

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.

Ord 5511, Exhibit A

- **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