

ORDINANCE NO. 5338

AN ORDINANCE of the City Council of the City of Bremerton, Washington, to (1) amend the Comprehensive Plan as follows: Add and amend policies for distressed areas and areas with disadvantaged populations; refine and add policies regarding the Downtown Regional Center boundaries to include the Naval Base Kitsap - Bremerton & the Puget Sound Naval Shipyard; minor amendments to the Gorst Subarea Plan; and correct mapping within the Land Use Map to illustrate that 0.5 acre of one parcel near Werner Road is Industrial designated; and (2) to amend the official Zoning Map to be consistent with the Comprehensive Plan amendment to correct the mapping error to illustrate that 0.5 acre parcel near Werner Road is Industrial zoned.

WHEREAS, the City of Bremerton adopted a Comprehensive Plan on May 18, 2016, by Ordinance No. 5299, hereinafter referred to as the "Comprehensive Plan;" and

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

WHEREAS, the City of Bremerton adopted the Gorst Subarea Plan by Ordinance No. 5237 on December 18, 2013, and it was incorporated as part of the 2016 Comprehensive Plan Ordinance No. 5299; and

WHEREAS, the City of Bremerton has no regulatory authority over Naval Base-Kitsap: Bremerton's ("NBK-B") military base as it is federal property, however the NBK-B's population and employment counts should be tabulated into the City of Bremerton, county-wide planning policies and regional planning documents and efforts; and

WHEREAS, the City adopted an area-wide land use classification and zoning for the Comprehensive Plan: Land Use Map (Ord. No. 5299) and Zoning Map (Ord. No. 5301 on May 18, 2016) which included a mapping error with the omission of a 0.5 acre parcel (parcel identification number 202401-2-026-2009) along Werner Road; and

WHEREAS, the zoning classification must be consistent with the Comprehensive Plan; 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 an emergency exists; and

WHEREAS, the City of Bremerton has established a procedure for amending the Comprehensive Plan in Title 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, the Planning Commission conducted two workshops on the 2017 Comprehensive Plan amendment proposal on June 20, 2017 and July 18, 2017; and

WHEREAS, on August 10, 2017, the Washington State Department of Commerce received notification of the Comprehensive Plan Amendment docket for 2017; and

WHEREAS, one public comprehensive plan amendment application was submitted in the 2017 Comprehensive Plan amendment docket but was withdrawn by the applicant on August 10, 2017, all other amendments are initiated by staff; and

WHEREAS, on September 8, 2017, a SEPA Determination of Nonsignificance was issued for amendment docket items with an administrative appeal deadline of September 22, 2017, and no appeals were filed; and

WHEREAS, on October 7, 2017, the public was notified by a legal advertisement in the Kitsap Sun of the opportunity to make comment and participate in the public hearing by the Planning Commission; and

WHEREAS, on October 17, 2017, the Planning Commission conducted a public hearing on the 2017 Comprehensive Plan Amendment Docket, and the Planning Commission recommended the City Council approve the amendments as presented; and

WHEREAS, on November 4, 2017, the public was notified by a legal advertisement in the Kitsap Sun of the opportunity to make comment and participate in the public hearing by the City Council; and

WHEREAS, on November 15, 2017, the City Council conducted a public hearing and considered all testimony prior to their decision; and

WHEREAS, the proposal meets requirements of the GMA; and

WHEREAS, the proposal is consistent with Kitsap County Countywide Planning Policies (“KCCPP”); NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF BREMERTON, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The recitals set forth above are hereby adopted and incorporated as set forth in full.

SECTION 2. The findings and conclusions adopted by the Planning Commission on October 17, 2017, and attached hereto as **Exhibit A** are adopted and incorporated as if set forth fully herein.

SECTION 3. The City of Bremerton Comprehensive Plan, as adopted by Ordinance No. 5299, is hereby amended by approving and adopting docket items 1-4 as follows:

Docket Items:

1. **Policies for Distressed Areas and Areas with Disadvantage Populations:** Add the following policies to the Comprehensive Plan: more particularly described in **Exhibit B** affixed hereto.
 - a. *Land Use Element: Citywide Policies, Page LU-8: LU2(G): Strive to engage all of Bremerton's citizens and stakeholders during planning and decision making process. Recognize that Bremerton's citizens are comprised of people of all ages, racial and ethnic backgrounds, income levels, and abilities. The City will include the following during planning and decision making process:*
 - Identify the demographics of potentially affected communities when initiating a project. Monitor participation throughout the process to assess whether participation corresponds with affected communities, and adapt involvement practices and activities accordingly to increase effectiveness at reaching targeted audiences. Ensure the inclusion, engagement and participatory decision-making of all segments of the population, including those who are traditionally underrepresented.
 - Design public processes to engage people that may not live in Bremerton, such as, employees, employers, students, and those that visit the city for a variety of reasons.
 - b. *Land Use Element: Citywide Policies, Page LU-9: LU4(F): Make progress towards eliminating health disparities and mitigating impacts on underrepresented populations.*
 - c. *Land Use Element: Citywide Policies, Page LU-9: LU4(E): Work to ensure that citizens of all cultures, ethnicities, abilities and economic backgrounds have access to the opportunities they need to advance their well-being and achieve their full potential.*
 - d. *Economic Development Element: Page ED-8: ED1(F): Continue the important efforts that the City's Community Development Block Grant (CDBG) to access federal block grant programs and funding to address a wide range of community development needs, including expanding economic opportunities, and providing a suitable living environment and decent housing--principally for our low- and moderate-income community members. As funding is limited, the City should encourage leveraging the minimal public funding available for projects that require additional private investments and commitments.*

- e. Economic Development Element: Page ED-10: ED5(D): The City should pursue access to funding opportunities for distressed areas and disadvantaged populations. This can include coordinating with a local organizations or financial institutions to seek other funding possibilities such as the Community Development Financial Institutions Fund (CDFI Fund) to provide opportunities to disadvantage populations within the City.
- f. City Services Element: Page CS-7: CS1(J): Promote the success of Bremerton's youth through land use and infrastructure investment decisions. Continue the coordination with the Kitsap Public Health District, School Districts and other youth groups.
- g. City Services Element: Page CS-7: CS1(K): Grow communities that support multiple generations by providing safe and convenient opportunities for recreation and social gathering, along with accessible housing to meet the needs of youth, families and older adults.

2. Downtown Regional Center/Naval Base-Kitsap: Bremerton: Amend the Comprehensive Plan to demonstrate the integral relationship between the Downtown Regional Center and the Naval Kitsap-Bremerton/Puget Sound Naval Shipyard Intermediate Maintenance Facility in the following ways, more particularly described in **Exhibit C affixed hereto:**

- a. Land Use Element-Downtown Regional Center description: Page LU-17: Revise Downtown descriptive language to include (second paragraph): Included within the Downtown Regional Center (DRC) boundary is the 400 acres of the military installation: Naval Base Kitsap-Bremerton and Puget Sound Naval Shipyard & Intermediate Maintenance Facility (NBK-B/ PSNS & IMF). This essential facility provides an employment boon to the DRC and the remainder of Kitsap. Each day thousands pass across the common border shared by NBK-B/ PSNS & IMF and the Downtown Regional Center. The DRC/military installation relationship provides a model of intense compact development unmatched in a West Sound region typified by continued sprawl. The symbiotic nature of the DRC and NBK-B/ PSNS & IMF ensures the ongoing success of each respective entity, while providing an opportunity to showcase a form of urbanism to the region. Though NBK-B/ PSNS & IMF are integral part of the City's downtown, the City recognizes that this area is federal lands and thus is not subject to the City's regulatory authority.
- b. Land Use Element-Land Use Map: Page LU-11: Revise the Downtown Regional Center geography to include the military area for the NBK-B/PSNS & IMF.
- c. Land Use Element-Puget Sound Industrial Center-Bremerton: Page LU-29: Add a policy into the Land Use Element within the Puget Sound Industrial Center-Bremerton (PSIC-B) to better address the important connection between the NBK-B/ PSNS & IMF and the industrial center: LU1-PSIC(B): The City recognizes the important links between the PSIC-

B and the Naval Base Kitsap-Bremerton/Puget Sound Naval Shipyard & Intermediate Maintenance Facility and supports further improvement to the Gorst Corridor and associated roads for more efficient, reliable, and safer movement and access for freight and the public.

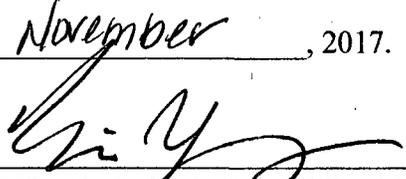
3. **Land Use Map:** Amend the Land Use Map #4 (Pg. LU-13) to correct mapping error/omission to include and designate 0.5 acre of one parcel near Werner Road to Industrial, more particularly described in **Exhibit D** affixed hereto;
4. **Gorst Subarea Plan:** Minor amendments to the Gorst Subarea Plan, more particularly described in **Exhibit E** affixed hereto.

SECTION 4. Related to Land Use Mapping correction of Amendment 3 in Section 2 and as illustrated in **Exhibit D**, the City of Bremerton Zoning Map, as adopted by Ordinance No. 5301, is hereby amended by correcting a mapping error for the omission of 0.5 acre of one parcel near Werner Road to apply Industrial zoning to the omitted parcel on Zoning Map #4 to ensure consistency with the Comprehensive Plan, more particularly described in **Exhibit F** affixed hereto;

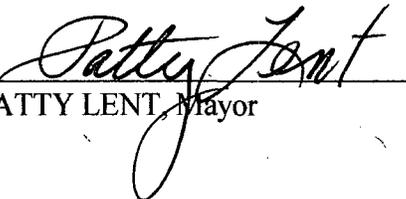
SECTION 5. Severability. If any provision of this ordinance is held invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remainder of this ordinance. Provided however, that if any provision of this ordinance is held invalid or unconstitutional, then the provision in effect prior to the effective date of this ordinance shall be in full force and effect for that individual provision as if this ordinance had never been adopted.

SECTION 6. Effective Date. This Ordinance shall take effect and be in force ten (10) days from and after its passage, approval, and publication as provided by law.

PASSED by the City Council the 15th day of November, 2017.


ERIC YOUNGER, Council President

Approved this 17th day of November, 2017.

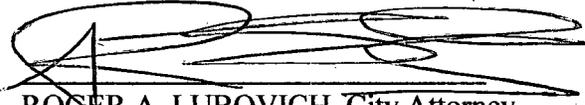

PATTY LENT, Mayor

ATTEST:



SHANNON CORIN, City Clerk

APPROVED AS TO FORM:



ROGER A. LUBOVICH, City Attorney

PUBLISHED the 24th day of November, 2017.
EFFECTIVE the 4th day of December, 2017.
ORDINANCE NO. 5338

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

2017 Annual Comprehensive Plan Amendment

I. FINDINGS OF FACT

1. Project Description:

The City adopted an updated Comprehensive Plan in June 2016. Comprehensive Plan amendments are processed on an annual cycle to allow for changes to the Plan that reflect conditions that may not have been addressed prior or since the Plan's adoption. Amendments to the City's Comprehensive Plan are regulated by BMC 20.10. There is four City proposed Comprehensive Plan amendments that is included for the Planning Commission's consideration in 2017. There was one public request for a Comprehensive Plan amendment to change land use designations for 5-parcels, but it was withdrawn by the applicant on August 10, 2017 and thus is not part of this analysis or the environmental review. A summary of the four amendments are the following:

- Amend and add policies within the Comprehensive Plan to address Puget Sound Regional Council's (PSRC) recommendation to account for distressed area and areas with disadvantage populations.
- Refine description of connection between Naval Base Kitsap-Bremerton and the City, and include NBK-Bremerton/PSNS & IMF within the Downtown Regional Center boundaries.
- Correct mapping omission/error of 0.5 acre of one parcel near Werner Road.
- Minor amendments to the Gorst Subarea Plan including updating Code citations, and compliance with the National Pollutant Discharge Elimination System (NPDES) permit update.

2. Procedural History:

- 2.1 The Bremerton Municipal Code allows applications for Comprehensive Plan Amendments annually between January 1 and the first business day of April.
- 2.2 On June 20, 2017 Planning Commission held an informal public workshop to introduce the 2017 Annual Comprehensive Plan Amendment Docket.
- 2.3 On July 18, 2017 Planning Commission held an informal public workshop to further discuss the proposed 2017 Comprehensive Plan Amendment Docket.
- 2.4 On August 14, 2017 staff notified the Washington State Department of Commerce the intent to adopt an amendment to the Comprehensive Plan.
- 2.5 On September 2, 2017 staff published the SEPA Determination of Non-significance in the Kitsap Sun.
- 2.6 On October 7, 2017 a notice of Planning Commission public hearing was published in the Kitsap Sun and the public was invited to comment.
- 2.7 On October 17, 2017 Planning Commission conducted a public hearing on the 2017 Comprehensive Plan docket.

3. Public Comment:

Please note that all public comments related to the public request for the change in land use designation for 5-parcels has not been included into this report due to the application being withdrawn.

3.1 The Kitsap Public Health District provide a report, Data Request Report, for the July 18, 2017 Workshop, regarding the demographics focusing on distressed area and areas with disadvantage populations.

3.2 Public Hearing testimony:

- a. NONE
- b. _____
- c. _____

4. SEPA Determination:

4.1 A Determination of Non-Significance was issued on August 25, 2017, with a comment deadline of September 18, 2017, and an appeal deadline of October 2, 2017.

5. Consistency:

Amendments to the Comprehensive Plan shall meet the decision criteria outlined in BMC 20.10.080. The Planning Commission may recommend, and the City Council may adopt or adopt with modifications, amendments to the comprehensive plan if the criteria outlined below are met.

5.1 **BMC 20.10.080(a)** allows amendments to the Comprehensive Plan if there is an obvious technical error in the pertinent comprehensive plan provisions. This would be applicable to Amendment #3 regarding the 0.5 acre parcel.

5.2 **BMC 20.10.080(b)(1)** the amendment is consistent with the Growth Management Act.

The amendments have been evaluated with the goals and policies of the Growth Management Act and has been found to be consistent with the Act. Further, the amendments have been evaluated for consistency with the City's Comprehensive Plan, which was created to achieve the goals of the GMA.

5.3 **BMC 20.10.080(b)(2)** the amendment is consistent with the comprehensive plan or other goals or policies of the City.

The amendments continue to uphold the objectives and goals of the Comprehensive Plan such as:

- o For Amendment #1, which is amend and add policies within the Comprehensive Plan to account for distressed area and areas with disadvantage populations, the following are a summary of applicable policies.
 - o Land Use Policy:
LU4(E) which promotes healthy community design that make it easier for people to live healthy lives through coordination with community groups and agencies, and businesses.
 - o Housing Policies
H2(E): Support efforts to provide for a variety of housing options such as... military personnel, growing elderly population, low-income families, ADA standards.
H3(B): Disperse below market rate, publicly assisted, affordable, and rental housing throughout the City in a way that accommodates Bremerton's fair share of the Countywide need. Disperse such housing throughout the City to avoid concentrations in any particular area and encouraging development close to employment and public transportation.
 - o Economic Development Policy:

Exhibit A

- ED5(C): Encourage community engagement and civic activities within Centers by promoting recreational activities and community events as these activities tend to enhance a sense of community and support local commerce.
- Transportation Policies:
 - TR1(M): Recognize and accommodate the special transportation needs of the elderly, children, and persons with disabilities in all aspects of transportation planning, programming, and implementation. Satisfy the community's desire for a high level of accommodation for persons with disabilities using appropriate design standards.
 - TR1(N): Support the transportation needs of traditionally underserved neighborhoods and vulnerable populations, through investment in equitable modes of transportation and equal spending throughout the City, in addition to potential catch-up investment for areas in need as necessary.
- City Service Policies:
 - CS1(C): Provide meaningful opportunities for community involvement. Provide regular volunteer opportunities to the general public and enlist residents for their talents (work to identify specific community assets and invite identified groups and citizens) to participate in governance.
 - CS1(G): Provide a wide range of recreational opportunities for people of all ages.
 - CS1(J): Continue coordination with the school district, recognizing that schools provide a unifying social and physical amenity that is a key focus for successful neighborhoods.
 - CS2(E): Collaborate with citizens, public organizations, and non-profit agencies towards a proactive approach to social needs.
 - CS2(F): Encourage social services that meet needs of a diverse population and develop appropriate criteria for locating social service facilities.
- Environmental Policies:
 - E1(D): Use the brownfields approach and grants to identify and restore potentially environmentally degraded property.
 - E3(J): Coordinate with Kitsap Public Health District to abate environmental pollution from failing septic systems within City limits.
- For Amendment #2, which is to refine Downtown's description and boundaries to further include NBK-Bremerton and the Puget Sound Naval Shipyard & Intermediate Maintenance Facility, the following are a summary of applicable policies:
 - LU1(C): Coordinate with Naval Base Kitsap to minimize conflicts between development and naval operations.
 - CC(2): Assure that new development relates to surrounding uses and provides for urban livability
- For Amendment #3, correcting mapping error, the following is an applicable policy:
 - LU4(C): Provide land use regulations that give opportunities for the community to have fair access to livelihood, education, and resources.
- For Amendment #4, updating the Gorst Subarea Plan, the following are applicable policies from the Gorst Subarea Plan's Comprehensive Plan policies:
 - Goal UGA-2. Improve water quality and reduce flooding in the Gorst UGA.
 - Policy UGA-8. Incorporate low impact development best management practices into new development and redevelopment to mitigate and reduce flood impacts.

5.4 BMC 20.10.080(b)(3) if the amendment was reviewed but not adopted as part of a previous proposal, circumstances related to the proposed amendment have significantly changed, or the needs of the City have changed, which support an amendment.

For Amendment #1, which is to add policies to include efforts for programs and provisions for distressed areas and areas with disadvantaged populations, has been addressed in the current Comprehensive Plan, but additional policies can be strengthened. This will be especially important as the Puget Sound region grows.

For Amendment #2, addressing the NBK-Bremerton and the Downtown including expanding the Downtown boundary to include the military installation, is proposed to be addressed because it is integral for the City to clearly identify the benefits and impacts that the military installation, and associated jobs, have on the city. Prior to this amendment, this area was not included within the Downtown boundaries due to the military installation is federally owned and thus regulated by the federal government; in other words, as the City had no land use controls over this area, the area was not included into the Land Use maps.

For Amendment #3, correcting a mapping error/emission is allowed by BMC 20.10.080(a), this was an oversight.

For Amendment #4, updating the Gorst Subarea Plan, the amendments address changing circumstances. First, the Department of Ecology updated the Stormwater manual and thus the Planning Commission is proposing to update the Subarea Plan to be consistent with the Department of Ecology standards. Second, as the City has update the commercial designations in the 2016 Update, the proper references need to updated in the Subarea Plan.

5.5 BMC 20.10.080(b)(4) The amendment is compatible with existing or planned land uses and the surrounding development pattern.

The amendments are compatible with existing land uses and the surrounding development pattern.

5.6 BMC 20.10.080(b)(5) The amendment will not adversely affect the City's ability to provide urban services at the planned level of service and bears a reasonable relationship to benefitting the public health, safety and welfare.

The amendments will not affect the City's ability to provide urban services though it will benefit the public health, safety and welfare by proposing to include additional considerations for distressed area or areas with disadvantage populations, citing appropriate code to ease development, recognizing important relationship of the military installations to the City, and fixing a mapping omission.

II. CONCLUSIONS & RECOMMENDATION

Based on the findings above, the Planning Commission concludes that the 2017 Comprehensive Plan Amendment Docket has met the requirements in BMC 20.10.080, and therefore recommends approval by the City Council.

Respectfully submitted by:

Approved by:


Andrea L. Spenser, Executive Secretary


Nick Wofford, Chair

Land Use

Citywide Policies

LU2(E): Promote exposure of City businesses and community events by signage that is proportion to the intensity of the Land Use designation, while recognizing the existing character of the neighborhood. Discourage off-premise signage throughout the City (including billboards), with exceptions for special events to be considered.

LU2(F): Coordinate and work cooperatively with the State of Washington, Kitsap County, and appropriate agencies for the siting of essential public facilities that develops criteria in such a way as to minimize negative impacts to neighborhoods and other areas of Bremerton, while recognizing the needs of the people of the State and region for these facilities.

- Public facilities should showcase community design interests, guidelines, or standards, especially in their design and building processes.
- Encourage flexibility of use and maximum efficiency so that facilities and services will be harmonious with neighborhood needs, adjacent uses, and the environment.
- Develop citing criteria and processes to assure timely and consistent locating of essential public facilities.

LU2(G): Strive to engage all of Bremerton's citizens and stakeholders during planning and decision making process. Recognize that Bremerton's citizens are comprised of people of all ages, racial and ethnic backgrounds, income levels, and abilities. The City will include the following during planning and decision making process:

- Identify the demographics of potentially affected communities when initiating a city's proposal. Monitor participation throughout the process to assess whether participation corresponds with affected communities, and adapt involvement practices and activities accordingly to increase effectiveness at reaching targeted audiences. Ensure the inclusion, engagement and participatory decision-making of all segments of the population, including those who are traditionally underrepresented.
- Design public processes to engage people that may not live in Bremerton, such as employees, employers, students, and those that visit the city for a variety of reasons.

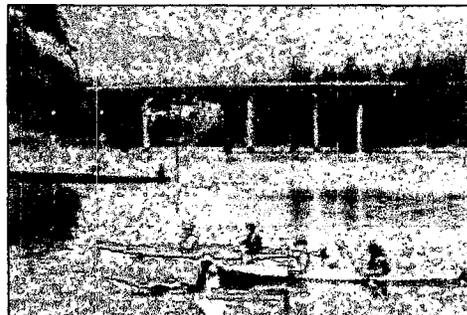
Goal LU3. Protect Bremerton's natural environment.

Implementing Policies for Goal LU3:

LU3(A): Review and update as necessary Bremerton's regulations that protect critical areas, including anadromous fisheries, using the best available science as defined by and required in the Growth Management Act (per RCW 36.70A.172 (1)).

LU3(B): Utilize existing public land for better access to shoreline and recreation areas such as street ends, parks, and open space.

LU3(C): Promote land use patterns and development phasing to minimize impacts on natural systems, maximize returns on infrastructure investment, and reduce greenhouse gas emissions.



LU3(D): Adopt site and building standards that contribute to reduced greenhouse gas emissions and result in more sustainable development.

LU3(E): Assure that future land uses and land use patterns conserve and protect groundwater resources including well-head protection and protecting the aquifer recharge areas.

LU3(F): Protect Natural Resource Lands as defined and required under the Growth Management Act by discouraging incompatible uses in or near Natural Resource Lands and develop criteria for designation of Natural Resource Lands consistent with RCW 36.70A.050 and 365-190 WAC.

LU3(G): Adopt and implement appropriate standards and regulations for stormwater management, including Low Impact Development technologies and encouraging watershed planning efforts. The City of Bremerton should adopt and implement regional plans, strategies, and standards as appropriate.

LU3(H): Encourage preservation of existing healthy and safe trees on private, commercial and public property.

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.

LU3(J): Establish and encourage standards for implementing Low Impact Development (LID) Best Management Practices (BMPs) where appropriate.

Goal LU4. Promote community health by allowing opportunities for healthy lifestyle choices.

Implementing Policies for Goal LU4:

LU4(A): Preserve regional historic, visual and cultural resources including public views, landmarks, archaeological sites, historic and cultural landscapes, and areas of special character within Bremerton. Coordinate with proper agencies and tribal governments to ensure preservation.

LU4(B): Provide multimodal options and standards that have connectivity throughout the City, especially linking centers and neighborhoods for all modes of transportation.

LU4(C): Provide land use regulations that give opportunities for the community to have fair access to livelihood, education, and resources.

LU4(D): As there are no lands appropriate for designation as agricultural lands within the City or its Urban Growth Area, the City does encourage the local food movement and small urban gardens for the benefit of the neighborhoods; with prioritizing low-income neighborhoods.

LU4(E): Promote healthy communities design that make it easier for people to live healthy lives through coordination with community groups, agencies, and businesses.

LU4(F): Make progress towards eliminating health disparities and mitigating impacts on underrepresented populations.

LU4(G): Work to ensure that citizens of all cultures, ethnicities, abilities and economic backgrounds have access to the opportunities they need to advance their well-being and achieve their full potential.

Economic Development

Vision, Goals & Policies

Economic Development Policies

Goal ED1. Support expansion of commerce by diversifying and expanding Bremerton's commercial base.

Implementing Policies for Goal ED1:

ED1(A): Attract new employment opportunities throughout the city by utilizing incentives for redevelopment of underutilized sites, such as encouraging adaptive re-use of existing commercial buildings.

ED1(B): Increase market elasticity and diversity of businesses by supporting a wide variety of commercial uses within the designated mixed use Centers throughout the City.

ED1(C): Entice development of start-up and small businesses by supporting home occupation businesses, incubator businesses, and mobile vendors. Educate property owners in development options and interests.

ED1(D): Actively seek living wage jobs that benefit a broad cross-section of residents and encourage educational opportunities such as higher education and workforce training programs.

ED1(E): Support and encourage annexations when appropriate. Continue to monitor land supply and availability for development sites throughout the city.

ED1(F): Continue the important efforts that the City's Community Development Block Grant (CDBG) to access federal block grant programs and funding to address a wide range of community development needs, including expanding economic opportunities, and providing a suitable living environment and decent housing--principally for our low- and moderate-income community members. As funding is limited, the City should encourage leveraging the minimal public funding available for projects that require additional private investments and commitments.

Goal ED2. Revitalize Bremerton's commercial districts by upgrading and enhancing the aesthetic quality of existing buildings and street frontages.

Implementing Policies for Goal ED2:

ED2(A): Encourage upgrades and rehabilitation of existing commercial developments through a wide variety of means, including but not limited to:

- *Promote decorative street lighting, window displays, increased security, and pedestrian public amenities (trash cans, benches, etc.).*
- *Consider recognition, preservation, and repair of historic storefronts and signage such as McGavin's Bakery that emphasize quintessential elements from our past in areas such as Downtown, Manette, and Charleston.*
- *Investigate outdated and obsolete elements of building frontages such as façade treatment and signage. Encourage maintenance, repair, and enhancement focusing on pedestrian scale enhancements.*



Exhibit B Element 4
Economic Development
Vision, Goals & Policies

ED2(B): Ensure new development promotes street level activation to encourage walkability and social interaction through site and façade design, including but not limited to the following:

- *Design standards should be required for new commercial structures, especially in Centers, that ensure buildings and site layouts are designed with a focus on pedestrian scale such as intersection anchoring, strategically locating parking to the rear of structures, recognizable access ways, promotion of weather protection etc.*
- *Promote the use of the design review board to ensure aesthetic quality, pedestrian scale of new buildings, and flexibility of development standards within the Downtown Regional Center for both new construction and substantial remodel of existing structures.*

Goal ED3. Facilitate physical improvements to commercial districts through tax incentives, intergovernmental programs, and private-public partnerships.

Implementing Policies for Goal ED3:

ED3(A): Pursue regional and state investment interests through lobbying and relationship-building, highlighting Bremerton as a stable, appealing community committed to partnerships and collaboration.

ED3(B): Encourage rehabilitation programs, grant funding, and Local Improvement Districts for clean-up/repair of existing structures and infrastructure improvements especially in designated mixed use centers.

ED3(C): Pursue state legislation, programs, and tax strategies to aid business districts in attracting and retaining a diverse commercial base. Expand existing strategies such as the Multi-Family Tax Exemption and the Empowerment Zone citywide as appropriate.

Goal ED4. Recognize the relationship between transportation and economic development by working collaboratively with other governmental agencies to improve multi-modal transportation options and routes.

Implementing Policies for Goal ED4:

ED4(A): Pursue alternative transportation monies, including federal dollars typically spent on the interstate system, for fast-ferry research and other multi-modal investments and improvements.

ED4(B): Ensure access to commerce by focusing commercial development along existing transportation corridors. Support expansion of transportation systems and facilities to improve access to the Bremerton National Airport, the Naval Base Kitsap, Downtown, and the designated District Centers.

ED4(C): Work with Kitsap Transit to enhance access to commerce during standard business hours, nights, and weekends.

ED4(D): Coordinate with the Naval Base Kitsap and the Washington State Ferry Service to work towards reducing parking demands and traffic influxes from commuter and shipyard workers on City streets. Continue to limit surface parking as it does not promote economic development of the City.

Economic Development

Vision, Goals & Policies

Goal ED5. Advance efforts to establish a regional perception of Bremerton as a welcoming, attractive and business friendly City.

Implementing Policies for Goal ED5:

ED5(A): Evaluate and work towards efficiency and effectiveness of all permit processes to ensure requirements and timelines are predictable. Encourage City Departments and Staff to provide condensed development guides to applicants that help identify code requirements.

ED5(B): Encourage a wide variety of marketing and tourism efforts that provide a welcoming sense such as:

- *Supporting the installation of way-finding signs to business districts, parks, and regional attractions within the City.*
- *Partner with private and public agencies to publicize community services and amenities.*
- *Support efforts of local business and associations to attract new business and visitors from outside the City.*
- *Support tourist attractions and amenities, by advocating for enhanced and regular ferry service between Bremerton and Seattle.*

ED5(C): Encourage community engagement and civic activities within Centers by promoting recreational activities and community events as these activities tend to enhance a sense of community and support local commerce.

ED5(D): The City should pursue access to funding opportunities for distressed areas and disadvantaged populations. This can include coordinating with a local organizations or financial institutions to seek other funding possibilities such as the Community Development Financial Institutions Fund (CDFI Fund) to provide opportunities to disadvantaged populations within the City.



CS1(J): Promote the success of Bremerton's youth through land use and infrastructure investment decisions. Continue the coordination with the Kitsap Public Health District, School Districts and other youth groups.

CS1(K): Grow communities that support multiple generations by providing safe and convenient opportunities for recreation and social gathering, along with accessible housing to meet the needs of youth, families and older adults.

Goal CS2. Encourage the safety and health of residents and visitors.

Implementing Policies for Goal CS2:

CS2(A): Prepare emergency preparedness plans including instruction for public staff and for citizens regarding services and support locations available immediately following an incident.

CS2(B): Work actively to reduce crime and work through civic partnerships to address the plague of substance abuse and addiction.

CS2(C): Provide community gathering points within neighborhoods, supported by Programming like City Parks and Recreation and crime prevention education.

CS2(D): Improve citizen safety after dusk by enhancing lighting for pedestrians, especially around and leading to places of activity.

CS2(E): Collaborate with citizens, public organizations, and non-profit agencies towards a proactive approach to social needs.

CS2(F): Encourage social services that meet needs of a diverse population and develop appropriate criteria for locating social service facilities.

CS2(G): Demonstrate awareness and consideration for special-needs populations.

Goal CS3. Provide adequate capital facilities that: address deficiencies and anticipate growth needs; achieve acceptable levels of service; use fiscal resources efficiently; and meet realistic timelines.

Discussion: Capital facilities include all services provided, planned for, paid for, and delivered by the City including water systems, sanitary sewer systems, stormwater facilities, streets, parks and recreational facilities, police and fire protection facilities.

Implementing Policies for Goal CS3:

CS3(A): Apply growth strategies to fiscal investment decisions to expand service areas or infrastructure capacities.

Designation: Downtown Regional Center

DRC (Downtown Regional Center)Purpose/Intent

To maintain the Bremerton core area as supported in the 2007 Bremerton Downtown Regional Subarea Plan (DSAP) which is adopted as a functional plan as identified in the appendix. The DSAP provides a long term, coordinated outlook to help direct decision making affecting the ongoing revitalization and regeneration of the downtown. This will allow the City to continue to build upon its existing natural, social and physical assets.

Location

West Bremerton in the Downtown area.

Land Uses

Residential, Commercial, and/or Mixed use structures.

Intensity/Density

- 40 units per acre
- Various height limits as defined in DSAP. Range from four stories with some areas as market driven.

Character

The Downtown Regional Center (DRC) designation facilitates the ongoing creation of a vibrant, attractive downtown; a critical need for the entire West Sound region. New development is incentivized to place parking underground or within structures, not in surface lots. Street trees, well-designed public gathering areas, and lighting should be employed to create a safe, inviting experience at the street level day and night. Residents will find access to employment, transportation, and basic amenities, along with a concentration of community activities. The DRC provides housing for a wide variety of income levels in an environment that allows less reliance on the automobile. This rare juxtaposition of employment, housing, cultural, and recreation opportunities, provides the high mark for efficiency of public expenditures and infrastructure of any development envisioned in this Plan.

Included within the Downtown Regional Center (DRC) boundary is the 400 acres of the military installation: Naval Base Kitsap-Bremerton and Puget Sound Naval Shipyard & Intermediate Maintenance Facility (NBK-B/ PSNS & IMF). This essential facility provides an employment boon to the DRC and the remainder of Kitsap. Each day thousands pass between the common border shared by NBK-B/ PSNS & IMF and the Downtown Regional Center. The DRC/military installation relationship provides a model of intense compact development unmatched in a West Sound region typified by continued sprawl. The symbiotic nature of the DRC and NBK-B/ PSNS & IMF ensures the ongoing success of each respective entity, while providing an opportunity to showcase a form of urbanism to the region. Though NBK-B/ PSNS & IMF are integral part of the City's downtown, the City recognizes that this area is federal lands and thus is not subject to the City's regulatory authority.

Land Use

Designation: Downtown Regional Center

The shared border with the nearly 400-acre Naval Base Kitsap-Bremerton (as shown on next page) provides an employment boon to the DRC and the remainder of Kitsap. Each day thousands pass between the common border shared by Naval Base Kitsap-Bremerton and the Downtown Regional Center. The DRC/Naval Base Kitsap relationship provides a model of intense compact development unmatched in a West Sound region typified by continued sprawl. The symbiotic nature of the DRC and Naval Base ensures the ongoing success of each respective entity, while providing an opportunity to showcase a form of urbanism to the region.

Downtown Regional Center Specific Policies (for streamlining purposes, goals and policies currently addressed in the DSAP will not be repeated in this section but remain applicable).

LU1: Plan for Growth

LU1-DRC(A): Implement the plan for population and employment growth as detailed in the Downtown Subarea Plan to ensure that the center meets the growth expectations outlined in Puget Sound Regional Coordinating Council's Vision 2040.

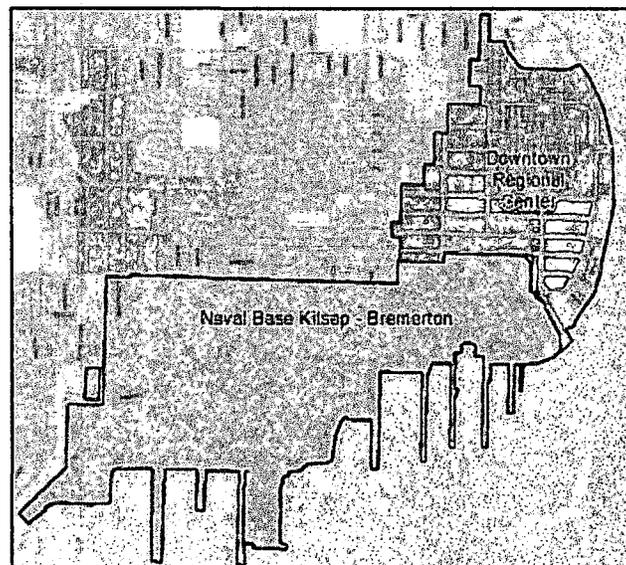
LU2: Encourage Economic Development

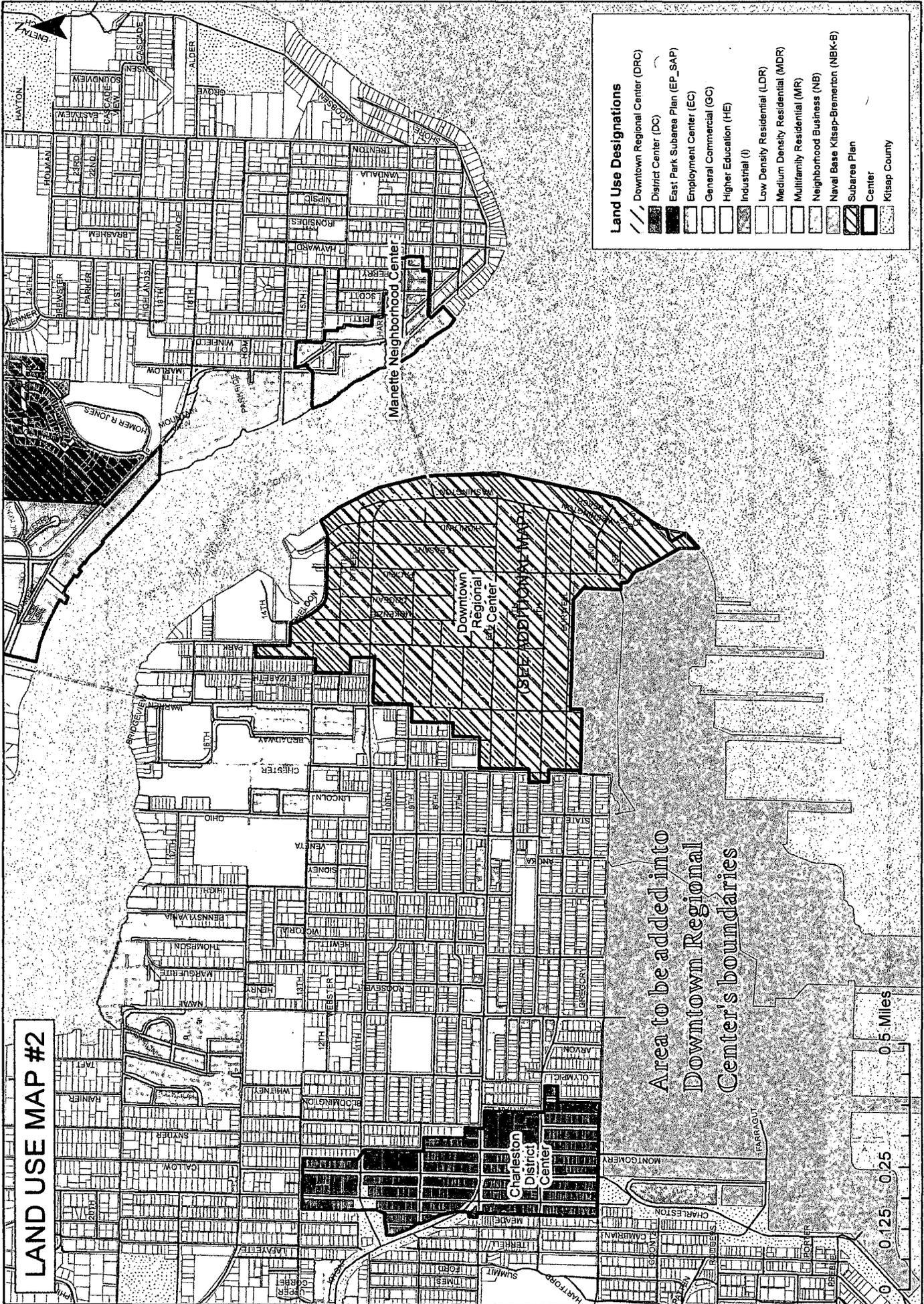
LU2-DRC(A): Partner with Community Development Block Grant and other applicable programs and funding sources to encourage redevelopment in downtown.

LU2-DRC(B): Utilize the slum and blight designation and other Department of Housing and Urban Development tools as appropriate to facilitate redevelopment opportunities in downtown.

LU4: Promote Community Health

LU4-DRC(A): Buffer surrounding communities allowing for transitional and sensitive development patterns.





Designation: Puget Sound Industrial Center - Bremerton

PSIC – B (Puget Sound Industrial Center – Bremerton)**Purpose/Intent**

Puget Sound Industrial Center – Bremerton (formerly South Kitsap Industrial Area) is an industrial employment center for which a Subarea Plan was adopted in 2012. The Subarea Plan is a functioning plan. This area has been identified by the Puget Sound Regional Council's Vision2040 Plan as one of eight Manufacturing/Industrial Centers (MICs) in the Puget Sound region. This area includes important employment locations that serve both current and long-term regional economic objectives and calls for the provision of infrastructure and services necessary to serve intensive manufacturing and industrial activity.

Location

Located in the southwestern region of the City including the Bremerton National Airport.

Land Uses

Manufacturing and Industrial Activity and Supporting Commercial.

Intensity/Density

- No density
- Market driven except some areas five stories or less to transition into the airport overlay and residential designated areas

Character

Heavy industrial and manufacturing development that has provisions to protect the surrounding forested area.

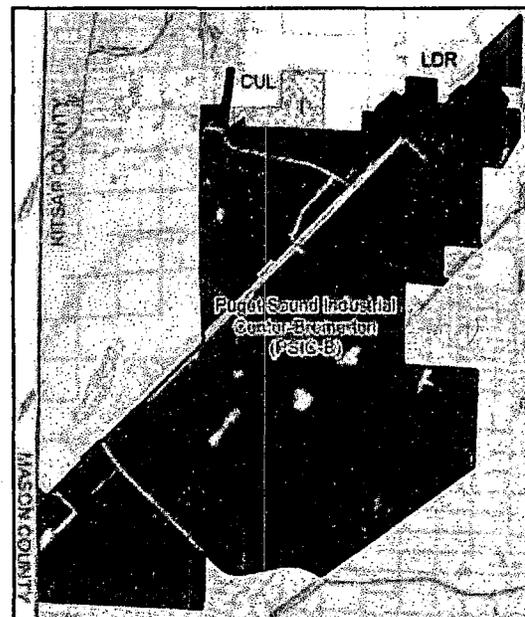
The area supports green economic development, ensures that future development will result in reduced greenhouse gas emissions versus traditional development, promotes sustainable low-impact development and environmental stewardship. Structure type should be large scale industrial scale buildings.

Puget Sound Industrial Center – Bremerton Specific Policies (for streamlining purposes, goals and policies currently addressed in the PSIC-Bremerton Subarea Plan will not be repeated in this section but remain applicable)

LU1: Plan for Growth

LU1-PSIC(A): Implement the development standards and incentives outlined in the Subarea Plan.

LU1-PSIC(B): The City recognizes the important links between the PSIC-B and the Naval Base Kitsap-Bremerton/Puget Sound Naval Shipyard & Intermediate Maintenance Facility and supports further improvement to the Gorst Corridor and associated roads for more efficient, reliable, and safer movement and access for freight and the public.



LAND USE MAP #4

Amend 0.5 acre of a parcel to Industrial (I) Designation

Puget Sound Industrial Center-Bremerton (PSIC-B)

Land Use Designations

- Bay Vista Subarea Plan (BVSAP)
- City Utility Lands (CUL)
- Freeway Corridor (FC)
- General Commercial (GC)
- Industrial (I)
- Low Density Residential (LDR)
- Puget Sound Industrial Center Bremerton (PSIC-B)
- Watershed (WS)
- Subarea Plan
- Center
- Mineral Resource Overlay
- Kitsap County

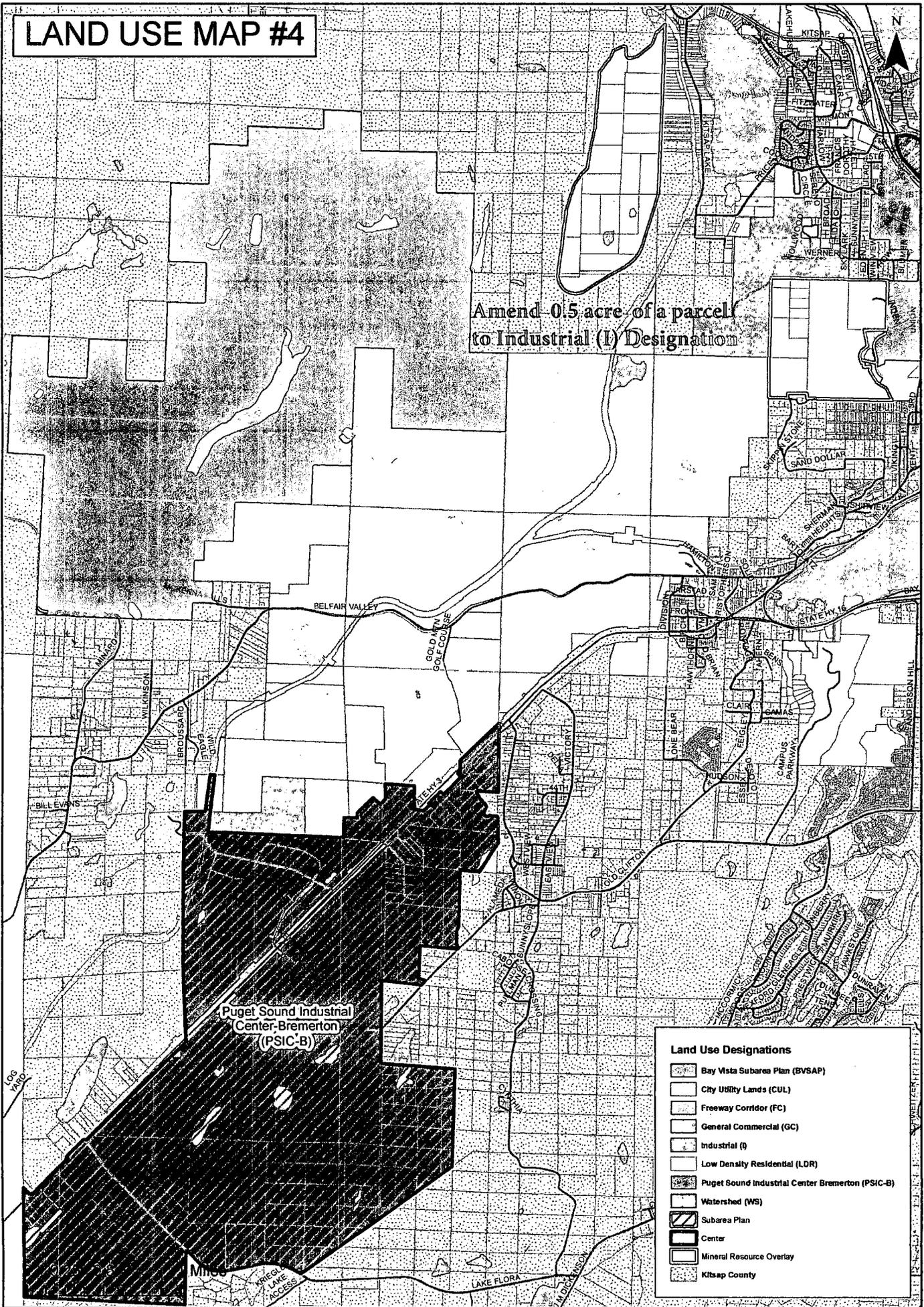


Exhibit E

To amend the Gorst Subarea Plan in the following ways:

Assigned No.	Page Number/ Section	Changes	Reasoning
4.1	Page 4-3: Goals and Policies	Policy UGA-7. Wherever practicable, require low impact development measures such as infiltration for new development and redevelopment. Where impractical, stormwater detention may be allowed.	<p>In 2016, the City of Bremerton performed a review of all current City codes and proposed amendments to comply with the recent update the Stormwater program, including Low Impact Development and the National Pollutant Discharge Elimination System (NPDES) Permitting. For this analysis, that Report shall be called "Stormwater Update Report".</p> <p>The Stormwater Update Report request that the City revise the Policies to address the Department of Ecology Stormwater Update which now requires properties to manage their Stormwater on site (providing for Stormwater facilities cannot be used as an incentive).</p>
4.2	Page 8-3: Chapter 8 Introduction	<u>Stormwater</u> <u>As part of the City's NPDES Phase II permit requirements for Low Impact Development (LID) integration, BMC 15.04 has a provision that supersedes any conflicting or old terminology that can be located within this subarea plan. That includes definition for: bioswales, permeable paving, green roof, and the Stormwater manual.</u>	Add section as recommended by the Stormwater Update Report to address conflicting terminology (such as "pervious pavement" is now called "permeable pavement"
4.3	Page 8-7: Neighborhood Mixed-Use	4. Neighborhood Mixed Use (NMU) i. PERMITTED USES a. Permitted Uses: Permitted uses in the Neighborhood Mixed Use district shall be consistent with BMC	During the 2016 Comprehensive Plan Update, the City consolidated many commercial districts. Due to this consolidation, the commercial district cited for this proposal (Neighborhood Commercial Core) has since been removed and consolidated to Neighborhood Business designation.

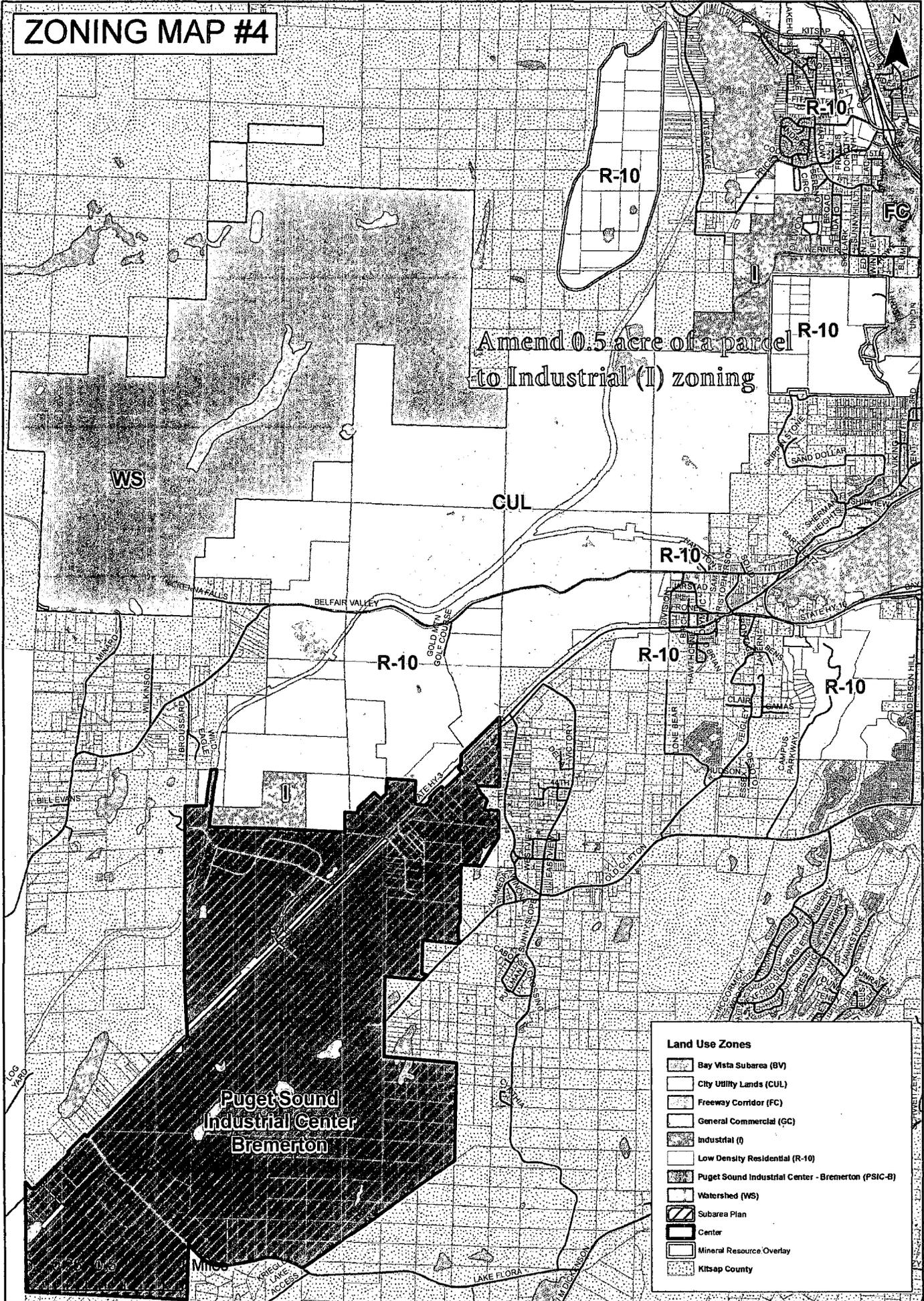
<p>4.8</p>	<p>Page 8-14: Table 8-2 Gorst Creek Management Zones</p>	<p>Footnote #1: 1 Vegetation shall be planted in this order of preference: 1) native coniferous trees, <u>significant, or heritage trees</u>; 2) native deciduous trees; 3) other native vegetation. Trees and shrubs may be placed in natural groups to allow for view preservation and trails</p>	<p>Same rationale as stated above for #4.7.</p>
<p>4.9</p>	<p>Page 8-14: Environmental Standards - Stormwater</p>	<p>4. Environmental Standards – Stormwater i. Inclusion of Low Impact Development (LID) and Feasibility Determination. All development in Gorst <u>is required to meet the Stormwater management requirements of the Stormwater manual in BMC Chapter 15.04.020 and shall incorporate LID, to the maximum extent feasible. The following section should not conflict with the Department of Ecology (ECY) Stormwater Update and BMC 15.04.020 provisions supersede any conflicting requirements.</u> Please refer to BMC 15.04.020 for further guidance.</p> <p>a. Site Evaluation – Dispersion: A site evaluation shall assess the feasibility for dispersion, including topography, sensitive slopes and required setbacks. Where dispersion is feasible for all or part of the site, this method shall be used. In areas where dispersion is not feasible, infiltration shall be used if feasible.</p> <p>b. Site Evaluation – Infiltration: The evaluation shall assess the feasibility of infiltration, including a soils</p>	<p>The Stormwater Update Report request that the City this section to address the Department of Ecology Stormwater Update which has specific requirements for managing Stormwater.</p>

		<p>reconnaissance and Pilot Infiltration Test (PIT) for any outwash soils identified where infiltration may be possible. Where infiltration is feasible for all or part of the site, it shall be implemented.</p> <p>c. Where Full Infiltration is Not Feasible: In areas where full infiltration is not feasible, LID BMPs per Subsection (b) below shall be used for all water quality treatment and partial flow control. Projects shall meet water quality treatment needs with LID BMPs if feasible.</p> <p>db. Site Soils: Site soils in landscaped areas shall be amended pursuant to manuals described in Subsection (b)(1) below the Stormwater manual in BMC Chapter 15.04.020.</p> <p>e. Limit Impervious Surfaces: Impervious surfaces shall be limited to the greatest extent feasible and shall comply with the provisions of Section 8.C.</p>	
<p>4.10</p>	<p>Page 8-16: Table 8-3 Public Benefit and Incentives – Stormwater</p>	<p>Project provides a clustered residential project with LID street per Chapter 10.</p> <p>Project uses permeable surfacing or detention/ infiltration methods to reduce overland flow in excess of the 100-year storm requirement, in 75% of circulation, parking and loading areas, except where potential contamination, a specific industrial activity or other site specific constraints precludes its use. Contamination sources include vehicle fuel stations, storage of industrial chemicals, oils and grease,</p>	<p>Remove three of the four Stormwater incentives, as since the Department of Ecology Stormwater Update requires Stormwater mitigation, and it should no longer be allowed as an additional incentive for greater intensity of development.</p>

Exhibit E

		<p>and other hazardous substances, dust and dirt storage, etc.</p> <p>Project locates bioretention cells in publicly visible areas, includes a planting plan by a licensed landscape architect, provides a plant maintenance warranty for 1 year. Bioretention cells treat a minimum of 10,000 sq. ft. of Pollution Generating Impervious Surfaces (PGIS).</p>	
4.11	Multiple sections of Chapter 10: Design Guidelines; Pages 10-8, 10-12, 10-15, 10-18, 10-20	<p>Fences, Walls, and Planters</p> <p>Fences, walls, or planters not exceeding 42 inches in height above the sidewalk grade are permitted. Fences and Walls shall comply with the provisions of BMC 20.46.020 Fences and Walls.</p>	The City has had substantial consideration on fences and walls, and has developed a code in BMC 20.46.020 to address such. Gorst should comply with citywide standards. Plants are not regulated as fences or walls.
4.12	Chapter 9: Pages 9-1 to 9-58	<p>Remove this chapter as it is related to Kitsap County Code, but make reference to the coordination between the City and the County on this plan. Replace with the following language:</p> <p><u>This chapter has been adopted and incorporated into the Kitsap County Codes and thus has been removed from this City of Bremerton adopted Gorst Subarea Plan. This joint effort was essential to the Gorst Community to have similar land use regulations from the County to the City to minimize the impacts on the property owners upon an annexation of this area.</u></p>	The City of Bremerton and Kitsap County adopted the same Subarea Plan, but to better prepare for annexation, this chapter should be removed and have reference to the coordination that the County and City when through in 2013.
4.13	II – Credits	Allison Daniels-(Satter)	Adding married name

ZONING MAP #4



Amend 0.5 acre of a parcel to Industrial (I) zoning

Land Use Zones

- Bay Vista Subarea (BV)
- City Utility Lands (CUL)
- Freeway Corridor (FC)
- General Commercial (GC)
- Industrial (I)
- Low Density Residential (R-10)
- Puget Sound Industrial Center - Bremerton (PSIC-B)
- Watershed (WS)
- Subarea Plan
- Center
- Mineral Resource Overlay
- Kitsap County

AFFIDAVIT OF PUBLICATION

Account #342133 AD#1832916
STATE OF WASHINGTON
COUNTY OF KITSAP

I, Teresa Hull, being first duly sworn on oath, deposes and says: That she is now, and at all times embraced in the publication herein mentioned was the principal clerk of the printers and publishers of KITSAP SUN; that said newspaper has been approved as a legal newspaper by order of the Superior Court of the County of Kitsap, in which County it is published and is now and has been for more than six months prior to the date of the publication hereinafter referred to, published in the English language continually as a daily newspaper in Bremerton, Kitsap County, Washington, a weekly newspaper in Kitsap County, Washington and is now and during all of said time, was printed in an office maintained in the aforesaid place of publication of said newspaper; that the following is a true text of an advertisement as it was published in regular issues (and not in supplement form) of said newspaper on the following date, to wit: And on

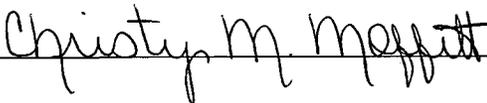
November 24, 2017

such newspaper was regularly distributed to its subscribers during all of said period. The full amount of the fee charged for the foregoing publication is the sum of \$121.36. This amount has not been paid in full.



(Signature of Principal Clerk)

Subscribed and sworn to before me this day of November 24, 2017.



ORDINANCE NO. 5338

AN ORDINANCE of the City Council of the City of Bremerton, Washington, to (1) amend the Comprehensive Plan as follows: Add and amend policies for distressed areas and areas with disadvantaged populations; refine and add policies regarding the Downtown Regional Center boundaries to include the Naval Base Kitsap-Bremerton & the Puget Sound Naval Shipyard; minor amendments to the Gorst Subarea Plan; and correct mapping within the Land Use Map to illustrate that 0.5 acre of one parcel near Werner Road is Industrial designated; and (2) to amend the official Zoning Map to be consistent with the Comprehensive Plan amendment to correct the mapping error to illustrate that 0.5 acre parcel near Werner Road is Industrial zoned.

PASSED by the City Council on the 15th day of November, 2017.

The full text of this ordinance is available from the City Clerk's Office, 345 Sixth Street, Suite 100, Bremerton, WA 98337.
NOV. 24, 2017 AD# 1832916