

Comment #1

CC: Andrea Spencer
DCD

September 8, 2014

City Council Representative, Roy Runyon

Dear Mr. Runyon,

On September 16th, a meeting will be held to consider a zone change for our neighborhood. My wife and I strongly object to a change from residential to commercial zoning. In our opinion there is no benefit to be gained by such action.

Please see to the distribution of the enclosed copy to the Planning Commission. Thank you.

Sincerely,



DAN WEBSTER
1350 N Callow Ave
Bremerton 98312

Comment #2

Cary Clayton &
Mary Hardesty-Clayton
P.O. Box 15 B
Newport Beach, CA 92662

RECEIVED
SEP 16 2014

City of Bremerton, DCD

September 12, 2014

City of Bremerton Washington
Planning Commission
345 6th Avenue
Bremerton, WA 98337

To Whom It May Concern,

We have received communication about a Planning Commission meeting planned for September 16 at 5:30 PM regarding the Gold Mountain Capital, LLC request to modify the zoning around and/or including properties in which we have financial interests. The Bremerton properties are;

1350 North Wycoff
2712 15th Street &
2720 15th Street

We also have a personal home at 2460 Rocky Point Road, which is not immediately involved. However, we hope our investments in Bremerton make it clear we are pleased with the current direction the City of Bremerton is headed in their revitalizing this wonderful City. The City's Revitalizing and Development plan has helped this neighborhood have a wonderful gathering place like HiLo's 15th Street Café and a new homes development that is stimulating residents to participate in their own properties.

A development, such as a Casino, Hotel and Parking Facility in our neighborhood would terminate this growth and recovery mode. If this development was allowed to proceed, we believe the current Family Living Environment in this area would simply vanish. Please do not allow this to take place.

With kind regards,


Cary Clayton & Mary Hardesty-Clayton

Comment #3

Allison Satter

From: TIFFANY <tffny74@msn.com>
Sent: Sunday, September 14, 2014 6:48 PM
To: Allison Satter
Subject: Casino Proposal

Good day.

I am perplexed as to how the city can have an opinion about a project that has not even been proposed. How much information do you have about the project? How many actual affected homeowners have you heard from or spoken too? I am one of the homes that is immediately affected by the proposed casino and I have not been talked to by anyone other than Mr. Runyon about my thoughts on this matter. I feel that you, the city has spoken too soon. You have not even looked at a proposal or business plan. You have heard from several homeowners that are not directly affected by this possibility and now come forth saying you are opposed to growing the city of Bremerton. I disagree with the article that was recently posted in the Kitsap Sun and hope that you and the city council take a true look at this proposal before coming up with any more opinions.

thank you

Tiffany Gay

Homeowner-Montgomery Ave Bremerton WA

Comment #4

Allison Satter

From: Christine Grenier on behalf of City Council
Sent: Monday, September 15, 2014 2:24 PM
To: 'LEIGH'
Subject: Citizen Letter - Proposed Rezone (Leigh LaMarr)
Attachments: City Response to Proposed Casino.pdf

Ms. LaMarr,

I have provided your letter to Council Member Roy Runyon, the remaining Council Members and Mayor Lent for their review and consideration; and to Community Development staff so that your comments may be included in the record for the September 16 Planning Commission Meeting.

Thank you for taking the time to contact the City with your concerns and for sharing your suggestion about an alternative location for a casino. Attached is the City's recent response to the casino proposal.

Sincerely,
Christine Grenier
Council/Auditor Assistant
City of Bremerton
(360) 473-5280

From: LEIGH [<mailto:leighlamarr@comcast.net>]
Sent: Monday, September 15, 2014 12:27 PM
To: City Council
Subject: Rezoning my property and the Planning Commission meeting on September 16.

Dear Councilman Runyon,

I am writing to you to request my property at 1333 N. Montgomery Ave. not be included in the list of properties for rezoning to commercial status. I also would like to state that I do not believe a casino would make a proper fit into this sixth district area. I would recommend looking at places like the old bowling alley along Keen St. area.

I am a night supervisor at the shipyard and will not be able to attend the Planning Commission meeting.

Thank you
Have a great day
Leigh LaMarr
1333 N. Montgomery Ave.
360-473-6683(Cell)
360-377-0997(Home phone)

Comment #5

September 20, 2014

Robert A. Reiher
1715 N Wycoff Ave
Bremerton WA 98312

Councilman Roy Runyon
345 6th Street
Bremerton WA 98337

RECEIVED CITY COUNCIL OFFICE
DATE 9/24/14

Dear Mr. Runyon,

I am writing in direct reference to the continuing discussions regarding a casino on Callow Ave. I have previously addressed the Planning Commission in July and again on September 16 with my concerns, and my wife and I were present at Thursday's community meeting at Hi-Lo's Café.

My wife was raised in Bremerton and we retired from the Navy in 2005, always having planned to continue living here. For the last eight years we have owned our home on North Wycoff Avenue, and we have significant concerns that the possibility of a casino is even being considered.

As we listened to your remarks last night we were increasingly concerned that you are not fully committed to the desires of those whom you represent, stating that you were 'keeping your options open.' We understand there is no 'formal proposal,' but regardless of what the process is for seeking rezoning and applications for construction the very idea of a casino is reprehensible and irresponsible from the perspective of the ultimate costs to society.

Joe Sexton pointedly outlined the current crime levels within District 6. As significant as those numbers are, they pale in comparison to what all research and statistics clearly demonstrate occurs when a casino is established. It is rooted in such statistics that I can only presume the other Council members are against the casino based on principle alone.

aggravated assaults, 91 percent; auto theft, 78 percent; burglary, 50 percent; larceny, 38 percent; and rape, 21 percent.”⁵

I urge you to reflect carefully upon the threat to our families’ safety and security as the highest point of consideration in this debate. Based on Thursday’s evening conversation the community’s concern and opinion against the casino is unanimous, and you have opportunity now to do the greatest service to this District by standing with those whom you represent against any proposal – formal or informal – to bring a casino into our neighborhood.

Thank you very much for your time and consideration.

Best regards,

A handwritten signature in black ink, appearing to read "Robert A. Reiher". The signature is fluid and cursive, with a long horizontal stroke at the end.

Robert A. Reiher

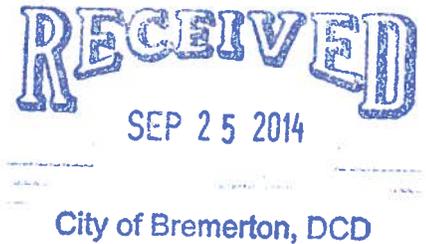
Copy to:

Mayor Patty Lent

⁵ Richard Morin, "Casinos and Crime: The Luck Runs Out." The Washington Post, May 11, 2006. Available at <http://www.washingtonpost.com/wp-dyn/content/article/2006/05/10/AR2006051001912.html>.

Comment #6

GOLD MOUNTAIN CAPITAL, LLC
1324 N. Liberty Lake Rd. #273
Liberty Lake, WA 99019
(509) 981-2908
ronragge@yahoo.com



September 23, 2014

Andrea L. Spencer, AICP
Director of Community Development
345 6th Street, Suite 600
Bremerton, WA 98337

Dear Ms. Spencer,

Our process at Gold Mountain Capital, LLC to date has been to learn how best to design and implement our concept of a Native American casino incorporating the property at 1321 N. Callow Avenue. In our very early efforts to accomplish this we had two meetings with the "working group" comprised of six city officials, as well as a meeting with 35 of the potentially affected owners of property in the general area. From these meetings we have learned much of the concerns and values of the community and have adopted changes in our concept accordingly.

On August 26, 2014 a potential investor and I visited with Allison Satter, Senior Planner for the city of Bremerton. She was extremely helpful and full of information. Her intention was clearly for a new business to have as much cooperation as possible. Together we designed and constructed the area where Gold Mountain wished to seek a zone change. The process of changing the Master Plan is to be completed sometime in 2016. Allison mentioned that a walk through in each district with each council representative was to follow.

The Master Plan process was to start at the Planning Commission meeting scheduled for September 16, 2014. As a follow up, I called the City Council representative for that district and was told that he intended to seek a further change of zoning beyond our design and that our intentions had nothing to do with his concept.

I was completely shocked to receive a letter dated September 10, 2014 signed by Mayor Patty Lent, and Council President Greg Wheeler stating that they would not support a Native American casino as "currently proposed". There is no formal proposal as yet. We have only endeavored to gather information up to this point. When a business plan is complete and fully vetted that is the time for all to have an informed opinion.

While the letter also mentioned "numerous citizen comments", my opinion is they can't be informed opinions since, again, there is no formal plan. Further, I have heard many positive and supportive opinions that many citizens have stated to me. Apparently they did not feel the need to speak up at this early stage.

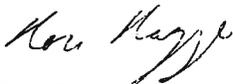
On the morning of September 16, 2014 I was further surprised when revisiting Allison Satter and hearing and seeing that the potential zone change for the Native American casino area was omitted from the plan. How and when did this happen? I did not receive any notice, nor was I aware of any public notice that there was even an issue to be considered.

For an area in the Puget Sound that has been economically as challenged as Bremerton it is not responsible to use questionable tactics to prevent the presentation of an economic concept. Especially when the concept will create approximately 200 jobs, have an annual payroll of approximately \$5 million, and that will cause additional direct spending within the community of greater than \$10 million annually, not counting the multiplier effect.

As a community leader and department director I would hope that you would consider including the area north of St. Vincent's (up to two lots past the trust property) for consideration for the Master Plan zone change to commercial as well as the first eight lots heading north from 13th Street on the east side of Callow Avenue. We do expect to purchase additional homes in the area, although they are not likely to be in our casino project.

Thank you for your time and consideration.

Sincerely,



Ron Ragge, Managing Member

cc:

Bremerton City Council
Bremerton Mayor Patty Lent
Bremerton Planning Commission
Christine Clarridge, Seattle Times
Josh Farley, Kitsap Sun
Allison Satter, Senior Planner

Comment #7

RECEIVED

OCT 09 2014

City of Bremerton, DCD

October

Andrea Spencer, AICP
345 6th Street Suite 600
Bremerton, WA 98337-1873

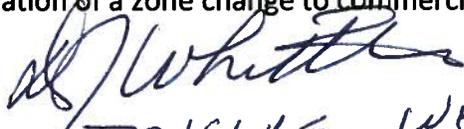
Dear Ms. Spencer,

It has come to my attention that the area north of St. Vincent's has not been included within the Master Plan for rezoning to commercial. I am a property owner in the area of question and eligible to vote. I am aware that there is at least one party interested in developing this area commercially and others would certainly consider such an area for development. A map showing the desired area is enclosed. The area has tremendous access off 11th Street, which has four lanes, and is very close to Kitsap Way.

Bremerton has had several serious setbacks on the economic front. Part of your job is to provide the opportunity for economic advancement. This is an opportunity to do so.

I support this change. Please place this area into consideration by including it in the Master Plan for consideration of a zone change to commercial immediately. Thank you.

Sincerely,


DOUGLAS WHITTLE

Enclosures 1

STAFF'S NOTE: Owns property at 1305 Callow Avenue

mailing address: 3238 Ridgeview Drive, Bremerton, WA 98310

Kitsap County Parcel



RECEIVED

OCT 09 2014

City of Bremerton, DCD

152401-1-169-2005

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DISCLAIMER: This map is intended for display purposes only and is not intended to be a legal representation.

Comment #8

RECEIVED
OCT 10 2014

October 9th 2014

City of Bremerton, DCD

Bremerton Planning Commission
345 6th Street Suite 600
Bremerton, WA 98337-1873

Dear Planning Commission Member,

It has come to my attention that the area north of St. Vincent's has not been included within the Master Plan for rezoning to commercial. I am a property owner in the area of question and eligible to vote. I am aware that there is at least one party interested in developing this area commercially and others would certainly consider such an area for development. A map showing the desired area is enclosed. The area has tremendous access off 11th Street, which has four lanes, and is very close to Kitsap Way.

Bremerton has had several serious setbacks on the economic front. Your job is to provide the opportunity for economic advancement. This is an opportunity to do so.

I support this change. Please place this area into consideration by including it in the Master Plan for consideration of a zone change to commercial immediately. Thank you.

Sincerely,



For distribution to the entire Bremerton Planning Commission.

Enclosures 1

STAFF note:
mailing address:
Shane Trepasso
1320 N. Callow Ave
Bremerton, WA 98312

Comment #9

October

Bremerton Planning Commission
345 6th Street Suite 600
Bremerton, WA 98337-1873

RECEIVED
OCT 10 2014

City of Bremerton, DCD

Dear Planning Commission Member,

It has come to my attention that the area north of St. Vincent's has not been included within the Master Plan for rezoning to commercial. I am a property owner in the area of question and eligible to vote. I am aware that there is at least one party interested in developing this area commercially and others would certainly consider such an area for development. A map showing the desired area is enclosed. The area has tremendous access off 11th Street, which has four lanes, and is very close to Kitsap Way.

Bremerton has had several serious setbacks on the economic front. Your job is to provide the opportunity for economic advancement. This is an opportunity to do so.

I support this change. Please place this area into consideration by including it in the Master Plan for consideration of a zone change to commercial immediately. Thank you.

Sincerely,

Greg & Michelle Dawson

For distribution to the entire Bremerton Planning Commission.

Enclosures 1

Staff notes: owns properties at 1330 + 1326 N. Callow Ave

mailing address:

Greg and Michelle Dawson
1424 Lindberg Place
Bremerton, WA 98310

Comment #10

Allison Satter

From: Priscilla Bailey <pbailey@telebyte.com>
Sent: Friday, October 10, 2014 7:06 AM
To: Allison Satter
Subject: Bremerton Comprehensive plan

Planning Committee:

I own commercial property on Wheaton Way and I am very interested in how that area will be designated on the new Comprehensive Plan. I participated in planning hearings to rezone the Wheaton-Riddell area and my hope is that the plans that came out of those sessions will move forward into the new plan without significant alterations. We gave this a lot of thought!

Another concern of mine is the abandoned "Quail Hollow" project property between Hanford and Broad streets. I was hoping that project would move forward and that a nice new senior housing development with small stores in front would be built there. I still think that was a good plan and I would like to see that type of development in the new plan.

I firmly agree that adding new housing to East Bremerton as well as encouraging small businesses to locate in the existing Wheaton Way corridor is the best way to improve that area which has been hit by blight.

Please keep me informed of the planning activities.

Priscilla Bailey
Eastside Tax & Accounting
4171 Wheaton Way Ste 2
Bremerton WA 98310
(360) 536-3043