

**RESOLUTION NO. 3237**

**A RESOLUTION** of the City Council of the City of Bremerton, Washington, to establish the City of Bremerton Comprehensive Plan Update Public Participation Plan, Work Program, and Schedule and affirming Comprehensive Plan amendment applications to be accepted from January 5, 2015 to April 1, 2015 and suspend applications in 2016.

WHEREAS, the City of Bremerton adopted a Comprehensive Plan on December 1, 2004 by Ordinance No. 4917 and has been subsequently amended by Ordinances No.; 4954, 4962, 4985, 4998, 5025, 5034, 5037, 5062, 5077, 5082, 5094, 5104, 5111, 5202, 5233 and 5237, hereinafter referred to as the "Comprehensive Plan"; and

WHEREAS, the Washington State Growth Management Act ("GMA") RCW 360.70A.130 requires internal consistency among comprehensive plan elements and applicable regional plans; and

WHEREAS, the City of Bremerton Comprehensive Plan provides that it will be reviewed and updated to adjust to changing needs, unforeseen circumstances or new local or regional trends; and

WHEREAS, to assure that comprehensive plans remain relevant and up to date, the GMA requires each jurisdiction to establish procedures whereby amendments to the plan are considered by the City Council (RCW 36.70A.130(2)), and limits these amendments to once each year unless under limited circumstances as outlined in RCW 36.70A.130; and

WHEREAS, the GMA requires that City of Bremerton take legislative action to review, and if necessary, revise the Comprehensive Plan by June 30, 2016 to ensure that the Comprehensive Plan continues to comply with the requirements of GMA; and

WHEREAS, City of Bremerton has identified a public participation process (Exhibit A) that complies with the Growth Management Act, RCW 36.70A.140, which provides for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations that implement such plans; and

WHEREAS, the City of Bremerton has established a procedure for amending the Comprehensive Plan in Section 20.10.010 of the Bremerton Municipal Code (BMC), that limits amendments to the Comprehensive Plan to no more than once each year; and

WHEREAS, pursuant to Section 20.10.030 BMC, the City of Bremerton allows Comprehensive Plan Amendment Applications to be submitted annually between the first business day of January and the first business day of April; and

WHEREAS, Section 20.10.070 BMC provides that all proposed amendments to the Plan shall be considered concurrently so that all cumulative effects of the amendments can be determined; and

WHEREAS, to accommodate the Comprehensive Plan Update to be adopted by June 30, 2016, complete Comprehensive Plan amendment applications will be accepted between January 5, 2015 and April 1, 2015 per Section 20.10.030 BMC; and

WHEREAS, Section 20.10.040 BMC allows City Council by motion or resolution, suspend the amendment process for any given calendar year; and

WHEREAS, the Council desires to suspend the amendment application window in 2016 because adequate time is needed to review the cumulative effects of the City with the proposed amendments; and

WHEREAS, to assist GMA planning jurisdictions, the Washington State Department of Commerce, which administers the GMA, provides a compliance “checklist”. This checklist was utilized by planning staff and the Planning Commission to review the Comprehensive Plan for compliance with the various provisions of the GMA including Federal, State and local laws and regulations which helped determine the Work Program in Exhibit C; and

WHEREAS, the Work Program Summary attached as Exhibit C identifies the scope of work that will be considered for amendments within the Comprehensive Plan update. This exhibit summarizes the Planning Commission’s Recommended District Profiles; and

WHEREAS, the Planning Commission conducted a workshop on the Comprehensive Work Program, Schedule and Public Participation Plan on September 16, 2014; and

WHEREAS, on October 11, 2014 the public was notified by a legal advertisement in the Kitsap Sun of the opportunity to make comment and participate in the public hearing held by the Planning Commission; and

WHEREAS, on October 21, 2014 the Planning Commission conducted a public hearing and unanimously recommended the 2016 Comprehensive Work Program, Schedule and Public Participation Plan as shown in Exhibits A, B, and C; and

WHEREAS, on November 7, 2014 the public was notified by a legal advertisement in the Kitsap Sun of the opportunity to make comment and participate in the public hearing held by the City Council; and

WHEREAS, on November 19, 2013 the City Council hold a public hearing and considered all testimony related to the proposal for the Public Participation Plan (Exhibit A), schedule (Exhibit B), and a Work Program that includes a scope of work which is the summary of the District Profiles and State law compliance checklist (Exhibit C); and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BREMERTON, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

**SECTION 1. Findings.** The findings set forth in the recitals above are hereby adopted and incorporated by reference.

**SECTION 2. Application Period:** Public applications for proposals of Comprehensive Plan amendments will only be accepted between January 5, 2015 and April 1, 2015 as outlined in BMC 20.10.030 for the 2016 Comprehensive Plan Update. Council is affirming that this is the only application window for the public to apply for Comprehensive Plan Update amendment.

**SECTION 3. Suspending Applications:** Pursuant to BMC 20.10.040, the amendment applications period in 2016 is suspended.

**SECTION 4. Public Outreach:** Pursuant to the Growth Management Act (GMA), public outreach and participation will be conducted as set forth in the Public Participation Plan as attached hereto as Exhibit A.

**SECTION 5. Schedule:** The City adopts the Comprehensive Plan Update schedule as attached hereto as Exhibit B, and this process should be completed, as GMA requires, by June 30, 2016.

**SECTION 6. Work Program Summary:** The City adopts the Work Program as attached hereto as Exhibit C, for the 2016 Comprehensive Plan Update Work Program.

**SECTION 7.** The City Council may, by motion or resolution, amend the exhibits attached hereto throughout the Comprehensive Plan Update process to reflect changing conditions.

**SECTION 8. Severability.** If any one or more sections, sub-sections, or sentences of this Ordinance are held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Resolution and the same shall remain in full force and effect.

**SECTION 9. Effective Date.** This resolution shall take effect immediately upon its passage.

PASSED by the City Council the 19<sup>th</sup> day of November, 2014

  
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GREG WHEELER, Council President

ATTEST:

  
\_\_\_\_\_  
SHANNON CORIN, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
ROGER A. LUBOVICH, City Attorney

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# **PUBLIC PARTICIPATION PROGRAM**

## **1. PURPOSE AND MISSION:**

Public participation is an essential part of the City of Bremerton's planning process. This public participation program provides the framework for public input on the review, amendment, and ultimate update of the city's comprehensive plan.

In designing this public participation program, the City of Bremerton attempts to involve the broadest cross-section of the community, particularly encouraging both groups and individuals not previously involved in planning. Early, continuous, effective public participation will result in a comprehensive plan that assures the community's desired future, while meeting the mandates of the Washington State's Growth Management Act.

## **2. REQUIREMENTS OF THE ACT**

The Growth Management Act requires that the City of Bremerton establish procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations. The procedures described below for the City of Bremerton Update Process will achieve the following:

### **1. Early and continuous participation**

From the onset of the process, including the creation of the participation program, the Planning Commission and city staff will ensure expansive and effective public involvement by using methods that include surveys, information bulletins, and distribution lists for all interested parties to receive regular notices, meeting advertisements, and updates. The public will be well advised of the opportunities for involvement and particularly encouraged to participate in the drafting and review of the proposed updates to the Comprehensive Plan.

### **2. Communication and information programs**

City staff will use all available means to encourage participation at all levels, through outreach and educational efforts, including television appearances that will be available throughout the proposal (web-video), presence at public events, and a website that will be continually updated with project documents and announcements.

Keeping the public informed through a variety of mediums is a key aspect of this program, and the website will be used as a top source of information. Web publications will be posted and updated regularly. These are designed to describe the Comprehensive Plan and the update process, outline opportunities for public involvement, and provide contact information, including the web site, email, and facsimile address for public inquiry and comment. Detailed information and progress reports will be available for local organizations and media outlets, such as local newsletters, news articles, and Bremerton-Kitsap Access Television (BKAT) regular appearances.

### **3. Public meetings with adequate notice**

All public meetings concerning the Comprehensive Plan will be advertised throughout the community. Formal public notices will be posted and published in consistent locations including the Department of Community Development, and "The Sun" (local daily newspaper). Interested parties will be further notified through an electronic notice distribution list, providing process updates and meeting details.

### **4. Provisions for open discussion**

Open discussion will result from a fair and open process, with various opportunities for public input. Public workshops will be advertised and made accessible to the broadest audience possible. Public notification of the meetings will be distributed in advance of the workshops. Discussion will be ensured and encouraged by designated time for facilitated discussion, public hearings prior to adoption of amendments, and well-noticed public comment periods.

### **5. Opportunity for written comments**

Written comments will be accepted and encouraged at all venues and in various forms, including email messages and facsimiles. Notice of public comments periods will encourage written comments and provide contact information, especially on draft comprehensive plan updates. Comments should be addressed to the City of Bremerton Planning Commission at: (Mail Address) Department of Community Development, 345 6<sup>th</sup> Street Suite 600, Bremerton, Washington 98337; or (E-mail Address) [compplan@ci.bremerton.wa.us](mailto:compplan@ci.bremerton.wa.us). For specific questions Long Range Planner, Allison Satter will be available throughout this process at (360) 473-5845.

Planning staff will provide public comment cards at Commission meetings and at strategic locations throughout the city. The comment cards will be regularly collected but also designed for easy postcard mailing. In addition to this, assorted City of Bremerton swag will be handed out to those who are involved in the

commenting process. Written comments will be presented to the Planning Commission during official public meetings.

### **6. Consideration and “fair response” to public comments**

All comments on draft proposals and alternatives will be accepted and brought to the attention of the Planning Commission for their consideration. Written comments will also be kept on file for public review. City Planning Staff will acknowledge the receipt of written comments by sending a letter with notification of opportunities for further involvement.

### **7. Broad dissemination of proposals and alternatives**

Draft proposals and alternatives will be broadly disseminated throughout the community. A bulletin-type publication, posted at various locations to provide general information about the process, will direct the public to the city-wide locations for reviewing the draft materials. Locations for the review of draft proposals and alternatives include:

1. Department of Community Development, 345 6<sup>th</sup> Street, Suite 600 Bremerton
2. Downtown Library, 612 5<sup>th</sup> Street, Bremerton
3. Bremerton Area Chamber of Commerce, 286 4<sup>th</sup> Street, Bremerton
4. Kitsap Regional Library – Sylvan Way Branch. 1301 Sylvan Way, Bremerton
5. Sheridan Community Center, 680 Lebo Blvd., Bremerton
6. Olympic College Library, 1600 Chester Avenue, Bremerton
7. School District Office, 134 Marion Avenue, Bremerton

## **3. PROGRAM POLICIES AND PROCEDURES:**

Throughout the Comprehensive Plan update process, the City of Bremerton will maximize citizen involvement opportunities. This participation program specifically details the comprehensive update process, striving for city-wide participation as opposed to a process which tends to focus on isolated issues or properties. Efforts will continue to make the process open and accessible to all concerned parties and to make related materials and presentations easily understood by the citizens of Bremerton.

### **STAGES of the COMPREHENSIVE UPDATE PROCESS:**

#### **1. Scoping Stage: Review of the Comprehensive Vision and Goals**

Public participation efforts begin with accepting public comment on the Work Program established through the District Profiling exercise and review for consistency with State law and regulations. The existing Comprehensive Plan’s vision, goals, policies, and implementation strategies are the starting point for the update. Fine-tuning of the Comprehensive Plan, compliance with Kitsap County-

wide planning policies, Puget Sound Regional Center Vision 2040 and Washington State mandates will be raised for discussion.

### **2. Adopting Stage: Proposed Updates for a Comprehensive Revision**

The Comprehensive Plan Update will be conducted through public, noticed hearings at which community members and interested parties will be encouraged to participate. Planning Commission and City Council will conduct workshops to deliberate the code as a whole, in addition to separating key policies into their own workshops (such as separate meetings for Housing, Land Use, Economic Development, Parks & Recreation, and Capital Facilities & Utilities). All those workshops will provide time for public comment, approximately 24+ meetings. Public Hearings will be held at both the Planning Commission and City Council levels, complete with notices and written comment periods. At hearings, all persons desiring to speak should be allowed to do so, consistent with time constraints.

### ROLES in the COMPREHENSIVE UPDATE PROCESS:

As outlined above, the Planning Commission chairs the update process for the Comprehensive Plan. Following the City Council's final adoption of comprehensive plan updates and supplemental development regulations, the Commission will monitor implementation and compliance. The Commission will hold public meetings to provide information on how implementation is progressing and to receive public input on changes that may be needed. When amendments are proposed for adoption, the same public hearing procedure should be followed as attended in the Update adoption process. Public participation and comprehensive planning are iterative and continuous.

Planning staff will provide frequent progress reports on the update to the Planning Commission and the City Council, including verbal reports during regularly televised Council meetings.

Members of the Planning, Engineering, Parks and Recreation, Utilities, and other City Departments will provide technical assistance throughout the process, including requests for neighborhood meetings, sub-committee work, and other opportunities.

The City will support and participate in public education/involvement offered by Puget Sound Regional Council, Kitsap County, Kitsap Regional Coordinating Council, surrounding jurisdictions, special districts, and other area organizations.

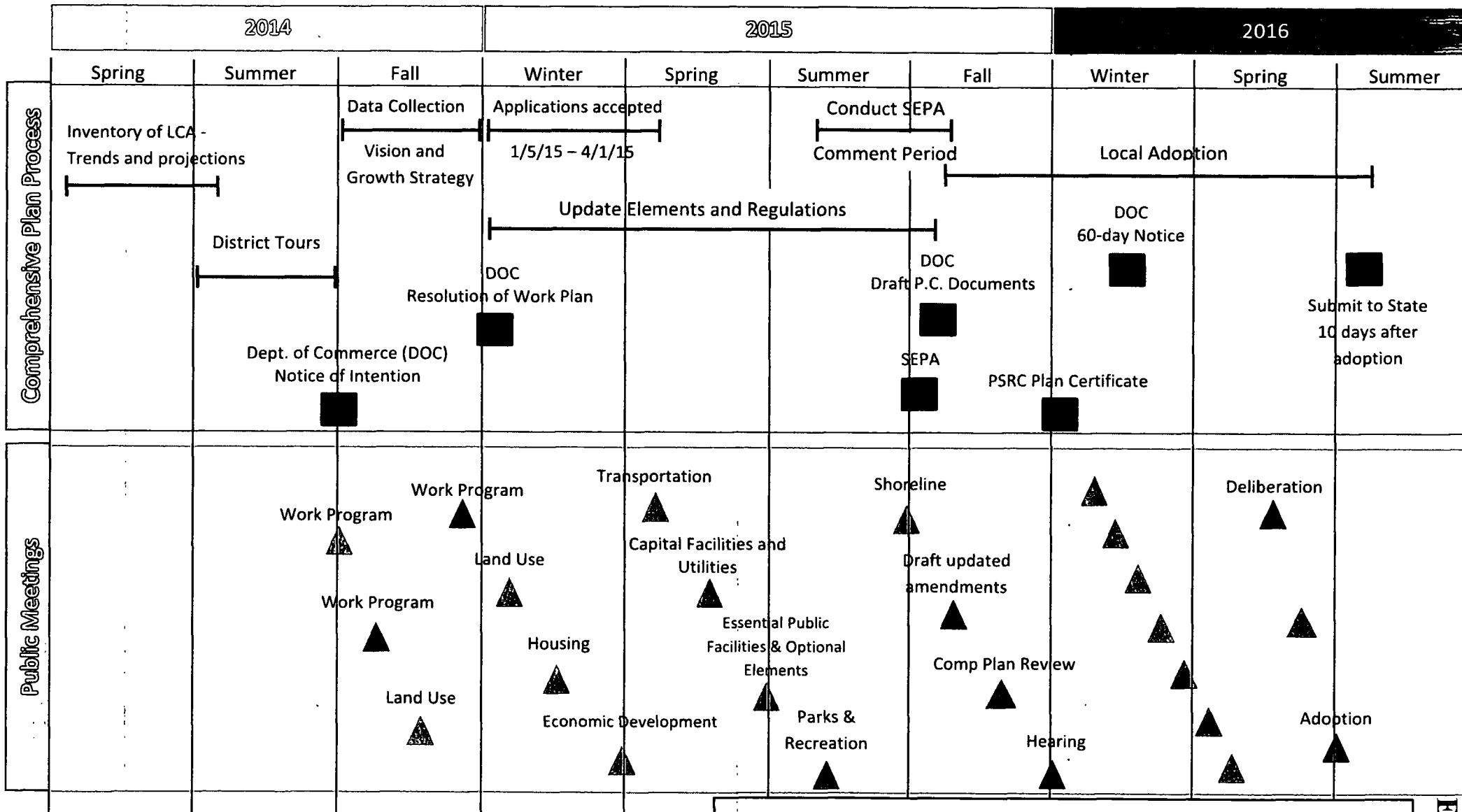
[Statutory Authority: RCW 36.70A. -020(11), -140,-.035,-.070,-.130(2),-.390]





# Comprehensive Plan Update – Plan Schedule 2014-2016

*BREMERTON2035*



Schedule Prepared: August 2014  
Please note that dates are subject to change

**LEGEND**

- ▲ - Planning Commission Public Workshop
- ▲ - Planning Commission Public Hearing
- ▲ - City Council General Business
- ▲ - City Council Hearing

Exhibit B

# Planning Commission Recommended Work Program Summary Report

This outline broadly summarizes the recommendations made within the District Profiles that establish the Work Program for the Comprehensive Plan Update. To see the field note and full recommendation as presented by Planning Commission, please review the corresponding District Profile (identified in the chart below). The District Profiles can be found at [www.Bremerton2035.com](http://www.Bremerton2035.com) under the “Project Documents” tab.

The first item addressed in this Summary Report for this Work Program Summary is for State Regulation and Law Compliance which is outlined in the Department of Commerce Expanded Comprehensive Plan Update Checklist. This complete checklist and analysis can be found at [www.Bremerton2035.com](http://www.Bremerton2035.com) under “Project Documents” called “State Law and Policy Compliance Checklist”

<b>Summary of Planning Commission Recommendations</b>	<b>General Vicinity</b>	<b>Districts Possibly Affected</b>
<b>Revising – Streamlining/simplifying/revising the Plan, such as text revisions</b>		
1. Update the Comprehensive Plan to comply with all State Law and Regulations. Further analysis can be found at <a href="http://www.Bremerton2035.com">www.Bremerton2035.com</a> under “Project Documents” called “ <u>State Law and Policy Compliance Checklist</u> ”.		Citywide
2. To assist in simplicity and creating a more user-friendly document, staff is recommending revising descriptions to help clarify all land use designations and remove reference to previous Comprehensive Plans.		Citywide
3. Integrate work performed by Community of Development Block Grant (CDBG) into the Comprehensive Plan Update. This includes identification of slum and blight areas which includes Downtown (blight).		District 3 and Citywide
4. Fine tuning of Wheaton Way District Center language in the Plan regarding future development, with additional discussions of the goals and policies of how the District Center relates to the Wheaton Way Redevelopment Corridor designation located just to the south of the Center.	Located along Wheaton Way between Riddell Rd and Sylvan Way	District 2
5. As South Kitsap Industrial Area has been renamed to Puget Sound Industrial Center – Bremerton (PSIC – Bremerton), proposal is to revise language to updated name.		District 7

6. Employment Center Designation should remove references to Harrison Hospital		District 2
7. Explore options to consolidate the various commercial designations. The current Comp Plan has five commercial designations, and many areas change commercial zoning within a few parcels making difficult for consistency with developers and staff.	Citywide, but specifically along (1) Kitsap Way and Highway 3 and (2) an area near Shorewood Drive	District 7 and citywide
8. Waterfront superfund site located within the Marine Industrial designation reduce the ability for marine related businesses. Cleanup anticipated within 10 years. May consider interim use provisions for this area until cleanup is completed.	Located on 15 <sup>th</sup> Street and Thompson Drive and Pennsylvania Avenue	District 4
9. Explore options to create a policy to support large tracts of Low Density Residential designated land having a central portion of the area be redesignated for neighborhood commercial (for small scale neighborhood supporting businesses).	Most large tracts are in District 7, but could citywide	District 7 and citywide
10. Public Sector Redevelopment Sites are no longer necessary. Staff recommends removal or revising of this designation.	Bay Vista, East Park and area near Jackson Park Housing	District 2 and 7
11. Consider consolidating current Subarea Plans that have similar goals and policies into the current Comprehensive Plan.	Citywide, Manette Subarea Plan	District 3
<p><b>Reduce – Due to excess residential and commercial land capacity based on current land use designations, these recommendations are aimed to bring the land use plan into alignment with our growth targets.</b></p>		
12. Consider removing Haddon Neighborhood Center, and establish as commercial and Low Density Residential designations.	Located off 15 <sup>th</sup> St and includes Lafayette Cambrian, Wycoff and Callow Avenue	District 6
13. Explore options to remove Oyster Bay Neighborhood Center, and establish as commercial and Low Density Residential designations.	Kitsap Way and Oyster Bay	District 6 and 7
14. Consider removing Sylvan/Pine Neighborhood Center (Blueberry Park area), and establish as residential designation. Establish a Neighborhood Center in the area around Lions Park, where there is commercial uses and denser housing types.	Lebo Boulevard near Lions Park to Sheridan Road	District 1

<b>Conforming - Proposals to reduce nonconforming properties due to improper designations for existing commercial, industrial and residential structures</b>		
15. Consider allowing commercial designations, instead of residential designation, on areas that are have existing commercial uses, and utilizing smart planning principles when redesignating.	(1) Warren Avenue between 6 <sup>th</sup> Street and 9 <sup>th</sup> Street; (2) 6 <sup>th</sup> Street between Pennsylvania Avenue and High Avenue; (3) Warren Avenue and 17 <sup>th</sup> Street; (4) 15 <sup>th</sup> Street and Naval Avenue; (5) Along 9 <sup>th</sup> Street between Adele Avenue and Wilbert Avenue; (6) Kitsap Way and Shorewood Drive	Citywide (1), (2) & (3) District 4; (4) & (5) District 6; (6) District 7
16. Consider allowing residential designation, instead of commercial designation, on areas that are have existing residential uses and/or physically separated due to topography, or have limited access.	(1) 6 <sup>th</sup> Street and Veneta Avenue (2) Parcels to the east of Kitsap Way Commercial Corridor area	Citywide (1) District 4 (2) District 6
17. Consider allowing commercial designations, instead of industrial designation when adjacent to existing commercial uses, and utilize smart planning principles when redesignating.	West of Auto Center Way (behind existing Cash & Carry) and Blumer Street	District 7
18. Consider allowing industrial designations, instead of residential designation, on areas that are have existing industrial uses or have high potential for mineral resources, and utilize smart planning principles when redesignating.	Areas within District 7, especially located near Werner Road	District 7
19. Consider allowing residential designations, instead of industrial designation, on areas that have existing residential uses and in a residential neighborhood.	Nollwood Ln and Ida Street	Citywide District 7
20. Consider redesignating a single Low Density Residential parcel to a commercial or industrial designation because all adjacent parcels are non-residential designations.	Parcel located on National Avenue (south of Rite Aid)	District 6

## Exhibit C

### Bremerton2035 – Work Program Summary

<p>21. Explore options to remove parcel from PSIC – Bremerton designation, since wetlands and topography make it an isolated parcel which only has access through residential neighborhood (Sunnyslope). Redesignation would be required.</p>	<p>Southeastern lot of PSIC- Bremerton, located near Sunnyslope Rd SW and SW Rhododendron</p>	<p>District 7</p>
<p>22. Determine how to address existing multifamily developments that are not in conforming land use designations. This could include expansion of some centers or the creation of a new land use designation in the Comprehensive Plan.</p>	<p>(1) South of Sylvan/Pine Neighborhood Center; (2) south of Perry Avenue Neighborhood Center (3) Sylvan Way and Spruce Avenue; (4) west of Downtown Regional Center; (5) Manette Center and area just south; (6) southeast of Charleston Neighborhood Center</p>	<p>(1) District 1 (2) &amp; (3) District 2 (4) &amp; (5) District 3 (6) District 5</p>
<p>23. Consider the area south of Olympic College campus to allow housing that supports the college, such as multifamily or dormitories.</p>	<p>Chester Avenue to Warren Avenue and 11<sup>th</sup> Street to 13<sup>th</sup> Street</p>	<p>District 4</p>
<p>24. Consider split designations (commercial and residential designations) for lots that fronts on both: (1) major arterials and (2) residential neighborhoods (through-lot) to reduce neighborhood impacts.</p>	<p>Wheaton Way and Eagle Avenue between Sheridan Road and Dibb Street</p>	<p>District 1</p>
<p>25. City of Bremerton Public Works building may be sold in the next 20 years; an alternate designation other than Industrial may be considered, due to surrounding residential neighbors.</p>	<p>3027 Olympus Drive</p>	<p>District 2</p>
<p>26. Explore options to redesignate Westsound Technical Skills Center and the Washington Youth Academy from the existing Industrial Park (IP) designation, due to the educational use of these properties</p>	<p>Parcels along National Avenue and Union Avenue</p>	<p>District 6 and 7</p>

<p>27. Consider Higher Education designation to be expanded to include all parcels owned by Olympic College.</p>	<p>North of 17<sup>th</sup> Street (Sophie Bremer Childcare and old Sons of Norway building) and west of Warren Avenue (WSU Engineering)</p>	<p>District 3 and 4</p>
<p>28. Evaluate options for reuse of existing nonconforming commercial structures. Potentially add goals and policies to help expedite the permitting process and consideration for redevelopment and reuse of existing buildings within the City</p>	<p>Citywide. (1) on 4<sup>th</sup> Street at the corners of Anoka Avenue, High Avenue and Chester Avenue (and (2) bottom floor of 11<sup>th</sup> Street and Callow Avenue (Little Caesars/7-Eleven) or Kitsap Way and Harlow Drive (old Abbey Carpet bldg).</p>	<p>Citywide (1) District 3 and 4; (2) District 5 and 7</p>

## To Find More Information:

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The Work Program Summary consists of analysis from eight separate documents, which are listed below. Those documents they can be found at [www.Bremerton2035.com](http://www.Bremerton2035.com) or for convenience, just click on the links below.

- [District 1 Profile](#)
- [District 2 Profile](#)
- [District 3 Profile](#)
- [District 4 Profile](#)
- [District 5 Profile](#)
- [District 6 Profile](#)
- [District 7 Profile](#)
- [State Law and Policy Compliance Checklist](#)
- [Public Comments for Bremerton2035.](#)

Have comments or questions about the Work Program Summary, please contact Allison Satter, Senior Planner: [CompPlan@ci.bremerton.wa.us](mailto:CompPlan@ci.bremerton.wa.us) or (360) 473-5845 or check out the website for more information: [www.Bremerton2035.com](http://www.Bremerton2035.com)