

## Bay Vista Subarea Plan Proposed Amendments:

The Bay Vista Subarea Plan can be seen: <http://www.ci.bremerton.wa.us/370/Bay-Vista> or at the City of Bremerton website: [www.ci.bremerton.wa.us](http://www.ci.bremerton.wa.us) (Home-Our Government-Community Development-Bay Vista). The following are proposed amendments to the Comprehensive Plan of the Bay Vista Subarea Plan.

Page	Title or Figure for Proposed Revisions	Proposed Revisions to Comprehensive Plan Portion	Other Information
<b>(IV) Zoning &amp; Development Standards: page 21</b>	A. Land Use Zones; fourth and fifth paragraphs	<p>Revised text in the manner:</p> <p><del>“The current zoning classification for the Bay Vista site is Master Development (MD) [Chapter 20.80 BMC]. The MD zone is applied to site envisioned for large-scale planned development. <u>The Bay Vista site was developed as a Master Development plan per the 2004 Comprehensive Plan.</u> These proposals must meet a public need...</del></p> <p><del>Proposals in the MD zone are <u>The Bay Vista development was</u> required to prepare a Master Development Plan (MDP), which includes...”</del></p>	Master Development zone is removed from the Comprehensive Plan Update, as there are no remaining sites appropriate for a Master Development Plan. However, the Bay Vista is still compliant with the 2016 Comprehensive Plan update.

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Page	Title or Figure for Proposed Revisions	Proposed Revisions to Development Standards	Other Information
<b>(IV) Zoning &amp; Development Standards: page 23</b>	3. Multi-Family/Mixed Use; second paragraph	Text should be revised as the following: “Mixed-Use standards shall be in accordance with the standards of BMC <del>20.66</del> <u>20.82</u> ”	Revisions are proposed as the Comprehensive Plan update consolidated designations, 20.66 (Neighborhood Center Core) has been consolidated into 20.82, the Neighborhood Business zone. Citation needed to be corrected.
<b>(IV) Zoning &amp; Development Standards: page 25</b>	4. Village Commercial, (v) Development Standards; first paragraph	Text should be revised as the following: “Site development shall be in accordance with the standards of BMC <del>20.66.060</del> <u>20.82.060</u> with the following additions... ”	Revisions are proposed as the Comprehensive Plan update consolidated designations, (see above reference).
<b>(IV) Zoning &amp; Development Standards: page 28</b>	6. Public Facility	6.i.a. Permitted Uses, Design & Development Standards: “a. Shall be in accordance with BMC <del>20.90</del> <u>20.62</u> including...”	Industrial Park zone (BMC 20.90) has been consolidated into BMC 20.62 General Commercial in the Comprehensive Plan Update.
<b>(IV) Zoning &amp; Development Standards: page 30</b>	C. Streets, Sidewalks and Driveways: C(1)(vi)(b)(ii) Green/Pedestrian Street Standards	vi. Green/Pedestrian Streets b. Standards: (i) Minimum Width: <del>8</del> <u>9</u> feet (ii) Sidewalks: Shall have a maximum width of <del>4</del> <u>5</u> feet (iii) Planting strips: Shall have a minimum width of two feet (both sides).	Require 5’ sidewalks for green/pedestrian paths to be compliant with ADA (Americans with Disabilities Act) requirements of 5’ minimum continuous width. As such, the minimum width of sidewalk would increase to 9’.

Page	Title or Figure for Proposed Revisions	Proposed Revisions to Development Standards	Other Information
<b>(IV) Zoning &amp; Development Standards: page 32</b>	B. General Development Standards, Table F-1 Parking Requirements	Remove column for maximum number of automobile parking spaces.	Regulations that limit parking spaces conflict with Comprehensive Plan Economic Development goal ED5. There is still a minimum parking requirement, just removing the maximum allowed as it is prohibitive to development.
<b>(IV) Zoning &amp; Development Standards: page 34</b>	F. Landscape Standards: F(1)	Proposing to add this provision to general landscaping standards: <u>iii. Vegetation for Low Impact Development best management practices may count towards required landscaping at a scale of tree for tree and area for area.</u>	This amendment supports the Department of Ecology’s NPDES Phase II Municipal Stormwater Permit that requires Low Impact Development (LID) code integration by the end of December 2016.