding their needs. I'm confident that my experience would be useful in participating on this task force.

Having served on the board of Washington Women's Employment and Education, a Nonprofit in Tacoma that helps women re-enter the work force I have seen how a small amount of help can make a great difference. In addition, I spent four years at Whale Trust, a Nonprofit in Maui that conducts Hawaii whale research, education & conservation, and marine environmental education. Working with the ED to allocate donations to the various research projects each year.

Completing a Master's degree in Social and Cultural Anthropology helped in how to look and understand people and the issues they face in different communities. This was extremely valuable during my time living on Maui as I was able to observe a variety of cultures co-existing on the island, the challenges they faced and the support received from the many local organizations.

Thank you for taking the time to consider my application materials. I would be honored to help Bainbridge Island and believe my analytical nature, as well as my communication and research skills would make me a valuable member of the team. Please let me know if you need any further information.

Sincerely,

Marcy Lynn



CITY OF
BAINBRIDGE ISLAND

City Advisory Group - Volunteer Application

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Please complete the form below if you are interested in serving.

Once completed, this form will become part of the City's Volunteer Roster. Please note: Once submitted, this application becomes a public record. **Your address and contact information will not be shared.**

We thank all applicants from their interest, however only those candidates selected for interviews will be contacted. Applications will be considered active for one year from the date of submission.

Please select the advisory group you wish to apply for: *

One advisory group per application submission. Applicants may submit multiple applications in order to apply to as many advisory groups as they wish.

Human Services Funding Advisory Task Force

The Human Services Funding Advisory Task Force develops funding recommendations for consideration by the City Council.

In 2026, members will meet in the fall to review project proposal for a two-year funding cycle. The award process typically requires member attendance at 1 to 2 orientations and 2-3 meetings to receive and review proposals.

Applicants cannot currently serve as an active board member or paid staff of organizations that will apply for Human Services Funding.

First Name *

Bert

Last Name *

Rinderle

Email *

[REDACTED]

Daytime Phone *

[REDACTED]

Address *

Street Address

[REDACTED]

Address Line 2

[REDACTED]

City

Bremerton

Postal / Zip Code

98310

State / Province / Region

WA

Country

United States

Current Employer *

Meals on Wheels Kitsap

Current Position *

Executive Director

Have you served on any city committees, commissions, boards or task forces in the past? *

- ☐ Yes
☒ No

If yes, please indicate which group(s) and the years you served:

Please share your qualifications for this appointment (skills, activities, training, education) if any? *

Twenty-plus years in library management including budgeting and a MLIS from San Jose State. Two years at Montana Talking Book and Braille Library involved with literacy services directly to the elderly. Seven years as branch manager for Kitsap Regional Library serving the public across various services. Current executive director of Meals on Wheels Kitsap involves long-term planning and budget creation and oversight, as well as deep community connections for bettering the community through nutrition education and battling social isolation.

Please share your community interests (groups, committees, organizations) if any: *

Board for Bainbridge Public Library.

Do you have potential conflicts of interest? If so, please explain: *

None.

Please attach a cover letter and resume to describe your background and interest in this role. Your cover letter should describe how your identity and lived and/or professional experiences uniquely qualify you to serve on this committee. Feel free to provide other materials, if you wish. *

EdwardRinderleResume.docx.pdf

123.97KB

Rinderle Letter_2026.docx

205.18KB

How did you hear about the volunteer opportunity? *

- ☐ City website
☐ COBI Connects
☐ Notify Me (email notification)
☐ Social media
☐ City Manager's Report (e-newsletter)
☐ Bainbridge Review newsletter
☐ Bainbridge Islander newsletter
☒ Other

Date

7/21/2026

Year

2026

Edward Albert “Bert” Rinderle III

[REDACTED]
Bremerton, WA 98312
[REDACTED]
[REDACTED]

Education

Master of Library and Information Science (Reference and Instruction emphasis) – California State University, San Jose, December 2009

Bachelor of Arts, Radio and Television – University of La Verne, CA, May 1993

Work Experience

Executive Director, Meals on Wheels Kitsap, WA

(March 2025-current)

- responsible for all operational, financial, and planning strategies for non-profit food delivery and nutrition education service delivering meals and services to seniors across Kitsap County
- managed all budgets, vehicle fleets, and staff hiring
- collaborated with community partners to improve connections and created contractual agreements for processes such as meal funding, kitchen management, rebranding, and website design
- managed successful fundraising and outreach events
- created and implemented new organizational programs with community partners
- improved office processes via IT upgrades and CRM platform implementation
- created long-term organizational strategic planning with board of directors
- wrote and updated organizational policies and procedures
- created and implemented organizational endowment for long-term financial stability
- advocated for organization’s mission with donors, organizations, and volunteers
- attended grant-writing seminars and Meals on Wheels America’s national conference

Branch Manager, Kitsap Regional Library, WA

(February 2018-March 2025)

- managed all operations of public library branches at the Sylvan Way and Bainbridge Island branches, as well as Mobile Services
- ensured library operates within established branding, policy, and procedure
- hired, supervised, trained, and appraised librarians and library associates
- tracked multiple library budgets
- represented KRL in outreach capacity
- collaborated with community partners to promote library presence
- collaborated with KRL leadership on policy adjustments
- campaigned to create new specialized Genealogy position

- created new and unique project requests
- worked with librarians to pursue community outreach and develop library programs
- participated in committees and interdepartmental projects
- collaborated with colleagues on development of KRL-wide site support procedure
- worked with architect Rice Fergus Miller on design refresh for Sylvan Way branch

Public Services Supervisor – Kitsap Regional Library, Sylvan Way Branch, Bremerton, WA
(November 2017 – February 2018)

- supervised operation of public library branch
- hired, supervised, trained, and appraised staff and volunteers
- developed and implemented workflows and operating procedures
- created weekly staff schedule using When To Work software, staying within budget
- performed library functions using Polaris ILS
- adhere to established regional branding
- collaborated with multiple branches throughout Kitsap region
- responsible for opening, closing, and securing library facility
- performed complex patron assistance in busy public library environment
- shelved, received, weeded, and discarded library collection
- created and maintained incident reports

Circulation Manager - Montana Talking Book Library, Helena, MT
(November 2015-October 2017)

- managed distribution of outgoing material to patrons using the library's automated database system (KLAS)
- managed random shelving system for library holdings to ensure accurate inventory
- supervised inspection of returned material
- coordinated the repair and replacement of damaged material
- collaborated with staff to ensure efficient workflow and cross-training
- managed and modified library procedures for ongoing inventory control, including physical location of all collection material, processing new inventory, and weeding procedures
- established and managed the Duplication on Demand and BARD download procedures
- sorted incoming and outgoing mail for the Montana State Library
- supervised and coordinated duties for thirty volunteers
- recorded and edited digital talking books using Hindenburg audio software
- provided patron assistance by phone and in person
- performed bibliographic maintenance of new and existing talking book records
- coordinated with National Library Service to follow established talking book procedures

Reference Services Manager - The Huntington Library, Reader Services, San Marino, CA
(February 2015-July 2015)

- part of implementation team to create an all-new reference service
- performed reference duties via phone, chat, email, in-person, and LibAnswers
- created and performed bibliographic instruction for on-site and remote researchers
- supervised and trained staff
- supervised busy archival reading room

- created reference resources, including finding aids and pathfinders
- conducted reference interviews and registration/orientation appointments for new and returning researchers
- collaborated with other Huntington departments for smooth integration and operation of reference services

Library Associate / Stacks Supervisor – The Huntington Library, Manuscripts, San Marino, CA
(2005-2015)

- maintained collection of over eight million manuscripts
- created and implemented stacks operating procedures and organizational systems
- collaborated with senior staff and researchers for improving access to collections
- collaborated with internal staff regarding a wide range of issues regarding the circulation, location, proper handling, protection, and standardized identification of manuscript material
- responsible for daily paging duties and processing photographic orders in busy and fast-paced archive environment
- assigned locations for new acquisitions
- supervised, interviewed, hired, and trained stacks personnel
- created and maintained weekly schedule
- stayed within budget allocation for on-call library assistant
- worked with Human Resources to create job descriptions and staffing requisitions
- wrote how-to guides for the paging of manuscripts and the use of research resources
- maintained multiple departmental FileMaker Pro databases
- created shelf list database which optimized searches for manuscript locations
- part of implementation team for Aeon, an online reader registration and circulation system
- collaborated on interdepartmental creation of new photo order procedure and database
- provided in-person and virtual reference for academic researchers and the public
- point person for stacks maintenance issues via contact with internal staff and outside vendors and contractors
- key involvement with changes and additions to library policies regarding stacks issues
- cataloging experience with finding aids, OCLC, MARC records, EAD, XML, and Millennium

Library Assistant – The Huntington Library, Photographic Department, San Marino, CA
(2000-2005)

- reproduced rare books and manuscripts for research purposes
- processed interlibrary loan requests
- generated estimates for photographic orders
- responsible for careful handling of rare materials
- patron assistance and customer service

Stacks Assistant – Loyola Law School Library, Los Angeles, CA
(1997-2000)

- shelved legal materials, including SUDOC government documents
- maintained complex legal organizational systems
- collaborated with staff, students and faculty to optimize stacks operations

- trained temporary staff

Manager – Crown Books, CA
(1993-1997)

- hired as Manager-In-Training
- became Assistant Manager of Hastings Ranch, CA store in 1994
- became Senior Manager of La Crescenta, CA store in 1995
- responsible for all store operations, including ordering, receiving, shelving, and displays
- supervised, interviewed, hired, and trained up to 15 store staff
- created and maintained weekly schedule, staying within predetermined payroll limits
- point person for store maintenance issues with outside vendors
- maintained operating and financial logs
- performed customer service
- collaborated with district managers and corporate offices to improve store operations

July 21, 2026

Dear COBI City Advisory Group,

I'm Edward "Bert" Rinderle, executive director of Meals on Wheels Kitsap. I am excited to be considered for the Human Services Funding Advisory Task Force. This would be a new experience for me and I'm looking forward to helping as best as I can. I'm relatively new to my current position and am not only learning a lot, but have discovered I enjoy strategic planning, especially where non-profits and human services are concerned.

I have over twenty years' experience working in libraries, ranging from a manuscript archive and a law library in California, to the Talking Book and Braille Library in Montana, and Kitsap Regional Library, where I managed the Sylvan Way branch and Mobile Services before managing the Bainbridge Island branch for a year. While I was with KRL, I served on the board for Meals on Wheels Kitsap, and when the opportunity arose to become executive director, I jumped at the chance.

I have an affinity for community service, and particularly for services to the elderly. During my time with Talking Books, I saw first-hand the deeply positive impact that service had on individuals. I've never forgotten how community is made up of individuals. Everything we do at Meals on Wheels Kitsap points toward that service. To achieve sustainable success, you

need solid, sustainable funding, and that comes with a solid, sustainable plan. And creating that plan takes clear communication and teamwork; two things I have extensive success in.

I love the Bainbridge Island community, particularly how well-connected it is. The idea of contributing to the Human Services Funding Advisory Task Force is fulfilling and exciting to me because it combines the service and planning processes I've discovered I'm passionate about with the fantastic goal of setting up COBI and its residents for long-term success.

I'm an open-minded collaborator who likes a challenge, while understanding that all perspectives have value. Being part of this Task Force would not only be a wonderful learning opportunity for me, it would be a way for me to continue to make our community stronger and better equipped for what's to come.

Thank you for your consideration and please let me know how I can support you.

Kindest regards,

Bert Rinderle
Executive Director, Meals on Wheels Kitsap



CITY OF
BAINBRIDGE ISLAND

City Advisory Group - Volunteer Application

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Please select the advisory group you wish to apply for: *

One advisory group per application submission. Applicants may submit multiple applications in order to apply to as many advisory groups as they wish.

Human Services Funding Advisory Task Force

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Applicants cannot currently serve as an active board member or paid staff of organizations that will apply for Human Services Funding.

First Name *

Thao

Last Name *

Weldy

Email *

[REDACTED]

Daytime Phone *

[REDACTED]

Address *

Street Address

[REDACTED]

Address Line 2

City

Bainbridge

Postal / Zip Code

98110

State / Province / Region

WA

Country

United States

Current Employer *

None

Current Position *

None

Have you served on any city committees, commissions, boards or task forces in the past? *

- ☐ Yes
☒ No

If yes, please indicate which group(s) and the years you served:

Please share your qualifications for this appointment (skills, activities, training, education) if any? *

I bring over a decade of nonprofit fundraising and operations leadership focused on advancing equity for underserved communities, including under-resourced families, children, survivors of domestic violence, and immigrants. My qualifications include direct experience securing and managing public grants at the city, county, state, and federal levels; overseeing multimillion-dollar budgets; and ensuring compliance with funder requirements and 501(c)(3) regulations. I have worked across the full human services spectrum — from domestic violence and legal immigration services to food security, employment, community health outreach, and education — giving me a broad understanding of the organizations and communities that depend on public funding. As a people manager and board advisor, I understand what organizational health and stewardship capacity look like from the inside. My engineering background adds a systems-thinking and analytical lens to my community-centered values. As a Bainbridge Island resident, I have a personal stake in ensuring our city's human services funding reaches those who need it most.

Please share your community interests (groups, committees, organizations) if any: *

Mom's Morning Retreat; El Velero (Spanish Immersion)

Do you have potential conflicts of interest? If so, please explain: *

No

Please attach a cover letter and resume to describe your background and interest in this role. Your cover letter should describe how your identity and lived and/or professional experiences uniquely qualify you to serve on this committee. Feel free to provide other materials, if you wish. *

Thao Weldy Cover Letter.pdf

54.65KB

Thao Weldy Resume.pdf

69.92KB

How did you hear about the volunteer opportunity? *

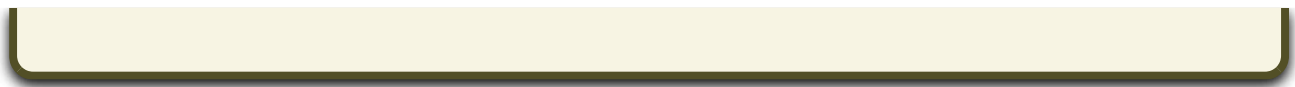
- ☐ City website
☐ COBI Connects
☐ Notify Me (email notification)
☐ Social media
☐ City Manager's Report (e-newsletter)
☐ Bainbridge Review newsletter
☐ Bainbridge Islander newsletter
☒ Other word of mouth

Date

5/2/2026

Year

2026



THAO WELDY

Bainbridge Island, WA



PROFESSIONAL SUMMARY

Multilingual, mission-driven nonprofit leader with 10+ years of experience advancing equity for families, seniors, children, survivors, immigrants, and other underserved communities. Proven track record across fundraising, finance, and grants management — including overseeing comprehensive strategies, administering public and private grants, and managing multimillion-dollar budgets with full fiscal accountability. Highly skilled in building trust-based relationships with donors, funders, boards, and community partners while fostering inclusive, community-centered philanthropy. Experienced people manager and strategist with deep expertise building systems, strengthening organizational capacity, and mentoring staff, board members, and volunteers in fundraising and finance best practices. Brings a unique blend of nonprofit leadership, financial oversight, and systems thinking to drive mission impact and long-term growth through data-driven decision-making and transparent communication.

EXPERIENCE & ACCOMPLISHMENTS

DEVELOPMENT DIRECTOR

07 / 2023 – 03 / 2026

FAMILY VIOLENCE APPELLATE PROJECT

REMOTE

- Oversee development, execution, and strategy to raise \$3 million annually for operations across two states (Washington and California). Foster and cultivate community-centric philanthropy that is inclusive and accessible by engaging and maintaining transparency and positive relationships with grantors, donors, volunteers, and community partners.
- Liaise with Board Development Committee and Executive Director to lead fund strategy including donor segmentation, strategic objectives for individual and institutional fundraising, and events. Advance strategy to secure new and diverse funding. Facilitate and deliver fundraising training to support board, staff, and volunteers in fundraising capacity to adhere to best practices for donor engagement and stewardship.
- Plan and coordinate in-person fundraising events, including marketing and volunteer management with up to 350 attendees and 50 volunteers raising over \$120K. Spearhead online giving campaigns.
- Elevate agency presence and increase capacity and investments in innovative survivor-centered programming through marketing materials, online presence, newsletters, and year-round campaigns.
- Supervise direct report coordinating administrative and project management of grant-funded work.

DEVELOPMENT & FINANCE DIRECTOR

10 / 2018 – 06 / 2023

ASIAN PACIFIC ISLANDER LEGAL OUTREACH

REMOTE STARTING 2020

Accomplishments

- Managed organizational budget and financial operations, including oversight of fiscal policies and procedures, coordination of annual audit with external CPA, and ensuring compliance with funder requirements and nonprofit regulations.
- Coached Finance Coordinator and provided day-to-day financial management support, ensuring

THAO WELDY

accurate record-keeping and sound stewardship of public and private funds.

- Coordinated research, preparation, and submission of grant proposals worth \$8 million USD annually to sustainably fund organization's operations. Awarded \$4-5 million USD annually in grants from local, state, federal funding sources, foundations, individuals, and bar associations.
- Developed and executed strategy to diversify funding sources and increase general operating funds to support strategic planning and infrastructure needs.
- Secured multi-year funding where possible and retained existing donors. Accomplished through transparent communication and maintaining positive relationships with key stakeholders.
- Adapted to COVID-19 pandemic with no overall loss of funding with an increase in services offered.
- Created and maintained systems for clear record keeping. Comfortable working with technology and training staff to use Legal Server, Salesforce, Microsoft Office, Google Suite, Canva, and more.

PROGRAM MANAGER

VIETNAMESE AMERICAN COMMUNITY CENTER OF THE EAST BAY

08 / 2016 – 09/2018

OAKLAND, CA

Accomplishments

- Achieved agency recognition and individual accreditation by the U.S. Department of Justice to provide legal immigration services while also generating a new sustainable source of revenue.
- Increased organization budget by 47% by researching, applying for, and awarded over \$400K worth of grants in 18 months. Overall grant application success rate of 75%.
- Managed the successful delivery of 7 different programs, funded under 17 different grants/ contracts, delivered by 10 different direct reports. Met all regulatory requirements, performance targets, and contracted goals.
- Advocated for and opposed issues that affect low-income immigrants, refugees, seniors, and english-language learners.

SENIOR CONSULTANT

DNV GL

01 / 2008 - 03 / 2016

OAKLAND, CA

- Saved clients over \$500 million USD by improving efficiency of client processes and identifying areas to reduce costs. Spearheaded and facilitated documentation of best practices for project delivery.
- Awarded \$6 million USD in funding while serving as Customer Relations Leader for two key regional accounts.

LANGUAGES

English, Spanish (spoken and written), Vietnamese (spoken only)

EDUCATION

Bachelor of Science in Chemical Engineering
The University of Texas at Austin

12/2007
AUSTIN, TX

THAO WELDY

May 2, 2026

Dear Bainbridge Island City Council,

I am writing to express my interest in serving on the Human Services Funding Advisory Task Force. As a Bainbridge Island resident and a nonprofit fundraising and operations leader with over a decade of experience, I believe I can contribute meaningfully to the task force's work of developing sound, equitable funding recommendations for our community.

Throughout my career, I have worked on both sides of the funding relationship — as someone who has sought public grants from city, county, state, and federal agencies, and as someone who has managed and stewarded those dollars responsibly. That dual perspective gives me a grounded understanding of what makes funding decisions effective: clear goals, equitable eligibility criteria, realistic award parameters, and accountability to the communities served.

My experience spans the breadth of human services — domestic violence services, legal aid for immigrants and survivors, food security, employment, community health outreach, and education. I have overseen multimillion-dollar development strategies, managed organizational budgets, coordinated third-party audits, and ensured compliance with funder requirements and nonprofit regulations. I have also trained and advised boards, staff, and volunteers in fundraising governance and best practices, so I understand what organizational capacity and stewardship readiness look like from the inside.

Equity has been the through-line of my work. The communities I have served — families, children, survivors, immigrants, seniors, and others who are underserved — are the same communities that depend most on city human services funding being allocated thoughtfully and fairly. I would bring that same commitment to this task force.

Bainbridge Island is my home, and I care deeply about the people who live here and the organizations that support them. I would be honored to contribute my skills and experience to this important work, and I welcome the opportunity to discuss my candidacy further.

Thank you for your consideration.

Warm regards,



Thao Weldy