



PLANNING COMMISSION AFTER MEETING ACTION SUMMARY

Prepared by: Garrett Jackson, Planning Manager

Meeting Date: April 21st 2025 Meeting

The purpose of this summary is to capture the general direction provided to staff from the Commission as a result of the materials presented in the packet, the presentation(s) provided at the meeting, and public testimony given. The full meeting can be viewed by visiting the following [Bremerton Kitsap Access Television \(BKAT\) link](#).

Agenda Items:

1. **VB1. WORKSHOP: Comprehensive Plan, Final Draft Documents**

An overview of the Comprehensive Plan was provided to the Planning Commission, noting final draft documents available in the packet and online at Bremerton2044.com, with recent proposed alterations highlighted for Planning Commission consideration.

Direction provided from Planning Commission:

- Planning Commission recommended that the City Council adopt the Comprehensive Plan Update.

2. **VC1. WORKSHOP: Development Regulations, Final Draft Documents**

Final draft documents of development regulations intended implement updates to the Comprehensive Plan were provided to the Planning Commission to review, and included alterations to the: Downtown Subarea Plan, Puget Sound Industrial Center Subarea Plan, Bay Vista Subarea Plan, East Park Subarea Plan, and Bremerton Municipal Code Title 20.

Direction provided from Planning Commission:

- Planning Commission recommended that the City Council adopt all proposed development regulations.
- Planning Commission requested Staff review standards for open space required with residential developments for the Commission to consider at a future workshop.

3. **NEW BUSINESS: Upcoming Development Regulation Review**

Final draft documents of development regulations intended implement

Direction provided from Planning Commission:

Planning Commission made the following comments on New Business items:

- Requested “new business” be included in all future agendas to indicate upcoming review topics.
- Requested Staff present two separate parking regulatory options at the May Planning Commission meeting: 1) Eliminate minimum parking standards except for single-family housing located within the Low Density Residential zone, and 2) Eliminate minimum parking standards citywide.

NOTE: After consulting with the Planning Commission Chair and Vice Chair after the April 21, 2025 Public Hearing, it was determined that New Business items would be presented to the Planning Commission at a Public Hearing May 19th, 2025 (not including new business items to be reviewed in the 2nd half of 2025).

(DRAFT) AGENDA
Regular Meeting – Bremerton Planning Commission
(Subject to PC approval)
April 21, 2025
5:30 P.M.
345 6th Street, Bremerton
First Floor Chambers

Zoom Meeting Option

<https://us02web.zoom.us/j/89651517986?pwd=b0dnVVhvSmd5KzFGL0ljS1NWWjJ3dz09>

Webinar ID: 860 8962 6977

Password: 955016

Dial by your location:

+1 253 215 8782 US (Tacoma)

+1 669 900 6833 US (San Jose)

Remote Participation:

To provide testimony on items listed on the agenda “Raise Your Hand” on Zoom Press *9 on your phone

One tap mobile:

+1-253-215-8782 86089626977# *955016#
US (Tacoma)

If the public would like to address the Commission on any item that is not on the agenda it must be done in person, and not via Zoom, unless prior arrangements were made through the Project Assistant by calling (360) 473-5269 at least 24-hours prior to the meeting.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF THE AGENDA

IV. APPROVAL OF MINUTES: February 24, 2025

V. PUBLIC MEETING

A. Call to the Public: In-person public comments on any item not on tonight’s agenda.

B. Public Hearing:

1. 2024 Comprehensive Plan Update

C. Public Hearing:

1. Development Regulations, 2024 Comprehensive Plan

VI. BUSINESS MEETING

A. Chair Report: Nick Wofford

B. Director’s Report: Andrea Spencer

C. Old Business:

D. New Business: Zoning Code Amendments, Upcoming Workshops

VII. ADJOURNMENT: The next regular meeting of the Planning Commission will be held on May 19, 2025.

DRAFT

CITY OF BREMERTON

PLANNING COMMISSION MINUTES OF SPECIAL MEETING February 24, 2025

CALL TO ORDER:

Chair Wofford called the special meeting of the Bremerton Planning Commission to order at 5:30 p.m.

Chair Wofford introduced new Planning commissioner Mike Miller.

ROLL CALL

Commissioners Present

Chair Wofford
Vice Chair Tift
Commissioner Browning
Commissioner Miller
Commissioner Paauw (remote)
Commissioner Pedersen

Quorum Confirmed

Staff Present

Garrett Jackson, Planning Manager, Department of Community Development
Pat McGanney, Fire Chief, Fire Department
Tom Wolfe, Police Chief, Police Department
Tim Barker, Director, Parks and Recreation
Ned Lever, City Engineer, Public Works and Utilities
Bill Davis, Managing Engineer, Public Works and Utilities
Vicki Grover, Engineering Project Manager, Public Works and Utilities
Sharon Schwartz, Project Assistant, Department of Community Development

CHAIR CALL FOR MODIFICATIONS TO AGENDA

The agenda was accepted as presented.

APPROVAL OF MINUTES

VICE CHAIR TIFT MOVED TO APPROVE THE PLANNING COMMISSION MEETING MINUTES OF JANUARY 27, 2025, AS PRESENTED; COMMISSIONER PEDERSEN SECONDED THE MOTION, WHICH CARRIED WITH FIVE (5) AYES (BROWNING, PAAUW, PEDERSEN, TIFT AND WOFFORD) AND ONE (1) ABSTENTION (MILLER).

PUBLIC MEETING

Call to the Public (public comments on any item not on the agenda)

Public comments were received by Michelle Moshay and Jose Camacho.

PUBLIC WORKSHOP:

Workshop: Comprehensive Plan; Draft City Services Technical Appendices – A Power Point presentation was provided by Community Development Planning Manager, Garrett Jackson.

During Mr. Jackson's presentation he provided updated information on the Draft City Services Technical Appendices, which relates to projected needs of services such as Fire, Police, Parks and Water through the year 2044.

Chair Wofford opened the Public Workshop to receive testimony from the public. Comments received from Jose Camacho.

Questions and comments were offered by Planning Commissioners Tift and Pedersen, with responses provided by Chief Tom Wolfe and Garrett Jackson.

Workshop: Off-Street Parking BMC 20.48 – A Power Point presentation was provided by Community Development Planning Manager Garrett Jackson.

During Mr. Jackson's presentation he introduced the Planning Commission to potential Zoning Code Amendments related to off-street parking standards.

Chair Wofford opened the Public Workshop to receive testimony from the public. Comments received from Jim Cline, Dean Kelly, Joe Crain and Jose Camacho.

Questions and comments were offered by Planning Commissioners Browning, Pedersen, Miller, Paauw, Wofford and Tift, with responses provided by Garrett Jackson and Dean Kelly. A majority of commissioners are in favor of recommending to the City Council, removal of minimum parking standards requirements within the City of Bremerton. Vice Chair Tift raised concerns on how this would effect the city's biggest employer, the US Navy.

BUSINESS MEETING

Chair Report

Chair Wofford

Welcome again to Commissioner Miller.

Director Report

Garrett Jackson, for Andrea Spencer noted that we have a vacancy on the Planning Commission that is in the process of being filled. Ana Doehring is in the process of being confirmed by the City Council at the March 5, 2025 meeting. We should have a full Planning Commission by the next meeting.

Old Business

None.

New Business

None.

ADJOURNMENT

The meeting was adjourned at 7:11 p.m.

Respectively Submitted by:

Andrea L Spencer, AICP
Executive Secretary

Nick Wofford, Chair
Planning Commission

DRAFT

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

AGENDA TITLE: Public Hearing: 2024 Comprehensive Plan Update

PRESENTED BY: Garrett Jackson, Planning Manager; (360) 473.5289

EXECUTIVE SUMMARY

The following report provides information related to the 2024 Comprehensive Plan for the Planning Commission to consider at the public hearing, this includes the Draft Comprehensive Plan and associated appendices.

PROJECT OVERVIEW

“Bremerton2044” is the title of the City of Bremerton’s Comprehensive Plan Update, which focuses on evaluating which aspects of the plan are working and what needs to be adjusted. The update is required by the Washington State Growth Management Act (GMA) in order to demonstrate that Bremerton has the capacity to accommodate population and employment increases forecast to the year 2044. Population estimates indicate that the City will grow to 63,757 persons and 58,258 jobs by 2044. As the US Census Bureau estimates that Bremerton’s population was 43,505 with 44,083 jobs in 2020, this means the City is forecast to increase its population by over 46%, with a 32% increase in the number of jobs. The Comprehensive Plan must also be consistent with regional planning goals established in Puget Sound Regional Council’s (PRSC) [Vision 2050](#) and County level planning efforts per the Kitsap Regional Coordinating Council (KRCC) [Countywide Planning Policies](#). The overarching principles and general concepts within the 2016 Comprehensive Plan continue to be applicable, however, some alterations are necessary to reflect changes in State and regional planning standards and to ensure that the document still represents the community.

ATTACHMENTS

Attachment A: 2024 Comprehensive Plan

Attachment A.1: Land Use Element Appendix

Attachment A.2: Housing Element Appendix

Attachment A.3: Economic Development Element Appendix

Attachment A.4: Transportation Element Appendix

Attachment A.5: City Services Element Appendix

Attachment A.6: Environmental Element Appendix

Attachment A.7: Public Participation Appendix

Attachment B: Draft Planning Commission Findings & Conclusions

Attachment C: Department of Commerce Consistency Checklist

Attachment D: Puget Sound Regional Council Consistency Checklist

STAFF RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing on the proposed Comprehensive Plan Update, consider public testimony, deliberate, and forward a recommendation to the City Council for adoption.

MOTION FOR CONSIDERATION

Motion: Move to recommend that the City Council adopt the Comprehensive Plan Update as shown in Attachment A of this report based on the Findings and Conclusions presented in Attachment B.

INTRODUCTION

The proposed update to the City's Comprehensive Plan is required in order to demonstrate consistency with the Washington State Growth Management Act (GMA) [RCW 36.70A.130](#), Puget Sound Regional Council's (PRSC) [Vision 2050](#), and Kitsap Regional Coordinating Council's (KRCC) [County Countywide Planning Policies](#). Since 2022, the Planning Commission has been reviewing content and soliciting public comment related to the 2024 Comprehensive Plan Update. Throughout this process, content has been added to the City webpage at [Bremerton2044.com](#) announcing public meetings, how to comment, and providing information on proposed updates. This report provides an overview of the final draft Comprehensive Plan so that the Planning Commission can consider public comment, and review the provided material, prior to making a recommendation to the City Council. The following provides a description of the conclusion of the Final Environmental Impact Statement (FEIS), summary of the Comprehensive Plan (including additional edits made by Staff), and provides the Planning Commission and public with an update on the remaining adoption timeline.

FINAL ENVIRONMENTAL IMPACT STATEMENT (FEIS)

The [Final Environmental Impact Statement \(FEIS\)](#) for the 2024 Comprehensive Plan Update was issued April 7th, and completes the environmental review process for the range of alternatives evaluated in the October 18, 2024 [Draft Environmental Impact Statement \(DEIS\)](#). Agencies, affected tribes, and members of the public were provided an opportunity to comment on the Bremerton 2044 Comprehensive Plan DEIS between October 18, 2024 through December 2, 2024; a total of 40 comments were submitted during this period. Submitted comments included, but were not limited to, remarks for/against removal of minimum parking requirements (with the majority in favor of removal), for/against increased density, increased open space, promotion of Active Transportation, affordable housing, historic preservation, view preservation, implementation of the Charleston Areawide Planning Study (CAPS), objections to the Environmental Impact Statement (EIS) process, and objections to components of the Shoreline Master Program (SMP). City responses to these comments, including a response from the City Attorney, are provided within the FEIS for the Planning Commission and public to consider.

The FEIS provides additional analysis and information on the Preferred Alternative selected by the Planning Commission at the December 16, 2024 meeting, this includes proposed development regulations related to the Downtown Subarea Plan, Puget Sound Industrial Center, Bay Vista Subarea Plan, East Park Subarea Plan, and Bremerton Municipal Code (BMC) Title 20. The Preferred Alternative assumes a residential capacity of 10,067 housing units and employment capacity of 16,448 jobs, which is more than the 2044 housing growth target of 9,556 dwelling units by 511 units, and the employment growth target with a surplus of 2,273 jobs. Growth targets are established by the Kitsap Regional Coordinating Council (KCRR) and are found within the adopted Countywide Planning Policies.

FINAL DRAFT 2024 COMPREHENSIVE PLAN

The following information provides a summary of the final draft plan, and each of the informational appendices. Revisions to individual sections are noted in the report.

1. **2024 Comprehensive Plan ([Attachment A](#))**: The Final Draft of the Comprehensive Plan contains the vision, goals, and policies of each individual Element of the plan, including

Land Use, Housing, Economic Development, Transportation, City Services, Environment, and Public Participation. A Department of Commerce Consistency Checklist, demonstrating conformance with Washington State requirements, is provided as Attachment C. A Puget Sound Regional Council (PSRC) Consistency Checklist demonstrating consistency with Vision 2050 is provided as Attachment D. Each element is summarized below, including revisions made since the June 17th, 2024 Draft was published.

- Mineral Resource Overlay. As directed by the Planning Commission, Staff revised language related to Land Use Mineral Resource Overlay policy LU3-LDR(D) for greater clarity.

LU3-LDR(D): Resource designations for lands for mineral resource use may only be added or deleted during the annual review of the adopted Comprehensive Plan. Any additions or deletions will be based upon submission of a geologic study, conducted by a qualified geologist, pertaining to the presence, or lack of commercial quality mineral deposits. In cases where the landowner has no intention of commercially mining potential resources, allow for development consistent with underlying zoning standards; in such cases submission of a geologic study is not required for alteration of the mineral resource overlay.

- Parking Minimums. As the Planning Commission has directed Staff to remove minimum parking requirements, policies within the Comprehensive Plan needed to be adjusted to reflect this change. Accordingly, Staff revised language to address potential for no minimum parking requirements in Land Use policy LU1-Cen(F).

LU1-Cen(F): Implement parking ratios that reflect the least amount of spaces required for development approval where transportation options other than the automobile are available to serve travel needs standards that prioritize Active Transportation, public transit, housing, and community uses, rather than expansion of an automobile-based built environment.

- Parking Minimums. Again, the Planning Commission request to remove minimum parking standards lead to clarity being added to select policies. Staff revised language to address potential for no minimum parking requirements in Transportation policy TR5(K).

TR5(K): Reduce auto dependency, especially drive-alone trips, by employing and promoting the application of programs enhance mobility and assist in achievement of the land use vision. This includes:

- *Develop Travel Demand Management (TDM) strategies to minimize the need for additional transportation infrastructure and expenditures.*
 - *Continue to coordinate with local employers, including the Naval Base Kitsap, to implement commute trip reduction plans and programs and stagger release where feasible.*
 - *Develop a parking ratio reduction or parking elimination policy for development around planned high-capacity transit corridors as identified in the Kitsap Transit Long-Range Transit Plan.*
- Mapping & Graphics. New maps and graphics were added to reflect the Preferred Alternative, updated Urban Growth Areas associated to the City, and overall aesthetics of the document.
 - Department of Natural Resources (DNR) Request. DNR requested reference information be added to Environmental policy E4(G) to include the Department of Commerce as a government agency to collaborate with on greenhouse gas emissions.

E4(G): Collaborate with other government agencies (such as Puget Sound Regional Council, Puget Sound Clean Air Agency, Washington State Department of Ecology, Washington State

Department of Commerce, Kitsap County, other cities) and the private sector to develop and implement strategies for addressing climate change and greenhouse gas reductions.

2. **Land Use Element Appendix ([Attachment A.1](#))**: This Element provides descriptions for current land use conditions in the City, information on how the built environment relates to health in Bremerton, and projected land use conditions based on Kitsap Regional Coordinating Council (KRCC) population/jobs projections.
3. **Housing Element Appendix ([Attachment A.2](#))**: This Element provides information on housing needs in the City and an analysis on racially disparate impacts. As a Preferred Alternative was selected by the Planning Commission, this section was updated to removed references to Draft Environmental Impact Statement (DEIS) Alternatives 1 & 3.
 - *Naval Base Kitsap (NBK)*. Per Planning Commission request, language related to NBK, starting on HAS-11, was revised for increased accuracy.
 - *Emergency Housing*. Guidance from the Department of Commerce was updated to require an analysis for potential Emergency Housing beds for persons experiencing homelessness. KRCC population projections estimate Bremerton will need 403 Emergency Housing beds by the year 2044. Emergency Housing Exhibit HSA-51B was added to account for projected available Emergency Housing beds and includes a surplus of 3,585 beds. This approach is consistent with methodology utilized by neighboring jurisdictions in Kitsap for this high-level planning exercise.
4. **Economic Development Element Appendix ([Attachment A.3](#))**: This Element provides information on current and projected amounts of employment in the City. As a Preferred Alternative was selected, this section was updated to removed references to Draft Environmental Impact Statement (DEIS) Alternatives 1 & 3.
5. **Transportation Element Appendix ([Attachment A.4](#))**: Updates to the Transportation appendix were made to reflect updates to the capital facilities plan and bicycle and pedestrian mapping.
6. **City Services Element Appendix ([Attachment A.5](#))**: This Element relays details related to services provided by the City, and their projected needs in the year 2044; services include Police, Fire, Water, Wastewater, Stormwater, Transportation, and others. The following revisions were added to the appendix:
 - *New Funding Sources*. Potential new sources of funding were added to section 2.5.2 of the appendix, namely *Tax Increment Financing* (RCW 39.114) and *Community Revitalization Financing* (RCW 39.89 RCW).
 - *UGA Analysis*. Language was added to section 3.7.6 to account for future stormwater regulation for UGAs once adopted by the City.
 - *Level of Service*. Exhibit CSA-3 was updated related to Level of Service (LOS) standards for sewer and water service, consistent with information provided to the City Council at the March 19, 2025 meeting.
7. **Environmental Element Appendix ([Attachment A.6](#))**: This Element provides reference information and mapping for environmentally sensitive areas within the City, including geological hazardous areas, fish & wildlife habitat conservation areas, wetlands, aquifer recharge areas, frequently flooded areas, shorelines, greenhouse gas emissions, and urban forestry. The section includes a table of *Greenhouse Gas Emission Reduction Potential Strategies* suggested by the Department of Commerce.

8. **Public Participation Appendix** ([Attachment A.7](#)): This Element captures public outreach efforts meant to raise awareness and participation in the comprehensive planning process, including the adopted Public Participation Program (Resolution 3354). Summaries are provided for City webpage Bremerton2044.com, surveys, district town hall meetings, City Council district tours, events attended by Staff, and informational postcards/flyers.

REVISED SCHEDULE COMPREHENSIVE PLAN ADOPTION

This updated schedule is provided to the Planning Commission to ensure they are kept informed on the adoption process. To account for time needed by the Department of Commerce to review the draft Comprehensive Plan, and provide the City Council additional time to review the proposal, the estimated adoption timeline has been slightly extended as seen below.

April 23rd, 2025 City Council Study Session – Comprehensive Plan overview

May 7th, 2025 City Council Public Hearing – Comprehensive Plan overview

May 14th, 2025 City Council Study Session – Discussion/deliberation

May 23rd, 2025 Washington State Department of Commerce 60 days review ends

May 28th, 2025 City Council Study Session – Discussion/deliberation (if needed)

June 4th, 2025 City Council Public Hearing: Adopts Comprehensive Plan

STAFF RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing on the proposed Comprehensive Plan Update, consider public testimony, deliberate, and forward a recommendation to the City Council for adoption.

MOTION FOR CONSIDERATION

Motion: Move to recommend that the City Council adopt the Comprehensive Plan Update as shown in Attachment A of this report based on the Findings and Conclusions presented in Attachment B.

Draft Comprehensive Plan

Due to the size of the documents, Attachment A (and individual appendices) are provided via link below. Each of these documents are also available at the following web address <https://www.bremertonwa.gov/1300/Comprehensive-Plan-Update---Bremerton204>.

Attachment A: 2024 Comprehensive Plan

Attachment A.1: Land Use Element Appendix

Attachment A.2: Housing Element Appendix

Attachment A.3: Economic Development Element Appendix

Attachment A.4: Transportation Element Appendix

Attachment A.5: City Services Element Appendix

Attachment A.6: Environmental Element Appendix

Attachment A.7: Public Participation Appendix

DRAFT FINDINGS AND DETERMINATION OF THE CITY OF BREMERTON PLANNING COMMISSION

Summary – The Commission recommends that the City Council adopt the proposed Comprehensive Plan Update. The Comprehensive Plan is the blueprint document on how the City should develop to accommodate the future growth within the next twenty years (to 2044). The Comprehensive Plan is a City document, however it must be certified by Washington State’s Department of Commerce and Puget Sound Regional Council (PSRC). The City of Bremerton adopted the last Comprehensive Plan in May 2016.

I. FINDINGS OF FACT - GENERAL

1. Project Description

The primary impetus for the update of the Comprehensive Plan is to ensure consistency with the Growth Management Act (regulated by Department of Commerce), PSRC’s Vision 2050 and the Kitsap Countywide Planning Policies.

Substantive amendments proposed per this Update can be summarized by the following:

- Each plan element’s goals, policies, and strategies are being reviewed and amended to address recent trends, consistency with state and regional goals, including: Land Use, Housing, Transportation, Environment, Economic Development, and City Services.
- The City’s current land use plan would be amended in a targeted manner to bring land capacity into alignment with adopted Kitsap Regional Coordinating Council (KRCC) growth targets, and to reduce nonconformities between planned and existing land uses where future land use designations are considered inappropriate.
- The chosen alternative is the Centers Development method, which focuses substantial residential growth within the City’s Downtown Regional Growth Center via provisions for increased heights and densities. Other existing designated high density areas also receive increased capacity in an effort to promote increased housing options.
- The Comprehensive Plan includes a full update to the Downtown Regional Growth Center, and amendments to the Puget Sound Industrial Center – Bremerton (PSIC) to ensure consistency with PSRC’s Regional Centers Framework.

2. Procedural History

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

- **2.1 Planning Commission Workshop: Public Participation Plan – September 19, 2022**
- **2.2 Planning Commission Workshop: Community Survey – October 17, 2022**
- **2.3 Postcards October 2022** A mass mailing was sent out to Bremerton residents and property owners, providing information on the Comprehensive Plan Update and how to participate.

ATTACHMENT B

- **2.4 Community Survey – November 2022 – February 2023.** The survey gathered demographic data and asked respondents about Bremerton’s best qualities and most pressing issues.
- **2.5 Planning Commission Workshop: Economic Development – November 21, 2022**
- **2.6 SEPA EIS Scoping – December 28, 2022** Request for comments. Comment Deadline January 27, 2023
- **2.7 Planning Commission Workshop: Land Use – February 27, 2023**
- **2.8 Planning Commission Workshop: Housing – March 20, 2023**
- **2.9 Planning Commission Workshop: Environment – April 17, 2023**
- **2.10 Planning Commission Workshop: City Services – May 15, 2023**
- **2.11 Planning Commission Workshop: Transportation – June 26, 2023**
- **2.12 Planning Commission Workshop: Land Use – July 17, 2023**
- **2.13 Planning Commission Workshop: Housing – September 18, 2023**
- **2.14 Transportation Online Open House – October 2 – 16, 2024; In-Person Open House October 8, 2024**
- **2.15 Planning Commission Workshop: Environment, and Draft Downtown Subarea Plan – October 16, 2023**
- **2.16 City Council Walking Tour of Districts – Fall/Winter 2023** Staff and most of the City Council Representatives walked each district to identify potential updates to the Comprehensive Plan.
- **2.17 Planning Commission Workshop: Economic Development, and Draft Transportation Survey – November 20, 2023**
- **2.18 Transportation Survey: January 19 through February 15, 2024**
- **2.19 City Council Study Session and Meeting: Preliminary review of Comprehensive Plan Vision, Goals, and Policies, and Council District Digests – January 24 and February 7, 2024**
- **2.20 Planning Commission Workshop: Draft Downtown Subarea Plan and Parking Standards – February 26, 2024**
- **2.21 Planning Commission Guest Speaker Arne Bakker (Port of Bremerton), and Puget Sound Industrial Center Subarea Plan – March 18, 2024**
- **2.22 Planning Commission: Review of Comprehensive Plan Goals and Policies – June 17, 2024**
- **2.23 Planning Commission Workshop: Draft Downtown Subarea Plan – July 15, 2024**
- **2.24 Planning Commission Workshop: Puget Sound Industrial Center Subarea Plan and Transportation Element – August 19, 2024**
- **2.25 Planning Commission Workshop: Land Use and Housing Appendices, and Downtown Subarea Plan, Alternative Parking Standards – September 16, 2024**
- **2.26 City Council Meeting: Land Use Element – September 18, 2024**
- **2.27 City Council Meeting: Housing Element – October 16, 2024**
- **2.28 Draft Environmental Impact Statement issued October 18, 2024** Public comment period through December 2, 2024
- **2.29 Planning Commission Workshop: Draft Environmental Impact Statement & Project Permitting – October 21, 2024**
- **2.30 Joint Public Meeting, City Council Districts 1 and 2: Update on Comprehensive Planning Process – October 29, 2024**
- **2.31 City Council Meeting: Economic Development Element – November 6, 2024**
- **2.32 Public Meeting, City Council District 7: Update on Comprehensive Planning Process – November 14, 2024**
- **2.33 Public Meeting, City Council District 3: Update on Comprehensive Planning Process – November 18, 2024**

- **2.34 Planning Commission Workshop: Zoning Code Amendments and Permit Process – November 18, 2024**
- **2.35 Public Meeting, City Council District 5: Update on Comprehensive Planning Process – November 19, 2024**
- **2.36 City Council Meeting: Environment Element – November 20, 2024**
- **2.37 Public Meeting, City Council District 4: Update on Comprehensive Planning Process – November 21, 2024**
- **2.38 Public Meeting, City Council District 6: Update on Comprehensive Planning Process – November 25, 2024**
- **2.39 Public Meeting, City Council District 6: Update on Comprehensive Planning Process – December 9, 2024**
- **2.40 Planning Commission Workshop: Select Preferred Alternative – December 16, 2024**
- **2.41 Planning Commission Workshop: Transportation Element & Draft Active Transportation Plan – January 27, 2025**
- **2.42 City Council Meeting: Transportation Element, February 19, 2025**
- **2.43 Planning Commission Workshop: Draft City Services Technical Appendices, Off-Street Parking – February 24, 2025**
- **2.44 City Council Meeting: City Services Element, March 19, 2025**
- **2.45 Department of Commerce 60 day review submittal, March 24, 2025**
- **2.46 Planning Public Hearing: Comprehensive Plan Recommendation – April 21, 2025.** Planning Commission made recommendation to City Council for adoption.

3. Public Comment

Public comment was received throughout the duration of the Comprehensive Plan Update. Comments were received in various formats including letters, e-mails, survey responses, postcard, and public testimony at workshops and hearings. The Planning Commission considered all public comment provided. The Department of Community Development has maintained a written comment matrix with Staff response throughout the project and has maintained an Interested Parties list that was used for public notification. See Public Participation Appendix, Comprehensive Plan Section 8.7, for more detail.

4. SEPA Determination

As the City is updating the current (2016) Comprehensive Plan, much of the environmental review will continue to be applicable, however additional review needed to be conducted to address proposed changes. The City provided a Determination of Significance and Scoping Notice for an Environmental Impact Statement (EIS) on December 28, 2022. The public comment period for scoping comments expired on January 27, 2023. A Draft EIS (DEIS) was issued October 18, 2024 with the public comment deadline of December 2, 2024. The Notice of Availability for the Final Environmental Impact Statement (FEIS) was issued on April 7, 2025.

5. Consistency

- 5.1 The proposal meets requirements consistent with the Washington State Growth Management Act goals and policies as stated by Washington State’s Department of

Commerce Periodic Update Checklist for planning for population and employment growth for the next 20 years (until 2044).

5.2 The proposal meets the requirements of the Puget Sound Regional Council (PSRC) Vision 2050 and complies with PRSC Checklist.

5.3 The proposal is consistent with the Kitsap Regional Coordinating Council (KRCC) Countywide Planning Policies and regional efforts.

5.4 The proposed Update included continuous and open public involvement and adequate public notice. The Update underwent public hearings, public workshops, and review at the Planning Commission level. All public hearings at the Planning Commission level, as well as public workshops, were noticed with formal advertisement in the Kitsap Sun, and dates were posted on the City of Bremerton website. Drafts of the recommended Update were continuously posted to the City of Bremerton website (www.Bremerton2044.com), and paper copies were made available for review at the Community Development offices at 345 6th St.

III. CONCLUSIONS & RECOMMENDATION

The Planning Commission concludes that the proposed 2024 Comprehensive Plan Update is consistent with Department of Commerce, the Growth Management Act, Puget Sound Regional Council, and Kitsap Countywide Planning Policies. The Commission concludes that the proposed Update is adequate to address the City’s management of both population and employment growth over the next 20-year cycle (until 2044).

Respectfully submitted by:

Approved by:

Andrea L Spencer, AICP
Executive Secretary

Nick Wofford, Chair
Planning Commission



Periodic Update Checklist for Fully-Planning Cities

Notice: This checklist has been updated with the new 2024 GMA legislation. Rows that include new 2023 and 2024 legislative changes or updated Commerce guidance are shown in light orange, and all statutory changes adopted since 2015 are emphasized in highlighted text to help identify new GMA requirements that may not have been addressed during the last periodic update or through other amendments outside of the required periodic update process. Additionally, amendments to the GMA are summarized in [this document](#) on Commerce’s [GMA Laws and Rules webpage](#).

City of Bremerton, WA
Garrett Jackson, Planning Manager
Garrett.Jackson@ci.bremerton.wa.us
360.479.5289

Overview: This checklist is intended to help cities that are fully planning under the Growth Management Act (GMA) conduct the “periodic review and update” of **comprehensive plans** and **development regulations** required under [RCW 36.70A.130 \(5\)](#). This checklist identifies components of comprehensive plans and development regulations that may need updating to reflect the latest local conditions or to comply with GMA changes since the last periodic update cycle (2015-2018).

Local governments should review local comprehensive plan policies, countywide planning policies and multicounty planning policies (where applicable) to be consistent with the new requirements.

Checklist Instructions

Please use the most recent versions of your comprehensive plan and development regulations to fill out each item in the checklist and answer the following questions:

Is this item addressed in your current plan or development regulations? If YES, fill in the form with citation(s) to where in the plan or regulation the item is addressed. Where possible, we recommend citing policy or goal numbers by element rather than page numbers, since these can change. If you have questions about the requirement, follow the hyperlinks to the relevant statutory provision or rules. If you still have questions, visit the Commerce [Periodic Update webpage](#) or contact the [Commerce planner assigned to your region](#).

Is amendment needed to meet current statute? Check YES to indicate a change to your plan will be needed. Check NO to indicate that the GMA requirement has already been met. Local updates may not be needed if the statute hasn't changed since your previous update, if your jurisdiction has kept current with required inventories, or if there haven't been many changes in local circumstances.

Use the "Notes" column to add additional information to note where your city may elect to work on or amend sections of your plan or development regulations, to call out sections that are not strictly required by the GMA, or to indicate if the item is not applicable to your jurisdiction.

Submit your checklist! This will be the first deliverable under your [periodic update grant](#).

PlanView system and instructions: Completed checklists can be submitted through Commerce's PlanView portal. The PlanView system allows cities and counties to submit and track amendments to comprehensive plans or development regulations online, with or without a user account. You can also submit via email: reviewteam@commerce.wa.gov Fill out and attach a [cover sheet](#), a copy of your submittal and this checklist. *Please be advised that Commerce is no longer accepting paper submittals.*

For further information about the submittal process, please visit Commerce's [Growth Management Act Laws and Rules webpage](#).

Need help?

Please visit Commerce's [periodic update webpage](#) for additional resources.

Or contact:

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509.407.7955
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Or, [your assigned regional planner](#)

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Section I: Comprehensive Plan

Land Use Element

Consistent with countywide planning policies (CWPPs) and [RCW 36.70A.070\(1\)](#), amended in 2023

	In Draft 2024 Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>Notice: 2021-2022 legislation ESSB 5593 includes changes to RCW 36.70A.130 regarding UGA size, patterns of development, suitability and infrastructure.</p> <p>Coordinate these efforts with your county.</p>	Yes	Changes made during 2024 Comp Plan Update.	UGA boundary changes and reconfigurations made during Kitsap County 2024 Comprehensive Plan Update. Addressed in City of Bremerton’s Plan in Land Use Chapter, pages 39-43.	Completed: <input type="checkbox"/> Date: Expected Adoption June 2025
<p>a. The element integrates relevant county-wide planning policies into the local planning process, and ensures local goals and policies are consistent. For jurisdictions in the central Puget Sound region, the plan is consistent with applicable multicounty planning policies. RCW 36.70A.210 WAC 365-196-305</p> <p>Coordinate these efforts with your county.</p>	Yes, Introduction, pages 8-9 Land Use Element- pages 12-13 Policy LU1(B) Page 14	Changes made during 2024 Comp Plan Update.		Completed: <input type="checkbox"/> Date: Expected Adoption June 2025
<p>b. A future land use map showing city limits and UGA boundaries. RCW 36.70A.070(1) amended in 2023 and RCW 36.70A.110(6), WAC 365-196-400(2)(d), WAC 365-196-405(2)(i)(ii).</p>	Yes, Land Use Map 1-4 pages 16-19 UGA Map, page 41	Changes made during 2024 Comp Plan Update		Completed: <input type="checkbox"/> Date: Expected Adoption June 2025
<p>c. Consideration of urban planning approaches that increase physical activity and reduce per capita vehicle miles traveled within the jurisdiction, but without increasing greenhouse gas emissions elsewhere in the state. RCW 36.70A.070(1) (amended in 2023) and WAC 365-196-405(2)(j).</p> <p>Additional resources: Commerce’s Climate guidance, Transportation Efficient Communities’ guidance, and the WA Department of Health Washington State Plan for Healthy Communities and Active Community Environment Toolkit</p>	Yes, Land Use Chapter: Policies LU4(B), LU4(E), LU4(F), LU3-Cen(A), LU4-Cen(A), LU4-NB(A), LU4-LDR(A), LU4-MDR(B), LU4-HDR(B), LU4-OP(A) Transportation Chapter Policies TR4(E),(F),(H),(L),(N)	Changes made during 2024 Comp Plan Update		Completed: <input type="checkbox"/> Date: Expected Adoption June 2025

Section I: Comprehensive Plan				
	In Draft 2024 Plan ? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
d. A consistent population projection throughout the plan which should be consistent with the jurisdiction’s allocation of countywide population and housing needs. RCW 36.70A.115 , RCW 43.62.035 and WAC 365-196-405(f)	Yes, Introduction, page 10 Land Use Appendix Housing Appendix	Changes made during 2024 Comp Plan Update		Completed: <input type="checkbox"/> Date: Expected Adoption June 2025
e. Estimates of population densities and building intensities based on future land uses and housing needs. RCW 36.70A.070(1) (amended in 2023), WAC 365-196-405(2)(i) <ul style="list-style-type: none"> For cities required to plan under the Buildable Lands Program, RCW 36.70A.215 amended in 2017, some jurisdictions may need to identify reasonable measures to reconcile inconsistencies. See Commerce’s Buildable Lands Program page. 	Yes, Introduction, page 10 Land Use Appendix Housing Appendix	Changes made during 2024 Comp Plan Update		Completed: <input type="checkbox"/> Date: Expected Adoption June 2025
f. Provisions for protection of the quality and quantity of groundwater used for public water supplies. RCW 36.70A.070(1) (amended in 2023), WAC 365-196-405(1)(c) ; WAC 365-196-485(1)(d)	Yes, Policies LU3(E), LU1-CUL (A)-(B), LU1-WS(A), LU3-WS (A)-(D)	Changes made during 2024 Comp Plan Update		Completed: <input type="checkbox"/> Date: Expected Adoption June 2025
g. Identification of lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, storm water management facilities, recreation, schools and other public uses. RCW 36.70A.150 and WAC 365-196-340	Yes, Transportation Appendix City Services Appendix	Changes made during 2024 Comp Plan Update		Completed: <input type="checkbox"/> Date: Expected Adoption June 2025

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	In Draft 2024 Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>h. Identification of open space corridors and green spaces within and between urban growth areas, including lands useful for recreation, wildlife habitat, trails and connection of critical areas, and urban and community forests within the UGA. RCW 36.70A.070(1) amended in 2023, RCW 36.70A.160 and WAC 365-196-335</p>	<p>Yes, Policies LU3-OS(A)-(C) and LU4-OS(A); Open Space Map (page 44); Critical Area Maps are found Environmental Appendix</p>	<p>Changes made during 2024 Comp Plan Update</p>		<p>Completed: <input type="checkbox"/> Date: Expected Adoption June 2025</p>
<p>i. If there is an airport within or adjacent to the city: policies, land use designations (and zoning) to discourage the siting of incompatible uses adjacent to general aviation airports. RCW 36.70A.510, RCW 36.70.547</p> <p>Note: The plan (and associated regulations) must be filed with the Aviation Division of WSDOT. WAC 365-196-455</p>	<p>Yes, Policies TR5(M) and (N)</p>	<p>Changes made during 2024 Comp Plan Update</p>		<p>Completed: <input type="checkbox"/> Date: Expected Adoption June 2025</p>
<p>j. Where applicable, a review of drainage, flooding and stormwater run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state. RCW 36.70A.070(1) (amended in 2023) and WAC 365-196-405(2)(e)</p> <p>Note: RCW 90.56.010(27) defines waters of the state.</p> <p>Additional resources: Commerce's climate guidance, Protect Puget Sound Watersheds, Building Cities in the Rain, Ecology Stormwater Manuals, Puget Sound Partnership Action Agenda</p>	<p>Yes, Policies LU3(G), LU3(J), CS1(H), CS3(M), CS3(R)</p> <p>City Services Appendix (stormwater)</p> <p>Stormwater Comprehensive Plan Update</p> <p>Bremerton Municipal Code 15.04</p>	<p>Changes made during 2024 Comp Plan Update</p>		<p>Completed: <input type="checkbox"/> Date: Expected Adoption June 2025</p>

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	In Draft 2024 Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>k. Policies to designate and protect critical areas including wetlands, fish and wildlife habitat protection areas, frequently flooded areas, critical aquifer recharge areas and geologically hazardous areas. In developing these policies, the city must have included the best available science (BAS) to protect the functions and values of critical areas, and give “special consideration” to conservation or protection measures necessary to preserve or enhance anadromous fisheries.</p> <p>RCW 36.70A.030(6), RCW 36.70A.172, WAC 365-190-080. Best Available Science: see WAC 365-195-900 through -925</p>	<p>Yes, Land Use Element: Policies LU3(A)</p> <p>Environmental Element: Policy E1(M), E3(A), (B), (C),(D)</p>	<p>Changes made during 2024 Comp Plan Update</p>		<p>Completed: <input type="checkbox"/> Date: Expected Adoption June 2025</p>
<p>l. If forest or agricultural lands of long-term commercial significance are designated inside a city: a program authorizing Transfer (or Purchase) of Development Rights. RCW 36.70A.060(4), RCW 36.70A.170</p>	<p>Yes, Not Applicable</p>	<p>Not Applicable</p>		<p>Completed: <input type="checkbox"/> Date: Expected Adoption June 2025</p>
<p>m. If there is a Military Base within or adjacent to the jurisdiction employing 100 or more personnel: policies, land use designations, (and consistent zoning) to discourage the siting of incompatible uses adjacent to military bases. RCW 36.70A.530(3), WAC 365-196-475</p>	<p>Yes, Policy LU1(C) Draft Downtown Subarea Plan Section 7.2.5</p>			<p>Completed: <input type="checkbox"/> Date: Expected Adoption June 2025</p>
<p>n. New section RCW 36.70A.142 (2022), HB 1799: Development regulations newly developed, updated, or amended <i>after January 1, 2025</i> allow for the siting of organic materials (OM) management facilities as identified in local solid waste management plans (SWMP) to meet OM reduction and diversion goals. Siting must meet criteria described in RCW 70A.205.040(3). See also RCW 36.70.330. For applicability, see RCW 70A.205.540.</p>	<p>Yes, Bremerton adopted the Kitsap County Solid And Hazardous Waste Management Plan with Resolution No. 3302</p>			<p>Completed: <input type="checkbox"/> Date:</p>

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	In Draft 2024 Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
o. Give special consideration to achieving environmental justice in goals and policies, including efforts to avoid creating or worsening environmental health disparities. RCW 36.70A.070(1) amended in 2023.	Yes, Policy LU4(G) Policies LU1-Cen(H), LU2-DRC(A), LU2-DRC(B), LU2-LDR(A) Policy H3(H) Policies H3(H), H3(I) Policy H3(H)	Changes made during 2024 Comp Plan Update		Completed: <input type="checkbox"/> Date: Expected Adoption June 2025
p. The land use element must reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools and through wildfire preparedness and fire adaptation measures. RCW 36.70A.070(1) amended in 2023. See also: International Wildland-Urban Interface Code	Yes, Policies E2(L), E2(M), E4(L)	Changes made during 2024 Comp Plan Update		Completed: <input type="checkbox"/> Date: Expected Adoption June 2025

Housing Element

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New legislation substantially amended the housing-related provisions of the Growth Management Act (GMA), [RCW 36.70A.070 \(2\)](#). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to [Commerce’s housing webpage](#) for further information. See also [Appendix A](#) of this checklist for the new 2023 minimum housing unit requirements per city population.

	In Draft 2024 Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>Notice: For more information about what these housing element requirements involve and what Commerce staff will be reviewing for, please see the Expanded Housing Checklist located on the Updating GMA Housing Elements webpage.</p>				
<p>a. Goals, policies and objectives for:</p> <ul style="list-style-type: none"> the preservation, improvement and development of housing RCW 36.70A.070(2)(b); moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes, within an urban growth area boundary, RCW 36.70A.070(2)(b) and WAC 365-196-410(2)(a); and Consideration of housing locations in relation to employment locations and the role of ADUs. RCW 36.70A.070(2)(d) new in 2021 <p><i>Notice: These items were separately listed in the previous version of the checklist. No content was changed.</i></p>	<p>Yes, Housing Chapter: Policies: H1(A), H1(B), H1(C), H2(A), H2(B), H2(C), H2(E), H2(H), H2(I), H2(J), H2(L) Middle Housing Ordinance 5458</p> <p>Housing Chapter: Policies H2(H), H2(J), H3(B), H3(D),</p> <p>Housing Chapter: Policies H2(H), H2(I), H2(J), H2(L), H4(G)</p>	<p>Changes made during 2024 Comp Plan Update</p>		<p>Completed: <input type="checkbox"/></p> <p>Date: Expected Adoption June 2025</p>
<p>b. An inventory and analysis of existing and projected housing needs over the planning period, by income band, consistent with the jurisdiction’s</p>	<p>Yes, Exhibit HS-4 Housing Appendix</p>	<p>Changes made during 2024 Comp Plan Update</p>		<p>Completed: <input type="checkbox"/></p> <p>Date: Expected</p>

Housing Element

New legislation substantially amended the housing-related provisions of the Growth Management Act (GMA), [RCW 36.70A.070 \(2\)](#). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to [Commerce’s housing webpage](#) for further information. See also [Appendix A](#) of this checklist for the new 2023 minimum housing unit requirements per city population.

share of countywide housing need, as provided by Commerce. RCW 36.70A.070(2)(a) amended in 2021, WAC 365-196-410(2)(b) and (c)	Yes, HSA-51A Exhibits HSA-70, HSA-71, HSA-72A			Adoption June 2025
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	In Draft 2024 Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>c. Identification of capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters and permanent supportive housing. RCW 36.70A.070(2)(c) amended in 2021, WAC 365-196-410(e) and (f)</p>	<p>Yes, Policies H2(H),(I), (L) Policies H3(A), (F)-(J) Housing Appendix Exhibits HSA-50, Exhibits HSA-51A and 51B Exhibits HSA-70, HSA-71, HSA-72</p>	<p>Changes made during 2024 Comp Plan Update</p>		<p>Completed: <input type="checkbox"/> Date: Expected Adoption June 2025</p>
<p>d. Adequate provisions for existing and projected housing needs for all economic segments of the community, including documenting barriers and actions needed to achieve housing availability. RCW 36.70A.070(2)(d) amended in 2021, WAC 365-196-010(g)(ii), WAC 365-196-300(f), WAC 365-196-410 and see Commerce’s Housing Action Plan (HAP) guidance: Guidance for Developing a Housing Action Plan.</p>	<p>Yes, Exhibit HS-4 Policies H2(H)-(I) Policies H3(A), (F)-(J) Housing Appendix: Housing Affordability (pages HSA-18-21); Homelessness and Special Housing (pages HSA-21-25) Housing Growth Targets by Income Levels (pages HSA-27-28)</p>	<p>Changes made during 2024 Comp Plan Update</p>		<p>Completed: <input type="checkbox"/> Date: Expected Adoption June 2025</p>

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	In Draft 2024 Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>e. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:</p> <ul style="list-style-type: none"> • Zoning that may have a discriminatory effect; • Disinvestment; and • Infrastructure availability <p>RCW 36.70A.070 (2)(e) new in 2021</p>	<p>Yes, Housing Appendix Part 2: Racially Disparate Impacts Analysis Policy Evaluation Exhibits HSA-64, HSA-65 and HSA-66</p>	<p>Changes made during 2024 Comp Plan Update</p>		<p>Completed: <input type="checkbox"/> Date: Expected Adoption June 2025</p>
<p>f. Establish policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions.</p> <p>RCW 36.70A.070(2)(f) new in 2021</p>	<p>Yes, Housing Chapter, Policies H3(C), H3(D), H3(H)</p> <p>Housing Appendix Part 2: Racially Disparate Impacts Analysis Policy Evaluation Exhibits HSA-64, HSA-65 and HSA-66</p>	<p>Changes made during 2024 Comp Plan Update</p>		<p>Completed: <input type="checkbox"/> Date: Expected Adoption June 2025</p>
<p>g. Identification of areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments.</p> <p>RCW 36.70A.070(2)(g) new in 2021</p> <p>Establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community</p>	<p>Yes, Policy H3(H)</p> <p>Housing Appendix 8.2: Part 1 Housing Needs Assessment</p> <p>Housing Appendix 8.2: Part 2 Racially Disparate Impacts; Displacement Analysis</p>	<p>Changes made during 2024 Comp Plan Update</p>	<p>Adopted 4/2/2025, Ordinance No. 5510 BMC 5.06 encourages landlords to maintain existing housing stock in good conditions, adds protections for occupants of substandard rental units</p>	<p>Completed: <input type="checkbox"/> Date: Expected Adoption June 2025</p>

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	In Draft 2024 Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing. RCW 36.70A.070(2)(h) , new in 2021 See also: Support Materials for Racially Disparate Impacts, Exclusion and Displacement Work	Yes, Exhibit HSA-65			

Capital Facilities Plan (CFP) Element

To serve as a check on the practicality of achieving other elements of the plan, covering all capital facilities planned, provided and paid for by public entities including local government and special districts, etc. including water systems, sanitary sewer systems, storm water facilities, schools, parks and recreational facilities, police and fire protection facilities. Capital expenditures from park and recreation elements, if separate, should be included in the CFP Element. The CFP Element must be consistent with CWPPs, and [RCW 36.70A.070\(3\)](#) amended in 2023. Changes made to this element through [HB 1181](#) (climate change and resiliency) are not required, although jurisdictions should make a good faith effort to incorporate these items to be consistent with the new legislation.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Policies or procedures to ensure capital budget decisions are in conformity with the comprehensive plan. RCW 36.70A.120	Yes, City Services Element Policies CS3(A), (C), (E), (G), (Q)	Changes made during 2024 Comp Plan Update		Completed: <input type="checkbox"/> Date: Expected Adoption June 2025
b. An inventory of existing capital facilities owned by public entities, including green infrastructure. RCW 36.70A.070(3)(a) amended in 2023 and WAC 365-196-415(1)(a)	Yes, City Services Appendix Section 3.0 Inventory of existing capital facilities by type See Notes	Changes made during 2024 Comp Plan Update	3.1 Fire and Emergency Services 3.2 Law Enforcement 3.3 Parks and Recreation 3.4 Public Buildings 3.5 Transportation 3.6 Sewer/Wastewater 3.7 Stormwater 3.8 Water 3.9 Schools 3.10 Solid Waste	Completed: <input type="checkbox"/> Date: Expected Adoption June 2025
c. A forecast of needed capital facilities. RCW 36.70A.070(3)(b) and WAC 365-196-415(1)(b) Note: The forecast of future need should be based on projected population and adopted levels of service (LOS) over the planning period.	Yes, City Services Appendix LOS Standards: Exhibit CSA-3 Section 3.0 LOS/Forecast of needed capital facilities by type See Notes	Changes made during 2024 Comp Plan Update	3.1 Fire and Emergency Services 3.2 Law Enforcement 3.3 Parks and Recreation 3.4 Public Buildings 3.5 Transportation 3.6 Sewer/Wastewater 3.7 Stormwater 3.8 Water 3.9 Schools 3.10 Solid Waste	Completed: <input type="checkbox"/> Date: Expected Adoption June 2025
d. Proposed locations and capacities of expanded or new capital facilities. RCW 36.70A.070(3)(c) and	Yes, City Services Appendix	Changes made during 2024 Comp Plan Update	3.1 Fire and Emergency Services 3.2 Law Enforcement 3.3 Parks and Recreation	Completed: <input type="checkbox"/> Date:

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<p>WAC 365-196-415 (1)(c) and (3)(c)</p> <p>Infrastructure investments should consider equity and plan for any potential displacement impacts.</p>	<p>Section 3.0</p> <p>Proposed needed/location of capital facilities by type</p> <p>See Notes</p>		<p>3.4 Public Buildings 3.5 Transportation 3.6 Sewer/Wastewater 3.7 Stormwater 3.8 Water 3.9 Schools 3.10 Solid Waste</p>	<p>Expected Adoption June 2025</p>
<p>e. A six-year plan (at minimum) that will finance such capital facilities within projected funding capacities and identify sources of public money to finance planned capital facilities.</p> <p>RCW 36.70A.070(3)(d), RCW 36.70A.120, WAC 365-196-415(1)(d)</p>	<p>Yes, City Services Appendix</p> <p>Section 2.0</p>	<p>Changes made during 2024 Comp Plan Update</p>		<p>Completed: <input type="checkbox"/></p> <p>Date: Expected Adoption June 2025</p>

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	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
f. A policy or procedure to reassess the land use element if probable funding falls short of meeting existing needs. RCW 36.70A.070(3)(e) , WAC 365-196-415(2)(d) Note: park and recreation facilities shall be included in the capital facilities plan element.	Yes, City Services Element: Policy CS3(Q) City Services Appendix: Section 1.8			Completed: <input type="checkbox"/> Date: Expected Adoption June 2025
g. If impact fees are collected: identification of public facilities on which money is to be spent. RCW 82.02.050(5) and WAC 365-196-850(3)	Not Applicable			Completed: <input type="checkbox"/> Date: Expected Adoption June 2025
h. Identify and include information about all public entities, including special purpose districts that own capital facilities. RCW 36.70A.070 (3) amended in 2023	Yes, City Services Appendix Section 3 Section 3.10 Solid Waste Section 9 Public School Districts	Changes made during 2024 Comp Plan Update		Completed: <input type="checkbox"/> Date: Expected Adoption June 2025

Utilities Element

Consistent with relevant CWPPs and [RCW 36.70A.070 \(4\)](#) amended in 2023. Utilities include, but are not limited to: sanitary sewer systems, water lines, fire suppression, electrical lines, telecommunication lines, and natural gas lines. Changes made to this element through [HB 1181](#) (climate change and resiliency) are not required, although jurisdictions should make a good faith effort to incorporate these items to be consistent with the new legislation.

a. The general location, proposed location and capacity of all existing and proposed utilities, to include telecommunications. RCW 36.70A.070(4)(a) amended in 2023 and WAC 365-196-420	Yes, City Services Appendix Section 4.0	Changes made during 2024 Comp Plan Update	4.1 Electricity 4.2 Natural Gas 4.3. Telecommunications	Completed: <input type="checkbox"/> Date: Expected Adoption June 2025
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b. Identify and include information and contact information about all public entities, including special purpose districts that own utility systems. <u>RCW 36.70A.070 (4)(b)</u> new in 2023	Yes, City Services Appendix Section 4.0	Changes made during 2024 Comp Plan Update		Completed: <input type="checkbox"/> Date: Expected Adoption June 2025
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Transportation Element

Consistent with relevant CWPPs and [RCW 36.70A.070 \(6\)](#) amended in 2023 by HB 1181. See also the new [climate element](#) below for jurisdictional requirements.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. An inventory of air, water and ground transportation facilities and services, including transit alignments, active transportation facilities, state-owned transportation facilities and general aviation airports. RCW 36.70A.070(6)(a)(iii)(A) amended in 2023 and WAC 365-196-430(2)(c)	Yes, Transportation Appendix Section 1 Existing Conditions	Changes made during 2024 Comp Plan Update		Completed: <input type="checkbox"/> Date: Expected Adoption June 2025
b. Adopted multimodal levels of service standards for all locally owned arterials, locally and regionally operated transit routes that serve UGAs, state-owned or operated transit routes that serve urban areas if the department of transportation has prepared such standards, and active transportation facilities to serve as a gauge to judge performance of the system and success in helping to achieve environmental justice. RCW 36.70A.070(6)(a)(iii)(B) and (C) amended in 2023 , WAC 365-196-430	Yes, Transportation Appendix Section 4.2.1 page 44 Mode Share in PSRC Designated Centers: Section 4.3	Changes made during 2024 Comp Plan Update		Completed: <input type="checkbox"/> Date: Expected Adoption June 2025
c. Identification of specific actions to bring transportation facilities and services to established multimodal LOS. RCW 36.70A.070(6)(a)(iii)(D) amended in 2023 , WAC 365-196-430	Yes, Transportation Appendix Section 4 Future Transportation Needs + Section 5.1 Capital Projects and Programs	Changes made during 2024 Comp Plan Update		Completed: <input type="checkbox"/> Date: Expected Adoption June 2025
d. A forecast of multimodal transportation for a minimum of 10 years including land use assumptions used in estimating travel. RCW 36.70A.070(6)(a)(i) , RCW 36.70A.070 (6)(a)(iii)(E)	Yes, Transportation Appendix Section 5.1 Capital Projects and	Changes made during 2024 Comp Plan Update		Completed: <input type="checkbox"/> Date: Expected Adoption June

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amended in 2023, WAC 365-196-430(2)(f)	Programs			2025
	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
e. A projection of state and local system needs to equitably meet current and future demand and equitably implement the multimodal network. RCW 36.70A.070(6)(a)(iii)(F) amended in 2023, WAC 365-196-430(1)(c)(vi) and RCW 47.06	Yes, Transportation Appendix Sections 4 and 5	Changes made during 2024 Comp Plan Update		Completed: <input type="checkbox"/> Date: Expected Adoption June 2025
f. A transition plan for transportation as required in Title II of ADA . Perform self-evaluations of current facilities and develop a program access plan to address deficiencies and achieve the identification of physical obstacles, establish methods, perform modifications and identify leadership roles. RCW 36.70A.070(6)(a)(iii)(G) new in 2023.	Yes, City's ADA Plan			Completed: <input type="checkbox"/> Date: Expected Adoption June 2025
g. An active transportation component to include collaborative efforts to identify and designate planned improvements for active transportation facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles. RCW 36.70A.070(6)(a)(vii) amended in 2023, WAC 365-196-430(2)(j)	Yes, Transportation Appendix Section 1.2 Active Transportation Existing Conditions Section 4.1 Future Active Transportation Needs			Completed: <input type="checkbox"/> Date: Expected Adoption June 2025
h. A description of any existing and planned transportation demand management (TDM) strategies, such as HOV lanes or subsidy programs, parking policies, etc. RCW 36.70A.070(6)(a)(vi) and WAC 365-196-430(2)(i)(i)	Yes, Transportation Policies: TR1(H), TR1(K), TR2(A), TR4(E), TR4(H),TR5(G), TR5(H), TR5(K)	Changes made during 2024 Comp Plan Update		Completed: <input type="checkbox"/> Date: Expected Adoption June 2025

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<p>i. An analysis of future funding capability to judge needs against probable funding resources. RCW 36.70A.070(6)(a)(iv)(A), WAC 365.196-430(2)(k)(iv)</p>	<p>Yes, Transportation Appendix Section 5.2 Financial Forecasts and Revenue Sources</p>	<p>Changes made during 2024 Comp Plan Update</p>		<p>Completed: <input type="checkbox"/> Date: Expected Adoption June 2025</p>
	<p>In Current Plan? Yes/No If yes, cite section</p>	<p>Changes needed to meet current statute? Yes/No</p>	<p>Notes</p>	
<p>j. A multi-year financing plan based on needs identified in the comprehensive plan, the appropriate parts of which serve as the basis for the 6-year street, road or transit program. RCW 36.70A.070(6)(a)(iv)(B) and RCW 35.77.010, WAC 365-196-430(2)(k)(ii)</p>	<p>Yes, Transportation Appendix Section 5.2 Financial Forecasts and Revenue Sources</p>	<p>Changes made during 2024 Comp Plan Update</p>		<p>Completed: <input type="checkbox"/> Date: Expected Adoption June 2025</p>
<p>k. If probable funding falls short of meeting identified needs of the transportation system, including state transportation facilities, a discussion of how additional funds will be raised, or how land use assumptions will be reassessed to ensure that LOS standards will be met. RCW 36.70A.070(6)(a)(iv)(C) amended in 2023, WAC 365-196-430(2)(l)(iii)</p>	<p>Yes, City Services Element Policy CS3(Q) City Services Appendix Section 1.8</p>			<p>Completed: <input type="checkbox"/> Date: Expected Adoption June 2025</p>
<p>l. A description of intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions and how it is consistent with the regional transportation plan. RCW 36.70A.070(6)(a)(v); WAC 365-196-430(1)(e) and 430(2)(a)(iii)</p>	<p>Yes, Transportation: TR1(A), TR1(B), TR1(R), TR5(A), TR5(B), TR5(C), TR5(D), TR5(E), TR5(G) Also narrative within Transportation Element</p>	<p>Changes made during 2024 Comp Plan Update</p>		<p>Completed: <input type="checkbox"/> Date: Expected Adoption June 2025</p>

Shoreline

For shorelines of the state, the goals and policies of the shoreline management act as set forth in [RCW 90.58.020](#) are added as one of the goals of the Growth Management Act (GMA) as set forth in [RCW 36.70A.480](#). The goals and policies of a shoreline master program for a county or city approved under [RCW 90.58](#) shall be considered an element of the county or city's comprehensive plan.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. The policies, goals, and provisions of RCW 90.58 and applicable guidelines shall be the sole basis for determining compliance of a shoreline master program with this chapter except as the shoreline master program is required to comply with the internal consistency provisions of RCW 36.70A.070 , 36.70A.040(4) , 35.63.125 , 35A.63.105 , 36.70A.480	Yes, Section 5.010 Applicability			Completed: <input type="checkbox"/> Date:
b. Shoreline master programs shall provide a level of protection to critical areas located within shorelines of the state that assures no net loss of shoreline ecological functions necessary to sustain shoreline natural resources as defined by department of ecology guidelines adopted pursuant to RCW 90.58.060 . See Ecology's Shoreline planners' toolbox for the SMP Checklist and other resources.	Yes, Section 2.040(a)(1), 2.040(d)(1), 2.040(e)(1), 2.045(a), 2.070(a), 2.050(a), 2.065(b), 2.075(a), 2.100(b)			Completed: <input type="checkbox"/> Date:
c. Shorelines of the state shall not be considered critical areas under this chapter except to the extent that specific areas located within shorelines of the state qualify for critical area designation based on the definition of critical areas provided by RCW 36.70A.030(5) and have been designated as such by a local government pursuant to RCW 36.70A.060(2)	Yes, Section 5.010(c)			Completed: <input type="checkbox"/> Date:

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	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>d. If a local jurisdiction's master program does not include land necessary for buffers for critical areas that occur within shorelines of the state, as authorized by RCW 90.58.030(2)(f), then the local jurisdiction shall continue to regulate those critical areas and their required buffers pursuant to RCW 36.70A.060(2).</p>	<p>Yes, Section 2.040(a)(2)</p>			<p>Completed: <input type="checkbox"/> Date:</p>

Provisions for siting essential public facilities (EPFs)

Consistent with CWPPs and [RCW 36.70A.200](#), amended in 2021. This section can be included in the Capital Facilities Element, Land Use Element or in its own element. Sometimes the identification and siting process for EPFs is part of the CWPPs.

<p>a. A process or criteria for identifying and siting essential public facilities (EPFs). RCW 36.70A.200 and WAC 365-196-550(1)</p> <p>Notes: RCW 36.70A.200, amended 2021 regarding reentry and rehabilitation facilities. EPFs are defined in RCW 36.70A.200.</p> <p>Regional transit authority facilities are included in the list of essential public facilities.</p>	<p>Yes, Land Use Chapter Policy LU-2(E) (2nd one) Kitsap Countywide Planning Policies Element G</p> <p>Policies CF-10 through CF-15, p. 36-37</p>			<p>Completed: <input type="checkbox"/> Date: Expected Adoption June 2025</p>
<p>b. Policies or procedures that ensure the comprehensive plan does not preclude the siting of EPFs. RCW 36.70A.200(5)</p> <p>Note: If the EPF siting process is in the CWPPs, this policy may be contained in the comprehensive plan as well. WAC 365-196-550(3)</p>	<p>Yes, Land Use Chapter Policy LU-2(E) (2nd one) Kitsap Countywide Planning Policies Element G</p> <p>Policies CF-10 through CF-15, p. 36-37</p>			<p>Completed: <input type="checkbox"/> Date: Expected Adoption June 2025</p>

Tribal Participation in Planning new in 2022 (see [HB 1717](#))

A federally recognized Indian tribe may voluntarily choose (opt-in) to participate in the local and regional planning processes. See Commerce’s new Tribal Planning Coordination for GMA webpage for guidance and staff contacts.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Mutually agreeable memorandum of agreement between local governments and tribes in regard to collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period. RCW 36.70A.040(8)(a) new in 2022, RCW 36.70A.190 new in 2022	None Requested.			Completed: <input type="checkbox"/> Date:
b. <i>Port elements</i> , if adopted, are developed collaboratively between the city, the applicable port and the applicable tribe(s), which shall comply with RCW 36.70A.040(8) . RCW 36.70A.085 amended in 2022	None Developed.			Completed: <input type="checkbox"/> Date:
c. <i>Urban Growth Areas</i> : counties and cities coordinate planning efforts for any areas planned for urban growth with applicable tribe(s). RCW 36.70A.110(1) amended 2022, RCW 36.70A.040(8)	Coordination completed through public hearing process.			Completed: <input type="checkbox"/> Date:

Climate Change and Resiliency

New in 2023, see [HB 1181](#). WAC updates are forthcoming.

A new required element for comprehensive plans and new goal of the GMA. Designed to reduce greenhouse gas (GHG) emissions, plan for resilience and support environmental justice. Climate elements must maximize economic, environmental and social co-benefits and prioritize environmental justice in order to avoid worsening environmental health disparities. A climate element can take the form of a single comprehensive plan chapter or be integrated into several chapters/elements such as housing, transportation and land use. Visit [Commerce’s Climate Program](#) webpage for further guidance, grants, tools and staff contacts. Per HB 1181, GHG reduction goals, policies, and programs not specifically identified in the [guidelines](#) must be based on scientifically credible projections and scenarios likely to result in equivalent harm avoidance, GHG emission reductions and/or per capita vehicle miles traveled (VMT) reductions.

All fully planning jurisdictions must have a resilience sub-element as part of their broader climate element. The following counties and their cities with a population greater than 6,000 as of April 1, 2021 must also have a greenhouse gas emissions reduction sub-element. Please also review the [Appendix](#) for requirements due in the upcoming periodic update.

- December 31, 2025 Deadline: Clark, Skagit, Thurston, Whatcom
- June 30, 2026 Deadline: Benton, Franklin, Spokane
- June 30, 2029 Deadline: These jurisdictions are only required to update two elements this cycle – the transportation and climate elements.

Jurisdictions may submit their greenhouse gas emissions reduction sub-element to Commerce for approval per [RCW 36.70A.096](#). Please contact Commerce for submittal requirements if you think your jurisdiction will request approval.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
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Resiliency sub-element: items a through d are required for all fully planning jurisdictions

a. Specific goals, policies and programs that identify, protect and enhance natural areas to foster resiliency to climate impacts, as well as areas of vital habitat for safe passage and species migration. RCW 36.70A.070(9) new in 2023	Due June 2029			Completed: <input type="checkbox"/> Date:
b. Specific goals, policies and programs that identify, protect and enhance community resiliency to climate change impacts, including social, economic and built environment factors that support adaptation to climate impacts consistent with environmental justice. RCW 36.70A.070(9) new in 2023	Due June 2029			Completed: <input type="checkbox"/> Date:

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	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
c. Specific goals, policies and programs that address natural hazards created or aggravated by climate change, including sea level rise, landslides, flooding, drought, heat, smoke, wildfire and other effects of changes to temperature and precipitation patterns. RCW 36.70A.070(9) new in 2023 Note: include a goal and supportive policy for each climate-exacerbated hazard that is relevant to your jurisdiction.	Due June 2029			Completed: <input type="checkbox"/> Date:
d. Prioritize actions (pursuant to a-c) that benefit overburdened communities that will disproportionately suffer from compounding environmental impacts and will be most impacted by natural hazards due to climate change. RCW 36.70A.070(9) new in 2023	Due June 2029			Completed: <input type="checkbox"/> Date:
Greenhouse Gas (GHG) Emissions Reduction sub-element: items <u>e</u> through <u>i</u> are only required for jurisdictions identified above				
e. Greenhouse gas emissions reduction sub-elements must include goals and policies to reduce emissions and per capita vehicle miles traveled. RCW 36.70A.070(9) new in 2023 Note: Commerce recommends that jurisdictions use 2022 as a baseline year for their GHG inventories and set incremental targets that lead to achieving Washington’s economy-wide target of net zero emissions in 2050 set forth in RCW 70A.45.020(1) . Commerce also recommends that jurisdictions should, at a minimum, include goals and policies within the following sectors: Transportation; Buildings & Energy; and, Zoning & Development. The rulemaking process is underway.	Due June 2029			Completed: <input type="checkbox"/> Date:

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	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
f. Identified actions that the jurisdiction will take during the planning cycle that will result in reductions in overall GHG emissions generated by transportation within the jurisdiction. RCW 36.70A.070(9) new in 2023	Due June 2029			Completed: <input type="checkbox"/> Date:
g. Identified actions that the jurisdiction will take during the planning cycle that will result in reductions in overall GHG emissions generated by land use within the jurisdiction. RCW 36.70A.070(9) new in 2023	Due June 2029			Completed: <input type="checkbox"/> Date:
h. Identified actions that the jurisdiction will take during the planning cycle that will result in reductions in per capita vehicle miles traveled (VMT) within the jurisdiction. RCW 36.70A.070(9) new in 2023	Due June 2029			Completed: <input type="checkbox"/> Date:
i. Prioritize GHG and VMT reductions that benefit overburdened communities in order to maximize the co-benefits of reduced air pollution and environmental justice. RCW 36.70A.070(9) new in 2023	Due June 2029			Completed: <input type="checkbox"/> Date:

Future required elements: pending state funding

As of 2022, these elements have not received state funding to aid local jurisdictions in implementation. Therefore, these elements are not required to be added to comprehensive plans at this time. Commerce encourages jurisdictions to begin planning for these elements, pending the future mandate.

	In Current Plan? Yes/No If yes, cite section	Notes	
<p>Economic Development</p> <p>Although included in RCW 36.70A.070 “mandatory elements” an economic development element is not currently required because funding was not provided to assist in developing local elements when this element was added to the GMA. However, provisions for economic growth, vitality, and a high quality of life are important, and supporting strategies should be integrated with the land use, housing, utilities, and transportation elements. RCW 36.70A.070(7) amended in 2017</p>	<p>Yes, Economic Development Chapter 4</p> <p>Economic Development Appendix</p>		<p>Completed: <input type="checkbox"/></p> <p>Date: Expected Adoption June 2025</p>
<p>Parks and Recreation</p> <p>Implements and is consistent with the capital facilities plan. Include a ten-year demand estimate, evaluation of service and facilities needs and evaluation of tree canopy coverage within UGAs. RCW 36.70A.070(8) amended in 2023</p> <p>Although included in RCW 36.70A.070 “mandatory elements” a parks and recreation element is not currently required because the state did not provide funding to assist in developing local elements when this provision was added to the GMA. However, parks, recreation and open space planning are GMA goals, and it is important to plan for and fund these facilities.</p>	<p>Yes, City Services Appendix Section 3.3</p> <p>Also City’s PROS Plan</p>		<p>Completed: <input type="checkbox"/></p> <p>Date: Expected Adoption June 2025</p>

Optional Elements

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Pursuant to [RCW 36.70A.080](#), a comprehensive plan may include additional elements, items, or studies dealing with other subjects relating to the physical development within its jurisdiction, including, but not limited to:

	In Current Plan? Yes/No If yes, cite section	Notes	
Sub-Area Plans	Yes, see notes	Updates to 1) Downtown Bremerton Regional Growth Center Subarea Plan, 2) Puget Sound Industrial Center (PSIC) – Bremerton Manufacturing Industrial Center Subarea Plan, 3) Bay Vista Subarea Plan, 4) East Park Subarea Plan are included with the 2024 Comprehensive Plan Periodic Update.	Completed: <input type="checkbox"/> Date: Expected Adoption June 2025
Conservation			Completed: <input type="checkbox"/> Date:
Recreation			Completed: <input type="checkbox"/> Date:
Solar Energy			Completed: <input type="checkbox"/> Date:

Consistency is required by the GMA

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. All plan elements must be consistent with relevant county-wide planning policies (CWPPs) and, where applicable, multi-county planning policies (MPPs), and the GMA. RCW 36.70A.100 and 210 , WAC 365-196-305 ; 400(2)(c) ; 510 and 520	Yes, Consistency through checklists and consistency tools			Completed: <input type="checkbox"/> Date:
b. All plan elements must be consistent with each other. RCW 36.70A.070 (preamble) and WAC 365-197-040	Yes, Consistency through checklists and consistency tools			Completed: <input type="checkbox"/> Date:
c. The plan must be coordinated with the plans of adjacent jurisdictions. RCW 36.70A.100 and WAC 365-196-520	Yes, Comprehensive Plan UGA Section (pages 39-43) Kitsap County			Completed: <input type="checkbox"/> Date:

Public Participation

a. Plan ensures public participation in the comprehensive planning process. RCW 36.70A.020(11) , .035 , and .140 , WAC 365-196-600(3) provide possible public participation choices.	Public Participation Appendix			Completed: <input type="checkbox"/> Date: Expected Adoption June 2025
b. If the process for making amendments is included in the comprehensive plan: <ul style="list-style-type: none"> The plan provides that amendments are to be considered no more often than once a year, not including the exceptions described in RCW 36.70A.130(2), WAC365-196-640 The plan sets out a procedure for adopting emergency amendments and defines emergency. RCW 36.70A.130(2)(b) and RCW 36.70A.390 new in 2021, (HB 1220 sections 	Yes, Policy LU-1(D) Bremerton Municipal Code 20.10			Completed: <input type="checkbox"/> Date: Expected Adoption June 2025

Consistency is required by the GMA

3-5), WAC 365-196-650(4)	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>c. Plan or program for monitoring how well comprehensive plan policies, development regulations, and other implementation techniques are achieving the comp plan’s goals and the goals of the GMA. WAC 365-196-660 discusses a potential review of growth management implementation on a systematic basis.</p> <p>New 2021-2022 legislation HB 1241 provides that those jurisdictions with a periodic update due in 2024 have until December 31, 2024 to submit. This legislation also changed the update cycle to every ten years after the 2024-2027 cycle. Jurisdictions that meet the new criteria described in RCW 36.70A.130(9) will be required to submit an implementation progress report five years after the review and revision of their comprehensive plan.</p>	<p>Yes, Implementation Progress Report due 2029.</p>			<p>Completed: <input type="checkbox"/> Date:</p>
<p>d. Considerations for preserving property rights. Local governments must evaluate proposed regulatory or administrative actions to assure that such actions do not result in an unconstitutional taking of private property. RCW 36.70A.370. For further guidance see the 2018 Advisory Memo on the Unconstitutional Taking of Private Property</p>	<p>Yes, BMC 20.14.155</p>			<p>Completed: <input type="checkbox"/> Date: Ord. 5301 2016</p>
<p>e. Encourage the involvement of citizens in the planning process, <i>including the participation of vulnerable populations and overburdened communities</i>, and ensure coordination between communities and jurisdictions to reconcile conflicts. HB 1181 (2023) revised RCW</p>	<p>Yes, Public Participation Appendix</p>			<p>Completed: <input type="checkbox"/></p>

Consistency is required by the GMA

<p>36.70A.020 <i>Planning Goals</i> for inclusion of vulnerable populations and overburdened communities. RCW 36.70A.035 <i>Public Participation</i> was not amended under HB 1181.</p>				
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Section II: Development Regulations

Must be consistent with and implement the comprehensive plan. [RCW 36.70A.040](#), [WAC 365-196-800](#) and [810](#)

Critical Areas

Regulations protecting critical areas are required by [RCW 36.70A.060\(2\)](#), [RCW 36.70A.172\(1\)](#), [WAC 365-190-080](#) and [WAC 365-195-900 through 925](#).

Please visit Commerce’s [Critical Areas webpage](#) for resources and to complete the [Critical Areas Checklist](#). Critical areas regulations must be reviewed and updated, as necessary, to incorporate legislative changes and best available science. Jurisdictions using periodic update grant funds to update critical areas regulations must submit the critical areas checklist as a first deliverable, in addition to this periodic update checklist.

Zoning Code

Note: Please review the new 2023 housing laws in the [Washington State Housing Laws of 2019 through 2023](#) guidance, on Commerce’s [Planning for Housing webpage](#) and [Appendix A](#) of this checklist.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>Notice: For more information about housing regulatory changes regarding supportive housing types, see Supportive Housing Types Review Checklist on the Updating GMA Housing Elements webpage. And for additional information on middle housing and ADU regulations, see the Middle Housing webpage.</p>				
<p>a. Zoning designations are consistent and implement land use designations that accommodate future housing needs by income bracket as allocated through the countywide planning process. (RCW 36.70A.070(2)(c) - amended in 2021 (HB 1220)</p> <p>Note: Zoning must reflect sufficient land capacity for all income housing needs, including emergency housing and permanent supportive housing.</p>	<p>Yes, Land Use Appendix Exhibits LUA-11 and LUA-12 Land Use Map</p> <p>See also Comp Plan FEIS, Exhibit 3.1-1 (pages 28-29) for zoning designation densities amendments to</p>			<p>Completed: <input type="checkbox"/></p> <p>Date:</p>

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	development regulations.			
	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>b. Permanent supportive housing or transitional housing must be allowed where residences and hotels are allowed. RCW 35A.21.430 amended in 2021, RCW 35.21.683, amended in 2021, (HB 1220 sections 3-5)</p> <p>“permanent supportive housing” is defined in RCW 36.70A.030; “transitional housing” is defined in RCW 84.36.043(2)(c)</p>	<p>Yes, BMC 20.62 General Commercial BMC 20.70 District Center Core BMC 20.75 Downtown Core BMC 20.76 Downtown Waterfront Residential of all types allowed</p>		<p>BMC 20.46.220 added with Comprehensive Plan Update to formalize existing practice of allowing permanent supportive housing or transitional housing where residences and hotels are allowed.</p>	<p>Completed: <input type="checkbox"/> Date: Expected Adoption June 2025</p>
<p>c. Indoor emergency shelters and indoor emergency housing must be allowed in any zones in which hotels are allowed, except in cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within one-mile of transit. Indoor emergency housing must be allowed in areas with hotels. RCW 35A.21.430 amended in 2021, RCW 35.21.683, amended in 2021, (HB 1220 sections 3-5)</p> <p>Any limitations on emergency housing and emergency shelter must be connected to public</p>	<p>Yes, BMC 20.62 General Commercial BMC 20.70 District Center Core BMC 20.75 Downtown Core BMC 20.76 Downtown Waterfront Residential of all types allowed</p>		<p>BMC 20.46.220 added with Comprehensive Plan Update to formalize existing practice of allowing Indoor emergency shelters and indoor emergency housing where hotels are allowed.</p>	<p>Completed: <input type="checkbox"/> Date: Expected Adoption June 2025</p>

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<p>health and safety and allow the siting of a sufficient number of units and beds necessary to meet projected needs (see Housing Element Book 2, pages 41-48), new in 2023</p> <p>“emergency housing” is defined in RCW 36.70A.030</p>				
<p>d. The number of unrelated persons that occupy a household or dwelling unit except as provided in state law, for short-term rentals, or occupant load per square foot shall not be regulated or limited by cities. (HB 5235), RCW 35.21.682 new in 2021, RCW 35A.21.314 new in 2022, RCW 36.01.227 new in 2021</p>	<p>Not regulated by Bremerton</p>			<p>Completed: <input type="checkbox"/> Date:</p>
	<p>In Current Regs? Yes/No If yes, cite section</p>	<p>Changes needed to meet current statute? Yes/No</p>	<p>Notes</p>	
<p>e. Limitations on the amount of parking local governments can require for low-income, senior, disabled and market-rate housing units located near high-quality transit service. RCW 36.70A.620 amended in 2020 and RCW 36.70A.600 amended in 2019</p>	<p>Yes, Bremerton currently does not have qualifying levels of transit.</p>			<p>Completed: <input type="checkbox"/> Date:</p>
<p>f. Parking requirements must allow tandem, gravel or grass pavers, and new spaces must be at least 8 by 20 feet in size. Existing and non-conforming parking must be allowed to meet parking requirements for up to six spaces. SB 6015, new in 2024, must be addressed with the periodic update.</p> <p>Note: guidance coming fall 2024</p>	<p>Yes, Will be included in upcoming Development Regulations Update 2025</p>			<p>Completed: <input type="checkbox"/> Date: Expected Adoption June 2025</p>
<p>g. Family day care providers are allowed in all residential dwellings located in areas zoned for residential or commercial RCW 36.70A.450. Review RCW 43.216.010 for definition of family day care provider and WAC 365-196-865 for more information.</p>	<p>Yes, Will be included in upcoming Development Regulations Update 2025</p>			<p>Completed: <input type="checkbox"/> Date: Expected Adoption June 2025</p>

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<p>h. Manufactured housing is regulated the same as site built housing. RCW 35.21.684 amended in 2019, RCW 35.63.160, RCW 35A.21.312 amended in 2019 and RCW 36.01.225 amended in 2019. A local government may require that manufactured homes: (1) are new, (2) are set on a permanent foundation, and (3) comply with local design standards applicable to other homes in the neighborhood, but may not discriminate against consumer choice in housing.</p> <p>See: National Manufactured Housing Construction and Safety Standards Act of 1974</p>	<p>Yes, Regulated the same. 20.46.040 Manufactured Homes 20.60.020(h) R-10 20.78.020(h) R-18</p>			<p>Completed: <input type="checkbox"/> Date:</p>
	<p>In Current Regs? Yes/No If yes, cite section</p>	<p>Changes needed to meet current statute? Yes/No</p>	<p>Notes</p>	
<p>i. Accessory dwelling units (ADUs): cities (and counties) must adopt or amend by ordinance, and incorporate into their development regulations, zoning regulations and other official controls. RCW 36.70A.680 amended in 2023, RCW 36.70A.681 amended in 2023, RCW 36.70A.696 amended in 2023, RCW 36.70A.697 amended in 2020, RCW 36.70A.698 amended in 2020, RCW 36.70A.699 amended in 2020</p> <p>Must be adopted by 6 months after the periodic update deadline, or be superseded by state law.</p> <p>Note: see new Commerce ADU guidance and ADU checklist.</p>	<p>Yes, 20.46.010 Accessory Dwelling Units</p>		<p>Bremerton ADU design standards less stringent than Department of Commerce “Guidance for Accessory Dwelling Units in Washington State” example Lacey Municipal Code Section 14.23.071</p>	<p>Completed: <input type="checkbox"/> Date: Ord. 5416 2021</p>
<p>j. Middle housing: if your jurisdiction is one of the 77 cities subject to middle housing, regulations must allow the appropriate amount of middle housing units on a lot by 6 months after the periodic update deadline, or be superseded by state law. RCW 36.70A.635</p> <p>See Commerce’s model ordinances and user guide on the middle housing web page.</p>	<p>Ordinance 5458 Yes, Additional measures to be added to BMC 20.46.210</p>			<p>Completed: <input type="checkbox"/> Date: Expected Adoption June 2025</p>

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<p>k. Co-living must be allowed as a permitted use on any lot located within an urban growth area that allows at least six multifamily residential units, including on a lot zoned for mixed use development. HB 1998, new in 2024, contains specific standards for size, density calculations, connection fees and parking.</p> <p>Must be adopted by December 31, 2025</p> <p>Note: guidance will be available fall of 2024</p>	<p>Yes, Additional measures to be added to BMC 20.46</p>			<p>Completed: <input type="checkbox"/></p> <p>Date: Expected Adoption June 2025</p>
	<p>In Current Regs? Yes/No</p> <p>If yes, cite section</p>	<p>Changes needed to meet current statute? Yes/No</p>	<p>Notes</p>	
<p>l. Residential structures occupied by persons with handicaps, and group care for children that meets the definition of “familial status” are regulated the same as a similar residential structure occupied by a family or other unrelated individuals. No city or county planning under the GMA may enact or maintain ordinances, development regulations, or administrative practices which treat a residential structure occupied by persons with handicaps differently than a similar residential structure occupied by a family or other unrelated individuals. RCW 36.70A.410, RCW 70.128.140 and 150, RCW 49.60.222-225 and WAC 365-196-860</p>	<p>Yes.</p>			<p>Completed: <input type="checkbox"/></p> <p>Date:</p>
<p>m. Affordable housing programs enacted or expanded under RCW 36.70A.540 amended in 2022 comply with the requirements of this section. Examples of such programs may include: density bonuses within urban growth areas, height and bulk bonuses, fee waivers or exemptions, parking reductions, expedited permitting conditioned on provision of low-income housing units, or mixed-use projects. WAC 365-196-300</p>	<p>Yes, Ordinance 5458</p> <p>20.58.100 Affordable Housing Bonus</p>			<p>Completed: <input type="checkbox"/></p> <p>Date:</p>

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<p>See also RCW 36.70A.545 and WAC 365-196-410(2)(e)(i) "affordable housing" is defined in RCW 84.14.010 new in 2024 (ESSB 6175) Review RCW 36.70A.620 amended in 2020, for minimum residential parking requirements.</p>				
<p>n. Limitations on regulating: outdoor encampments, safe parking efforts, indoor overnight shelters and temporary small houses on property owned or controlled by a religious organization. RCW 35.21.915, amended in 2020</p>	<p>Yes, Ordinance 5494</p>			<p>Completed: <input type="checkbox"/> Date:</p>
	<p>In Current Regs? Yes/No If yes, cite section</p>	<p>Changes needed to meet current statute? Yes/No</p>	<p>Notes</p>	
<p>o. Allow an increased density bonus consistent with local needs for any affordable housing development of any single-family or multi-family residence located on real property owned or controlled by a religious organization. RCW 36.70A.545, amended in 2019 (HB 1377).</p>	<p>Yes, Ordinance 5458</p>			<p>Completed: <input type="checkbox"/> Date:</p>
<p>p. Reduce restrictions for additional housing units within existing commercial, mixed-use and multi-family buildings by exempting the added units from density limits, parking and other regulatory requirements. RCW 35A.21.440, new in 2023 and RCW 35.21.990, new in 2023, (HB 1042) Note: These requirements must be in effect within six months after the periodic update due date.</p>	<p>Yes, Add provisions in 2025 per BMC 20.54 Nonconforming Provisions</p>			<p>Completed: <input type="checkbox"/> Date: Expected Adoption June 2025</p>
<p>q. Must not adopt, impose, or enforce requirements on an affordable housing development that are different than the requirements imposed on housing developments generally. RCW 36.130.020 (2008) Note: This applies to cities, counties, other local government entities and agencies.</p>	<p>None exist.</p>			<p>Completed: <input type="checkbox"/> Date:</p>

<p>r. Regulations discourage incompatible uses around general aviation airports. RCW 36.70.547 and WAC 365-196-455. Incompatible uses include: high population intensity uses such as schools, community centers, tall structures, and hazardous wildlife attractants such as solid waste disposal sites, wastewater or stormwater treatment facilities, or stockyards. For more guidance, see WSDOT's Aviation Land Use Compatibility Program.</p>	<p>Yes, Policies TR5(M) and (N)</p>			<p>Completed: <input type="checkbox"/> Date:</p>
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				ATTACHMENT C
	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
s. If a U.S. Department of Defense (DoD) military base employing 100 or more personnel is within or adjacent to the jurisdiction, zoning should discourage the siting of incompatible uses adjacent to military base. RCW 36.70A.530(3) and WAC 365-196-475 . Visit Military One Source to locate any bases in your area and help make determination of applicability. If applicable, inform the commander of the base regarding amendments to the comprehensive plan and development regulations on lands adjacent to the base.	Yes, Land Use Chapter Policy LU1(C)			Completed: <input type="checkbox"/> Date:
t. Electric vehicle infrastructure (jurisdiction specified: adjacent to Interstates 5, 90, 405 or state route 520 and other criteria) must be allowed as a use in all areas except those zoned for residential, resource use or critical areas. RCW 36.70A.695	Not Applicable			Completed: <input type="checkbox"/> Date:
Shoreline Master Program				
Consistent with RCW 90.58 Shoreline Management Act of 1971				
a. Zoning designations are consistent with Shoreline Master Program (SMP) environmental designations. RCW 36.70A.480	Yes, SMP 4.010		SMP to be updated in 2025 to include new uses identified in Comprehensive Plan Update	Completed: <input type="checkbox"/> Date:
b. If updated to meet RCW 36.70A.480 (2010), SMP regulations provide protection to critical areas in shorelines that is at least equal to the protection provided to critical areas by the critical areas ordinance. RCW 36.70A.480(4) and RCW 90.58.090(4) See Ecology's shoreline planners' toolbox for the SMP Checklist and other resources and Ecology's Shoreline Master Programs Handbook webpage	Yes, SMP last updated 2021 Ordinance Number 5417			Completed: <input type="checkbox"/> Date:

Resource Lands

Defined in [RCW 36.70A.030\(3\), \(12\) and \(17\)](#) and consistent with [RCW 36.70A.060](#) and [RCW 36.70A.170](#)

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>a. Zoning is consistent with natural resource lands designations in the comprehensive plan and conserves natural resource lands. RCW 36.70A.060(3), WAC 365-196-815 and WAC 365-190-020(6). Consider innovative zoning techniques to conserve agricultural lands of long-term significance RCW 36.70A.177(2). See also WAC 365-196-815(3) for examples of innovative zoning techniques.</p>	<p>Yes, BMC 20.96 City Utility Lands BMC 20.97 Watershed</p>			<p>Completed: <input type="checkbox"/> Date:</p>
<p>b. Regulations to assure that use of lands adjacent to natural resource lands does not interfere with natural resource production. RCW 36.70A.060(1)(a) and WAC 365-190-040</p> <p>Regulations require notice on all development permits and plats within 500 feet of designated natural resource lands that the property is within or near a designated natural resource land on which a variety of commercial activities may occur that are regulations to implement comprehensive plan</p>	<p>Not Applicable</p>			<p>Completed: <input type="checkbox"/> Date:</p>
<p>c. For designated agricultural land, regulations encourage nonagricultural uses to be limited to lands with poor soils or otherwise not suitable for agricultural purposes. Accessory uses should be located, designed and operated to support the continuation of agricultural uses. RCW 36.70A.177(3)(b)</p>	<p>Not Applicable</p>			<p>Completed: <input type="checkbox"/> Date:</p>
<p>d. Designate mineral lands and associated regulations as required by RCW 36.70A.131 and WAC 365-190-040(5). For more information review the WA State Dept. of Natural Resources (DNR)'s Geology Division site</p>	<p>BMC 20.46.080 & Land Use Map</p>			<p>Completed: <input type="checkbox"/> Date:</p>

Siting Essential Public Facilities

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Regulations for siting essential public facilities should be consistent with [RCW 36.70A.200](#) and consider [WAC 365-196-550](#). Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities. Regulations may be specific to a local jurisdiction, but may be part of county-wide planning policies (CWPPs).

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>Regulations for CWPPs include a process for siting EPFs and ensure EPFs are not precluded. RCW 36.70A.200 amended in 2023, WAC 365-196-550(6) lists process for siting EPFs. WAC 365-196-550(3) details preclusions. EPFs should be located outside of known hazardous areas.</p> <p>Visit Commerce’s Behavioral Health Facilities Program page for information on establishing or expanding new capacity for behavioral health EPFs.</p> <p>Note: RCW 36.70A.200 amended by SB 5536 to include EPFs for opioid treatment programs</p>	Yes, Countywide Planning Policies Element G.			Completed: <input type="checkbox"/> Date:

Subdivision Code

a. Subdivision regulations are consistent with and implement comprehensive plan policies. RCW 36.70A.030(8) , RCW 36.70A.040(4)	Yes, BMC 20.12.010			Completed: <input type="checkbox"/> Date:
<p>b. Written findings to approve subdivisions establish adequacy of public facilities. RCW 58.17.110 amended in 2018</p> <ul style="list-style-type: none"> • Streets or roads, sidewalks, alleys, other public ways, transit stops, and other features that assure safe walking conditions for students. • Potable water supplies, sanitary wastes, and drainage ways. RCW 36.70A.590 amended 2018 • Open spaces, parks and recreation, and playgrounds • Schools and school grounds <p>Other items related to the public health, safety and general welfare, WAC 365-196-820(1).</p>	Yes, BMC 20.12.100			Completed: <input type="checkbox"/> Date:

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	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
c. Preliminary subdivision approvals under RCW 58.17.140 and RCW 58.17.170 are valid for a period of five or seven years (previously five years). Note: preliminary plat approval is valid for: seven years if the date of preliminary plat approval is on or before December 31, 2014; five years if the preliminary plat approval is issued on or after January 1, 2015; and ten years if the project is located within city limits, not subject to the shoreline management act, and the preliminary plat is approved on or before December 31, 2007.	Yes, BMC 20.12.160 20.12.060(K)			Completed: <input type="checkbox"/> Date:
d. Include in short plat regulations procedures for unit lot subdivisions allowing division of a parent lot into separately owned unit lots. RCW 58.17.060 (3) new in 2023 by SB 5258 - section 11	Yes, Planning Commission Public Hearing 4/21/25			Completed: <input type="checkbox"/> Date: Expected Adoption June 2025

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>a. Regulations protect water quality and implement actions to mitigate or cleanse drainage, flooding, and storm water run-off that pollute waters of the state, including Puget Sound or waters entering Puget Sound. RCW 36.70A.070(1) Regulations may include: adoption of a stormwater manual consistent with Ecology’s latest manual for Eastern or Western Washington, adoption of a clearing and grading ordinance – See Commerce’s 2005 Technical Guidance Document for Clearing and Grading in Western Washington.</p> <p>Adoption of a low impact development ordinance. See Puget Sound Partnership’s 2012 Low Impact Development guidance and Ecology’s 2013 Eastern Washington Low Impact Development guidance.</p> <p>Additional Resources: Federal Grants to Protect Puget Sound Watersheds, Building Cities in the Rain, Ecology Stormwater Manuals, Puget Sound Partnership Action Agenda</p>	Yes, BMC 15.04.050 BMC 15.04.100			Completed: <input type="checkbox"/> Date:
<p>b. Provisions for corrective action for failing septic systems that pollute waters of the state. RCW 36.70A.070(1). See also: DOH Wastewater Management, Ecology On-Site Sewage System Projects & Funding</p>	Yes, BMC 15.03.210			Completed: <input type="checkbox"/> Date:

Organic Materials Management Facilities

New in 2022, [HB 1799](#) added a section to the GMA aimed at reducing the volumes of organic materials collected in conjunction with other solid waste and delivered to landfills, supporting productive uses of organic material waste and reduction of methane gas (a greenhouse gas).

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>New section RCW 36.70A.142; new in 2022 legislation HB 1799: Development regulations newly developed, updated, or amended after January 1, 2025 allow for the siting of organic materials (OM) management facilities as identified in local solid waste management plans (SWMP) to meet OM reduction and diversion goals. Siting to meet criteria described in RCW 70A.205.040(3)</p> <p>See also RCW 36.70.330. For applicability, see RCW 70A.205.540</p>	<p>Yes, Bremerton adopted the Kitsap County Solid And Hazardous Waste Management Plan with Resolution No. 3302</p>			<p>Completed: <input type="checkbox"/> Date:</p>

Impact Fees

May impose impact fees on development activity as part of the financing for public facilities, provided that the financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds; cannot rely solely on impact fees.

<p>a. If adopted, impact fees are applied consistent with RCW 82.02.050 amended in 2015, RCW 82.02.060 amended in 2023 by SB 5258, .070, .080, .090 amended in 2018 and .100. WAC 365-196-850 provides guidance on how impact fees should be implemented and spent.</p>	<p>Yes, Bremerton has no adopted impact fees, except General Facility Fees per 15.06.020</p>			<p>Completed: <input type="checkbox"/> Date:</p>
<p>b. Jurisdictions collecting impact fees must adopt and maintain a system for the deferred collection of impact fees for single-family detached and attached residential construction, consistent with RCW 82.02.050(3) amended in 2016</p>	<p>N/A</p>			<p>Completed: <input type="checkbox"/> Date:</p>
<p>c. If adopted, limitations on impact fees for early learning facilities. RCW 82.02.060 amended in 2021</p>	<p>N/A</p>			<p>Completed: <input type="checkbox"/> Date:</p>

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
d. If adopted, exemption of impact fees for low-income and emergency housing development. RCW 82.02.060 amended in 2023. See also definition change in RCW 82.02.090(1)(b) amended in 2018	N/A			Completed: <input type="checkbox"/> Date:
e. Ensure impact fees are not assessed on the construction of accessory dwelling units that are greater than 50 percent (50%) of the impact fees that would be imposed on the principal unit. RCW 36.70A.681 new in 2023 by HB 1337	Yes, Bremerton has no adopted impact fees, except General Facility Fees per 15.06.020			Completed: <input type="checkbox"/> Date:
f. The schedule of impact fees reflects the proportionate impact of new housing units, including multifamily and condominium units, based on the square footage, number of bedrooms, or trips generated, in the housing unit in order to produce a proportionally lower impact fee for smaller housing units. RCW 82.02.060 amended in 2023 by SB 5258	Yes, Bremerton has no adopted impact fees, except General Facility Fees per 15.06.020			Completed: <input type="checkbox"/> Date:

Concurrency and Transportation Demand Management (TDM)
 Ensures consistency in land use approval and the development of adequate public facilities as plans are implemented, maximizes the efficiency of existing transportation systems, limits the impacts of traffic and reduces pollution.

a. The transportation concurrency requirement includes specific language that prohibits development when level of service standards for transportation facilities cannot be met. RCW 36.70A.070(6)(b) amended in 2023, WAC 365-196-840 . Note: Concurrency is required for transportation, but may also be applied to park facilities, etc.	Yes, Transportation Element Technical Appendices (TTA), Attachment F: Multimodal Level of Service and Transportation Concurrency System Development			Completed: <input type="checkbox"/> Date:
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	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	ATTACHMENT C Notes	
<p>b. Measures exist to bring into compliance locally owned, or locally or regionally operated, transportation facilities or services that are below the levels of service established in the comprehensive plan. RCW 36.70A.070(6)(a)(iii)(B) and (D), RCW 36.70A.070(6)(b) amended in 2023</p> <p>Levels of service can be established for automobiles, pedestrians and bicycles. See WAC 365-196-840(3) on establishing an appropriate level of service.</p>	Yes, Transportation Element Technical Appendices (TTA), Attachment F: Multimodal Level of Service and Transportation Concurrency System Development			Completed: <input type="checkbox"/> Date:
<p>c. Highways of statewide significance (HSS) are exempt from the concurrency ordinance. RCW 36.70A.070(6)(a)(iii)(C)</p>	Yes, Transportation Element Technical Appendices (TTA)			Completed: <input type="checkbox"/> Date:
<p>d. Traffic demand management (TDM) requirements are consistent with the comprehensive plan. RCW 36.70A.070(6)(a)(vi) Examples may include requiring new development to be oriented towards transit streets, pedestrian-oriented site and building design, and requiring bicycle and pedestrian connections to street and trail networks. WAC 365-196-840(4) recommends adopting methodologies that analyze the transportation system from a comprehensive, multimodal perspective.</p>	Transportation Element Technical Appendices (TTA) Attachment F Transportation Concurrency System Development			Completed: <input type="checkbox"/> Date:
<p>e. If required by RCW 82.70, a commute trip reduction (CTR) ordinance to achieve reductions in the proportion of single-occupant vehicle commute trips has been adopted. The ordinance should be consistent with comprehensive plan policies for CTR and Department of Transportation rules.</p>	Yes, BMC 10.20 Commute Trip Reduction Plan			Completed: <input type="checkbox"/> Date:

Tribal Participation in Planning new in 2022 (see [HB 1717](#))

A federally recognized Indian tribe may voluntarily choose to participate in the county or regional planning process. See Commerce’s new [Tribal Planning Coordination for GMA](#) webpage for guidance and staff contacts.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Mutually agreeable memorandum of agreement between local governments and tribes in regard to collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period. RCW 36.70A.040(8)(a) new in 2022.	Yes, Upon Notice from Tribe via a Resolution			Completed: <input type="checkbox"/> Date:
b. Policies consistent with countywide planning policies that address the protection of tribal cultural resources in collaboration with federally recognized Indian tribes that are invited, provided that a tribe, or more than one tribe, chooses to participate in the process. RCW 36.70A.210(3)(i) new in 2022.	Yes, Element L Kitsap Countywide Planning Policies			Completed: <input type="checkbox"/> Date:

Regulations to Implement Optional Elements

a. New fully contained communities are consistent with comprehensive plan policies, RCW 36.70A.350 and WAC 365-196-345	Not Applicable			Completed: <input type="checkbox"/> Date:
b. If applicable, master planned resorts are consistent with comprehensive plan policies, RCW 36.70A.360 , RCW 36.70A.362 and WAC 365-196-460	Not Applicable			Completed: <input type="checkbox"/> Date:
c. If applicable, major industrial developments and master planned locations outside of UGAs are consistent with comprehensive plan policies, RCW 36.70A.365 , RCW 36.70A.367 and WAC 365-196-465	Not Applicable			Completed: <input type="checkbox"/> Date:
d. Regulations include procedures to identify, preserve, and/or monitor historical or archaeological resources. RCW 36.70A.020(13) , WAC 365-196-450	Yes, Shoreline Master Program 7.060		Additional measure expected in 2025, per BMC 20.14.	Completed: <input type="checkbox"/> Date: Development Regulations Update, 2025

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	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
e. Other development regulations needed to implement comprehensive plan policies such as energy, sustainability or design are adopted. WAC 365-196-445	Not Applicable			Completed: <input type="checkbox"/> Date:
f. Design guidelines for new development are clear and easy to understand; administration procedures are clear and defensible	Yes, Permit Processing (Ord. 5506/5508)			Completed: <input type="checkbox"/> Date:
g. Local design review includes one or more ascertainable guideline, standard or criterion by which an applicant can determine whether a given building design is permissible under that development regulation. May not result in a reduction in density, height, bulk or scale below the generally applicable development regulations for a development proposal in the applicable zone. RCW 36.70A.630 new in 2023 by HB 1293	Yes, Design Review only required for elective variances process in Draft Downtown Subarea Plan section 7.2.1, and existing Harrison Heights Subarea Plan section 6.1.			Completed: <input type="checkbox"/> Date: Expected Adoption June 2025

Project Review Procedures

In 2023, [SB 5290](#) substantially amended local permit review processes. Codification and additional resources from Commerce are forthcoming.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>Project review processes integrate permit and environmental review. RCW 36.70A.470, RCW 36.70B and RCW 43.21C.</p> <p>Also: WAC 365-196-845, WAC 197-11(SEPA Rules), WAC 365-197 (Project Consistency Rule, Commerce, 2001) and Ecology SEPA Handbook.</p> <p>Integrated permit and environmental review procedures for:</p> <ul style="list-style-type: none"> • Notice of application • Notice of complete application • One open-record public hearing • Combining public hearings & decisions for multiple permits • Notice of decision • One closed-record appeal <p>Note: new in 2023, see Commerce’s new guidance for Local Project Review and SB 5290</p>	<p>Yes, Ordinances 5506 and 5508</p>			<p>Completed: <input type="checkbox"/></p> <p>Date:</p>

Plan & Regulation Amendments

If procedures governing comprehensive plan amendments are part of the code, then assure the following are true:

<p>a. Regulations limit amendments to the comprehensive plan to once a year (with statutory exceptions). RCW 36.70A.130(2) and WAC 365-196-640(3)</p>	<p>Yes, BMC 20.10.020</p>			<p>Completed: <input type="checkbox"/></p> <p>Date:</p>
<p>b. Regulations define <i>emergency</i> for an emergency plan amendment. RCW 36.70A.130(2)(b) and WAC 365-196-640(4)</p>	<p>Yes, BMC 20.10.050(e)</p>			<p>Completed: <input type="checkbox"/></p> <p>Date:</p>

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	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
c. Regulations include a docketing process for requesting and considering plan amendments. RCW 36.70A.130(2) , RCW 36.70A.470 , and WAC 365-196-640(6)	Yes, BMC 20.10.075			Completed: <input type="checkbox"/> Date:
d. A process has been established for early and continuous public notification and participation in the planning process. RCW 36.70A.020(11) , RCW 36.70A.035 and RCW 36.70A.140 . See WAC 365-196-600 regarding public participation and WAC 365-196-610(2) listing recommendations for meeting requirements.	Yes, BMC 20.10.090		Noticing: BMC 20.02.100 NOA 20.02.110 Public Hrg 20.02.130 NOD	Completed: <input type="checkbox"/> Date:
e. A process exists to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property RCW 36.70A.370 . See the 2018 Advisory Memo on the Unconstitutional Taking of Private Property	Yes, BMC 20.14.155			Completed: <input type="checkbox"/> Date:
f. Provisions ensure adequate enforcement of regulations, such as zoning and critical area ordinances (civil or criminal penalties). See implementation strategy in WAC 365-196-650(1) .	Yes, BMC 20.40.180 20.40.200			Completed: <input type="checkbox"/> Date:

Appendix A: Housing unit minimums per population

See Commerce’s [Middle Housing webpage](#) for more information and the [Middle Housing Fact Sheet](#) for the list of cities that must comply with the following requirements.

Cities with a population less than 25,000 but within the Contiguous UGA with the largest city in a county with a population greater than 275,000				
	In Current zoning? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
Zoning and development regulations allow at least two residential units per lot on all lots zoned predominantly for residential use, unless the lot is smaller than 1,000 square feet. RCW 36.70A.635 (1) and (6) HB 1110	Not Applicable			Completed: <input type="checkbox"/> Date:

Cities with a population between 25,000 and 75,000				
	In Current zoning? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Zoning and development regulations allow at least: <ul style="list-style-type: none"> • two residential units on each lot, • four residential units on each lot if at least one unit is affordable, unless the lot is smaller than 1,000 square feet. 	Yes, To be adopted BMC 20.46.210 Middle Housing			Completed: <input type="checkbox"/> Date: Expected Adoption June 2025
b. Zoning and development regulations allow at least four residential units on each lot, within ¼ mile walking distance of a major transit stop.	Yes, To be adopted BMC 20.46.210 Middle Housing			Completed: <input type="checkbox"/> Date: Expected Adoption June 2025

Cities with a population greater than 75,000				
	In Current zoning? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Zoning and development regulations allow at least: <ul style="list-style-type: none"> • four residential units on each lot, • six residential units on each lot if at least two units are affordable, unless the lot is smaller than 1,000 square feet. 	Not Applicable			Completed: <input type="checkbox"/> Date:
b. Zoning and development regulations allow at least six residential units on each lot, within ¼ mile walking distance of a major transit stop.	Not Applicable			Completed: <input type="checkbox"/> Date:

Appendix B: Element updates per HB 1181 – Climate Change and Resiliency

GMA Periodic Update Due Dates	Required Updates to GMA Elements per HB 1181						
	Greenhouse Gas Reduction Sub-element	Climate Resilience Sub-element	Transportation Element	Land Use Element	Capital Facilities Element*	Utilities Element*	Parks & Recreation Element*
For jurisdictions with a 2024 deadline and subject to GHG Emissions Reduction [Sec. 15 (10)]	Due 2029	Due 2029	Due 2029	Due in 2034			
For jurisdictions with a 2025 & 2026 deadline and subject to GHG Emissions Reduction [Sec. 4 (1) and (2)]	X	X	X	X	X*	X*	X*
Jurisdictions <u>not</u> subject to GHG Emissions Reduction (all years) [Sec. 4 (3) and 9(e)(i)]	Optional	X See RCW 36.70A.070(9)(e)	**	Only counties over 20k pop.	X*	X*	X*

Table notes: "X" indicates a GMA update requirement. One asterisk (*) indicates jurisdictions should make a good faith effort to update their elements to be consistent; refer to HB 1181 (Chapter 228, Laws of 2023) for specifics. Two asterisks (**) indicates 22 cities that need to update their transportation element based on population, not whether or not their county is among those that must develop a GHG emissions element.

VISION Consistency Tool for Local Comprehensive Plans

Note: The tool shown here is for illustrative purposes. To fill out the tool, visit www.psrc.org/our-work/plan-review.

This tool is intended to help cities and counties integrate VISION 2050 into their local comprehensive plans. VISION 2050's multicounty planning policies serve as the adopted regional guidelines and principles required in state law to guide both regional and local planning. The tool also identifies transportation planning requirements of the Growth Management Act (GMA). The tool may be used at various times in the local planning process:

Plan Update Scoping: Use checklist items as guidance for scoping the extent of plan element updates. New or expanded issue areas in VISION 2050 are identified to support this process.

Draft Plan Review: Submit draft plans to PSRC prior to Planning Commission and Council review. Completing and submitting this tool and providing early drafts to PSRC help identify potential consistency issues early in the process.

Certification Review: Along with the adopted plan, the tool will assist in PSRC's review of the plan. Demonstrating inclusion of the necessary information in the checklist helps facilitate certification. *Note: The PSRC Executive Board is the final decision-making body for plan certification.*

Regional Collaboration: The tool provides cities and counties an opportunity to highlight innovative policies and programs. This supports sharing of best practices across the region and benefits jurisdictions as they apply for planning grants and awards.

Updates made in September 2022 integrate the GMA requirements of HB 1220 and countywide housing needs into PSRC's plan review process, including housing for all income levels and addressing racially disparate impacts.

Resources

- Regional Plans: [VISION 2050](#), [Regional Transportation Plan](#), and [Regional Economic Strategy](#)
- [VISION 2040 to VISION 2050](#) – summary of what changed in VISION 2050
- [VISION 2050 Policy Matrix](#) – a comparison of multicounty planning policies and actions from VISION 2040 to VISION 2050
- [Plan Review webpage](#) – access more information about the review and certification process and find [PSRC guidance](#) and other resources by policy area. See previous [certification reports](#) for areas for future work.



Discussion Questions | Innovation, Engagement, and Racial Equity

Questions provide an opportunity to highlight the most noteworthy aspects of the plan and the planning process. Responses help tell PSRC boards how the plan is working to implement VISION 2050 and how the plan meets certification requirements.

- What aspects of the updated plan would you like to highlight? What was especially innovative, challenging, or noteworthy?
- What innovative public engagement strategies were used in the update process? Did you use strategies to reach communities that have not typically been engaged in planning? How were other agencies and governments, such as tribes, ports, and special purpose districts, engaged through this process? (MPP-RC-1, DP-8)
- Racial equity and access to opportunity have been elevated as critical regional issues in VISION 2050. How has your community addressed racial equity in the comprehensive plan update? Do you have lessons learned from your experience about how to advance racial equity? (MPP-RC-3)

Checklist at a Glance

Support regional collaboration	Page/Policy Reference
<ul style="list-style-type: none"> ✓ Include a statement of regional collaboration in the comprehensive plan, policies, VISION 2050, and planning process. Indicates new or expanded emphasis in VISION 2050 	<p>Indicate where to find the best or most complete example. It is not necessary to list all relevant policies.</p>
<ul style="list-style-type: none"> ⊗ Coordinate with other jurisdictions, agencies, tribes, ports, military installations, special purpose districts, and adjacent regions (RCW 36.70A.070(6)(a)(v), MPP-RC-1, RC-4-5) 	
<ul style="list-style-type: none"> ⊗ Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved populations so that all people can attain the resources and opportunities to improve quality of life and address past inequities (MPP-RC-2) Provides relevant VISION 2050 policies or actions 	

Regional Collaboration

The plan supports **collaboration for a healthy environment, thriving communities, and opportunities for all**, including coordination with other jurisdictions and agencies, tribes, ports, military installations, and adjacent regions.

Policies and programs should:

Support regional collaboration	Page/Policy Reference
✓ Include a statement about how the plan relates to countywide planning policies, VISION 2050, and planning requirements of the Growth Management Act	Policy LU1(B) Introduction, p.8-9 Land Use Element p. 14-15
✎ Coordinate with other jurisdictions, agencies, tribes, ports, military installations, special purpose districts, and adjacent regions (RCW 36.70A.070(6)(a)(v), MPP-RC-1, RC-4-5)	Policy LU1(B)
✎ Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities to ensure all people can attain the resources and opportunities to improve quality of life and address past inequities (MPP-RC-2)	Policy LU4(G)
✎ Address land use, transportation, and housing opportunities and challenges related to military installations, when applicable (MPP-RC-6)	Policy LU1(C)
✓ Prioritize investments in centers, including regional centers, countywide centers, high-capacity transit areas with a station area plan, and other local centers (MPP-RC-8-9)	Policy LU1-Cen(G)
✓ Explore funding sources, changes to regulatory, pricing, taxing, and expenditure practices, and other fiscal tools to meet infrastructure and other needs (MPP-RC-10-11, RC-Action-7, RC-Action-9)	Policy CS3(E), (F), (G), (I)

Additional comments on Regional Collaboration or additional documents to share [optional]: _____

Regional Growth Strategy

The plan **focuses growth in designated centers and near transit stations** to create healthy, equitable, vibrant communities well-served by infrastructure and services. The plan **supports rural and resource lands** as vital parts of the region that retain important cultural, economic, environmental, and rural lifestyle opportunities over the long term.

The plan should:

Implement the Regional Growth Strategy	Page/Policy Reference
✓ Incorporate housing and employment targets (MPP-RGS-1-2)	Introduction, p. 10

✓ Use land use assumptions substantially consistent with countywide growth targets (RCW 36.70A.070, WAC 365-196-430, VISION 2050 Regional Growth Strategy)	FEIS pg 12
✓ Demonstrate sufficient zoned development capacity to accommodate targets (RCW 36.70A.115)	FEIS pg 12, Econ Dev Append pg 5, Housing Append pg 26
✓ Use consistent land use assumptions throughout plan (RCW 36.70A.070, WAC 365-196-430) ¹	FEIS pg 9,10, and 12, Econ Dev Append pg 5, Housing Append pg 26

Note: see [Growth Target Guidance](#) for additional information.

Population, Employment, and Housing Growth

(add information from local plan and insert/delete rows as needed, based on regional centers or county regional geographies)

	Adopted 2044 Growth Target*		Land Use Assumptions for Travel Demand Modeling (numbers/notes, as applicable)	Zoned Development Capacity (can be greater than target)	Page Reference
County or citywide**					
Population	63,757		20,252 new people	DRC 106 AU per Acre	Downtown Subarea Plan pg 29
Employment	58,258		14,175 new jobs	DRC 106 AU per Acre	Downtown Subarea Plan pg 29, Econ Dev Append pg 5
Housing	27,907		9556 new housing units	DRC 106 AU per Acre	Downtown Subarea Plan pg 29
Centers (as applicable)					
Population	DRC 9,205	PSIC: NA	Transportation Appendix	DRC 106 AU per Acre	Housing Append pg 42, Downtown Subarea Plan pg 29
Employment	DRC 1,625	PSIC 9,638	Transportation Appendix	DRC 106 AU per Acre PSIC 10,257	Econ Dev Append pg 5, PSIC Subarea Plan pg22,
Housing	DRC 4,322	PSIC: NA	Transportation Appendix	106 Activity Units per Acre	Housing Append pg 42, Downtown Subarea Plan pg 29

¹ The Transportation Element must be based on the land use assumptions in the Comprehensive Plan - A problem sometimes encountered in the certification of transportation-related provisions in local comprehensive plans is the use of different planning assumptions in the transportation element from the land use element. Comprehensive plans are to be internally consistent, which means that the same land use assumptions must be used for planning for housing, transportation, and other provisions in the plan.

*Include targets as applicable. Some counties adopt only housing and employment targets, and not population targets. If more explanation would be helpful, provide additional information about land use assumptions for modeling in space provided below.

**Counties: Attach additional tables or add rows to address multiple regional geographies.

Policies and programs should:

Maintain a stable urban growth area with densities and capacity that support the Regional Growth Strategy	Page/Policy Reference
✓ Encourage infill development and increased density in locations consistent with the Regional Growth Strategy (MPP-RGS-6)	Policies LU1(A), LU1(E), LU1-Cen(G), LU1-DRC(A), LU1-DC(A), LU2-DC(A)
⊗ Avoid increasing development capacity inconsistent with the Regional Growth Strategy in regional geographies not served by high-capacity transit (MPP-RGS-12)	N/A Bremerton is designated a Metropolitan City and is served by high-capacity transit via ferry terminal.
⊗ Metropolitan Cities: Provide additional housing capacity in response to rapid employment growth, particularly through increased zoning for middle density housing (MPP-RGS-7)	Policy LU1(A)
✓ Counties: Accommodate the region's growth first and foremost in the urban growth area (MPP-RGS-4)	N/A
✓ Counties: Ensure long-term stability and sustainability of the urban growth area (MPP-RGS-5)	N/A
Support growth in designated centers and near high-capacity transit	Page/Policy Reference
⊗ Where applicable, focus a significant share of growth in designated regional growth centers, high-capacity transit station areas, manufacturing/industrial centers, and countywide centers (MPP-RGS-8-11) ²	Land Use Element LU1-DRC(A) PSIC Subarea Plan pg 8/9 Downtown Regional Center Subarea Plan pg 7
✓ Include growth targets for designated regional growth centers and manufacturing/industrial centers (MPP-RGS-2)	Downtown Subarea Plan pg 29 and PSIC Subarea Plan pg 22.
Manage and reduce rural growth and protect resource lands	Page/Policy Reference
✓ Counties: Identify steps to reduce rural growth over time to maintain rural landscapes and lifestyles and protect resource lands and the environment (MPP-DP-40-43)	N/A

² The region has a goal to attract 65% of new residential growth and 75% of employment growth to regional growth centers and high-capacity transit station areas.

✓ Counties: Include a full range of strategies, including zoning and development standards, incentives, infrastructure investments, funding for conservation easements, housing tools, and economic development to reduce rural growth rates and protect natural resource lands over time (MPP-RGS-14-15, RGS-4, RGS-Action-7)	N/A
✓ Counties: Locate commercial, retail, and community services that serve rural residents in neighboring cities and existing activity areas (MPP-RGS-13, DP-37)	N/A
🌀 Counties: Avoid growth that cannot be sufficiently served by roads, utilities, and services at rural levels of service (MPP-DP-45)	N/A
✓ Counties: Address vested development that conflicts with regional and local growth management objectives (MPP-DP-36)	N/A

Additional comments on the Regional Growth Strategy or additional documents to share [optional]: _____

Environment

Local plans support the natural environment through policies on **protecting and restoring natural systems, conserving habitat, improving water quality, and reducing air pollutants**. The health of all residents and the economy is connected to the health of the environment. Planning at all levels should consider the impacts of land use, development, and transportation on the ecosystem and use the best environmental information available.

Policies and programs should:

Protect and restore the environment	Page/Policy Reference
✓ Protect critical areas, habitat, and water quality and coordinate planning with adjacent jurisdictions, tribes, countywide planning groups, and watershed groups (MPP-En-1, En-6, En-11-12, En-14, En-16, En-Action-3)	Policy E1 (G),(H)
✓ Advance integrated and interdisciplinary approaches for environmental planning and assessments (MPP-En-2)	Policy E1(I)

✓ Promote innovative and environmentally sensitive development practices in siting, design, materials selection, construction, and maintenance (MPP-En-5)	Policy E1(J)
🌱 Support programs to ensure that all residents, regardless of race, social, or economic status, have clean air, clean water, and other elements of a healthy environment and prioritize the reduction of impacts to vulnerable populations that have been disproportionately affected (MPP-En-3-4, En-7-8, En-21)	Policy E1(W)
🌱 Support and incentivize environmental stewardship on private and public lands (MPP-En-10)	Policy E1(K)
🌱 Identify open space, trail, and park resources and needs, and develop programs for protecting and enhancing these areas (MPP-En-11-12, En-15, En-Action-4)	Policies LU-1-OP(A); LU3-OP(A), LU3-OP(B), LU3-OP(C), LU4-OP(A), CS1(H)
✓ Protect and restore native vegetation and tree canopy (MPP-En-9, En-13)	Policies E1(P), (U); E2(D), (E),(F),(G),(K)
🌱 Protect and restore hydrological functions and water quality, including restoring shorelines and estuaries, removing fish-blocking culverts, reducing use of toxic products, and retrofitting basins to manage stormwater (MPP-En-16-20)	Policies E3(A), (B), (C),(D),(F), (I),(J), (K)
✓ Ensure all federal and state air quality standards are met and reduce emissions of air toxics and greenhouse gases (WAC 173-420-080, MPP-En-22)	Goal E4, Policy E4(G)

Additional comments on Environment or additional documents to share [optional]: _____

Climate Change

The plan supports substantially **reducing emissions of greenhouse gases** that contribute to climate change in accordance with the goals of the Puget Sound Clean Air Agency and **preparing for climate change impacts**.

Policies and programs should:

Reduce greenhouse gas emissions in support of state, regional, and local reduction goals	Page/Policy Reference
<ul style="list-style-type: none"> 🌱 Support achieving regional greenhouse gas emission reduction goals by: <ul style="list-style-type: none"> 🌱 Electrifying the transportation system, 	Policies E4 (B), (F), (J), (H) TR1(R)

<ul style="list-style-type: none"> • Reducing vehicle miles traveled through increasing alternatives to driving alone and using land use strategies that reduce trips and trip length, and • Expanding the use of conservation, alternative energy sources, and energy management technology (MPP-CC-1, CC-3, CC-5, CC-11-12, CC-Action-3) 	
✓ Reduce building energy use through green building and retrofit of existing buildings (MPP-CC-2, CC-Action-3, DP-46)	Policy E1(S)
🌱 Protect and restore natural resources that sequester and store carbon (MPP-CC-4)	Policy E4(I)
🌱 Address impacts to vulnerable populations and areas that have been or will be disproportionately affected by climate change (MPP-CC-6, CC-8, CC-Action-3, CC-Action-4)	Policy E1(W)
🌱 Identify and address the impacts of climate change and natural hazards on the region to increase resilience (MPP-CC-7-10, CC-Action-4)	Policy E3(M), (O)
🌱 Address rising sea water by siting and planning for relocation of hazardous industries and essential public services away from the 500-year floodplain (MPP-CC-10)	Policy E1(N)

Additional comments on Climate Change or additional documents to share [optional]: _____

Land Use/Development Patterns





The plan supports the further development of **healthy, walkable, compact, and equitable transit-oriented communities** that maintain unique character and local culture. The plan supports **conserving rural areas and creating and preserving open space and natural areas**.

Policies and programs should:

Build thriving urban communities	Page/Policy Reference
🌱 Support inclusive community planning (MPP-DP-2, MPP-DP-8)	Policy LU4(C)
✓ Support the development of compact urban communities and central places with densities that support the Regional Growth Strategy, transit, and walking (MPP-RGS-6, DP-1, DP-3)	Policies LU1(E), LU4(B), LU1-Cen(A), LU1-Cen(B), LU1-Cen(D), LU1-Cen(E), LU1-Cen(F), LU2-Cen(B), LU2-

	Cen(C), LU4-Cen(A), LU1-DRC(A), LU1-DC(A), LU2-DC(A)
<ul style="list-style-type: none"> ☸ Reduce disparities in access to opportunity and expand employment opportunities to improve the region’s shared economic future (MPP-DP-2, Ec-8, Ec-13) 	Policies LU2(G)
<ul style="list-style-type: none"> ✓ Coordinate with local, state, and federal agencies to identify underused lands such as surplus public lands or environmentally contaminated lands and: <ul style="list-style-type: none"> ✓ Promote infill or redevelopment in growth centers and existing neighborhoods in a manner that supports the Regional Growth Strategy (MPP-DP-4) ✓ Develop strategies for cleaning up brownfield and contaminated sites (DP-Action-7) 	Policies LU1(F), LU2(A), LU2(C)
<ul style="list-style-type: none"> ☸ Preserve historic, visual, and cultural resources and consider potential impacts to culturally significant sites and tribal treaty fishing, hunting, and gathering grounds (MPP-DP-5-7) 	Policy LU4(A)
<ul style="list-style-type: none"> ☸ Support inclusive engagement to ensure land use decisions do not negatively impact historically marginalized communities (MPP-DP-8) 	Policy LU4(C)
<ul style="list-style-type: none"> ✓ Support the design of transportation and infrastructure projects that achieve community development objectives and improve communities (MPP-DP-12-15, DP-17) 	Policies LU4(F), LU-2Cen(B), LU4-Cen(A), LU3-DC(A), LU4-MDR(B), LU4-HDR(B)
Promote healthy communities	Page/Policy Reference
<ul style="list-style-type: none"> ☸ Reduce health disparities and improve health outcomes (MPP-RC-3, DP-18) 	Policies LU4(E), LU4-DRC(A), LU1-LDR(A)
Support centers as connections to opportunity	Page/Policy Reference
<ul style="list-style-type: none"> ✓ Identify one or more central places as locations for more compact, mixed-use development (MPP-DP-22, DP-25) 	Policies LU1(A), LU1-Cen(A), LU1-DRC(A), LU1-DC(A), LU2-DC(A), LU2-DC(B), LU2-DC(C) LU3-DC(A)
<ul style="list-style-type: none"> ☸ Jurisdictions with or planning for high-capacity transit stations: Identify high-capacity station areas and plan for densities³ that maximize benefits of transit investments (MPP-DP-22, DP-Action-8) 	Policy LU1-Cen(G)

³ VISION 2050 calls for transit-oriented development near stations located in or near manufacturing/industrial centers to function differently with different uses than other centers to maintain a focus on protecting industrial zoning, jobs, and the region’s overall economic vitality.




<p> Jurisdictions with or planning for light rail stations: Support the adoption of subarea plans for light rail station areas (DP-Action-8)</p>	N/A
<p>✓ Jurisdictions with regional centers: Support the update of regional center subarea plans to be consistent with the revised Center Plan Tools (DP-Action-8)</p>	LU1-DRC(A)
<p> Evaluate planning in areas for potential residential and commercial displacement and use a range of strategies to mitigate displacement impacts (MPP-DP-23, Ec-12)</p>	Policies LU1-Cen(H)
<p>Support annexation and incorporation</p>	Page/Policy Reference
<p>✓ Work towards annexation and the orderly transition of unincorporated urban areas by:</p> <ul style="list-style-type: none"> • Joint planning and urban development standards for urban unincorporated areas • Affiliating all unincorporated urban growth areas with adjacent cities  Planning for phased growth of communities to be economically viable, supported by planned urban infrastructure, and served by public transit (MPP-RGS-16, DP-27-30) 	Policies LU1-UGA(A), LU1-UGA(B), LU1-UGA(C), LU1-UGA(D), LU1-UGA(E), LU1-UGA(F), LU1-UGA(G), LU1-UGA(H), LU1-UGA(I), LU1-UGA(J), LU1-UGA(K)
<p>Preserve rural areas and natural resource lands</p>	Page/Policy Reference
<p>✓ Counties: Work to ensure that development in rural areas is rural in character (MPP-DP-32-35, DP-37-38)</p>	N/A
<p>✓ Counties: Work to ensure the sustainability of designated resource lands through programs that support economic vitality, encourage conservation, and avoid incompatible adjacent land uses (MPP-DP-39, DP-41-43)</p>	N/A
<p>Conserve and enhance important uses</p>	Page/Policy Reference
<p>✓ As applicable, limit incompatible uses adjacent to:</p> <ul style="list-style-type: none"> • Military lands (MPP-DP-49) • Manufacturing/industrial centers (MICs) and industrial zoning (MPP-DP-50)  Tribal reservation lands (MPP-DP-51) 	Policies LU1(C), LU1-PSIC(A)

Additional comments on Land Use/Development Patterns or additional documents to share [optional]: _____

Housing

The plan guides the **preservation, improvement, and expansion of the housing stock** to provide a range of **affordable, accessible, healthy, and safe housing choices** to every resident. It continues to **promote fair and equal access to housing for all people**.

Policies and programs should:

Assess housing needs	Page/Policy Reference
<p> Address affordable housing needs by developing a housing needs assessment and evaluating the effectiveness of existing housing policies, and documenting strategies to achieve housing targets and affordability goals. This includes documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations (H-Action-4)</p>	<p>Housing Appendix 8.2 Policies H2(E), H2(H), H2(I), H2(K), H3(F), H3(G), H3(H), H3(I)</p>
Increase housing supply and choices	Page/Policy Reference
<p>✓ Increase housing supply and densities to meet the region’s current and projected needs at all income levels consistent with the Regional Growth Strategy (MPP-H-1)</p>	<p>Policies H2(H), H2(I), H2(J)</p>
<p>✓ Expand the diversity of housing types for all income levels and demographic groups, including low, very low, extremely low, and moderate-income households (MPP-H-2-6, H-9)</p>	<p>Policies H2(A), H2(H), H2(I), H2(L), H3(A), H3(F), H3(I), H4(E)</p>
<p> Expand housing capacity for moderate density housing, i.e., “missing middle” (MPP-H-9)</p>	<p>Policies H2(L), H3(A), H4(G)</p>
<p> Promote jobs-housing balance by providing housing choices that are accessible and attainable to workers. Include jobs-housing balance in housing needs assessments to better support job centers with the needed housing supply (MPP-H-1, H-6, H-Action-4)</p>	<p>Policy H2(J)</p>
<p>✓ Expand housing choices in centers and near transit (MPP-H-7-8)</p>	<p>Policies H2(H), H4(C)</p>

✓ Promote flexible standards and innovative techniques to encourage housing productions that keeps pace with growth and need (MPP-H-10)	Policies H2(K), H2(L), H3(D), H3(E), H4(D), H4(E), H4(G)
Support the development and preservation of affordable housing	Page/Policy Reference
🌀 Use inclusionary and incentive zoning to provide more affordable housing when creating additional housing capacity (H-Action-5)	Policies H3(D), H4(C), H4(D), H4(E)
🌀 Jurisdictions planning for high-capacity transit stations: Create and preserve affordable housing near high-capacity transit ⁴ (MPP-H-8, H-Action-1)	Policy H2(J)
Address inequities in access to housing	Page/Policy Reference
🌀 Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations and work with communities to develop anti-displacement strategies in when planning for growth (MPP-H-12, H-Action-6)	Policy H3(H)
🌀 Promote homeownership opportunities while recognizing historic inequities in access to homeownership opportunities for communities of color (MPP-H-5)	Policies H3(H), H3(I)
🌀 Identify and begin to undo local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect and areas of disinvestment and infrastructure availability	Policy H3(H) Housing Appendix 8.2 – Part 2: Racially Disparate Impacts Analysis

Additional comments on Housing or additional documents to share [optional]: _____

Economy

The plan includes an **economic development element (Ec-Action-5)** that promotes a **prospering and sustainable economy** by supporting **businesses and job creation and investing in all people**.

Policies and programs should:

⁴ Transit-oriented development near stations located in or near manufacturing/industrial centers need to function differently with different uses than other centers to maintain a focus on protecting industrial zoning, jobs, and the region’s overall economic vitality.

Promote a prosperous and sustainable economy for all people	Page/Policy Reference
✓ Identify and enhance industry clusters, including those recognized in the Regional Economic Strategy that provide goods and services for export (MPP-Ec-3, Ec-4)	Policy ED1(B)
✓ Focus retention and recruitment efforts and activities to foster a positive business climate and diversify employment opportunities by specifically targeting: <ul style="list-style-type: none"> • Businesses that provide living wage jobs ✿ Locally, women-, and minority-owned small businesses and start-up companies ✿ Established and emerging industries, technologies, and services that promote environmental sustainability, especially those addressing climate change and resilience (MPP-Ec-1, Ec-3, Ec-4, Ec-7, Ec-9, Ec-16) 	PolicyED1(D)
✿ Promote strategies and policies that expand access to opportunity and remove barriers for economically disconnected communities (MPP-Ec-13-14)	Policy ED5(F)
✿ Address and prevent potential physical, economic, and cultural displacement of existing businesses that may result from redevelopment and market pressure (MPP-Ec-12)	Policy ED5(E)
✓ Develop a range of employment opportunities to create a closer balance between jobs and housing (MPP-Ec-18)	Policy ED1(E)
✿ Promote environmental and socially responsible business practices, especially those addressing climate change, resilience, and improved health outcomes (MPP-Ec-8, Ec-16)	Policy ED1(D)
✿ Support, recognize, and empower the contributions of the region’s culturally and ethnically diverse communities, institutions, and Native Tribes (MPP-Ec-15, Ec-17, Ec-20)	Policy ED5(G)

Additional comments on Economic Development or additional documents to share [optional]: _____

Transportation

The plan promotes a **sustainable, equitable, affordable, safe, and efficient multimodal transportation system**, with specific emphasis on an **integrated regional transit network that supports the Regional Growth Strategy** and promotes vitality of the economy, environment, and health.


Policies and programs should:

Implement the Regional Transportation Plan	Page/Policy Reference
✓ Promote the development of an efficient, multimodal transportation system that supports the Regional Growth Strategy in collaboration with other jurisdictions and agencies (MPP-T-7)	Policies TR1(A), TR1(B)
✓ Work to develop and operate a safe and convenient system for all users and the movement of freight and goods (MPP-T-11)	Policies TR1(J); TR3(A), (B), (C), (D), (E)
✓ Reduce the need for new capital improvements through investments in operations, pricing programs, demand management strategies, and system management activities that improve the efficiency of the current system (RCW 36.70A.070(6)(a)(vi), MPP-T-3)	Policies TR1(O), TR3(A), TR4(G)
✓ Emphasize transportation investments that provide alternatives to single occupancy vehicle travel, increase travel options, especially to and within centers, and support compact, pedestrian- and transit-oriented densities and development (MPP-T-12-13, T-15)	Policies TR2(A), TR5(D), TR4(E), TR4(K), TR4(L), TR4(M), TR5(F), TR5(G), TR5(H), TR5(I), TR5(J), TR5(K), TR5(L)
🌱 Increase the resilience of the transportation system and support security and emergency management (MPP-T-31)	Policy TR3(J)
🌱 Prepare for changes in transportation technologies and mobility patterns (MPP-T-33-34)	Policy TR1(Q)
Support the Regional Growth Strategy	Page/Policy Reference
✓ Focus system improvements to connect centers and support existing and planned development as allocated by the Regional Growth Strategy (MPP-RC-7-9, T-7-8, T-15)	Policies TR2(A), TR5(A), TR5(B), TR5(I), TR5(J), TR5(L)
🌱 Prioritize multimodal investments in centers and high-capacity station areas (MPP-RC-7-10, T-12-13, T-19)	Policies TR1(G), TR5(E), TR5(G), TR5(L)
✓ Promote the design of transportation facilities that support local and regional growth centers and high-capacity transit station areas and fit the community in which they are located (MPP-T-19-21)	Policies TR1(A), TR1(B), TR1(C), TR1(G), TR1(K), TR2(A), TR3(C), TR3(D), TR3(E), TR3(F), TR5(A), TR5(B), TR5(E), TR5(L)

<ul style="list-style-type: none"> ✓ Support a safe and welcoming environment for walking and bicycling (MPP-DP-15): <ul style="list-style-type: none"> • Include a pedestrian and bicycle component and collaborative efforts to identify planned improvements for pedestrian and bicycle facilities and corridors (RCW 36.70A.070(6)(a)(vii)) • Improve local street patterns and design to promote walking and biking (MPP-T-16-17) 	<p>Policies TR1(G), TR1(I), TR2(A), TR3(C), TR3(D), TR3(E), TR4(K), TR4(L), TR4(M)</p>
<ul style="list-style-type: none"> ✓ Support alternatives to driving alone, including walking, biking, and transit use, through design of local streets, land use development tools, and other practices (MPP-T-16-18) 	<p>Policies TR1(G), TR1(I), TR2(A), TR3(C), TR3(D), TR3(E), TR4(K), TR4(L), TR4(M), TR5(I), TR5(J), TR5(K)</p>
<ul style="list-style-type: none"> ✓ Counties: Avoid construction of major roads or capacity expansion on existing facilities in rural and resource areas (MPP-T-22, DP-38) 	<p>N/A</p>
<p>Support people</p>	<p>Page/Policy Reference</p>
<ul style="list-style-type: none"> 🌸 Identify racial and social equity as a core objective when planning and implementing transportation improvements, programs, and services (MPP-T-9) 	<p>Policies TR1(N)</p>
<ul style="list-style-type: none"> ✓ Ensure mobility choices for people with special needs (MPP-T-10) 	<p>Policies TR1(M)</p>
<p>Support the economy</p>	<p>Page/Policy Reference</p>
<ul style="list-style-type: none"> ✓ Recognize the critical role of safe, reliable, and efficient movement of people and goods (MPP-Ec-6, T-1, T-23) 	<p>Policies TR1(E), TR1(J), TR2(C), TR3(A), TR3(B)</p>
<ul style="list-style-type: none"> ✓ Identify and support key facilities and improvements that connect the region to major transportation hubs such as ports, airports, and designated freight routes (MPP-T-24-25) 	<p>Policies TR1(A), TR1(C), TR1(J), TR5(A), TR5(E)</p>
<ul style="list-style-type: none"> ✓ Promote coordination with providers of major regional infrastructure, such as freight rail and commercial aviation (MPP-Ec-4-5, T-27-28) 	<p>Policies TR1(J), TR5(N)</p>
<p>Protect the environment</p>	<p>Page/Policy Reference</p>
<ul style="list-style-type: none"> 🌸 Promote clean transportation programs and facilities, including actions to reduce air pollution and greenhouse gas emissions from transportation (MPP-CC-3, CC-12, T-29-30) 	<p>Policies TR4(B), TR4(H), TR5(K)</p>
<ul style="list-style-type: none"> 🌸 Reduce stormwater pollution from transportation facilities and improve fish passage (MPP-T-32) 	<p>Policy TR4(A)</p>
<ul style="list-style-type: none"> ✓ Incorporate environmental factors into transportation decision-making, including attention to human health and safety (MPP-DP-44, T-4-5, T-29-32) 	<p>Policy TR4(I)</p>

The plan should:

Provide facilities inventories and identify service needs	Page/Policy Reference
✓ Include mapped inventories for each element of the transportation system, including roadways, transit, cycling, walking, freight, airports, and ferries (RCW 36.70A.070, RCW 36.70A.108, MPP-T-7, T-15-17)	Transportation Appendix
✓ Include state facilities and reflect related (regional/state) level-of-service standards (RCW 36.70A.070, RCW 36.70A.108)	Policy TR1(D)
✓ Develop a comprehensive concurrency program that addresses level-of-service standards for multimodal types of transportation and include implementation strategies (RCW 36.70A.070, RCW 36.70A.108, MPP-DP-52-54)	Policy TR1(F)
✓ Provide travel demand forecasts and identify state and local system projects, programs, and management necessary to meet current and future demands and to improve safety and human health (RCW 36.70A.070, MPP-T-4-5)	Transportation Appendix
✓ Identify maintenance and system preservation projects and programs necessary to maintain the ability of the transportation system to provide safe, efficient, and reliable movement of people, goods, and services (RCW 36.70A.070, MPP-T-1-2, T-4)	Policies TR1(O), TR5(L) To be included in Transportation Appendix
Finance transportation investments	Page/Policy Reference
✓ Identify stable and predictable funding sources for maintaining and preserving existing transportation facilities and services (MPP-RC-11-12, T-6)	City Services Policies CS3(A), CS3(C), CS3(E), CS3(G), CS3(H)
✓ Pursue alternative transportation financing methods, such as user fees, tolls, and other pricing mechanisms (MPP-T-6)	City Services Policy CS3(E)
✓ Include a 20-year financing plan, as well as an analysis of funding capability for all transportation modes (RCW 36.70A.070(3), RCW 36.70A.070(6)(a)(iv), WAC 365-196-415, WAC 365-196-430, MPP-RC-11-12, T-6, T-15)	Transportation Appendix
✓ Include a reassessment strategy to address the event of a funding shortfall (RCW 36.70A.070(3), RCW 36.70A.070(6)(a)(iv), WAC 365-196-415, WAC 365-196-430, MPP-RC-11-12, T-6)	City Services Policy CS3(Q)
Address land uses adjacent to airports	Page/Policy Reference
✓ Airport-adjacent communities: Identify and address any airports within or adjacent to the jurisdiction (RCW 36.70.547, 36.70A.070(6)(a)(iii)(A), MPP-DP-48)	Transportation Appendix
✓ Airport-adjacent communities: Describe existing and planned uses near the airport, as well as policies and regulations that discourage incompatible uses (RCW 36.70.547, 36.70A.070(6)(a)(iii)(A), MPP-DP-48)	Policy TR5(M)


<p> Airport-adjacent communities: Promote coordinated planning and effective management to optimize the region’s aviation system in a manner that minimizes health, air quality, and noise impacts to communities, including historically marginalized communities (MPP-T-28)</p>	<p>Policy TR5(N)</p>
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Additional comments on Transportation or additional documents to share [optional]: _____

Public Services

The plan supports development with adequate **public facilities and services in a timely, coordinated, efficient, and cost-effective manner that supports local and regional growth planning objectives.**

Policies and programs should:

Provide adequate public facilities and services to support growth	Page/Policy Reference
<p>✓ Protect and enhance the environment and public health and safety when providing services and facilities (MPP-PS-1)</p>	<p>Policy CS4(A)</p>
<p>✓ Promote coordinated planning for services and facilities with counties, cities, tribes, and special purpose districts in a manner that supports the Regional Growth Strategy, including addressing long-term needs, supply, and the use of conservation and demand management (MPP-PS-3-4, PS-8-9, PS-13-14, PS-23-25)</p>	<p>Policy CS3(R)</p>
<p>✓ Protect water quality by replacing failing septic systems and serving new urban development with sanitary sewer systems (MPP-PS-10-12)</p>	<p>Environment Policy ES3(J)</p>
<p> Consider the potential impacts of climate change on public facilities and support the necessary investments to move to low-carbon energy sources (MPP-PS-13-15, PS-20-21)</p>	<p>Environment Policies ES3(O), E4(B), (G), (H) and (J)</p>

<p>☞ Promote affordable and equitable access of public services, including drinking water and telecommunication infrastructure, to provide access to all communities, especially underserved communities (MPP-PS-2, PS-16, PS-22)</p>	<p>Policies CS1(D)</p>
<p>✓ Encourage planning and coordination of emergency management and public safety programs (MPP-PS-17, T-31)</p>	<p>Policies CS2(A), (B), (C) and (D)</p>
<p>☞ Locate community facilities and services, including civic places like parks, schools, and other public spaces, in centers and near transit, with consideration for climate change, economic, social and health impacts (MPP-PS-18, PS-20, PS-29, DP-11)</p>	<p>Policy CS1(O)</p>
<p>☞ Promote working with school districts on school siting and design to support safe, walkable access, including strategies to provide adequate urban capacity for new schools and to avoid serving urban students with schools in the rural area (MPP-PS-26-28)</p>	<p>Policy CS1(J)</p>
<p>✓ Counties: Avoid providing urban services and regional facilities in rural areas. Facilities and utilities in rural areas should be at a size and scale appropriate for rural locations. (MPP-PS-5-7, PS-30)</p>	<p>N/A</p>

Additional comments on Public Services or additional documents to share [optional]: _____

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

AGENDA TITLE: Public Hearing: Development Regulations, 2024 Comprehensive Plan

PRESENTED BY: Garrett Jackson, Planning Manager; (360) 473.5289

EXECUTIVE SUMMARY

The following report provides information related Development Regulations proposed to implement the 2024 Comprehensive Plan for the Planning Commission to consider at the public hearing, this includes the Draft regulations for the Bremerton Municipal Code Title 20 and several subarea plans.

PROJECT OVERVIEW

“Bremerton2044” is the title of the City of Bremerton’s Comprehensive Plan Update, which focuses on evaluating which aspects of the plan are working and what needs to be adjusted. The update is required by the Washington State Growth Management Act (GMA) in order to demonstrate that Bremerton has the capacity to accommodate population and employment increases forecast to the year 2044. Population estimates indicate that the City will grow to 63,757 persons and 58,258 jobs by 2044. As the US Census Bureau estimates that Bremerton’s population was 43,505 with 44,083 jobs in 2020, this means the City is forecast to increase its population by over 46%, with a 32% increase in the number of jobs. The Comprehensive Plan must also be consistent with regional planning goals established in Puget Sound Regional Council’s (PRSC) [Vision 2050](#) and County level planning efforts per the Kitsap Regional Coordinating Council (KRCC) [Countywide Planning Policies](#). The overarching principles and general concepts within the 2016 Comprehensive Plan continue to be applicable, however, some alterations are necessary to reflect changes in State and regional planning standards and to ensure that the document still represents the community.

ATTACHMENTS

Attachment A: Development Regulations

Attachment B: Draft Planning Commission Findings & Conclusions

STAFF RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing on the proposed Development Regulations, consider public testimony, deliberate, and forward a recommendation to the City Council for adoption.

MOTION FOR CONSIDERATION

Motion: Move to recommend that the City Council adopt Development Regulations as shown in Attachment A of this report based on the Findings and Conclusions presented in Attachment B.

INTRODUCTION

Title 20 of the Bremerton Municipal Code (BMC), and individual subarea plans, regulate Land Use for the City, which includes the uses, development regulations, and permitting procedures related to development of individual lots. Zoning Code Amendments proposed with this report are intended to support implementation of the 2024 Comprehensive Plan Update. Proposed amendments were published concurrently on the City webpage April 7th with the 2024 Comprehensive Plan Update Final Environmental Impact Statement (FEIS). Notification of the FEIS, and availability of Final Draft Documents for the Comprehensive Plan, was sent at that time to agencies, affected tribes, and other interested parties. Proposed zoning code amendments can be viewed in their entirety on Bremerton2044.com, and are also available via [this link](#).

DEVELOPMENT REGULATIONS

A summary of proposed development regulation updates is provided below.

1. [Bremerton Municipal Code \(BMC\) Title 20 \(Attachment A.1\)](#). Proposed alterations are provided in legislative markup, where new language is underlined and language proposed to be deleted is in ~~cross-through~~. To manage the overall length of the attachment, only sections where revisions are proposed are included; links to the original language are provided to reference existing code.
 - [BMC 20.12 Unit Lot Subdivision](#): The Unit Lot Subdivision process applies zoning development standards only to the parent lot, and not to individual unit lots.
 - [BMC 20.42 Definitions](#): Updated definitions are all related to proposed Middle Housing regulations required by Washington State [HB 1110](#).
 - [BMC 20.44 General Development Standards](#): The Planning Commission and City Council have directed Staff to address potential light pollution from entering the night sky. Proposed language alters existing regulations, and satisfies this request for developments located on private property.
 - [BMC 20.46 Special Development Standards](#): Middle Housing regulations previously reviewed by the Planning Commission are found in this section. The language was revised to note Department of Commerce guidance exempting critical areas from increased densities required per HB 1110. Exempted areas would include critical areas, their associated buffers, and the Shoreline Jurisdiction. Middle Housing types (duplex, cottage housing, small apartments, etc.) would still be permitted in these areas, if otherwise permitted per the Bremerton Municipal Code but not at increased densities otherwise permitted per HB 1110.
 - [BMC 20.60 Low Density Residential](#): Allowed uses in the zone would be updated to include Middle Housing & Multifamily uses. Lot Requirements related to minimum and maximum lot size would be repealed, as these requirements were related to the development on single-family homes. Minimum and maximum density standards are retained to ensure the intensity of development is compatible with the zone.
 - [BMC 20.62 General Commercial](#): To promote affordable housing options, Active Transportation, and consistency with the Comprehensive Plan, the maximum height is increased to 65-feet. Minimum density is revised to 15 dwelling units per acre (DUA) to

create consistency among all high density zones. Mixed use standards are added consistent with requirements in other commercial zoning districts.

- [BMC 20.70 District Center Core](#): Clarification is added to note existing code density requirements of 30 DUA in this zone.
 - [BMC 20.74 Business Core](#): The aggregation of zones within the Downtown Subarea Plan resulted in BMC 20.74 no longer being referenced elsewhere in planning documents. Repeal BMC 20.74 is suggested.
 - [BMC 20.75 Downtown Core](#): As minimum parking standards are proposed to be removed from the Downtown Subarea Plan, parking provisions found in section BMC 20.75.110 are proposed to be repealed.
 - [BMC 20.78 Medium Density Residential](#): Allowed uses in the zone would be updated to include Middle Housing & Multifamily uses. Lot Requirements related to minimum and maximum lot size would be repealed, as these requirements were related to the development on single-family homes. Minimum and maximum density standards are retained to ensure the intensity of development is compatible with the zone. To promote affordable housing options, and consistent with the Comprehensive Plan, the maximum height is increased to 45-feet.
 - [BMC 20.79 High Density Residential](#): To promote affordable housing options, Active Transportation, and consistency with the Comprehensive Plan, the maximum height is increased to 65-feet. Minimum density is revised to 15 DUA to create consistency among all high density zones.
 - [BMC 20.82 Neighborhood Business](#): Minimum density is revised to 15 DUA to create consistency among all high density zones.
 - [BMC 20.98 Institutional](#): Minimum density is revised to 15 DUA to create consistency among all high density zones. Clarification is added to note existing code of no maximum density in this zone.
2. [Downtown Subarea Plan \(Attachment A.2\)](#). A complete update to the Subarea Plan is proposed with the Comprehensive Plan Update, including revisions to definitions, procedures, development regulations for individual zones (Downtown Core, Downtown Waterfront, Employment District, Downtown Mixed Use, and Downtown Neighborhood Business), Bonus Amenity Program, and consolidation of zoning districts. Below are changes to the plan that have occurred since the Planning Commission last reviewed the document.
- [Puget Sound Regional Council \(PSRC\) Comment – Public Outreach](#). Per PSRC request, Section 1.5 added language related to Subarea Plan public outreach efforts.
 - [Puget Sound Regional Council \(PSRC\) Comment – Naval Base Kitsap \(NBK\)](#). Per PSRC request, Section 2.4 added language related to outreach efforts to NBK.
 - [Puget Sound Regional Council \(PSRC\) Comment – Activity Units](#). Revised activity units in Section 5.2 to be consistent with PSRC Regional Centers requirements. Revised estimates indicate 85.1 Activity Units per acre in 2050, and 106 Activity Unit capacity projected 2050, which satisfies PSRC Centers requirements.
 - [Public Works Updates](#). Updated exhibit DRC 27, 28, and 29 consistent with revised transportation materials.

- *Parking Minimums*. Delete section 7.2.6 Change of Use or Rehabilitation of Existing Buildings. This section established that additional parking would not be required for the interior remodel of a building. The initial draft published April 7th proposed a partial deletion of this section, however, the complete deletion of this section is now recommended. As minimum parking standards are proposed to be removed, this section is no longer relevant.
 - *Parking Minimums*. As directed by the Planning Commission, Staff has removed minimum parking requirements for development. Staff suggests deletion of section 7.2.9 Alternative Off-Street Parking Requirements, and noting in individual zones that no minimum parking is required outside of those required for conformance with the Federal Americans with Disabilities Act (ADA) and the State of Washington.
 - *Commercial Surface Parking*. Section 7.2.8 is recommended to be amended to prohibit new commercial surface parking uses in the Subarea. Commercial parking is the sale or rent of parking spaces on individual lots to off-site uses/persons. With the removal of minimum parking standards, property owners could choose to sell or rent parking to off-site users rather than providing that parking to tenants of onsite structures/uses. Without this prohibition, property owners may choose to expand surface parking areas for commercial parking, which would be counter to the direction Staff has received from the Planning Commission.
3. *Puget Sound Industrial Center (Attachment A.3)*. A complete update to the Subarea Plan is proposed with the Comprehensive Plan Update, including revisions to the introduction, definitions, development standards, right of ways, sustainable design guidelines, and development incentives. Significant updates to the Subarea Plan have not occurred since the Planning Commission last reviewed the document, outside of improvements to graphic aesthetics of the document. The capital facilities plan is currently being updated.
 4. *Bay Vista Subarea Plan (Attachment A.4)*. Minor updates are proposed to the Bay Vista Subarea Plan consistent with the Comprehensive Plan Update. Section 4 has been revised for the Village Commercial zone to add Mixed Use to the intent of the zone. Table A-1 was updated for the Village Commercial zone to add a minimum density of 15 DUA and maximum density of 65 DUA. Mapping for the zone has been updated to be consistent with the Preferred Alternative.
 5. *East Park Subarea Plan (Attachment A.5)*. Minor updates are proposed to the East Park Subarea Plan consistent with the Comprehensive Plan Update, and are limited to mapping updates on page 42, 45, 49, 53, 55-59 to be consistent with the Preferred Alternative.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing on the proposed Development Regulations, consider public testimony, deliberate, and forward a recommendation to the City Council for adoption.

MOTION FOR CONSIDERATION

Motion: Move to recommend that the City Council adopt Development Regulations as shown in Attachment A of this report based on the Findings and Conclusions presented in Attachment B.

Draft Development Regulations

Due to the size of the documents, Attachment A is provided via the links below. Each of these documents are also available at the following web address:

<https://www.bremertonwa.gov/1300/Comprehensive-Plan-Update---Bremerton204>.

- [Title 20 Zoning Code Amendments](#)
- [Downtown Subarea Plan](#)
- [Puget Sound Industrial Center Subarea Plan](#)
- [Bay Vista Subarea Plan](#)
- [East Park Subarea Plan](#)

DRAFT FINDINGS AND DETERMINATION OF THE CITY OF BREMERTON PLANNING COMMISSION

Summary – The Commission recommends that the City Council adopt the proposed amendments to Bremerton Municipal Code (BMC) Title 20, the Downtown Subarea Plan, Puget Sound Industrial Center (Bremerton) Subarea Plan, Bay Vista Subarea Plan, and East Park Subarea Plan, to support implementation of the 2024 Comprehensive Plan Update. The Comprehensive Plan is the blueprint document on how the City should develop to accommodate the future growth within the next twenty years (to 2044), and the proposed development regulations would implement that vision.

I. FINDINGS OF FACT - GENERAL

1. Project Description

Title 20 of the Bremerton Municipal Code (BMC), and individual subarea plans, regulate Land Use for the City, which includes the uses, development regulations, and permitting procedures related to development of individual lots. Zoning Code Amendments proposed with this report are intended to support implementation of the 2024 Comprehensive Plan Update.

Substantive amendments proposed can be summarized by the following:

- Zoning Code (Title 20): amendments are proposed to BMC 20.12 (Land Division regulations) related to Unit Lot Subdivision, Definitions (BMC 20.42) related to Middle Housing, General Development Standards (BMC 20.44) related to light pollution, Special Development Standards (BMC 20.46) related to Middle Housing, Low Density Residential (BMC 20.60) related to allowed uses and lot requirements, General Commercial (BMC 20.62) related to height, density, and mixed uses, District Center Core (BMC 20.70) related to minimum density, the repeal of Business Core (BMC 20.74), Downtown Core (BMC 20.75) related to repeal of parking criteria, Medium Density Residential (BMC 20.78) related to allowed uses, lot requirements, and maximum height, High Density Residential (BMC 20.79) related to minimum density, Neighborhood Business (BMC 20.82) related to minimum density, and Institutional (BMC 20.98) related to minimum density.
- Downtown Subarea Plan (DSAP): a complete update to the DSAP is proposed with the Comprehensive Plan Update, including revisions to definitions, procedures, development regulations for individual zones, the Bonus Amenity Program, and consolidation of zoning districts.
- Puget Sound Industrial Center-Bremerton (PSIC-B): A complete update to the PSIC-B Subarea Plan is proposed with the Comprehensive Plan Update, including revisions to the introduction, definitions, development standards, right of ways, sustainable design guidelines, and development incentives.
- Bay Vista Subarea Plan (BVSAP): Minor updates proposed to the BVSAP for consistency with the Comprehensive Plan Update, with an addition of Mixed Use to the intent of the

Village Commercial zone and density requirements added. Mapping for the zone has been updated to be consistent with the Preferred Alternative.

- East Park Subarea Plan: Minor updates proposed to the EPSAP for consistency with the Comprehensive Plan Update are limited to mapping updates to be consistent with the Preferred Alternative.

2. Procedural History

Proposed amendments were published concurrently on the City webpage April 7, 2025 with the 2024 Comprehensive Plan Update Final Environmental Impact Statement (FEIS). Notification of the FEIS, and availability of Final Draft Documents for the Comprehensive Plan, was sent at that time to agencies, affected tribes, and other interested parties. Feedback for proposed development regulations was sought concurrently with the comprehensive planning process:

- **2.3 Postcards October 2022** A mass mailing was sent out to Bremerton residents and property owners, providing information on the Comprehensive Plan Update and how to participate.
- **2.5 Planning Commission Workshop: Economic Development – November 21, 2022**
- **2.6 SEPA EIS Scoping – December 28, 2022** Request for comments. Comment Deadline January 27, 2023
- **2.7 Planning Commission Workshop: Land Use – February 27, 2023**
- **2.8 Planning Commission Workshop: Housing – March 20, 2023**
- **2.12 Planning Commission Workshop: Land Use – July 17, 2023**
- **2.13 Planning Commission Workshop: Housing – September 18, 2023**
- **2.15 Planning Commission Workshop: Environment, and Draft Downtown Subarea Plan – October 16, 2023**
- **2.16 City Council Walking Tour of Districts – Fall/Winter 2023** Staff and most of the City Council Representatives walked each district to identify potential updates to the Comprehensive Plan.
- **2.19 City Council Study Session and Meeting: Preliminary review of Comprehensive Plan Vision, Goals, and Policies, and Council District Digests – January 24 and February 7, 2024**
- **2.20 Planning Commission Workshop: Draft Downtown Subarea Plan and Parking Standards – February 26, 2024**
- **2.21 Planning Commission Guest Speaker Arne Bakker (Port of Bremerton), and Puget Sound Industrial Center Subarea Plan – March 18, 2024**
- **2.22 Planning Commission: Review of Comprehensive Plan Goals and Policies – June 17, 2024**
- **2.23 Planning Commission Workshop: Draft Downtown Subarea Plan – July 15, 2024**
- **2.24 Planning Commission Workshop: Puget Sound Industrial Center Subarea Plan and Transportation Element – August 19, 2024**
- **2.25 Planning Commission Workshop: Land Use and Housing Appendices, and Downtown Subarea Plan, Alternative Parking Standards – September 16, 2024**

- **2.26 City Council Meeting: Land Use Element – September 18, 2024**
- **2.27 City Council Meeting: Housing Element – October 16, 2024**
- **2.28 Draft Environmental Impact Statement issued October 18, 2024** Public comment period through December 2, 2024
- **2.29 Planning Commission Workshop: Draft Environmental Impact Statement & Project Permitting – October 21, 2024**
- **2.30 Joint Public Meeting, City Council Districts 1 and 2: Update on Comprehensive Planning Process – October 29, 2024**
- **2.31 City Council Meeting: Economic Development Element – November 6, 2024**
- **2.32 Public Meeting, City Council District 7: Update on Comprehensive Planning Process – November 14, 2024**
- **2.33 Public Meeting, City Council District 3: Update on Comprehensive Planning Process – November 18, 2024**
- **2.34 Planning Commission Workshop: Zoning Code Amendments and Permit Process – November 18, 2024**
- **2.35 Public Meeting, City Council District 5: Update on Comprehensive Planning Process – November 19, 2024**
- **2.37 Public Meeting, City Council District 4: Update on Comprehensive Planning Process – November 21, 2024**
- **2.38 Public Meeting, City Council District 6: Update on Comprehensive Planning Process – November 25, 2024**
- **2.39 Public Meeting, City Council District 6: Update on Comprehensive Planning Process – December 9, 2024**
- **2.40 Planning Commission Workshop: Select Preferred Alternative – December 16, 2024**
- **2.41 Planning Commission Workshop: Transportation Element/Draft Active Transportation Plan & Zoning Code Amendments – January 27, 2025**
- **2.43 Planning Commission Workshop: Draft City Services Technical Appendices, Off-Street Parking – February 24, 2025**
- **2.45 Department of Commerce 60 day review submittal, March 24, 2025**
- **2.46 Planning Public Hearing: Comprehensive Plan Recommendation – April 21, 2025.** Planning Commission made recommendation to City Council for adoption.

3. Public Comment

Public comment was received throughout the duration of the Comprehensive Plan Update. Comments were received in various formats including letters, e-mails, survey responses, postcard, and public testimony at workshops and hearings. The Planning Commission considered all public comment provided. The Department of Community Development has maintained a written comment matrix with Staff response throughout the project and has maintained an Interested Parties list that was used for public notification. See Public Participation Appendix, Comprehensive Plan Section 8.7, for more detail.

4. SEPA Determination

As the City is updating the current (2016) Comprehensive Plan and associated currently adopted development regulations, much of the environmental review will continue to be applicable, however additional review needed to be conducted to address the minor changes. The City provided a Determination of Significance and Scoping Notice for an Environmental Impact Statement (EIS) on December 28, 2022. The public comment period for scoping comments expired on January 27, 2023. A Draft EIS (DEIS) was issued October 18, 2024 with the public comment deadline of December 2, 2024. The Notice of Availability for the Final Environmental Impact Statement (FEIS) was issued on April 7, 2025.

5. Consistency

Text amendments to Title 20 shall meet the decision criteria outlined in BMC 20.18.020(d). The Planning Commission may recommend a decision, and the City Council may adopt or adopt with modifications, amendments to Title 20 if the following criteria are met:

5.1 The amendments are consistent with the goals and policies of the Comprehensive Plan:

Analysis: The proposed amendments continue to uphold the objectives and goals of the Comprehensive Plan, and implement the following policies:

- Housing Element, Policy H2(A).
Support the private sector's efforts to provide a full range of housing options to meet the needs of all ages and demographics.
- Housing Element, Policy H3(A).
Provide opportunities for the production of new housing for all incomes, ages, and family types through infill by stimulating growth of non-traditional housing types such as townhomes, carriage units, accessory dwelling units, and duplexes in locations where they will seamlessly infill into the fabric of the existing neighborhoods.
- Housing Element, Policy H4(F).
Promote increased housing density to provide a broader customer base for more affordable public services including utilities.
- Land Use Element, Policy LU1(B).
Coordinate Bremerton's growth consistent with the Kitsap Countywide Planning Policies and the Puget Sound Regional Council's Vision 2040, and state requirements.
- Land Use Element, Policy LU3(I).
Promote infill and concurrent infrastructure improvements in areas that are already developed in order to preserve rural areas, open spaces, and ecological functioning lands within the City.

III. CONCLUSIONS & RECOMMENDATION

The Planning Commission concludes that the proposed amendments to the Bremerton Municipal Code Title 20 Land Use Chapter meets the requirements in BMC 20.18.020(d) text amendments, and therefore recommends to the City Council the adoption of amendments to Title 20 and various Subarea Plans, following adoption of the 2024 Comprehensive Plan major update.

Respectfully submitted by:

Approved by:

Andrea L Spencer, AICP
Executive Secretary

Nick Wofford, Chair
Planning Commission



PLANNING COMMISSION NEW BUSINESS

Prepared by: Garrett Jackson, Planning Manager

Meeting Date: April 21st 2025 Meeting

The Planning Commission will continue to review potential Zoning Code Amendments in 2025 related to implementation of the 2024 Comprehensive Plan update. The following list provides the Commission with a preview of topics to be considered at later public workshops in 2025, and provides an opportunity for early feedback.

May 19, 2025 Workshop Items:

1. **BMC 20.12.175, Boundary Line Adjustment (BLA):** A BLA is a permit procedure that alters the placement of property lines of individual lots. Additional time to coordinate with industry professionals is needed prior to providing the Planning Commission with an updated BLA code to consider at the May 2025 workshop.
2. **BMC 20.46, Special Development:** Standards within this section regulate components of the zoning code that require additional consideration, beyond that found within individual zoning districts. With one exception, the State of Washington requires each of these items to be adopted by the City. Neighborhood-scale Commercial is not currently required by the State, but the Planning Commission and public have expressed interest in exploring the allowance of small-scale neighborhood commercial development in residential zoning districts. Draft code for these items will be presented to the Commission at the May workshop.
 - Transitional Housing, Permanent Supportive Housing, Indoor Emergency Shelters, and Indoor Emergency Housing required per RCW 35.21.683
 - Permit Family Day Care as required per RCW 36.70A.450
 - Co-living as required per HB 1998
 - Neighborhood-scale Commercial
3. **BMC 20.48, Minimum Parking Standards.** This code section regulates design of off-street parking standards in the City. The Planning Commission has directed Staff to provide revised parking standards that eliminate minimum vehicle parking standards. Additionally, the State of Washington has mandated certain updates be included by the City related to legally established gravel parking, pavers for parking, and allowances for tandem parking. The Commission should expect draft code for these revisions at the May workshop.
 - Eliminate Automobile Parking Minimums
 - Parking Regulations Required per SB 6015
4. **BMC 20.54, Nonconforming Provisions.** The nonconforming section regulates lots, structures, and uses that were legally permitted at the time of their development but may not conform to current zoning standards. Updates to the nonconforming section are needed to conform with Washington State mandates; the Planning Commission should expect draft code language at the May workshop.
 - Reuse of existing commercial buildings with residential uses as Required per RCW 35.21.990

Second half of 2025:

1. **BMC 20.14, Critical Areas Ordinance (CAO):** The CAO regulates how the City plans for environmentally sensitive areas within our jurisdiction. Several alterations to the CAO will be submitted in 2025 for the Commission to review, including, but not limited to:

- Definitions
 - Increased Tribal Notification
 - Cultural resource protection
 - Riparian buffers
2. BMC 20.16, Shoreline Master Program (SMP): The SMP regulates how the City plans for areas located on waterbodies of Statewide significance, in conformance with the Shoreline Management Act (SMA) RCW 90.58. Several alterations to the CAO will be submitted in 2025 for the Commission to review, including, but not limited to:
 - Update allowed uses consistent with Comprehensive Plan update
 - Increased Tribal Notification
 - Revise standards for cultural resource protection
 3. BMC 20.50, Landscaping. This code section regulates required landscaping for development projects in the City. The Commission should expect updates to the Landscaping section in 2025. Additional coordination is needed with the Public Works Department to ensure compatibility with anticipated tree retention updates to BMC 15.04 Stormwater.
 - Urban tree canopy
 - Conformance with BMC 15.04 Stormwater

Public Comment Received from Jack Stanfill for the Planning Commission on April 21, 2025.

From: [Jack Stanfill](#)
To: [Sharon Schwartz](#)
Cc: [Friends of Smith Cove](#); [Kathie J Mcgirr-Lustig](#); [Greg Wheeler](#); [Garrett Jackson](#)
Subject: TIP DOJ Report - Planning Commission
Date: Monday, April 21, 2025 1:09:16 PM
Attachments: [Racketeering Complaint 3_17_25.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Schwartz,

Will you please forward my, "Reporting Potential Procurement Collusion and Possible Racketeering" to the Bremerton Planning Commission on April 21, 2025, before their scheduled hearing

. I would have sent it myself, but I couldn't find a link to them.

Thank You,

Jack Stanfill

March 17, 202S

Jack W. Stanfill
2461 Northlake Way NW,
Bremerton, WA 98312

Procurement Collusion Strike Force Tip
Center Antitrust Division
9S0 Pennsylvania Ave., NW
Room 3337
Washington, DC 20530

SUBJECT: Reporting Potential Procurement Collusion and Possible Racketeering

Who is involved:

1. **Josh Brown**, Puget Sound Regional Council Executive Director (former Kitsap County Commissioner).
2. **Craig Ueland**, hedge fund banker, Owner of Ueland Tree Farm Mineral Resource (UTF) and owner of the Kitsap Quarry.
3. **Mark Mauren**, CEO Ueland Tree Farm Mineral Resource and former state of Washington upper management, the Depart of Natural Resources (DNR).
4. **Larry Keaton** was the Department of Community Development Director during the UTF environmental DEIS and FEIS. He also worked on the UTF Supplemental Agreement in 2015 that was approved by the Kitsap County Board of Commissioners.
5. **Phil Struck**, Engineer for Parametrix Inc. worked in, and on, the Chico Creek Watershed environment since about 1995 for Bremerton, Kitsap County, and Port Blakely Joint Planning Area FEIS until the economy crashed in 2003. From about 2004 to 2010, Phil Struck lead the UTF Draft and Final Environmental Impact Statement in 2009/2010.

6. **Molly Adolfson**, ESA Adolfson was also involved in the 1995 - 2003 environmental work in the Chico Creek Watershed. Ms. Adolfson approved the Final Environmental Impact Statement in the "Kitsap County Sub-Area Plan", Port Blakely Joint Planning Area Volume I, Version 2.4 and Volume II, Version 2.4.
7. **ESA Adolfson**, possibly colluded with Parametrix Inc. and Kitsap County, to approve the environmental work completed by Parametrix Inc. for UTF and Kitsap County in 2009/2010, and 2020.
8. **David Greetham**, SEPA Coordinator, Lead, Kitsap County Department of Community Development for the UTF DEIS and FEIS in 2009/2101. Mr. Greetham worked under the supervision of Larry Keeton, DCD Director, and they colluded to approve false documents created by Phil Struck, Parametrix Inc., and Mark Mauren, UTF, and signed off by Molly Adoflsonn ESA in 2010 after the FEIS hearing.
9. **Greg Wheeler**, Bremerton Mayor and former Bremerton City Council President, colluded with Craig Ueland and Mark Mauren on anything that includes City of Bremerton.
10. **Patty Lent** was the former Bremerton Mayor prior to Greg Wheeler. She is also the former Kitsap County Commissioner, who was one of three, who hired Mark Mauren from DNR in 2005. Mauren was fired by Kitsap County within 6 months, and he returned to DNR. Patty went on to be elected Bremerton's Mayor.
11. **Danny Bates**, previous Kitsap Quarry owner and lied twice when signed his name to conflicting permits.
12. **Eric Baker**, Kitsap County Commissioners "trouble shooter and front man". His official title changed from time to time. He started on the county prior to 2000, working various positions, including enforcement, working his way up, leaving Jan 2025.
13. **Neil Molstad**, Wetland Specialist Northwest Regional Office, Washington State Department of Ecology. Requested Stanfill help him locate the Ueland Permit for review of Stanfill's Wetland concerns about 5-year expiration for wetland delineations.

14. **Joe Burcar, Washington State Department of Ecology. Neil Molstad's supervisor at Ecology.**
15. **Jeff Kenknight, Chief, Water Enforcement and Field Branch, Enforcement and Compliance Assurance Division, EPA Region 10, Seattle, WA.**
16. **Scott Deiner- DCD Kitsap County SEPA Official** who is the "eyes and ears" for Mark Mauren and the Ueland Tree Farm Mineral Resource.
17. **Kyle Mauren, Mark Mauren's son and Sound View Consultants Inc., Gig Harbor, WA.**
18. **Sound View Consultants, Inc.**
19. **Kitsap Quarry Operator** - Mark Mauren handles ecology visits.
20. **Ed Wolfe - Former Kitsap County Commissioner (2014-2022)**
21. **Charlotte Garrido - Kitsap County Commissioner (2008/2009 - 2024)**

GOVERNMENT CONTRACT, GRANT. OR PROGRAM AFFECTED

I believe potential fraud, or Collusion occurred in Federal Programs, Grants, State, County, and City laws, including the Clean Water Act, State Environmental Protection Act (SEPA) and the Growth Management Act. The most recent apparent collusion is Vision 2050 Regional Transportation Plan. **Exhibit A.**

The **2017 tax cuts and Jobs Acts Public Law. 115-97** may also have been violated.

The appearance of Qui Pro Quo Racketeering may constitute antitrust conduct, racketeering, and or Section 1983 Civil Rights Violation by co-conspirators. The public needs these potential crimes investigated.

Vision 2050, "PSRC helps communities secure federal funding for transportation projects". "PSRC conducts project selection processes for almost \$300 million each year in federal transportation dollars and tracks the awarded projects via a robust Project Tracking Program". In December 2024, the Puget Sound Regional Council Executive Board, approved VISION 2050, REGIONAL TRANSPORTATION PLAN (RTP). "USDOT FY 2025 RAISE Grant Program. \$1.5 billion is available for transportation projects that will have significant local, or regional impact." "Funding, Breadcrumb", page 1 of 1. **Exhibit B**

It appears the City of Bremerton and Kitsap County may have colluded to commit fraud and Quid Pro Quo Racketeering that provided disinformation and misinformation for the traffic numbers and types of vehicles that would use the Werner Road, Loxie Eagans Blvd, and the Highway 3 Interchange.

The approximately 226 dump trucks, many of them are truck and pups (dump truck that pulls a trailer behind it), were omitted from both the Kitsap County GMA 2010 through 2024, and the City of Bremerton GMA from 2010 to 2024 and 2025.

WHAT HAPPENED?

In effort to clearly explain the possible collusion, false testimony, disinformation, fraudulent maps, and false Scientific Integrity, I will begin with, "Declaration of Jack W. Stanfill in Support of Appellants Motion for a Hearing". Pollution Control Hearings Board, PCHB No. 23-019. Filed on April 19, 2023. The ten (10) pages declaration condensed over fifteen (15) years of me, and other neighborhood citizens: **Exhibit AA**

On page 2 of appeal, please begin at line 9, "Ecology's first Public Notice on August 31, 2022, did **NOT** include the wetlands and streams. Appellant also included a short explanation to Ecology of the systemic submission of misrepresented and distorted environmental documents by Kitsap County."

Continued page 2, line 25 thru line 39, Ecology's Patrick McGranner's explanation of Ecology's Five (5) year wetland delineation requirement. This took place after I filed a Wetland Report with the Army Corp of Engineers in 2015, and they forwarded it to Ecology.

Page 3, line 5 through 21. Ecology's Neil Molstad wrote, Ecology Sand and Gravel **Hydrologist, Jay Fennell** and I *"toured"* the Ueland Tree Farm property on December 15, 2021. *"I am not aware of any ongoing quarry activity within the limits of Quarry A." "Although the Development Agreement does not require an updated technical wetland report, Kitsap County's has documented their agreement (via email correspondence on **June 20, 2019**, between Shawn Alire, Kitsap County, and Kyle Mauren, Contour Engineering. Kyle Mauren is the son of Mark Mauren.*

Page 3, lines 25 thru line 43. Conflict of Interest. Kyle Mauren is the son of Mark Mauren, Co-owner and CEO of Ueland Tree Farm Mineral Resource.

From Page 3, line 23, through Page 10, line 44 which includes my signature, I will highlight what I believe is potential fraud, collusion, racketeering, discrimination, and reckless regard for local citizens' lives.

PCHB No. 23-019 Order Granting Respondent State of Washington Department of Ecology Motion for Summary Judgment. Please see page 4, lines 10 through 16. It seems that I should have filed my complaint under **Chapter 90.58 RCW** (Shoreline Management Act) that the Shorelines Hearing Board would have the authority to review.

See, **RCW 90.58.140(6); WAC 461-08-340(2)(b)**. I have the entire ten (10) pages of the Order if you need it. **Exhibit BB**

PCHB No. 23-019- Petition for Reconsideration, Appellant Jack W. Stanfill. This is basically the same information in my original Declaration. **Exhibit CC.**

POSSIBLE MOTIVATION TO COLLUDE

What motivated the Puget Sound Regional Council Executive Director, Josh Brown to potentially commit Racketeering Quid Pro Quo with hedge fund banker, Craig Ueland, UTF?

They might have colluded to conspire, scheme, and defraud federal, state, county and city?

Their potential collusion may have willfully endangered non-suspecting citizens; mothers driving their children, professional truck operators, public transportation, and anyone else who traversed the junction on State Highway 3 and Lexie Eagens Blvd, Werner Road, and Arsenal Way. One block east is a large school on the corner of Arsenal Way and Naval Avenue.

Exhibit C.

The appearance of collusion continued with the current Vision 2050 documents for Regional Transportation Plan that the PSRC Executive Board approved in December 2024.

Vision 2050 Page 69 -Area C- Loxie Eagens/SR 304 roadway. To help with clarity, I have made an "X" where the Kitsap Quarry and the UTF mining operations have access currently located on Werner Road. These mining operations will add approximately 226 dump truck trips per day to Werner Road, Lexie Eagens Blvd onto the Highway 3. Arsenal Road also joins the Highway 3 Lexie Eagens Blvd, and Werner Road. **Exhibit D.**

Vision 2050 Page 70-Area C- active transportation Connect to Lexie Eagans/Werner. At the top of the map an "X" to indicate where the Kitsap Quarry and Ueland Tree Farm Mineral Resource (UTF) will access Werner Road to State Highway 3, although the Vision 2050 does not identify, or include the 226 dump trucks in the Transportation Study. **Exhibit E**

7700 Werner Road Traffic Impact Analysis, April 2018. *"The intersection of SR-3 Northbound Ramps at Lexie Eagans Boulevard had the highest collision rate in the study area."*

Table 3: 5-Year Collision Rate Calculations. No mention of 226 dump trucks. **Exhibit F**

7700 Werner Road Traffic Impact Study, FIGURE 8. On this page, I have identified Werner Road and the access to the Kitsap Quarry and UTF which is just across the road from the new housing development access for which this study was completed. The new housing development at 7700 Werner Road will add 220 vehicles. **Exhibit G**

7700 Werner Road, Traffic Impact Analysis, Paragraph 3. METHODOLOGY & ANALYSIS

SCOPING. *"The distribution of trips is based on previously approved traffic studies for similar use in the site vicinity and discussion with City staff; distributions were modified per City staff input."*

Exhibit H.

Prior to 2018, the only two previously completed Traffic Analysis were by Mark Jacobs, PE, PTOE, President Jake Traffic Engineering, Inc. signed by him on 12-14-2012. He wrote, "Based on my analysis I would recommend that the access relocation be allowed with the following recommendations: 1. Continue to operate the quarry site in accordance with applicable County and City requirements. 2. Construct the relocated site access in accordance with applicable standards." **Exhibit I & Exhibit J**

Unfortunately, both the County and the City appear to be operating in violation of Kitsap County **Resolution NO. 398 -1978** which directs the dump truck traffic from the Kitsap Quarry via Price Road to Kitsap Way and State Highway 3. **Exhibit K.**

September 1, 2015. Ueland Tree Farm Mineral Resource Development. Proposed CUP Modifications, Final Supplemental EIS. ERRATA SHEET." Exhibit L.

I have enclosed this ERRATA Sheet to better identify, and clarify, that the dump trucks from the Ueland quarries are supposed to traverse the Ueland owned Kitsap Quarry, and then uphill to the Werner Road Access. Then, the dump trucks travel downhill to Highway 3 Interchange.

It strongly appears a consortium of professionals possibly colluded to commit fraud by distorting the scientific integrity of information gathered. They used disinformation, misinformation or, no information at all.

ENTER CRAIG UELAND. UELAND TREE FARM MINERAL RESOURCE

Craig Ueland, hedge fund banker and owner of Ueland Tree Farm Mineral Resource, slithered into Kitsap County and Bremerton in 2003/2004. He set his sights on over 1,700 acres of the Port Blakey Tree Farm in the Chico Creek Watershed where I live.

Ueland launched a "Good Neighbor" and public trail campaign that he would allow to be built across his property. He won over the horse lovers and anyone else who enjoys a walk through the forest! At that time, we formed the **Concerned Citizens of the Chico Creek Water Basin (CCCWB)**, a naive Neighborhood grassroots organization in 2009. Of course lost our appeal to the Kitsap County Hearing Examiner Appeal in April 5, 2010.

The **CCCCWB** timely filed an Appeal of the Hearing Examiner Decision to approve the CUP and the decision to deny the SEPA Appeal. **On April 12, 2010, BOCC adopted Kitsap County Ordinance No. 425-2010 which changed the appeal process.** **Ordinance No. 425 - 2010**

removed the BOCC from the land use administrative appeal process, **Ordinance 425-10** removed the BOCC from the land use administrative appeal process and makes a Hearing Examiners decision on Type III permits and SEPA appeals a final decision.

At the time the BOCC adopted Ordinance 425-10, this appeal was the sole land use pending. While there had been a public notice and hearings on Ordinance 425-10, its adaptation changing the process occurred at such a time at a time that would make it difficult for appellants in this case to file an appeal in Superior Court under the Land Use Petition Act (LUPA). The BOCC acknowledges that procedural changes that have occurred during the dependency of this appeal have created some confusion regarding the status of this appeal. Thus, the BOCC finds it necessary to provide a final decision for the purpose of further appeal". **Exhibit M.**

That was an understatement, **"The BOCC acknowledges that procedural changes that have occurred during the dependency of this appeal have created some confusion regarding the status of this appeal."**

On **Thursday, April 8, 2010**, Tim Botkin, CCCCWB representative, sent an email to CCCCWB and Jack Stanfill. *"Hey Jack, I got a call from Shelley Kneip who is the County Prosecutor in charge of these things. She wanted to let me know about a change in their processing that is occurring which has some effect on our case ... The change is that the County believes it is authorized to conduct only one "administrative" appeal on any particular element. That means to you that the FEIS appeal (only, not the cup appeal) would need to go to Superior Court rather than the Commissioners. From her respective, there is a fairly short deadline on that getting started. I have not looked into it but she mentioned next Monday for a notice of appeal." As you know, I cannot pursue that for you". **Exhibit N.***

May 23, 2010, Tim Botkin, CCCCWB Appellant Representative, mailed a letter to the Kitsap County Board of Commissioners and expressed displeasure with the BOCC changing hearing procedures for the Ueland Tree Farm, *"As well as making a legal appeal certain due to the modification of the appeal process during the pendency of action, there are related fairness issues."*

The Appellants are a community group of volunteers and are funded by contributions. They planned their approach from the beginning based upon the existing rules and procedures. Modifying those rules even after the appeal had been filed is a violation of general fairness principles as well as potentially the rules of law." **Exhibit T** (sorry, this one is out of sequence). The CCCWB and Jack Stanfill scrambled to find a land use attorney to understand and file their appeal in Superior Court.

On **May 24, 2010**, the Kitsap County Board of Commissioners and Chair, Josh Brown gave us their answer, "*The Board has not reached the merits of appeal, but summarily denies the appeals solely on procedural grounds.*" **Exhibit 0.**

On **May 24, 2010**, the **CCCWB** and Jack Stanfill were required to file their appeal to the Superior Court a few hours before Josh Brown and the Commissioners were going to vote on the appeal at the Kitsap County BOCC Meeting. The vote was already agreed to and that is why we had to file our appeal just hours before the "Official Vote" was held by the Kitsap BOC.

Prior to Kitsap County Commissioner's above actions in **Exhibit 0**, Commissioner Josh Brown had met with our grassroots volunteers in my home on Sunday, September 5, 2010.

In our meeting with Commissioner Brown, we explained, with maps and documents, that **"Wetland 4"** was never delineated in the **UTF FEIS. Exhibit P.**

We were thrown under the dump truck. In 2012, Josh Brown was hired by the Puget Sound Regional Council and quit his job as Kitsap County Commissioner. **Exhibit Q**

MARK MAUREN

Mark Mauren and Craig Ueland have been friends since they roomed together at college. Mr. Mauren is the CEO of Mr. Ueland's joint financial ventures. Mauren left a cush job at the Department of Natural Resource in October 2005 to take a job at Kitsap County that would give him, and Craig Ueland access to all of Kitsap County's official records. Kitsap County **fired Mark Mauren in March 2006** just five months after he had full access to County records. Mauren goes back to his cush job at Washington DNR.

More facts about Mark Mauren, and his son, **Kyle Mauren**, later in this report. Kyle Mauren was also an environmental engineer with Sound Consultants one of the environmental companies hired by UTF.

My neighbors and I opposed the Ueland Tree Farm Mineral Resource (UTF) Conditional Use Permit in 2009/2010. UTF won; the environment lost. However, we learned the 17-acre beaver pond known as "**Wetland 4**", as it was identified on maps in the UTF Draft and Final EIS were **NEVER** mentioned.

The **Wetland 4 Delineation** was never discussed in the UTF documents during the hearing. We continued to protest and question Kitsap County about the disinformation and the **omitted scientific data of Wetland 4**. The year was 2010 and the County was one month from the County Elections. Kitsap County Commissioner, Josh Brown, was running for a second term.

ENTER LARRY KEATON, DIRECTOR OF DEPARTMENT OF COMMUNITY (DCD)

Possibly to discredit us and bury our environmental questions BEFORE THE 2010 election, a scheme was devised and implemented to "*clarify*" the Wetland 4 and Wetland 6 citizen's confusion.

Larry Keeton; *"Wetland 4- Ueland Tree Farm. This morning, they received the information from Parametric that Wetland 4 was considered as a part of Wetland 6. There is a clarification in the text that is being sent to them. They will send it to Mr. Stanfield and all interested parties. We are doing a press release and will come back on Monday night and present information on this issue."* **Exhibit R.**

"FOR IMMEDIATE RELEASE". October 06, 2010, David Greetham, Wetland Information assessed for proposed Ueland Mine. Supplementary wetlands report shows minimal impact on wetland expanses adjacent to quarry; (Port Orchard, WA) - Kitsap County received additional information on wetland acreage associated to original impact statement with the proposed Ueland Tree Farm gravel and basalt mining project. This additional wetland information was provided by Ueland consultants as a result of citizen inquiries regarding a wetland complex in the Dickerson Creek watershed near proposed "Quarry C".

*County planning staff wanted to assure that all appropriate resource issues were considered for the Proposed mining project. The new information clarifies how the area formerly identified as "Wetland 4" on earlier maps **is a part** of a larger wetland area known as **Wetland 6 Complex**. In issuing this news, the County is ensuring that all wetland boundaries within proximity to the project site were delineated pursuant to the County's Critical Area Ordinance, and there is no revision of the wetland boundaries for the 200-foot wetland buffer depicted on the existing site plans."* **Exhibit S.**

Kitsap County Commissioner, Josh Brown, won a second term.

KITSAP QUARRY ACCESS REVISION TECHNICAL MEMORANDUM February 25,

2013, Jake Traffic Engineering, Inc., Lakeside Industries Asphalt Plant Traffic Analysis. I

questioned the City of Bremerton as to how many gravel trucks would be needed to deliver rock to the Lakeside Industries Asphalt Plant? Lakeside Industries pulled their request for the Lakeside Industries Asphalt permits shortly after that. **Exhibit U.**

Report to Bremerton: February 25, 2013. *Jake Traffic Engineering Inc., letter to Mark Mauren, Operations Manager UELAND TREE FARM, c/o Bret Allen. PE Contour Engineering. PLLC. Re: Kitsap Quarry Access Revision - Bremerton Technical Memorandum."*

It appears that Mr. Mark Mauren, Operations Officer for UTF, and Phil Struck, Parametrix Inc, possibly colluded to insert disinformation and misinformation to avoid any/all expenses to improve Werner Road, nor pay their legal monetary share of the needed Traffic Improvements to State Highway 3.

7700 Werner Road Traffic Impact Analysis, Paragraph 6. Traffic Mitigations Fees. *"The City of Poulsbo currently assesses a traffic impact fee of \$283.50 per average weekday trip. The fee would result in \$786,712 in Traffic Mitigation fees for the 7700 Werner Road Development." This would amount to \$2,676.24 due for each building permit."*

Now here is the kicker, *"These fees may be used for, but not limited to, design, right of way acquisition, channelization, signage and construction."* The 7700 Werner Road Traffic Analysis is from 2018. **And what did Ueland pay?** He paid Bremerton **\$90,000** in gravel to be used to extend Werner Road to his, and Mark Mauren's property located on top of Werner Road. It known as the Bremerton West Ridge Development, and **Bremerton was stuck with paying for the delivered gravel!**

PORT BLAKELY JOINT PLANNING AREA UTF "BIBLE" 2009/2010

I believe the linchpin of my nearly sixteen-year (16) pursuit of Scientific Integrity is the Port Blakely Joint Planning Area (**PBJPA**).

In our 2209/2010 UTF Appeal, Mark Mauren and Phil Struck referred to the PBJPA as "**the bible**" for the foundation of the Ueland Tree Farm Mineral Resource Development. **Attorney for UTF, Craig Jones'** testimony, page 107, line 21 thru line 25, *"Mr. Struck testified to the extensive watershed basin evaluation that undertaken at the very inception of this project.*

"That entire report, which Mr. Mauren referred to as the bible for the project, is included in the record." Attorney Jones continued on Page 108, lines 1 through 25, with particular attention to lines 21 through 23; *"There's just no merit to the contention that this project did not comply with the Port Blakely Joint Planning Area."* **Exhibit V.**

Phil Struck's testimony for the UTF Appeal Hearing, page 144, lines 15 thru 25, *"One on the other recommendations was using infiltration wherever possible. I don't think the Port Blakely documents said they were going to infiltrate every bit of stormwater."* **Exhibit W.**

Without mentioning the 17-acre Wetland 4 by name, it appears that Mr. Struck let the Cat-out of-the-Bag on page 115, line 6 thru line 9, *"So the 17-acre site was a very large wetland, and all the information is contained the Wetland and Stream Report and summarized within the draft and final EIS."* **Exhibit Z.**

This appears to be a conflicted statement per the Wetland Delineation conducted by Wetland Scientist, Joseph Leyda. On page 3 of 23, Mr. Leyda wrote, "However, Wetland 4 was omitted from the discussion in the wetland delineation report, was not rated, and no data from Wetland 4 was presented to establish the boundary shown. In absence of recorded data, it is unclear how the boundary was determined in the Parametrix report." **Exhibit DD**

Dr. Sarah Cooke, also completed a third party review of Mr. Leyda's delineation and agreed with him.

Dr. Cooke completed two third party reviews for us concerning UTF and are available.

PORT BLAKELY JOINT PLANNING AREA VOLUME II VERSION 2.4

CHAPTER 3 REPORT

"Recommendations for the Protection of Aquatic Resources for the Port Blakely Kitsap Joint Planning Area, Associated Earth Sciences, Inc. (May 1999)"

Page 3-1, paragraph 1, Parametrix (1998) performed a stream and wetland and not a reconnaissance of the site, and tentatively identified approximately 57 acres of wetlands, streams and buffers. A reconnaissance of the site by Associated Earth Science, Inc. (AESI) on March 19, 1999 ... There are no tributaries of Dickerson Creek or the East Fork Dickerson Creek that conveys surface drainage or discharge from the site to the creek. Thus, the entire site contribution to Dickerson Creek Occurs through infiltration and ground water discharge to the creek." **Exhibit EE.**

The citizens deserve credible Scientific Integrity of Environmental Reports and not a reconnaissance walks by Parametrix and AESI. Infiltration was, and is, a critical environmental concern.

Figure 12, INFILTRATION POTENTIAL MAP, Port Blakely, West Kitsap JPA, Kitsap County Washington. Associated Earth Science Inc. The twenty-five (25) acres of the Potential Infiltration Area was converted to a large part of the 32-acre Gravel Mine A in 2010 UTF FEIS. The 25-acres was identified as part of the 2010 GMA. **Exhibit. FF**

The Supplemental Final Environmental Impact Statement for the Port Blakely Joint Planning Area is much more stringent than the current Kitsap County approved Ueland Tree Farm Mineral Resource FEIS and SFEIS.

Type text here

PORT BLAKELY PLANNING AREA SUB-AREA PLAN Version 2.4

Page 37, second (2) paragraph: *"The experts **shall** use the following criteria in determining which environmental standards to recommend to the City as the most appropriate and effective for use in the Sub-Area to protect fish resources and other critical area resources. The selected environmental standards **shall** be based on the most likely and necessary to protect fish and other critical area resources using the following criteria: **The environmental standards set forth In Table 2A, which are the stricter** of the provisions found in the City of Bremerton, and/or Kitsap County Critical Area Ordinance applicable to urban areas; or."*

Page 42, Version 2.4, F. Impervious Surface /Drainage. Key Environmental Issues Requiring Further Analysis. Bottom diamond, "To evaluate additional mitigation for storm water from within the Sub-Area through infiltration into an area of up to 25 acres located adjacent to the north boundary of the UGA (as shown in the map attached as Figure 12)." **Exhibit GG**

THE HUNT FOR KITSAP COUNTY SUB-AREA PLAN. PORT BLAKELY JOINT

PLANNING AREA, VOLUME 1 VERSION 2.4 AND VOLUME II. VERSION 2.4.

On July 31, 2003, Davis Wright Tremaine LLP, Attorneys for Port Blakely, sent a letter to Kitsap County and the City of Bremerton. *"Re: Corrected **"Exhibit 4"** for Three-Party-Agreement. To City and County: The City of Bremerton, Kitsap County, and Port Blakely signed a Three-Party-Agreement dated October 3, 2000, as part of the implementation of the Port Blakely Sub-Area Plan. It appears that Exhibit 4 to that Agreement is missing its' "page 2 of 2."* Sue Tanner's office has checked the County's original version, which omits the second page of Exhibit 4. Likewise, Port Blakely's copy omits that same page. *"I propose that the parties countersign this letter and attach the corrected Exhibit 4 to correct the oversight."*

By way of background, **Exhibit 4** was to be identical to Table 2A of the Port Blakely Sub-Area Plan (enclosed). Specifically, Table 2A is a one-page chart that lists the six types of critical areas and identifies the applicable City or County standards. However, when Table 2A was converted to Exhibit 4 for the Three-party-Agreement, it was reformatted into a 2-page document, but somehow page "2 of 2" got dropped in the signed version of the Agreement".

I have enclosed "Table 2A: Port Blakely Sub Area -Applicable Critical Area Standards. Version 2.40." Also enclosed is the "Corrected 7/31/03" Exhibit 4- Port Blakely Sub-Area Plan - Applicable Critical Areas Standards." The City of Bremerton and Kitsap County's' signed agreements are enclosed. **Exhibit HH**

Hedge fund banker, Craig Ueland, purchased the 1700+ acres in 2004, just a few months after the missing pages and signatures were corrected.

Port Blakely Sub-Area Plan, 2000/2001, "Page 2 of 4, Public Comments, Question 3. Kathy Stanfill." The response to my wife, Kathy Stanfill's public comment clearly states; Volume I contains the Scope for Environmental Review and the Master Drainage Plan, both of which acknowledge and define those environmental areas requiring further study at the project level. Volume II includes all of the studies pertaining, but not limited to water quality, storm-water runoff and fish habitat issues." **Exhibit II.**

On September 12, 2024, I submitted a Request for Information to Kitsap County. I requested a copy of Kitsap County Sub-Area Plan, Port Blakely Joint Planning Area Volume I and Volume II Version 2.4. Several times I supplemented my request to aid Kitsap County in their search for Volume I Version 2.4.

However, on 2/14/2025 the Kitsap County Department of Community Development gave me their final answer: "The Kitsap County Department of Community Development (DCD) reviewed its files and has identified no records responsive to your request. Kitsap County reviewed its files and has identified no records responsive to your request and has closed the file. There is a one-year statute of limitations to seek judicial **review under the Public Records Act**, which has started to run because the County does not intend to further address the request. This is the definite final answer complete response to this request and our file is closed."

It appears that collusion may have occurred in Kitsap County DCD to "find no records pertaining" to the Kitsap County Port Blakely Joint Planning Area that I requested.

Scott Deiner is, I believe involved in this due to his history at DCD with me.

CODE COMPLIANCE REQUEST

Kitsap County SEPA Manager, Scott Denier denied our request Zoning Violation by Kitsap Quarry and Kitsap County - The Kitsap Quarry does not have a Conditional Use Permit (CUP).

"For the reason above, the Chico Creek Task Force and Jack Stanfill request that you issue a stop-work order to the Kitsap Quarry. We also request that you require the quarry owner to apply for a conditional use permit, as required by Kitsap County Code." Submitted by Brian Telegin, Bricklin and Newman LLP, Attorney for Chico Creek Task Force and Jack Stanfill." **Exhibit KK.**

It appears like Kitsap County SEPA Engineer, Scott Deiner, is the eyes and ears at Kitsap County Department of Community Development for Ueland on anything that involved me, or the Chico Creek Task Force of which I was the president.

Mr. Deiner, Manager, Development Services and Engineering SEPA Responsible Official, authorized the new mining areas of the Kitsap Quarry that never received SEPA or CUP. **Exhibit LL**

It appears Kitsap County and the City of Bremerton have used the Port Blakely Joint Sub-Areas Plan SFEIS since 2003 in their Growth Management Act applications and grants.

March 13, 2015 - Stanfill's letter to the Army Corp of Engineers to report Potential Unauthorized Activity in, or near Wetland 4 on the UTF. **Exhibit MM.**

Dr. Sarah Cooke, Cook Scientific, Seattle, WA. August 26, 2015, Revised March 15, 2018, RE: Chico Creek/Ueland Tree Farm Quarry Expansion and Service Road Installation. Third Party Review, pages 5 and 6. *"And finally, Wetland 4. The confusion surrounding Wetland 4 is not cleared up."*

Exhibit NN

It appears that Ecology and the EPA may have colluded with Kitsap County, and UTF to refuse the Enforcement of applicable Wetland Delineations and water quality protection in accordance with federal and state law to protect wetlands and water quality. Wetland 4 also drains into Dyes Inlet which joins Puget Sound's navigable waters of the United States. I have enclosed the latest communications between me, Ecology, and the EPA in 2023 and 2024. I have been labeled a troublemaker and loser.

Some people do not have a problem with "Good Trouble". **Exhibit 00.**

Response to support my safety and environmental concerns: **Washington Superior Court Petitioners' Response to Kitsap County's Motion to Dismiss NO. 19-2-12875-1.** Please read pages 1 through 13.

Exhibit PP.

I have thousands more emails and documents that date back to 1995 that support my environmental advocacy in the Chico Creek Watershed and the Gorst Creek Watershed. The appearance of Quid Pro Quo Racketeering since 2009 may constitute antitrust conduct, racketeering, and Section 1983 Civil Rights Violation by co-conspirator. The public needs these potential crimes investigated. The Procurement Collusion Strike Force are welcome in my home.

Respectfully,

Jack W. Stanfill