

DRAFT 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, Puget Sound Industrial Center (Bremerton) Subarea Plan, Harrison Heights Subarea Plan, Bay Vista Subarea Plan, and East Park Subarea Plan. The proposed development regulations would further implement the vision of the 2024 Comprehensive Plan update and meet the statutory requirements of Washington State.

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 further support implementation of the 2024 Comprehensive Plan Update, and comply with several State mandates.

Substantive amendments proposed can be summarized by the following:

- Zoning Code (Title 20): amendments are proposed to BMC 20.12.175 Boundary Line Adjustment for code clarification, BMC 20.46.010 Accessory Dwelling Units for market-based parking, BMC 20.46.030 Home Occupations for market-based parking, BMC 20.46.070 Adaptive Reuse of Commercial Buildings for market-based parking, BMC 20.46.090 Temporary Encampment Permit for market-based parking, BMC 20.46.170 Cottage Housing for market-based parking, BMC 20.46.180 Group Residential Class I for market-based parking, BMC 20.46.190 Senior Housing Complex for market-based parking, BMC 20.46.200 Manufactured Home Park for market-based parking, BMC 20.46.220 Family Day Care Provider to comply with RCW 36.70A.450, BMC 20.46.220 Co-living Housing to comply with HB 1998, , BMC 20.48 Off-street Parking Requirements for market-based parking and comply with SB 6015, BMC 20.54.060 Nonconforming Uses for market-based parking, BMC 20.54.080 Nonconforming Landscaping for market-based parking, BMC 20.54.120 New Housing in Nonconforming Buildings to conform with RCW 35.21.990, BMC 20.58.060 Residential Cluster Development for market-based parking, open space alterations, and revisions to lot requirements, Low Density Residential BMC 20.60.040 for market-based parking, BMC 20.70 District Center Core for market-based parking, Medium Density Residential BMC 20.78.040 for market-based parking, BMC 20.79 High Density Residential for market-based parking, BMC 20.82 Neighborhood Business for market-based parking, BMC 20.96 City Utility Land for market-based parking, and BMC 20.97 Watershed for market-based parking.

- Puget Sound Industrial Center-Bremerton (PSIC-B) to implement market-based parking.
- Harrison Heights Subarea Plan (HHSAP) to implement market-based parking.
- Bay Vista Subarea Plan (BVSAP) to implement market-based parking.
- East Park Subarea Plan (EPSAP) to implement market-based parking.

2. Procedural History

Proposed amendments were noted in the April 7, 2025 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:

- **2.1 Planning Commission Workshop: Draft Downtown Subarea Plan and Parking Standards – February 26, 2024**
- **2.2 Planning Commission Workshop: Draft Downtown Subarea Plan – July 15, 2024**
- **2.3 Planning Commission Workshop: Land Use and Housing Appendices, and Downtown Subarea Plan, Alternative Parking Standards – September 16, 2024**
- **2.4 Draft Environmental Impact Statement issued October 18, 2024** Public comment period through December 2, 2024
- **2.5 Planning Commission Workshop: Draft Environmental Impact Statement – October 21, 2024**
- **2.6 Planning Commission Workshop: Transportation Element/Draft Active Transportation Plan & Zoning Code Amendments – January 27, 2025**
- **2.7 Planning Commission Workshop: Off-Street Parking – February 24, 2025**
- **2.8 Planning Commission New Business items, April 21, 2025**
- **2.9 Department of Commerce review submittal, May 12, 2025**
- **2.10 Planning Commission Public Hearing: Development Regulations Recommendation – May 19, 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:



Andrea L. Spencer, AICP
Executive Secretary

 FOR

Nick Wofford, Chair
Planning Commission