

**FINDINGS AND DETERMINATION  
OF THE CITY OF BREMERTON PLANNING COMMISSION**

**Summary** – The Commission recommends that the City Council adopt the proposed amendments to Bremerton Municipal Code (BMC) Title 20, the Downtown Subarea Plan, Puget Sound Industrial Center (Bremerton) Subarea Plan, Bay Vista Subarea Plan, and East Park Subarea Plan, to support implementation of the 2024 Comprehensive Plan Update. The Comprehensive Plan is the blueprint document on how the City should develop to accommodate the future growth within the next twenty years (to 2044), and the proposed development regulations would implement that vision.

**I. FINDINGS OF FACT - GENERAL**

**1. Project Description**

Title 20 of the Bremerton Municipal Code (BMC), and individual subarea plans, regulate Land Use for the City, which includes the uses, development regulations, and permitting procedures related to development of individual lots. Zoning Code Amendments proposed with this report are intended to support implementation of the 2024 Comprehensive Plan Update.

Substantive amendments proposed can be summarized by the following:

- Zoning Code (Title 20): amendments are proposed to BMC 20.12 (Land Division regulations) related to Unit Lot Subdivision, Definitions (BMC 20.42) related to Middle Housing, General Development Standards (BMC 20.44) related to light pollution, Special Development Standards (BMC 20.46) related to Middle Housing, Low Density Residential (BMC 20.60) related to allowed uses and lot requirements, General Commercial (BMC 20.62) related to height, density, and mixed uses, District Center Core (BMC 20.70) related to minimum density, the repeal of Business Core (BMC 20.74), Downtown Core (BMC 20.75) related to repeal of parking criteria, Medium Density Residential (BMC 20.78) related to allowed uses, lot requirements, and maximum height, High Density Residential (BMC 20.79) related to minimum density, Neighborhood Business (BMC 20.82) related to minimum density, and Institutional (BMC 20.98) related to minimum density.
- Downtown Subarea Plan (DSAP): a complete update to the DSAP is proposed with the Comprehensive Plan Update, including revisions to definitions, procedures, development regulations for individual zones, the Bonus Amenity Program, and consolidation of zoning districts.
- Puget Sound Industrial Center-Bremerton (PSIC-B): A complete update to the PSIC-B Subarea Plan is proposed with the Comprehensive Plan Update, including revisions to the introduction, definitions, development standards, right of ways, sustainable design guidelines, and development incentives.
- Bay Vista Subarea Plan (BVSAP): Minor updates proposed to the BVSAP for consistency with the Comprehensive Plan Update, with an addition of Mixed Use to the intent of the

Village Commercial zone and density requirements added. Mapping for the zone has been updated to be consistent with the Preferred Alternative.

- East Park Subarea Plan: Minor updates proposed to the EPSAP for consistency with the Comprehensive Plan Update are limited to mapping updates to be consistent with the Preferred Alternative.

## 2. Procedural History

Proposed amendments were published concurrently on the City webpage April 7, 2025 with the 2024 Comprehensive Plan Update Final Environmental Impact Statement (FEIS). Notification of the FEIS, and availability of Final Draft Documents for the Comprehensive Plan, was sent at that time to agencies, affected tribes, and other interested parties. Feedback for proposed development regulations was sought concurrently with the comprehensive planning process:

- **2.3 Postcards October 2022** A mass mailing was sent out to Bremerton residents and property owners, providing information on the Comprehensive Plan Update and how to participate.
- **2.5 Planning Commission Workshop: Economic Development – November 21, 2022**
- **2.6 SEPA EIS Scoping – December 28, 2022** Request for comments. Comment Deadline January 27, 2023
- **2.7 Planning Commission Workshop: Land Use – February 27, 2023**
- **2.8 Planning Commission Workshop: Housing – March 20, 2023**
- **2.12 Planning Commission Workshop: Land Use – July 17, 2023**
- **2.13 Planning Commission Workshop: Housing – September 18, 2023**
- **2.15 Planning Commission Workshop: Environment, and Draft Downtown Subarea Plan – October 16, 2023**
- **2.16 City Council Walking Tour of Districts – Fall/Winter 2023** Staff and most of the City Council Representatives walked each district to identify potential updates to the Comprehensive Plan.
- **2.19 City Council Study Session and Meeting: Preliminary review of Comprehensive Plan Vision, Goals, and Policies, and Council District Digests – January 24 and February 7, 2024**
- **2.20 Planning Commission Workshop: Draft Downtown Subarea Plan and Parking Standards – February 26, 2024**
- **2.21 Planning Commission Guest Speaker Arne Bakker (Port of Bremerton), and Puget Sound Industrial Center Subarea Plan – March 18, 2024**
- **2.22 Planning Commission: Review of Comprehensive Plan Goals and Policies – June 17, 2024**
- **2.23 Planning Commission Workshop: Draft Downtown Subarea Plan – July 15, 2024**
- **2.24 Planning Commission Workshop: Puget Sound Industrial Center Subarea Plan and Transportation Element – August 19, 2024**
- **2.25 Planning Commission Workshop: Land Use and Housing Appendices, and Downtown Subarea Plan, Alternative Parking Standards – September 16, 2024**

- **2.26 City Council Meeting: Land Use Element – September 18, 2024**
- **2.27 City Council Meeting: Housing Element – October 16, 2024**
- **2.28 Draft Environmental Impact Statement issued October 18, 2024** Public comment period through December 2, 2024
- **2.29 Planning Commission Workshop: Draft Environmental Impact Statement & Project Permitting – October 21, 2024**
- **2.30 Joint Public Meeting, City Council Districts 1 and 2: Update on Comprehensive Planning Process – October 29, 2024**
- **2.31 City Council Meeting: Economic Development Element – November 6, 2024**
- **2.32 Public Meeting, City Council District 7: Update on Comprehensive Planning Process – November 14, 2024**
- **2.33 Public Meeting, City Council District 3: Update on Comprehensive Planning Process – November 18, 2024**
- **2.34 Planning Commission Workshop: Zoning Code Amendments and Permit Process – November 18, 2024**
- **2.35 Public Meeting, City Council District 5: Update on Comprehensive Planning Process – November 19, 2024**
- **2.37 Public Meeting, City Council District 4: Update on Comprehensive Planning Process – November 21, 2024**
- **2.38 Public Meeting, City Council District 6: Update on Comprehensive Planning Process – November 25, 2024**
- **2.39 Public Meeting, City Council District 6: Update on Comprehensive Planning Process – December 9, 2024**
- **2.40 Planning Commission Workshop: Select Preferred Alternative – December 16, 2024**
- **2.41 Planning Commission Workshop: Transportation Element/Draft Active Transportation Plan & Zoning Code Amendments – January 27, 2025**
- **2.43 Planning Commission Workshop: Draft City Services Technical Appendices, Off-Street Parking – February 24, 2025**
- **2.45 Department of Commerce 60 day review submittal, March 24, 2025**
- **2.46 Planning Public Hearing: Comprehensive Plan Recommendation – April 21, 2025.** Planning Commission made recommendation to City Council for adoption.

### **3. Public Comment**

Public comment was received throughout the duration of the Comprehensive Plan Update. Comments were received in various formats including letters, e-mails, survey responses, postcard, and public testimony at workshops and hearings. The Planning Commission considered all public comment provided. The Department of Community Development has maintained a written comment matrix with Staff response throughout the project and has maintained an Interested Parties list that was used for public notification. See Public Participation Appendix, Comprehensive Plan Section 8.7, for more detail.

## 4. SEPA Determination

As the City is updating the current (2016) Comprehensive Plan and associated currently adopted development regulations, much of the environmental review will continue to be applicable, however additional review needed to be conducted to address the minor changes. The City provided a Determination of Significance and Scoping Notice for an Environmental Impact Statement (EIS) on December 28, 2022. The public comment period for scoping comments expired on January 27, 2023. A Draft EIS (DEIS) was issued October 18, 2024 with the public comment deadline of December 2, 2024. The Notice of Availability for the Final Environmental Impact Statement (FEIS) was issued on April 7, 2025.

## 5. Consistency

Text amendments to Title 20 shall meet the decision criteria outlined in BMC 20.18.020(d). The Planning Commission may recommend a decision, and the City Council may adopt or adopt with modifications, amendments to Title 20 if the following criteria are met:

5.1 The amendments are consistent with the goals and policies of the Comprehensive Plan:

*Analysis:* The proposed amendments continue to uphold the objectives and goals of the Comprehensive Plan, and implement the following policies:

- Housing Element, Policy H2(A).  
Support the private sector's efforts to provide a full range of housing options to meet the needs of all ages and demographics.
- Housing Element, Policy H3(A).  
Provide opportunities for the production of new housing for all incomes, ages, and family types through infill by stimulating growth of non-traditional housing types such as townhomes, carriage units, accessory dwelling units, and duplexes in locations where they will seamlessly infill into the fabric of the existing neighborhoods.
- Housing Element, Policy H4(F).  
Promote increased housing density to provide a broader customer base for more affordable public services including utilities.
- Land Use Element, Policy LU1(B).  
Coordinate Bremerton's growth consistent with the Kitsap Countywide Planning Policies and the Puget Sound Regional Council's Vision 2040, and state requirements.
- Land Use Element, Policy LU3(I).  
Promote infill and concurrent infrastructure improvements in areas that are already developed in order to preserve rural areas, open spaces, and ecological functioning lands within the City.

**III. CONCLUSIONS & RECOMMENDATION**

The Planning Commission concludes that the proposed amendments to the Bremerton Municipal Code Title 20 Land Use Chapter meets the requirements in BMC 20.18.020(d) text amendments, and therefore recommends to the City Council the adoption of amendments to Title 20 and various Subarea Plans, following adoption of the 2024 Comprehensive Plan major update.

Respectfully submitted by:

Approved by:

  
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Andrea L Spencer, AICP  
Executive Secretary

  
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Nick Wofford, Chair  
Planning Commission