

(DRAFT) AGENDA
Regular Meeting - Bremerton Planning Commission
(Subject to PC approval)
March 15, 2011
5:30 P.M.
345 – 6th Street
Meeting Chamber – First Floor

- I. CALL TO ORDER**
 - II. ROLL CALL (quorum present)**
 - III. APPROVAL OF THE AGENDA**
 - IV. APPROVAL OF MINUTES:**
 - o February 15, 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. Public Hearing**
 - 1. Continued Public Hearing to Amend BMC 20.42 entitled "Definitions" and BMC 20.48 entitled "Off-Street Parking Requirements" related to electric vehicle infrastructure.
 - C. Workshop**
 - 1. Shoreline Master Program Update – Overview of shoreline designations.
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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
April 19, 2011
Planning Commission meeting packets are available on-line at
www.ci.bremerton.wa.us

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

February 15, 2011

I. Call to Order

The meeting was called to order by **Chairman Hoell** at 5:30 p.m.

II. Roll Call

Those present were: Commissioner Cockburn, Commissioner Jose, Commissioner Mosiman, Commissioner Streissguth, Commissioner Tift, Commissioner Warren, and Chairman Hoell. Quorum certified.

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

III. Approval of Agenda

Chairman Hoell introduced the agenda. **A motion was made by Commissioner Jose and seconded by Commissioner Cockburn 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 January 18, 2011 were presented for approval by Chairman Cockburn. **A motion was made by Commissioner Streissguth and seconded by Commissioner Tift to approve the Regular Meeting Minutes of January 18, 2011 as presented.** Called for a vote: Commissioner Cockburn: Yes; Commissioner Jose: Abstain; Commissioner Mosiman: Abstain; Commissioner Streissguth: Yes; Commissioner Tift: Yes; Commissioner Warren: Abstain; Chairman Hoell: Yes. The motion carried.

VI. Public Meeting

A. Call To The Public (public comments on any item not on tonight's agenda).

Chairman Hoell asked if there were any comments from citizens. Seeing none, she closed this portion of the meeting.

1. Workshop and Public Hearing –Zoning Code Amendment: Lindsey Sehmel, City Planner, gave a brief PowerPoint presentation on the topic of amending the Bremerton Municipal Code chapter 20.48 titled “Off-Street Parking Requirements” relating to electric vehicle infrastructure within the city. During the 2009 legislative cycle, Washington State adopted House Bill 1481 which requires by July 2011 all growth

management cities and cities along major transportation routes to allow for electric vehicle infrastructure within their city limits in all zones except residential and city resource lands, specifically, zones where automobile oriented services are currently located. This requirement is compatible with the City of Bremerton's comprehensive plan Transportation element. Minor amendments to the zoning code would achieve the State's requirements for electric vehicle infrastructure availability. The amendments would include:

- Amending existing definitions for *Automobile Service & Repair, Gas Station, and Transportation Facility*;
- Adding new definitions for *Battery Charging Station, Battery Exchange Station, Electric Vehicle Charging Station, Electric Vehicle Infrastructure, and Rapid Charging Station*; and
- Including a new sub-section to BMC 20.48, *Off-Street Parking Requirements*, to allow charging stations in parking lots that are within an approved zone. All charging stations would have to comply with City building codes and Labor and Industry (L&I) electrical codes.

Lindsey noted that the Puget Sound Regional Council (PSRC) and the Department of Commerce had created an educational packet for communities to refer to while undergoing this adoption process; Bremerton's approach was within these guidelines.

Commissioner Cockburn asked about Level II (private) charging stations in residential zones. **Lindsey** said that private use charging stations were allowed in residential areas; the proposed amendments would affect commercial properties and uses. **Andrea Spencer, Director of Community Development**, added that charging stations for private use is considered an accessory use to the property and would only require electrical permits.

Commissioner Streissguth commented that the proposed amendments seemed to be a "minimalist" approach and felt that the Commission should be more aware of the guidelines set forth in the PSRC packet which she then passed out to the commissioners to review.

Commissioner Streissguth asked if automobile dealerships would be included with *automobile services and repair* because it was feasible that a dealership that sells only used cars would not necessarily have service bays but may want to have charging stations. **Lindsey** said that if the dealership was in an allowed zone, charging stations would be considered an allowed use. **Commissioner Jose** asked if that would include the rapid charging stations. **Lindsey** said that rapid charging stations would be allowed where gas stations are allowed. Commissioner Jose posed the scenario of the used car dealership installing a rapid charging station. **Andrea** stated that, as in the residential zones, charging stations are an accessory use to the primary use and in the near future it will be customary to have charging stations in conjunction with other auto-oriented services.

Andrea added that limited staff resources have necessitated taking a "minimalist" approach in order to be in compliance with the State's regulations by the deadline of July

1, 2011. A more in-depth approach will be included with larger code amendments at a future date.

Commissioner Tift asked if charging stations would be allowed at restaurants, such as Anthony's as an amenity to the restaurants customers, or in any parking structure. **Lindsey** said it would be allowed as part of the amendments to off-street parking as long as it is an allowed use in an allowed zone.

Commissioner Jose questioned the differences in the amendments to definitions, specifically why services such as electric battery exchange were not allowed at all of the facilities listed. **Lindsey** explained that battery exchange facilities can be quite large; **Commissioner Cockburn** added that there is a safety issue when exchanging batteries and is too dangerous to have in a gas station because of sparking.

Chairman Hoell expressed concern of limiting a business owner's ability to grow and run their facility by limiting what type of electric vehicle service they can provide.

Commissioner Streissguth expressed discomfort at approving the proposed amendments without more detailed information regarding safety and other specifics of installing electric vehicle services. **Commissioner Mosiman** stated that public safety was beyond the responsibilities of a Planning Commission, but noted that there was quite a lot of information contained in the PSRC guidelines and it could not be adequately covered in one meeting. He acknowledged that there are times when a deadline is imminent it is necessary to adopt a "bare bones" proposal as a holding place so the requirement is technically met. **Commissioner Mosiman** asked where the concept and language contained in the proposed amendments originated from. **Lindsey** said the language, specifically the new sub-section to BMC 20.48, came from the PSRC guidelines. The amendments to the definitions was a result of staff analysis of existing zones and uses and what would be the most appropriate locations for electric vehicle services.

Commissioner Jose felt that the Commission should be open to many electric vehicle service location possibilities in the interest of encouraging entrepreneurship within the city.

Commissioner Tift asked if any permits for charging stations had been approved. **Andrea** said that there have been no proposals submitted, but noted that businesses such as the Nissan dealership would not need a building permit, only an electrical permit through L&I because a charging station is an accessory use. She added that the zoning code does not regulate safety measures; those standards are set through building, fire, and electrical codes.

Commissioner Tift asked to what businesses or locations desiring charging stations as a secondary use would the proposed amendments apply. **Andrea** explained that the amendments were to clarify the zones that allow car related services would also allow electric vehicle related services. For example, even though the Manette Center Core (MCC) has a commercial element, auto-oriented services are not allowed, therefore, electric vehicle charging stations or battery exchange facilities are not allowed.

Commissioner Warren asked how long a Director's interpretation would take to make a decision on where electric vehicle services could be located. **Andrea** said it would take about two weeks and she would use the proposed zoning codes included in the amendment as a guide to what is most compatible.

Commissioner Mosiman acknowledged the need to adopt the proposed amendments to the zoning code to be compliant with the State, but asked for more time to truly understand what the impacts on the community would be.

Commissioner Streissguth asked about allowing charging stations in parking areas in the public right-of-way. Andrea explained that the zoning code has been developed to regulate private property and does not have authority over public right-of-way. She added that charging stations could be allowed in the public right-of-way but the zoning code would not be the governing document.

Commissioner Streissguth requested staff verify the accuracy of the Washington Administrative Code (WAC) cited in the proposed amendments and to provide additional information on ADA accessibility and public safety for charging stations within parking structures.

Several commissioners felt that additional information regarding allowed locations, design guidance, and Planning Commission authority was needed before this item could be put to a vote. Staff will provide the commissioners with the link to the PSRC website page that contains the electric vehicle guidelines.

Commissioner Cockburn commented that much of what was included in the proposed amendments dealt with technology that has yet to be fully developed which will allow time to make changes if needed.

A motion was made by Commissioner Streissguth and seconded by Commissioner Jose to continue the Public Hearing to amend BMC 20.42 and 20.48 to the March 15, 2011 meeting. Called for a vote: Commissioner Cockburn: Yes; Commissioner Jose: Yes; Commissioner Mosiman: Yes; Commissioner Streissguth: Yes; Commissioner Tift: Yes; Commissioner Warren: Yes; Chairman Hoell: Yes. The motion carried.

VI. Business Meeting

A. Chairman's Report: None.

B. Director's Report: Andrea Spencer, Director of Community Development, reported that the Shoreline Master Program shoreline designations will be presented to the Commission at the March 15, 2011 meeting.

There will be open houses for the Pacific Avenue Redevelopment project on February 17th and the SKIA Sub-Area Plan in April.

Andrea welcomed **Kelli Warren** as the newest member of the Planning Commission.

C. **Old Business:** None

D. **New Business:** Commissioner Streissguth asked about having the Commissioners attend the Department of Commerce's short course on planning law. Staff will research when and where the next available course will take place.

VII. Adjournment

Meeting was adjourned at 6:24 p.m. The next Regular Meeting is scheduled for March 15, 2011.

Respectfully submitted by:

Andrea L. Spencer, AICP, Executive Secretary

Approved by:

Lois Hoell, Chairman

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

AGENDA TITLE:	<i>Public Hearing for Zoning Code amendments Electric vehicle infrastructure</i>
DEPARTMENT:	<i>Community Development</i>
PRESENTED BY:	<i>Andrea L. Spencer, AICP, Director of Community Development</i>

EXECUTIVE SUMMARY

On February 15, 2011 the Planning Commission conducted a public hearing on amendments to the City's Zoning Code (Bremerton Municipal Code Title 20). As drafted and proposed by staff, the amendments presented to the Commission would bring the City's code into conformance with the minimum requirements of SSHB 1481 and RCW 35A.63.107, which requires the city to allow electric vehicle infrastructure in nearly all the city's zoning districts.

The Commission considered the information presented, asked several clarifying questions of staff, and determined that additional information was necessary before the Commission could formulate a recommendation for code changes to the City Council. The Commission made a motion to continue the public hearing to March 15, 2011, at which time it was expected that additional information would be provided.

The Department of Community Development has experienced staff changes over the past couple of weeks, and as a result, this work item has not been completed for the Commission. I recommend the following:

- 1) Open the continued public hearing, receive any additional public testimony, and close the public hearing.***
- 2) Provide any additional feedback to staff of the specific information you require so that you may formulate a recommendation to the City Council on these amendments.***

Staff will schedule this as a future item for Planning Commission discussion and will publish a new public hearing legal advertisement.

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

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

EXECUTIVE SUMMARY:

As part of the Shoreline Master Program (SMP) update the City is required to establish a designation system for all properties within the shoreline environment, which includes all properties within 200' of the shoreline. These designations are very similar in function to the zones established in the Zoning Code and establishes the appropriate land uses for each specific area.

Staff has evaluated the existing SMP designations in comparison with the State requirements and has found that most of the current designations are appropriate and do not require modification, however there are five new designations proposed as follows:

- Aquatic – All areas waterward of the Ordinary High Water Mark such as tidelands.
- Aquatic Conservancy – Areas waterward of the Ordinary High Water Mark with particularly sensitive or productive habitat function.
- Isolated Designation – Areas where substantial barriers isolate upland areas from influencing shorelines, such as Highway 16.
- Parallel Designations – two designations are side by side in locations where roads or other features separate upland uses from uses adjacent to the shoreline.
- Recreation – Primarily applied to parks designed to facilitate public access to the shoreline, but also applied to marinas.

Attached you will find the proposed policy direction for each different designation (Attachment I). Additionally, Staff has attached a chart (**Attachment II**) that describes the locations, features, and habitat function along each of the designated shoreline areas. These designations have been reviewed by the Citizen Advisory Committee and are currently being reviewed by the Technical Advisory Committee as well as the Department of Ecology. A PowerPoint presentation is planned for the meeting to provide detailed explanation for these designations and their proposed locations.

STAFF RECOMMENDATION:

The Planning Commission should hold a community workshop to garner public testimony, deliberate, and provide direction to Staff regarding shoreline designations.

ATTACHMENTS:

Attachment I: Proposed Shoreline Designation functions
Attachment II: Shoreline Designation Chart

Proposed Shoreline Designation Functions

Aquatic Conservancy

This designated is for areas of marine water bodies, waterward of the Ordinary High Water Mark whose existing natural state is relatively free of human influence, has biological diversity, or other features particularly sensitive to human activity.

Aquatic Environment

To protect, restore, and manage the unique characteristics and resources. The Aquatic Environment should be applied to those area waterward of the Ordinary High Water Mark of all shorelines of the state which can include, streams and rivers, marine water bodies, and lakes, together with their underlying lands and their water column but does not include areas designated Aquatic Conservancy. This environment does not include associated wetlands and other shorelands shoreward of the Ordinary High Water Mark.

Commercial

This designation is primarily for those areas which range from the high intensity business district and small light industry to the small commercial operations located in the various neighborhoods. The intent of this designation is to provide for water-oriented commercial uses where feasible, and to encourage commercial development that could enhance public access to the shoreline, either physical or visual. To provide a setting for commercial operations that will be of economic benefit while protecting existing ecological functions, and to restore ecological functions in areas that have been previously degraded.

Downtown Waterfront

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.

Industrial

This designation is to provide for efficient utilization of suitable shoreline areas for water dependent commerce and industry.

Isolated

The objective of this 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, roads, or intervening private parcels.

Recreation

These areas are to provide recreational and public access opportunities as well as maintain and restore ecological functions and preserve open space.

Residential, Multi-Family

This designation is for areas which are primarily multi-family residential or intended for multi-family residential use. These areas are to be consistent with multi-family neighborhood character in which they are located in terms of open space, bulk, scale, and intensity of use as established in the Zoning Code and/or the applicable Sub-Area Plan. In addition, provisions for appropriate public access and recreational uses are encouraged.

Residential, Single-Family

These areas are intended for single-family residential use. They are to be consistent with low density neighborhood character in terms of open space, bulk, scale, and intensity of use as established in the Zoning Code. In addition, provisions for appropriate public access and recreational uses are encouraged.

Urban Conservancy

To protect and restore ecological functions of open space, floodplain and other sensitive lands where they exist in urban and developed settings, while allowing a variety of compatible uses consistent with the Comprehensive Plan. 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.

Designations by Reach

Water Body and Reach No.	Boundaries	Existing Environment	Proposed Environment	Resources Present
Ostrich Bay (OstB) 1	North City Limits to South limit of Naval Hospital	Urban Residential	Parallel Designations: ~Urban Conservancy waterward of Boone Rd ~ Commercial landward	~Includes Puget Sound Naval Complex, Naval Hospital Bremerton ~Medium bank ~Vegetation buffer between OHWM and Boone Rd
Ostrich Bay (OstB) 2	South limit of Hospital to Myers Place	Urban Residential	Recreation	~Includes Puget Sound Naval Complex, Park ~Medium bank ~Vegetation along shore is partially altered for access
Ostrich Bay (OstB) 3	Myers Place to boundary of NAD Marine Park	Urban Residential	Parallel Designations: ~Urban Conservancy waterward of S. Shore Rd. ~ Single Family Residential landward of road	~Medium bank ~Vegetation buffer between OHWM and S. Shore Drive ~One Naval dock in reach
Ostrich Bay (OstB) 4	NAD Marine Park South boundary of Puget Sound Naval Complex to but not including 1903 Shorewood Dr.	Urban Conservancy	Urban Conservancy	~ linear feet 1250 ~Park is generally unaltered
Ostrich Bay (OstB) 5	1903 Shorewood Dr. to 2151 Madrona Pt Dr (Tip of Madrona Point)	Urban Residential	Single Family Residential	~Lots range in depth from 112 to 540 feet ~Building setbacks 0 to 50 feet ~ modifications mixed 25-65% and 76-100% ~14 in-water structures ~Upland vegetation limited ~Intertidal area moderate-extensive ~In-water vegetation: marsh, kelp, eelgrass

Water Body and Reach No.	Boundaries	Existing Environment	Proposed Environment	Resources Present
Oyster Bay (OyB) 1	2148 Madrona Pt to 924 Lower Oyster Bay Dr	Urban Residential	Single Family Residential	<ul style="list-style-type: none"> ~Lots range in depth from 112 to 540 feet ~Building setbacks 0 to 50 feet ~ modifications mixed 25-65% and 76-100% ~8 in-water structures ~Upland vegetation limited ~Intertidal area moderate-extensive ~In-water vegetation: marsh, kelp, eelgrass
Oyster Bay (OyB) 2	From –but not including - 924 Lower Oyster Bay Dr to and including 4320 Kitsap Way (Flagship Inn Motel)	Urban Commercial	Commercial	<ul style="list-style-type: none"> ~Commercial Lots range in depth from 15 to 280 feet ~Building setbacks 11.5 to 40 feet ~ modifications 76-100% ~2 in-water structures ~Upland vegetation limited ~Intertidal area limited ~In-water vegetation: none
Oyster Bay (OyB) 3	4310 Kitsap Way to and including 1705 Marine Drive	Urban Residential	Single Family Residential	<ul style="list-style-type: none"> ~Lots range in depth from 60 to 240 feet ~Building setbacks 25 to 75 feet ~ modifications mix of 25-65% and 76-100% ~8 in-water structures ~Upland vegetation limited-moderate ~Intertidal area extensive ~In-water vegetation: marsh
Oyster Bay (OyB) 4	North of 1705 Marine Drive (but not including) to (but not including) 1901 Marine Drive	Urban Residential	Parallel designation: ~Urban Conservancy waterward of road Includes island ~Upland beyond road Single Family Residential	<ul style="list-style-type: none"> ~Area waterward of road and water undeveloped – 933 linear feet ~ modification 25-65% ~no in-water structures ~Upland vegetation extensive ~Intertidal area extensive ~In-water vegetation: marsh

Water Body and Reach No.	Boundaries	Existing Environment	Proposed Environment	Resources Present
Oyster Bay (OyB) 5	1901 Marine Drive to 2415 S Marine Drive (Across from Madrona Pt.)	Urban Residential	Single Family Residential	<ul style="list-style-type: none"> ~Lots range in depth from 80 to 240 feet ~Building setbacks 15 to 200 feet ~ modification: very limited ~1 in-water structure ~Upland vegetation limited-moderate ~Intertidal area extensive ~In-water vegetation: marsh
Oyster Bay (OyB) 6	3054 S Marine Drive 3042 Marine Dr (tip of Rocky Pt.)	Urban Residential	Single Family Residential	<ul style="list-style-type: none"> ~Lots range in depth from 60 to 360 feet ~Building setbacks 10 to 100 feet ~ modification: mostly 76-100%, some 25-65%, small area in northern section 1-24% ~8 in-water structures ~Upland vegetation limited-moderate ~Intertidal area limited ~In-water vegetation: eelgrass
Mud Bay (MB) 1	3052 Marine Drive to 1910 Marine Dr (Bottom of Mud Bay)	Urban Residential	Single Family Residential	<ul style="list-style-type: none"> ~Lots range in depth from 60 to 360 feet ~Building setbacks 33 to 233 feet ~ modifications: 25-65% in northern section, middle 1-24%, southern section none. ~12 in-water structures ~Upland vegetation moderate ~Intertidal area extensive ~In-water vegetation: marsh, kelp, eelgrass
Mud Bay (MB) 2	4366 Kelley Dr to 1385 NW Swiftshore Ct. (mouth of Mud Bay)	Semi-Rural (Kitsap County)	Single Family Residential	<ul style="list-style-type: none"> ~Lots range in depth from 120 to 570 feet ~Building setbacks 50 to 185 feet ~ modifications: very limited ~5 in-water structures ~Upland vegetation extensive ~Intertidal area extensive ~In-water vegetation: marsh, kelp

Water Body and Reach No.	Boundaries	Existing Environment	Proposed Environment	Resources Present
Ostrich Bay (OstB) 6	1385 NW Swiftshore Ct to 3544 Mathews Dr NW (Tip of Rocky Pt.)	Semi-Rural (Kitsap County)	Single Family Residential	<ul style="list-style-type: none"> -Lots range in depth from 240 to 1020 feet -Building setbacks 0 to 233 feet - modifications: mixed--mostly ~76-100%, some areas with none -7 in-water structures -Upland vegetation limited -Intertidal area moderate -In-water vegetation: marsh, kelp, sargassum, eelgrass
Phinney Bay (PB) 1	3532 Mathews Dr NW to 2710 Yacht Haven Wy	Semi-Rural (Kitsap County)	Single Family Residential	<ul style="list-style-type: none"> -Lots range in depth from 240 to 1020 feet -Building setbacks 0 to 233 feet - modifications: mixed--mostly ~76-100%, some areas with none -8 in-water structures -Upland vegetation limited -Intertidal area moderate -In-water vegetation: marsh, kelp, sargassum, eelgrass
Phinney Bay (PB) 2	2700 Yacht Haven Way (Bremerton Yacht Club)	Semi-Rural (Kitsap County)	Recreation outside of peninsula	<ul style="list-style-type: none"> - linear feet 1000 -Lots size 105,415 square feet, -Lot depth 200 feet -Building setbacks 0 feet - modifications: 76-100% -157 slips, 2 additional in-water structures -Upland vegetation limited -Intertidal area west shore=extensive, east shore=limited -In-water vegetation: marsh

Water Body and Reach No.	Boundaries	Existing Environment	Proposed Environment	Resources Present
Phinney Bay (BP) 3	4105 NW Kennedy Dr to 3680 NW Phinney Bay Rd (Include Shaw Island)	Semi-Rural (Kitsap County)	Single Family Residential	<ul style="list-style-type: none"> ~Lot depth 60 to 540 feet ~Building setbacks 50 to 150 feet ~ modification: 76-100% ~5 in-water structures ~Upland vegetation moderate-extensive ~Intertidal area North=extensive, south=moderate ~In-water vegetation: marsh, eelgrass
Phinney Bay (PB) 4	3432 NW Phinney Bay Rd to NW 3317 Phinney Bay Rd	Semi-Rural (Kitsap County)	Parallel Designation: ~From Road waterward ~ Urban Conservancy ~Upland - Single Family Residential	<ul style="list-style-type: none"> ~Area between road and water undeveloped ~ modification: 76-100% ~0 in-water structures ~Upland vegetation limited ~Intertidal area moderate ~In-water vegetation: marsh, eelgrass
Phinney Bay (PB) 5	3304 Phinney to 2715 N Lafayette Ave	Urban Residential	Single Family Residential	<ul style="list-style-type: none"> ~Lots range in depth from 40 to 915 feet ~Building setbacks 25 to 150 feet ~ modification: west side= 76--100%, east side=25-65% and some lower ~6 in-water structures ~Upland vegetation moderate ~Intertidal area limited ~In-water vegetation: marsh, kelp, eelgrass
West Port Washington Narrows (WPWN) 1	2710 N Lafayette Ave to 3200 19 th Street (Lot 5, Block 4 Anderson Cove 1 st Add)	Urban Residential	Single Family Residential	<ul style="list-style-type: none"> ~Lots range in depth from 40 to 915 feet ~Building setbacks 25 to 150 feet ~ modification: west side= 76--100%, east side=25-65% and some lower ~10 in-water structures ~Upland vegetation moderate ~Intertidal area limited ~In-water vegetation: marsh, kelp, eelgrass

Water Body and Reach No.	Boundaries	Existing Environment	Proposed Environment	Resources Present
West Port Washington Narrows (WPWN) 2 (Anderson Cove)	1900 Naval Ave Port Washington Marina	Urban Residential Urban Industrial	Parallel Designation: ~ Single Family Residential ~ Recreation for in water marina	~Port Washington Marina ~ linear feet 600 ~Lots size 124,581.6 square feet, ~Lot ranges in depth from 112.5 to 37.5 feet ~Building setbacks 0 to 133 feet ~ modification: 76-100% ~About 85 slips in-water structures ~Upland vegetation extensive ~Intertidal area limited ~In-water vegetation: none
West Port Washington Narrows (WPWN) 3 (Anderson Cove)	1805 Thompson Port Washington Marina	Urban Industrial	Industrial	~ linear feet 133 ~Lots size 28,314 square feet, ~Lot depth 75 feet ~ modification: 76-100% ~0 in-water structures ~Upland vegetation extensive ~Intertidal area limited ~In-water vegetation: none
West Port Washington Narrows (WPWN) 4	1731 High Ave to Warren Ave Bridge	Urban Residential	Single Family Residential	~Lots range in depth from 80 to 330 feet ~Building setbacks 0 to 160 feet ~ modification: area with none, but mostly 25-65% ~1 in-water structure (not including Warren Ave Bridge) ~Upland vegetation extensive ~Intertidal area moderate ~In-water vegetation: kelp
	Both sides Warren Bridge Roto-Vista Park	Urban Residential	Recreation	~Roto-Vista Park

Water Body and Reach No.	Boundaries	Existing Environment	Proposed Environment	Resources Present
West Port Washington Narrows (WPWN) 5	Warren Ave Bridge to 710 Park Dr.	Urban Residential	Single Family Residential	<ul style="list-style-type: none"> ~Number of Lots 9 ~5.64 acres ~lots range in depth from 60 to 690 feet ~Building setbacks 0 to 300 feet ~ modification: 76-100% ~0 in-water structures (not including bridge) ~Upland vegetation limited ~Intertidal area limited ~In-water vegetation: kelp
West Port Washington Narrows (WPWN) 6	Evergreen Park	Urban Conservancy Urban Industrial	Recreation	<ul style="list-style-type: none"> ~Park size 13.39 acres ~Waterfront xx linear feet ~Building setbacks 33 to 367 feet ~ modification: 76-100% ~1 in-water structure ~Upland vegetation limited ~Intertidal area moderate ~In-water vegetation: kelp
West Port Washington Narrows (WPWN) 7	Evergreen Park to Manette Bridge	Urban Commercial	Multi-Family (upland zoning is Downtown Regional Center Subarea Zoning MR-1 Multi-Family Residential 1)	<ul style="list-style-type: none"> ~Lots range in depth from 100 to 180 feet ~Building setbacks 20 to 70 feet ~ modification: 76-100% ~1 in-water structure (not including bridge) ~Upland vegetation extensive ~Intertidal area limited ~In-water vegetation: kelp
West Port Washington Narrows (WPWN) 8	Both sides of Manette Bridge	Urban Commercial	Recreation	

Water Body and Reach No.	Boundaries	Existing Environment	Proposed Environment	Resources Present
West Port Washington Narrows WPWN) 9	Manette Bridge to 608 Washington Ave (6 th Street)	Urban Commercial	Downtown Multi-Family (upland zoning is Downtown Regional Center Subarea Zoning MR-1 Multi-Family Residential 1)	<ul style="list-style-type: none"> ~ Lots range in depth from 60 to 210 feet ~ Building setbacks 0 to 114 feet ~ modification: 25-65% ~ 0 in-water structure (not including bridge) ~ Upland vegetation extensive ~ Intertidal area limited ~ In-water vegetation: kelp
Sinclair Inlet (SI) 1	6 th Street to Puget Sound Naval Shipyard	Downtown Waterfront	Downtown Waterfront	<ul style="list-style-type: none"> ~ Linear feet 1860 ~ 2 vacant lots, 0.09 total acres ~ Lots range in depth from 70 to 206 feet ~ Building setbacks 0 to 57 feet ~ modification: 25-65% ~ 4 in-water structures, additionally about 300 slips ~ Upland vegetation limited ~ Intertidal area limited ~ In-water vegetation: kelp
Sinclair Inlet (SI2)	Puget Sound Naval Shipyard	Urban Industrial	Industrial	<ul style="list-style-type: none"> ~ Parcel 397.47 acres ~ 19,625 linear feet of (11,000 excluding docks) ~ modification: 100% ~ Upland vegetation none ~ Intertidal area limited ~ In-water vegetation: none
Sinclair Inlet (SI) 3	Puget Sound Naval Shipyard boundary to, but not including 3958 SR 16 West	Urban (Kitsap County)	Parallel designations: ~ Waterward of Naval RR and SR 3, at point at which RR and SR 3 diverge, follows SR 3 – ~ Urban Conservancy Upland of SR 3 – Excluded	<ul style="list-style-type: none"> ~ linear feet 7,000 to 3015 SR 3; 11,500 to 3958 SR 16 ~ modification: 76-100% ~ 0 in-water structures ~ Upland vegetation (upland side) moderate ~ Intertidal area limited most of the reach ~ In-water vegetation: none identified

Water Body and Reach No.	Boundaries	Existing Environment	Proposed Environment	Resources Present
Sinclair Inlet (SI) 4	3958 SR 16 West to 3650 SR 16 SW	Urban (Kitsap County)	Parallel designations: ~Waterward of Building setback– Urban Conservancy, ~Commercial - Landward of Building Setback	~ length 1,300 feet ~Number of commercial lots – 6 ~Commercial lot acres – 13.23 ~Lots range in depth from 35 to 300 feet ~Building setbacks 30 to 314 feet ~ modification: 76-100% ~0 in-water structures ~Upland vegetation limited ~Intertidal area extensive ~In-water vegetation: marsh
Sinclair Inlet (SI) 4	3050 SR 16 SW	Urban (Kitsap County)	Sinclair Inlet Wildlife Area	~ length 800 feet ~Upland vegetation limited ~Intertidal area extensive ~In-water vegetation: marsh
Sinclair Inlet (SI) 5	2800 SR 16 SW Elandan Gardens	Urban Conservancy	Parallel designations: ~Waterward of Building setback– Urban Conservancy, ~Recreational - Landward of Building Setback	~Former landfill ~ length – 250 ~Parcel size – 1.53 acres ~Building setback 588 feet ~ modification: 76-100% ~0 in-water structures ~Upland vegetation extensive ~Intertidal area extensive ~In-water vegetation: marsh
Sinclair Inlet (SI) 6	2800 SR 16 SW east of Elandan Gardens	Urban Conservancy	Urban Conservancy,	~Ease of former landfill ~ length – 500' ~ modification: 0% ~0 in-water structures ~Upland vegetation narrow adjacent to road ~Intertidal area extensive ~In-water vegetation: marsh

Water Body and Reach No.	Boundaries	Existing Environment	Proposed Environment	Resources Present
East Port Washington Narrows (EPWN) 1	Riddell Road to 3845 Tracy Beach Rd	Rural (Kitsap County)	Single Family Residential	<ul style="list-style-type: none"> ~Lots range in depth from 180 to 615 feet ~Building setbacks 30 to 486 feet ~ modification: 76-100% ~1 in-water structure ~Upland vegetation limited ~Intertidal area moderate ~In-water vegetation: marsh
East Port Washington Narrows (EPWN) 2	3765 Tracy Beach Rd Sheridan Road	Conservancy (Kitsap County)	Parallel designation: ~Urban Conservancy - Waterward of Road ~ Single Family Residential- Upland of Road	<ul style="list-style-type: none"> ~ length 4,900 ~Average road setback from OHWM 30 feet ~ modification: 76-100% ~1 in-water structure ~Upland vegetation moderate ~Intertidal area moderate ~In-water vegetation: kelp
East	Sheridan Road to 2475 Stephenson Ave Lions Field	Urban Conservancy	Recreation or Urban Conservancy	<ul style="list-style-type: none"> ~Park size 19.11 acres ~Waterfront 2,000 linear feet ~Building setbacks 10 to 570 feet ~ modification: limited ~2 in-water structures ~Upland vegetation limited ~Intertidal area moderate ~In-water vegetation: kelp
East Port Washington Narrows (EPWN) 4	2506 Stephenson Ave to Sheridan Park	Urban Residential	Single Family Residential	<ul style="list-style-type: none"> ~Lots range in depth from 171 to 371 feet ~Building setbacks 71 to 257 feet ~ modification: 25-65% ~0 in-water structure (not including bridge) ~Upland vegetation moderate-extensive ~Intertidal area moderate ~In-water vegetation: kelp

Water Body and Reach No.	Boundaries	Existing Environment	Proposed Environment	Resources Present
	Sheridan Park Warren Bridge Theater	Urban Conservancy	Parallel Designation: ~ Upland Commercial ~Below top of slope is Urban Conservancy	~Park size 5.6 acres ~Waterfront 790 linear feet ~Building setback 228 feet ~ modification: 1-25% ~0 in-water structures ~Upland vegetation extensive ~Intertidal area limited ~In-water vegetation: kelp
Port Washington Narrows (EPWN) 5	1107 Campbell Wy to 1921 Wheaton Way	Urban Commercial	Parallel Designation: ~ Commercial for upland ~Conservancy for below top of slope.	~ length 1,800 feet ~Misc. services lots 4; 1.52 acres ~Sheds and garages lots: 1; 1.39 acres ~Number of residential lots 10 ~Undeveloped lots: 5 ~Recreational lots: 1 ~Lots range in depth from 34 to 172 feet ~Building setbacks 57 to 187 feet ~ modification: 1-25% ~0 in-water structures ~Upland vegetation extensive ~Intertidal area moderate ~In-water vegetation: kelp
East Port Washington Narrows (EPWN) 6	East of 1921 Wheaton to Manette Bridge (includes CCR – City Core Residential and Manette Subarea R-10 zoning)	Urban Residential	Multi-Family Residential	~Lots range in depth from 70 to 640 feet ~Building setbacks 0 to 486 feet ~ modification: mostly 76-100% ~0 in-water structure ~Upland vegetation limited ~Intertidal area limited ~In-water vegetation: kelp, sargassum
East Port Washington Narrows (EPWN) 7	Manette Bridge both sides	Urban Conservancy	Recreation	

Water Body and Reach No.	Boundaries	Existing Environment	Proposed Environment	Resources Present
East Port Washington Narrows (EPWN) 8	Manette Bridge to 201 Shore Dr (Mantette Subarea NCC-Neighborhood Center Core)	Urban Commercial	Urban Commercial	<ul style="list-style-type: none"> ~ length 466 feet ~Number of commercial lots – 3 ~Commercial lot acres – 0.41 ~Number of residential lots- 1 ~Zoned Communications: 1 lot, 0.09 acres ~Zoned 370-50+ units: 1 lot, 0.87 acres ~Lots about 100 feet deep ~Building setbacks about 0 feet ~ modification: 76-100% ~2 in-water structures ~Upland vegetation limited ~Intertidal area limited ~In-water vegetation: sargassum
Port Orchard Bay (POB) 1	211 Shore Drive to 711 Shore Drive	Urban Residential	Single Family Residential With Shore Drive Overlay	<ul style="list-style-type: none"> ~Lots range in depth from 77 to 120 feet ~Building setbacks 0 to 60 feet ~ modification: 76-100% ~1 in-water structure ~Upland vegetation limited ~Intertidal area moderate ~In-water vegetation: sargassum
Port Orchard Bay (POB) 2	805 Shore Drive to 1151 Shore Drive	Urban Residential	Single Family Residential With Shore Drive Overlay	<ul style="list-style-type: none"> ~Average lot depth about 120 feet ~Building setbacks 0 to 30 feet ~ modification: 76-100% ~1 in-water structure ~Upland vegetation limited ~Intertidal area moderate ~In-water vegetation: sargassum

Water Body and Reach No.	Boundaries	Existing Environment	Proposed Environment	Resources Present
Port Orchard Bay (POB) 3	1334 Jacobsen Blvd to 1926 Jacobsen Ln	Semi-Rural (Kitsap County)	Single Family Residential	<ul style="list-style-type: none"> ~Lots range in depth from 195 to 345 feet ~Building setbacks 0 to 215 feet ~ modification: 25-65% ~1 in-water structure ~Upland vegetation limited ~Intertidal area moderate ~In-water vegetation: sargassum
Port Orchard Bay (POB) 4	1938 Jacobsen Blvd to 2504 NE Enetai Beach Rd	Semi-Rural (Kitsap County)	Single Family Residential	<ul style="list-style-type: none"> ~Lots range in depth from 300 to 1020 feet ~Building setbacks 5 to 86 feet ~ modification: 1-24% ~3 in-water structures ~Upland vegetation extensive, but not directly adjacent to shore ~Intertidal area moderate ~In-water vegetation: kelp, sargassum
Port Orchard Bay (POB) 5	2700 NE Enetai Beach Rd to (but not including 3735) Bahia Vista Drive	Conservancy (Kitsap County)	Urban Conservancy	<ul style="list-style-type: none"> ~Lots range in depth from 120 to 960 feet ~Building setbacks 130 to 428 feet ~ modification: 76-100%, with section of none ~1 in-water structures ~Upland vegetation extensive ~Intertidal area moderate ~In-water vegetation: kelp, sargassum
Port Orchard Bay (POB) 6	3735 Bahia Vista Drive to Illahee State Park	Rural (Kitsap County)	Single Family Residential	<ul style="list-style-type: none"> ~Lots range in depth from 342 to 457 feet ~Building setbacks 5 to 143 feet ~ modification: 76-100% ~1 in-water structure ~Upland vegetation limited directly upland from shore, extensive upland from houses ~Intertidal area moderate ~In-water vegetation: kelp, sargassum

Water Body and Reach No.	Boundaries	Existing Environment	Proposed Environment	Resources Present
Gorst Creek (GC) 1	Sinclair Inlet to SR 3	No designation	Parallel Designation: ~Conservancy on left Bank (north) ~Commercial on right Bank (south) (Note – designated Freeway Corridor I in Bremerton UGA zoning map)	<ul style="list-style-type: none"> ~ length 233 feet ~Number of commercial lots – 2 ~Commercial lot acres – 1.84 ~Number of residential lots- 0 ~Undeveloped lots- 1 (0.14 acres) ~Lots range in depth from 93 to 133 feet ~Building setbacks 15 to 25 feet ~ modification: north bank: limited, south bank: 76-100% no in-water structure ~Upland vegetation extensive ~Intertidal area extensive ~In-water vegetation: marsh
Gorst Creek (GC) 2	SR 3 to Sam Christopherson Avenue	No designation	Commercial (Note – designated Freeway Corridor I in Bremerton UGA zoning map)	<ul style="list-style-type: none"> ~ length 1,666 feet ~Number of commercial lots – 9 ~Commercial lot acres – 6.98 ~Number of residential lots—11 ~Residential lot acres—8.72 ~Lots range in depth from 130 to 400 feet ~Building setbacks unknown ~ armoring unknown ~Upland vegetation extensive ~In-water vegetation: unknown
Gorst Creek (GC) 3	Sam Christopherson Avenue to W Belfair Valley Rd	No designation	Single Family Residential (Note – designated Residential in Bremerton UGA zoning map)	<ul style="list-style-type: none"> length 1,000 feet Number of residential lots 5 MH-real property lots 1 Lots range in depth from 100 to 550 feet Building setbacks unknown armoring unknown Upland vegetation extensive In-water vegetation: unknown

Water Body and Reach No.	Boundaries	Existing Environment	Proposed Environment	Resources Present
Gorst Creek (GC) 4	W Belfair Valley Rd to power line easement (hatchery in Otto Jarstad Park)	No designation	Recreation	~City park and fish hatchery
Gorst Creek (GC) 5	Power line easement in Otto Jarstad Park to end of jurisdiction	No designation	Urban Conservancy	~City owned Watershed
Lake Kitsap (LK) 1	South side of lake to 1976 Price Rd Lake Kitsap Park	Urban Conservancy	Recreation Developed portion of park	~Park size 30.76 acres ~Waterfront 1,935 linear feet ~Building setback 43 feet ~ modification: 1-25% ~3 in-water structures ~Upland vegetation extensive ~In-water vegetation: unknown
Lake Kitsap (LK) 2	Easterly portion of Lake Kitsap Park	Urban Conservancy	Urban Conservancy	~Wetland area
Lake Kitsap (LK) 3	Platted Lake Kitsap	Urban Residential	Single Family Residential	~Number of residential lots 111 ~Lots range in depth from 143 to 706 feet ~Building setback 15 to 343 feet ~ modification: 25-65% ~92 in-water structures ~Upland vegetation limited ~In-water vegetation: unknown
Lake Kitsap (LK) 4	1012 Kitsap Lake Rd Navy – Camp McKean	Urban Conservancy	Recreation	~Park size 18.52 acres ~Waterfront 465 linear feet ~Building setback 57 feet ~ modification: 1-25% ~1 in-water structures ~Upland vegetation limited ~In-water vegetation: unknown
Union River and Reservoir	All	Urban Conservancy	Urban Conservancy	~City owned Watershed

Water Body and Reach No.	Boundaries	Existing Environment	Proposed Environment	Resources Present
Twin Lakes	All	Urban Conservancy	Urban Conservancy	~City Owned Watershed