CITY OF
BAINBRIDGE ISLAND

Planning Commission
Special Meeting
Thursday, September 12, 2019
6:00 – 9:00 PM
Council Chamber
280 Madison Ave N
Bainbridge Island, WA 98110

AGENDA

6:00 PM CALL TO ORDER
Call to Order, Agenda Review, Conflict Disclosure

6:05 PM PUBLIC COMMENT
Accept public comment on off agenda items.

6:15 PM HYLA MIDDLE SCHOOL (PLN51288 SPR CUP)
Review and Recommendation
Senior Planner Kelly Tayara

7:15 PM SMALL WIRELESS FACILITIES
Presentation
Deputy City Attorney Robbie Sepler

8:00 PM AVETERRA CODE REQUEST
Study Session
Planner Annie Hillier

8:45 PM CITY COUNCIL UPDATE
Interim Planning Manager David Greetham

8:55 PM NEW/OLD BUSINESS

9:00 PM ADJOURN

*****TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov

CITY OF BAINBRIDGE ISLAND

Department of Planning and Community Development

Staff Report

Date: September 6, 2019

To: Planning Commission

From: Kelly Tayara, Senior Planner

Project: Hyla Middle School Multi-Purpose Building / PLN 51288 SPR / CUP

Request:

The Department of Planning and Community Development requests Planning Commission recommendation on an application for Site Plan and Design Review permit. Hyla Middle School requests approval to construct a new 3,200 square foot multi-purpose building on their existing campus. The new building will be used primarily as a theater and performance space for the school, serving as indoor play space during inclement weather. No change to the student or staff population is proposed.

The Department also requests recommendation on an application for administrative conditional use permit. The applicant requests modification of development standards as provided through the incentives in the Historic Preservation Program. The Planning Director may waive or modify development standards for properties designated on the Local Historic Register, and the applicant requests the following modifications: A building setback and landscape buffer modification from 25 feet to 10 feet where the building fronts Bucklin Hill Road, and a lot coverage modification from five percent to eight percent.

As an educational facility, the project is exempt from the current development moratorium (Ordinance 2018-02, as amended by Ordinances 2018-03, 2018-05, 2018-09, 2018-14, 2018-23, 2018-41 and 2018-43).

Planning Commission Review and Recommendation:

As provided in BIMC 2.16.040, the Planning Commission shall review the application prior to the final decision by the Department of Planning and Community Development Director. The Commission shall review the application based on the Design Review Board recommendation and the decision criteria, consider the application at a public meeting where public comments will be taken, and forward its recommendation to the Director.

Background:

Hyla Middle School is a private, nonprofit middle school that opened in 1994. The campus is a 13.65 acre, three-lot site. The campus contains several historic structures, including the Bucklin Farmhouse which is listed on both the local and State historic registers. Development and use are focused in the northerly five acres, and the remaining 8.65 acres are heavily vegetated and provide protection for a stream and wetland which are part of the Edenharter / Schel-chelb creek mosaic.

Part I: General Information and Site Characteristics

1. Tax Assessor Information:
    a. Tax Lot Number: 332502-1-001-2003
    b. Site Address: 7861 NE Bucklin Hill Road
    c. Owner of record: Hyla Middle School
    d. Lot size: 5.5 acres
    e. Land use: Educational Facility
2. Zoning and Comprehensive Plan Designation:

    The site is zoned R-0.4 and the Comprehensive Plan designation is Residential District. Surrounding properties are also zoned R-0.4, with the exception of properties across Bucklin Hill Road which are zoned R-1.

3. Existing Site Development and Land Use:

    The Hyla Middle School campus is comprised of three lots totaling 13.65 acres. The use is an educational facility, serving grades six through eight. The school is a 501(c)(3) nonprofit organization. Development and use are focused in the northerly five acres within the 5.5 acre subject property. The remaining 8.65 acres are heavily vegetated and provide protection for a stream and wetland.

    Classes and administrative services are primarily located in four buildings. Covered porches and decks interconnect the buildings, and the center of activity is the building designated as the Bucklin Farmhouse on the Local Historic Register, and the property is listed on the State Historic Register. Additional buildings on the site include a water tower which was constructed in 1887, at the same time as the Bucklin farmhouse, and a barn which was constructed in 1889.

5. Access: The site is accessed from Bucklin Hill Road.
6. Soils and Terrain:

    Site soils are predominantly Ragnar fine sandy loam with Norma fine sandy loam in the southern portion of the site, near the wetland. The site gently slopes gently down from the northeast to the southwest.

7. Public Services:
    a. Police: City of Bainbridge Island Police Department
    b. Fire: Bainbridge Island Fire District
    c. Schools: Bainbridge Island School District
    d. Water: Washington Water Service
    e. Sewer / Septic: On-site septic
    f. Storm drainage: Storm drainage utilizes soil amendments, rain gardens and sheet flow dispersion to comply with minimum requirements 1-5 of the Washington Department of Ecology Stormwater Management Manual for Western Washington.

Hyla Middle School Campus

Part II: Comprehensive Plan Guiding Principles, Goals and Policies

The Comprehensive Plan designation for the site is Residential. The guiding principles, goals and policies of the Comprehensive Plan, along with implementing regulations in the Municipal Code, are used to evaluate the proposal and weigh the project benefits and impacts. The following land use Comprehensive Plan goals and policies apply to the development proposal:

1. Comprehensive Plan Land Use Element
    a. Residential District Goal LU-14: Develop context-sensitive regulations for residential development in areas designated R-2, R-1 or R-0.4, in order to limit clearing, soil disturbance, promote low impact development and reconcile development and conservation.

        Policy LU 14.1: The Residential District area is designated for less intensive residential development and a variety of agricultural and forestry uses.

        Policy LU 14.2: Encourage residential development that is compatible with the preservation of open space, forestry, agricultural activities and natural systems. Accessory farm buildings and uses are allowable.

        Policy LU 14.3: Maintain the natural and scenic qualities of the Island by limiting residential density.

    b. Historic Preservation Goal LU-19: Maintain and support an Historic Preservation Program – A successful historic preservation program requires on-going support of the community as well as the City government and its designated department.

    c. Historic Preservation Goal LU-21: Preservation and Enhancement of Historic Resources – An effective historic preservation program provides meaningful practical incentives and policies for property owners and developers to preserve historic resources.

        Policy LU 21.5: Identify and support practical owner/operator economic incentives and policies to encourage the rehabilitation and preservation of significant historic resources.

        Policy LU 21.6: Engage in cooperative efforts with owners to encourage the preservation of historic resources.

2. Economic Element
    a. Diversified Economy Goal EC-1 (excerpts): By providing enterprises that both serve and employ local residents, Bainbridge Island will be better able to withstand fluctuations in the larger regional economy. In addition, people who live and work in their community are available to invest time and money in their families, organizations, and community life. A key to a healthy, stable and vital economy is to create and undertake business opportunities that anticipate and respond to conditions that affect our community. This would include identifying emerging needs and markets so that Bainbridge Island businesses benefit from being on the leading edge of change.

        Policy EC 1.1: Develop and maintain regulations that provide support for our community's businesses.

    b. Sustainability Goal EC-3: Promote business practices that protect the Island's natural beauty, and environmental health, and support long-term business success.

    c. Civic Live Goal EC-4: Encourage a broad range of civic activities and organizations.

        Policy EC 4.1: Support the non-profit sector of human and social service providers.

Policy EC 4.4: Promote Bainbridge Island as a family-friendly community with high quality schools, recreational opportunities and a safe, clean environment.

d. Public/Private Partnerships Goal EC-7: Partner with local businesses and business associations on programs and projects to diversify and grow the City's economic make-up, reduce sales leakage, attract spending by visitors, enhance local employment, and increase municipal tax revenues to support local services.

   Policy EC 7.3: Support and enhance social, cultural, artistic, nature based recreational and other learning activities for residents, workers and visitors.

   Policy EC 7.11: Encourage the private, public, and non-profit sectors to incorporate environmental and social responsibility into their practices.

e. Arts Goal EC-12: Continue to promote the arts as a significant component of the Bainbridge Island economy.

   Policy EC 12.1: Encourage and support the creative and economic contribution of the arts by implementing the goals and policies of the Cultural Element.

   Policy EC 12.2: Promote the arts community within the region as an economic asset of the Island.

3. Environmental Element

   a. Goal EN-1: Preserve and enhance Bainbridge Island's natural systems, natural beauty and environmental quality.

      Policy EN 1.3: Protect and enhance the natural systems and environmental quality of Bainbridge Island by continuing to build cooperative relationships between the City, citizens, landowners and other public, non-profit and private organizations.

Should the Planning Commission want to consider staff evaluation, discussion of conformance with the Comprehensive Plan is included under the Site Plan and Design Review decision criteria at the top of page 12 of this report

Part III: Public Notice and Agency Review:

1. Environmental Review / Public Notice

   Conceptual public meeting before the Design Review Board (DRB) was waived in accordance with the provisions of BIMC 2.16.040.D.1. A Design Guidance public meeting with the DRB was held on February 4, 2019. A pre-application conference was held on February 26, 2019. A public participation meeting was held on February 28, 2019.

   Land use application was received on March 13, 2019 and the application was deemed complete on April 3, 2019. The project went before the Historic Preservation Commission during a public meeting on July 10, 2019 for review and recommendation to the Planning Commission of requested modifications to setback and lot coverage development standards. The application went before the DRB during a public meeting for review and recommendation to the Planning Commission on August 5, 2019.

   The project is exempt from State Environmental Policy Act (SEPA) review (WAC 197-11-800). The City issued a Notice of Application on April 12, 2019. The 21-day comment period ended on May 3, 2019. No public comment was received.

2. Agency Comment

   The Kitsap Public Health District approved the application, and subsequent building permits are subject to Health District approval.

   The Bainbridge Island Fire District commented as follows: All previous Fire Department comments remain in effect. The comments submitted by the Fire Marshal for the preapplication conference follow: The project shall comply with all applicable provisions of the adopted Fire Code; A Fire Sprinkler System is required for the project. Fire flow shall be demonstrated to the satisfaction of the Fire Marshal; A three foot clearance shall be maintained around all fire department appliances and a clear access shall be maintained; Fire Department access shall be provided to the construction site during construction. The project is conditioned to comply with Fire Marshal comments.

Part IV: Land Use Code Analysis

The Municipal Code is presented in normal font, and ***staff discussion in bold font****.*

1. BIMC Title 18 Zoning

   a. BIMC 18.09.020 Use Table

      Educational facilities are a conditional use in the R-0.4 district. The school was established on the site in 1994 through a conditional use permit (City File No. CUP 03-15-94-1).

b. BIMC 18.12.020-2 Dimensional Standards Table

Dimensional Standard	Requirement	Proposed / Compliance Evaluation
Lot Coverage	5% maximum	**The maximum lot coverage in the R-0.4 district is 10%. With the exception of public schools, which are allowed 150% of the maximum lot coverage in the district, educational facilities are limited to 50% of the allowable lot coverage in the district, or five percent (BIMC 2.16.110.G.7).** **The proposed lot coverage of the 5.5 acre subject property is 7.9%; in the aggregate, lot coverage is 3.2% of the 13.65 acre campus. The applicant is seeking modification of the development standard through the incentives provided for properties designated on the Local Historic Register.**
Front Setback	25 feet minimum	**The property fronts Bucklin Hill Road and Old Woods Lane. Existing development meets this standard. The proposal meets the existing setbacks, but right-of-way dedication is required in association with the project.** **Bucklin Hill Road is classified as a Secondary Arterial in the Island-wide Transportation Plan (IWTP). The standard width for a Secondary Arterial roadway is 60 feet in the IWTP, and the existing right-of-way is 45 feet, with 15 feet width from the center line of the roadway on the south side of the road. Therefore, dedication of a 15 foot right-of-way width is required along the entire Bucklin Hill frontage (a total of 30 feet from the center line of the road).** **The building is proposed 10 feet from the new right-of-way, and the applicant is seeking modification of the development standard through incentives provided in BIMC 18.24 for properties designated on the Local Historic Register.**
Side Setback	15 feet	**For properties with more than one front lot line, the remaining lot lines are sides (BIMC 18.12.050). Existing and proposed development meets this standard.**
Building Height	30 feet	**Height is measured as the vertical distance above "grade" to the midpoint of the roof. Grade is the average elevation of the original ground surface. The proposed building height is approximately 21 feet and meets this standard.**

c. BIMC 18.15.010 Landscaping, Screening, and Tree Retention, Protection, Replacement

Development within this district is subject to landscaping, screening and tree retention requirements identified in BIMC Table 18.15.010-3.

1) Tree Retention, Protection and Replacement

Trees and tree stands located in the perimeter areas required to be landscaped pursuant to BIMC 18.15.010.D, Perimeter Buffering and Screening, and BIMC 18.15.010.E, Street Frontage Landscaping, shall be retained and protected as described in BIMC 18.15.010.C.4. A perimeter landscape buffer must meet partial screen standards. Plants should be clustered within the landscape perimeter to screen structures and parking areas.

Partial Screen Standards:

- Trees: At least 50 percent evergreen trees ranging in height from four feet to six feet at the time of planting with at least 50 percent being six feet high and deciduous trees with a caliper of at least two inches at the time of planting; at least 50 percent of the trees shall be native species or drought resistant. The number of trees is determined by calculating the area of the perimeter buffer and dividing by 400 square feet or one tree for every 20 feet of buffer length, whichever is greater.
- Shrubs: At least 50 percent evergreen shrubs which are at least 21 inches in height at the time of planting, to achieve minimum six feet height at maturity. The number of shrubs is determined by calculating the area of the perimeter buffer and dividing by 100 square feet or one shrub for every five feet of buffer length, whichever is greater.
- Ground cover: Living ground cover shall be planted and spaced to achieve total coverage within five years.

A 25-foot width partial screen roadside buffer is required along the Bucklin Hill Road street frontage. A 25-foot width partial screen perimeter buffer is required from abutting uses. The building is proposed 10 feet from the new right-of-way, and the applicant is seeking modification of the development standard through incentives provided in BIMC 18.24 for properties designated on the Local Historic Register.

2) Total Site Tree Unit Requirements

The parcel shall provide 40 tree units per acre following the redevelopment. The applicant may choose to retain trees or to plant new trees to meet this requirement.

The proposed development provides in excess of 40 tree units per acre.

d. BIMC 18.15.030 Mobility and Access

1) Circulation and Walkways for Non-residential Development

Driveways shall provide well-defined, safe and efficient circulation for motor vehicles, bicycles and pedestrians. Entrances from the right-of-way and the circulation pattern shall be defined by landscaped areas with raised curbs. Pedestrian walkways should be provided around buildings to assure safe access. Internal walkways shall be surfaced with nonskid hard surfaces, meet accessibility requirements and provide at least five feet of unobstructed width. Walkways that cross driving lanes shall be constructed of contrasting materials or maintained painted markings. Walkways must be curbed and raised six inches above adjacent vehicular surface

grade, except where the walkway crosses vehicular driving lanes or to meet accessibility standards.

No change to the existing circulation system for motor vehicles, bicycles or pedestrians is proposed. The proposed building is located in a manner that creates a continuous porch connection with the existing buildings and accessibility for students, staff and visitors. The building defines a new internal courtyard and is located to avoid vehicular and pedestrian interaction.

The City Development Engineer finds that the site plan conforms to the City of Bainbridge Island Design and Construction Standards and Specifications. The Design Review Board also found the proposal to be consistent with site design guidelines.

2) Bicycle facilities

The development must provide one bicycle space for every five vehicle parking spaces, with a minimum of four spaces provided for each parking lot.

The existing campus has bike racks, covered porches and a barn that provide adequate bicycle storage facilities.

e. BIMC 18.18 Design Guidelines

The project is subject to the General and Commercial and Mixed Use Guidelines.

The Design Review Board reviewed the proposal and unanimously recommended approval.

i. Site Design. Create small parking clusters connected by vegetated landscaping and pedestrian walkways. Parking lots should be located behind or to the side of buildings. Pedestrian walkways should offer connections to adjoining properties. Exterior lighting should not exceed 14 feet in height and should incorporate shields. Trash containers should be shielded from view.

The redevelopment provides 25-foot width vegetated roadside and perimeter buffers, with the exception of the area in the vicinity of the proposed reduced building setback from Bucklin Hill Road. Both the Historic Preservation Commission and the Design Review Board (DRB) recommend that landscaping installation be clustered to screen the existing parking lot and the new building from the road, and recommend that the existing view from the road of the historic Bucklin Farmhouse be preserved (screening is usually intended to screen buildings). The DRB focused on evaluation of pedestrian circulation within the development, as connection to adjoining properties is not encouraged given the use as a school. With the exception of ground lighting for internal pedestrian ways, no lighting is proposed. Existing trash containers are screened and shielded from view.

ii. Building Design. Buildings should utilize elements such as massing, materials, windows, canopies, and pitched or terraced roof forms to create a visually distinct base and cap. Building materials and patterns should be varied to produce variations in texture. Building elevations shall be vertically and horizontally modulated to avoid massive scale. Facades facing public ways shall incorporate setbacks or articulation, and shall include features such as columns or recessed entries. Blank walls shall not be visible to public spaces. Building designs

should respond to nearby buildings by using shared elements, materials or massing. Principal entrances should be visually prominent and incorporate elements such as setbacks, recesses, and porches. Rooftop mechanical equipment should be concealed by and integrated within the roof form.

The architect's goal is to add a building that is in keeping with the farm building campus theme: Surface textures, elements, siding and proportions provide variation in the building facades and visual interest. A strong horizontal band on the gable ends, vertical trim and windows, and the wrap-around porch modulate the building scale. The visitors' entrance to the campus is located within the Bucklin Farmhouse, which houses the administration office, and the entrance is prominently marked. Because campus visitors are directed to the administration office, the façade of the new building is specifically designed to discourage public interaction: The building is oriented toward the interior of the campus and covered porches connect with existing buildings. No rooftop mechanical equipment is proposed.

f. BIMC 18.24.010 Historic Preservation Program purpose and relationship to zoning and building codes

The purpose of the Historic Preservation Program is to provide the process and standards for identifying, evaluating and protecting historic resources: This purpose includes assisting, encouraging, and providing incentives to private owners for the preservation, restoration, redevelopment and use of historic buildings, objects, sites and structures.

Properties listed on the Local Historic Register may be authorized for waivers or modifications to development standards such as setbacks, lot coverage, and landscape buffer requirements. The Director of Planning and Community Development may approve said waivers or modifications through an administrative conditional use permit.

The building is proposed 10 feet from the newly established right-of-way dedication for Bucklin Hill Road. The standard setback is 25 feet. The applicant is seeking modification of the development standard through incentives provided in BIMC 18.24 for properties designated on the Local Historic Register.

The proposed lot coverage of the 5.5 acre subject property is 7.9%; in the aggregate, this is 3.2% lot coverage for the 13.65 acre campus. Lot coverage for private educational facilities is limited to 50% of the allowable lot coverage in the district, which is 10% (i.e. lot coverage is limited to 5%). The applicant is seeking modification of the development standard through the incentives provided for properties designated on the Local Historic Register.

The building is proposed 10 feet from the newly established right-of-way dedication for Bucklin Hill Road. The standard landscape buffer is 25 feet. The applicant is seeking modification of the development standard through incentives provided in BIMC 18.24 for properties designated on the Local Historic Register.

The Historic Preservation Commission recommended that the zoning relief requests for the landscape buffer, front setback and lot coverage be granted. The Design Review Board recommended that the proposed project be approved, with the addition of relief of the roadside setback, landscape buffer and lot coverage standards through the provisions of the BIMC 18.24.010.C.

2. BIMC 2.16.040.E Site Plan and Design Review - Decision Criteria

The Commission shall review the application based on the Director's review directive, the Design Review Board (DRB) recommendation, and the decision criteria below:

a. The site plan and design is in conformance with applicable code provisions and development standards of the applicable zoning district.

Consistency with zoning standards, including dimensional standards, design guidelines, landscaping and parking requirements, is discussed above in Part IV 1. Continued compliance with standards and any project conditions is ensured at time of building permit review.

b. The locations of the buildings and structures, open spaces, landscaping, pedestrian, bicycle and vehicular circulation systems are adequate, safe, efficient and in conformance with the Island-Wide Transportation Plan.

The City Development Engineer determined that, as conditioned, the project is in conformance with the Island-Wide Transportation Plan.

c. The Kitsap County Health District has determined that the site plan and design meets the following decision criteria: The proposal conforms to current standards regarding domestic water supply and sewage disposal.

The Kitsap Public Health District recommends approval of the project.

d. The City Engineer has determined that the site plan and design meets the following decision criteria: The site plan and design conforms to regulations concerning drainage in BIMC 15.20 and 15.21; The site plan and design will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use and enjoyment of properties downstream; The streets and pedestrian ways as proposed align with and are otherwise coordinated with streets serving adjacent properties; The streets and pedestrian ways as proposed are adequate to accommodate anticipated traffic; The site plan and design conforms to the "City of Bainbridge Island Engineering Design and Development Standards Manual" unless the City Engineer has approved a variation to the road standards in that document based on his or her determination that the variation meets the purposes of BIMC Title 18.

The City Development Engineer determined that the site plan and design meet the applicable decision criteria and recommends approval subject to conditions to ensure conformance with drainage, water quality, and transportation requirements.

e. The site plan and design is consistent with applicable design guidelines.

The Design Review Board determined that the proposal is consistent with applicable design guidelines.

f. No harmful or unhealthful conditions are likely to result from the proposed plan.

This staff report identifies the regulations and provides reviewer comments regarding public health, safety and welfare, and public use and interest. Specifically, the report addresses transportation, access, including pedestrian and emergency services access, water, sanitation, and stormwater facilities. No harmful or unhealthful conditions are likely to result.

g. The site plan and design is in conformance with the Comprehensive Plan and other applicable adopted community plans.

Applicable Comprehensive Plan elements are listed in Part II above. The project provides context-sensitive development in order to limit clearing and soil disturbance, effectively utilizes low impact development drainage techniques such as bioretention cells, and conserves critical areas. The project effectively uses incentives to incorporate historic preservation of an historic resource, and City staff, the Design Review Board, the Historic Preservation Commission and the applicant engaged in a cooperate effort to preserve the Bucklin Farmhouse.

Over 95% of the student population served by Hyla Middle School are Islanders, and over 85% of the staff live on the Island. Hyla is a non-profit organization providing a quality educational experience for students. The school engages in numerous volunteer opportunities which serve the community: Students volunteer at Helpline House weekly; the school is partnering with Madison Avenue House, and facility serving the elderly, as part of a global education course where students engage in intergenerational activities; the school calendar includes service dates for participation in earth day and volunteer day; the Expanded Horizons program provides a week-long job shadow experience for students; annual mini-term programs focus on social justice, the environment and culture; the school provides tuition scholarships to those in need.

h. Any property subject to site plan and design review that contains a critical area or buffer conforms to all requirements of that chapter.

The southwest corner of the property is encumbered by a wetland buffer. All proposed activities are outside critical areas and their buffers.

i. Any property subject to site plan and design review that is within shoreline jurisdiction conforms to all requirements of that chapter.

The property is not within shoreline jurisdiction.

j. The site plan and design has been prepared consistent with the purpose of the site design review process and open space goals.

The purpose of Site Plan and Design Review to establish a comprehensive site plan and design review process that ensures compliance with the adopted plans, policies, and ordinances of the City. City staff finds that the application for Site Plan and Design Review is prepared consistent with the adopted review process to ensure compliance with current plans, policies and regulations.

3. BIMC 2.16.050.D Nonagricultural Minor Conditional Use - Decision Criteria

As provided through the Historic Preservation Program, BIMC 18.24.010, properties listed on the Local Historic Register may be authorized for waivers or modifications to development standards such as setbacks, lot coverage, and landscape buffer requirements. The Director of Planning and Community Development may approve said waivers or modifications through an administrative conditional use permit.

a. The conditional use is harmonious and compatible in design, character and appearance with the intended character and quality of development in the vicinity of the subject property and with the physical characteristics of the subject property;

Hyla Middle School has operated on the site since 1994. No change to student or staff population is proposed. The 13.65 acre campus provides protection for wetlands and the proposed development retains the character and quality of the campus and vicinity development.

c. The conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property;

This staff report identifies the regulations and provides reviewer comments regarding public health, safety and welfare, and public use and interest. Specifically, the report addresses transportation, access, including pedestrian and emergency services access, water, sewer, and stormwater facilities.

d. The conditional use is in accord with the comprehensive plan and other applicable adopted community plans, including the Island-Wide Transportation Plan;

The City Development Engineer determined that, as conditioned, the project is in conformance with the Island-Wide Transportation Plan.

e. The conditional use complies with all other provisions of the BIMC;

f. All necessary measures have been taken to eliminate or reduce to the greatest extent possible the impacts that the proposed use may have on the immediate vicinity of the subject property and noise levels shall be in compliance with BIMC 16.16.020 and 16.16.040.A;

No change to student or staff population is proposed. The project preserves public view of the historic Bucklin Farmhouse.

h. The conditional use will be served by adequate public facilities including roads, water, fire protection, sewage disposal facilities and storm drainage facilities; The city engineer has determined that the conditional use meets the following decision criteria: The conditional use conforms to regulations concerning drainage in Chapters 15.20 and 15.21 BIMC; and the conditional use will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use and enjoyment of properties downstream; and the streets and pedestrian ways as proposed align with and are otherwise coordinated with streets serving adjacent properties; and the streets and pedestrian ways as proposed are adequate to accommodate anticipated traffic; and the conditional use conforms to the "City of Bainbridge Island Engineering Design and Development Standards Manual," unless the city engineer has approved a variation to the road standards in that document based on his or her determination that the variation meets the purposes of BIMC Title 18.

The City Development Engineer determined that the site plan and design meet the applicable decision criteria and recommends approval subject to conditions to ensure conformance with drainage, water quality, and transportation requirements and complies with engineering design standards.

Part V. Conclusions

This report includes the standards of review, relevant Municipal Code and Comprehensive Plan provisions and provisions of other permitting agencies. The staff report includes findings based on evidence in the record. The project file contains the official record and basis for findings, including technical information and documentation.

Appropriate notice of application was provided, and comments considered. The application is properly before the Planning Commission for recommendation. Should the Commission recommend approval, staff suggests that the following conditions be considered:

PROJECT CONDITIONS

1. The authorization for construction activities automatically expires and is void if the applicant fails to file for a building permit or other necessary development permit within three years of the effective date of the Site Plan and Design Review permit.
2. Prior to any construction activities, the applicant shall obtain the appropriate permits from the City of Bainbridge Island, including but not limited to clearing, grading, and/or building permits.
3. A landscape plan which meets the requirements of BIMC 18.15 shall be required with building permit submittal. Any required plantings shall be installed or installation financially assured in accordance with BIMC 18.15.010.H. prior to occupancy of the new building. After installation approval by the Department, maintenance assurity shall be required in accordance with BIMC 18.15.010.H.
4. New internal walkways shall be surfaced with nonskid hard surfaces, meet handicapped-accessibility requirements and be designed to provide a minimum of five feet of unobstructed width.
5. The project shall comply with the following conditions to the satisfaction of the Fire Marshal:
    a. The project shall comply with all applicable provisions of the adopted Fire Code.
    b. A Fire Sprinkler System is required for the project. Fire flow shall be demonstrated to the satisfaction of the Fire Marshal.
    c. A three foot clearance shall be maintained around all fire department appliances and a clear access shall be maintained.
    d. Fire Department access shall be provided to the construction site during construction.
6. The project shall comply with recommended conditions of the City Engineer:
    a. General
        1) Civil improvement plans, reports, and computations, prepared by a civil engineer registered in the State of Washington shall be submitted with the application(s) for a construction permit (building, grading, ROW, etc.) to the City for review and approval to construct all necessary infrastructure and utilities serving the site. Certificate of occupancy will not be issued for new building until all civil improvements are completed.

2) The proposed ROW dedication to increase public ROW width to 30' south of the centerline of Bucklin Hill Road along the project frontage shall be completed and recorded prior to the issuance of any construction permit (to include Building, ROW, and Grade and Fill) or no later than 12 months from the date of SPR approval, whichever occurs first.

b. Sidewalk and Parking Facilities Extension

1) Shoulder improvements along Bucklin Hill Road NE fronting the project area of the subject parcel shall be constructed per the Standards (COBI DWG 7-020 Secondary Arterial – Suburban) or as approved by COBI engineering during the Site Plan Review process. The additional pavement width and ballasting gravel shoulder shall extend from Old Woods Lane west to the existing two way access drive for Hyla Middle School.

c. Stormwater

1) A Stormwater Pollution Prevention Plan (SWPPP) prepared by a civil engineer licensed in the State of Washington is required prior to construction activities including clearing or grading or civil improvements for all phases of the project that complies with BIMC 15.20.

2) A final stormwater report shall be submitted with the building permit detailing compliance with all applicable minimum requirements as required by BIMC 15.20.

3) New and replaced hard surfaces associated with frontage improvements shall be subject to water quality stormwater requirements per BIMC 15.20. Treatment shall be provided for these surfaces where they contribute to exceeding regulatory triggering thresholds.

4) Prior to building permit final inspections for certificate of occupancy, the applicant shall submit an operation and maintenance plan for the on-going maintenance of the storm drainage system.

5) All on-site stormwater facilities shall remain privately owned and maintained. The owner(s) shall be responsible for maintenance of the storm drainage facilities for this development following construction. Annual inspection and maintenance reports shall be provided to the City. A Declaration of Covenant for stormwater system operation and maintenance will be required to be recorded before final occupancy. The approved language for the Declaration of Covenant is found in BIMC Chapter 15.21, Exhibit A.

d. Permitting

1) A right-of-way (ROW) construction permit will be required prior to any construction activities within the right-of-way. The ROW permit will be subject to separate conditions and bonding requirements.

CITY OF BAINBRIDGE ISLAND

Department of Planning and Community Development

Memorandum

Project:	Aveterra Compost Facility Legislative Review of Development Regulations
File number:	PLN51245 LDR
Date:	September 12, 2019
To:	City of Bainbridge Island Planning Commission
From:	Department of Planning and Community Development
Project Manager:	Annie Hillier, Planner

I. INTRODUCTION

Applicant:
Mollie Bogardus
AVETERRA CORP
PO Box 10544
Bainbridge Island, WA 98110

Owner:
William B. Moore
6630 Wing Point Road NE
Bainbridge Island, WA 98110

Request:
The request is for a legislative review of development regulations ("code amendment") to:

- exclude the two properties commonly known as the "triangle property" from a 500' setback that applies to waste transfer facilities, and
- increase the allowed lot coverage from 10%.

Location:
Tax Parcel Nos. 332-502-1-006-2008 & 332502-1-007-2007; the two parcels are bounded by roads on all sides: Lynwood Center Road, Fletcher Bay Road, and Bucklin Hill Road.

Zoning Designation:
Residential-0.4 (R-0.4), One Unit Per 2.5 Acre (100,000 square feet)

Comprehensive Plan Designation:
Residential -0.4

Environmental Review:
A State Environmental Policy Act (SEPA) Checklist was submitted with the application. Phased SEPA review will commence after Planning Commission review and prior to City Council review.

II. DETAILED CODE AMENDMENT REQUEST (underline added by staff for emphasis)

Under the Bainbridge Island Municipal Code (BIMC) 18.36, Definitions, "waste transfer facility" means establishments that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material or processing of scrap or waste material.

The Bainbridge Island Municipal Code (BIMC), Chapter 18.09, allows waste transfer facilities in the R-0.4 zoning district with a conditional use permit (CUP); waste transfer facilities are not allowed in any other zoning district. Pursuant to BIMC 18.09.030.G.3, waste transfer facilities must also meet the following use-specific standards:

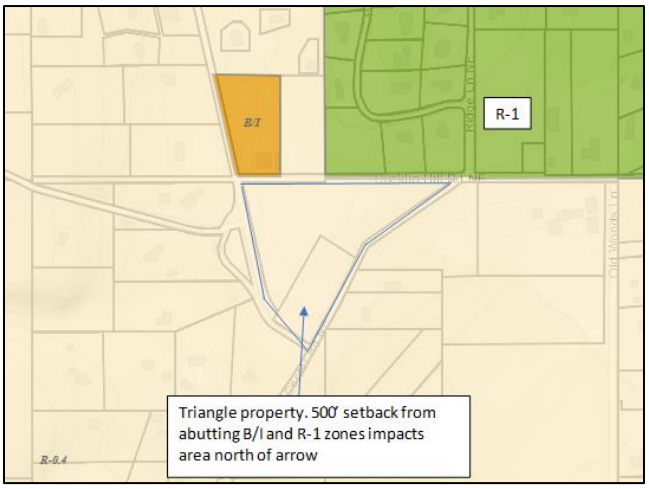
- No waste transfer facility operation shall be conducted within 500 feet of a property located in any zone district other than the R-0.4 zone district.
- All waste transfer facility operations shall maintain a full screen landscaped buffer meeting the standards of BIMC 18.15.010.D.4.a and at least 50 feet wide around each waste transfer facility operation. The width of the buffer may be increased up to 100 feet by the planning director through the same standards that apply to B/I district buffers.
- All waste transfer facility operations and operators shall comply with all applicable requirements of Chapter 70.95 RCW (Solid Waste Management), Chapter 173-350 WAC (Solid Waste Handling Standards), and Chapter 173-351 WAC (Criteria for Municipal Solid Waste Landfills), including the requirement to obtain and maintain a current solid waste permit and to comply with all conditions attached to that permit.

A waste transfer facility located in the R-0.4 zoning district would also be subject to the dimensional standards in Chapter 18.12, including lot coverage, which is limited to 10%.

The applicant has applied for a legislative review of land use regulations, as provided in BIMC 2.16.180, which allows any person or entity to propose an amendment to the BIMC. The applicant's request is two-fold:

A. To specifically exclude the subject parcel(s) from the 500' setback provision in BIMC 18.090.030.G.3.a. The 50' full screen landscaped buffer would still apply.

B. To include a parcel- or use-specific dimensional standard for a greater lot coverage allowance than allowed in BIMC Chapter 18.12.



If this code amendment request is approved, the applicant intends to apply for a conditional use permit (CUP) to locate a compost facility on the triangle property. The facility would produce compost from stable waste, green waste, and eventually food waste, so meets the definition of "waste transfer facility" referenced above and therefore the use-specific standards for waste transfer facilities apply. Amending the code would allow the future compost facility to be located within 500' of a property zoned B/I and several properties zoned R-1. It would also allow the facility to include covered processing pads, which are a necessary part of the composting operations, in excess of the standard lot coverage allowance of 10% in R-0.4. Without

this code amendment, it is unlikely that the triangle property could support a commercial compost facility.

As described in the applicant's narrative (Attachment C), the triangle property is a desirable location for a compost facility because of its proximity to the transfer station, which is located approximately ¼ mile away. The applicant intends to create compost from the green waste that BI Disposal collects, which is currently hauled off-island to Purdy, WA for processing. Additionally, because of the triangle property's historic use as a mine, the cost of engineering any future homes would exceed their worth, according to experts in development and appraisals that the applicant has consulted with. Further, the lack of vegetation on much of the property is appealing because no significant tree removal or land clearing would need to occur. The applicant's future compost facility, called Aveterra, is well-suited for these conditions.

III. PARCEL HISTORY

A. The triangle property has long been used as a sand mine. In 2007, construction began on the Blossom Hill (now Pleasant Beach Village) mixed-use development located at the Lynwood Center Neighborhood Service Center, south of the subject properties. The activity dramatically increased at the existing sand mine, as the Blossom Hill development brought in fill dirt excavated during construction, and took back sand to use in the construction of the project. The result was a portion of the property with excess fill dirt/organic matter. The State Department of Natural Resources (DNR) takes the lead on mining operations, and the owner obtained a Surface Mine and Reclamation Permit from DNR. The site is currently in its reclamation phase. Although the mining had been ongoing, the City reviewed and issued a grade/ fill building permit in 2007/2008 (file no. BLD14930GAF) because the total grading and filling exceeded 50 cubic yards.

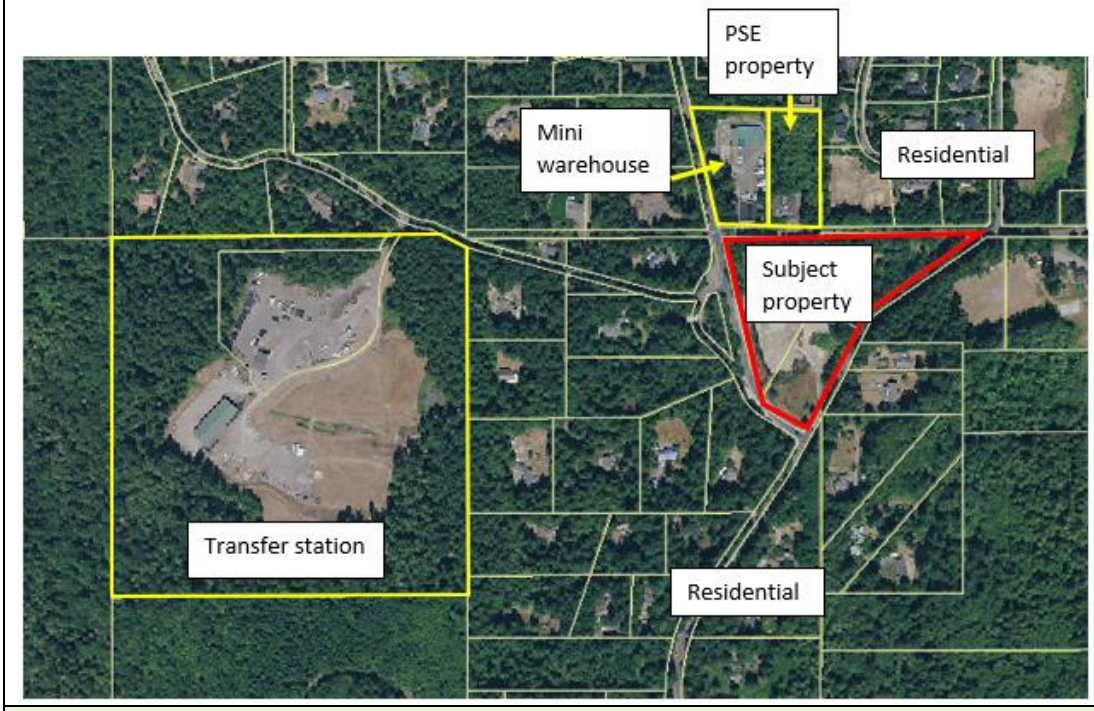
B. In 2013, the owner applied for a Comprehensive Plan Amendment to change the comprehensive plan land use map designation of the triangle property from OSR-0.4 to Business Industrial (B/I), and a concurrent rezone to change the zoning designation from R-0.4 to Light Manufacturing (LM). Staff recommended denial of the request because there was not enough information to determine if the City needed additional B/I land at that time. Instead, the City recommended that such a change to the land use map be evaluated as a part of the 2016 Comprehensive Plan Update, when the economic impact of new commercial land on the existing commercial land would be evaluated, and a citywide transportation analysis would be conducted. Ultimately the land use map designation change and the zoning designation change was denied during the Comprehensive Plan Update.

IV. FINDINGS

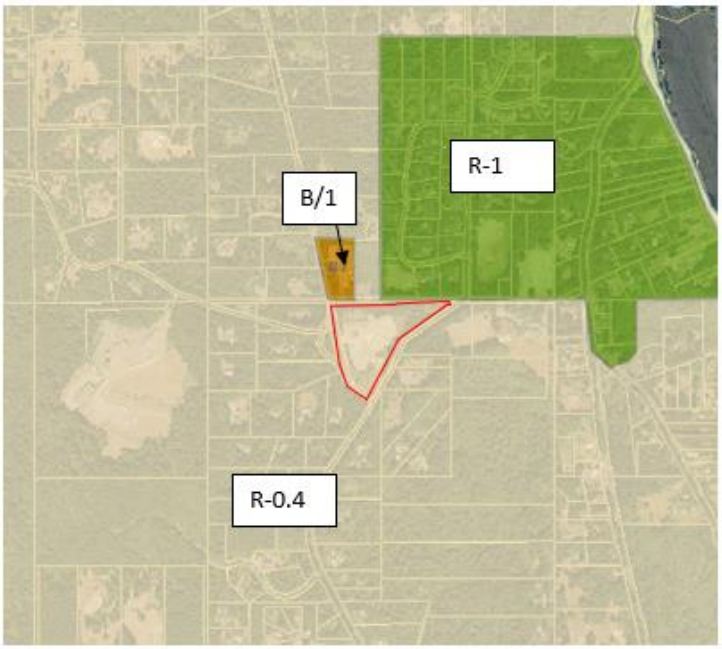
A. Site Characteristics

Assessor's Record Information:	
Tax lot number	33250210072007 & 33250210062008
Owner of record	William B Moore
Lot size (total)	7.92 acres (344,995 sq. ft.)
Terrain:	
Mostly flat, with a steep slope along the north slide of the property (approx. 55%).	
Vegetation:	
Mainly cleared of vegetation, with shrubs and trees on the perimeter of the property. The panoramic image below depicts the center of the property.	

Site Development:	
The site is currently going through the reclamation phase of an existing sand mine.	
Access:	
There is access off both Lynwood Center Rd. and Fletcher Bay Rd.	
Public Services:	
Police	City of Bainbridge Island Police Department
Fire	Bainbridge Island Fire District
Schools	Bainbridge Island School District
Water	South Bainbridge Kitsap Public Utilities District
Sewer	n/a – septic proposed
Surrounding Uses:	
Surrounding uses are mainly single-family residential. The transfer station (an industrial use) is located about ¼ mile away, and there are two commercial uses immediately adjacent the subject lot, to the north.	



Existing Zoning:
R-0.4
Surrounding Zoning:
R-0.4, B/I, and R-1



Existing Comprehensive Plan Designation:
Residential -0.4
Surrounding Comprehensive Plan Designation:
Residential -0.4, Business Industrial, and Residential -1

B. Current Application History (PLN51245 LDR)

1. On August 16, 2018, the applicant met with City Staff to discuss the permitting process for the compost facility. Staff informed the applicant that a Major Conditional Use Permit (CUP) would be required, and that additional questions remained about the feasibility of the use at the site due to setback constraints.
2. On February 6, 2019, the applicant submitted an application for a Legislative Review of Development Regulations to exclude the subject parcel from the 500' setback for waste transfer facilities. The request to increase the lot coverage was added during review of the application by the City.
3. On August 27, 2019, notice was sent to property owners within 500' of the subject properties with the Planning Commission meeting dates.

V. BAINBRIDGE ISLAND COMPREHENSIVE PLAN REVIEW

A summary of Comprehensive Plan goals and policies that are applicable to this code amendment request are provided below. Staff did not identify any goals or policies that explicitly conflict with the request. Rather, most goals and policies either support the request or are not applicable. Goals and policies that are project-specific, i.e. applicable to the compost facility operations, will be evaluated during review of the future project application.

Land Use Element	
Goal LU-14: Develop context-sensitive regulations for residential development in areas designated R-2, R-1 or R-0.4, in order to limit clearing, soil disturbance, promote low impact development and reconcile development and conservation.	
Policy LU 14.1: The Residential District area is designated for less intensive residential	***Staff response:*** The compost facility is defined under 'waste transfer facility' in the BIMC, which is an industrial use. However, according to

development and a variety of agricultural and forestry uses.	the BIMC, waste transfer facilities are allowed in the R-0.4 zoning district with a conditional use permit. Waste transfer facilities are not allowed in any other zoning district.
Policy LU 14.3: Maintain the natural and scenic qualities of the Island by limiting residential density.	***Staff response***: Density is regulated per zoning district in BIMC 18.12. R-0.4 is the zoning district with the lowest density. On this site, a total of 3 residential units could be created (minimum lot area per dwelling unit in R-0.4 = 100,000 sf). Because the site has been cleared and mined, the low density allowance may not preserve much in the way of natural or scenic qualities.
Economic Element	
Goal EC-1: Promote economic vitality, growth, and stability.	
Policy EC 1.1: Develop and maintain regulations that provide support for our community's businesses.	***Staff response***: The proposed code amendment would allow the siting of a compost facility on a lot that would not otherwise be able to support the use. As the code is written, it appears that there are approximately 18 lots on the island that could support a similarly sized commercial composting facility (see Attachment E).
Goal EC-3: Promote business practices that protect the Island's natural beauty, and environmental health, and support long-term business success.	***Staff response*:** While this is not a project-specific request, amending the code to allow the compost facility to be located on this site would support this goal, as the business practices that the code amendment would enable would not impact the Island's natural beauty, would improve the environment, and create business opportunities between Aveterra and BI Disposal, horse stables on the island, and other businesses.
Policy EC 3.2: Help businesses find markets for surplus materials, by-products and waste.	***Staff response***: Aveterra intends to convert pre- and post-consumer food waste into compost. This represents an opportunity for the City to help the business (Aveterra) find surplus material, as oftentimes grocery stores, nursing homes, and schools produce excess waste.
Policy EC 3.5: Encourage existing and new businesses to become part of a linked cooperative whereby the by-products and waste of one enterprise become the raw materials of another.	***Staff response***: Aveterra intends to coordinate with horse stables and BI Disposal during Phase I of the operation, with the goal of turning horse manure and green waste into compost. Phases II and III will include pre- and post-consumer foodwaste, which may come from, for example, commercial businesses, schools, and nursing homes.
Policy EC 3.6: Create opportunities to foster green technology and industries, such as energy, waste and information technology, which have the potential to create local, family wage jobs in our community at the same time we are protecting our natural beauty, environmental and economic health.	***Staff response***: Aveterra will create approximately 3 to 6 jobs, and will protect the environmental health of the island by reducing carbon emissions created from trucks currently hauling green waste off-island for processing, and by creating a high-quality compost that will reduce the need for chemical fertilizers, enrich soil, reduce methane emissions from landfills, etc.
Environmental Element	
Goal EN-11: Promote the reduction of invasive noise impacts.	
Policy EN 11.2: Promote actions such as equipment modifications and operational requirements that reduce noise from transportation modes, construction sites, industrial uses and commercial	***Staff response***: Aveterra will use operational equipment that create little noise; no noise from the processing equipment will be detectable from offsite.

business establishments.	
Goal EN-10: Protect and promote clean air.	
Policy EN 10.2: Encourage the retention of existing trees and vegetation and the planting of new trees and vegetation that provides natural filtration of suspended particulate matter, removes carbon dioxide and improves air quality.	***Staff response***: The proposal includes the preservation of all existing, healthy vegetation and trees, as well as additional landscape buffer plantings. In addition to the environmental benefits, the trees will provide buffering and screening between differing land uses that abut the site.
Policy EN 10.7: Maintain nuisance regulations to minimize offensive odors generated by commercial or industrial uses in proximity to residential uses.	***Staff response***: The proposal to eliminate the 500' setback may be in conflict with this policy. However, eliminating the 500' setback would not create a nuisance because the Department of Ecology will regulate odors from the future compost facility, including requiring an odor management plan. The 500' setback would still apply to other types of waste transfer facilities that may create odors.
Goal EN-20: Manage the remaining mining operations on the island.	
Policy EN-20.1: Rigorously control the excavation of sand and gravel and other minerals.	***Staff response***: Currently, the site is used as a sand mine but is going through its reclamation phase. Mining operations on this site will cease prior to use by Aveterra.
Utilities Element	
Goal U-15: Ensure adequate, cost effective, reliable, and environmentally responsible solid waste, recycling and composting service to the citizens of Bainbridge Island.	***Staff response:*** Currently there are no commercial composting facilities that locally produce compost on Bainbridge Island; green waste received by BI Disposal is hauled off-island to Purdy, WA for processing. Aveterra intends to partner with BI Disposal so that this will no longer be necessary – green waste from BI Disposal will be accepted by Aveterra for processing into compost on the triangle property, which is located approximately ¼ mile away from the transfer station, where BI Disposal is based. This will result in decreased travel costs, truck emissions, and traffic on the highway.
Policy U 15.2: Support non-governmental organizations that provide outreach and education to citizens to ensure that the populace is informed about the latest waste reduction, composting, recycling and hazardous waste practices.	***Staff response:*** Aveterra is a non-governmental organization. The facility operations will include a public education component, including an educational garden and demonstration area for other uses of compost, including erosion control and bank stabilization.
Policy U 15.3: In addition to WUTC regulation, the City should perform periodic reviews to ensure that Bainbridge Disposal is providing safe, reliable, cost effective and responsive solid waste, compost and recycling collection. Evaluate opportunities to provide improved and cost effective services from alternative providers.	***Staff response:*** Aveterra's proposal presents an opportunity for the City to perform a review and comparison of the cost-effectiveness and quality of services currently provided.
Policy U 15.5: Consider methods to reduce the amount of solid waste disposed, e.g. material bans, composting or compaction, or by the conversion of solid waste to energy, e.g. using a biodigester.	***Staff response:*** During Phase I, Aveterra will primarily process stable horse manure and green waste. Phase II will include the addition of pre-consumer food waste from schools, nursing homes, grocery stores, etc. (Pre-consumer food waste is food waste discarded by staff within the control of the foodservice operator, and includes items such as expired or spoiled food, overcooked items, dropped items, etc.) Phase

	III will include the addition of post-consumer foodwaste and possibly bioplastics. (Post-consumer foodwaste is food waste discarded by customers after the food has been sold or served. Bioplastics are a biodegradable plastic, such as the utensils provided to customers of Town and Country Markets.) If bioplastics are introduced, Aveterra would receive and process the output material broken down by an anaerobic digester. Aveterra represents an opportunity to reduce the amount of solid waste that is produced on Bainbridge Island, by keeping it out of the landfill and turning it into compost.

VI. BAINBRIDGE ISLAND MUNICIPAL CODE REVIEW (**staff response in bold**)

A. Use Regulations – BIMC Chapter 18.09

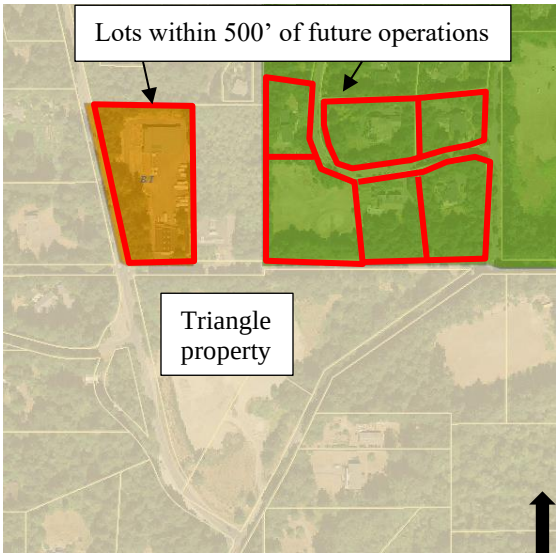
The Use Table, BIMC Table 18.09.020, allows waste transfer facilities in the R-0.4 zoning designation as a conditional use.

The applicant will be required to apply for a Major Conditional Use Permit (CUP).

Additional use-specific standards are provided in BIMC 18.090.030, Use-Specific Standards. The following use-specific standards are required for waste transfer facilities:

1. No waste transfer facility operation shall be conducted within 500 feet of a property located in any zone district other than the R-0.4 zone district.

   This regulation is the subject of this amendment request. The applicant is requesting to specifically exclude the triangle property from the 500' setback to properties in zoning districts other than R-0.4. The applicant believes that this regulation is unnecessary for this site, as the future compost operations would only be located within 500' of 7 properties that are not zoned R-0.4 (see below; 1 is zoned B/I and 6 are zoned R-1). The rest of the surrounding area is zoned R-0.4, so the 500' setback would not apply to those surrounding properties. Additionally, the applicant does not believe the 500' setback is necessary for the compost facility in general, as odors are strictly regulated by the Department of Ecology and the equipment and procedures that Aveterra will implement are inherently quiet. The applicant does not believe that any noise from the equipment will be detectable offsite. If the 500' setback is intended to serve as a nuisance regulation but is unnecessary for compost operations due to state regulations and common practices, then the Planning Commission may wish to consider a broader code amendment rather than a parcel-specific amendment, discussed below (Section VII).



2. All waste transfer facility operations shall maintain a full screen landscaped buffer meeting the standards of BIMC 18.15.010.D.4.a and at least 50 feet wide around each waste transfer facility operation. The width of the buffer may be increased up to 100 feet by the planning director through the same standards that apply to B/I district buffers.

   This standard is not proposed to be amended as a part of this request. The applicant will demonstrate compliance with this regulation as a part of the future land use permit application (a Major CUP and Major Site Plan and Design Review (SPR) are required).

3. All waste transfer facility operations and operators shall comply with all applicable requirements of Chapter 70.95 RCW (Solid Waste Management), Chapter 173-350 WAC (Solid Waste Handling Standards), and Chapter 173-351 WAC (Criteria for Municipal Solid Waste Landfills), including the requirement to obtain and maintain a current solid waste permit and to comply with all conditions attached to that permit.

   This standard is not proposed to be amended as a part of this request. These are State requirements, which are in addition to any City permit requirements and SEPA conditions.

B. Development, Parking, & Landscaping Standards Overview – BIMC Chapters 18.12 & 18.15

The table below summarizes some of the applicable development, parking, and landscaping standards for the proposed compost facility. Compliance with these standards will be evaluated during review of the CUP, SPR, and any building permits.

Standard	**R-0.4**		
Front Setback	25 feet		
Side Setback	15 feet		
Rear Setback	No rear setback due to properties boarded on all sides by rights-of-way		
Lot Coverage	Allowed	Proposed	Difference
	10% (34,500 sf)	~30% (~103,500 sf)	+20% (+69,000 sf)
	This regulation is the subject of this amendment request		
Building Height	35 feet for nonresidential uses with CUP		
Parking Requirements	For industrial uses, 1 space for each employee plus 1 space for each 250 square feet of office space. See BIMC Table 18.15.020-1		
Perimeter Buffer	50' full screen (min)/100' (max). See use-specific standards under BIMC 18.09.020.G.3.b.		

Lot coverage is defined as "that portion of the total lot area covered by buildings, excluding up to 24 inches of eaves on each side of the building, any building or portion of building located below predevelopment and finished grade" (BIMC 18.12.050.K). The R-0.4 zoning district has the lowest lot coverage allowance, which is consistent with the purpose of the district: the preservation of natural systems and open space. A lower lot coverage allowance means more space free of buildings. However, on the triangle property, limiting lot coverage to 10% would not preserve natural systems as the majority of the property has been cleared due to its historic use as a mine. Additionally, the applicant believes that lot coverage should be increased because composting, which is not allowed in any zoning district other than R-0.4, requires that much of the material be contained; the input material (i.e. green waste, foodwaste, etc.), processing systems, and a portion of the output material (i.e. compost) all must be covered with a roofing material and confined within walls to prevent leaching. Even with a lot as large as the triangle property (7.92 acres total), the future compost facility would exceed the allowed lot coverage (see table above). The applicant believes that 10% lot coverage is infeasible for a commercial compost facility on the triangle property as well as many lots that could otherwise support such as use.

C. Legislative Review of Land Use Regulations – BIMC 2.16.180 (**staff response in bold**)

1. Planning Commission Review and Recommendation

   a. Planning Commission review and recommendation is required for amendments to Chapter 2.16, and BIMC Titles 16, 17, and 18.

      The request is for an amendment to BIMC Title 18.

   b. The planning commission shall hold a public hearing for all amendments to the official zoning map and municipal code of the city prior to issuing a recommendation to the city council.

      A notice with the planning commission dates was sent to properties within 500' of the subject property, as well as to other interested parties.

   c. Any person may participate in the public hearing. The planning commission has discretion to limit testimony to relevant, nonrepetitive comments and to set time limits.

   d. Any person may submit written comments, photographs or other exhibits on the proposed amendment to the planning commission prior to or at the public hearing.

   e. The planning commission shall maintain a record of the exhibits presented and a tape recording of the testimony and arguments presented, which shall be kept by the city clerk.

2. Planning Commission Action and Written Recommendation

   a. In making a recommendation, the planning commission shall consider applicable decision criteria of this chapter, all applicable law, the comprehensive plan, public comment, and any necessary documents and approvals.

      Planning Commission should note that there are no decision criteria for legislative reviews of land use regulations provided in the BIMC. A summary of the Comprehensive Plan goals and policies and applicable development standards is provided in this memorandum. A SEPA Checklist is provided in Attachment B (Note: SEPA review will be conducted following the Planning Commission recommendation).

   b. The planning commission shall issue a written recommendation that contains (a) a statement recommending that the proposed amendment be approved, approved as

amended, or denied, and (b) a statement of facts upon which the recommendation is based and the conclusions derived from those facts.

c. The planning commission's written recommendation and other documents upon which its decision is based shall be immediately transmitted to the city council and department director.

After review and recommendation by Planning Commission, City Council shall review and either adopt an ordinance amending the BIMC, reject the proposal, or remand the proposed amendment to the applicable department, the city council committee, or the planning commission for further consideration.

VII. PLANNING COMMISSION CONSIDERATIONS

A. The BIMC contains other examples of parcel- and use-specific regulations that may serve as a precedent for the applicant's request:

1. BIMC Chapter 18.24, Historic Preservation Program, identifies specific tax parcel numbers in the Fort Ward historic overlay district are authorized increases in density and are subject to certain standards for maintenance or rehabilitation of the exteriors of existing buildings.
2. Table 18.12.020-2, Standard Lot Dimensional Standards for Residential Zone Districts, provides footnotes that contain additional requirements for specific parcels as well as specific uses: Footnote 1 indicates a parcel in Lynwood center that is allowed a higher density than other R-2 lots; footnote 4 provides additional height allowances for community and educational facilities.
3. BIMC 2.16.110.G.7, Additional Decision Criteria for Institutions in Residential Zones, provides greater lot coverage allowances for institutions that require a major CUP. For example, public schools and governmental facilities that are located in the R-0.4 zoning district are allowed 150 percent of the lot coverage established in the R-0.4 zoning district.

B. Planning Commission may move forward with the applicant's parcel-specific request or may consider a broader code amendment that would apply island-wide. The following table is intended to summarize the various options for Planning Commission's consideration. The underlined text has been added by staff to highlight possible new code language.

	Waste-transfer facilities	Compost facilities	Waste-transfer facilities on triangle lot	Compost facilities on triangle lot
The 500' setback should be waived for…	n/a – This goes beyond the scope of the applicant's request and the staff analysis.	*e.g.* No waste transfer facility operation shall be conducted within 500 feet of a property located in any zone district other than the R-0.4 zone district, *except for facilities or uses that manufacture or produce goods or energy from the composting of organic material*[1].	*e.g.* No waste transfer facility operation shall be conducted within 500 feet of a property located in any zone district other than the R-0.4 zone district *except on parcel number [xxx].* (BIMC 18.09.030.G.3.a)	e.g. No waste transfer facility operation shall be conducted within 500 feet of a property located in any zone district other than the R-0.4 zone district, *except for facilities or uses that manufacture or produce goods or energy from the composting of organic material*[1] *located on parcel number [xxx].* (BIMC 18.09.030.G.3.a)
This language could amend BIMC 18.09.030.G.3.a, the use-specific standards for waste transfer facilities.				
An increase in lot coverage should be allowed for…	e.g. *For waste-transfer facilities lot coverage shall have a maximum of [30%].*	*e.g. For facilities or uses that manufacture or produce goods or energy from the composting of organic material*[1] *lot coverage shall have a maximum of [30%].* (This could be a new footnote added to Table 18.12.020-2 Standard Lot Dimensional Standards for Residential Zone Districts.)	e.g. *For waste-transfer facilities located on parcel number [xxx], lot coverage shall have a maximum of [30%].* (This could be a new footnote added to Table 18.12.020-2 Standard Lot Dimensional Standards for Residential Zone Districts.)	e.g. *For facilities or uses that manufacture or produce goods or energy from the composting of organic material*[1] *located on parcel number [xxx], lot coverage shall have a maximum of [30%].* (This could be a new footnote added to Table 18.12.020-2 Standard Lot Dimensional Standards for Residential Zone Districts.)
This language could be a new footnote added to Table 18.12.020-2 Standard Lot Dimensional Standards for Residential Zone Districts.				

An alternative to the options presented above, although not evaluated in this memorandum, is to change the definition of "waste transfer facility" and create a separate definition for "compost facility", amend the permitted use table (BIMC 18.09.020), and develop a new separate set of development standards for compost facilities.

[1] This language is currently included in the definition of "waste transfer facility" (BIMC 18.36.030 #272).

IX. CONCLUSIONS

As discussed in this report, there are no decision criteria for legislative reviews of land use regulations. Many Comprehensive Plan goals and policies support the proposal, and many do not apply; staff did not identify any goals or policies that directly conflict with the proposal at this conceptual phase. While the proposal is somewhat unique in that the proposed code amendment pertains to a particular property, the BIMC does contain development regulations that apply to specific parcels and uses. Planning Commission shall review and hold a public hearing on this code amendment request, and make a recommendation to the City Council.

VIII. ATTACHMENTS

A. SEPA Checklist
B. Narrative
C. Planning Commission Notice
D. Lot Availability Map

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable: **Aveterra Compost Facility**

2. Name of applicant: **Aveterra Corp**

3. Address and phone number of applicant and contact person:

Mollie Bogardus
PO Box 10544
Bainbridge Island, WA 98110
206.999.1181

4. Date checklist prepared: **May 15, 2019**

5. Agency requesting checklist: **COBI**

6. Proposed timing or schedule (including phasing, if applicable):

This project requires a "legislative review of land use regulations" in order to make the project feasible. If the request for a change in land use regulations is approved, permits will be applied for immediately (2019/2020). Once constructed, which will take 3-6 months, the compost facility will likely have 3 phases, each lasting approximately 2 years at minimum. Phase 1 will include the composting of manures and green waste. Phase 2 will include the addition of pre-consumer food waste from schools, nursing homes, grocery stores, and individuals. Phase 3 will include the addition of post-consumer food waste, which includes food that is mixed with nonfood, such as bioplastics, and requires an anerobic digester to breakdown into compost.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes, the requested land use code change will allow for a compost facility to be located on this site (subject to additional permit approvals). The site layout would be able to process up to 20,000 tons of organic material per year. An anaerobic digester would be required for Phase 3. If additional organic material was identified for input at Aveterra Compost Facility, additional processing capacity could be created on site. Aveterra Compost Facility is interested in partnering with the sewer plants to process biosolids; this future pilot project would likely take place on a different site, however, and would be subject to further review.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

No environmental information has been prepared directly related to this proposal.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Yes, the current mining operation requires closure acceptance from the Department of Ecology (DOE). The mine is currently in its reclamation phase.

10. List any government approvals or permits that will be needed for your proposal, if known.

- Conditional use permit from COBI, as a compost facility is defined under "waste tranfer facility" in the BI municipal code and is a conditional use in the R-0.4 zone.
- Major Site Plan and Design Review
- Lot aggregation (Boundary Line Adjustment)

- Building permits from COBI
- Composting permit from DOE
- Air quality permit from Air Quality Control Board

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The request is for a legislative review of land use regulations to specifically exclude the subject parcel(s) from BIMC 18.09.030.G.3: "No waste transfer facility operation shall be conducted within 500 feet of a property located in any zone district other than the R-0.4 zone district." Otherwise the 500 foot setback would preclude the applicant from locating a composting facility on this site, as the facility operations would be located within 500 feet of several properties in the R-1 zone district and 1 property within the Business/Industrial district.

The proposed use is a compost facility, which is included under the municipal code's definition of a waste transfer facility.The compost facility will include pads, walls, and soft cover roofing for storage of input material, output material, and the processing systems; this will occupy approximately 130,000 square feet with the capacity to process 20,000 tons of material annually. The ingress/egress routes for drop-off and pick-up, as well as the composting facilities, office, and parking area, will occupy approximately 50% of the site area. An educational garden, walking, and biking paths along Lynwood Center Road and/or Fletcher Bay Road are also proposed.

The two lots, which will be aggregated, are 5.97 acres and 1.95 acres.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The subject parcels make up the "triangle property", located between Lynwood Center Road, Fletcher Bay Road, and Bucklin Hill Road. The tax parcel numbers are: 332502-1-007-2007 and 332502-1-006-2008. SEC 33, TWP 25, RNG 2E (NE/4).

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other ____

The property is essentially flat, gently sloping to the SE at approximately 1.20:1. The northern boundary slopes up to Bucklin Hill at approximately 55% (1.75:1)

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope is the natual boundary on the north side of the property and is approximately 55%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Sand and fill. The property has been run as a sand mine – sand was removed and fill was brought to the property. We do not anticipate removing material, as it will be removed during the reclamation phase of the mining operations.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No, although a mapped liquefaction area exists to the southeast of the site.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Grading of the access roads (which already exist) and leveling for the concrete pads with be done utilizing the existing natural soils. Engineered granular sub-base will be used as necessary.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No. During grading precautions will be used with an erosion control plan including but not limited to silt fencing, vegetation and temporary straw placement.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

- Asphalt drive: 18.5%
- Buildings (office, maintenance shed, weigh scale terminal): 0.8%
- Covered Pads: ~30%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

During grading, precautions will be used with an erosion control plan including but not limited to silt fencing, vegetation, and temporary straw placement.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe

Operation: Carbon dioxide and leachate is produced during the composting process (breakdown of organic material). The ongoing operation of the facility will have emissions from 1-4 trucks entering the site, per day (assuming 20-yard trucks). These trucks currently travel to the transfer station site off

Vincent Road across the street from the subject property. Approximately 2-3 trucks would be removing material, per day, as the composting process reduces the total volume of material.

Construction: There will be some emissions from trucks delivering gravel, concrete, supplies and from the equipment necessary to prepare the site, but because there is minimal infrastructure required for the facility, emissions created during construction will be not be significant.

Maintenance: Maintenance of the facilities, including lubrication and tightening of moving parts, will not produce emissions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The emissions created from the compost processing will be controlled by a biofilter, as required by DOE. Additionally, BI Disposal currently hauls green waste that is collected at the transfer station and from curbsides to Purdy, WA. If approved, BI Disposal trucks will instead drop off green waste at Aveterra Compost Facility, which will decrease emissions from truck traffic.

3. Water [help]

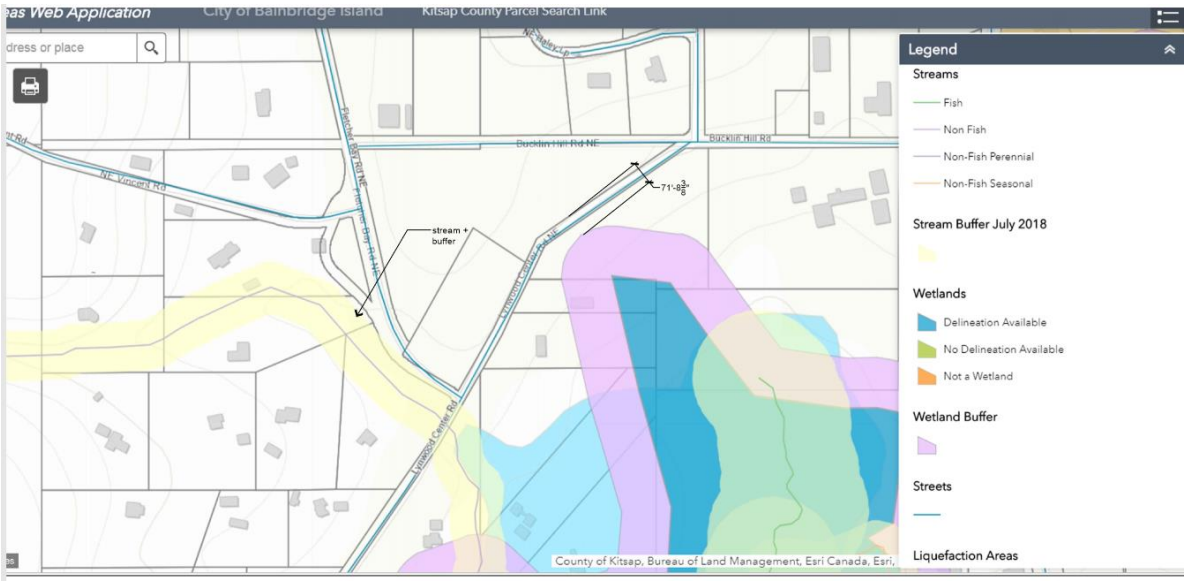
a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Edenharter seasonal stream is located on the other side of Fletcher Bay Road from the "triangle" property. The stream's closest point to the property is about 100'. There is also a large wetland across Lynwood Center Rd. NE, to the east of the project site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, the compost facility will be located within 200 feet of both the stream and wetland.



3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge material would be placed in or removed from surface water or wetlands.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No, the proposal does not require water withdrawals or diversions.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, the site is not located with a floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No, waste materials will not be discharged to surface waters.

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Yes, we are planning on a well to service the office needs and for the processing pads during dry months. We also anticipate using water for landscaping and gardening. Water will flow into a retention pond and discharged to groundwater. The amount of water will depend on weather patterns.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

A septic system will be serving the office area restrooms with anticipated 3-6 workers at the facility. The occasional visitor could use the restrooms as well.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff from impervious surfaces, including parking areas and roofed structures will be drained to catch basins and retention pond before being released. Drainage plans will be based on future engineered drawings and COBI requirements.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No. Each pad will be covered and the concrete sloped for moisture capture on the pad.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No, drainage patterns in the vicinity will not be affected.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Rainwater will be captured with gutters, downspouts, and a retention system. Asphalt driveways and parking areas will be pervious.

4. Plants [help]

a. Check the types of vegetation found on the site:

__X__deciduous tree: alder, maple, aspen, other
__X__evergreen tree: fir, cedar, pine, other
__X__shrubs
__X__grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Due to the current mining operation there is little vegetation on the property. There are some unhealthy trees and scrub that will be removed. The few significant trees (fir) will remain. The attached picture shows the mid section of the property. The perimeter of the property has more vegetation, including shrubs and trees. The healthy trees and plants will become part of the natural boundary buffer.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Natural, native plants will be used for buffers on property lines and for landscaping around the facility. Aveterra proposes an educational garden on the eastern tip of the property. The use of high-quality compost will enhance vegetation on the site.

e. List all noxious weeds and invasive species known to be on or near the site.

Scotch Broom.

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, **songbirds**, other:
mammals: **deer**, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? If so, explain.

Bainbridge Island is part of the Pacific Flyway bird migration route. There does not appear to be direct correlation to the triangle property.

d. Proposed measures to preserve or enhance wildlife, if any:

Native plants will be used to support habitat for birds and other wildlife. The educational garden will support bees, butterflies and other beneficial species.

e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The site will have electric energy use, and possibly solar.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, our structures are not tall enough to create a problem for neighbors with solar panels.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The automated controls on the processing system turn the mechanism on and off according to a preset cycle for maximum efficiency. The motors are efficient systems sized to be just large enough for their job. The use of solar panels will significantly decrease the amount of power used on site. LED lights will be used in the office and on the pads.

7. Environmental Health [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Yes, leachate is a byproduct from the compost and is a potential environmental health hazard.

1) Describe any known or possible contamination at the site from present or past uses.

None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

To the best of our knowledge there are no chemicals or pipelines in the vicinity.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None known.

4) Describe special emergency services that might be required.

None known to be necessary.

5) Proposed measures to reduce or control environmental health hazards, if any:

BMP's for operation and maintenance would be standard operating procudures for the site and employees. Leachate is controlled by DOE, with BMPs established to reduce and control any leachate release into the local waterway and to treat any air emissions as the systems are processing. If an emission is detected such as leachate escaping from a system, the system is shut down until the source is located and secured. The same would be true for the air emissions. The leachate is controlled in an in-floor capture system and the air emissions treated in a bio-filter. Both can easily be identified and the systems repaired on site. Production pads can also be manually shut down with the control panel located on each processing pad.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Any existing noise in the area would not affect this project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Trucks and vehicles traveling to the site will create some traffic noise. However, the BI Disposal trucks will not create additional noise in the area, as these trucks will drop off green waste material at the Aveterra site as a part of their typical route to/from the transfer station.

The hours of operation will be 8am – 5pm.

The operations system will operate on 20 minute intervals 3-4 times per day. The system consists of 3 motors. The noise from system operations will not be detectable off site, and is barely detectable onsite.

3. Proposed measures to reduce or control noise impacts, if any:

Vegetative buffers will help to contain any noise created on site. The natural configuration of the property with the rise on the north boundary will offer significant noise mitigation.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the property is a sand mine. There are large excavating equipment and dump trucks both hauling excavated sand off the property and bringing fill onto the property. Adjacent properties contain residential uses, a storage facility, and a PSE property. The waste transer station (aka "the dump") is located approximately ¼ mile from the project site. Current land uses on the nearby or adjacent properties will not be affected.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

Currently there are no structures.

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

R-0.4

f. What is the current comprehensive plan designation of the site?

Residential District

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

Approximately 3-6 workers on site.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

No displacement impacts.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

See memorandum (attached).

l. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

The use of compost on the agricultural fields of Bainbridge Island will be of benefit to the soils, plants, and food created in those soils. The soils will use less water and the use of synthetic, petroleum based fertilizers, pesticides and herbicides will decrease allowing for cleaner waters of Bainbridge Island and Puget Sound.

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The exterior of the compost structures will be 6’ concrete walls on the long side and 5’ metal doors on the short ends. On the length of the structures above the 6’ walls will be tan colored fabric cover all arching roofing that extends the length of the structure. The peak of the cover-all will be 20’ at the top point. There will be rain gutters attached along the length of the cover all on both sides. The width or short ends are open above the interior doors.

b. What views in the immediate vicinity would be altered or obstructed?

There are not any vistas from the site other than onto the surrounding properties – forest, buildings, and driveways. This site would not obstruct that. In fact, the current piles of sand are significantly taller than any structure proposed in the Aveterra design.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Cleaning up the dead, damaged vegetation and replanting natural plants on the perimeter and within as landscaping allows. The existing piles of sand will be removed and the site graded to its natural flat nature.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Security lighting at night.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

The use of existing and proposed vegetative buffers will be used and the natural bank on the northern property line will be a natural barrier.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?

At the top of Vincent Road is public access to the Gazaam Lake trails. Hyla School has play fields surrounding the school. Our site plan includes a biking/walking path open to the public.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Bike and walking trials will be provided along Lynwood Center Road and/or Fletcher Bay Road.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

No, nothing in vicinity.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The SEPA checklist will be sent to the Tribe and DAHP.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Condition: If any historical or archaeological artifacts are uncovered during excavation or construction work shall immediately stop and the Department of Planning and Community Development and the State of Washington Department of Archaeology and Historic Preservation shall be immediately notified. Work shall only continue thereafter in compliance with the applicable provisions of law.

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Access to the site comes off of both Lynwood Center Road and Fletcher Bay Road.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes. Kitsap Transit buses go by the site.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The site would have up to 21 parking spaces for cars, as well as facilities for bicycle lock-ups.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Improvements to be determined by COBI Public Works through SEPA review and permit review.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No it will not.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

We anticipate approximately 4 truckloads per day on average, with Phase 1 involving fewer trucks (1-2 per day) for the first few years, while only green waste and stable waste is processed, and increasing to approximately 4 trips per day by Phase 3, as pre-consumer food waste and then post-consumer food waste is introduced to the operations. These estimates are based on volume of anticipated material. The timing of truck arrival will be somewhat reliant on scheduling of Bainbridge Disposal, which operates during daytime hours. Currently, these BI Disposal trucks travel past the Aveterra site on their way to/from the Vincent Road transfer station where they pick-up green waste before hauling it to Purdy, WA.

Consumers of compost, such as landscapers and retailers, will pick up compost on site; this will create approximately 3 additional trips to Aveterra per week during Phase 1. We anticipate this to double during Phases 2 and 3. We anticipate compost sales will be from commervial enterprises rather than the individual consumer. Overall less material will be leaving the site that entering, as the volume of material is reduced by 40% during the composing process.

Some additional trips could be generated by individuals dropping off their own green waste or food waste, or from schools/classrooms visiting the site for educational purposes. This would likely take place during Phases 2 or 3.

The Aveterra workers would be driving or taking public transportation and be on the roads in relation to work hours (daytime).

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No this is not expected.

h. Proposed measures to reduce or control transportation impacts, if any:

This is unnecessary, as the BI Disposal trucks are already traveling nearby so the project will not significantly increase traffic in the area. Dropping material off at Aveterra does not create any additional trips for BI Disposal, as this material is currently being hauled past the project site, off-island. Truck traffic on the highway will be reduced, as most of these off-island trips for green waste will no longer be necessary. Additionally, the transporation impacts from trucks traveling to Aveterra to pick up compost is not expected to be significant, as the volume of material will be 40% less than when it was dropped off.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes. The site would have structures that need protection by the fire department and police. Employees could use public transportation to get to and from work. Workers would need health care and could have children in schools.

b. Proposed measures to reduce or control direct impacts on public services, if any.

BMPs are required by the DOE permit and address fire hazards, safety impacts and security of the site. The site will be fenced with gates locked after hours. Operational protocol minimizes fire hazard. On site water systems will be available within proximity of each pad holding material.

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, **water**, **refuse service**, **telephone**, sanitary sewer, **septic system**, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water: Water will come either from the South Bainbridge Water/KPUD or a well.
Power: PSE. Power will need to be brought on site.
Solar Panels: Use of solar panels on site could eventually power the compost processing systems, electric car parking stations, and employee facility.
Septic: The south sewer lines do not reach the property so we will be putting in a septic system that supports the office and estimated visitors to the educational garden.

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee ___Mollie Bogardus_____

Position and Agency/Organization

_CEO___AveterraCorp_____

Date Submitted: ___4.26.19_____

D. Supplemental sheet for nonproject actions [HELP]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   The code amendment impacts only two lots, which will be aggregated into one. The code amendment will enable a compost facility to be located on this site. The compost facility may increase discharge to water (stormwater runoff), as there will be an increase in impervious surfaces on the site. Emissions to air and leachate from the composting process will also be increased, but will be regulated by DOE. The composting machinery will not represent an increase in noise to the area. Trucks may represent an increase in emissions and noise, although trucks currently travel to and from this site as it is an active mine.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   The proposal will not directly affect plants, animals, fish, or marine life, as the code change affects only one site which is currently used as a mine (and contains little animal life). Existing vegetation will be enhanced as a part of the proposal. Compost is also known to replace the need for petroleum and synthetic based-fertilizers, herbicides and pesticides used on sports fields, landscaping, gardens and farmland. This may have a positive impact on the health of animals and marine life on and surrounding Bainbridge Island by lessening the amount of harmful nutrients entering the waters.

The effects of an algae bloom off the SE corner of Bainbridge Island due to untreated nutrient run-off.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The compost facility will lessen the amount of nutrients entering the waters around Bainbridge Island. Existing, healthy native vegetation on the site will be retained and enhanced.

3. How would the proposal be likely to deplete energy or natural resources?

   The proposal will not deplete energy or natural resources. Energy needs are not anticipated to be significant.

   Proposed measures to protect or conserve energy and natural resources are:

   Composting is essentially the recycling of organic materials. We see these materials as valuable natural resources that are being returned to the soils to promote clean water, and healthy soils. Conservation of energy includes reduced truck emissions (fewer off-island trips hauling green waste will be needed), solar panels (eventually), and energy-efficient processing systems.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

   The proposal is not likely to use or affect these areas.

   Proposed measures to protect such resources or to avoid or reduce impacts are:

   Not necessary, as these resources will not be affected.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

   The proposal affects land use in that by reducing or eliminating the 500’ setback to zoning districts other than R-0.4 on this lot, it will allow the siting of a use that wouldn’t otherwise be feasible. This use, a compost facility (which is defined under waste transfer facility), is a conditional use in the R-0.4 zoning district.

   Proposed measures to avoid or reduce shoreline and land use impacts are:

   The perimeter landscaping requirements will reduce impacts that this use may have on surrounding properties. This will also be evaluated and conditioned, as necessary, during the review of the required conditional use permit.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

   The proposal would increase demands on transportation services if the composting operation grows beyond that which is anticipated at this point in time. However, it is not

expected that there will be an increase in demands on transportation in comparison to the existing conditions, as the site is currently used as a mine, with trucks frequently entering and existing the site.

Utilities will be impacted as power will be necessary on site. However, the proposal includes the eventual use of solar panels to generate electricity.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

   To our knowledge, the proposal does not conflict with local, state, or federal laws or requirements for the protection of the environment.

AVETERRA CORP

Legislative Review of Land Use Regulations Submittal
Aveterra Composting Facility
Bainbridge Island, WA
Revised 3.1.2019

February 6, 2019

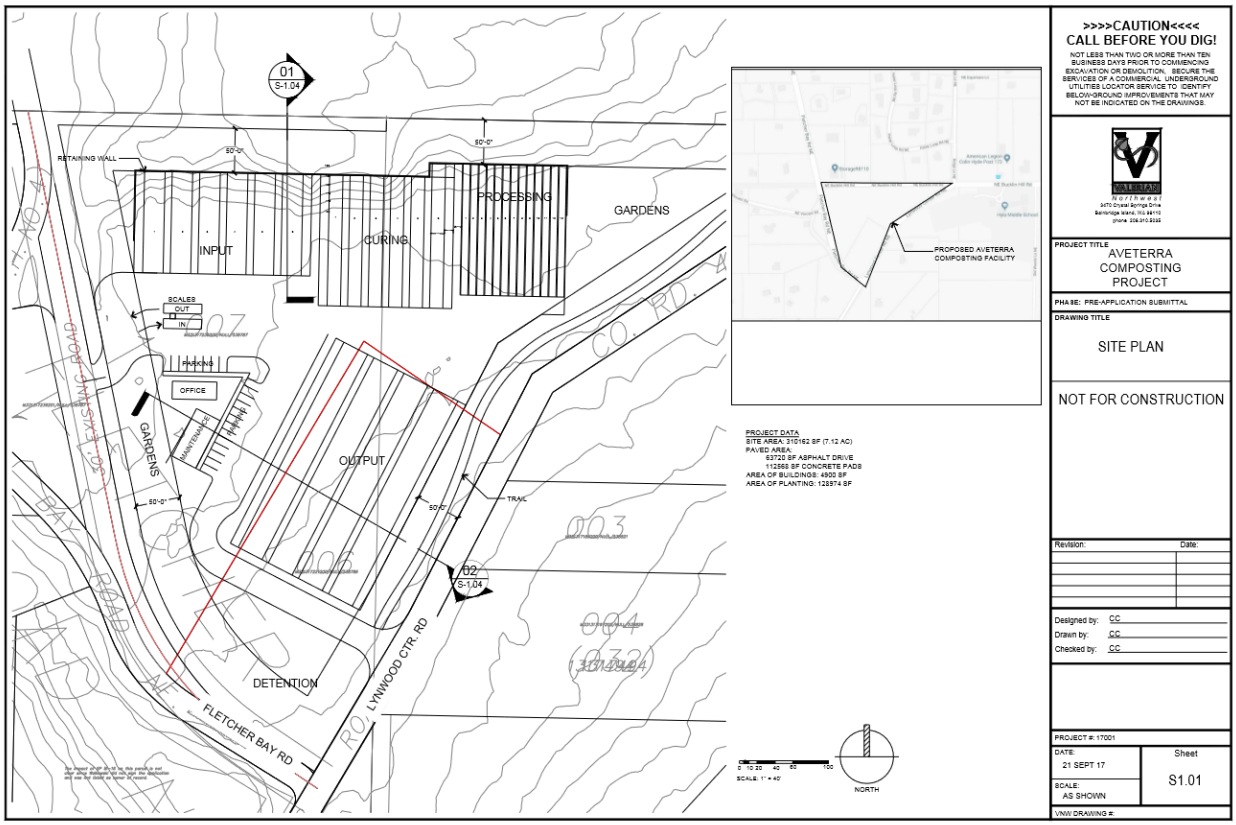
Contact:
AVETERRA CORP
Mollie Bogardus
PO Box 10544
Bainbridge Island, WA 98110
(206) 999-1181

AVETERRA CORP

Legislative Review of Land Use Regulations Submittal

Aveterra is requesting a review of the existing code that is applicable to the “triangle” property located between Lynwood Center Road, Fletcher Bay Road and Bucklin Hill Road as seen in the map below. This property is made up of two parcels, 332502-1-007-2007 and 332502-1-006-2008. Both parcels are currently zoned R .4. Aveterra proposes to site a compost facility on these two parcels.

Unfortunately, under COBI code, a compost facility is added into the definition of a waste transfer station (BIMC 18.09.030(272) and with that comes 500’ setbacks (BIMC 18.09.030(G)(3)(a). https://www.codepublishing.com/WA/BainbridgeIsland/#!/BainbridgeIsland18/BainbridgeIsland1836.html While the Washington Department of Ecology covers the permitting for compost facilities under the Solid Waste division, the permitting of a compost facility is entirely separate from transfer stations or landfills. https://apps.leg.wa.gov/wac/default.aspx?cite=173-350



(424) COMPOST • solutions@aveterra.com • www.aveterra.com
PO Box 10544 . Bainbridge Island, WA 98110

AVETERRA CORP

Both parcels on the triangle have been used for decades as a sand mine operating under appropriate permitting. Sand is removed from the property and fill is brought into the site. The operation is nearly complete with the remediation requirements on going. In review of current uses of the property they are limited, both by the zoning, the natural topography, the base of fill over much of the property and the necessary setbacks. Experts in development and appraisals have looked at the property and found that most likely 2, perhaps three building lots could be made on site but the cost of engineering the buildings due to the fill would be prohibitive for the size and style of homes currently of the market value to make the additional costs worthwhile. As noted in the Environmental Element of COBI's Comprehensive Plan, properties operating historically under mining permits, the triangle property and the current Tilz's wood waste operation were mentioned as Goal EN-20. History would support the movement of the mining designation to a compost facility as seen on the Tilz property that moved from a mining operation to a wood mulch facility. Please see:
http://www.bainbridgewa.gov/DocumentCenter/View/7800/5-ENVIRONMENTAL?bidId=

Without allowing for a parcel specific code revision and/or the reclassification of a compost facility on its own merits and not included in a waste transfer facility, the "triangle" property is virtually useless. Aveterra would take the property and reclaim it, turning it from mining operation to an attractive, valued Island owned business that supports the Comprehensive Plan's Environmental Element. Currently the City of Bainbridge Island does not have the infrastructure to meet the diversion goals as listed in the Plan.

Current examples of site specific revision would include the historic properties in Fort Ward. BIMC 18.24.110(B)(2). The unique nature of the Fort Ward parcels warranted the specific revision. Aveterra is asking that the specific parcel numbers listed in paragraph one be subject to a code amendment to allow for a compost facility as governed by the DOE permit process, Air Quality Board and Kitsap Health Water Quality, without the 500' setbacks. The uniqueness of the triangle property supports a site specific revision. It is clearly stated in the Site Specific revision section that decisions for this can be in part made when the stated use for the property would bring benefit to the community and help the City adhere to the Comprehensive Plan, including the Environmental Plan. It also clearly states that setbacks can be waived or modified by the planning director. BIMC 18.24.010(C)
https://www.codepublishing.com/WA/BainbridgeIsland/#!/BainbridgeIsland18/BainbridgeIsland1824.html

Aveterra learned of the property after searching alternative sites on the Island and began a due diligence process to ascertain if the property would be a site compatible with a community based compost facility. The use of pads for organic material storage, processing and curing would not need the same engineering requirements as homes and could be engineered for reasonable cost. The compost facility with plans for a community education garden, bike and walking paths would turn what has long been a community eyesore into an attractive and valuable community asset. Vegetation buffers would improve the perimeter of the property both aesthetically and for stability especially on the north "high" side of the property.

(424) COMPOST • solutions@aveterra.com • www.aveterra.com
PO Box 10544 . Bainbridge Island, WA 98110

AVETERRA CORP

The Washington State Department of Ecology (DOE) compost facility permitting is so strict for compost operations that it is a process all to its own within the Solid Waste Division. Under the strict DOE permitting guidelines, there is not mention of a setback. Instead they focus on BMP's that eliminate the concerns of odor and air quality, leachate and water quality, and aesthetics for neighboring properties.

The Aveterra site design as currently drawn includes setbacks on all sides that allow for a buffer zone, bike and walking paths, an educational garden and an educational demonstration of compost for erosion control, bank stabilization and other appropriate uses. As seen in the Environmental Element Introduction value is placed by the city plan on an increase in pedestrian and bike trails. (page EN-1). Also noted in the Environmental Element is the development of public education opportunities on the methods and progress for reaching and meeting greenhouse gas emission goals. (EN 12.5) The link between organic diversion and processing, and the use of compost to lower carbon emissions will be clearly explained at the on-site education area.

Further references in the Environmental Element include:

- The desire to reduce erosion and landslides. Upon request, studies showing the benefits of compost use in land reclamation, erosion control, and land stabilization can be provided. Goal EN-1, Policy EN 1.2
- The benefits of building "cooperative relationships between the City, citizens, landowners and other public, non-profit and private organizations". Policy EN-1.3
- Protect the Island's ecosystems by discouraging the use of neonicotinoid pesticides. Compost availability and use will replace the use of harmful herbicides and pesticides Policy EN 1.7
- Encourage sustainability in City Government operations – reduce, reuse and recycle Policy EN 2.2
- Protect and enhance wildlife, fish resources and ecosystems. Composting will remove dangerous nutrients from water runoff from organic material not currently being treated. GOAL EN-5. Please see Island map below.
- Protect landslide and erosion areas. GOAL EN-8 The use of compost has proven results in landslide and erosion remediation and control.
- Air Quality control by reducing truck traffic. Policy EN 10.9
- Greenhouse Gases reduced by eliminating methane release to the atmosphere by non-treated organic waste. GOAL EN-12
- The ability to track the methane reduction of the proposed compost facility in support of Policy EN 12.4
- Educational support through the designated center and programs of the compost facility. Policy EN 12.5
- Inclusion of solar panels on site of the compost facility to operate energy efficient compost systems with potential for excess to return to grid. Location to transfer station. Policy EN 12.7
- Protection of Agricultural Lands and prioritize local food production. Uses of certified organic compost will increase productivity and increase nutritional value of food. Policy EN 15.6
- Water conservation. Compost use creates a lower water usage on affected land. Policy 15.8
- Crop adaptability. Compost use can support the use of differing crops as climate change occurs. Policy EN 15.9

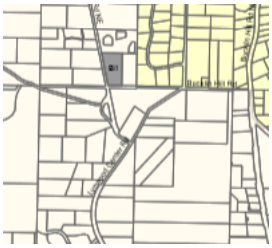
(424) COMPOST • solutions@aveterra.com • www.aveterra.com
PO Box 10544 . Bainbridge Island, WA 98110

- Water quality. Compost use lessens water run-off, keeps untreated land applied nutrients from run off thereby keeping unwanted nutrients from steams and coastal habitats. Policy EN 15.10

The effects of an algae bloom off the SE corner of Bainbridge Island due to untreated nutrient run-off.

The property is owned by Bainbridge resident William Moore. There is a land use agreement between William Moore and Mollie Bogardus, acting on behalf of Aveterra Corp. This agreement is filed with the City of Bainbridge Island specifically for this compost facility project.

These parcels are surrounded for the most part by other R-.4 parcels. There are two exceptions; to the north is a parcel that is zoned business/industrial, currently operating as a storage facility, and two that are zoned R-1. Please see inset map below.



This image is taken from the City of Bainbridge Island Official Zoning Map February 28, 2017. Note the triangle property is located in the center of the image and shows two parcels.
http://www.bainbridgewa.gov/DocumentCenter/View/11263/Zoning-Area-Map?bidId=

AVETERRA CORP

Benefits of a Bainbridge Island composting facility

The advantages of the Aveterra composting facility encompass economic, environmental and educational benefits for the community of Bainbridge Island.

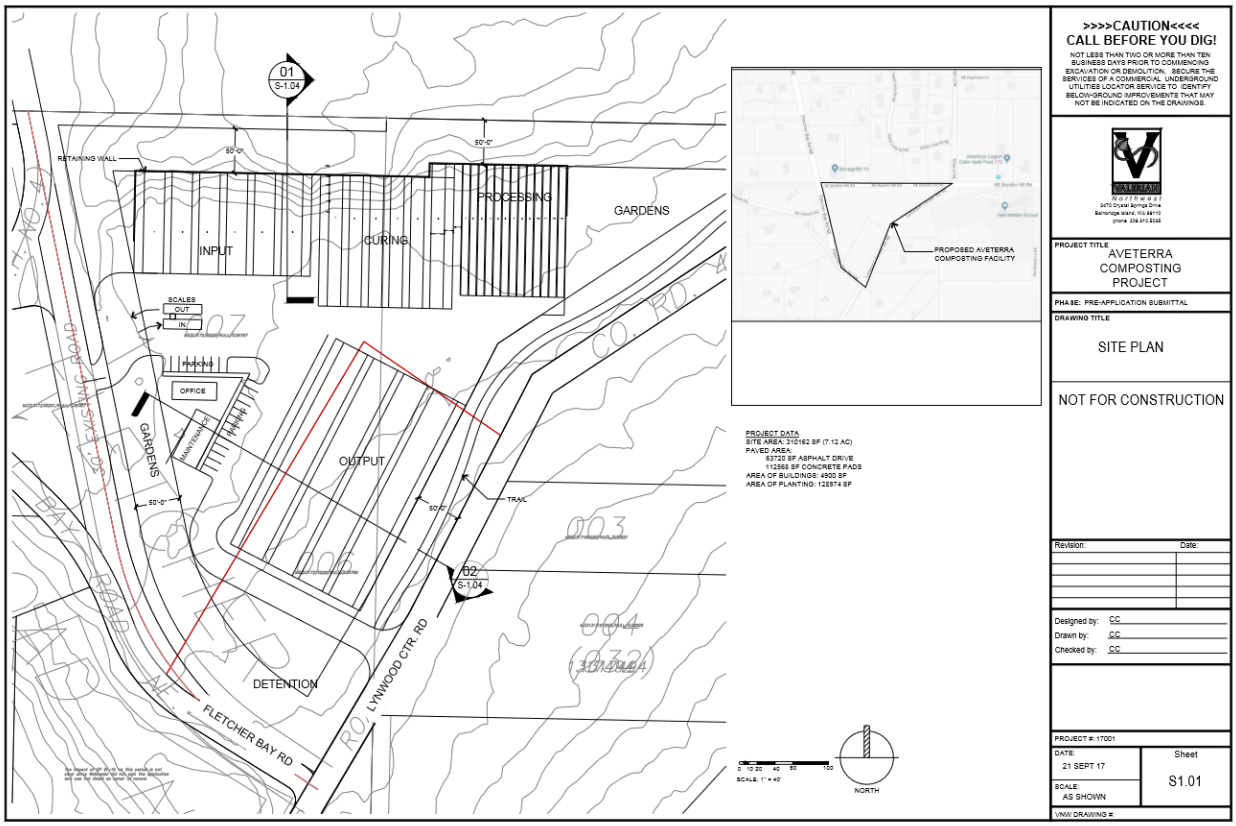
An Aveterra facility would:

- **Help meet the goals of the COBI Comprehensive Plan's Environmental Elements**
- **Reduce Bainbridge's carbon footprint** –travel, carbon emissions and sequestration
- **Keep valuable nutrients in the local economy –** locally processed waste returned to local soils
- **Create local jobs –** at least 4 local jobs will be created
- **Reduce truck traffic on the highway and bridge**
    - More than 1200 fewer off-island truck round trips per year
    - Reduced truck traffic hauling soil amendments sourced off island
- **Provide a local high-volume source of quality organic soil amendments** – no need to haul in from off-island
- **Help increase local crop yield**
- **Reduce the cost** of COBI bio solids disposal (if implemented)
- **Increase the nutritional value of foods** grown on compost-treated land
- **Provide a local source of material for erosion control**
- **Provide a local source of filtration material**
- **Offer educational programs to the public** in partnership with COBI, Bainbridge School District and BI Municipal Parks
- **Partner with and/or support local businesses**
    - Tilz
    - Bainbridge Disposal
    - Horse facilities (9-12)
    - Farmers
    - Landscape companies
    - Garden stores
    - Retail stores

(424) COMPOST • solutions@aveterra.com • www.aveterra.com
PO Box 10544 . Bainbridge Island, WA 98110

AVETERRA CORP

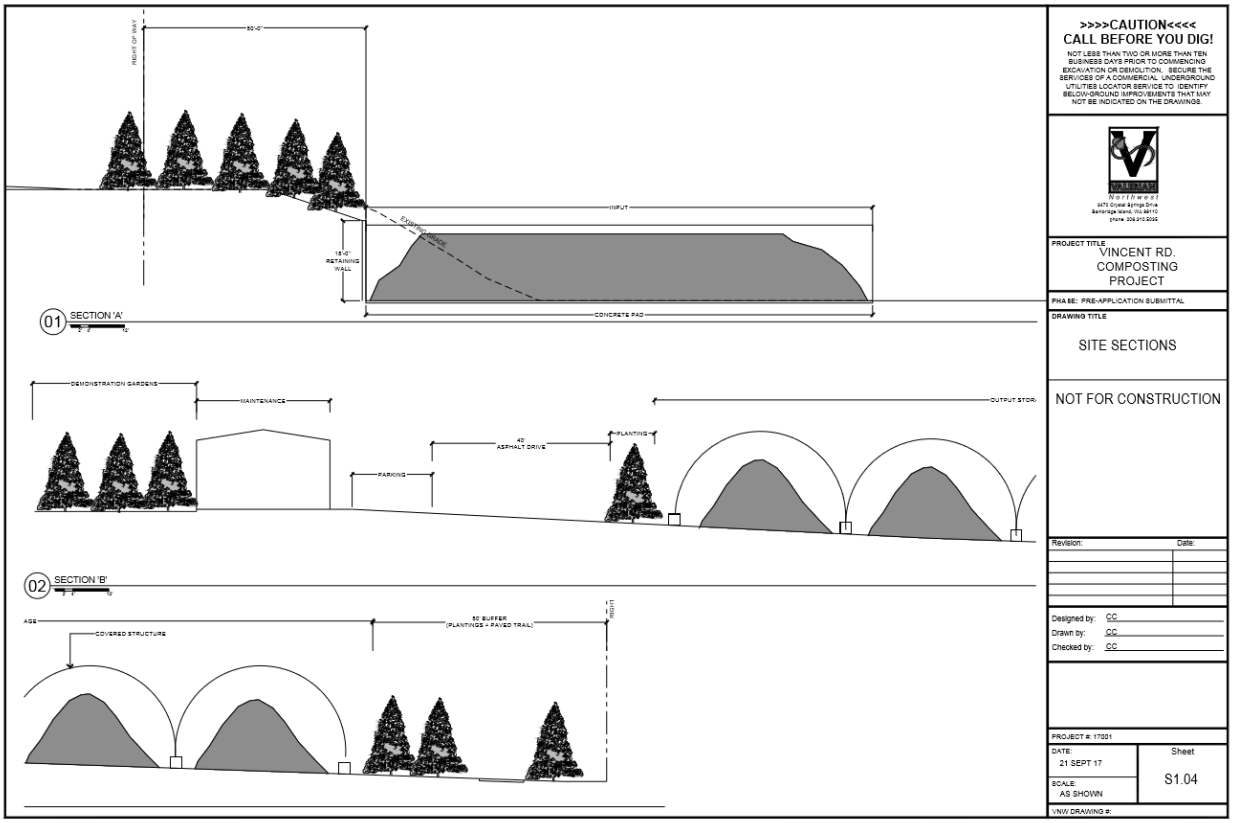
Basic site plan



(424) COMPOST • solutions@aveterra.com • www.aveterra.com
PO Box 10544 . Bainbridge Island, WA 98110

AVETERRA CORP

Site Sections



AVETERRA CORP

Landscape Conceptual Plan

(424) COMPOST • solutions@aveterra.com • www.aveterra.com
PO Box 10544 . Bainbridge Island, WA 98110

AVETERRA CORP

Project Summary

Aveterra: Proposed Composting Facility - Bainbridge Island, WA

Aveterra is proposing to build a composting processing facility to divert organic waste from the Island's waste stream. This would lower the truck traffic currently hauling the material off island for disposal and lower the cities carbon footprint thereby allowing the City of Bainbridge Island to achieve goals set in the Comprehensive Plan for waste reduction and diversion. The facility would create a certified organic soil amendment to increase the health of the soils, plants and foods grown on Bainbridge Island and ensuring clean water free from harmful runoff of agricultural waste and other organic waste not currently being collected and diverted from the waste stream.

High-level Description

Aveterra is looking to build a state-of-the-art composting facility on the "triangle" property bordered by Lynwood Center Road, Fletcher Bay Road and Bucklin Hill Road, Bainbridge Island. The facility would be engineered to manage organic waste in a state of the art, environmentally beneficial facility. The facility would be implemented in three phases; first phase including green waste and equine stable waste, the second expanding the green waste volume and including pre consumer food waste, the third phase to accept pre and post-consumer food waste if and when the situation warrants.

Phases

Phase One focuses on processing yard waste and equine stable waste and the production of organic soil amendments. Subsequent phases increase capacity and expand the types of organics to potentially include pre-consumer food waste, post-consumer food waste and the Island's bio solids.

The first two phases of the Aveterra composting yard will accept equine stable waste from many of the horse stables on the Island as well as the green waste (landscape and garden waste) from the businesses, residences, parks and schools of Bainbridge. This material will create wonderful soil mixes for planting, land reclamation, erosion control soils, farm use and general top dressing. The facility will work with Bainbridge Disposal, taking their current green waste. Aveterra will also partner with the Bainbridge wood waste facility Tilz, bringing the Aveterra facility the inadvertent green waste dropped at their location and removing any large woody material brought to the Aveterra facility.

The second phase will see an expansion of capacity and begin to process pre consumer food waste, which would allow for a larger diversion of waste currently taken off island and the creation of a higher nutrient soil product.

(424) COMPOST • solutions@aveterra.com • www.aveterra.com
PO Box 10544 . Bainbridge Island, WA 98110

AVETERRA CORP

The third phase of the Aveterra composting facility will look at composting available bio solids from the Bainbridge treatment plant. Currently this material is traveling a long distance for disposal at great cost. The level of expertise that Aveterra will bring to the Island's composting facility will allow for an enclosed vessel to compost the bio solids. A safe, odor free and highly valuable soil amendment will be made with the bio solids eliminating the need for the financial and environmental cost of the long distance disposal practice currently used.

Technology, Design & Methods

The technology and system design of the Aveterra composting facility will create a composting system that contains all leachate, odors and vectors while creating a high quality, organic soil amendment. The input storage, curing pad and output storage areas will all be held on covered concrete pads with sealed walls. Material is processed on covered concrete pads with sealed walls. The material is mixed by an auger-based system. There is in-system aeration and moisture control. Trained and certified professionals will manage and operate the facility. Careful system and material monitoring, temperature control and recipe development will create soil amendments that are free of weed seed, pathogens and larvae with the needed nutrient content for the prescribed soil product.

Permits

The facility will be permitted by the Washington State Department of Ecology, Puget Sound Clean Air Agency, DOE's Water Quality Program, Kitsap Health Department and the City of Bainbridge Island.

Partners

Aveterra will be working with **Bainbridge Disposal** to collect and deliver yard waste to the site and identify further feedstocks for collection and processing.

Tilz of Bainbridge Island will be collaborating with Aveterra to market the bulk output compost material. Additional compost will be sold by Aveterra in bags for distribution and sale to local garden and landscape markets.

Puget Sound Energy is working with a few parties on the installation of an anaerobic digester on Bainbridge Island. The digestate material created by the anaerobic process will be compatible with the Aveterra composting process.

(424) COMPOST • solutions@aveterra.com • www.aveterra.com
PO Box 10544 . Bainbridge Island, WA 98110

AVETERRA CORP

Key High-level Data Points

The chart below illustrates the phases, volumes of material and footprint of infrastructure.

	Phase I	**Phase II**	**Phase III**	***Pilot Project with Bio-Solids**
Types of Input Material	Manures, green waste	Manures, green waste, pre consumer food waste	Manures, green waste, post-consumer food waste	Bio-solids from BI sewer treatment plant
Volume Material Processed in Tons Annually	12,000 tons	16,000 tons	20,000 tons	425 tons
Square Footage Pads: Input, Processing, Curing/Storage	85,000 sf	105,000 sf	130,000 sf	Container Composting System 8' x 40', Curing pad 200 sf
Estimated Truck Traffic per day	2	3	4	
Assumptions:	Two years per phase growth strategy based on			
		Sourcing input materials	At least half of input material comes from Bainbridge Disposal	
		Output sales growth		
	Truck Traffic	Based on 20-yd truck	These trucks already travel Vincent road	

(424) COMPOST • solutions@aveterra.com • www.aveterra.com
PO Box 10544 . Bainbridge Island, WA 98110

AVETERRA CORP

Facility Location

The most efficient location for a composting facility on Bainbridge is on the “triangle” property that is in close proximity to the existing transfer station. This location and subsequent collaboration between Aveterra and Bainbridge Disposal will enable the pickup, delivery and processing of organic waste while limiting transportation and handling. The Vincent Road transfer station already has a flow of traffic and community acceptance. In the broad view of the proposed Anaerobic Digester project, it would be ideally located on the Vincent Road property. The digestate created by an AD needs to be composted and is compatible with the Aveterra process. Again, this location would allow for minimal transportation and reduce handling issues.

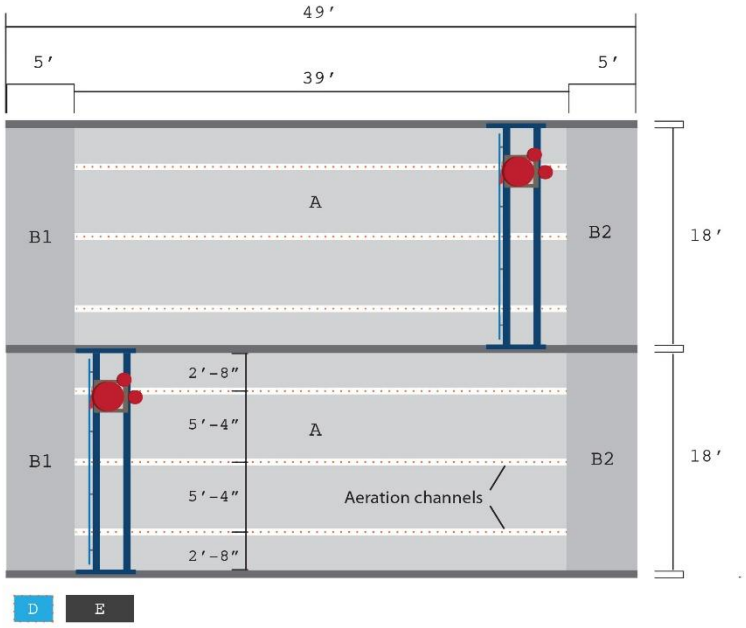
.

AVETERRA CORP

AVETERRA

EXAMPLE PLATFORM SYSTEM LAYOUT

2 side-by-side bays with a common center wall



Capacity: 5 tons/day*

A	Main processing area	39′
B1/2	Material in/output buffer	5′
	Wall width	8″
	Wall length	49′
	Wall height	6′
D	Aeration blower	
E	Control Panel	

*Plug-&-Flow configuration.
Horse manure w/bedding
@ approx. 650 lbs/cubic yard

Example of input storage and environmental covering for processing and storage pads. Pads and walls will be sealed and a drainage system will capture all leachate.

(424) COMPOST • solutions@aveterra.com • www.aveterra.com
PO Box 10544 . Bainbridge Island, WA 98110

PLANNING COMMISSION STUDY SESSION & PUBLIC HEARING

Meeting Date/Time:

Study Session
Sept 12, 2019
@ 7:00 – 9:00 PM

Public Hearing
Sept 26, 2019
@ 7:00 – 9:00 PM

Meeting Location:
BI City Hall
280 Madison Ave N
Council Chambers

Dear Property Owner:

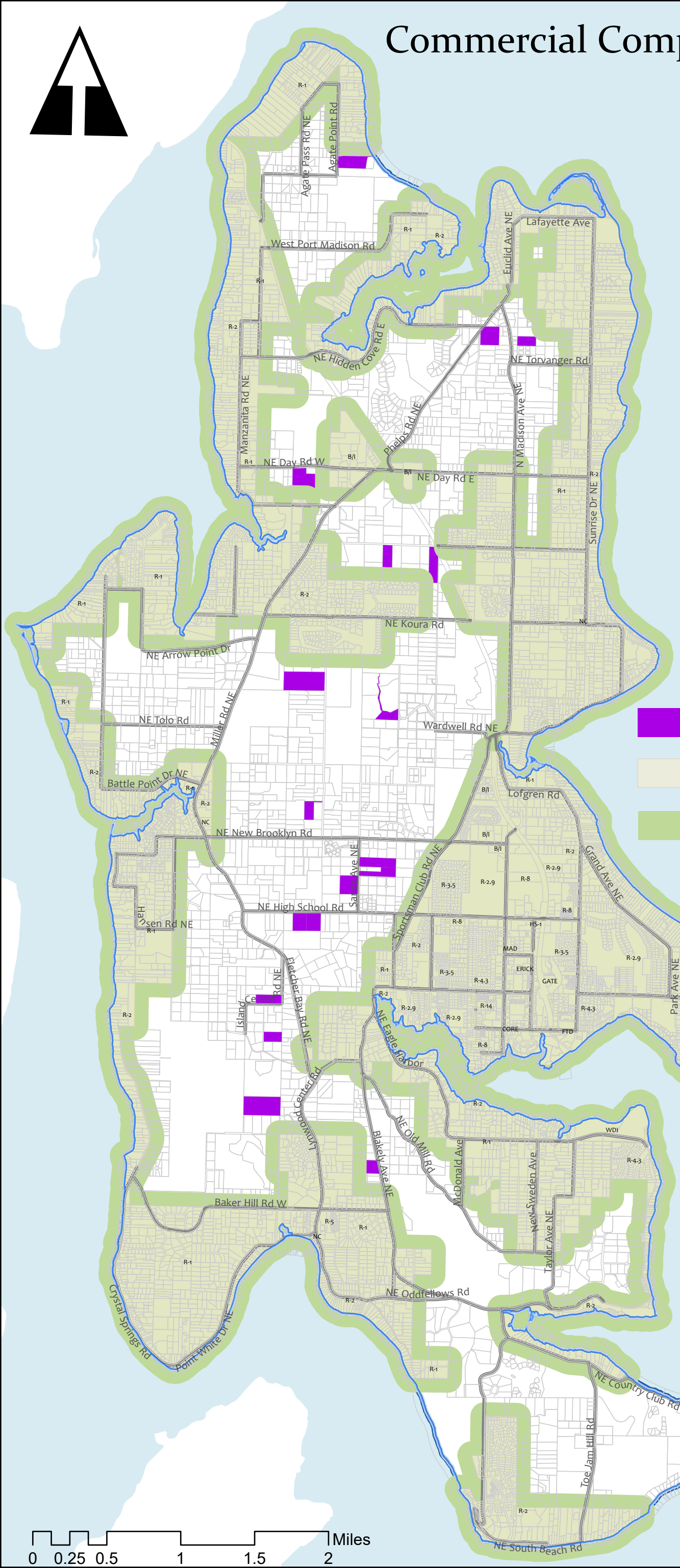
The City has received an application for a legislative review of development regulations, requesting consideration of zoning code flexibility for a possible future compost facility on the triangle property, located at the intersection of Lynwood Center, Fletcher Bay, and Bucklin Hill Roads. A project application has not been submitted, and will depend on the outcome of the City's legislative review of current development regulations.

For more information, Annie Hillier, Department of Planning and Community Development, (206) 780-3773.

Application file: https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitDetailPublic/Index/feb392e5-46c7-49bd-ad1d-a9ec0117f0ed?_conv=1

Planning & Community Development Department hours:
Walk-In/Appointments – Monday thru Friday, 8:00am – 12:00pm
Appointment Only – Monday thru Friday, 12:00pm – 4:00pm

Information subject to change

Commercial Composting Analysis

Attachment D