

**(DRAFT) AGENDA**  
**Regular Meeting – Bremerton Planning Commission**  
**(Subject to PC approval)**  
**October 21, 2014**  
**5:30 P.M.**  
**345 – 6<sup>th</sup> Street**  
**Meeting Chamber – First Floor**

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- I. CALL TO ORDER**
  - II. ROLL CALL (quorum present)**
  - III. APPROVAL OF THE AGENDA**
  - IV. APPROVAL OF MINUTES:**
    - **September 16, 2014 Regular meeting.**
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**V. PUBLIC MEETING**

- A. Call to the Public:** Public comments on any item not on tonight's agenda
  - B. Public Hearings:**
    - 1. Proposed Chapter 20.52 Sign Code Amendments**
    - 2. Comprehensive Plan Update Work Program and Public Participation Plan**
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**VI. BUSINESS MEETING**

- A. Chair Report:** Richard L. Tift
  - B. Director Report:** Andrea Spencer
  - C. Old Business:**
  - D. New Business**
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- VII. ADJOURNMENT:** The next regular meeting of the Planning Commission is  
November 18, 2014  
Planning Commission meeting packets are available on-line at  
[www.ci.bremerton.wa.us/display.php?id=907](http://www.ci.bremerton.wa.us/display.php?id=907)

# DRAFT

Subject to October 21, 2014 Approval

## CITY OF BREMERTON

### PLANNING COMMISSION MINUTES OF REGULAR MEETING September 16, 2014

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#### **CALL TO ORDER:**

**Chair Tift** called the regular meeting of the Bremerton Planning Commission to order at 5:30 p.m.

#### **ROLL CALL**

##### **Commissioners Present**

Chair Tift  
Vice Chair Dinkuhn  
Commissioner Albright  
Commissioner Nethery  
Commissioner Simpson  
Commissioner Wofford

##### **Staff Present**

Andrea Spencer, Director, Department of Community Development  
Allison Satter, Senior Planner, Department of Community Development  
Garrett Jackson, Planner I, Department of Community Development

##### **Commissioners Absent**

Commissioner Strube (excused)

#### ***Quorum Certified***

#### **APPROVAL OF AGENDA**

**COMMISSIONER WOFFORD MOVED TO APPROVE THE AGENDA AS PRESENTED. COMMISSIONER SIMPSON SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.**

#### **APPROVAL OF MINUTES**

**COMMISSIONER WOFFORD MOVED TO APPROVE THE MINUTES OF JULY 15, 2014 AS AMENDED. COMMISSIONER SIMPSON SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.**

#### **PUBLIC MEETING**

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

**Chair Tift** issued a call to the public for comments on items other than those listed on the agenda. He noted that a number of citizens were present to speak on the casino proposal. This item is related to the Comprehensive Plan Update, which is scheduled as the last item on the agenda. He emphasized that no formal proposal for a casino has been submitted to the City, and the specific issue is not scheduled on the Commission's agenda for discussion at this time. However, he acknowledged that the use could be considered as part of the Comprehensive Plan Update if an application is received. To respect the citizens' time, the Commission agreed to accept public comment regarding the Comprehensive Plan Update now rather than waiting until the end of the agenda.

**Bob Dryer, Bremerton**, said he and his wife are the Neighborhood Watch Block Captains for the 1700 block of North Wycoff, where they have lived for 8 years. He noted that his block is a heavily-traveled road without sidewalks and 20 children. Within a half mile radius from his home during the months of July and August there were 6 assaults, 14 civil and domestic disturbances and 19 burglaries and thefts; and statistics demonstrate that bringing a casino into the residential area would result in increases across the board. Although *THE KITSAP SUN* reported that the Mayor and City Council are opposed to a casino use, an article in last night's *SEATTLE TIMES* demonstrates that the discussion is not over. He shared the following data to support his opposition to casino uses:

- Based on data from the United States Agriculture's Report on Expenditures on Children by Families in 2013, Bremerton was listed as the 8<sup>th</sup> worst city in the country for raising children in economic terms.
- In 1997, the Kansas City Star reported on a survey of 184 Gamblers Anonymous members, which indicated that 56% admitted to some illegal act to obtain money to gamble, 58% wrote bad checks, and 44% stole money from their employers.
- In 1999, the National Gambling Impact Commission's Study recommended a national moratorium on the expansion of gambling and more study of its cost benefits and effects.
- A 2001 report evaluating industries with externalities, particularly in the case of casinos, stated that studies that purport to evaluate the economic impact of casinos commonly exhibit a great deal of misunderstanding about what should be included among benefits and costs.
- A 2006 Washington Post report on casinos, crime and community costs stated that crime began to rise after the first year until it had far surpassed what it would have been if the casino has never opened. By the 5<sup>th</sup> year, robberies were up 136%, aggravated assault 19%, auto theft 78%, burglary 50%, larceny 38% and rape 21%. The report provided evidence that casinos create crime locally and don't merely attract it from somewhere else.
- The 2014, the Ohio Casino Control Commission's Criminal Statistics identified 319 criminal incidents in one year directly related to their casinos.

Mr. Dryer summarized that the statistics say nothing about the subsequent destruction heaped on local families. Along with crime and increased foot traffic, vehicular traffic will increase where street parking is already limited, thus making the neighborhood all the more dangerous for children. With the combination of increased crime and continued economic loss, housing values continue to drop and struggles only intensify for families working to build their lives in the community. As researcher Earl Grinols said, "Gambling is a loser from society's point of view and carries social costs that outweigh the benefits." As a local government, the Commission has a moral responsibility to protect the citizenry. He urged them not sacrifice the citizens for the sake of economic illusions.

**Pete Caan, Bremerton**, said he lives just two or three blocks from the site where a casino has been proposed on Callow Avenue. While the area needs to be cleaned up, he expressed his belief that the subject property is too small and not an appropriate place for a casino. A much larger area is needed for this type of use.

**Lowell Yoxsimer, Bremerton**, commented that the City is on a positive path of revitalization from its downtown core to its farthest outlying neighborhoods. Years of hard work and ground work are in motion to ensure the best possible results in creating a strong, positive and inviting city for people to invest in with their dreams of a better future. He said most would agree that more could and should be done to help this along, but rezoning of residential properties to commercial properties to potentially allow a tribal casino would undermine the long-term image and success of the City. He encouraged the City to stay on track and not gamble away its future.

**Celeste Beaumont, Bremerton**, asked that her property and other residential properties be referred to as homes and not simply properties. The homes are located in a neighborhood, and the person proposing the casino should find somewhere else to locate his business. She suggested that the casino proponent is using his Native American status to get what he wants, and it is very unjust.

**Heidi Yoxsimer, Bremerton**, said she and her husband have owned and operated the Hi-Lo 15<sup>th</sup> Street Café for the past 8.5 years. She has reviewed Mr. Raggi's proposal to build a tribal casino starting at 1321 Callow Avenue and branching out in various directions throughout the neighborhood; and she does not support the development in any way, shape or form. She was pleased to read in *THE KITSAP SUN* that the City Council listened to the citizens and is looking out for the best interest

of the community. While working on the 2016 Comprehensive Plan Update she asked that rezoning to allow a tribal casino in the neighborhood be denied.

**Isaiah Hoffstetter, Bremerton**, said he opposes the establishment of a casino on Callow Avenue.

**Barbara Strassburg, Bremerton**, said she owns property next to the HiLo 15<sup>th</sup> Street Café. She has maintained her property and kept her rents low. She screens her tenants very closely, and she is definitely opposed to the casino. She suggested that special consideration should be given to the neighborhood, itself, and the people who have maintained their properties even though they are rentals. Although the City Council has gone on record that they do not support a casino in this location, it could still be considered an option in the Comprehensive Plan. **Chair Tift** clarified that there is nothing in the Comprehensive Plan or on the Commission's agenda at the moment with regard to a casino. However, the property owner could submit a request for a Comprehensive Plan amendment at some point in the future that would allow casinos. Ms. Strassburg pointed out that the property is tribal land, so the City does not have the ability to govern it. Ms. Strassburg said she thought the obligation of City Council Members was to represent the needs of their district, and she does not believe that Council Member Runyon has done that. Instead of working for the people, he appears to be working for Mr. Ragge, who has indicated his desire to push forward with the casino plan. She questioned when the public would have an opportunity to provide comments regarding the proposal.

**Rich Connell, Bremerton**, said he owns a duplex at 1339 Callow Avenue and was present to voice opposition to the proposed casino. He said he is opposed to selling his properties because the assessed value would be less than half of fair market value.

**Donna Nielson, Bremerton**, said she owns property at 1333 North Callow Avenue and supports the proposed casino because it would improve the site and the entire neighborhood. While several property owners testified at a recent City Council Meeting that they had improved their properties, very few of the homes are well-kept. She acknowledged that her house on Callow Avenue is not well maintained. It is a very small home, and they would like to redevelop the site. Bremerton needs more people, and what has been done so far has not encouraged new residents.

**Tiffany Gay, Bremerton**, said she owns property at 1309 North Montgomery and has lived in the neighborhood for six years. During that time, there has not been a lot of improvement. Many of the units are rentals, and there is an abandoned house next to her that she has tried to care for. She voiced concern that the Mayor and City Council have already issued an opinion before a proposal has even been submitted. She said she can't form a definite opinion either for or against the concept until more information is available. However, at this time she is leaning towards being in favor of the idea because it would result in improvements to the area.

**James Robertson, Bremerton**, said he and his wife own the house at 1334 North Callow Avenue, which is near the property in question. His understanding is that the City is at a stalemate with the property owner, and the casino proposal could present a potential resolution. While he is not ready to voice either support or opposition for the proposal, it should at least be considered further.

**Doug Whittle, Bremerton**, said he owns a rental property at 1303 North Callow Avenue. He said he also is leaning in favor of the casino. While the Mayor commented that it would be better to see the properties fixed up, it is important to keep in mind that it is a low-income neighborhood and most of the properties are in poor condition. The casino proposal could address this issue. People who sell their residential properties would have money to move elsewhere and the neighborhood could be fixed up.

**Caroline Stein, Bremerton**, said she was present to represent herself and her mother who own property at 1327 Callow Avenue. She encouraged the Commissioners to think about opportunities for both residential and commercial uses in this area. She voiced concern that focusing solely on the casino could taint future discussions about other potential rezones in the area that would allow desirable commercial and residential development.

**David Richards, Bremerton**, said he owns property at 1718 North Callow Avenue. He expressed concern that if a casino is developed on property that is tribally owned, the City would not have any control over the use and it could continue to spread.

**Barbara Strassburg, Bremerton**, agreed that the neighborhood is blue collar, but there are hard-working families living there. Again, she said the casino does not belong in the neighborhood, and property owners should be given an opportunity to fix up their properties if they can afford to.

**Chair Tift** thanked the citizens for their comments, but emphasized that there is no proposal for a casino currently before the Commission. **Director Spencer** referred to the City's website [www.Bremerton2035.com](http://www.Bremerton2035.com), which provides a link to district profiles. Each profile provides a preliminary analysis of what staff anticipates is going to change in the Comprehensive Plan Update. In addition to amendments initiated by the City, citizens can also propose amendments between January 1<sup>st</sup> and April 1<sup>st</sup> of next year. She particularly invited those present to view District Profile 6 and submit comments to staff. The Planning Commission will hold a public hearing on the work plan for the 2015 Comprehensive Plan Update in October. Those who sign up on the website can become parties of record and receive notices as the update process moves forward.

### **Public Hearing: Zoning Code Amendments for Subdivision Regulations**

**Ms. Satter** reviewed that the Commission conducted a workshop in July to discuss proposed amendments to the subdivision regulations to reflect economic changes and improve the clarity and flexibility of the City's code requirements. She explained that the subdivision process is broken into three steps:

- **Preliminary Approval.** This conceptual review evaluates project plans and determines if they are feasible and able to comply with all applicable regulations. A Preliminary Approval is valid for five years.
- **Site Development.** At this point, the applicant submits plans for the construction of infrastructure (sewer lines, water lines, roadways, parks, sidewalks, street lighting, etc.). This approval grants the applicant the ability to begin construction, but only for infrastructure, not homes. The infrastructure must be completed within a five-year window.
- **Final Approval.** A developer will not be permitted to create the new lot lines until all the required infrastructure has been completed and approved by the City. This final step includes the recording of all the separated lots and the granting of new addresses and tax lot numbers. This allows each lot to be sold and developed.

**Ms. Satter** reviewed that at their July workshop, the Commission directed staff to research other jurisdictions and prepare amendments that address the following topics related to the processing and permitting of subdivisions:

- **Clarify the differences and requirements for “major” and “minor” amendments to preliminarily approved subdivisions.** There are numerous preliminarily approved new lots in Bremerton that have not been finalized, and most are under new ownership. In many cases, the new owners want to maintain the code vesting of the existing approval but substantially change the project's scope, size, layout, etc. The existing code language is vague and does not adequately differentiate a “major amendment” from a “minor amendment.” In addition, it does not clearly identify what would trigger an entirely new project approval. Staff recommends modifying the code to allow minor amendments as an administrative approval, but require major amendments to re-apply for preliminary plat approval. The revised code language also lists the following criteria for determining whether or not an amendment is minor:
  - No changes to the conditions of approval given at preliminary approval
  - Minor reduction of lots (no more than 5)
  - No increase in lots
  - Minor alteration of layout (no more than 10% overall change)
  - Changes to phasing are not permitted with a minor amendment
- **Add language to allow for project phasing beyond five years for new subdivision applications.** Economic changes as a result of the recession have increased the popularity of phasing. However, only a few jurisdictions have specific code language to address the concept. After reviewing other jurisdictions and assessing the State code regarding the topic, staff recommends modifying Bremerton's code to allow for phasing, but limit the number of phases to four, require the first phase to be completed in five years, and establish a two-year time limit on each subsequent phase. Staff also recommends adding criteria to establish how phasing is to be reviewed and what needs to be submitted for the phasing plan.

- **Increase flexibility by adding language to allow for extended time to install required infrastructure for existing projects struggling to achieve completion of requirements.** As per State Law, plats approved before 2008 have a 10-year completion timeline, those approved before 2015 have a 7-year completion timeline, and those approved after 2015 will have a 5-year completion timeline. The City has approximately 2,000 lots with preliminary approval that would have expired already had it not been for the State doubling the time allowed for project completion. Many of these existing projects have not progressed since their original approval nearly 10 year ago, and little or no infrastructure has been installed. As the expiration date of the State extension nears, developers are beginning to request extensions in order to further extend the life of preliminary plat approvals so they do not have to comply with the more stringent requirements in place today. Extensions are requested for projects with existing land use approval and are typically granted under extenuating circumstances when project construction is near completion but cannot be fully completed in the time allotted. Consistent with many other jurisdictions, staff is proposing the City allow two, one-year extensions over the life of the project if:
  - The application for an extension is filed at least thirty days prior to the preliminary subdivision expiration.
  - It can be demonstrated that tangible progress and reasonable diligence is being made towards infrastructure completion such that it is clear the project completion will occur within the timeline of the extension requested.
  - It can be demonstrated that the extension requested is the minimum necessary to finalize the necessary infrastructure improvements required for final subdivision approval.

**Ms. Satter** explained that, when reviewing the proposed amendments, the Commission should carefully consider the combined impacts of extensions and phasing. For example, because the amendments would significantly extend the time a new project remains valid, the combined impact may encourage developers to gain preliminary plat approval without the intent of developing in the near future so that the project is vested to the older, less strict regulations.

**Chair Tift** issued a call to the public to participate in the public hearing.

**Mark Kuhlman, Bremerton**, said he is the owner of Team 4 Engineering and has been doing subdivisions in Kitsap County since 1976. He expressed concern that although the subdivision process has gotten far more difficult over the years, the timeline has remained the same. He pointed out that 60% of a project's engineering is related to stormwater issues, and it takes much longer to do a design that complies with the codes. In addition, it takes longer for staff to review the more complex designs. He said it is not unusual to have a two-year period between the time an application is submitted and the time a construction plan is approved. They try to focus their work in the dryer summer months, and construction is further complicated by water/fish windows. Even a good project in Kitsap County will only have four or five sales per month, so large projects will likely be phased. Five years is definitely not enough time to complete a plat of 100 to 200 lots. He said he supports the proposed amendments, which provide more clarity to staff.

**Isaiah Hoffstatter, Bremerton**, said he was present to support the idea of building more residential housing in Bremerton. Development projects will provide more work for members of his local Union 528 to install the concrete foundations.

The public comment period was closed.

**Commissioner Wofford** asked if the City requires developers to provide irrigation for street trees and if they must be replaced if they die. **Ms. Satter** answered that the City requires developers to provide irrigation for street trees that are planted on site and in the rights-of-way, but there is a temporary provision for irrigation on soils that take deep moisture. At least 80% of the landscaping must survive a minimum two years, and the trees should remain for the life of the project. If not, the City can require tree replacement.

**Commissioner Albright** referred to the proposed amendments to Bremerton Municipal Code (BMC) 20.12.140(2)(b), and asked if an amendment would automatically be considered "major" if the Director determines that a new State Environmental Policy Act (SEPA) Checklist would be required. **Director Spencer** explained that the intent of this statement is that subdivisions that have already gone through the SEPA process and received preliminary approval could use the existing environmental documents for the subdivision amendment as long as the proposed change would not increase the environmental impacts. **Commissioner Albright** voiced concern about allowing the Director the discretion to make this determination.

**Chair Tift** observed that, as currently proposed, a project approval would have an 11-year time limit, with two potential 1-year extensions, for a maximum total of 13 years. **Ms. Satter** concurred and clarified that while an applicant could break the project into a maximum of four phases, only two extensions would be allowed for the entire project.

**Commissioner Simpson** asked if a developer would be required to complete infrastructure for the entire subdivisions before he/she would be allowed to sell the lots and begin development in phases. **Ms. Satter** clarified that a developer must submit a plan for all of the infrastructure required on the site, but completion of the infrastructure improvements could be done in phases.

**Chair Tift** observed that the objective of the proposed amendments is to save original projects from having to start over when minor changes are proposed. **Director Spencer** clarified that the proposed language would provide clarification and codify how staff has been processing minor versus major amendments.

**Commissioner Simpson** recalled that at their study session in July, she expressed concern about limiting minor amendments to no more than five lots, regardless of the project's size. She asked if it would be possible to base the change on a percentage of the lot capacity. **Director Spencer** said staff researched this option and was unable to get a percentage approach to work because 5% of a very large subdivision is a significant change. Capping the change at 5 would be the easiest approach for implementation.

**COMMISSIONER ALBRIGHT MOVED THAT THE COMMISSION RECOMMEND THE CITY COUNCIL ADOPT THE TEXT AMENDMENTS TO BMC 20.12 AS DETAILED IN ATTACHMENT I, BASED UPON THE STAFF REPORT AND THE FINDINGS AND CONCLUSIONS PRESENTED IN ATTACHMENT II. COMMISSIONER WOFFORD SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.**

#### **Workshop: Zoning Code Amendments for Sign Regulations**

**Mr. Jackson** reviewed that the sign code was last changed in May of this year in order to avert the impending scheduled amortization and removal of nonconforming signs citywide. During the review process for the changes, staff received comments from the public, Planning Commission, and City Council requesting increased visibility for freestanding signs along Kitsap Way and Wheaton Way. Since that time, staff has considered options for making the sign code more flexible, while maintaining compliance with the Comprehensive Plan. At this workshop, staff is seeking feedback from the Commission on increasing sign visibility. Other workshop topics include additional language to permit a limited number of way-finding signs as required by the Washington State Department of Transportation (WSDOT) and the revised nonconforming sign code.

- **Freestanding Signs**

**Mr. Jackson** reviewed that the Comprehensive Plan mandates that there is a balance between the size and number of freestanding signs. Currently, there are a large number of signs on Kitsap Way and Wheaton Way, but they must be relatively small in stature. This has resulted in a streetscape that is obscured by signage. Not only is the streetscape cluttered, but it defeats the purpose of advertising in general. He advised that, as per the current code, properties fronting on Wheaton Way and Kitsap Way are permitted signs up to 8 feet in height and 60 square feet in area. While this is more conservative than in neighboring jurisdictions, Bremerton allows a higher number of signs per parcel on large properties. Currently, parcels with less than 50 feet of street frontage are limited to one freestanding sign, but parcels over 50 feet are permitted multiple freestanding signs, provided they are setback 25 feet from the property line and spaced fifty feet apart. He provided examples of current signage, noting that although large properties are allowed additional signage, most developers are choosing to have only one or two signs along the street front.

Consistent with neighboring jurisdictions, **Mr. Jackson** said staff is proposing that the code be amended to permit fewer signs with increased height and area on Wheaton Way and Kitsap Way only. As currently proposed, the maximum sign height would be increased to 15 feet and the maximum area to 100 square feet. The number of signs permitted would be limited to one per parcel's street frontage, and the 25-foot setback and 50-foot spacing requirements would be eliminated. In addition, staff is recommending a limited number of exceptions to permitting one sign per each street frontage:

- One additional sign would be permitted for properties with over 500 feet of continuous street frontage.
- Permit a new variety of signage (Co-Op) that would provide businesses that do not have street frontage on Kitsap Way or Wheaton Way a reasonable opportunity to advertise. A business would only be allowed one co-op sign per street frontage, and the properties participating in the program must share a property line. Consistent with the Comprehensive Plan, this opportunity to advertise would not result in an increase in overall signage, as the property owner would relinquish the right to have a freestanding sign on the non-fronting parcel. He shared several examples to illustrate where this exception could be applied, and suggested that the option would provide incentive for business owners to replace signs that are in disrepair with new, more visible signage on major arterials.

**Commissioner Wofford** asked if a strip mall on Kitsap Way with several businesses would be limited to just one sign. **Mr. Jackson** answered that only one sign would be allowed per street frontage. However, he emphasized that the proposed amendment would dramatically increase the square footage and height limits allowed. He specifically referred to the proposed amendment to BMC 20.52.100(c), which would remove language that permits additional freestanding signs. Also, instead of requiring 300 linear feet to qualify for a shopping center sign, a minimum of 8 acres would be required.

- **Nonconforming Signs**

**Ms. Satter** reviewed that earlier in 2014 the City replaced its amortization requirement with a nonconforming code that is tied to activities occurring on a site-by-site basis. As currently written, off-premise signs lose their legal, nonconforming status if they are altered. On-premise signs lose their legal, nonconforming status if alternations to the sign are made that exceed 25% of the replacement cost of the sign, alterations are made to the associated business or site that exceed 75% of the assessed improvement value of the site or \$50,000 dollars, or the sign has not advertised an existing business on the subject property for one year or more.

**Ms. Satter** explained that while the guiding concept for nonconforming signage represents a drastic improvement over amortization, fine tuning is required in its application to ensure consistency with all signage and with the Comprehensive Plan. Staff is specifically seeking feedback from the Commission about when the City should require property owners to remove signs. For example, how should they handle situations where multiple tenants advertise on a single sign or there are multiple tenants on a site? Also, should the City require that a nonconforming sign be removed at the time of building permit or when the actual improvements are made?

- **Way-Finding Signs**

**Mr. Jackson** explained that WSDOT has a program for posting informational signage along highways to aid motorists in finding off-highway opportunities. In some cases, when a business is not within a reasonable distance from the highway, WSDOT will require it to post way-finding signs to help motorists locate the site. These signs require the permission of the local jurisdiction. Currently, the City does not permit this type of off-premise sign, and staff is suggesting the code be amended to permit them for recreation and tourist activities. However, it is important for the City to have an organized program that includes design standards and limits the placement and number of signs. He invited the Commission to provide feedback regarding what the appropriate design standards might be.

**Chair Tift** invited members of the public to comment on the proposed sign code amendments. No one in the audience indicated a desire to participate, and the public comment period was closed.

**Commissioner Simpson** asked if staff would propose design criteria for co-op signs. If so, how would it address what happens to the sign when one business changes and a portion of the sign needs to be altered. **Director Spencer** clarified that co-op signs would not be a combination of signage between two property owners. It is essentially taking the freestanding sign that is allowed on the back parcel and moving it to the street front. The front parcel would be allowed to have a separate freestanding sign, as well. **Mr. Jackson** added that each nonfronting parcel would be allowed just one street front sign.

**Commissioner Albright** commented that property owners in the downtown core are extremely interested in amending the code to allow for way-finding signs. They are currently seeking funding to introduce way-finding signage to direct people

from the ferry into the downtown core. She suggested the Commission invite the downtown businesses to comment on the issue. **Director Spencer** reminded the Commission that the current code does not allow off-premise signage. While basic directional signs are allowed, they cannot include business logos, etc. that identify certain businesses.

**Commissioner Wofford** asked if there would be a space requirement between co-op signs and signs advertising a street front business. **Mr. Jackson** answered that no spacing requirement has been proposed. The number of signs allowed is determined by the number of street frontages a property owner has. Where they are placed is up to the developer. Staff has found that spacing requirements can be confusing and serve little purpose. **Director Spencer** added that there are placement requirements associated with driveways to ensure that clear vision triangles are maintained.

**Commissioner Dinkuh**n said that in an effort to reduce clutter and maintain visibility, she would prefer a lower overall size limit that is consistent with Port Orchard and Kitsap County. Perhaps 90 square feet would be better. **Commissioner Wofford** concurred.

**Commissioner Nethery** asked if a co-op sign would require an agreement between the fronting and nonfronting property owners. **Director Spencer** answered that both property owners must be willing, and the agreement must be submitted to the City. **Commissioner Nethery** asked if the agreement could be voided if properties and/or businesses change hands. **Director Spencer** cautioned that the logistics of the concept still have to be worked out.

**Commissioner Nethery** noted that, as proposed, larger shopping center signs would only be allowed on properties that are at least eight acres in size. He expressed concern that the proposed size limit would not be enough for smaller shopping centers with multiple tenants. **Ms. Satter** explained that staff considered how the proposed amendments would be implemented on existing shopping centers. All of them are greater than eight acres, which means that a sign of up to 300 square feet would be allowed. She pointed out that the current code allows pole signs for businesses along the freeway corridor.

**Commissioner Nethery** said he supports the proposed amendments, which allow greater flexibility. He commented that the current sign limitations have driven away several prospective buyers.

**Commissioner Dinkuh**n asked if code language could be added to require actual property owners to deal with derelict signs rather than the tenants that are no longer there. **Director Spencer** agreed that is a significant issue, and the current code does not mandate removal. Staff has made the interpretation that if a sign has not been used for signage in the past year, it can no longer be used. However, there are situations where other businesses have advertised on the same sign pole. Should they be allowed to continue to use the same pole, and simply remove the portion of signage that is no longer used?

**Commissioner Simpson** questioned the cost of removing and/or replacing the old "Baskin Robbins" sign. The current code eliminates the property owner's ability to use the existing sign, and the proposed amendment would require the sign to be eliminated. Yet the City cannot even guarantee that the area where the current sign is located is large enough to accommodate a new monument sign at the dimensions proposed. She is leaning towards allowing replacement of the "Baskin Robbins" portion of the sign until such time as the property owners are willing to remove and/or replace the entire sign. **Director Spencer** recalled that until recently, all nonconforming signage had to be removed by a certain date. This amortization process was replaced with new nonconforming provisions.

**Commissioner Simpson** asked if staff could provide a cost estimate for removing an existing nonconforming sign and replacing it with a code-compliant sign. **Commissioner Dinkuh**n expressed her belief that cost is irrelevant. The bigger issue is whether or not the City should hold property owners responsible for the contributions they make to the community. If a sign is visually atrocious, the City should have the ability to require something better. **Commissioner Albright** suggested that perhaps the replacement criteria could be based on whether or not the anchor tenant and/or anchor use has changed.

**Chair Tift** commented that because the Commission recommended and the City Council adopted code language that replaced the amortization provision with the nonconforming provision, they must come up with reasonable guidelines to guide future implementation.

**Director Spencer** summarized the Commission's feedback as follows:

**DRAFT**

- The Commission offered support for amending the code to permit fewer freestanding signs with increased height and area on Wheaton Way and Kitsap Way. The total number of freestanding signs would be limited to one, except one additional sign would be allowed for properties with over 500 feet of continuous street frontage.
- The Commission indicated support for amending the code to permit a new variety of signage (co-op) that would provide business that do not have street frontage on Kitsap Way or Wheaton Way a reasonable opportunity to advertise. Commissioner Nethery agreed to provide information to staff about how real estate transactions work.
- Additional work is needed to address criteria for multi-tenant signs that are nonconforming.
- Staff will continue to work on a proposal for off-premise way-finding signage.

The Commission took a short recess at 7:27 p.m. The meeting was reconvened at 7:34 p.m.

### **Workshop: Comprehensive Plan Update Introduction and Work Plan**

**Ms. Satter** said the purpose of the workshop is to introduce the Planning Commission to the Comprehensive Plan Update. Topics of discussion will include the work program, public participation process, and an overview of the schedule. She reviewed the purpose of the Comprehensive Plan, explained why it must be updated on a regular basis, and advised about the timeline for completing the update. The Legislature approved an extension due to the economic recession, and the City's deadline for completing its update is now June 30, 2016. She emphasized that the City must have an up-to-date Comprehensive Plan to be in compliance with the Growth Management Act.

**Ms. Satter** referred to the proposed Work Program (Attachment C), which identifies the major steps or phases of the planning process, the roles and relationships among the participants in the process, a timeline for program execution, specific major technical tasks, and products of each phase. She noted that a total of 24 meetings have been identified, including 14 Planning Commission workshops throughout 2015 with staff presentations and opportunity for public comments.

**Ms. Satter** reviewed the overall vision of the 2004 Comprehensive Plan. She explained that the City of Bremerton has been identified as a Regional Growth Center in the multi-county and county-wide planning policies. Because the City is a metropolitan area, it needs to plan for additional development. The intent was to protect and promote the single-family neighborhoods, provide more choices and opportunities, improve efficiency and insure compatibility throughout the area. A significant element of the 2004 Comprehensive Plan was the "centers concept," which calls for having development and infrastructure in the core areas, with supporting residential uses around it. The goal was to create stronger neighborhoods surrounding the centers and promote walkability, a mixture of uses, different housing types and more transportation options within the centers.

**Ms. Satter** provided a map of the City, particularly identifying the various Centers. She referred to the Land Capacity Analysis that was presented to the Commission in July. She reminded the Commission that the State Office of Financial Management, Puget Sound Regional Council, and Kitsap County have indicated that the City of Bremerton must have a plan in place to accommodate about 19,000 additional jobs and 14,000 additional residents in the next 20 years. A preliminary Land Capacity Analysis indicates that, based on current zoning, the City can accommodate 34,000 additional people and 20,000 additional jobs. Because the City has excess capacity with the current zoning, staff does not anticipate any Comprehensive Plan changes will be needed to allow increased growth.

**Ms. Satter** encouraged Commissioners to visit the project website at [www.Bremerton2035.com](http://www.Bremerton2035.com), which will be continually updated as the process moves forward. It will provide access to all of the documents provided to the Planning Commission, and outline the various opportunities for public involvement.

**Ms. Satter** explained that the Comprehensive Plan Update Work Program will consist of three different review types:

- **State Regulation Compliance.** Staff reviewed the Comprehensive Plan for compliance with all of the State and regional plans and regulations that have come out since the last update in 2004. The Washington State Department of Commerce has provided a checklist to assist in this task. Attachment C of the Staff Report provides feedback on how the current Comprehensive Plan does or does not address the new state regulations. A common theme throughout the

checklist is the need to update with current data. It is also important to incorporate newly adopted City plans. In addition, staff is currently participating in a joint land-use study to address military operations, which is being lead by Kitsap County. Policies and documents that result from this study will also be incorporated into the Comprehensive Plan.

- **District Profiling.** Staff and City Council Members walked through each of the seven districts in the City and a profile was created for each one. Each of the district profiles includes graphs and data on trends of development, age of structures, assessed value, etc. They also include the land-use designation descriptions from the current Comprehensive Plan. She provided a brief overview of the key findings of each of the district profiles as follows:

- **District 1** – The Sylvan/Pine Neighborhood Center is located in this district, and the Armin Jahr School and Blueberry Park are its key features. The idea is to have commercial uses around the key features, transitioning into higher-density residential and the single-family neighborhoods. Since adoption in 2004, minimal development has happened within this center, and it does not currently have any existing commercial development. Staff's recommendation is to remove the Sylvan/Pine Neighborhood as a center and reallocate the growth targets.

A possible solution is to designate the Lebo Neighborhood as a center. The area provides key services such as a grocery store, shops and professional offices, with moderately intense residential uses incorporated above the commercial spaces and near the center core. However, there is also a significant number of duplexes north of Lions Park, and many are in need of major renovations. The 2004 Comprehensive Plan discourages duplex development citywide, and they are considered nonconforming in the residential zones in the Lebo Neighborhood. If the neighborhood is identified as a center, perhaps the Comprehensive Plan could be modified to allow duplexes in certain zoning designations.

There are also a few lots abutting Wheaton Way that are considered through-lots with frontage on both Eagle Avenue and Wheaton Way. Currently, the lots are designated as Commercial Corridor (CC), which means that a business developed on the site could have its primary access and building orientation provided from Eagle Avenue rather than Wheaton Way. This could have a negative impact to the surrounding neighborhood. Staff is recommending a split zoning designation to limit the potential impacts to Eagle Avenue.

- **District 2** – This district includes the Wheaton Way Corridor, Wheaton/Sylvan Neighborhood Center, Perry Avenue Neighborhood Center, Harrison Employment Center, and East Park. The Perry Avenue Neighborhood Center contains commercial on the north end and residential to the south, and there are a large number of multifamily homes located south of the center. Staff is recommending the Commission consider enlarging this neighborhood center to include the primarily nonconforming multifamily structures as the neighborhood center designation supports higher-density development.
- **District 3** – This district includes the Downtown Regional Center and the Manette Neighborhood Center, as well as a limited commercial area where the Police Station is located. Staff is recommending that the Downtown Regional Center be expanded to include the area along 6<sup>th</sup> Street, Park Avenue and Warren Avenue. Although the area is primarily developed as commercial business, the current multifamily zoning does not outright support commercial uses. Staff is also recommending that the area between 6<sup>th</sup> Street, Burwell Street and Chester Avenue warrants further consideration of the appropriate designation. This area already contains numerous parking lots, a mixture of churches and church commercial uses, and multifamily residential uses. Possible consideration could be given to allowing multifamily with some limited commercial opportunities to transition the downtown into the surrounding neighborhoods.

The Manette Neighborhood is considered a neighborhood center that promotes higher density residential and commercial uses. However, the center includes good stock single-family homes which are unlikely to redevelop as they have a very established and developed neighborhood between Scott Avenue and Perry Avenue and 11<sup>th</sup> Street and 13<sup>th</sup> Street. Staff is recommending that this area be removed from the neighborhood center and be re-designated as single family.

A portion of the Olympic College property is located in District 3 and has been used by the college for a number of years. The 2004 Comprehensive Plan identifies the area as Low Density Residential (LDR), which allows educational uses through a conditional use permit process. Located north of the college property is the City's former Cencom Building. Staff receives many requests for commercial use of this space. However, due to the LDR designation, commercial uses cannot be permitted. One intent of the 2004 Comprehensive Plan was to promote homeownership by encouraging single-family homes in LDR areas and limiting duplexes and multifamily structures to center designations. However, there are numerous types of housing, including multifamily structures in this area that are currently classified as nonconforming uses. Staff is proposing the Commission consider re-designating this area and modifying the Comprehensive Plan policies to allow duplexes and townhouses.

- **District 4** – This district encompasses a small portion of the downtown and most of Olympic College. It also includes properties designated as Neighborhood Business (NB) and Marine Industrial (MI). Because there is access to the water, the code requires that any improvements in the MI area must be functionally linked to water-dependent activities. However, the Environment Protection Agency (EPA) is currently working on a Superfund clean-up plan for the waterfront properties within this designation. Since the EPA may take over 10 years to complete the clean up, the majority of the MI area does not have access to the water. Staff is recommending the Commission consider an Industrial Park designation for the interim.

Two lots to the west of the NB designation have commercial uses but are designated LDR. Staff recommends the map be revised to include these parcels in NB. A lot to the east has an NB designation, but is developed as a house. While the lot could be used for commercial, the home was recently remodeled and is not likely to redevelop in the next 20 years. Staff recommends the map be revised to change this parcel to the LDR designation. A lot to the north is also designated as NB but contains a single-family home. Due to topography, it is unlikely this lot will redevelop to commercial, and staff recommends that re-designating the property to LDR may be appropriate.

Nonconformities exist within the LDR designation that were built prior to the 2004 Comprehensive Plan, including corner markets. These properties are vacant and if the use is reestablished, it would be required to comply with the nonconforming provisions. However, the Comprehensive Plan is silent about supporting existing nonconforming uses within the LDR areas. Staff is recommending that the Comprehensive Plan goals and policies be amended to address existing nonconforming uses within the LDR areas that have lost their nonconforming status.

The Comprehensive Plan identifies Higher Education (HE) as a designation for the land on and surrounding the Olympic College campus. This designation provides for growth of the college campus, but promotes growing up rather than occupying lands in the surrounding areas. Currently, the college owns four parcels that are located beyond the HE designation. Staff recommends that consideration be given to identifying all the parcels owned by Olympic College as HE.

The area south of Olympic College contains vacant and underutilized parcels, and staff has had to deny requests to construct dormitories in this location due to the LDR regulations. Staff recommends that this area be considered for potential multifamily and/or institution designations to support housing for the college.

- **District 5** – This is the Charleston District Center, which has some industrial designations and limited commercial. The neighborhood just southeast of the center is LDR but is primarily developed with multifamily structures. Staff recommends the Commission consider expanding the Charleston District Center to incorporate this neighborhood and other properties that have nonconforming uses.
- **District 6** – This district includes the Haddon and Oyster Bay Neighborhood Centers, and parts of the Charleston District Center. There are also some commercial designations. The area around the Haddon Neighborhood Center is primarily established single-family residences under separate ownership. Although the area has the ability to grow commercial uses, it is not necessary or a benefit to have this location considered a Neighborhood Center and staff does not see the advantage of creating a specialized plan with significant

population growth for this area targeted. Staff is recommending removing this area as a center. The existing lots with commercial uses should be classified as some form of commercial designation and the residential uses as LDR.

Just south of the Haddon Neighborhood Center and north of the Charleston District Center is an area that is designated LDR. The neighborhood contains established single-family residences. There have been proposals to expand the Charleston District Center to include this area. Based on their study and the condition of the neighborhood housing stock, as well as the fact that the growth targets don't require additional redevelopment land area, staff is not recommending an expansion of the Charleston District Center into this established single-family neighborhood.

The Commercial Corridor (CC) straddles Kitsap Way. While this designation seems appropriate, specific parcels were identified as inappropriately designated: For example, the parcel just north of the Total Video Building is vacant and available for redevelopment. Due to topography, this commercially designated parcel is above the existing building located on Kitsap Way and can only be accessed from Wilbert Avenue near a 90-degree turn in the road. Staff recommends the property be designated as LDR rather than CC. Across Kitsap Way from this parcel is a single-family residential property that sits about 40 feet above Kitsap Way due to topography. This parcel is also designated as CC, but access for the parcel is on the bend down to the 11<sup>th</sup> Street light on Kitsap Way. Staff is also recommending that the parcels between 11<sup>th</sup> Street and 9<sup>th</sup> Street between Adele Street and where Charleston Avenue starts should be re-designated to a CC designation. The properties are already developed with commercial-type uses.

The Oyster Bay Neighborhood Center has not been redeveloped within the last decade. If development were to occur, the area would not necessarily warrant additional planning elements. Staff is recommending that this center be re-designated to a commercial designation.

- **District 7** – This district is the largest district in land area, with approximately 2,600 acres of LDR zoning and not a lot of commercial. The district includes the employment center for the Puget Sound Industrial Center - Bremerton and Bay Vista. The district also includes 323 acres of Industrial (I) designation, which is bordered by properties with LDR designations that are developed with single-family homes. It is not likely these properties will be developed with industrial uses. Staff is recommending that all of the single-family properties in the I designation be reviewed and considered for potential re-designation, if appropriate.

There is a triangular parcel in the Puget Sound Industrial Center - Bremerton that is separated by a wetland and the only access is from Sunnyslope Road through a residential neighborhood. The property is zoned Industrial, which promotes heavy industrial uses. Staff recommends the Commission consider removing this property from the Manufacturing/Industrial Center (MIC) designation and re-designating to some type of residential.

- **Public Participation.** Again, **Ms. Satter**, reviewed that 24 meetings are scheduled for the draft update. Members of the public can submit written comments on the postcards that will be provided at each meeting. The postcards will provide contact information for staff, as well. Those who view and comment on their district profiles will be eligible to receive a prize. She encouraged the Commissioners to accept public testimony at this meeting, recognizing that no Planning Commission action is required. The Commission will conduct a public hearing regarding the proposed work plan for the Comprehensive Plan Update on the October 21<sup>st</sup>. After the hearing, the Commission will forward a recommendation to the City Council. She invited Commissioners and the public to forward their additional comments to staff or to the [www.Bremerton2035.com](http://www.Bremerton2035.com) website. She reminded the public that the timeline for submitting applications for amendments to the Comprehensive Plan is between January 1 and April 1, 2015. No amendment applications will be accepted in 2016.

**Chair Tift** issued a call to the public to provide comments.

**Ron Ragge, Liberty Lake**, said he is the person promoting the concept of a Native American casino on Callow Avenue. He said he was previously told by staff that a Comprehensive Plan amendment related to his proposal was going to be included

in the 2015 update, but he just learned today that it was not longer included in the list of potential amendments. He pointed out that Council Member Runyon has also indicated support for a more expanded area than what he is proposing. He requested that this option remain open for additional discussion.

**Chair Tift** closed the public portion of the workshop.

**Chair Tift** observed that, as per the preliminary Land Capacity Analysis, the City can accommodate 34,000 additional people, which would nearly double the current population. **Ms. Satter** said the current population is about 39,000, but there are large parcels of vacant land that could be developed at a rate of 5 to 10 dwelling units per acre. Some of the additional population could also be allocated into the centers.

## **BUSINESS MEETING**

### **Chair Report**

**Chair Tift** did not have any additional items to report.

### **Director Report**

**Director Spencer** announced that the Bremerton Port Commission and the Bremerton City Council took action in August to rename the South Kitsap Industrial Area (SKIA) to the Puget Sound Industrial Center – Bremerton.

**Director Spencer** summarized that the staff spent many hours conducting district tours with City Council Members, and getting out in the field was quite useful. When the Comprehensive Plan was last updated in 2004, the staff was relatively new to the City. Most of the current staff has now been on board for seven to nine years, and they did not want to make decisions based on maps while sitting at their desks.

**Director Spencer** said people who review their District Profile, answer the questions, and provide comments will win a prize. She encouraged the Commissioners to advertise the City's website and encourage public participation.

**Chair Tift** complimented staff and said the individual documents for each district were very helpful.

### **Old Business**

There was no old business to come before the Commission.

### **New Business**

No new business was scheduled on the agenda.

## **ADJOURNMENT**

The meeting was adjourned at 8:23 p.m.

Respectively Submitted by:

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Andrea L Spencer, AICP  
Executive Secretary

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Richard L. Tift, Chair  
Planning Commission

**DRAFT**

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

<b>AGENDA TITLE:</b>	<i>Public Hearing on Proposed Chapter 20.52 Sign Code Amendments</i>
<b>DEPARTMENT:</b>	<i>Community Development (DCD)</i>
<b>PRESENTED BY:</b>	<i>Garrett Jackson, Planner</i>

**EXECUTIVE SUMMARY:**

The Planning Commission held a workshop on September 16<sup>th</sup>, 2014 to discuss potential Zoning Code Amendments concerning the sign code. The Planning Commission tasked Staff with providing draft code language to be reviewed at a public hearing. Based on the Planning Commission's input, Staff is bringing forward the following topics:

- **Wayfinding** – Provide clarification that wayfinding signs are exempt as traffic signs when erected by the City or public authority.
- **Measurement** – Alter the method for determining the height of a sign.
- **Dimensions** - Increase maximum permitted height to fifteen feet and maximum square footage to one-hundred square feet, along Kitsap Way and Wheaton Way only.
- **Number** – Revise the maximum number of signs permitted to one per street frontage, with exceptions for co-op signs and frontages greater than 500 lineal feet.
- **Co-op Sign** – permit properties not fronting Kitsap Way or Wheaton Way, but sharing a property line with a fronting property, an opportunity to place a sign along those frontages.
- **Shopping Center Sign** – Remove language permitting additional signs. Revise minimum property qualifier from three-hundred linear feet of frontage to properties with a minimum eight acres in size.
- **Nonconforming Signs** – Remove cessation regulations from nonconforming signs section.

**ATTACHMENTS:**

- Attachment I:** Proposed text amendments in legislative format  
**Attachment II:** Planning Commission Findings and Conclusions

**STAFF RECOMMENDED MOTION:**

Move to recommend the City Council adopt the text amendments to Bremerton Municipal Code Chapter 20.52 as detailed in **Attachment I**, and based upon the staff report and the Findings and Conclusions presented in **Attachment II**.

## STAFF REPORT AND ANALYSIS

As the Executive Summary shows, the Staff is recommending six amendments to the sign code. The revisions include language permitting wayfinding signs, and provide clarification to the existing practice for this type of signage. The remainder of the suggested amendments address larger conceptual matters Staff presented to the Planning Commission at the September workshop.

In order to provide increased flexibility, the proposed changes to the sign code would effectively increase the ability to advertise on Kitsap Way and Wheaton Way, while having a neutral effect on the overall amount of signage within the City. This balance ensures the goals and policies of the Comprehensive Plan are met. Based on the recommendation of the Planning Commission, Staff has drafted the following sign code amendments:

- 1. Wayfinding Signs** – Clarify wayfinding signs within the existing code as being exempt traffic signs, when that sign is erected by the City. Off premise wayfinding signs will continue to be prohibited for signs not erected by the City.
- 2. Measurement** – Revise the method used to measure the height of signs, to exclude architectural additions above the advertising. Revisions will promote architectural diversity for more attractive signage citywide.
- 3. Dimensions** – Increase the maximum height of freestanding signs along Kitsap Way and Wheaton Way to fifteen feet and the maximum area to 100 square feet. As seen in the table below, the proposed dimensions are comparable to neighboring jurisdictions. The proposed increase in size, when teamed with the proposed reduction in the number of signs permitted, provides a balance consistent with the Comprehensive Plan, as reviewed in Planning Commission Findings and Conclusions, **Attachment II**. To ensure safe traffic conditions, all signage must continue to comply with the clear vision triangle.

Jurisdiction	Height Limit	Size Limit (Square Feet)	Number of Freestanding Signs per Street Frontage
Port Orchard	12'	90	1
Poulsbo	15'	75	1
Kitsap County	12'	90	1
Kitsap Way & Wheaton Way (Proposed)	15'	100	1

- 4. Number** – In order to balance the proposed increase in height and area, Staff recommends limiting the number of signs permitted per property to one per frontage, which is a reduction from the current code. Larger properties on Kitsap Way or Wheaton Way may be permitted an additional freestanding sign. A property may also have an additional freestanding sign when that sign is a “Co-op” sign.

- 5. Co-op sign** – A Co-op sign is a new variety of sign proposed by Staff, which permits properties not directly fronting Kitsap Way or Wheaton Way an opportunity to advertise on fronting parcels. The nonfronting parcel must share a property line with the fronting parcel. The nonfronting parcel would transfer the right to develop a freestanding sign on the nonfronting parcel to the fronting parcel.

The Planning Commission directed Staff to add more structure to the property agreement between the fronting and nonfronting parcel. Accordingly, Staff has added language requiring a Notice to Title for both properties, as well as limiting the use of the co-op sign to the nonfronting parcel. In the case that the fronting and nonfronting parcel agree to a single shared freestanding sign, this reduction in signage would be incentivized by a 25% bonus in permitted square footage of the signage.

- 6. Shopping Center Sign** – A minor revision is necessary to this section to ensure continuity with the proposed one sign per street frontage maximum. Currently, this section permits additional freestanding signs for Shopping Centers or multi-occupancy developments; Staff recommends removing this language. Staff also recommends revising the minimum property eligibility from a method based off a minimum amount of linear street frontage, to a minimum amount of acreage. Acreage is the standard qualifier for neighboring jurisdiction.
- 7. Nonconforming Signs** – Staff has included revisions to the nonconforming section which removes the cessation requirements from the code. Cessation mandates that any sign abandoned for at least a year would require removal. Staff included cessation as a portion of the nonconforming signs package that replaced amortization. Staff recognizes that cessation may be too aggressive of an approach, and therefore is proposing language for removal for the Commission’s consideration.

**SUMMARY:**

Staff believes that these revisions reflect the input received by the Planning Commission at the September 16<sup>th</sup> workshop, and will meet the tenants of the Comprehensive Plan. The proposed amendments provide increased flexibility and ensures a more equitable environment for local businesses and citizens of Bremerton.

**STAFF RECOMMENDATION:**

Staff recommends that Planning Commission review the materials provided, conduct a Public Hearing, consider testimony and move to recommend the proposed amendments to the City Council for adoption.

## PROPOSED ZONING CODE AMENDMENTS

### Sign Code:

**Summary: Permit wayfinding signs. Revise method for determining sign height. Increase maximum area to 100 square feet and increase maximum height to 15 feet, for signs fronting Kitsap Way and Wheaton Way. Create new signage, Co-op signs, permissible along Kitsap Way and Wheaton Way. Revise Shopping Center signs to exclude additional freestanding signs and qualifying standards. Revise Nonconforming sign section.**

### Chapter 20.52 SIGN STANDARDS

#### 20.52.040 EXEMPT SIGNS.

The following signs are exempt from the provisions of this chapter, but may be subject to other provisions of the zoning code or building code:

- (a) Traffic signs, signals, wayfinding signs, and other traffic control devices erected by the City or other public authority.
- (b) Public notices pertaining to public health or safety issues, or for notification of legal or legislative action erected by the City or other public authority, of a temporary nature.
- (c) Permanent plaques, cornerstones, nameplates, and other building identification marking attached to or carved into the building materials and which are integral parts of the structure.
- (d) Signs within buildings, provided they do not include moving, flashing or animated signs that are visible from any private or public roadway, or from adjacent properties.
- (e) Legal nonconforming signs.
- (f) Incidental signs intended for public information or convenience and which consist of no more than ten (10) square feet for a combination of such signs. These may include restroom signs, hours of operation signs, address numbers, help wanted, credit card signs, and similar.
- (g) The American flag, state of Washington flag, and other political or special purpose flags that are not intended to contribute to a commercial advertising display.
- (h) Wall graphics of an artistic nature and that do not conform to the definition of "sign."
- (i) Public information/identification approved through a conditional use permit process pursuant to BMC 20.58.020.
- (j) Real estate signs for sale of single-family dwelling units.
- (k) Temporary construction and on-site real estate development marketing signs, provided they are removed prior to occupancy approval of the building.
- (l) Political signs meeting the provisions in BMC 20.52.090.

#### 20.52.050 PROHIBITED SIGNS.

- (h) Off-premises signs including billboards, but not including co-op signs or portable signs where permitted-

#### 20.52.060 SIGN MEASUREMENTS.

- (a) The area of sign faces shall be measured as the area bounded by any six (6) straight lines intersecting at right angles, and shall include any surrounding frames or cabinet edges.
- (b) Sign area does not include supports, foundations or structures that are not part of the sign.
- (c) Only one (1) side of a double-faced sign is counted in the sign's total area.
- (d) Multiple copy signs or shopping center signs consisting of several individual signs on the same support structures are calculated as the total of all individual sign components.
- (e) A round or cylindrical sign is calculated as the maximum area that can be seen at one (1) time from one (1) position, or fifty (50) percent of the total area, whichever is greater.
- (f) The height of a sign is measured from grade, as defined, to the highest point of the sign ~~or its structure, whichever is higher.~~
- (g) Sign clearances are measured from grade directly below the sign to the bottom of the sign or sign frame.
- (h) Street corner signs (at an intersection) shall be assigned to one (1) of the frontages by the applicant and shall conform to the requirements of that frontage only.
- (i) Portable signs shall be calculated as part of the total freestanding sign area available to the site. (Ord. 4950 §8 (Exh. A) (part), 2005)

#### 20.52.100 COMMERCIAL DISTRICTS SIGN REGULATIONS.

The following standards shall apply to signs placed on property zoned commercial:

##### (a) Freestanding Signs.

~~(1) Sign Area. Freestanding signs may have an aggregated area that shall not exceed one (1) square foot of area per each lineal foot of street frontage subject to the following:~~

~~(i) Narrow Parcel. Any parcel having less than fifty (50) lineal feet of street frontage may have one (1) freestanding sign not to exceed fifty (50) square feet.~~

~~(ii) Wide Parcel. Any parcel having more than fifty (50) lineal feet of street frontage may have multiple freestanding signs, provided no single freestanding sign exceeds an area of one hundred (100) square feet.~~

~~(2) Spacing. Freestanding signs located on the same parcel or site shall have a separation of at least fifty (50) feet. Additionally, a twenty-five (25) foot setback is required from adjacent property lines, except this may be modified by the Director where such factors as the width of the lot or the driveway access makes compliance impossible.~~

(1) No use or combination of uses on a single lot, or building shall have more than one freestanding sign per street frontage, with the following exceptions:

(i) Parcels with five hundred (500) feet of continuous frontage may have one additional sign.

(ii) Co-op Signs. See section 20.52.100(d).

~~(23)~~ Maximum Height and Design. Freestanding signs shall comply with the height and design requirements set forth in Figure 20.52(a).

##### (b) Building Signs.

(1) Commercial Uses. The building sign standards shall be in accordance with the following:

(i) Sign Area. Signs attached to a building may have an aggregated area that shall not exceed two (2) square feet for each one (1) lineal foot of building facade width.

(ii) Maximum Sign Size. A building sign attached individually shall not exceed one hundred (100) square feet in area, except it may exceed the maximum if the total sign area is less than ten (10) percent of the total building facade area.

(2) Industrial Uses. The building sign standards for industrial uses and other uses not engaged in the sale of goods or services to the public shall be in accordance with the following:

(i) Sign Area. The maximum aggregated area for all building signs attached to a single building shall be one hundred (100) square feet.

(3) Number of Signs. There is no limit to the number of individual building signs, provided the maximum aggregated sign area is not exceeded.

(4) Illumination. Signs may be illuminated directly, indirectly, or internally, provided the lighting is directed away from other land uses, and away from on-coming traffic.

(c) Shopping Center or Professional Complex. A shopping center, professional office complex, or similar large multiple-occupancy development may have an identification sign to a maximum size of three hundred (300) square feet placed along one (1) ~~or more~~ street frontages ~~that are longer than three hundred (300) feet each~~, provided the parcel has an area of at least eight (8) acres, and the sign is no closer than one hundred (100) feet from an adjacent property on the same side of the street ~~and no other freestanding signs larger than fifty (50) square feet are placed on the subject property~~. (Ord. 4950 §8 (Exh. A) (part), 2005)

(d) Co-op Signs. A co-op sign is intended to permit businesses that do not have street frontages on Kitsap Way or Wheaton Way a reasonable opportunity to advertise. A co-op sign transfers the right to place a freestanding sign from the nonfronting property to the property with street frontage on Kitsap Way or Wheaton Way. Co-op signs may be permitted in the following circumstances:

(1) The property fronting Wheaton Way or Kitsap Way shall have at least one hundred (100) feet of continuous street frontage on Wheaton Way or Kitsap Way; and

(2) The properties must share a property line; and

(3) The nonfronting business shall not have a property line fronting Wheaton Way or Kitsap Way; and

(4) A property fronting Kitsap Way or Wheaton Way shall be permitted one co-op sign, not to exceed one hundred (100) square feet, however, the co-op sign may contain signage for more than one nonfronting business; and

(5) In the event that the fronting and nonfronting parcel(s) elect to share a single freestanding sign, a twenty-five (25) percent bonus in square footage is permitted, provided:

(i) The shared sign is the only permitted freestanding sign on the fronting and nonfronting parcels, except as provided in 20.52.100(d)(7)(i).

(ii) The sign does not exceed the fifteen (15) foot maximum height.

(6) A property not fronting Kitsap Way or Wheaton Way shall be limited to one co-op sign agreement; and

(7) The nonfronting property will transfer the right to develop a freestanding sign on the nonfronting property to the property fronting Kitsap Way or Wheaton Way;

(i) The nonfronting property may place a directional sign at each entrance, not to exceed ten (10) square feet in size.

(8) The owners of both the fronting property and nonfronting property shall record a "Notice to Title" prepared by the Department recognizing the presence of a co-op sign with the Kitsap County Auditor when required by the Department. The notice shall be notarized and the applicant must submit proof that the notice has been legally recorded before the sign permit is issued.

#### 20.52.180 NONCONFORMING SIGNS.

(a) Applicability. This section applies to the maintenance, repair, as appropriate, and removal of nonconforming signs. "Nonconforming sign" means a sign that was legally established, but no longer conforms to the current sign standards of this title.

(b) Maintenance and Repair of Off-Premises Signs. Any nonconforming off-premises sign shall immediately lose its legal nonconforming designation, and be removed or brought into conformity with the provisions of this chapter, when one (1) or more of the following events occur:

(1) Alterations to sign:

(i) Any structural alteration to an off-premises sign shall result in the loss of its nonconforming status. This does not include replacing the sign's message or painting.

(ii) In no case shall an off-premises sign be permitted to be expanded or enlarged. Adding electronic components that move, flash, or change copy is not permitted.

(c) Maintenance and Repair of On-Premises Signs. Any nonconforming on-premises sign shall immediately lose its legal nonconforming designation, and be removed or brought into conformity with the provisions of this chapter, when one (1) or more of the following events occur:

(1) Alterations to sign:

(i) If alterations are made to the sign that exceed twenty-five (25) percent of the replacement cost of the sign it shall lose its nonconforming status; or

(ii) For freestanding signs, re-facing the sign with a new message is permitted; however, if the cabinetry housing the sign is removed, or is intended to be replaced, the sign shall lose its nonconforming status; or

(iii) In no case shall an on-premises sign be permitted to be expanded or enlarged.

(2) Alteration to Associated Business or Site. Should a business with a nonconforming sign undergo remodel or site improvements, the sign shall lose its nonconforming status under any of the following circumstances:

(i) The on-site renovation, construction, or other site improvements exceed seventy-five (75) percent of the assessed improvement value of the site; or

(ii) On-site construction/improvements costs exceed fifty thousand (50,000) dollars.

~~(3) Cessation. If the sign has not advertised for an existing business on the subject property for one (1) year or more, the sign shall lose its nonconforming status.~~

### Freestanding Signs: Zone-Specific Size and Design Requirements

4

Commercial Zones	Freestanding Sign Type	Max. Height <sup>4</sup>	Max. Size <sup>1, 2, 4</sup>
Commercial Corridor (CC)	Monument only	8'	60 sq. ft.
Wheaton Way Redev. Corr. (WWRC)	Monument only	8'	60 sq. ft.
Neighborhood Business (NB)	Monument only	6'	60 sq. ft.
Limited Commercial (LC)	Monument only	8'	60 sq. ft.
Freeway Corridor (FC)	Any	35'	100 sq. ft. <sup>3</sup>
Marine Industrial (MI)	Monument only	8'	100 sq. ft.
Industrial Park (IP)	Monument only	8'	100 sq. ft.
Industrial (I)	Any	25'	-
Institutional (INST)	Monument only	8'	60 sq. ft.
Downtown and Centers Zones	Freestanding Sign Type	Max. Height	Max. Size
Neighborhood Center Core (NCC)	Monument only	8'	60 sq. ft.
District Center Core (DCC)	Monument only	8'	60 sq. ft.
Downtown Core (DC)	Monument only	8'	60 sq. ft.
Downtown Waterfront (DW)	Monument only	8'	60 sq. ft.
Business Core (BC)	Monument only	8'	60 sq. ft.
Employment Center (EC)	Monument only	8'	60 sq. ft.

~~1. Maximum size is for individual freestanding signs. Total allowable freestanding sign area is based on linear street frontage per BMC 20.52.100 and 20.52.140. More than one (1) freestanding sign may be allowable.~~

~~2. Larger signs for shopping centers or professional office complexes are allowable per BMC 20.52.100(c).~~

~~3. Larger signs for auto dealership groups are allowable per BMC 20.52.110.~~

~~4. Freestanding sign size for special purpose zones not listed in this table are subject to the requirements of BMC 20.52.130.~~

~~4. Freestanding signs fronting Wheaton Way and Kitsap Way may increase the maximum height to fifteen (15) feet, and maximum area to one hundred (100) square feet.~~

## **FINDINGS AND CONCLUSIONS OF THE CITY OF BREMERTON PLANNING COMMISSION**

**Summary:**

The proposed amendments to the Bremerton Municipal Code concern amending Chapter 20.52 Sign Standards.

### **I. FINDINGS OF FACT**

**1. Project Description:**

The proposed amendment package includes revisions to Bremerton Municipal Code 20.52 Sign Regulations as follows:

- Revise method for determining sign height, exempt wayfinding signs erected by the City, update dimensional standards along Kitsap Way and Wheaton Way, permit co-op signs along Kitsap Way and Wheaton Way, revise the number of signs permitted per property to one per frontage, revise standards for shopping center signs, and remove cessation from the nonconforming sign section.

**2. Procedural History:**

- 2.1 Planning Commission Workshops: September 16, 2014
- 2.2 SEPA Threshold Determination DNS: October 14, 2014
- 2.3 Washington State Department Of Commerce Notice: October 10, 2014
- 2.4 Notice of Public Hearing: October 11, 2014
- 2.5 Planning Commission Public Hearing: October 21, 2014

**3. Public and Agency Comment:**

- 3.1 Planning Commission Workshop: September 16, 2014

**4. SEPA Determination:**

A Determination of Non-Significance was issued on October 10, 2014, to date no comments or appeals have been filed.

**5. Consistency:**

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

- (1) It is 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:

*CC2A: Utilize zoning and design standards that have flexibility and incentives to ensure excellence in urban design, and which are compatible with surrounding land uses.*

*CC2B: Ensure that infill construction and area redevelopment are done in a manner that reinforces the neighborhood's desired and defined character and that architecturally compliments the commercial and residential areas.*

*CC1C: Ensure on-premise business signs are of size, number, quality, and style to provide identification of the businesses they support while contributing a positive visual character to the community.*

*CC1E: Identify and implement ways to control forms of off-premise advertising other than billboards.*

*LU3A: Provide development incentives and flexibility within the Zoning Code to encourage desirable design elements with flexibilities within the Zoning Code provisions for all new development and redevelopment.*

*EC1C: Encourage redevelopment of underutilized land.*

(2) It does not conflict with other City, state and federal codes, regulations and ordinances.

*Analysis:* The proposed amendments do not conflict with any other regulations.

## **II. CONCLUSIONS & RECOMMENDATION**

Based on the findings above, 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.

Respectfully submitted by:

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Andrea L. Spencer, Executive Secretary

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

<b>AGENDA TITLE:</b>	Public Hearing for Comprehensive Plan Update Work Program and Public Participation Plan
<b>DEPARTMENT:</b>	Community Development
<b>PRESENTED BY:</b>	Allison Satter, Senior Planner; (360) 473.5845

**MEETING PURPOSE**

The purpose of this hearing is to discuss the Comprehensive Plan Update, Bremerton2035. The purpose of this public hearing is consideration of the Work Program, public comments received, and Public Participation Plan for the Comprehensive Plan Update.

**PROJECT OVERVIEW**

The City of Bremerton is at the beginning process of updating our Comprehensive Plan. A major update like this happens every ten years and is focused on evaluating which aspects of the plan are working and what needs to be adjusted. It is called Bremerton2035 as we are looking towards how Bremerton will grow over the next 20 years (2016 to 2035). The overarching principles and general concepts within the 2004 Comprehensive Plan continue to be applicable, however some minor alterations are necessary to reflect the changes related to the economic climate and overall goals of the community.

As Bremerton’s Department of Community Development, we are tasked with developing a work program, verifying state regulations compliance, having a public participation plan including listening and engaging the public, and presenting Planning Commission’s recommendations to City Council for their approval in 2016. This recommendation will include considering numerous Planning Commission workshops throughout 2015 with staff presentations and public comments.

**STAFF GUIDE TO ATTACHMENTS**

- **Attachment A**– *Comprehensive Plan Update Schedule*
- **Attachment B** – *Public Participation Program*
- **Attachment C** – *Work Program:*
  - District Profiles and Department of Commerce Expanded Comprehensive Plan Checklist*

*Analysis can be located at [www.Bremerton2035.com](http://www.Bremerton2035.com) under “Project Documents”*

  - **Attachment C-1:** *Errata Sheets for District Profiles*
  - **Attachment C-2:** *Work Program Summary*
- **Attachment D**– *Comments Received Regarding Work Program*

**STAFF RECOMMENDATION**

Staff recommends the Planning Commission hold an open record public hearing, consider testimony and public comments, and consider passage of four motions. Please see motions of the next page.

## MOTIONS FOR CONSIDERATION

1. Move to recommend the Comprehensive Plan Update Schedule as detailed in **Attachment A** to the City Council for adoption.
2. Move to recommend the Comprehensive Plan Public Participation Program as detailed in **Attachment B** to the City Council for adoption.
3. Move to recommend the Department of Commerce Expanded District Profiles Analysis and District Profiles as presented at the Planning Commission Workshop on September 16, 2014 with the errata presented in **Attachment C-1** for City Council adoption.
4. Move to recommend the summarized Work Program as detailed in **Attachment C-2** for City Council adoption.

## COMPREHENSIVE PLAN UPDATE REQUIRED

The update to the City's Comprehensive Plan focuses on ensuring that the Plan meets the requirements of the Washington State Growth Management Act (GMA) and its consistency with both the multi-county planning policies in Puget Sound Regional Council's (PRSC) [Vision 2040](#) and [Kitsap County's Countywide Planning Policies](#).

Many communities amend their comprehensive plan annually and regularly adopt changes to the development regulations that implement them. In addition to these regular amendments, the state GMA requires cities and counties to update comprehensive plans every seven years; however legislation approved an extension due to the economic recession. In the City of Bremerton's case, an updated plan must be approved by June 30, 2016 to comply with State GMA (RCW 36.70A.130(5)). To help establish the work plan, a schedule has been attached to this staff report as **Attachment A**. Please note that there are 25 public meetings where public can provide comments.

The GMA requires that each Washington city and county establish a public participation program and procedures for amendments, updates and revisions of comprehensive plans and development regulations. The Public Participation Program describes the methods and opportunities for early, open and continuous citizen participation. A draft of the plan has been attached as **Attachment B**. Please note that this document will be Staff's guidelines for our continual reach to access the public and encourage public participation throughout this process. In addition to public meetings, staff will continually update the City's project website: [www.Bremerton2035.com](http://www.Bremerton2035.com).

## WORK PROGRAM

It is anticipated that the Comprehensive Plan update process will utilize the existing Comprehensive Plan as the overarching core vision for the City's growth, though some minor alterations are necessary to reflect the changes related to Washington State law and consistency with county and multi-county planning policies, as well as to incorporate updates desired by the community. The Work Program identifies the major steps or phases of the planning process and identifies key themes to be reviewed within the Update. The Work Program consists of multiple documents: Work Program Summary, District Profiles and a Checklist for State Laws and Regulations Compliance.

DISTRICT PROFILES: At the September Workshop, staff provided individual District Profiles which are still applicable and make up a large portion of the Work Program. The District Profiles include graphs and data on trends of development, age of structures, assessed value, and other such items. It also includes the Land Use Designations descriptions from our current Comprehensive Plan. The reader could use the document to learn about land use designations near their home such as: *I live next to Commercial Corridor (CC) designation, what are CC targets with density, design, and development in the next 20 years?* The analysis portion identifies what staff saw out in the field (“field note”) and recommendations. The Planning Commission was tasked with reviewing these documents and consider staff recommendations at the end of each District Profile as part of the Work Program. For convenience, Staff has consolidated all staff recommendations for the Work Program in **Attachment C-2**, Work Program Summary. Please note that this is a short summary and to see analysis on why staff recommending the items or specific locations (including maps), please review the District Profiles.

In addition, minor revisions to the District Profiles and items not addressed in the draft District Profiles released at the Workshop have been added to the end of the District Profiles as an Errata Sheet. Staff has included the errata sheets as **Attachment C-1**. To see how the Errata Sheets have been included within the District Profiles, that can be seen on the website: [www.Bremerton2035.com](http://www.Bremerton2035.com) under “Project Documents”. As Planning Commission will provide a recommendation to City Council for the Work Program, all staff recommendations approved by the Commission will be prepared within the District Profiles for City Council’s consideration (including incorporating the Errata Sheets).

There are consistent themes throughout the District Profiles that provide direction for the plan update. To summarize those themes, they are:

- General Concepts: The overarching principles and general concepts within the 2004 Comprehensive Plan continue to be applicable, including the Centers Concept;
- Revising: Streamlining or simplifying the current Comprehensive Plan into a more compact Plan that is more user friendly and manageable for the public and staff, and making updates to old data and changes required by regional policies or State law
- Conforming: Proposing to consider reducing nonconforming properties due to improper designations for existing commercial, industrial and residential structures provided smart planning principles are used; and
- Reducing: While still ensuring commercial uses are conforming, look at ways to decrease some Centers designations, especially Neighborhood Centers, as the City has excess land capacity to accommodate commercial and residential uses as identified in the Update Land Capacity Analysis (discussed in July’s Planning Commission Workshop).

STATE REGULATIONS COMPLIANCE: This task is to review relevant plans and regulations that are required by the State and regional plans. The Washington State Department of Commerce has provided jurisdictions a periodic update checklist to help assist in this task. Filling out the checklist has helped staff compare our plan against the latest requirements, determine what needs to be reviewed in greater detail, and what may need to be added, deleted, and amended in our plan to maintain compliance with the Act. Staff has reviewed the Department of Commerce Expanded Comprehensive

Plan Checklist and has provided an analysis that was provided to Planning Commission at the previous Workshop on September 16, 2014. Staff has provided feedback on how the current Comprehensive Plan sufficiently does or does not address the regulations within that analysis. If the regulation is not addressed sufficiently or if updates are required, staff has provided a recommendation to address those items. To review this document, it can be located on the [www.Bremerton2035.com](http://www.Bremerton2035.com) website under "Project Documents".

**PUBLIC PARTICIPATION ON WORK PROGRAM:** At the Planning Commission Workshop staff presented the Work Program as identified above and encouraged Public Participation. All public comments received to date, have been reviewed by Staff and are provided for Planning Commissions consideration as **Attachment D**. **Attachment D** includes the public correspondence received, a table of said comments, and staff analysis if further action is required. Planning Commission should consider all public comments when providing a recommendation to City Council regarding this Comprehensive Plan Update.

### **COMPREHENSIVE PLAN AMENDMENT APPLICATIONS**

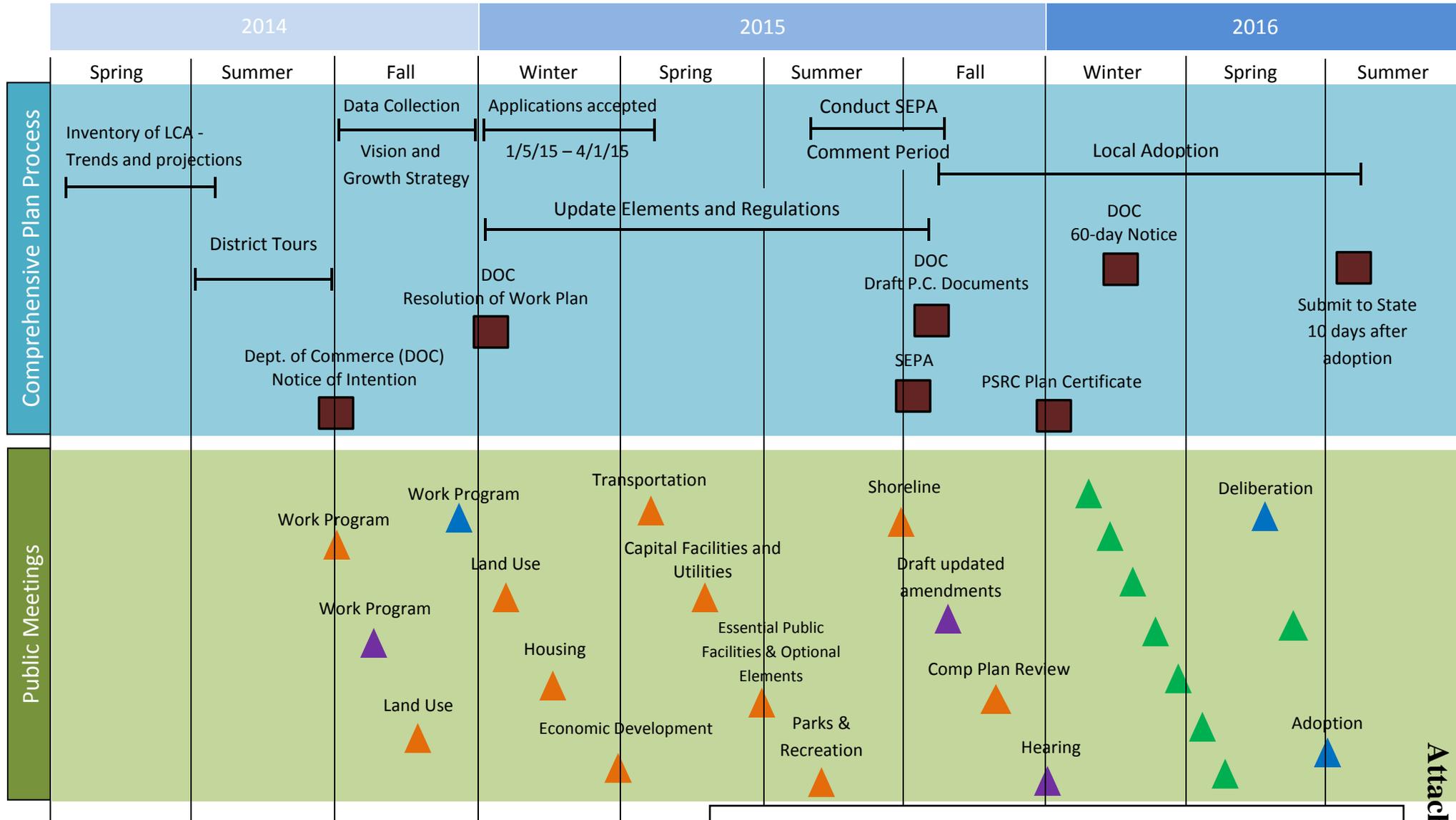
In addition to the major comprehensive plan review and updates that are required every eight years, many local jurisdictions consider proposed amendments on a more frequent basis. As per RCW 36.70A.130(2) cities and counties may consider proposed amendments no more frequently than once every year, with some exceptions. Rather than adopting changes on a piecemeal basis, proposed amendments must be considered "concurrently so the cumulative effect of the various proposals can be ascertained." The City of Bremerton considers such amendments (typically as docket of proposed amendments) on an annual cycle pursuant to Bremerton Municipal Code (BMC) 20.10.010. Filing of application for a Comprehensive Plan Amendment is only accepted between the first business day in January to the end of the first business day of April.

The city will accept applications to be considered as part of the 2016 Major Update of the Comprehensive Plan between January 5, 2016 (first business day) and April 1, 2015. Because the plan update is due in June 2016, it will not be timely to accept applications during 2016, and therefore it is anticipated that the City Council will pass a resolution to suspend acceptance of amendment applications in 2016 pursuant to the provisions in BMC 20.10.040. Please see [www.Bremerton2035.com](http://www.Bremerton2035.com) for details on how to make an amendment application for this major update.



# Comprehensive Plan Update – Plan Schedule 2014-2016

## BREMERTON2035



Schedule Prepared: August 2014  
Please note that dates are subject to change

**LEGEND**

- ▲ - Planning Commission Public Workshop
- ▲ - Planning Commission Public Hearing
- ▲ - City Council General Business
- ▲ - City Council Hearing

# **PUBLIC PARTICIPATION PROGRAM**

## **1. PURPOSE AND MISSION:**

Public participation is an essential part of the City of Bremerton’s planning process. This public participation program provides the framework for public input on the review, amendment, and ultimate update of the city’s comprehensive plan.

In designing this public participation program, the City of Bremerton attempts to involve the broadest cross-section of the community, particularly encouraging both groups and individuals not previously involved in planning. Early, continuous, effective public participation will result in a comprehensive plan that assures the community’s desired future, while meeting the mandates of the Washington State’s Growth Management Act.

## **2. REQUIREMENTS OF THE ACT**

The Growth Management Act requires that the City of Bremerton establish procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations. The procedures described below for the City of Bremerton Update Process will achieve the following:

### **1. Early and continuous participation**

From the onset of the process, including the creation of the participation program, the Planning Commission and city staff will ensure expansive and effective public involvement by using methods that include surveys, information bulletins, and distribution lists for all interested parties to receive regular notices, meeting advertisements, and updates. The public will be well advised of the opportunities for involvement and particularly encouraged to participate in the drafting and review of the proposed updates to the Comprehensive Plan.

### **2. Communication and information programs**

City staff will use all available means to encourage participation at all levels, through outreach and educational efforts, including television appearances that will be available throughout the proposal (web-video), presence at public events, and a website that will be continually updated with project documents and announcements.

Keeping the public informed through a variety of mediums is a key aspect of this program, and the website will be used as a top source of information. Web publications will be posted and updated regularly. These are designed to describe the Comprehensive Plan and the update process, outline opportunities for public involvement, and provide contact information, including the web site, email, and facsimile address for public inquiry and comment. Detailed information and progress reports will be available for local organizations and media outlets, such as local newsletters, news articles, and Bremerton-Kitsap Access Television (BKAT) regular appearances.

### **3. Public meetings with adequate notice**

All public meetings concerning the Comprehensive Plan will be advertised throughout the community. Formal public notices will be posted and published in consistent locations including the Department of Community Development, and “The Sun” (local daily newspaper). Interested parties will be further notified through an electronic notice distribution list, providing process updates and meeting details.

### **4. Provisions for open discussion**

Open discussion will result from a fair and open process, with various opportunities for public input. Public workshops will be advertised and made accessible to the broadest audience possible. Public notification of the meetings will be distributed in advance of the workshops. Discussion will be ensured and encouraged by designated time for facilitated discussion, public hearings prior to adoption of amendments, and well-noticed public comment periods.

### **5. Opportunity for written comments**

Written comments will be accepted and encouraged at all venues and in various forms, including email messages and facsimiles. Notice of public comments periods will encourage written comments and provide contact information, especially on draft comprehensive plan updates. Comments should be addressed to the City of Bremerton Planning Commission at: (Mail Address) Department of Community Development, 345 6<sup>th</sup> Street Suite 600, Bremerton, Washington 98337; or (E-mail Address) [compplan@ci.bremerton.wa.us](mailto:compplan@ci.bremerton.wa.us). For specific questions Long Range Planner, Allison Satter will be available throughout this process at (360) 473-5845.

Planning staff will provide public comment cards at Commission meetings and at strategic locations throughout the city. The comment cards will be regularly collected but also designed for easy postcard mailing. In addition to this, assorted City of Bremerton swag will be handed out to those who are involved in the

commenting process. Written comments will be presented to the Planning Commission during official public meetings.

### **6. Consideration and “fair response” to public comments**

All comments on draft proposals and alternatives will be accepted and brought to the attention of the Planning Commission for their consideration. Written comments will also be kept on file for public review. City Planning Staff will acknowledge the receipt of written comments by sending a letter with notification of opportunities for further involvement.

### **7. Broad dissemination of proposals and alternatives**

Draft proposals and alternatives will be broadly disseminated throughout the community. A bulletin-type publication, posted at various locations to provide general information about the process, will direct the public to the city-wide locations for reviewing the draft materials. Locations for the review of draft proposals and alternatives include:

1. Department of Community Development, 345 6<sup>th</sup> Street, Suite 600 Bremerton
2. Downtown Library, 612 5<sup>th</sup> Street, Bremerton
3. Bremerton Area Chamber of Commerce, 286 4<sup>th</sup> Street, Bremerton
4. Kitsap Regional Library – Sylvan Way Branch. 1301 Sylvan Way, Bremerton
5. Sheridan Community Center, 680 Lebo Blvd., Bremerton
6. Olympic College Library, 1600 Chester Avenue, Bremerton
7. School District Office, 134 Marion Avenue, Bremerton

## **3. PROGRAM POLICIES AND PROCEDURES:**

Throughout the Comprehensive Plan update process, the City of Bremerton will maximize citizen involvement opportunities. This participation program specifically details the comprehensive update process, striving for city-wide participation as opposed to a process which tends to focus on isolated issues or properties. Efforts will continue to make the process open and accessible to all concerned parties and to make related materials and presentations easily understood by the citizens of Bremerton.

### **STAGES of the COMPREHENSIVE UPDATE PROCESS:**

#### **1. Scoping Stage: Review of the Comprehensive Vision and Goals**

Public participation efforts begin with accepting public comment on the Work Program established through the District Profiling exercise and review for consistency with State law and regulations. The existing Comprehensive Plan’s vision, goals, policies, and implementation strategies are the starting point for the update. Fine-tuning of the Comprehensive Plan, compliance with Kitsap County-

wide planning policies, Puget Sound Regional Center Vision 2040 and Washington State mandates will be raised for discussion.

### **2. Adopting Stage: Proposed Updates for a Comprehensive Revision**

The Comprehensive Plan Update will be conducted through public, noticed hearings at which community members and interested parties will be encouraged to participate. Planning Commission and City Council will conduct workshops to deliberate the code as a whole, in addition to separating key policies into their own workshops (such as separate meetings for Housing, Land Use, Economic Development, Parks & Recreation, and Capital Facilities & Utilities). All those workshops will provide time for public comment, approximately 24+ meetings. Public Hearings will be held at both the Planning Commission and City Council levels, complete with notices and written comment periods. At hearings, all persons desiring to speak should be allowed to do so, consistent with time constraints.

#### **ROLES in the COMPREHENSIVE UPDATE PROCESS:**

As outlined above, the Planning Commission chairs the update process for the Comprehensive Plan. Following the City Council's final adoption of comprehensive plan updates and supplemental development regulations, the Commission will monitor implementation and compliance. The Commission will hold public meetings to provide information on how implementation is progressing and to receive public input on changes that may be needed. When amendments are proposed for adoption, the same public hearing procedure should be followed as attended in the Update adoption process. Public participation and comprehensive planning are iterative and continuous.

Planning staff will provide frequent progress reports on the update to the Planning Commission and the City Council, including verbal reports during regularly televised Council meetings.

Members of the Planning, Engineering, Parks and Recreation, Utilities, and other City Departments will provide technical assistance throughout the process, including requests for neighborhood meetings, sub-committee work, and other opportunities.

The City will support and participate in public education/involvement offered by Puget Sound Regional Council, Kitsap County, Kitsap Regional Coordinating Council, surrounding jurisdictions, special districts, and other area organizations.

[Statutory Authority: RCW 36.70A. -020(11), -.140,-.035,-.070,-.130(2),-.390]

# Attachment C-1

Errata Sheets for the District Profiles:  
District #3, #4 and #7

District Profiles can be reviewed at:

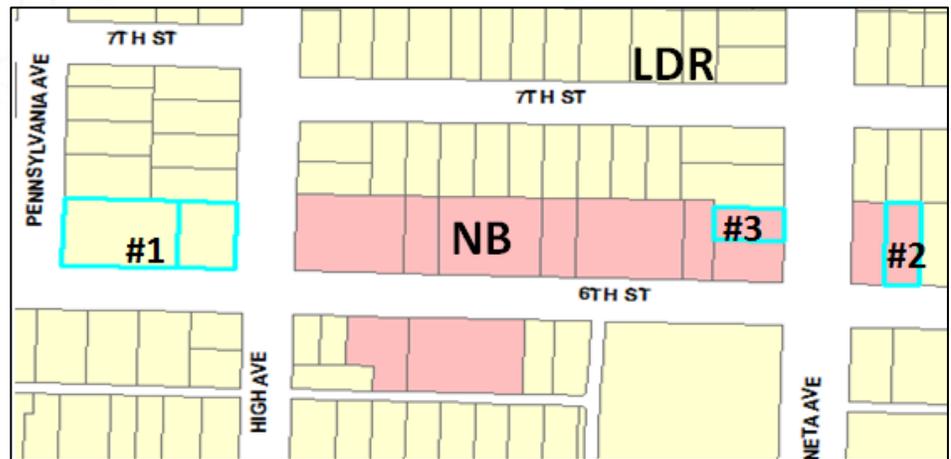
[www.Bremerton2035.com](http://www.Bremerton2035.com)

## Errata Sheet for District #3

- Common Themes:
  - NOTE: Department of Community Development Block Grant staff has identified Downtown Bremerton as meeting the Department of Housing and Urban Development's "slum and blight" criteria at 24 CFR 501.208 (d)(1)(iii). Staff will be working with City Council in Fall 2014 to pass an ordinance designating Downtown Bremerton as a Blighted Area. Staff findings indicate that Downtown Bremerton meets HUD regulatory criteria because at least 25% of the properties throughout the area described experience one or more of the following conditions, including: (1) physical deterioration of buildings or improvements; (2) abandonment of properties; (3) chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial buildings; or (4) significant declines in property values or abnormally low property values relative to other areas in the community; and other such items. It has been noted that other areas within the City may qualify under this criteria as a blight area and may be included in the future. Staff will continue to assess other areas of the City and work with City Council to formally designate other areas, as needed.
  - STAFF RECOMMENDATION: As it is important to identify these areas because a "Blighted Area" designation provides some regulatory relief, may open opportunities for a similar designation through Washington State, and may provide access to additional resources. Staff is recommending incorporating the blighted areas into the Comprehensive Plan Update. Additionally, Staff should coordinate with CDBG to integrate other work into the Plan update as appropriate. This integration may affect more than just District #3 and may also require changes to broader policies.

## Errata Sheet for District #4

- Page 22 – Map identifying Neighborhood Business designation has been revised as it incorrectly identified the parcels on Field Note #1.



## Errata Sheet for District #7

- **Page 3** – Commercial Data chart referenced South Kitsap Industrial Area, however City has renamed this area to Puget Sound Industrial Center – Bremerton. Change has been made in the chart as bolded below.

Commercial Zone	Acres	Square Footage of Buildings	Land Supply Capacity and Jobs that can be accommodated within District
Bay Vista	88.2	220,548	103,499 sq ft or 345 jobs
Commercial Corridor	16	64,992	48,725 sq ft or 97 jobs
Freeway Corridor	177.4	1,212,020	416,475 sq ft or 833 jobs
Industrial	323	189,129	1,089,873 sq ft or 1,125 jobs
Institutional	14.6	55,098	4,586 sq ft or 9 jobs
Limited Commercial	14.4	99,954	38,388 sq ft or 77 jobs
Neighborhood Business	3.8	19,243	19,676 sq ft or 39 jobs
Neighborhood Center Core	5.2	37,203	10,313 sq ft or 21 jobs
<b>PISC-Bremerton (formerly SKIA)</b>	3,616	895,277	10,872,525 sq ft or 11,220 jobs

- **Page 22** – The area near Jackson Park Housing was identified as Institutional/Higher Education Designation, which was incorrect. This page has been revised to identify correctly the Public Sector Redevelopment Site designation for that area.

## Attachment C-2

### Work Program Summary

To see the complete analysis, please review the District Profiles and Department of Commence Comprehensive Plan Checklist Analysis at:

[www.Bremerton2035.com](http://www.Bremerton2035.com)

**Work Program Summary Report**

This outline broadly summarizes the Staff Recommendations within the District Profiles to help establish the Work Program for the Comprehensive Plan Update. To see the field note and full recommendation as presented by Staff, please review the corresponding District Profile (identified in the chart below). The District Profiles can be found at [www.Bremerton2035.com](http://www.Bremerton2035.com) under the “Project Documents” tab.

The first item addressed in this Summary Report for the Work Program is for State Regulation and Law Compliance which directs you to the checklist filled out by the City Staff. This complete checklist and staff analysis can be found at [www.Bremerton2035.com](http://www.Bremerton2035.com) under “Project Documents” called “[State Law and Policy Compliance Checklist](#)”

<b>Summary of Staff Recommendations</b>	<b>General Vicinity</b>	<b>Districts Possibly Affected</b>
<b>Revising – Streamlining/simplifying/revising the Plan, such as text revisions</b>		
1. Update the Comprehensive Plan to comply with all State Law and Regulations. Further analysis can be found at <a href="http://www.Bremerton2035.com">www.Bremerton2035.com</a> under “Project Documents” called “ <a href="#">State Law and Policy Compliance Checklist</a> ”.		Citywide
2. To assist in simplicity and creating a more user-friendly document, staff is recommending revising descriptions to help clarify all land use designations and remove reference to previous Comprehensive Plans.		Citywide
3. Integrate work performed by Community of Development Block Grant (CDBG) into the Comprehensive Plan Update. This includes identification of slum and blight areas which includes Downtown (blight).		District 3 and Citywide
4. Fine tuning of Wheaton Way District Center language in the Plan regarding future development, with additional discussions of the goals and policies of how the District Center relates to the Wheaton Way Redevelopment Corridor designation located just to the south of the Center.	Located along Wheaton Way between Riddell Rd and Sylvan Way	District 2
5. As South Kitsap Industrial Area has been renamed to Puget Sound Industrial Center – Bremerton (PSIC – Bremerton), proposal is to revise language to updated name.		District 7
6. Employment Center Designation should remove references to Harrison Hospital		District 2
7. Explore options to consolidate the various commercial designations. The current Comp Plan has five commercial designations, and many areas change commercial zoning within a few parcels making difficult for consistency with developers and staff.	Citywide, but specifically along (1) Kitsap Way and Highway 3 and (2) an area near Shorewood Drive	District 7 and citywide

## Attachment C-2

### Bremerton2035 – Work Program Summary

<p>8. Waterfront superfund site located within the Marine Industrial designation reduce the ability for marine related businesses. Cleanup anticipated within 10 years. May consider interim use provisions for this area until cleanup is completed.</p>	<p>Located on 15<sup>th</sup> Street and Thompson Drive and Pennsylvania Avenue</p>	<p>District 4</p>
<p>9. Explore options to create a policy to support large tracts of Low Density Residential designated land having a central portion of the area be redesignated for neighborhood commercial (for small scale neighborhood supporting businesses).</p>	<p>Most large tracts are in District 7, but could citywide</p>	<p>District 7 and citywide</p>
<p>10. Public Sector Redevelopment Sites are no longer necessary. Staff recommends removal or revising of this designation.</p>	<p>Bay Vista, East Park and area near Jackson Park Housing</p>	<p>District 2 and 7</p>
<p>11. Consider consolidating current Subarea Plans that have similar goals and policies into the current Comprehensive Plan.</p>	<p>Citywide, Manette Subarea Plan</p>	<p>District 3</p>
<p><b>Reduce – Due to excess residential and commercial land capacity based on current land use designations, these recommendations are aimed to bring the land use plan into alignment with our growth targets.</b></p>		
<p>12. Consider removing Haddon Neighborhood Center, and establish as commercial and Low Density Residential designations.</p>	<p>Located off 15<sup>th</sup> St and includes Lafayette Cambrian, Wycoff and Callow Avenue</p>	<p>District 6</p>
<p>13. Explore options to remove Oyster Bay Neighborhood Center, and establish as commercial and Low Density Residential designations.</p>	<p>Kitsap Way and Oyster Bay</p>	<p>District 6 and 7</p>
<p>14. Consider removing Sylvan/Pine Neighborhood Center (Blueberry Park area), and establish as residential designation. Establish a Neighborhood Center in the area around Lions Park, where there is commercial uses and denser housing types.</p>	<p>Lebo Boulevard near Lions Park to Sheridan Road</p>	<p>District 1</p>

<b><u>Conforming</u> – Proposals to reduce nonconforming properties due to improper designations for existing commercial, industrial and residential structures</b>		
15. Consider allowing commercial designations, instead of residential designation, on areas that have existing commercial uses, and utilizing smart planning principles when redesignating.	(1) Warren Avenue between 6 <sup>th</sup> Street and 9 <sup>th</sup> Street; (2) 6 <sup>th</sup> Street between Pennsylvania Avenue and High Avenue; (3) Warren Avenue and 17 <sup>th</sup> Street; (4) 15 <sup>th</sup> Street and Naval Avenue; (5) Along 9 <sup>th</sup> Street between Adele Avenue and Wilbert Avenue; (6) Kitsap Way and Shorewood Drive	Citywide (1), (2) & (3) District 4; (4) & (5) District 6; (6) District 7
16. Consider allowing residential designation, instead of commercial designation, on areas that have existing residential uses and/or physically separated due to topography, or have limited access.	(1) 6 <sup>th</sup> Street and Veneta Avenue (2) Parcels to the east of Kitsap Way Commercial Corridor area	Citywide (1) District 4 (2) District 6
17. Consider allowing commercial designations, instead of industrial designation when adjacent to existing commercial uses, and utilize smart planning principles when redesignating.	West of Auto Center Way (behind existing Cash & Carry) and Blumer Street	District 7
18. Consider allowing industrial designations, instead of residential designation, on areas that have existing industrial uses or have high potential for mineral resources, and utilize smart planning principles when redesignating.	Areas within District 7, especially located near Werner Road	District 7
19. Consider allowing residential designations, instead of industrial designation, on areas that have existing residential uses and in a residential neighborhood.	Nollwood Ln and Ida Street	Citywide District 7
20. Consider redesignating a single Low Density Residential parcel to a commercial or industrial designation because all adjacent parcels are non-residential designations.	Parcel located on National Avenue (south of Rite Aid)	District 6
21. Explore options to remove parcel from PSIC – Bremerton designation, since wetlands and topography make it an isolated parcel which only has access through residential neighborhood (Sunnyslope). Redesignation would be required.	Southeastern lot of PSIC-Bremerton, located near Sunnyslope Rd SW and SW Rhododendron	District 7

## Attachment C-2

### Bremerton2035 – Work Program Summary

<p><b>22.</b> Determine how to address existing multifamily developments that are not in conforming land use designations. This could include expansion of some centers or the creation of a new land use designation in the Comprehensive Plan.</p>	<p>(1) South of Sylvan/Pine Neighborhood Center; (2) south of Perry Avenue Neighborhood Center (3) Sylvan Way and Spruce Avenue; (4) west of Downtown Regional Center; (5) Manette Center and area just south; (6) southeast of Charleston Neighborhood Center</p>	<p>(1) District 1 (2) &amp; (3) District 2 (4) &amp; (5) District 3 (6) District 5</p>
<p><b>23.</b> Consider the area south of Olympic College campus to allow housing that supports the college, such as multifamily or dormitories.</p>	<p>Chester Avenue to Warren Avenue and 11<sup>th</sup> Street to 13<sup>th</sup> Street</p>	<p>District 4</p>
<p><b>24.</b> Consider split designations (commercial and residential designations) for lots that fronts on both: (1) major arterials and (2) residential neighborhoods (through-lot) to reduce neighborhood impacts.</p>	<p>Wheaton Way and Eagle Avenue between Sheridan Road and Dibb Street</p>	<p>District 1</p>
<p><b>25.</b> City of Bremerton Public Works building may be sold in the next 20 years; an alternate designation other than Industrial may be considered, due to surrounding residential neighbors.</p>	<p>3027 Olympus Drive</p>	<p>District 2</p>
<p><b>26.</b> Explore options to redesignate Westsound Technical Skills Center and the Washington Youth Academy from the existing Industrial Park (IP) designation, due to the educational use of these properties</p>	<p>Parcels along National Avenue and Union Avenue</p>	<p>District 6 and 7</p>
<p><b>27.</b> Consider Higher Education designation to be expanded to include all parcels owned by Olympic College.</p>	<p>North of 17<sup>th</sup> Street (Sophie Bremer Childcare and old Sons of Norway building) and west of Warren Avenue (WSU Engineering)</p>	<p>District 3 and 4</p>
<p><b>28.</b> Evaluate options for reuse of existing nonconforming commercial structures. Potentially add goals and policies to help expedite the permitting process and consideration for redevelopment and reuse of existing buildings within the City</p>	<p>Citywide. (1) on 4<sup>th</sup> Street at the corners of Anoka Avenue, High Avenue and Chester Avenue (and (2) bottom floor of 11<sup>th</sup> Street and Callow Avenue (Little Caesars/7-Eleven) or Kitsap Way and Harlow Drive (old Abbey Carpet bldg).</p>	<p>Citywide (1) District 3 and 4; (2) District 5 and 7</p>

COMMENTS RECEIVED FOR COMPREHENSIVE PLAN UPDATE						
	Commenter	Date	Address	City	Comment Summary	Staff Response Regarding Comprehensive Plan Update
1	Dan Webster	9/8/2014	1350 N Callow Ave	Bremerton, WA 98312	Strongly object to rezone property in District 6 (casino proposal)	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
2	Cary Clayton	9/12/2014	PO Box 15 B	Newport Beach, CA 92662	Own properties at: 1350 N. Wycoff, 2712 15th Street, and 2720 15th Street. Does not agree with rezone of property for casino proposal	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
3	Tiffany Gay	9/14/2014	1309 N. Montgomery Ave	Bremerton, WA 98312	Interested in hearing all sides of proposal in regards to the casino.	Staff has proposed recommendations within the Work Program to maintain residential zoning in this area, however applications from the property owners for the Plan Update are accepted from January 5, 2015 to April 1, 2015. All complete applications will come before Planning Commission Public Hearing for deliberation.
4	Leigh LeMar	9/15/2014	1333 N. Montgomery Ave	Bremerton, WA 98312	Object to rezoning property at 1333 N. Montgomery Ave for casino but recommend area near freeway	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets. The City has zoning districts established by the freeway where casino uses are allowed.
5	Robert Reiher	9/20/2014	1715 N Wycoff Ave	Bremerton, WA 98312	Crime is already a concern in neighborhood, the Casino will increase the crime. Please keep neighborhood safe	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
6	Robert Ragge	9/23/2014	1324 N. Liberty Lake Rd. #273	Liberty Lake, WA 99019	In support of casino proposal on Callow Avenue	An application for Comprehensive Plan Amendment will be accepted from January 5, 2015 to April 1, 2015. Applications must be made by property owners or their authorized representatives.
7	Douglas Whittle	10/9/2014	3238 Ridgeview Drive	Bremerton, WA 98310	Owens property at 1305 N. Callow Ave. Supports rezoning parcel to commercial for casino proposal. States that City should provide opportunity for additional commercial development.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
8	Shane Trepasso	10/10/2014	1320 N, Callow Ave	Bremerton, WA 98312	Owens property at 1320 N. Callow Ave. Supports rezoning parcel to commercial for casino proposal. States that City should provide opportunity for additional commercial development.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
9	Greg & Michelle Dawson	10/10/2014	1424 Lindberg Place	Bremerton, WA 98310	Owens property at 1330 and 1326 N. Callow Ave. Supports rezoning parcel to commercial for casino proposal. States that City should provide opportunity for additional commercial development.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
10	Priscilla Bailey	10/10/2014	4171 Wheaton Way	Bremerton, WA 98310	Owens commercial property on Wheaton Way, and supports recent change to commercial zoning within the Wheaton Way District Center. Concern about property between Hanford and Broad St, and should support Senior Housing and small commercial in area. Supports adding housing to East Bremerton and encouraging small businesses.	The current Work Program supports Wheaton Way District Center as currently designated. The area between Hanford and Board Street currently allows for a Senior Housing Complex and small commercial business, no changes are proposed with this process. East Bremerton consists of many designations, but they do include residential and commercial uses to support her recommendations.
11	Billy Kay	10/10/2014	Kitsap Lake Area	Bremerton, WA	Visiting musician first impressions of Bremerton: too many police patrols/red-light cameras, too many taxes on controlled substances (cigarettes), but the people are wonderful.	Comment has been noted and forwarded to the Police Department regarding Police enforcement.

	Commenter	Date	Address	City	Comment Summary	Staff Response Regarding Comprehensive Plan Update
12	Kono Enterprises	10/14/2014	3512 141th Street	Gig Harbor, WA 98332	Owens property at 1338 & 1519 N. Wycoff Ave. Supports rezoning parcel to commercial for casino proposal. States that City should provide opportunity for additional commercial development.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
13	Ron Ragge	10/14/2014	1324 N. Liberty Lake Rd. #273	Liberty Lake, WA 99019	Bremerton has an rare opportunity to host a casino on Native American land which would greatly benefit the City with employment and bringing additional businesses. Please consider allowing 18 parcels within the Callow Area to be considered to be rezoned commercial. Additional discussions regarding Fireworks sales, and encouraging City Council to hear proposal of Casino.	An application for Comprehensive Plan Amendment will be accepted from January 5, 2015 to April 1, 2015. Applications must be made by property owners or their authorized representatives.

Comment #1

CC: Attachment D  
DCD

September 8, 2014

City Council Representative, Roy Runyon

Dear Mr. Runyon,

On September 16<sup>th</sup>, 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

Attachment D

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 6<sup>th</sup> 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 15<sup>th</sup> Street &  
2720 15<sup>th</sup> 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 15<sup>th</sup> 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

**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

**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)

September 20, 2014

Robert A. Reiher  
1715 N Wycoff Ave  
Bremerton WA 98312

Councilman Roy Runyon  
345 6<sup>th</sup> 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.”<sup>5</sup>

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

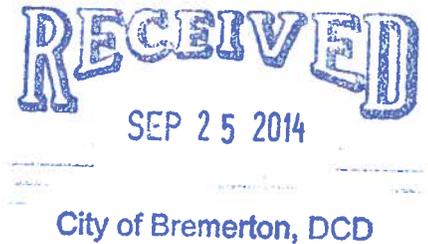
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<sup>5</sup> Richard Morin, “Casinos and Crime: The Luck Runs Out.” The Washington Post, May 11, 2006. Available at <http://www.washingtonpost.com/wp-dyn/content/article/2006/05/10/AR2006051001912.html>.

Comment #6

Attachment D

**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 6<sup>th</sup> 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 13<sup>th</sup> 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

Attachment D

RECEIVED  
OCT 09 2014

City of Bremerton, DCD

October

Andrea Spencer, AICP  
345 6<sup>th</sup> Street Suite 600  
Bremerton, WA 98337-1873

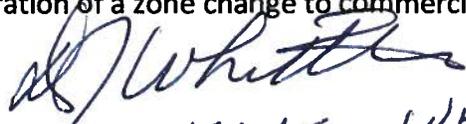
Dear Ms. Spencer,

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 11<sup>th</sup> 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,

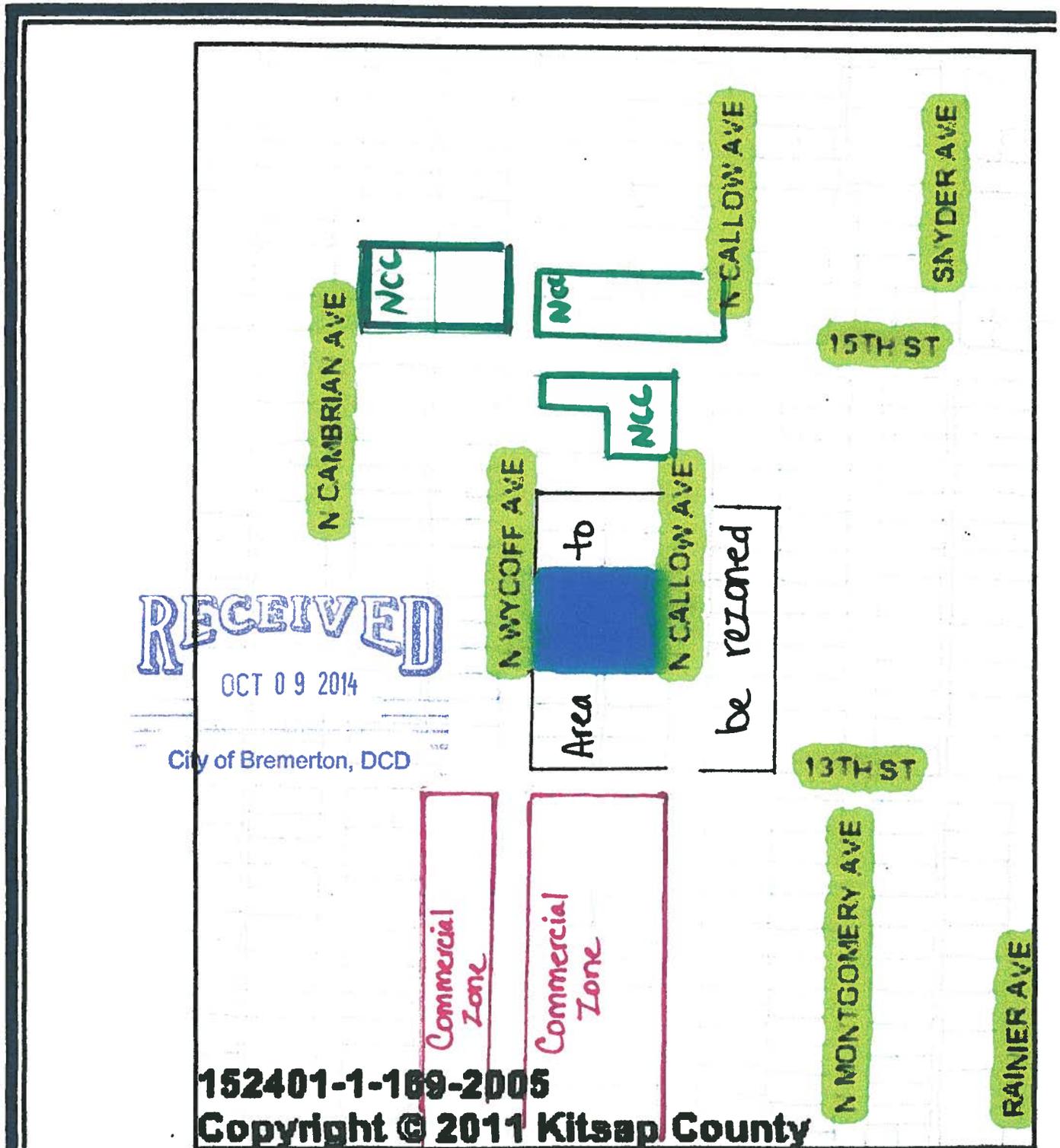
  
DOUGLAS WHITTLE

Enclosures 1

STAFF'S NOTE: Owns property at 1305 Callow Avenue

mailing address: 3238 Ridgeview Drive, Bremerton, WA 98310

# Kitsap County Parcel



**DISCLAIMER:** This map is intended for display purposes only and is not intended to make any legal representations.

Comment #8

Attachment D

RECEIVED

OCT 10 2014

City of Bremerton, DCD

October 8th 2014

Bremerton Planning Commission  
345 6<sup>th</sup> 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 11<sup>th</sup> 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.

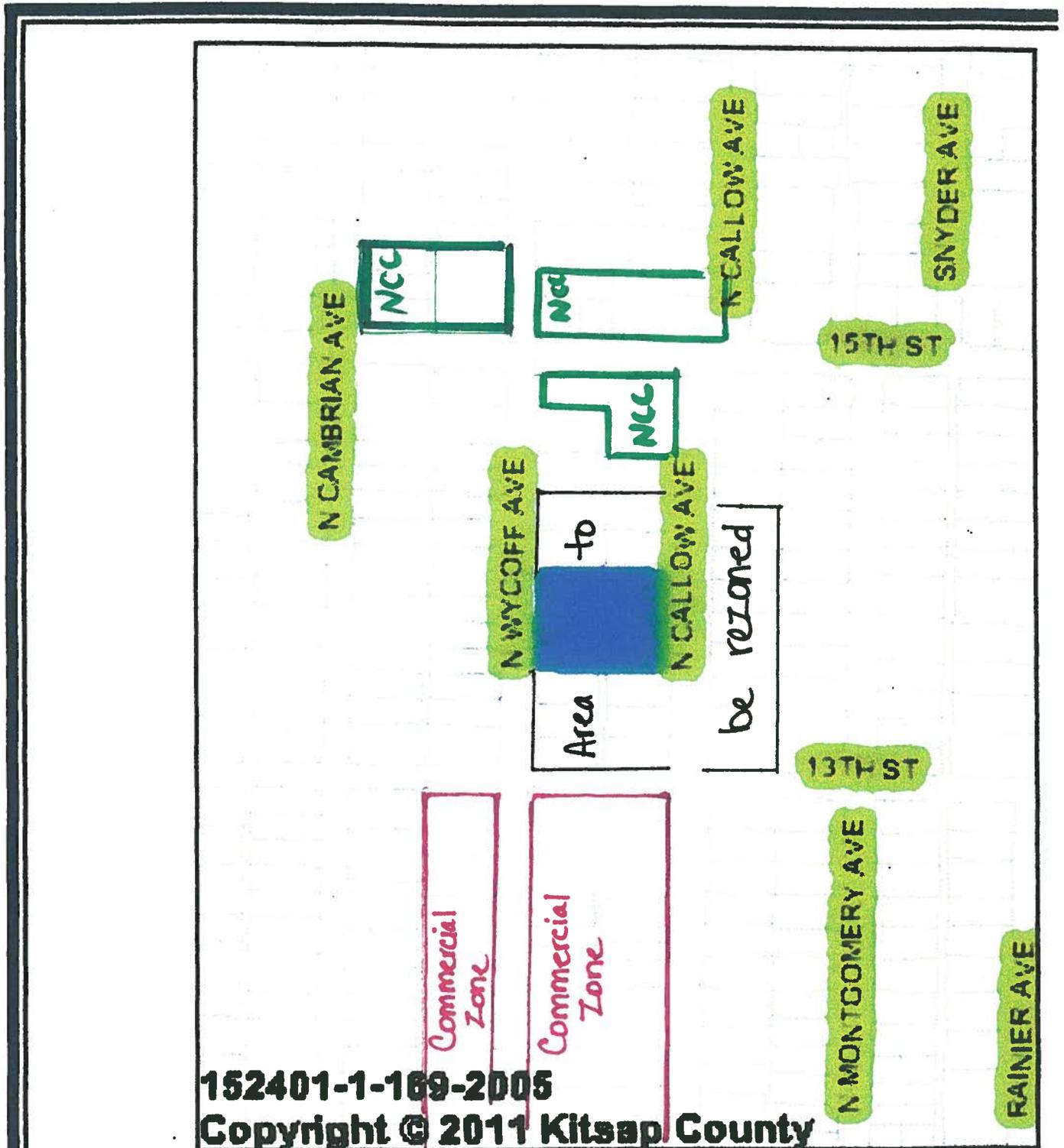
Enclosures 1

STAFF note:

mailing address:

Shane Trepasso  
1320 N. Callow Ave  
Bremerton, WA 98312

# Kitsap County Parcel



**DISCLAIMER:** This map is intended for display purposes only and is not intended for any legal representations.

October



Bremerton Planning Commission  
345 6<sup>th</sup> Street Suite 600  
Bremerton, WA 98337-1873

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 11<sup>th</sup> 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.

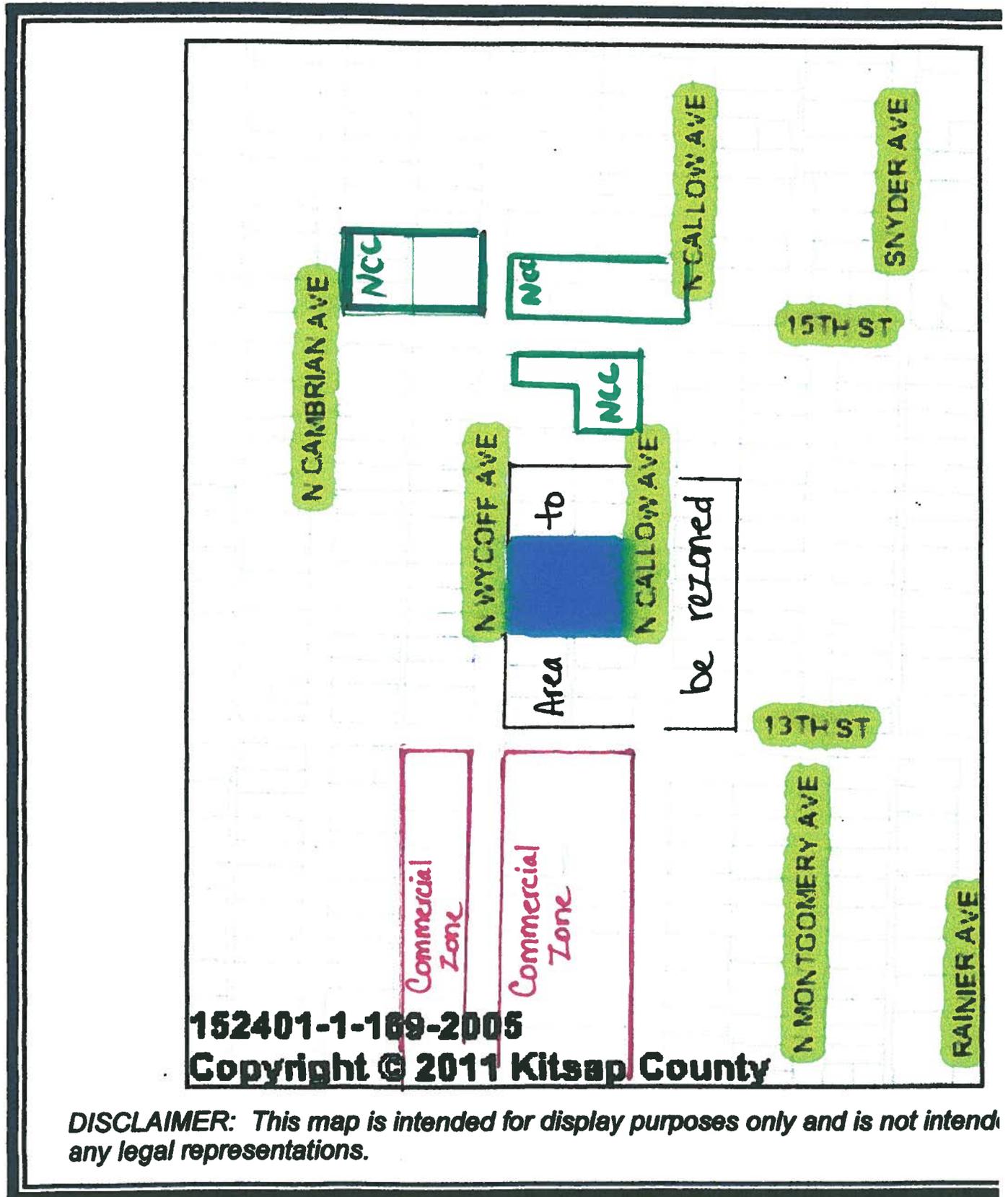
Enclosures 1

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

mailing address:

Greg and Michelle Dawson  
1424 Lindberg Place  
Bremerton, WA 98310

# Kitsap County Parcel



**DISCLAIMER:** This map is intended for display purposes only and is not intended for any legal representations.

## 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

## Allison Satter

---

**From:** Billy Kay <billy@billykaymusic.com>  
**Sent:** Friday, October 10, 2014 9:51 AM  
**To:** Allison Satter  
**Subject:** Comp Plan

Hi Allison

I'm staying at Kitsap Lake for 2 months while recording an album. I'm not here long enough to take the official survey, but I would like to share an outsider's view of Bremerton.

The first thing I saw when I arrived - and see every mile I drive - is a police radar gun pointed at me. While driving thru town I see "Traffic tickets generated by cameras" signs.

To an outsider, that tells me this town is all about raising money for the government. While there are places I have to go to daily, I'm not exploring the area to see what it offers as the odds say I will clearly get a ticket at some point.

A carton of generic cigarettes in Tupelo MS is \$33. Same thing here was \$70. That tells me you put some kind of \$40 surcharge on every carton.

Again, to an outsider this place is just about raising money for the government.

That said, the people I've met here are what makes Bremerton wonderful. I've been spoiled the last 2 years being on the receiving end of "Southern Hospitality".

Without exception, every person I've met here is just as nice and welcoming - without the silly accents :)

Regards,  
Billy

# Comment #12

Attachment D

RECEIVED  
OCT 14 2014

October

Andrea Spencer, AICP  
345 6<sup>th</sup> Street Suite 600  
Bremerton, WA 98337-1873

City of Bremerton, DCD

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 adjacent to the area in 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 11<sup>th</sup> 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,

 Jared Kono  
10/09/14

Enclosures 1

STAFF note: Received from:

Kono Enterprises LLLC  
3512 141<sup>st</sup> St Court NW  
Gig Harbor, WA 98332

Owns property at 1338 N Wycoff Avenue  
1519 N Wycoff Avenue



**GOLD MOUNTAIN CAPITAL, LLC**

**1324 N. Liberty Lake Rd. #273**

**Liberty Lake, WA 99019**

**(509) 981-2908**

**ronragge@yahoo.com**

RECEIVED

OCT 14 2014

City of Bremerton, DCD

October 10, 2014

Dear City Council Member,

Gold Mountain Capital, LLC has many requests of the City Council.

Before I discuss those I would like to explain the three types of gaming that happen elsewhere and in Washington State.

The first is card clubs. In Washington, and particularly in Bremerton, they have a sordid history. Why not eliminate the ordinance now when there are no applicants or licensed clubs? Please ask the chief of police what he thinks.

The second group, commercial casinos, are in the headlines at this time. States such as Maryland, Pennsylvania, New York, and Massachusetts have passed casino gaming as a form of self-defense. They each had suffered losses of funds to Atlantic City, which was first to allow commercial casinos. Atlantic City did well when they had no nearby competition. Now every state around them has legalized casinos and they are feeling the pressure. Commercial casinos are not allowed in Washington.

The third type of gaming is Native American casinos. This is easily the best. This is what Bremerton can have and should want. There are very limited areas where a tribe can open a casino. Bremerton is fortunate in that it may be one of the few areas that can do this. Tribes are untaxed by the state but give generously to their communities, create employment, create very large payrolls, and deliver huge amounts of local business spending and advertising.

What has happened to Maryland, Pennsylvania, New York, and Massachusetts should be a serious lesson for the leaders of Bremerton. New Jersey allowed Atlantic City to open. They were aware that other states nearby had no gaming and that many residents would travel to New Jersey to participate. Each nearby state, after becoming aware of the financial drain they faced, eventually allowed commercial casinos on their own territory to keep the money home and to gain business from other states and countries.

Bremerton is suffering the same fate as those states surrounding New Jersey before they allowed gaming. A Native American casino can be built. Bremerton is so fortunate to have this opportunity. Many areas around Puget Sound and elsewhere receive customers from the general area of Bremerton to the tune of 20 to 30 million dollars a year. Instead of losing those funds Bremerton can keep the majority of those funds home and bring extra funds into the city and in particular extra convention business. This is a win-win for Bremerton.

What Gold Mountain Capital, LLC wants from the Bremerton City Council.

1. Postpone the battle with the Trust property. Every time I am in Bremerton to discuss the sale of the neighboring property and seeking the ability to completely clear the Trust land there has always been a problem relating to some city conference, action, or lawsuit. Gold Mountain spent an inordinate amount of time convincing the family that they should not sell fireworks and was instrumental in the stay which prevented any fireworks sales this year. In my opinion the stay should continue and there will be no fireworks sales. Give Gold Mountain a chance to deliver what the city and the family would both like to see.

2. Support the concept of allowing the 18 lots around the Trust property to be considered for rezoning to commercial property in the Master Plan. This gives plenty of time for the concept to be fully vetted. Overrule the Community Development department if necessary out of pure economic interest.

3. The process of locating and designing a Native American casino is always difficult in a metropolitan area. The city of Bremerton was gracious in assisting in the formation of "the Working Group" and in the discussions we had. One of the results of those meetings was that the city determined that this was to be Gold Mountain's project and the city was not to be involved. I did not understand why the letter of September 10, 2014 was sent and why there was no call or contact from anyone concerning what caused the triggering of that unnecessary letter. Please rescind the letter of September 10, 2014 that was so ill conceived and incredibly uninformed. I will be happy to show the council what changes have been requested by community members and how our concept has changed accordingly if that is the now desired course of action. Please call, write, or email if the city wishes to know our process or to answer any questions or concerns that you may have.

4. Control the inaccurate and misleading statements by government officials concerning the Native American casino concept. They are damaging, false, and completely unnecessary.

5. A "Letter of Interest" is non-binding and simply shows that a concept is being consider. Bremerton's City Council should consider sending Gold Mountain a Letter of Interest without further delay.

Thank you for the opportunity to present these thoughts. I will be available at the City Council meeting of October 15, 2014 to answer any questions and can almost always be reached by phone beforehand if you so desire.

Sincerely,



Ron Ragge, Managing Member

cc: Christine Clarridge, Seattle Times  
Planning Commission  
Josh Farley, Kitsap Sun  
Leslie Kelly, Editor Bremerton Patriot  
Mayor Patty Lent  
Allison Satter, Senior Planner  
Andrea Spencer, Dir. Community Development

For distribution to the entire City Council

Comment #14

Attachment D

October

Andrea Spencer, AICP  
345 6<sup>th</sup> Street Suite 600  
Bremerton, WA 98337-1873

RECEIVED  
OCT 14 2014

City of Bremerton, DCD

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Sincerely,



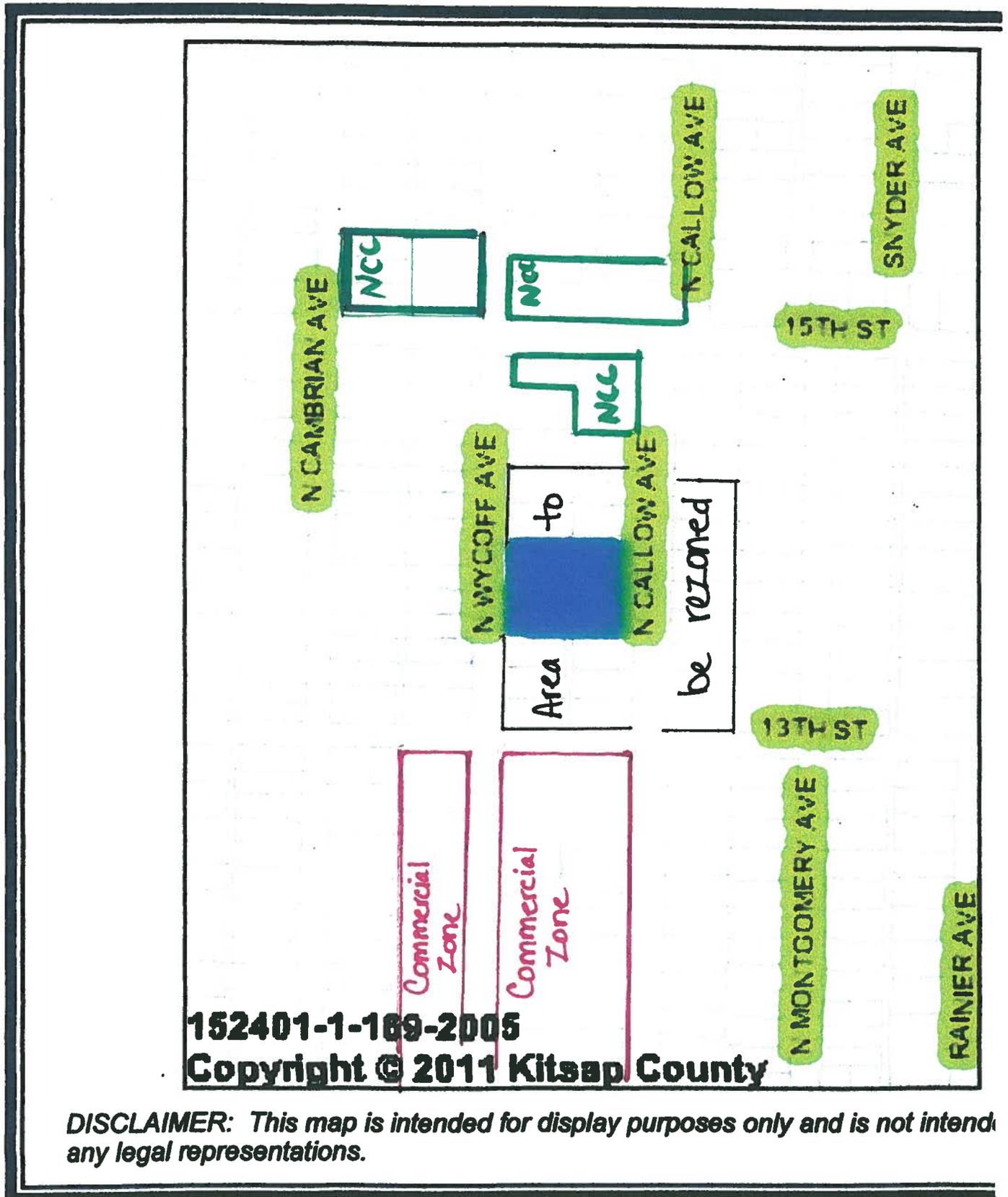
Enclosures 1

Staff Note

Mailing address:

Dean Grimbly  
1333 Ford Ave  
Bremerton, WA 98312

# Kitsap County Parcel



**DISCLAIMER:** This map is intended for display purposes only and is not intended to be any legal representations.