CITY OF
BAINBRIDGE ISLAND

Utility Advisory Committee Regular Meeting
Tuesday, November 26, 2024, 5:30 PM
Council Conference Room, City Hall
280 Madison Ave N
Bainbridge Island, WA 98110

The Utility Advisory Committee will hold this meeting in person, in the **City Hall Council Conference Room.** Attendance may be in person or the meeting is also accessible via the Zoom meeting platform.

Remote meeting on Zoom
Please click the link below to join the webinar:
https://bainbridgewa.zoom.us/j/85322271874
or Telephone: 1 253 205 0468
Webinar ID: 853 2227 1874

Agenda

1. **Call to Order/Roll Call – 5:30 PM**

2. **Approval of Agenda/Conflict of Interest Disclosure**

3. **Council Liaison Report**

4. **Regular Business**

   a) Approval of minutes from September 18, 2024

   b) Introduction to 2024-25 Utility Rate Study – 25 min

   c) Continue review of Utility Element Goals and Policies – 30 min

   d) Public Works Update – 10 min

5. **Public Comment**

In person public comment is accepted at this time on any topic of public interest. Each commenter will have three minutes, or such amount as the meeting chair determines, to speak. Public comment is not taken on individual agenda items during the meeting. Public comment is simply received by the Utility Advisory Committee, with no response, and the Utility Advisory Committee cannot deliberate on items that are not on the agenda. The lack of comment is not an endorsement or a denial of the comment.

Utility Advisory Committee meetings are wheelchair accessible. If you require additional ADA accommodations, please contact the Public Works department at 206-842-2016 or cityadmin@bainbridgewa.gov by noon on the day preceding the meeting.

Please refer to guidelines and instructions for public comment, including orderly behavior and civility in remarks, attached below. Remote public comment is allowed with advance notice by 4:00 p.m. on the business day before the meeting to cityadmin@bainbridgewa.gov, provided that all remote commenters shall be required to display their true name and to keep their camera turned on to show their true uncovered face while delivering their comments.
Link to Instructions for Public Comment

6. **Good of the Order**

7. **Adjourn**

UTILITY ADVISORY COMMITTEE MINUTES
September 19, 2024

Call to Order
Meeting called to order at 5:30 pm

Members Present: Ted Jones, Wanda Schulze, Andy Maron, Charlie Averill, Sheina Hughes, Svend Brandt-Erichsen, Martin Pastucha, John Quitsland

Also Present: Chris Wierzbicki, Public Works Director and Peter Best Sr. Planner

Disclosure of Conflicts of Interest: None

Approval of Meeting Minutes: June and July meeting minutes were approved. There was no August meeting.

Council Liaison Report
John provided an update on issues the City Council is considering. The City Manager presented the 2025/2026 Budget to council. A public hearing will be held in October and it is scheduled for adoption in November. It is a very tight budget. Council is also digesting the Comp Plan Draft Environmental Impact Statement (DEIS). The public meetings held so far have been valuable and Council will have a study session on October 1. John encouraged the UAC members to provide comments on the DEIS. Comments are due October 10. Also the Groundwater Management Plan will be discussed at the September 24 Council Meeting.

Comprehensive Plan/Winslow Subarea Plan Draft EIS Presentation
Peter Best provided an overview of the DEIS. The objective of the Comprehensive Plan update is to set policies and direction on how to best accommodate the growth projections we have been given by the Puget Sound Regional Council. The growth Bainbridge must accommodate in the next 15 years is about 4600 people. However, a new law - HB 1220 also requires that jurisdictions set housing goals for certain income groups. Because there is currently a deficit of housing on the Island - especially for moderate and lower income groups, the housing requirements are driving the growth scenarios. Bainbridge has a capacity gap for housing for the lower income groups and a capacity surplus in the highest income group. This capacity gap will be filled at least partially with multifamily development. Since the Winslow area is almost completely built out, zoning changes will be needed to accommodate this additional housing. The DEIS analyzed impacts for three alternatives: 1) No Action (or status quo). This alternative, if applied to the entire island, would not meet the required mandates. 2) Dense Centers (go up) which would use multifamily housing within existing town centers to accommodate growth, 3) Distributed Density (go out) where growth is accommodated by expanding current town centers. The preferred alternative that actually moves forward could be a combination of these three.

The DEIS is organized into three chapters - Chapter 1 is a summary, Chapter 2 gives an overview of each alternative and Chapter 3 contains the detailed analysis of each alternative. Chapter 3.7 addresses utility issues and so is of particular interest to the UAC. Peter's slides (attached) show the growth scenarios and zoning changes for the Town Centers for each of the alternatives. During the 20 year growth period sewer capacity upgrades are required for all alternatives but more upgrades are required for alternatives 2 and 3. For areas not served by sewer, the City worked with the Kitsap County Health Department to determine growth capacity using septic systems. For electricity, PSE would implement upgrades for all growth scenarios over the 20 year planning horizon. For drinking water, which is supplied by groundwater, there appears to be sufficient quantity for all growth scenarios, but potential impacts to stream flows are still be assessed as part of the work on the Groundwater Management Plan. Drinking water

infrastructure upgrades would likely be required within the planning horizon for all three alternatives.

After the comment period ends on October 10, responses will be prepared and study sessions with the City Council will be held to come up with the preferred alternative to be analyzed in the Final EIS.

Stormwater System Plan

Based on our comments from previous meetings, Chris presented a plan Summary and Implementation Memo that provides a higher-level view of the Stormwater Plan and its recommendations.

The Summary and Implementation Memo was well received by the Committee with the only comments being to add a map and a legend for the color coded visuals. The Committee expressed support for moving ahead with the rate study and agreed that the Stormwater Program is in need of additional funding/staffing.

KPUD Meeting

COBI and KPUD have been sharing information as part of both the Comp Plan/DEIS and the Water System Business Plan efforts. Chris updated us on a meeting he had with KPUD in August to discuss drinking water planning. KPUD operates two systems- one on the north end and one on the south end of the island. They are interested in having more flexibility to move water from the north to the south but would need to go through COBI's service area. This approach could benefit COBI as we are also looking for more flexibility in how water is produced and distributed around the island. Discussions will continue with KPUD as part of finalizing the Water System Business Plan. The committee raised the issue that a long term goal should be to consolidate the two systems for better overall efficiency and sustainability.

Meeting adjourned at 7:05 pm

UTILITIES ELEMENT

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UTILITIES INTRODUCTION

The *Growth Management Act* requires all comprehensive plans to include a utilities element consisting of the general location, proposed location, and capacity of all existing and proposed utilities, including but not limited to electrical lines, telecommunication lines, drinking water and sewer lines (RCW 36.70A.070(4)). On Bainbridge Island, these utilities are provided by a combination of the City of Bainbridge Island, State regulated utilities, federally licensed communications companies and a municipally franchised cable television company.

The City of Bainbridge Island provides some sewer and water services. Other public and privately held water and sewer purveyors on the Island also provide services to residents of the City. Private households provide for a large percentage of the City's utility infrastructure with individual and on-site wells and septic systems.

A private corporation based on the Island provides solid waste disposal and recycling services to residents and businesses and is regulated by the Washington Utilities and Transportation Commission (WUTC).

Regional telecommunication and electric utilities serve the City of Bainbridge Island. The electric and telecommunication utilities are regulated by the WUTC.

UTILITIES VISION 2036

The City of Bainbridge Island has ensured that all residents have reliable electric power, telecommunications services to meet their needs, potable water, solid waste and recycling services, and stormwater facilities that prevent flooding and erosion, maximize infiltration and eliminate pollutants before the water enters Puget Sound.

Coordinated water and sewer systems serve the more densely populated areas. Some private homes rely on septic systems, but most are served by water purveyors that cover broad areas of the Island. The City, working with other water purveyors, coordinates a monitoring program to ensure that the quantity and quality of potable water are sustained at safe levels for present and future generations.

Water use is managed to encourage conservation and limit consumption. Sewer systems provide for the reuse of treated water to recharge aquifers, for irrigation and to reduce outflow into Puget Sound. Tertiary treatment has been implemented to improve water quality in Puget Sound.

Materials in the waste stream continue to decline, while composting and recycling are standard practices on the Island. A Bainbridge Island moderate-risk waste facility encourages the proper disposal of materials such as paints, solvents and cleaners. A state-of-the-art telecommunication network has increased cooperation among neighbors and across the Island; it has facilitated ride-sharing and reduced dependence on private automobiles for commuting and daily errands. Alternate ecological and innovative energy sources now supply much of the Island's electricity, and geo-thermal heating systems have proven their effectiveness in reducing demand for electric power.

GOALS & POLICIES

GOAL U-1

Ensure that reliable utility services are available to all Bainbridge Island residents.

GOAL U-2

Ensure that the utility services are comparable in terms of cost, quality, and technology to services available in similar jurisdictions in the Puget Sound region.

GOAL U-3

Ensure that utility services are adequate to meet current demands, and that utility providers plan for future demands.

GOAL U-4

Ensure that the provision of utility services is environmentally responsible and sustainable, and encourage utility services that are carbon neutral and do not contribute to climate change.

GOAL U-5

Ensure that new or major renovations to existing utility facilities are designed to minimize adverse impacts on residents and the environment.

GOAL U-6

Ensure that permits and approvals for utility facilities are processed in a fair, timely manner and in accord with development regulations and this Plan.

GOAL U-7

Ensure that all utility providers give timely public notice and solicit community input on the siting of proposed facilities and on any other substantive projects before seeking City approval.

GOAL U-8

Cooperate with other jurisdictions and utility providers in planning and implementing utility facility additions, improvements, maintenance, and emergency response, so that such activities are coordinated for maximum efficiency and public benefit.

GOAL U-9

Ensure that sufficient city resources are provided to implement the above goals by adopting systems and processes for meaningful and timely review of utility services, and by assigning to the Utility Advisory Committee (UAC) or other city organization the responsibility for advising the City Council on matters regarding all utility services on Bainbridge Island.

POTABLE WATER

Currently, potable water is provided to citizens of Bainbridge Island by the City, Kitsap County Public Utility District, private for-profit water companies, not-for-profit companies or homeowner associations, and private wells. All water providers must comply with a variety of federal and state laws and regulations.

GOAL U-10

Ensure that city-managed and to the extent possible, non-city managed utility services, are sufficient, cost effective, reliable, and that safe water utility service is provided.

GOAL U-11

Require utilities to operate in a manner that preserves and protects the water resources of the Island.

Policy U 11.1
Map public water systems service areas and evaluate modifications to their system boundaries based on maintaining sufficient and sustainable capacity to meet the present and future needs of the service area.

Policy U 11.2
As an approved Satellite System Management Area (SMA), the City may elect to provide water system management services to other utility providers.

Policy U 11.3
Encourage new development in previously unserved water service areas to connect to existing public water systems. The City, at its discretion, may require new water systems be dedicated to the City.

Policy U 11.4
Require engineering specifications for new public water systems and expansions or improvements to existing public water systems that are to be located within the City's rights-of-way to meet standards set forth by the City.

Policy U 11.5
Adopt standards that differentiate between urban and non-urban density fire flow requirements. A differential policy is needed to promote cost effective water system upgrades by the many small water systems on the Island.

Policy U 11.6
Encourage and support water utilities to enter into cooperative activities, such as jointly managed operations, shared storage, and construction of interties, to manage water resources and systems more efficiently, economically, and safely.

Policy U 11.7
Encourage and facilitate consolidation of water systems, with particular emphasis on mergers of contiguous and small systems, to manage water resources and systems more efficiently, economically, and safely.

Policy U 11.8
Conduct a study of consolidation of water systems owned by the City and Kitsap Public Utility District. Pursue long-term consolidation of larger water systems.

Policy U 11.9
Implement conservation measures through education and regulation with emphasis on limiting and reducing demand.

PUBLIC SEWER

Currently, there are two public sewer systems on Bainbridge Island. One, owned by the City of Bainbridge Island, serves the Winslow area and the Rockaway Beach, Pleasant Beach, and Lynwood areas ("the Southend System.") The other, owned by Kitsap County Sewer District #7, serves the Fort Ward area.

The service area for the Winslow Public Sewer System is designated in the City's General Sewer Plan. Treatment for this part of the system occurs at the Winslow Wastewater Treatment Plant. The sewer service area for the Southend System is also designated in the City's General Sewer Plan. Treatment for this system occurs at the Kitsap County Sewer District #7 treatment plant pursuant to an interlocal agreement.

GOAL U-12

Ensure that adequate, cost effective, and reliable sewer service is provided to those areas of Bainbridge Island served by public sewer systems and designated in the General Sewer Plan for future public sewers.

Policy U 12.1
Emergency service or other minor modifications to sewer service areas may be allowed with approval by the City Council via resolution so long as there is sufficient sewer facility capacity, and, with regard to the Southend System, sewage quality meets the standard outlined in the interlocal agreement with Kitsap County Sewer District #7.

Policy U 12.2
Within public sewer system service areas, new construction should provide for eventual connection to public sewer systems.

Policy U 12.3
Sewer connections will not be required where septic systems are fully functional and maintained, except as provided by law.

Policy U 12.4
In planning and establishing a service area for a new public sewer facility, or major expansion of an existing public sewer facility, service area boundaries will be evaluated taking the following into consideration:

a. Areas that have an environmental need for sewer due to 1) a group of documented failing septic systems; or 2) proximity to sensitive bodies of water that are unsuitable for on-site septic systems according to the Kitsap County Health District.
b. Areas used or planned for development that serve a public need, such as a public school.
c. Areas designated for commercial and mixed use.

d. Areas designated for residential use at densities of four units to the acre (R4) or greater.
e. Areas planned for an increase in density through a special planning area process.

Policy U 12.5
When utilities plan, renovate, or build treatment facilities, require utilities to consider constructing facilities that facilitate the re-use of treated wastewater for irrigation, recharge, and other non-potable uses. Require that facilities be consistent with health and safety considerations and consider financial impacts to ratepayers and taxpayers.

Policy U 12.6
Improve the quality and reduce the quantity of effluent discharged to Puget Sound.

Policy U 12.7
Investigate the development of tertiary sewer and sewer greywater systems.

Policy U 12.8
Study cooperation (such as shared operations) or consolidation of sewer systems owned by the City and Kitsap County Sewer District #7.

STORM AND SURFACE WATER

The City of Bainbridge Island operates a storm and surface water utility for the purposes stated in BIMC Section 13.24.010.

GOAL U-13

Manage stormwater runoff to protect life, property and habitat from flooding and erosion; to channel runoff to minimize impacts to daily activities; to protect the quality of groundwater, surface water, and the waters of Puget Sound; and to provide recharge of groundwater where appropriate.

Policy U 13.1
Maintain a comprehensive storm drainage plan that identifies problems, proposes solutions, provides a strategy for implementation and funding, and establishes design and development guidelines.

Policy U 13.2
Require new development to provide both on-site and off-site improvements necessary to avoid adverse water quality and quantity impacts.

Policy U 13.3
Use *low impact development* standards wherein infiltration of stormwater is preferred over surface discharge to downstream systems, so as to encourage the return of uncontaminated precipitation to the soil at natural rates near where it falls through the use of detention ponds, grassy swales, and infiltration facilities.

Policy U 13.4
Design and construct stormwater systems that provide for removal of pollutants and sediment through bio-filtration or other means.

Policy U 13.5

Minimize disruption and/or degradation of natural drainage systems, minimize impervious areas by restricting site coverage, and encourage site permeability by retaining natural vegetation and buffers, and specifying use of permeable materials.

Policy U 13.6

Manage surface water in a manner which prevents pollutants from industrial, commercial, and agricultural land uses from entering ground or surface waters.

Policy U 13.7

Consider a program of retrofitting existing roads with water quality and quantity stormwater system improvements in order to minimize pollution from runoff from roadways to natural drainage systems and the waters of Puget Sound.

ELECTRICAL

The City is currently served by Puget Sound Energy (PSE), which provides electricity generation sources, transmission, distribution and maintenance of electrical facilities throughout the island. PSE is regulated by the Washington Utilities and Transportation Commission (WUTC.) It is the commission's responsibility to ensure regulated companies provide safe and reliable service to customers at reasonable rates, while allowing them the opportunity to earn a fair profit.

GOAL U-14

Ensure adequate, cost effective, reliable, and environmentally responsible electric service to the citizens of Bainbridge Island.

Policy U 14.1

Develop a plan together with the electric service provider to undertake energy efficiency improvements and other alterations of electric utility facilities to provide capacity for future growth.

Policy U 14.2

Encourage the conservation of electrical energy, especially during periods of peak usage, and encourage energy saving building code strategies, local renewable energy, and other cost effective approaches to meeting the island's energy needs, including distributed energy systems.

Policy U 14.3

Encourage the electric service provider to improve reliability, with particular attention to adding transmission redundancy and mitigating impacts on service from storms or other natural events.

Policy U 14.4

Encourage undergrounding new and existing electric transmission and distribution power lines, and develop a long-term strategy for future undergrounding, to include maximizing opportunities with new construction, and prioritizing the work that affects the greatest number of *households* and businesses.

Policy U 14.5
Encourage the electric service provider and electricity users to use carbon neutral electricity generation, local electricity generation, and innovative technologies such as solar power that are reliable, cost effective, preserve resources, provide minimal environmental impact, and do not contribute to global warming.

Policy U 14.6
Periodically undertake comparative evaluations of electric service reliability, cost, and environmental impact, customer service and customer support and evaluate opportunities to provide improved and less costly electrical service from alternative service providers.

Policy U 14.7
New taxpayer-funded buildings shall use carbon-neutral energy for heating, cooling, and operational use to the maximum extent practical within site specific and existing technology limitations.

Policy U 14.8
Encourage new development to integrate environmentally responsible and innovative energy systems.

Policy U 14.9
Explore ways to obtain 100% green electricity including investing in new renewable energy projects.

SOLID WASTE DISPOSAL, RECYCLING AND COMPOSTING

Currently, Bainbridge Disposal, Inc., a private corporation based on the Island, is the exclusive provider of solid waste disposal and recycling services to City. Bainbridge Disposal is regulated by the Washington Utilities and Transportation Commission (WUTC), which is charged with ensuring the utility provides reliable, safe and economical service.

GOAL U-15

Ensure adequate, cost effective, reliable, and environmentally responsible solid waste, recycling and composting service to the citizens of Bainbridge Island.

Policy U 15.1
Seek a method to provide on-island collection site for moderate risk waste or household hazardous waste including oil based paints, stains, adhesives, aerosols, paint thinner, corrosive cleaners, yard chemicals, and pool/spa chemicals and a means for transferring these substances in a timely manner to the Kitsap County site.

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.

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.

Policy U 15.4

Coordinate with Bainbridge Disposal and the County to improve access to updated information on solid waste, recycling and composting collection and disposal services. Increase visibility and outreach for special events for hard-to-recycle materials such as hazardous waste or polystyrene foam.

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.

TELECOMMUNICATION

Telecommunication is the technology of communication at a distance by electronic transmission of alphanumeric, audio, video and other data over wired and wireless delivery systems. On Bainbridge Island, telecommunication utilities provide telephone, television, and internet services.

Telephone utilities are regulated by the WUTC. The Federal Communications Commission (FCC) regulates wireless service providers.

Comcast and CenturyLink are the largest telecommunication service providers on Bainbridge Island. KPUD provides a public wi-fi service in Winslow.

GOAL U-16

Ensure adequate, cost effective, reliable, and environmentally responsible telecommunication service to the citizens of Bainbridge Island.

Policy U 16.1

Encourage shared use of facilities and the use of existing utility corridors, public rights-of-way and city owned properties.

Policy U 16.2

Require the placement of cellular and/or wireless communication facilities in a manner that minimizes the adverse impacts on adjacent and surrounding land uses.

Policy U16.3

Encourage major telecommunication utility providers to work with the City to identify potential sites for infrastructure and facility expansion to address future growth and development and meet the demands for additional utility service.

Policy U 16.4
Encourage all providers to serve all parts of the City equally.

Policy U 16.5
The City expects all providers to evaluate the capacity of their facilities regularly to ensure that new facilities are installed in a timely basis to meet new and future demand. Providers are expected to provide facilities to accommodate growth within the City.

Policy U 16.6
Pursue internet and cellular service of the highest standards for governmental and educational institutions, business and commerce and personal use.

Policy U 16.7
Require new development to have underground conduits suitable for existing and foreseeable new utilities such as cable and broadband.

Policy U 16.8
Ensure that emergency communication services are universally available to assist residents in emergencies.

Policy U 16.9
In addition to WUTC regulation, the City should perform periodic reviews to ensure that various telecommunication providers are providing safe reliable, cost effective, and responsive telecommunication services. During such reviews, the City should evaluate opportunities to obtain improved and cost effective services from alternative providers.

Policy U 16.10
Conduct a study to support the creation of an Island-wide high-speed internet service.

UTILITIES IMPLEMENTATION

To implement the goals and policies in this Element, the City must take a number of actions, including adopting or amending regulations, creating partnerships and educational programs, and staffing or other budgetary decisions. Listed following each action are several of the comprehensive plan policies that support that action.

HIGH PRIORITY ACTIONS

U Action #1 Develop a process for periodic review of Island utility services.

Goal U-9 Ensure that sufficient city resources are provided to implement the above goals by adopting systems and processes for meaningful and timely review of utility services, and by assigning to the Utility Advisory Committee (UAC) or other city organization the responsibility for advising the City Council on matters regarding all utility services on Bainbridge Island.

U Action #2 Support the development of sewer tertiary treatment and sewer greywater systems.

Policy U 12.6
Improve the quality and reduce the quantity of effluent discharged to Puget Sound.

U Action #3 Facilitate cooperation among or consolidation of water systems.

Policy U 11.6
Encourage and support water utilities to enter into cooperative activities, such as jointly managed operations, shared storage, and construction of interties, to manage water resources and systems more efficiently, economically, and safely.

U Action #4 Continue the investigation of the creation of an Island-wide high-speed internet service.

Policy U 16.10
Conduct a study to support the creation of an Island-wide high-speed internet service.

MEDIUM PRIORITY ACTIONS

U Action #5 Proactively encourage, study, and facilitate consolidation of water systems to manage water resources and systems more efficiently, economically and safely.

Policy U 11.7
Encourage and facilitate consolidation of water systems, with particular emphasis on mergers of contiguous and small systems, to manage water resources and systems more efficiently, economically, and safely.

Policy U 11.8
Conduct a study of consolidation of water systems owned by the City and Kitsap Public Utility District. Pursue long-term consolidation of larger water systems.

Comprehensive Plan Periodic Update & Winslow Subarea Plan Update

Draft Environmental Impact Statement (DEIS)

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9/19/2024
COBI Utility Advisory Committee

ACCOMODATE URBAN GROWTH

BUILD HEALTHY COMMUNITIES

SUSTAIN NATURAL ENVIRONMENTS

City of Bainbridge Island
2016 Comprehensive Plan

VISION

GOALS

POLICIES

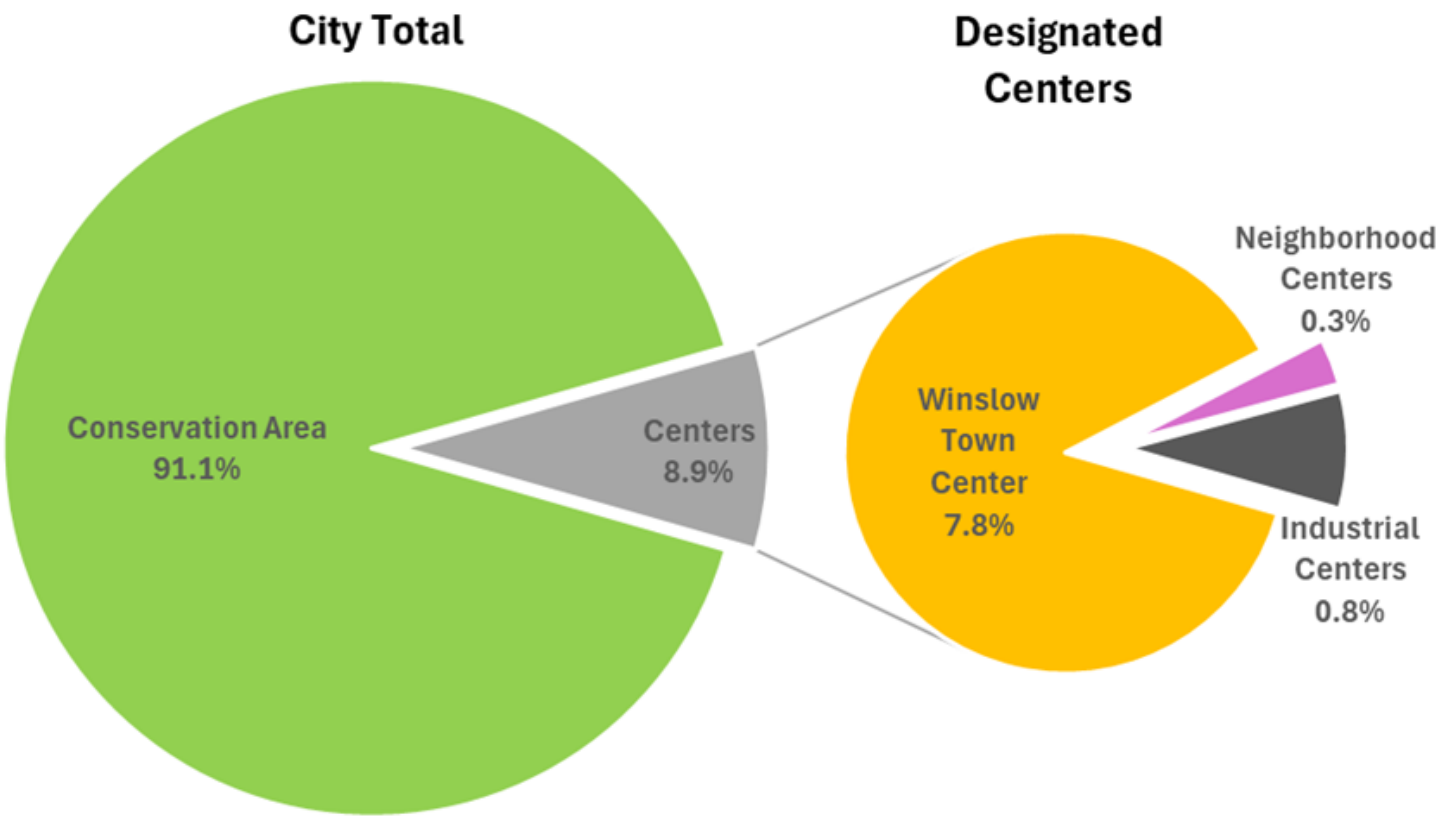
INFRASTRUCTURE

REGULATIONS

PARTNERSHIPS/ PROGRAMS

BAINBRIDGE ISLAND LAND USE FRAMEWORK

Centers Strategy



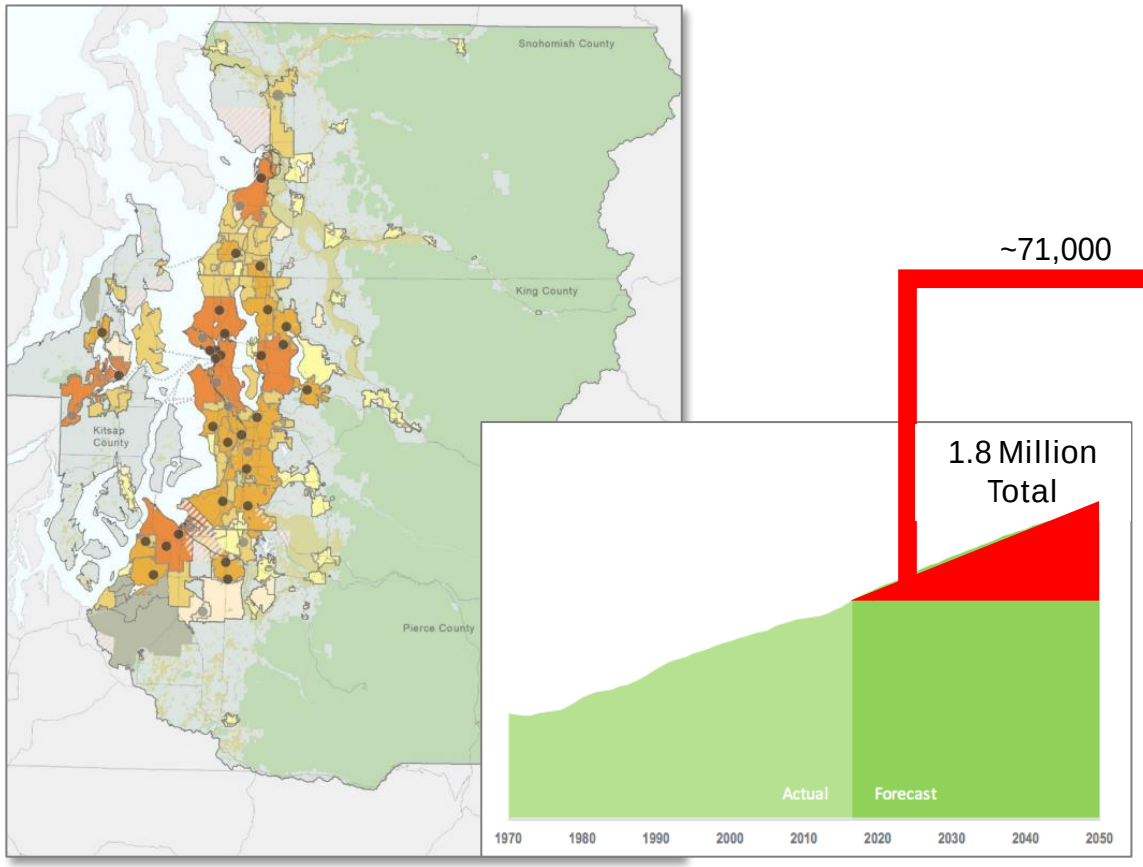
Existing Bainbridge Island Land Areas

OBJECTIVES

- Accommodate anticipated growth
- Ensure consistency with state/region
  - Recent state legislation
  - Regional plans & planning policies
- Integrate recent local planning
  - Housing Action Plan
  - Climate Action Plan
  - Sustainable Transportation Plan
  - Sea Level Rise Vulnerability and Risk Assessment
  - Groundwater Management Plan
  - Utility Planning

ACCOMMODATING GROWTH

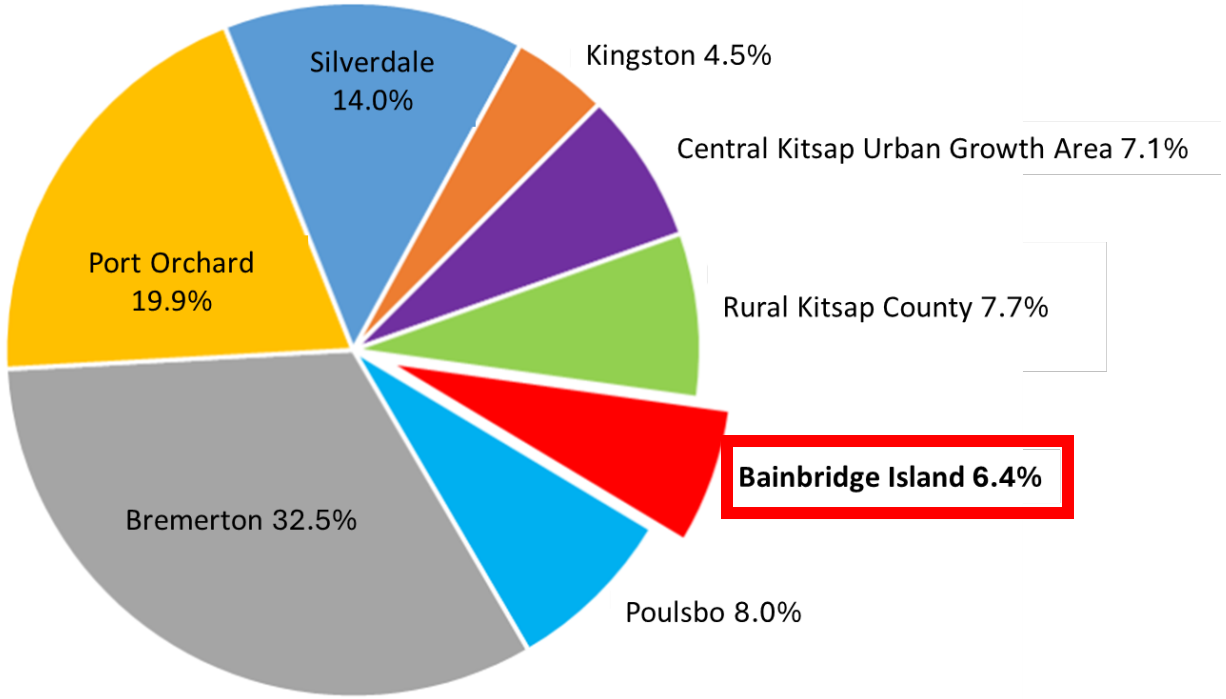
Regional Coordination
Local Implementation



Central Puget Sound

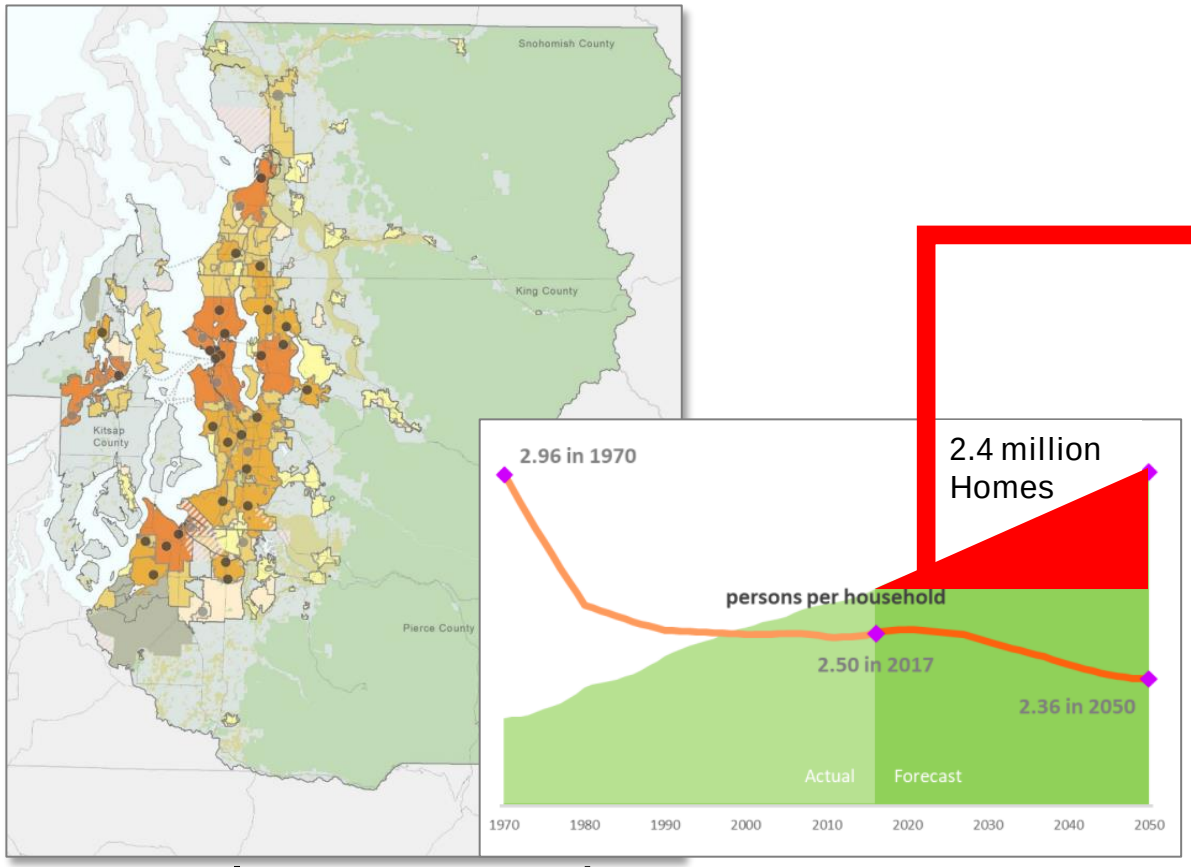
~71,000

Kitsap County (Population Allocation)



ACCOMMODATING GROWTH

Regional Coordination
Local Implementation



Central Puget Sound

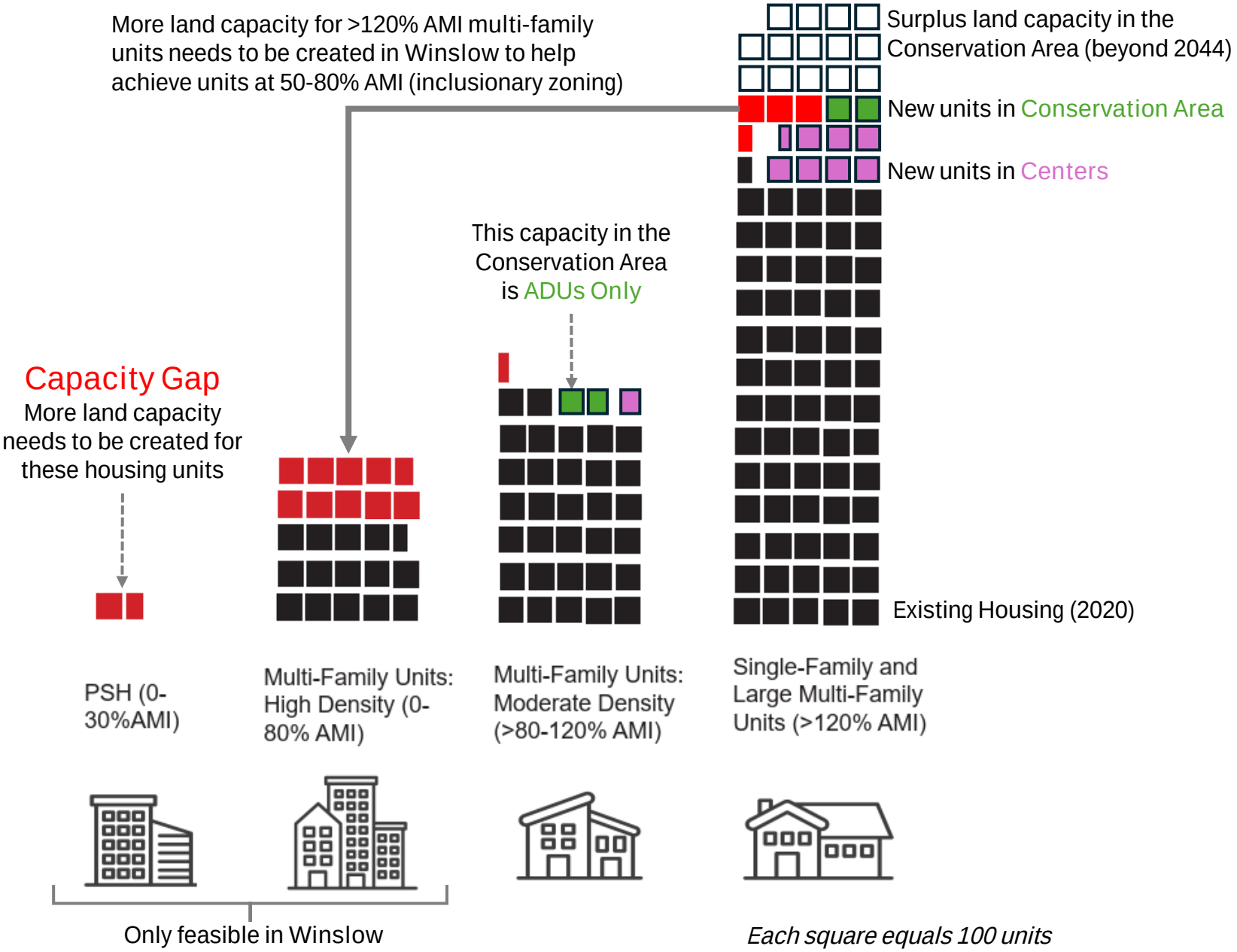
Kitsap County (Housing Allocation)

			Permanent Housing Needs by Income Level (% of Area Median Income)							
			0 – 30%							
		Total	Non-PSH*	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%	Emergency Housing** Needs (Temporary)
Unincorporated Kitsap County	Estimated Housing Supply (2020)	69,987	1,802	8	7,335	21,046	13,531	7,815	18,450	153
	Allocation (2020-2044)	14,498	2,768	1,214	2,376	1,996	1,028	1,012	4,103	612
Bainbridge Island city	Estimated Housing Supply (2020)	11,251	331	0	331	788	1,150	2,073	6,578	0
	Allocation (2020-2044)	1,977	377	166	324	272	140	138	560	83
Bremerton city	Estimated Housing Supply (2020)	18,351	1,346	106	3,030	8,960	2,496	879	1,534	316
	Allocation (2020-2044)	9,556	1,824	800	1,566	1,316	678	667	2,705	403
Port Orchard city	Estimated Housing Supply (2020)	6,209	288	0	619	2,051	1,246	717	1,288	11
	Allocation (2020-2044)	4,943	944	414	810	680	351	345	1,399	209
Poulsbo city	Estimated Housing Supply (2020)	5,116	356	0	422	1,062	915	594	1,767	1
	Allocation (2020-2044)	1,977	377	166	324	272	140	138	560	83

ACCOMODATING NEW HOUSING AFFORDABILITY TARGETS

Household Income as % of Area Median Income (AMI, Kitsap County)

0-30%	Extremely Low Income
>30-50%	Very Low Income
>50-80%	Moderate Low Income
>80-100%	Moderate Income
>100-120%	Middle Income
>120%	High Income



ALTERNATIVES ANALYZED IN THE DEIS

Alternative 1 – No Action (Existing)

- No changes to existing plans/regulations
- More development like recent past
- Not consistent with mandates (as a whole)

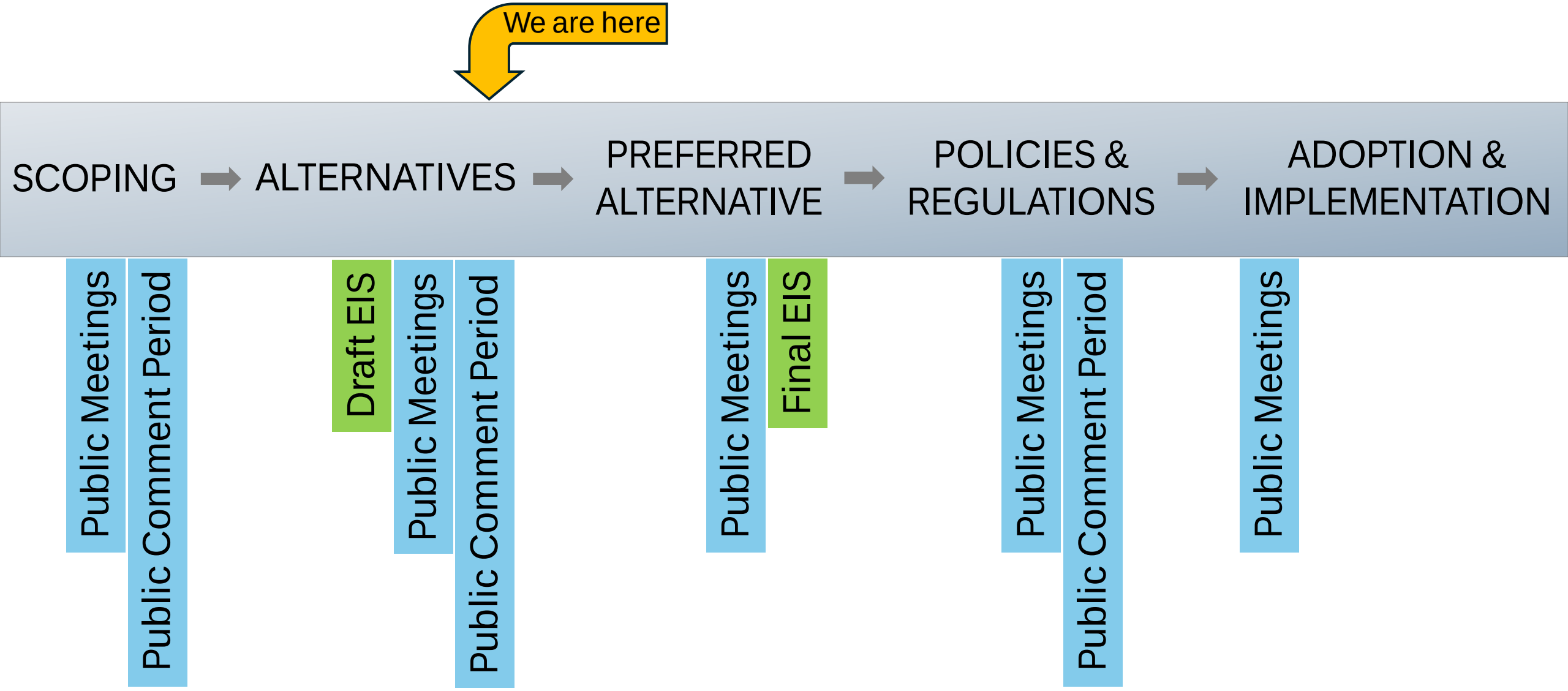
Alternative 2 – Dense Centers (Go Up)

- Increase density within existing center boundaries
- Build taller & infill
- More large multi-family in Winslow

Alternative 3 – Distributed Density (Go Out)

- Expand existing center boundaries
- Increase density (less than Alt-2)
- More middle housing in centers

UPDATE PROCESS



DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)

Purpose

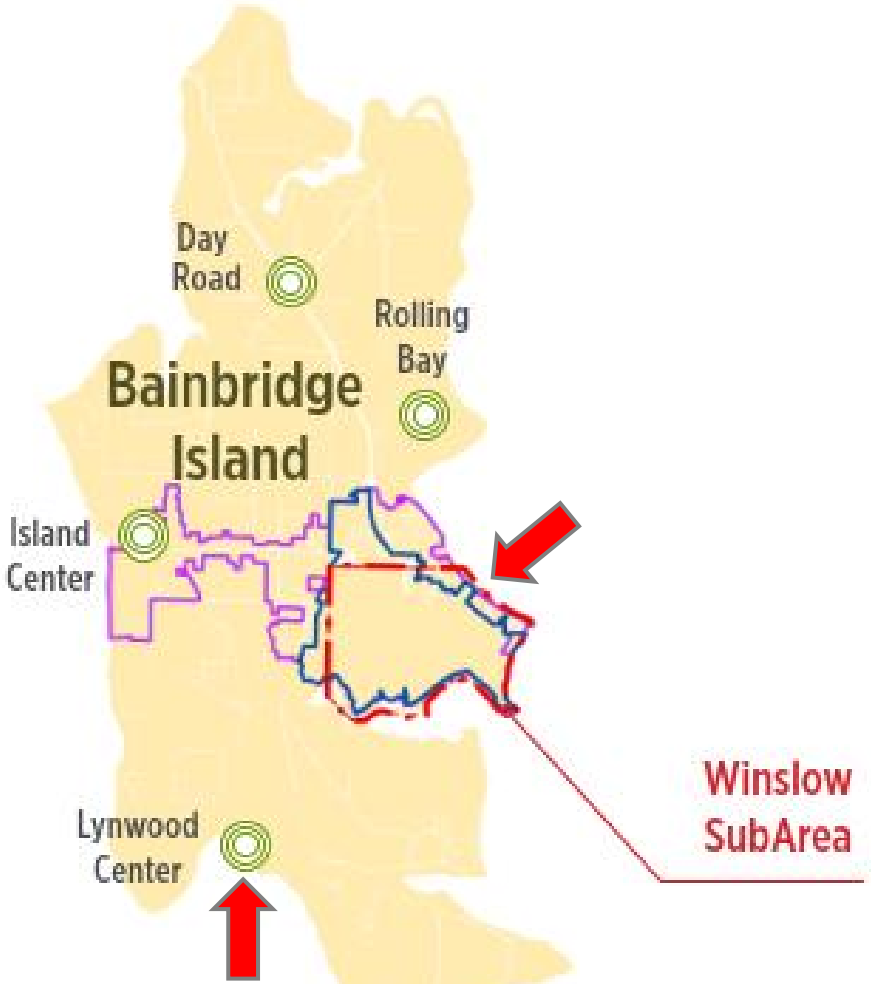
- Study alternative approaches
- Identify & disclose impacts
- Identify options to address impacts

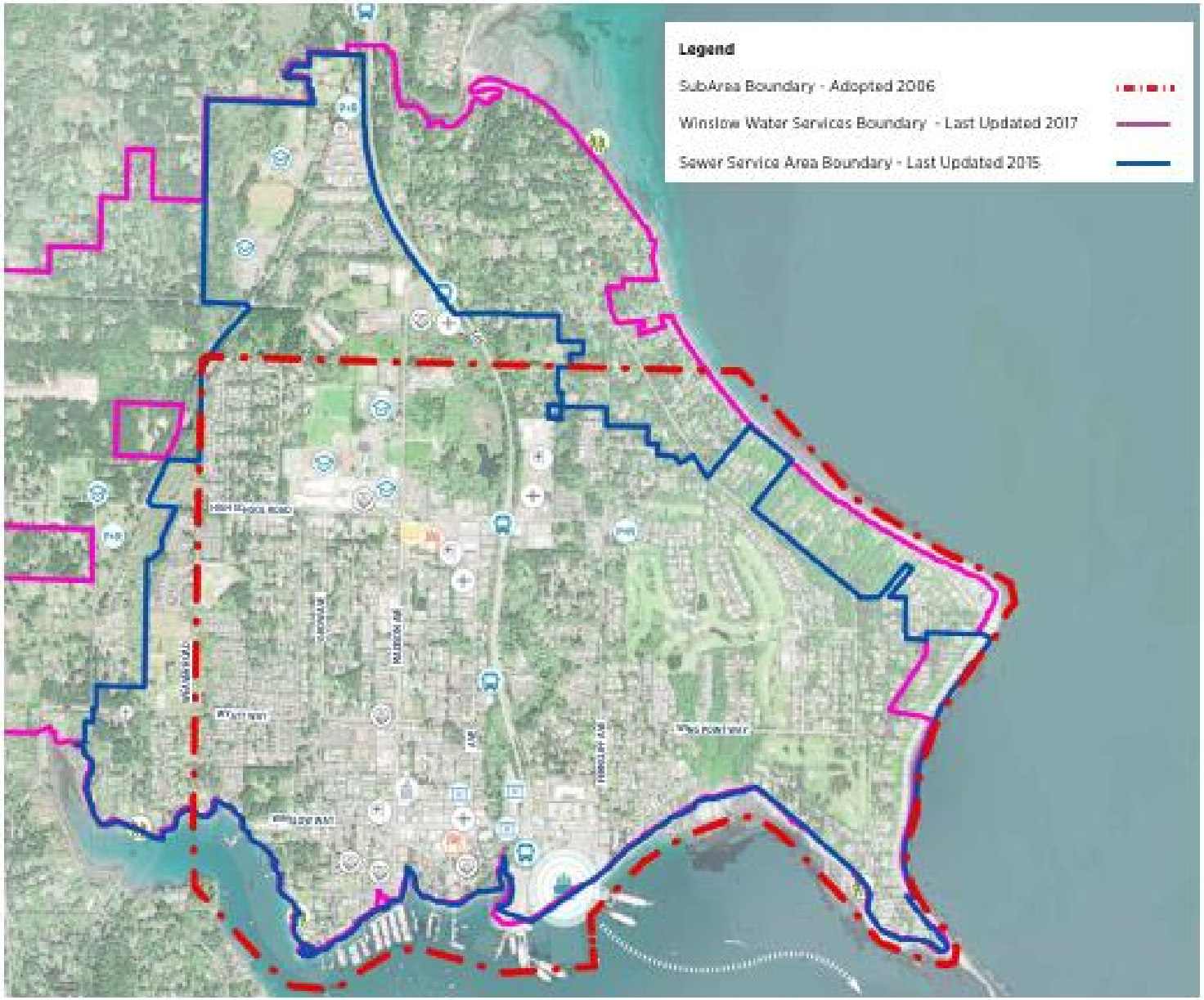
Structure

1. Summary
2. Overview & alternatives
3. Detailed analysis

- Land Use/Relationship to Plans and Policies
- Housing
- Population and Employment
- Aesthetics/Visual Resources
- Environmental Justice
- Air Quality/GHG Emissions/Climate Change
- Utilities (Section 3.7)
- Natural Environment
- Public Services
- Transportation

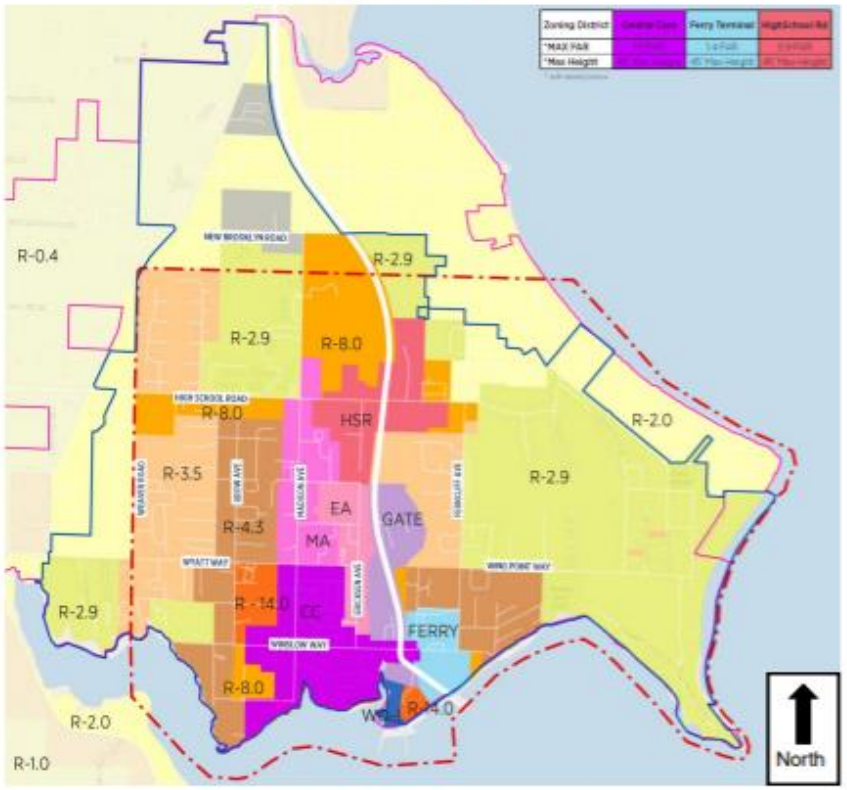
UTILITIES - SEWER





Alternatives Analyzed for the Winslow Subarea Plan Update

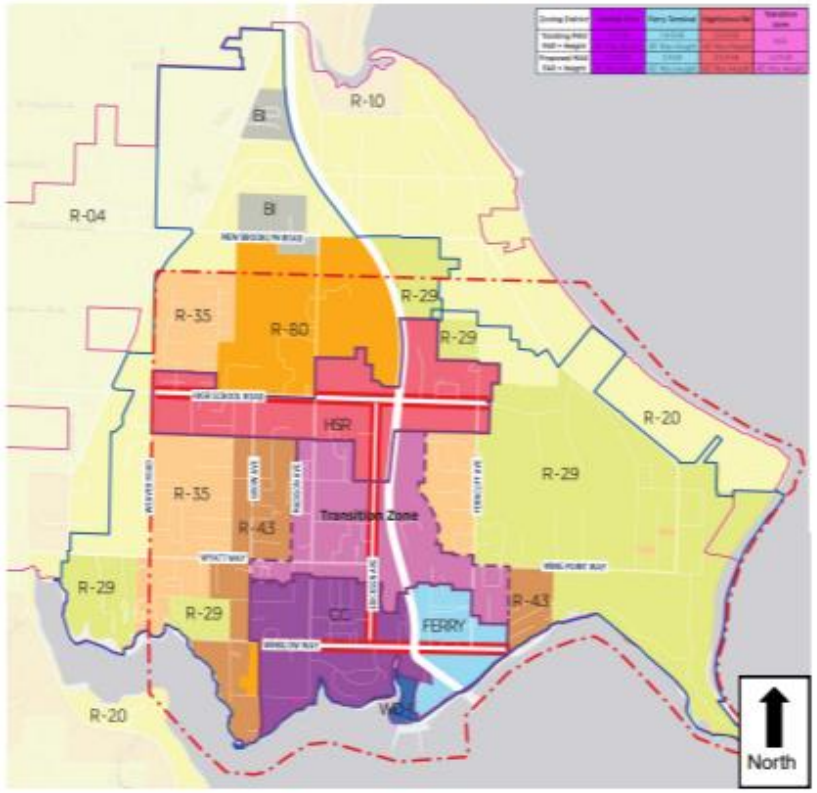
Alternative 1—No Action



Legend

- R - 0.4
- R - 1.0
- R - 2.0
- R - 2.9
- R - 3.5
- R - 4.3
- R - 8.0
- R - 14.0
- CC - Central Core District
- Ferry - Ferry Terminal District
- HSR - High School Road I and II District
- B/I - Business/Industrial
- WD-I - Water-Dependent Industrial
- SubArea Boundary
- Winslow Water Services Boundary
- Sewer Service Area Boundary

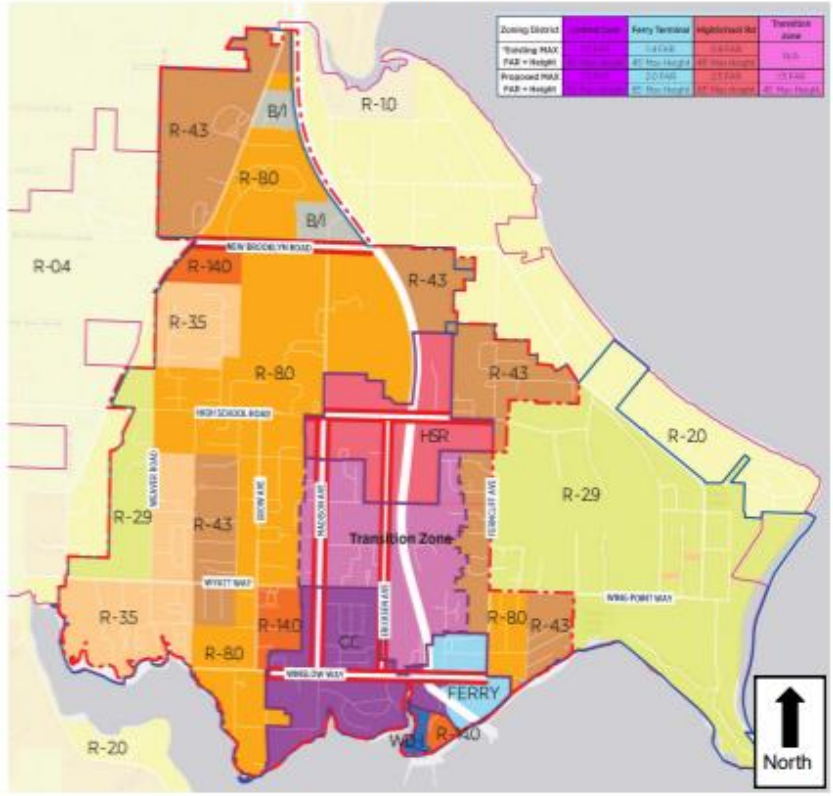
Alternative 2—Dense Centers



Legend

- R - 0.4
- R - 1.0
- R - 2.0
- R - 2.9
- R - 3.5
- R - 4.3
- R - 8.0
- R - 14.0
- CC - Central Core Overlay
- Ferry - Ferry Terminal Overlay
- HSR - High School Road Districts I and II
- B/I - Business/Industrial
- WD-I - Water-Dependent Industrial
- Cores / Walkable Corridors Zone
- Transitional Zone
- Active Ground Floor Corridor
- Current SubArea Boundary
- Winslow Water Services Boundary
- Sewer Service Area Boundary

Alternative 3—Distributed Density



Legend

- R - 0.4
- R - 1.0
- R - 2.0
- R - 2.9
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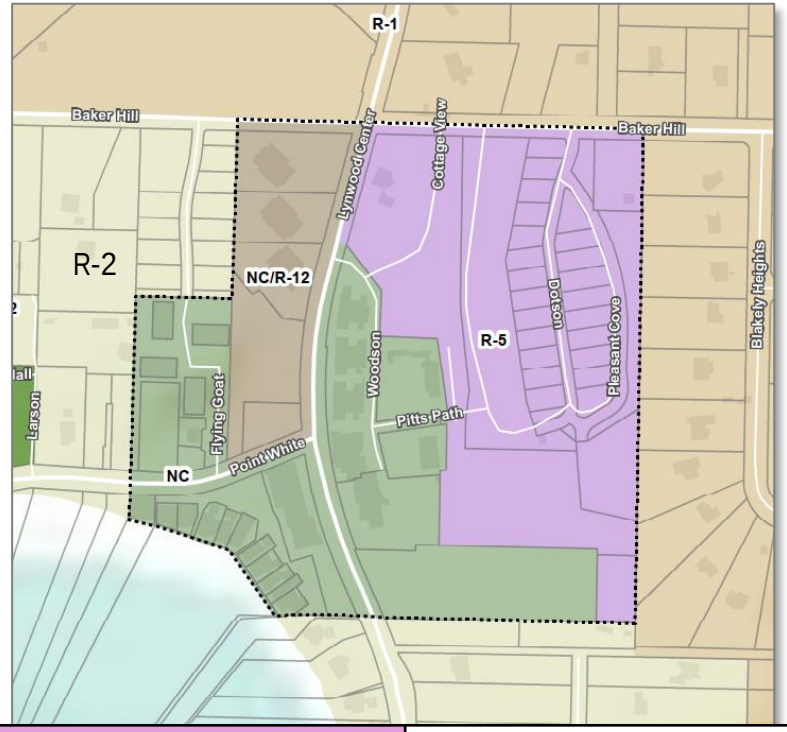
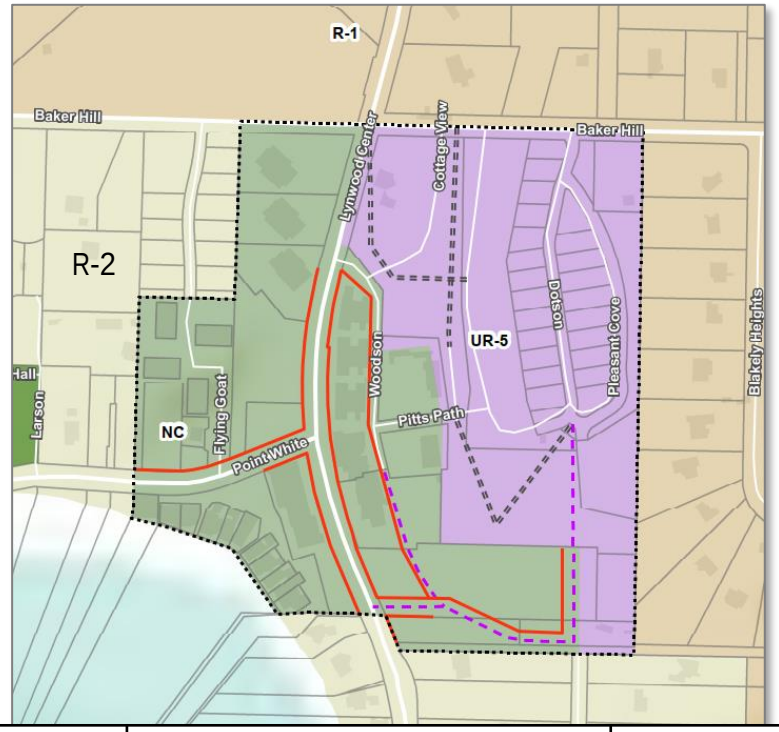
- B/I - Business/Industrial
- WD-I - Water-Dependent Industrial
- Cores / Walkable Corridors Zone
- Transitional Zone
- Active Ground Floor Corridor
- Proposed SubArea Boundary
- Winslow Water Services Boundary
- Sewer Service Area Boundary

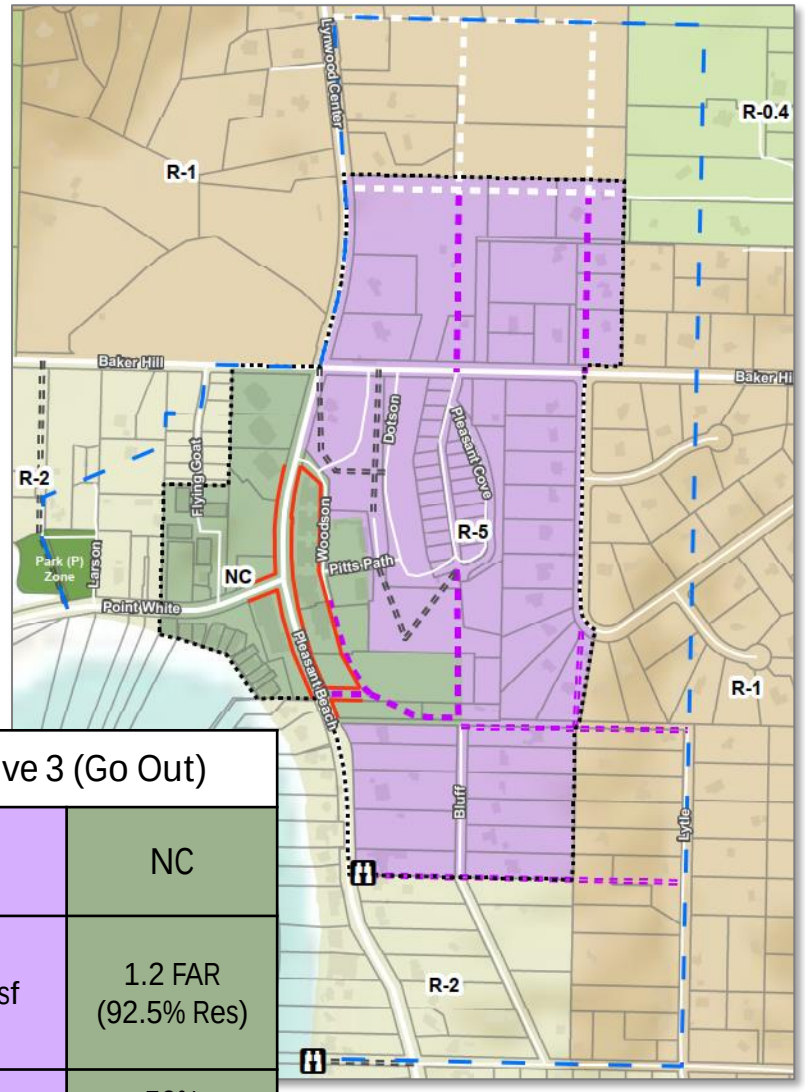
Alternative 1
No Action (Existing)



Alternative 2
Dense Centers (*Go Up*)



Alternative 3
Distributed Density (*Go Out*)



Lynwood Center NC	Alternative 1 (Existing)			Alternative 2 (Go Up)		Alternative 3 (Go Out)	
Zones	R-5	NC*	NC/R-12*	R-5	NC	R-5	NC
Density Dwelling Unit (DU) per Square Feet (sf) or Floor Area Ratio (FAR)	1DU/ 8,500 sf	1 DU/ 20,000 sf	1 DU/ 3,630 sf	1 DU/8,500 sf	1.5 FAR (90% Res)	1 DU/8,500 sf	1.2 FAR (92.5% Res)
Lot Coverage	25%	35%	35%	35%	50%	35%	50%
Max. Building Height	25 ft	35 ft	35 ft	45 ft	45 ft	35 ft	45%
ADU Regulations	1 ADU Max Size: 900 sf		NA	2 ADUs Max Size: 1,000 sf	NA	2 ADUs Max Size: 1,000 sf	NA

*Note *Existing* NC and NC/R-12 zoning provide for bonus density for NC (up to R-5) and NC/R-12 (up to R-12) with meeting certain requirements BIMC 18.12.030.D

UTILITIES

Center	Sanitary Sewer	Drinking Water	Electricity
Winslow	Capacity Upgrades Needed Treatment Plant Upgrades New Treatment Plant (Alt-2 & 3) Pump Stations (4-6) Mains (724' – 2,280')	Adequate with planned projects	Capacity Upgrades Needed Substation Upgrades New Substation(s) New Lines
Lynwood Center	Capacity Upgrades Needed Treatment Plant (Sewer Dist. 7) Pump Stations (1) Mains (12,500)		
Island Center	*No service*		
Rolling Bay	*No service*		
Day Road	*No service*		

UTILITIES – GROUNDWATER SUPPLY

- The Island's water *supply* relies entirely on groundwater.
- Groundwater Management Plan evaluates growth and climate stresses on groundwater over the next 100-years.
- Early findings include:
  - Groundwater is likely sufficient to serve the 20-year growth assumptions and appears sufficient to serve a conservative 100-year growth forecast, although significant and costly expansions of the water system infrastructure would be necessary.
  - Long-term planning is required for spreading out and shifting water supply locations from south to north – away from bedrock and closer to reliable and stable sources of groundwater.
  - Widespread salt-water intrusion on groundwater wells is not likely in the 20-year forecast, but priority monitoring locations will be identified.
  - Significant impacts on groundwater contributions to streamflow is not likely in the 20-year forecast, but priority stream and watershed monitoring locations will be identified.

SEA LEVEL RISE

- New SLR modelling applied to capital facilities planning (and NC planning)

CITY OF BAINBRIDGE ISLAND

Total Water Level & Sea Level Rise Calculator

User input	Calculation
Shoreline Segment (see map):	E33
Infrastructure Elevation (ft NAVD88):	14.45
SLR Risk Tolerance Profile	5%
Amount of SLR (ft):	3

Infrastructure Name: Eagle Harbor Drive - Road Surface at Cooper Creek (Head of the Bay) - Proposed Culvert Design

Avg. Return Period (yr)	Annual Probability of Occurring	Wave height (ft)	TWL now (ft NAVD88)	TWL with 3 ft of SLR (ft NAVD88)
1	100%	1.0	10.5	13.5
2	50%	1.2	11.6	14.6
5	20%	1.3	12.1	15.1
10	10%	1.4	12.4	15.4
20	5%	1.5	12.6	15.6
50	2%	1.5	12.8	15.8
100	1%	1.6	12.9	15.9
500	0.2%	1.7	13.2	16.2

Plot 1. Total Water Level (TWL) Frequency for E33

Annual Probability of Occurring

Total Water Level (ft NAVD88)

Average Return Frequency (years)

TWL with 3 ft of SLR

TWL now

Infrastructure Elevation

When will this elevation be inundated?

Approx. every 300 years by 2055
Approx. every 10 years by 2067
Not inundated on an annual basis

Plot 2. Infrastructure Inundation for E33 compared to the 5% SLR risk tolerance scenario

CCBI Comprehensive Planning Cycles (current)

2024-2044 | 2044-2064 | 2064-2084 | 2034-2054 | 2054-2074 | 2074-2094

Elevation (ft NAVD88)

300-year TWL event
30-year TWL event
1-year TWL event

Infrastructure Elevation
Monthly Max TWL (from Seattle gage)
Mean Sea Level (MSL)
MSL Trend
MSL Projection (5% Probability)
MSL Projection (10% Probability)
MSL Projection (50% Probability)

Example Timeframes for Shoreline Development: 30-year Mortgage | Mature multi-story buffer >100

Reference: SLR Risk Tolerance Profiles

Very Low Risk of Exceeding	1%
Low Risk of Exceeding	10%
Moderate Risk of Exceeding	50%
High Risk of Exceeding	90%
Very High Risk of Exceeding	99%

... risk of exceeding the modelled TWL event

DISCLAIMER: *The City of Bainbridge Island disclaims any warranty of fitness of this data for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted. Any user of these data assumes all responsibility for use thereof, and further agrees to hold the City and ESA harmless from and against any damage, loss, or liability*

CITY OF BAINBRIDGE ISLAND SEA-LEVEL RISE VULNERABILITY AND RISK ASSESSMENT

Final Report

Prepared for
City of Bainbridge Island

June 2024

ESA

CITY OF BAINBRIDGE ISLAND

TO DO

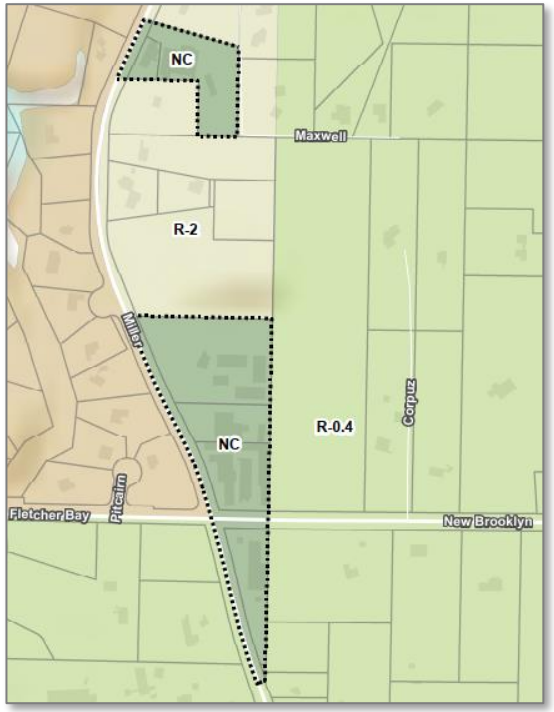
- Review DEIS (online / hard-copies available to view / print your own)
- Comment by 10/10 (4pm)
  - Online
  - Email
  - Drop-off @ City Hall
  - Mail to City Hall
  - At an open house

Website & Resources

WHAT'S NEXT

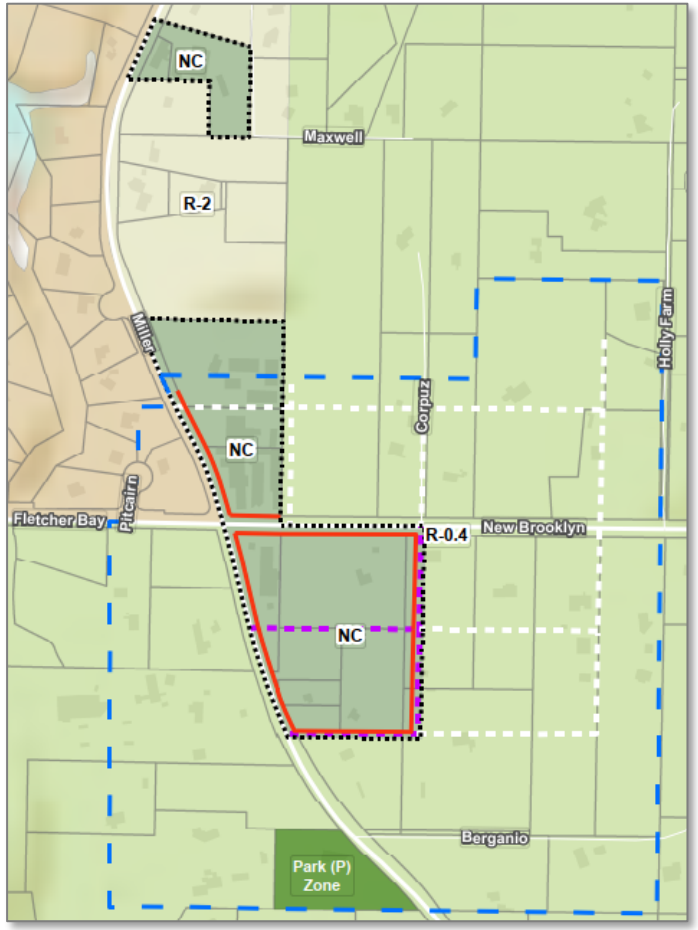
- Review and respond to comments
- City Council guidance for developing a preferred alternative
- Develop a preferred alternative with Planning Commission
- Final EIS

Alternative 1
No Action (Existing)



Alternative 2
Dense Centers (*Go Up*)

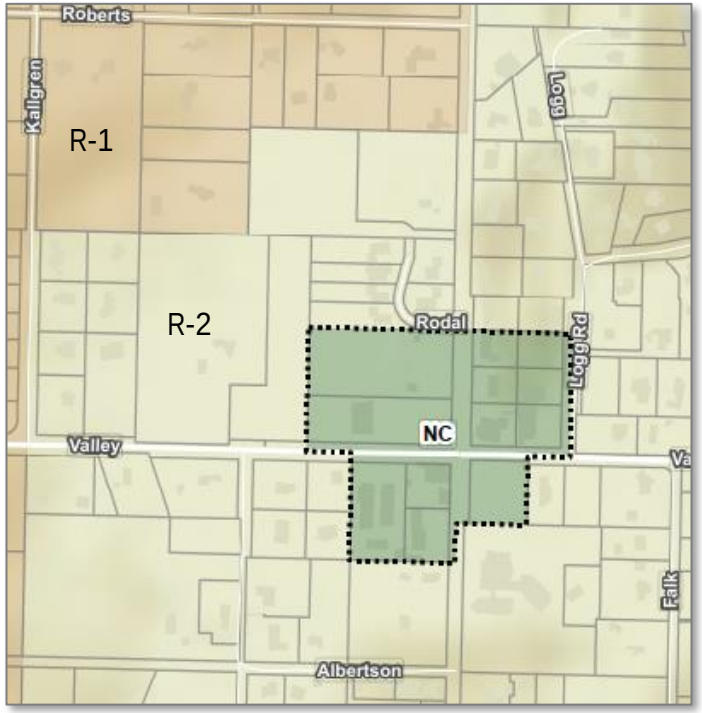
Alternative 3
Distributed Density (*Go Out*)



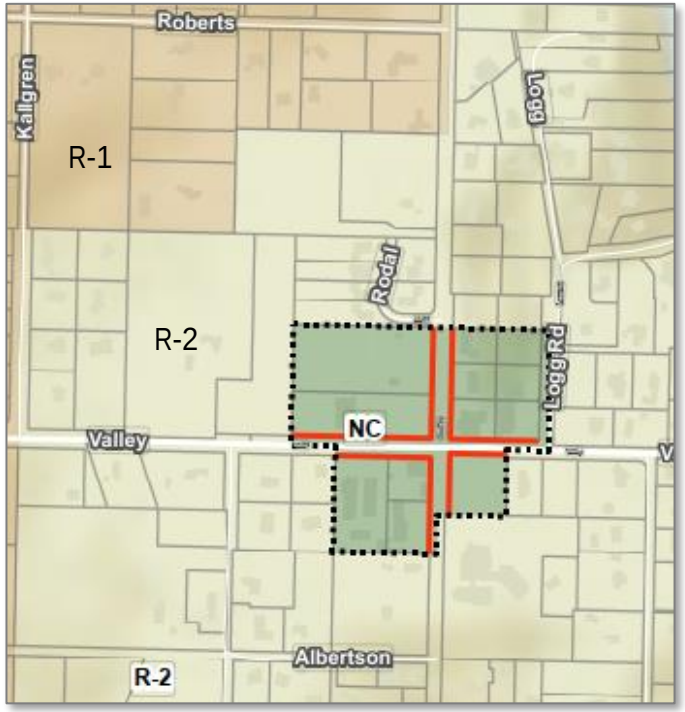
Island Center NC	Alternative 1 (Existing)		Alternative 2 (Go Up)	Alternative 3 (Go Out)
Zones	R-0.4	NC*	NC	NC
Density Dwelling Unit (DU) per Square Feet (sf) or Floor Area Ratio (FAR)	1DU/ 100,000 sf	1 DU/ 20,000 sf	1.5 FAR (Mostly Res)	1.2 FAR (92.5% Res)
Lot Coverage	10%	35%	50%	50%
Max. Building Height	30 ft	35 ft	45 ft	45%
ADU Regulations	1 ADU, Max Size: 900 sf		NA	NA

*Note Existing NC zoning provide for bonus density for NC (up to R-3) and with meeting certain requirements BIMC 18.12.030.D

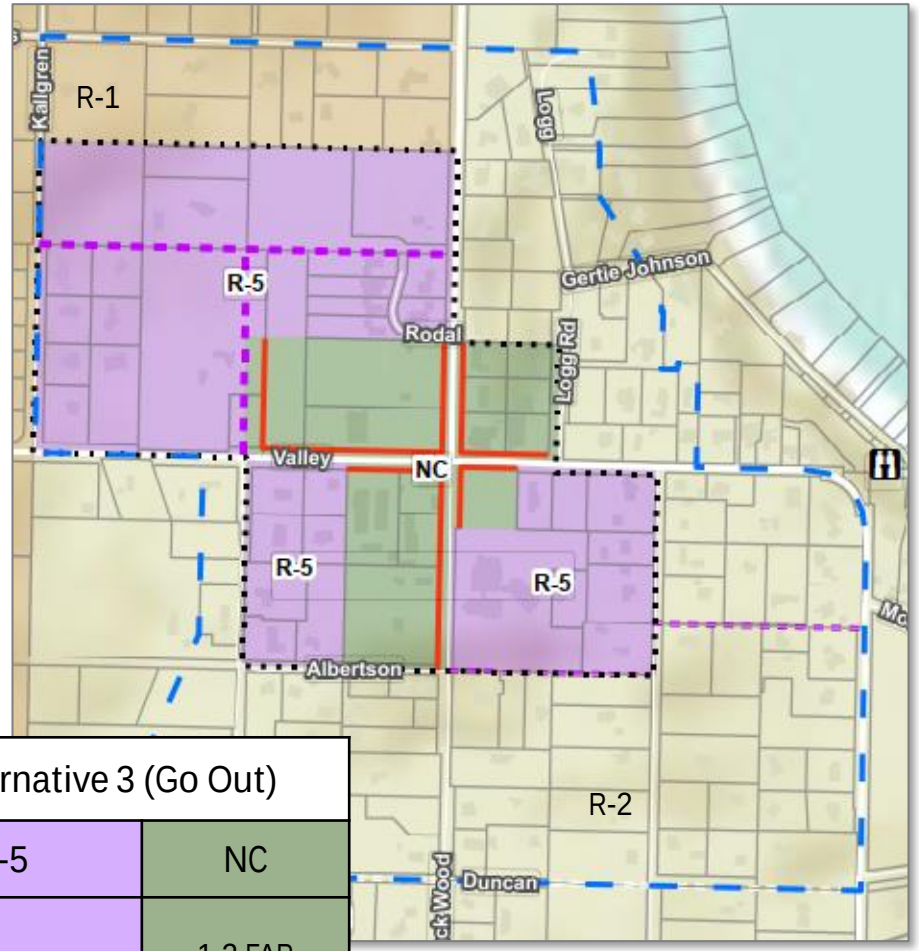
Alternative 1
No Action (Existing)



Alternative 2
Dense Centers (*Go Up*)



Alternative 3
Distributed Density (*Go Out*)

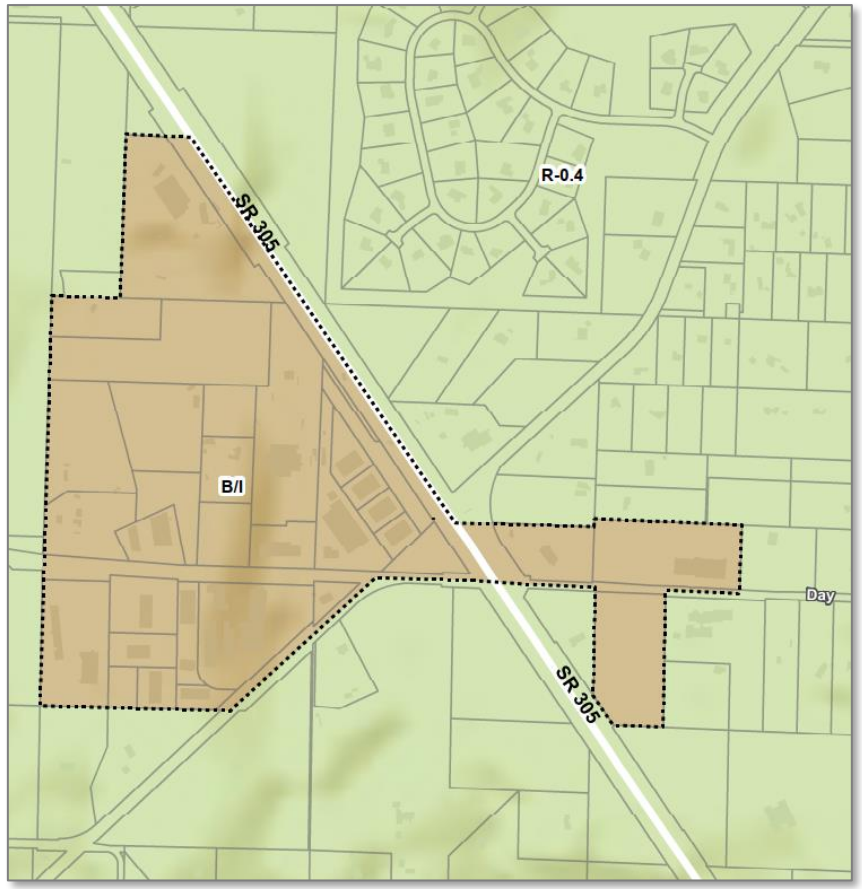


Rolling Bay NC	Alternative 1 (Existing)		Alternative 2 (Go Up)		Alternative 3 (Go Out)	
Zones	R-2	NC*	R-5	NC	R-5	NC
Density Dwelling Unit (DU) per Square Feet (sf) or Floor Area Ratio (FAR)	1DU/ 20,000 sf	1 DU/ 20,000 sf	1 DU/8,500 sf	1.5 FAR (90% Res)	1 DU/8,500 sf	1.2 FAR (92.5% Res)
Lot Coverage	20%	35%	35%	50%	35%	50%
Max. Building Height	30 ft	35 ft	45 ft	45 ft	35 ft	45%
ADU Regulations	1 ADU Max Size: 900 sf		2 ADUs Max Size: 1,000 sf	NA	2 ADUs Max Size: 1,000 sf	NA

*Note *Existing* NC zoning provide for bonus density for NC (up to R-3) and with meeting certain requirements BIMC 18.12.030.D

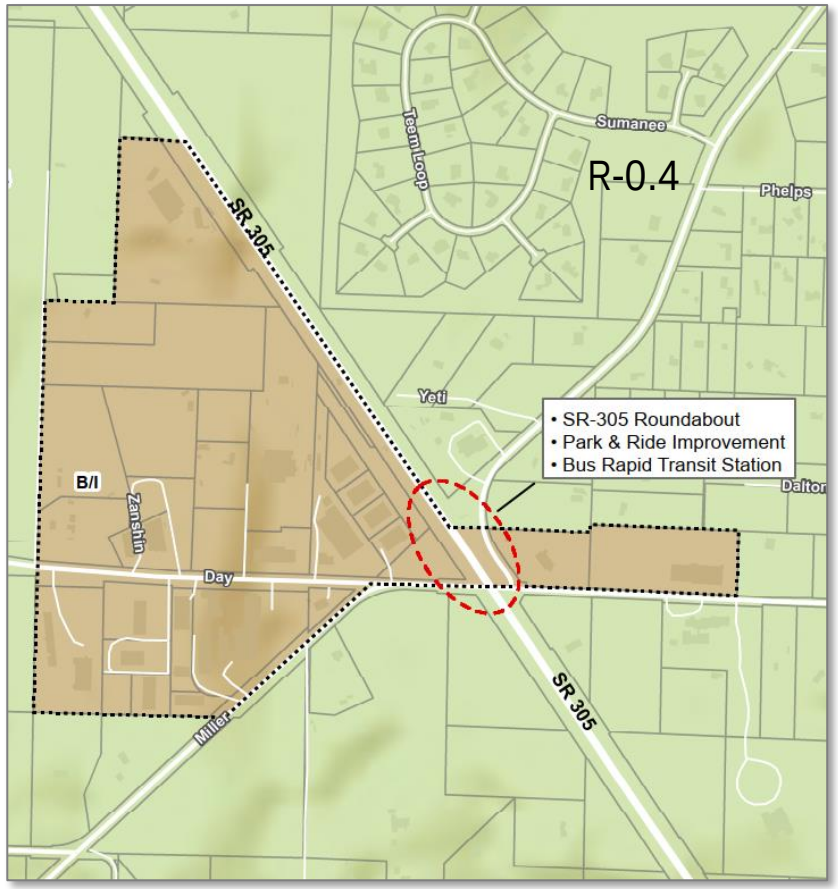
Day Road Business/Industrial (B/I) Industrial Center

Alternative 1
No Action (Existing)



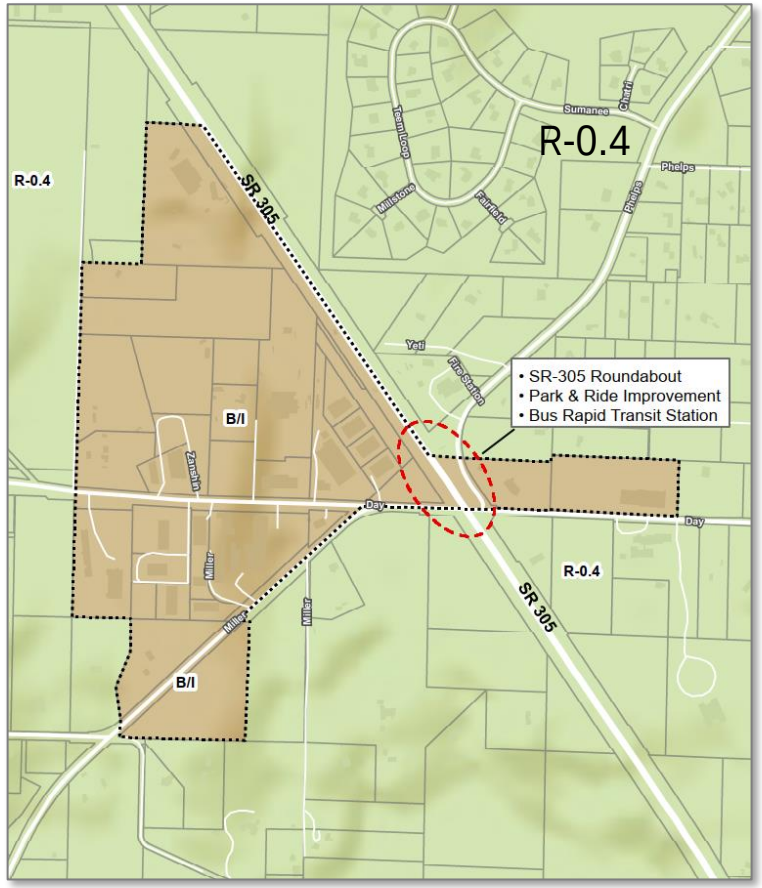
Existing B/I Development Standards	Lot Coverage	35%
	Max. Building Height	35 feet

Alternative 2
Dense Centers (*Go Up*)



Proposed B/I Development Standards	Lot Coverage	50%
	Max. Building Height	45 feet

Alternative 3
Distributed Density (*Go Out*)



Proposed B/I Development Standards	Lot Coverage	35%
	Max. Building Height	35 feet