

DRAFT FINDINGS AND DETERMINATION OF THE CITY OF BREMERTON PLANNING COMMISSION

Summary – The Commission recommends that the City Council adopt the proposed 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 2036). The Comprehensive Plan is a City document, however it must be certified by Washington State’s Department of Commerce and Puget Sound Regional Council (PSRC). The City of Bremerton adopted its last Comprehensive Plan in December 2004.

I. FINDINGS OF FACT - GENERAL

1. Project Description

The primary impetus for the update of the Comprehensive Plan is to ensure consistency with the Growth Management Act (regulated by Department of Commerce), PSRC’s Vision 2040 and Transportation 2040 and the Kitsap Countywide Planning Policies.

Substantive amendments proposed per this Update can be summarized in the following

- Simplify and streamline the current Comprehensive Plan to create a more user friendly document.
- Each plan element’s goals, and policies and strategies are being reviewed and amended to address recent trends, consistency with state and regional goals, including: Introduction, Land Use, Housing, Transportation, Environment, Economic Development, and City Services.
- The City’s current land use plan would be amended in a targeted manner to bring land capacity into alignment with growth targets, and to reduce nonconformities between planned and existing land uses where future land use designations are considered inappropriate.
- The Neighborhood Centers in Haddon, Oyster Bay, Kitsap Lake, and Sylvan/Pine would be removed and replaced with Low Density Residential designations, and, in some cases, commercial designations.
- Mineral lands overlays would be applied to large tracts of Low Density Residential areas west and south of Kitsap Lake.
- Policies to address National Pollutant Discharge Elimination System permit requirements to evaluate codes to provide for low impact development standards.

2. Procedural History

The Comprehensive Plan Update was drafted, reviewed and recommended for adoption after a series of workshops and hearings with agencies and members of the public.

- **2.1 City Council Walking Tour of Districts – Summer 2014** Staff and most of the City Council Representatives walked each district to identify potential updates to the Comprehensive Plan.
- **2.2 Planning Commission Workshop on LCA – July 15, 2015** Discussed with Planning Commission the Land Capacity Analysis compiled in the Kitsap County Buildable Lands Review
- **2.3 Initial Work Program Released: Planning Commission Workshop – September 15, 2014** Discussed the Comprehensive Plan Update, including the Work Program, Public Participation Process, and overview of the schedule. Encouraging comments from the public regarding the Work Program. This sets the framework for the discussions for the next 2-years.
- **2.4 Work Program received approval from Planning Commission Workshop – October 21, 2014** Planning Commission provided recommendation of the Work Program, Schedule and Public Participation Plan for City Council's approval. City Council will provide decision on November 19, 2014.
- **2.5 Planning Commission Workshop Formatting and Streamlining Approach – November 18, 2014** Discussed re-formatting Comprehensive Plan and streamlining the plan, and the goals and policies.
- **2.6 Work Program approved by City Council Public Hearing – November 19, 2014** City Council passed Resolution No. 3237 which set the Work Program for the Comprehensive Plan Update and the Public Participation Program.
- **2.7 Planning Commission Special Meeting and Open House - January 20, 2015** Held an open house and workshop focused on the Land Use Vision, proposed Land Use Map revisions, and goals and polices for Land Use. Prior to this Open House, a Citywide Mass mailing was sent out to all City property owners (approximately 9,000 notices). Approximately 50 people attended the Open House.
- **2.8 Land Use: Planning Commission Public Workshop - February 17, 2015** Discussed the Housing Element vision, objectives and the goals and policies, and minor revisions to Land Use Draft Map.
- **2.9 Economic Development Planning Commission Public Workshop - March 17, 2015** Discussed the Economic Development vision, objectives and the goals and policies.
- **2.10 Transportation Planning Commission Public Workshop - April 21, 2015** Discussed the Transportation Element's vision, goals and policies.
- **2.11 Land Use Planning Commission Public Workshop - June 16, 2015** Revisited the Land Use Chapter and Maps.
- **2.12 Environment Planning Commission Public Workshop - July 21, 2015** Discussed the Environmental Chapter, limited revisions with the Shoreline Master Program and Critical Areas Ordinance, and reviewed the adopted Parks, Recreation, and Open Space Plan.
- **2.13 Planning Commission Open House - August 18, 2015** Discussed the Transportation Element of the Comprehensive Plan. Approximately 30 people attended to discuss the vision for transportation in Bremerton within 20 years, prioritizing of transportation funding, and the various modes of transportation utilized in the City.
- **2.14 Planning Commission Public Workshop - September 15, 2015** Discussed the City Service Element of the Comprehensive Plan.

- **2.15 Video: September 2015** Growing Bremerton Together With Mayor Patty Lent interview Staff to inform the public about this important project.
- **2.16 Planning Commission Public Workshop – October 20, 2015** Discussed the City Service Appendix of the Comprehensive Plan Update, <http://www.bremertonwa.gov/727/Growing-Bremerton-Together>
- **2.17 Planning Commission Public Hearing – November 17, 2015** Draft Comprehensive Plan Update was release in advance for November 17 meeting. Planning Commission deliberated and made recommendation to City Council for adoption. A second citywide mailing was performed to inform about the Public Hearing. 9000 postcards were sent to all property owners within City limits.
- **2.18 Website: www.Bremerton2035.com** was continual updated with comments, draft documents, upcoming meeting notices, etc.

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, 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.

4. SEPA Determination

As the City is updating the current (2004) Comprehensive Plan, 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 with adoption of existing environmental documents with a supportive addendum to address the minor changes on November 3, 2015. The voluntary public comment period on the DS expired on November 17, 2015. The appeal period on the DNS expired on November 30, 2015.

5. Consistency

- 5.1 The proposal meets requirements is consistent with the Washington State Growth Management Act goals and policies as stated by Washington State's Department of Commerce Extended Checklist for planning for population and employment growth for the next 20 years (till 2036).
- 5.2 The proposal meets the requirements of the Puget Sound Regional Council (PSRC) Vision 2040 and Transportation 2040 and complies with PRSC Checklist.
- 5.3 The proposal is consistent with the Kitsap Countywide Planning Policies and regional efforts.

- 5.4 The recommended Update will result in minor modifications to the development and use potential of certain areas. The revision will generally allow for greater flexibility on the part of owners to utilize their properties.
- 5.5 The proposed Update included continuous and open public involvement and adequate public notice. The Update underwent public hearings, public workshops, and review at the Planning Commission level. All public hearings at the Planning Commission level, as well as public workshops, were noticed with formal advertisement in the Kitsap Sun, and dates were posted on the City of Bremerton website. Drafts of the recommended Update were continuously posted to the City of Bremerton website (www.Bremerton2035.com), and paper copies were made available for review at the Community Development offices at 345 6th St.

III. CONCLUSIONS & RECOMMENDATION

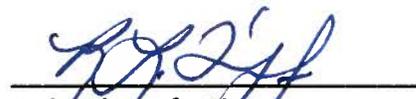
The Planning Commission concludes that the proposed 2016 Comprehensive Plan Update is consistent with Department of Commerce, the Growth Management Act, Puget Sound Regional Council, and Kitsap County-Wide Planning Policies. The Commission concludes that the proposed Update is adequate to address the City's management of both population and employment growth over the next 20 year cycle (until 2036).

Respectfully submitted by:

Approved by:



Andrea L. Spencer, AICP
Executive Secretary



Richard L. Tift, Chair
Planning Commission