



ZONING CODE AMENDMENTS

City Council
Public Hearing
Presenters: Allison Satter

Bremerton
Municipal
Code: Title 20
– Land Use

Subarea Plan
Amendments

ARE WE MEETING THE WORK PROGRAM?

- Council adopted by Resolution No. 3237 on November 19,2014 the WORK PROGRAM:
 - Developed from: District Profiles
 - City Council walk-throughs; public outreach
 - Identified issues, opportunities, and items working well
 - Created Public Participation
 - Set scope of work and schedule
 - Comprehensive Plan, Zoning Code, and SMP elements
 - Maintain 2004 Growth Strategy for Centers
- Public Participation
 - Comp Plan from Summer 2014 to November 2015 – Set the parameters
 - Mass mailings (twice), BKAT, continual outreach

PUBLIC MEETINGS

ZONING CODE UPDATE

Comprehensive Plan – September 2014 to current

Zoning Code, Maps and Subarea Plans

- **Planning Commission:**
 - Monthly Workshops from January through March 2016
 - Public Hearing on April 19, 2016

- **City Council:**
 - Briefing on May 4, 2016

COMPREHENSIVE PLAN TO ZONING CODE

Zoning Code is derived from Comprehensive Plan



Comprehensive Plan:
Vision, Goals and Policies
to 20-year planning horizon

Title 20 LAND USE*	
Chapters:	
	Division I. Permitting
20.02 PROJECT PERMITS	
20.04 STATE ENVIRONMENTAL POLICY ACT	
	Division II. Land Development
20.10 COMPREHENSIVE PLAN AMENDMENTS	
20.12 LAND DIVISION	
20.14 CRITICAL AREAS	
20.16 SHORELINE DEVELOPMENT	
20.18 TEXT AMENDMENTS	
	Division III. Zoning
20.40 ADMINISTRATION	
20.42 DEFINITIONS	
20.44 GENERAL DEVELOPMENT STANDARDS	
20.46 SPECIAL DEVELOPMENT STANDARDS	
20.48 OFF-STREET PARKING REQUIREMENTS	
20.50 LANDSCAPING	
20.52 SIGN STANDARDS	
20.54 NONCONFORMING PROVISIONS	
20.58 LAND USE PERMITS	
20.60 LOW DENSITY RESIDENTIAL (R-10)	
20.62 COMMERCIAL CORRIDOR (CC)	

Zoning Code: Development
Regulations that implements
the Comprehensive Plan



ZONING CODE PROPOSED AMENDMENTS

BMC Title 20

DOES THE CODE IMPLEMENT THE COMPREHENSIVE PLAN VISION?

- **Comprehensive Plan consistency? Yes!**
 - Zoning Maps are consistent with Comp Plan Land Use Maps
- **Provide consistency and clarity (streamline the process)**
 - Reduces number of different zones (different standards)
 - Consolidated Commercial zones
 - Consistent with new regulations:
 - Wireless Communication Facilities (The Middle Class Tax Relief And Job Creation Act of 2012)
 - Critical Areas (BAS, Department of Ecology Wetland Rating System)
 - Low Impact Development (NPDES Permit)
- **Remove impediments in the Zoning Code**
 - Transitional uses (for mixed use buildings)
 - Critical Area – Bald Eagle
 - Off-Street Parking for existing bldgs.

DOES THE CODE IMPLEMENT THE COMPREHENSIVE PLAN VISION?

- Reduce nonconformities
 - Proposed Adaptive Reuse (BMC 20.46)
 - Allow duplexes, townhomes in existing areas
 - Lebo, Sylvan, Anderson Cove
 - Mapping errors fixed
- Reduce vacancies/more economic opportunities
 - Expanded outright and accessory uses
 - Multi-family structures,
 - Allowing mini-storage in strategic areas,
 - Mineral Resource Overlay
 - Map: Institutional (Olympic College), expanded to allow dormitories

MODIFICATIONS TO PLANNING COMMISSION RECOMMENDED DRAFT

- Modifications due to comments received from Department of Ecology and Suquamish Tribe
 - Minor Critical Area revisions (BMC 20.14)

- New Comment Letter – Suquamish Tribe May 18, 2016
 - 6 comments about Critical Area regulations
 - Staff’s Response: 5 of the issues raised in the letter are addressed by Technical Memorandum produced by the Watershed Company (known as the “GAP Analysis”) dated July 14, 2015
 - Remaining issue: Council needs to determine if the “Reducing Wetland Buffer Widths” (BMC 20.14.330(h)(3)) are applicable to Type IV Wetlands.
 - Potential amending motion:
Move to amend BMC 20.14.330(h)(3) to add the following text: “This reduction does not apply to Category IV Wetlands.”

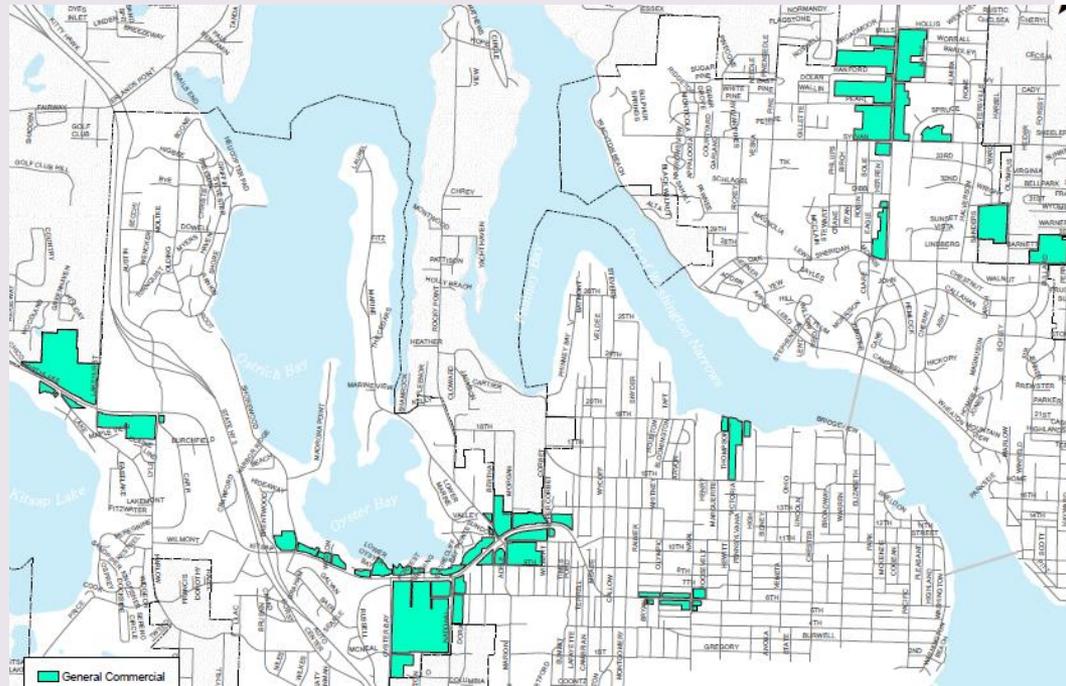
MODIFICATIONS TO PLANNING COMMISSION RECOMMENDED DRAFT

- Additional revision to the proposed Wireless Communication Facilities (WCF) zoning update (BMC 20.46.140)
 - Add language to emphasize “concealment” of WCFs
 - Reduced allowed height of WCF in Commercial zones from +20FT of *an existing utility pole* to must be the average height of utility poles (average within 300').



MODIFICATIONS TO PLANNING COMMISSION RECOMMENDED DRAFT

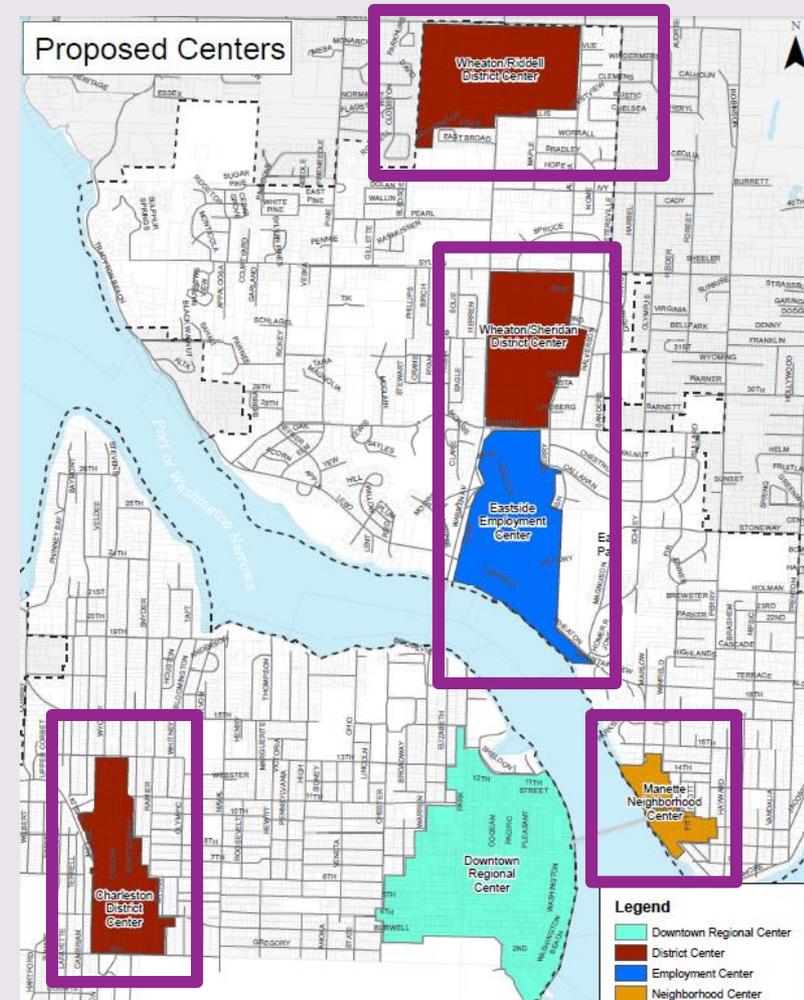
- Additional revisions to the General Commercial zone (BMC 20.62):
 - Consolidated Commercial designations
 - Design standards of Light Industrial uses within Consolidated Industrial Park into General Commercial
 - Removed permitted uses to not include auto-related businesses



272 acres of General Commercial:
Includes Perry Avenue Mall, corridor between Wheaton Way DCCs, Penn Plaza, 6th Street/Veneta Ave, along Kitsap Way, up National Avenue, Kitsap Lake commercial area

MODIFICATIONS TO PLANNING COMMISSION RECOMMENDED DRAFT

- Revisions to the proposed parking standards in Centers from 0.5 parking spaces/unit to 1 space/unit
 - Applicable in Wheaton/Riddell District Center, Wheaton/Sheridan District Center, Charleston District Center, Eastside Employment Center, and Manette Neighborhood Center
- The Downtown Regional Center Subarea Plan, adopted in 2007, Parking standards are maintained



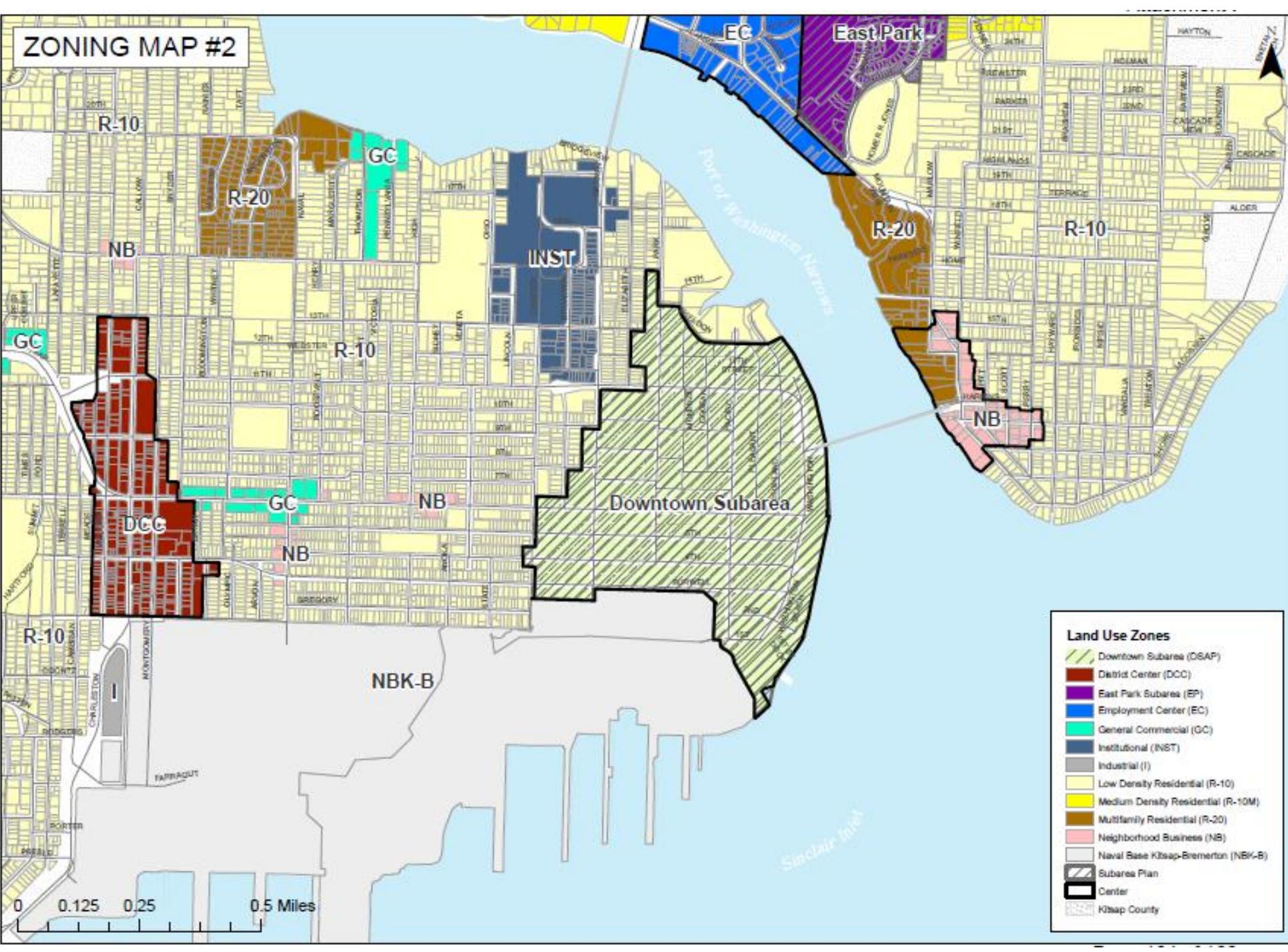


SUBAREA PLANS

SUBAREA PLANS (SAP)

- Reviewed SAP's development regulations concurrently with Zoning Code
- Proposing Amendments to some development regulations:
 - Downtown Subarea Plan
 - Bay Vista Subarea Plan; and
 - South Kitsap Industrial Area Subarea Plan (now PSIC-Bremerton)

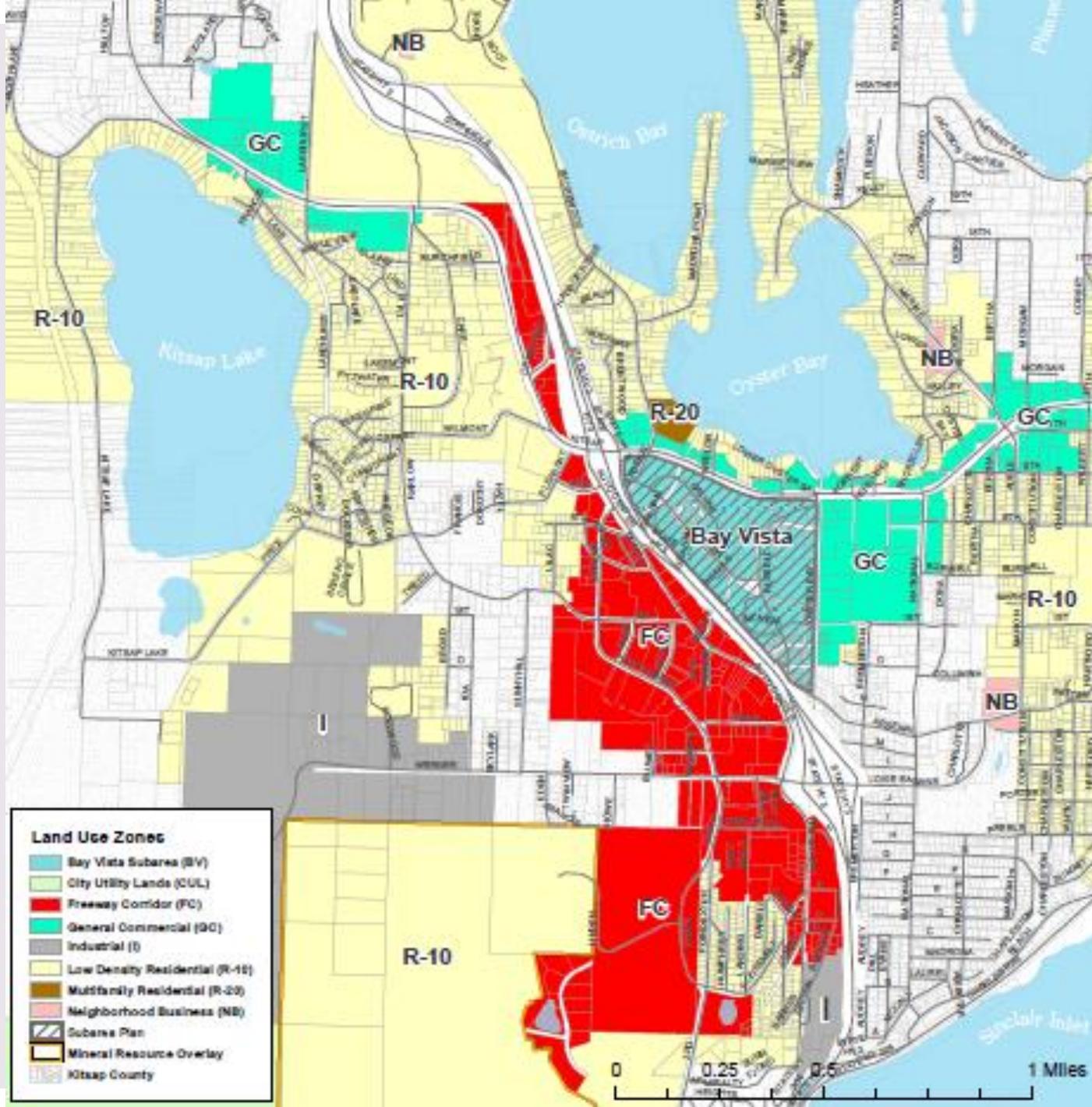
ZONING MAP #2



Land Use Zones

- Downtown Subarea (DSAP)
- District Center (DCC)
- East Park Subarea (EP)
- Employment Center (EC)
- General Commercial (GC)
- Institutional (INST)
- Industrial (I)
- Low Density Residential (R-10)
- Medium Density Residential (R-10M)
- Multifamily Residential (R-20)
- Neighborhood Business (NB)
- Naval Base Kitsap-Bremerton (NBK-B)
- Subarea Plan
- Center
- Kitsap County

0 0.125 0.25 0.5 Miles



ZONING MAP #4

