

**(DRAFT) AGENDA**  
**Regular Meeting - Bremerton Planning Commission**  
**(Subject to PC approval)**  
**May 17, 2011**  
**5:30 P.M.**  
**345 – 6<sup>th</sup> Street**  
**Meeting Chamber – First Floor**

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- I. CALL TO ORDER**
  - II. ROLL CALL (quorum present)**
  - III. APPROVAL OF THE AGENDA**
  - IV. APPROVAL OF MINUTES:**
    - o April 19, 2011 Regular meeting.
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**V. PUBLIC MEETING**

- A. Call to the Public:** Public comments on any item not on tonight's agenda
  - B. Workshop**
    - 1. Shoreline Master Program Update – Overview of shoreline regulations.
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**VI. BUSINESS MEETING**

- A. Chair Report:** Chairman Hoell
  - B. Director Report:** Andrea Spencer.
  - C. Old Business:**
  - D. New Business**
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- VII. ADJOURNMENT: The next regular meeting of the Planning Commission is**  
**July 19, 2011**  
**Planning Commission meeting packets are available on-line at**  
**[www.ci.bremerton.wa.us](http://www.ci.bremerton.wa.us)**

**Minutes for  
City of Bremerton Planning Commission  
Regular Meeting**

**April 19, 2011**

**I. Call to Order**

The meeting was called to order by **Commissioner Streissguth** at 5:33 p.m.

**II. Roll Call**

Those present were: Commissioner Cockburn (arrived at 5:40), Commissioner Jose, Commissioner Mosiman, Commissioner Streissguth, Commissioner Tift, and Commissioner Warren. Chairman Hoell was excused. Quorum certified.

Also present: Andrea Spencer and Pam Bykonen (DCD staff).

**III. Approval of Agenda**

**Commissioner Streissguth** introduced the agenda. **A motion was made by Commissioner Jose and seconded by Commissioner Mosiman to approve the agenda as presented.** It was agreed by general consensus to approve the agenda as presented.

**IV. Approval of Minutes**

The minutes of the Regular Meeting held on March 15, 2011 were presented for approval by **Commissioner Streissguth**. **A motion was made by Commissioner Jose and seconded by Commissioner Mosiman to approve the Regular Meeting Minutes of March 15, 2011 as presented.** Called for a vote: Commissioner Jose: Yes; Commissioner Mosiman: Yes; Commissioner Streissguth: Yes; Commissioner Tift: Yes; Commissioner Warren: Yes. The motion carried.

**V. Public Meeting**

**A. Call To The Public** (public comments on any item not on tonight's agenda). **Commissioner Streissguth** asked if there were any comments from citizens. Seeing none, she closed this portion of the meeting.

**B.**

**1. Workshop – Planning Commission Effectiveness and Communication:** **Andrea Spencer, Director of Community Development,** began the workshop with an explanation of the purpose of the workshop. Andrea had participated in Planning Commission “retreats” for other jurisdictions. These retreats gave the commission members an opportunity to discuss what they liked or didn't like about how staff presented projects and other information pertinent to the commission. An article about

commission information overload and a list of staff/commission expectations were distributed to the commission members before the meeting. Items added to this list were:

Expectations of Staff:

- Report on City Council's action regarding Planning Commission items;
- Report on staff changes and/or availability;
- Report on upcoming planning related deadlines;
- Provide a calendar of planning events.
- Use the Commissioners as a resource when needed.

Expectations of the Commission:

- Be a resource to staff, especially during this time of staffing constraints.

Other suggestions included contacting staff prior to meetings if there are questions on the content of the information provided; reinstate the practice of having a commission member act as a liaison with City Council through the Planning Committee; hold a brief 30-minute pre-meeting when there is a topic on the agenda that might need in-depth explanation; include contact information for the planners on the Planning Commission roster; try to consolidate meetings if there are several small agenda items spread over two or more meetings; and, have staff create an "asked and answered" cover sheet for the staff reports so all commission members are aware of questions asked prior to a meeting.

Overall, the Commission felt staff is doing a good job and are satisfied with the relationship between staff and commission and appreciated the level of information presented.

An outline of Commission agenda items for the remainder of 2011 was given to each member. The Shoreline Master Program update and the SKIA Sub-Area Plan were the major projects listed. It is anticipated that Electric Vehicle Infrastructure will be revisited once the Planner II position has been filled.

## VI. Business Meeting

**A. Chairman's Report: None.**

**B. Director's Report: Andrea** reported that the Gorst Watershed project was kicking off and a representative from the Planning Commission was needed to serve on a committee for this project. The project is being funded by an EPA grant and managed by the Engineering department because of the large stormwater component. **Commissioner Cockburn** volunteered to be the Planning Commission representative.

The Department of Corrections has chosen Bremerton as one of the top three candidates for the location of a new reception center. A public meeting for this proposal will be held on Tuesday, May 3, 2011, in the meeting chambers on the first floor of the Norm Dicks building.

**C. Old Business: Commissioner Jose** asked if Bremerton will be adversely affected if it did not meet the July deadline for adopting an amendment to the Zoning Code to allow

for electric vehicle infrastructure. **Andrea** said she didn't think there would be any serious repercussions as long as a request could be resolved with a Director's decision, with the exception that the City could be denied grant funding on certain projects because the amendment had not yet been adopted. The main goal of a deadline was to ensure that electric vehicle services were not prohibited in the city and it could be demonstrated that staff and the Commission were working on adoption.

**D. New Business: None.**

**VII. Adjournment**

Meeting was adjourned at 6:56 p.m. The next Regular Meeting is scheduled for May 17, 2011.

Respectfully submitted by:

\_\_\_\_\_  
Andrea L. Spencer, AICP, Executive Secretary

Approved by:

\_\_\_\_\_  
Lois Hoell, Chairman

**CITY OF BREMERTON, WASHINGTON  
PLANNING COMMISSION AGENDA ITEM**

<b>AGENDA TITLE:</b>	<i>Workshop to discuss the Shoreline Master Program Update</i>
<b>DEPARTMENT:</b>	<i>Community Development</i>
<b>PRESENTED BY:</b>	<i>Nicole Floyd, City Planner</i>

**EXECUTIVE SUMMARY:**

This is the first workshop in which portions of the actual text of the Shoreline Master Program (SMP) are being supplied. As this is such a large document only two sections are being supplied at this time. In order to help give context to the placement of these two sections Staff has provided a table of contents (Attachment I) to show their location within the document.

The two sections to be reviewed include:

1. Shoreline Master Program Goals
2. Designation Policies

Goals, policies, and regulations are three different types of statements found in regulatory documents. You will find a diagram from the existing SMP identifying these three different types of policy statements and how they work together (Attachment II).

**Goals:** The first step in drafting a new SMP is to establish the overall goals of the document. The goals are the broadest value statements and recommendations found in the document. As this is a State mandated update the primary goals of the document have been established by the Legislature. The State requires the SMP to balance ecological processes, public access, and water dependent uses in a way that achieves no net loss of habitat function. All SMP updates must achieve this primary function, but each jurisdiction has the opportunity to tailor their SMP to address their own unique character and values.

In drafting the proposed goals Staff reviewed the existing SMP goal statements in conjunction with the existing Comprehensive Plan, Transportation Plan, and Parks Open Space Plan to create goals that not only represent the State criteria but also those goals which are specific to Bremerton's growth strategy. The proposed goals include one master goal with seven sub-goals.

The Citizen Advisory Committee held a meeting on April 19, 2011 where they discussed the overall goal statements. The committee felt it was important the document did not value one sub-goal over another and recommended they be organized in alphabetical order to ensure the list did not imply a hierarchical order.

In some cases the goals clearly belong in one category and not in any other. In most cases the goals are somewhat overlapping, having elements of several goals tied into one statement. For the most part this illustrates that the goals are interrelated. The Citizen Advisory Committee suggested a diagram showing the interrelation of these goals. Staff created a nautically themed diagram because of similar illustrations found in other City documents (Attachment III).

**While reviewing the goals (Attachment IV), please consider the following:**

- Generally do the goals represent the City's overall growth strategy?
- Are the goal statements appropriately located? For example, public access and recreation are very similar and have statements that could be appropriate in either category.
- Are there goal statements that should be added or removed?

**Policies:** Policies are the imaginary bridge between goals and regulations, and help to interpret the intent of regulations once they are in use. The SMP document will have policy statements in most sections as a way to tie the regulations and goals together. This group of policies relates to the proposed shoreline designations discussed previously.

The policies to be discussed relate to shoreline designations (Attachment V). Remember, designations are essentially the zones for the shoreline. Each designation is listed with a purpose statement and several policies to guide development within that area. Policies are less specific than regulations and often use words such as should rather than shall. The Citizen Advisory Committee's review emphasized consistent wording in each section. They encouraged Staff to wordsmith sections to make sure policies did not sound like regulations and generally to clarify the meaning of each statement.

**While reviewing these policies please consider the following:**

- The clarity of the message. Do the policies make sense?
- Do they help achieve the overall goals established?
- Are there topics or areas that need to be added / removed?
- Do they serve as a bridge between the goals and future regulations?

In order to help facilitate your review of goals and policies Staff has provided the vision statements (Attachment VI) from the 2004 Comprehensive Plan. These vision statements helped guide the goals, policies, and regulations of the zoning code and continue to help guide other regulatory document creation such as sub-area plans. It is Staff's intent to ensure the SMP update is consistent with the City's overall vision. Please use these vision statements as a reference for your review.

**ATTACHMENTS:**

Attachment I: Table of Contents  
Attachment II: Goals, Policies, and Regulations Diagram  
Attachment III: Goal Diagram  
Attachment IV: Shoreline Master Program Goals  
Attachment V: Designation Policies  
Attachment VI: Comprehensive Plan Vision Statements

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*These sections in blue are currently drafted and available for review. All other sections are not yet completed.*

DRAFT

## GOALS, POLICIES, AND REGULATIONS

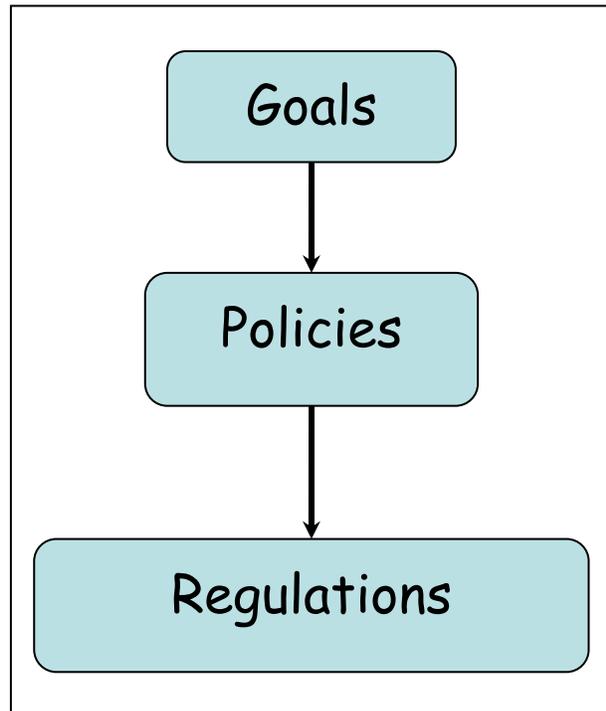
The **Shoreline Master Program** includes goals, policies, and regulations relating to development in shoreline areas.

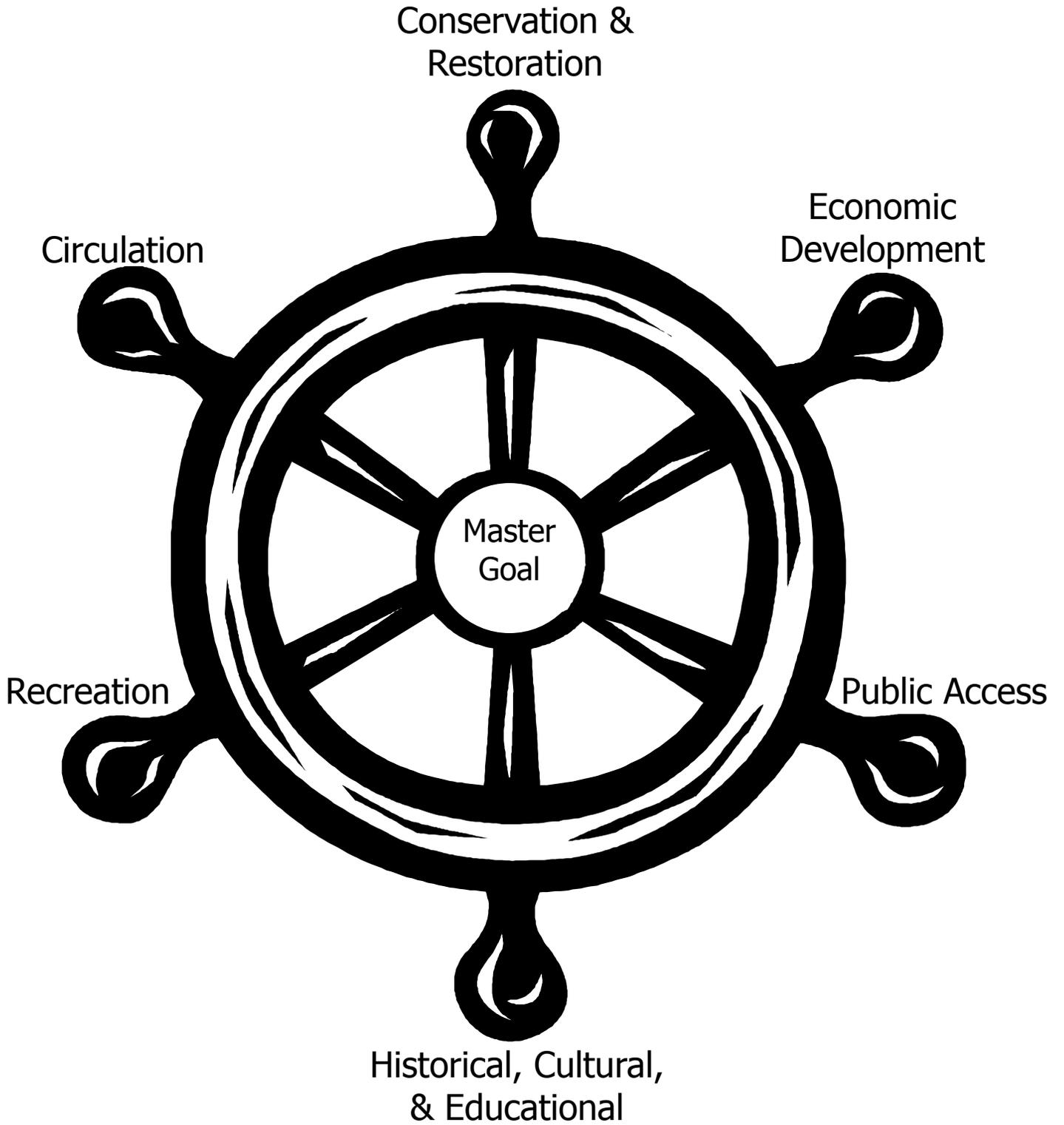
*Goals are the broadest value statements and recommendations.*

*Policies are the bridge between goals and regulations. Policies are used to help interpret the intent of regulations.*

*Regulations are the primary standards against which all development proposals are evaluated.*

### RELATIONSHIP BETWEEN GOALS, POLICIES AND REGULATIONS





## Draft Goals

*The goals of the Shoreline Master Program are intended to be comprehensive goal statements. The goals state the broadest principals that establish the intent behind Master Program requirements. These goal statements are intended to ensure consistency as Master Program policies and regulations are applied to various shoreline uses.*

**Master Goal:** The overall focus of this plan is to protect and restore shoreline resources and ecological functions, increase public access to the shoreline, promote economic development, and to accommodate water dependent uses. In order to achieve rational, balanced, and responsible use of our irreplaceable shorelines, uses need to be coordinated to ensure that long term over short term benefits result.

**Circulation Goal:** Enhance the overall mobility of Bremerton residence to and around shorelines without detracting from habitat function and improving public access.

**C1:** Generally avoid locating new roads, railroads, and bridges within the shoreline jurisdiction. When such features must be in the shoreline jurisdiction locate them where routes will have the least adverse effect on shoreline function. Great effort should be taken to ensure such facilities do not result in a net loss of shoreline ecological functions nor adversely impact existing or planned water dependent uses.

**C2:** Where permitted, roads, railroads, and bridges should cross the shoreline area by the shortest most direct route, unless such route would cause a net loss in shoreline ecological functions.

**C3:** Improve facilities such as trails and bicycle lanes for safe pedestrian and non-motorized travel along public roadways in scenic areas.

**C4:** Make use of rights of way for public access by encouraging rest areas, view turnout points, and picnic areas. Encourage the improvement of appropriate street ends abutting water bodies for public access.

**C5:** Maximize opportunities to jointly use rights of way for roads, utilities, and non-motorized access to ensure the most beneficial use of public spaces.

**Conservation & Restoration Goal** Emphasize activities that restore and enhance ecological functions and environmental qualities in order to achieve no net loss of ecological function on both a reach and watershed scale.

**CR1:** Conserve existing natural resources through regulatory and non-regulatory means such as, development standards, ensuring an ecologically sound design, creating restoration programs, and encouraging education programs.

**CR2:** Critical areas of the shoreline should be managed to achieve protection or restoration of existing and degraded ecological functions and ecosystem wide

processes. In protecting and restoring critical areas within the shoreline, the City can integrate the full spectrum of planning and regulatory measures.

**CR3:** Restore, enhance, and/or protect ecological function. Ensure activities retain native vegetation, or replace existing non-native vegetation with native species in order to achieve no net loss of ecological functions and ecosystem wide processes performed by native vegetation.

**CR4:** Encourage developments to integrate shoreline ecological restoration into projects through non-regulatory means.

**CR5:** Minimize pollution, sedimentation, and soil erosion through regulatory and non-regulatory means.

**CR6:** Conservation efforts should focus on protecting and sustaining existing ecological functions for long term success; such protection could be ensured through the use of conservation easements.

**CR7:** Prevent and control soil erosion, sedimentation, and pollution through surface water management.

**Economic Development Goal:** Encourage development, redevelopment, and infill that will improve ecological functions, restore riparian buffers, and benefit the community. Priority should be given for uses in the following order: water dependent, water related, water enjoyment, and shoreline mixed uses.

**ED1:** Plan for reasonable and appropriate shoreline uses while ensuring that new, redeveloping, and existing use of facilities do not result in a net loss of shoreline ecological functions.

**ED2:** Classify areas based on use and ecological function. Focus attention on community benefit, ecosystem processes, and functions to determine conservation strategies and restoration priorities.

**ED3:** Reserve areas for future water dependant and water related uses that are compatible with ecological protection and restoration objectives.

**ED4:** Non-water oriented activities should be located upland, away from the shoreline except where access to the water is not provided or where the non-water oriented use provides for ecological restoration and public access. Locations where there is a bluff or a topographic break the non-water oriented use should be landward of the top of the bluff.

**ED5:** Elements of a development that do not require location water access such as parking, circulation, or similar elements should be located inland and away from the immediate water's edge and/or from recreational beaches so as not to interfere with access to the shoreline.

**ED6:** Over water and in water uses should be prioritized to provide for public access, multiple use, and expansion of existing facilities rather than the addition of new facilities. Preference should be given to the expansion of existing marinas, shared

piers, wharfs, and docks, etc. in order to minimize the consumption of limited shoreline resources.

**ED7:** All shoreline policies, regulations, and development standards should recognize and protect private rights consistent with the public interest and, to the extent possible, should be designed to protect the rights of adjacent property owners.

**Historical, Cultural, & Educational Goal:** To protect the public's interest in the conservation, preservation, and restoration of buildings, sites, and areas having historical, cultural, scientific, or educational value.

**HCE1:** Protect and restore shoreline areas having historical and/or cultural significance especially those shorelines that are historically supported by the Suquamish Tribe.

**HCE2:** Encourage cooperation among public and private groups in the research and study of historical or cultural sites within the City.

**HCE3:** Acknowledge the value to be gained from research of shorelines having historical and/or cultural significance. Support the continuation and expansion of such uses to improve the overall educational value of our shorelines.

**HCE4:** Coordinate with existing organizations and local shoreline programs to ensure availability of ongoing educational programs for residents, landowners, and recreational users.

**Public Access Goal:** Improve public access to the shoreline wherever feasible provided it will not impact ecological functions.

**PA1:** Ensure shoreline access and recreational areas are designed to provide safe and abundant access to all citizens.

**PA2:** Encourage water oriented shoreline uses and activities that provide an opportunity for substantial numbers of the public to enjoy City shorelines.

**PA3:** Incorporate public access into developments (including land division) where possible. Design public access to be as close as possible to the water's edge without impacting safety or habitat function.

**PA4:** Control development, uses and activities on or near the shoreline so as not to impair or detract from the public's access to the water.

**PA5:** Preserve and enhance public views from the shoreline. Enhancement of views will not be construed to mean removal of vegetation.

**PA6:** Ensure publicly owned shorelines include water dependent uses, public recreational uses, or protected open space.

**PA7:** Maintain, enhance, and preserve physical and visual public access afforded by shoreline street ends, public utilities, and rights-of-way.

**PA8:** Link public access points with pathway systems for pedestrians and bicyclists. Provide linkages between pathway systems, public transit routes, and activity centers.

**SH5I:** Encourage landowners to keep public access facilities on private land to limit public liability as protected in RCW 4.24.210-220.

**Recreation Goal** Protect and improve recreational opportunities consistent with community needs through the development of publicly owned shorelines.

**R1:** Encourage developments to provide recreational uses and other improvements facilitating public access to shorelines. Locate and design recreational developments to preserve, enhance or create scenic views and vistas.

**R2:** Identify shoreline areas with a potential for recreation or public access. Consider acquiring these areas by lease or purchase for incorporation into the Public Park and open space system.

**R3:** Ensure recreational development is designed to be consistent with the desired character reflected in the purpose of the designation in which they are located in. Assure maximum recreational opportunities while achieving no net loss of shoreline ecological functions and maintaining ecosystem wide processes.

**R4:** Encourage linkage of shoreline parks, recreation areas and public access points with linear systems such as hiking paths, bicycle paths, easements and/or scenic drives.

## **Designation Policies:**

### **Shoreline Designations**

City shorelines are classified into specific environment designations. These designations are based on existing physical, biological and development characteristics of the shorelines. Shoreline environment designations are separate from the Comprehensive Plan and the Zoning code. Properties within any shoreline district are required to comply with both the zoning requirements and the Shoreline Master Program requirements. The local Shoreline Master Program is a function of the Shoreline Management Act, which represents statewide concerns and protects the rights of the people of the State of Washington. Therefore, in the case of a discrepancy between the local Comprehensive Plan, Zoning code or other development standard and the Shoreline Master Program, the Shoreline Master Program shall take precedence.

Shoreline designations are listed in alphabetical order.

### **Aquatic**

**Purpose:** The Aquatic designation is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the Ordinary High Water Mark. This designation applies to those area waterward of the Ordinary High Water Mark of all shorelines of the state, (which may include; streams, marine water bodies, and lakes) together with their underlying lands and their water column that is not designated Aquatic Conservancy. This environment does not include associated wetlands and other shorelands shoreward of the Ordinary High Water Mark.

**Policies:** The following management policies should apply to all shorelines in the Aquatic environment:

- A. Allowed uses are those within the adjacent upland shoreline designation, limited to water dependent use or public access.
- B. New uses and over water structures should be allowed only for water dependent uses, single family residences, public access, or ecological restoration and only when no net loss of ecological functions will result.
- C. The size of new over water structures should be limited to the minimum necessary to support the structures intended use. In order to reduce the impacts of shoreline development and increase effective use of water resources, multiple use of over water facilities is encouraged.
- D. All developments and uses on navigable waters or their beds should be located and designed to minimize interference with surface navigation, to consider impacts to public views, and to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration.
- E. Shoreline uses and modifications should be designed and managed to prevent degradation of water quality, minimize alteration of natural conditions and processes, and result in no net loss of ecological functions.

- F. Uses and modification of public Aquatic land should incorporate public access and ecological enhancement, except where inconsistent with the operation of water dependent uses.
- G. Fish and wildlife resource enhancement, including aquaculture related to fish propagation should be allowed and encouraged.

### **Aquatic Conservancy**

**Purpose:** The Aquatic Conservancy designation is intended to preserve marine tidelands and waters whose existing natural state is relatively free of human influence, or whose resources, biological diversity, or other features are particularly sensitive to human activity.

The Aquatic Conservancy designation should be applied to those areas of marine water bodies, waterward of the Ordinary High Water Mark whose existing natural state is relatively free of human influence, or whose resources, biological diversity, or other features are particularly sensitive to human activity.

**Policies:** The following management policies should apply to all shorelines in the Aquatic Conservancy designation:

- A. Uses and activities which would potentially degrade or significantly alter the natural character of the shoreline should be severely restricted.
- B. Access should be limited to scientific, historical, educational, and low intensity recreational purposes, provided that no significant, adverse impact on the areas will result.
- C. Physical alterations should only be considered when they serve to protect significant, unique, or highly valued features which might otherwise be degraded or destroyed.
- D. Uses and activities adjacent to shorelines designated Aquatic Conservancy should be compatible with and not compromise the integrity of the Aquatic Conservancy environment.
- E. Native vegetation zones should be preserved, enhanced or established to protect the functions and characteristics of the areas.

### **Commercial**

**Purpose:** The Commercial designation is intended to accommodate high intensity business districts, light industry, and various commercial operations located in the shoreline jurisdiction. The designation is suitable for existing and future high intensity water oriented uses and water oriented commercial uses. The designation encourages commercial development that could enhance visual and physical public access to the shoreline. A primary goal is to provide a setting for commercial operations that will be of economic benefit while protecting and/or restoring ecological functions in areas that have been previously degraded.

**Policies:** The following management policies should apply to all shorelines in the Commercial environment:

- A. Priority should be given to water dependent uses. Second priority should be given to water related and water enjoyment uses. Non-water oriented uses should only be permitted when they will not conflict with or limit opportunities for water oriented uses or on sites where there is no direct access to the shoreline or where public access and ecological restoration are provided.
- B. Policies and regulations should assure no net loss of shoreline ecological functions as a result of new development. Where applicable, new development shall include environmental cleanup and restoration of the shoreline in accordance with any relevant State and Federal laws.
- C. Visual and physical public access should be required as a condition of development.
- D. Aesthetic objectives should be implemented by means such as sign control regulations, appropriate development siting, screening and architectural standards, and maintenance of natural vegetative buffers.

### **Downtown Waterfront**

**Purpose:** The Downtown Waterfront designation is a commercial designation for the downtown shoreline area that is subject to the Downtown Sub Area Plan. The intent of this designation is to encourage development of the downtown waterfront into a vital, attractive water oriented area that maximizes opportunities for large numbers of people to interact passively and actively with the shoreline for leisure and enjoyment uses. The designation provides for an array of uses related to the water, multimodal transportation facilities, residential, mixed uses, increased building height, and pedestrian orientation, while maintaining view corridors and encouraging public access to the water.

**Policies:** The following management policies should apply to all shorelines in the Downtown Waterfront environment:

- A. First priority should be given to water dependent uses. Second priority should be given to water related and water enjoyment uses. Non-water oriented uses should only be permitted when they do not conflict with or limit opportunities for water oriented uses or on sites where there is no direct access to the shoreline or where public access and ecological restoration are provided.
- B. Policies and regulations should assure no net loss of shoreline ecological functions as a result of new development. Where applicable, new development should include environmental cleanup and restoration of the shoreline in accordance with any relevant State and Federal laws.
- C. Visual and physical public access should be required as a condition of development.
- D. Aesthetic objectives should be implemented by means such as sign control regulations, appropriate development siting, screening and architectural standards, and maintenance of natural vegetative buffers.

### **Industrial**

**Purpose:** The Industrial designation is intended to provide for efficient utilization of suitable shoreline areas for water dependent commerce and industry consistent with the

Shoreline Management Act. The Industrial environment designation is appropriate for high intensity water oriented uses related to manufacturing, transportation, or navigation

**Policies:** The following management policies should apply to all shorelines in the Industrial environment:

- A. Priority should be given to water dependent industrial uses. Second priority should be given to water related and water enjoyment uses. Non-water oriented uses should only be permitted when they will not conflict with or limit opportunities for water oriented uses or on sites where there is no direct access to the shoreline or where public access and ecological restoration are provided.
- B. Policies and regulations should assure no net loss of shoreline ecological functions as a result of new development. Where applicable, new development should include environmental cleanup and restoration of the shoreline in accordance with any relevant State and Federal laws.
- C. Visual and physical public access should be required as a condition of development.
- D. Aesthetic objectives should be implemented by means such as sign control regulations, appropriate development locations, screening and architectural standards, and maintenance of natural vegetative buffers.

### **Isolated**

**Purpose:** The objective of the Shoreline Isolated designation is to provide appropriate regulations for areas that are within shoreline jurisdiction but are effectively isolated from the water by intervening elements of the built environment including railroads and roads or intervening private parcels. This designation can be applied to lands that cannot inherently affect the shoreline. In most cases, these areas function as parallel designations with other designations applied to the area adjacent to the water. Isolated areas are subject to upland zoning and stormwater requirements but are not subject to Shoreline Master Program provisions.

### **Multi Family Residential**

**Purpose:** The Multi Family Residential designation is intended for areas which are primarily multi family residential or intended for multi family residential use. These areas are to maintain existing character in terms of open space, bulk, scale, and intensity of use within the guidelines of the zoning code. An additional purpose is to provide appropriate public access and recreational uses for public enjoyment.

**Policies:** The following management policies should apply to all shorelines in the Multi Family Residential environment:

- A. Standards for density or minimum frontage width, setbacks, building bulk, lot coverage limitations, buffers, shoreline stabilization, vegetation conservation, critical area protection, and water quality should be set to maintain no net loss of shoreline ecological functions.
- B. New multi family residential developments should provide public access and joint use community recreational facilities where appropriate.

- C. Access, utilities, and public services should be available and adequate to serve existing needs and/or planned future development.

### **Recreation**

**Purpose:** The Recreation designation is intended to provide recreational and public access opportunities along Bremerton's shorelines. It is an appropriate designation for areas developed with recreational facilities such as parks and marinas. An additional purpose is to maintain and restore ecological functions to the area and preserve open space within the City.

**Policies:** The following management policies should apply to all shorelines in the Recreation environment:

- A. Concern should be given both to the goal of recreational use and the goal of ecological stewardship ensuring no net loss of ecological function.
- B. Development should be related primarily to expanding recreational opportunities in the area. These activities include but are not limited to boating, swimming, walking, hiking, and recreational sports. Priority should be given to those developments related to a water dependent activity such as swimming or boating.
- C. Recreational opportunities should be accessible by all demographic populations in the City.
- D. Park management should encourage ecological stewardship as outlined in Section (\_\_\_) of the SMP Restoration Plan. This includes such measures as setting picnic areas away from the water's edge, planting and maintaining native vegetation buffers along the water, and making floodplain connections where feasible.

### **Single Family Residential**

**Purpose:** The Single Family Residential designation is intended for areas which are primarily single family residential, are planned, or are platted for single family residential use. These areas are to maintain existing character and be consistent with that character in terms of open space, bulk, scale, and intensity of use within the guidelines of the zoning code. An additional purpose is to provide appropriate public access and recreational uses for public enjoyment.

**Policies:** The following management policies should apply to all shorelines in the Single Family Residential environment:

- A. Standards for density or minimum frontage width, setbacks, lot coverage limitations, buffers, shoreline stabilization, vegetation conservation, critical area protection, and water quality should be set to maintain no net loss of shoreline ecological functions.
- B. New single family residential developments should provide public access and joint use community recreational facilities where appropriate.
- C. Access, utilities, and public services should be available and adequate to serve existing needs and/or planned future development.

## **Urban Conservancy**

**Purpose:** The Urban Conservancy designation is to protect and restore ecological functions of lands within the shoreline jurisdiction. These areas are identified as having biological or physical limitations or other unique or hazardous characteristics that are incompatible with intense development. Activities permitted in these areas are intended to have minimal adverse impacts upon the shoreline. These areas are not generally suitable for intensive water dependent uses.

**Policies:** The following management policies apply to all shorelines in the Urban Conservancy environment:

- A. Primary allowed uses and their associated development standards should preserve the natural character of the area or promote preservation of open space, floodplain or sensitive lands where they exist in urban and developed settings, either directly or over the long term. Uses that result in restoration of ecological functions should be allowed if the use is otherwise compatible with the purpose of the environment and the setting.
- B. Standards should be established for shoreline stabilization measures, vegetation conservation, water quality, and shoreline modifications within the urban conservancy designation. These standards should ensure that new development does not result in a net loss of shoreline ecological functions or further degrade other shoreline values.
- C. Public access and public recreation objectives should be implemented whenever feasible and significant ecological impacts can be mitigated.

## **Vision Statements from the 2004 Comprehensive Plan**

*Please note that these are only the vision statements for each section and do not fully represent whole Comprehensive Plan. The full Comprehensive Plan is available online at [www.ci.bremerton.wa.us](http://www.ci.bremerton.wa.us).*

### **City Services Element:**

In partnership with residents, and public and private organizations, the city proactively provides services that enhance the quality of life in Bremerton, which includes clean water, a unique location with panoramic views, a civilian and military maritime heritage, and a diversity of people and activities. Available and accessible public services and educational opportunities contribute to economic development and neighborhood vitality. A customer service orientation encourages community pride and responsibility in maintaining the safety, health, and beautification of our city.

### **Community Character Element:**

The citizens of Bremerton embrace their city, with pride in its assets and accomplishments, and with optimism about the opportunities it affords. Bremerton is a progressive, active city with diversity in its residents, and its economic, residential and recreational opportunities.

Founded and shaped by a maritime legacy and its stunning natural environment, Bremerton's setting is unique and spectacular. Moreover, as the metropolitan center of West Sound, it provides a convenient middle ground between the regional amenities of Seattle and Tacoma and the recreational treasures of the Kitsap and Olympic Peninsulas. Bremerton's location provides both vistas of -- and unparalleled access to -- the metropolis and the wilderness.

While the city's location is ideal, the heart of the community is found in Bremerton neighborhoods and newly designated urban centers. Urban centers, servicing either a neighborhood, a larger community, or a largely employment focused setting, provide walking convenience to employment, recreation, amenities, goods, and services. Downtown is at the core of the inter-connected centers with a vibrant unique concentration of services, public resources, and attractions. In conjunction with building such mixed use urban settings, the qualities of single family areas and other cohesive and healthy neighborhoods will be preserved and protected.

Bremerton promotes and encourages responsible business and professional services based on solid state-of-the-art- infrastructure. Technology and extensive transportation systems connect Bremerton residents and businesses to the world while flexible codes assist in the marketing of prime real estate for corporate and industrial developments. Healthy growth over the next twenty years will showcase Bremerton's opportunities, while preserving its assets, accomplishments, and the city's friendly, personable atmosphere.

**Economic Development:**

Bremerton is a metropolitan city with economic vitality and diverse lifestyles. The city provides a broad variety of jobs, housing, transportation options, convenience services, and strategically dispersed commercial activities. Communities and established neighborhoods within the city each have a distinctive focus, yet all are walkable and well-connected to each other, satellites to a vibrant downtown with the most interesting mix of activities. Residents and visitors alike enjoy the accessible waterfronts, water and mountain views, and urban parks. New development merges with established styles, enhancing and protecting the charm, historical character of the city, and its cultural heritage.

**Environmental Element:**

Through sustainable growth Bremerton protects its superior natural environments such as lakes, streams, shorelines, wildlife, wetlands, watersheds and native vegetation. New development and redevelopment contribute to preserving and enhancing the natural environment. Bremerton encourages environmental education, energy and water conservation, recycling, brownfield redevelopment, and acquisition of environmentally sensitive lands. Bremerton incorporates native vegetation in developed areas, manages storm water, encourages natural bulkheads along the shorelines, and preserves wildlife habitat. Bremerton is a walkable city where people have access to open space, water views, and mountain views, thus increasing the overall health of the community.

**Housing Element:**

Bremerton ensures quality homes and cohesive neighborhoods that empower its citizens. Coordinated city services and programs emphasize quality homes, home ownership, residential safety, and appropriate property maintenance. The City fosters the creation and enhancement of cohesive neighborhoods through infill and rehabilitation projects designed with a community orientation. New development, located at strategic locations that capture local amenities and complement rising land values, support diverse lifestyles and a broader, more innovative choice of housing types. Empowered citizens work with the city to protect neighborhood stability, residential compatibility, and an increased sense of community identity and pride.

**Land Use Element:**

Bremerton is a metropolitan city that provides for economic vitality and diverse lifestyles. Throughout the city, there is a broad variety of jobs, housing, transportation options, convenient services, and strategically dispersed commercial activities. Communities and established neighborhoods within the city each have a distinctive focus, yet all are walk-able and well connected to each other, including a vibrant town center with a mixture of activities. Accessible waterfronts, water and mountain views, and urban parks add to the city's setting for everyone's enjoyment. New development merges with

established styles, protecting the charming, historical character of the city and its cultural heritage.

**Transportation Element:**

The City of Bremerton will promote convenient, accessible, safe, and environmentally responsible transportation for residents, employers, employees, visitors, and commerce. Bremerton will support alternatives to the automobile, such as walking, bicycling, public transportation, carpooling, ferries, etc. This transportation system will be integrated, convenient, and reliable, and will encourage connectivity and economic vitality. Bremerton's transportation system will support vibrant and healthy neighborhoods. Bremerton will incorporate aesthetic landscape and design elements to enhance neighborhood character and encourage safe and convenient walking and cycling.