

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	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	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	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	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	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	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	Owns 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	Owns 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	Owns 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	Owns 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	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.

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12	Kono Enterprises	10/14/2014	3512 141th Street	Gig Harbor	Owns 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	Bremerton has an opportunity to host a casino 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.
14	Dan Grimby	10/14/2014	1333 Ford Ave	Bremerton	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.
15	Tiffany Gay	10/16/2014	1309 Montgomery Ave	Bremerton	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.
16	Dan & Jean Webster	10/20/2014	1350 N Callow Ave	Bremerton	Against rezoning parcels for casino proposal due to traffic concerns and criminal activity.	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.
17	Vic Caba (assumed)	10/20/2014	1301 N Callow Ave	Bremerton	Supports rezoning parcel to commercial for casino proposal. States that City should provide opportunity for additional commercial development. No signature or identification was provided on formed letter. Pre-addressed envelope was to Vic Caba so staff assumed was the originator of letter, but origin can not be confirmed.	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.
18	John Hogan	10/21/2014	N/A	N/A	Owns Milan Apartments at 1019 Burwell Street which is currently designated as Limited Commercial. Supports redesignating this area to be included into Downtown Regional Center as this block includes multifamily buildings and the nonconforming provisions hinders potential improvements to the site.	Staff has proposed this change within the District 3 Profile. Proposal is to considering expanding Downtown Regional Center to areas that predominately consist of nonconforming buildings in this area.
19	Phil Hamlin	10/21/2014	N/A	N/A	Does not support rezoning of area for casino in any part of the City.	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. However, there are existing areas within the City that allow for Casinos, such as the Freeway Corridor.
20	Adam Simon	10/29/2014	1107 N. Callow Ave	Bremerton	Supports a expedited process to utilized existing buildings (or portions of buildings) that have been classified as nonconforming uses since the 2004 adoption and cannot reasonably be used for a use permitted by the current zone.	Staff has proposed within Work Program Summary #28 to evaluate options for reuse of existing nonconforming commercial structures.
21	Larry Taylor	10/30/2014	N/A	Bremerton	Supports Staff proposal to rezone property on 13th as identified in the Work Summary #15 only if 13th Street no longer connects to Kitsap Way. He is the owner of the proposed property to be redesignated from CC to LDR.	Staff will consider the comments when revising the Land Use Map and review with the Public Works Department regarding the road closure.

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22	Donna Nielson	11/4/2014	7986 Diane Ct. NE	Bremerton	Supports rezoning the area north of St. Vincent's from Residential to Commercial. Major road connection, and this is an great economic	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.
23	Donna Nielson	11/5/2014	7986 Diane Ct. NE	Bremerton	Would like commercial zoning on her property at 1333 N. Callow Avenue.	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.
24	Greg Dawson	11/6/2014	1424 Lindberg Place	Bremerton	Please redesignated my properties south of 15th Street and north of 11th Street on Callow Ave to commercial.	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.
25	Greg Dawson	11/6/2014	1424 Lindberg Place	Bremerton	Same request as Comment #26.	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.
26	Unknown	11/7/2014	Unknown	Unknown	Postcard with no identification. Supports casino as it will boost the economy.	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.
27	Unknown	11/7/2014	Unknown	Unknown	Postcard with no identification. Supports casino as all neighbors want commercial zoning.	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.
28	Kelly Hudson	11/10/2014	Unknown	Unknown	Postcard. "The majority of our neighborhoods want commercial"	Staff is uncertain of address or way of contacting individual. Uncertain which parcels she supports for rezoning.
29	Unknown	11/12/2014	Unknown	Unknown	Postcard with no identification. "Would like to zoned commercial at 1304 Callow Avenue.	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.
30	J Ross	11/12/2014	Unknown	Bremerton	Postcard. "Neighboring homes are between commercial zones and the majority of neighbors want commercial zoning",	Staff assumes this is in regards to the 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.
31	Chad Mountjoy	11/13/2014	Callow Avenue	Bremerton	Postcard. "Keep this area residential. No casino please."	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.
32	HRF	11/13/2014	Unknown	Unknown	Postcard. "My home town has not changed in over 60 years. It is time for a change. Make it happen before I get too old to appreciate it."	Comments noted.
33	Unknown	11/13/2014	Unknown	Unknown	Postcard. "The neighboring homes are between two commercial areas."	Staff assumes this is in regards to the 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.
34	Shane Trepasso	11/17/2014	1320 N, Callow Ave	Bremerton	Postcard. Owns 1320 N. Callow Ave and would like property rezoned to commercial	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.
35	Douglas Whittle	11/17/2014	3238 Ridgeview Drive	Bremerton	Postcard. Would like to see area of his property between 13th and Callow Avenue rezoned to commercial	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.

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36	Larry Taylor	11/20/2014	N/A	Bremerton	Email: Would only support re-designating my property of 3131 13th Street from Commercial Corridor to Low Density Residential is if 13th Street was closed to through traffic. It is unsafe to have this intersection, and should be discontinued.	Noted the request to not redesignated his property from Commercial Corridor to Low Density Residential unless closing 13th Street. Following initial conversations with Public Works, uncertain if 13th Street can be closed at this time, thus this property will remain as commercial, but will remain as part of the discussion.
37	Unknown	11/20/2014	Unknown	Unknown	Postcard: "It would provide employment to many people. Bring business a boost. Attracts new vigor and activity to the community."	Staff assumes this is in regards to the 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.
38	John Hogan	1/15/2015	1119 Burwell Ave	Bremerton	Supports Draft Land Use Map in regards to expanding the Downtown Regional Center to include the 1100 block of Burwell. "Bringing the boundary from Warren further west to Chester Ave as the draft shows is a welcome site in that this location transitions as a "gateway entrance" into the City while traveling eastbound on Burwell".	It is correct that the Staff proposed Draft Land Use Maps re-designated this area to be included in the Downtown Regional Center. Mr. Hogan is a owner of the Milan Apartment on Burwell Avenue which, under current designation of Low Density Residential, makes his multifamily complex a nonconforming use. This revision would make his property conforming.
39	Bill Broughton	1/16/2015	Washington Ave	Silverdale	Supports staff draft map, but would like mini storage to be considered in commercial designations	The Zoning Code is developed after the Comprehensive Plan Update. Your comment is noted and will be considered in the zoning code update.
40	Deirdre McKeel	1/18/2015	Unknown	Bremerton	Concerned with creating an industrial area near the hospital, and would like to see high density residential and shops. Also concerned with District Center designation around the Youth Center and the strenuous permitting process.	Reponses to commenter was that the Harrison Employment Center will continue to support higher density residential and retail, but will be renamed "Eastside Employment Center". In addition, great efforts have been made and are continuing to be made to simplify the permitting process. The Bremerton School District and Youth Wellness Campus has been supportive of the District Center Designation.
41	Bob Reiher	1/22/2015	1715 Wycoff Avenue	Bremerton	In response to the January Planning Commission Special Meeting, a citizen requested 13th Street to be vacated at the "5-way intersection." If this happens please consider removing access route to Ford Avenue through NAPA/West Bay Auto Store parking lot.	The City of Bremerton Public Work's Department is participating with the Comprehensive Plan Update and a formal proposal to vacate 13th Street has not been proposed or accepted. As the citizen claimed, this road is well utilized and as such additional analysis is required if this street is proposed for vacation. At this time, Staff is not proposing to vacate 13th Street, but your comment has been passed to the Public Works Department for their consideration.
42	Michael Mjelde	1/21/2015	Unknown	Bremerton	Supports redesignating the area at 11th and Warren (former tennis courts) to Higher Education designation. This provides additional oportunities for the community.	Staff is proposing to redesignate the area south of the current Olympic College to Higher Education, which allows multifamily structures such as dormortories which would provide greater opportunity for students and the community.
43	Paul Dutky	1/29/2015	Dockside	Bremerton	Surports mutlimodal transportation options including a trail around Kitsap Lake. Include infromation from the Bremerton's Non-Motorized Transportation Plan (2007). Additional note from Mr. Dukty was for staff to consider additional bike lanes on 6th Street from the Downtown to Kitsap Way to connect to the Sharrows	The Comprehensive Plan contains the big picture concepts, which has many goals and policies for multimodal transportation options, including suporting bike and pedestrain paths. The Comprehensive Plan references many more specific implementation plans that would better address and analysis specific trails. The City of Bremerton Non-motorized Transportation Plan (NMTP) identifies trails throughout Bremerton and connects to the County. The City of Bremerton Parks, Recreation, and Open Space Plan (PROS) addresses trails that are located with the parks. This comment has been forward to the Public Work's Department for their consideration when updating the NMTP. The NMTP & PROS will be incorporatated as "functional plans" with the Comprehensive Plan.
44	Cherl & Robert Reiher	1/29/2015	1715 Wycoff Avenue	Bremerton	In regards to area between N. Wycoff Avenue and N. Callow Avenue, and 13th Street and 15th Street, citizen is concerned that by designating the northern portion of the block as Neighborhood Commercial, this may open the door for rezoning the whole block for potential commercial.	This area has been discussed at the previous Planning Commssion Workshops in regards the potential casino proposal. This area is currently desingated as Neighborhood Commercial and remains in the new Plan. The northern portion of this block contains an old gas station site and the parking lot for Hi-Los Restuarant. Staff has proposed reducing the Neighborhood Center Designation in the vicinity due (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. Staff believes that the proposed land use changes in the vicinity address the concerns raised by the commenter.

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45	Mike Mauren	2/4/2015	Unknown	Unknown	Supports Mineral Resource Overlay for the Low Density Residential in specific areas of West Bremerton. Encourages Zoning Code update to further support this overlay to follow.	Staff has proposed a Mineral Resource Overlay on large undeveloped parcels in west Bremerton. Part of the Mineral Resource Overlay approval will be to reclaim the site (including grading) at the end of the process for residential development.
46	Jack Stanfill	1/20/2015	Unknown	Bremerton	Document provided: Port Blakely Kitsap Lake JPA from May 12, 1999.	Staff received this document at the Open House and it provided for Planning Commission's consideration.
47	Steve Guiberson	2/14/2015	Unknown	Gig Harbor	Supportive of General Commercial designation along Wheaton Way, however he owns a car dealership there and cannot expand. Please consider allowing car dealerships not just in auto center but along the main corridors. Currently there seems to be a monopoly out near Auto Center Way for car dealerships.	In 2004, the Comprehensive Plan the zoning only allowed auto dealerships in the Freeway Corridor. Revisions to the Zoning Code will be considered following the Comprehensive Plan Update, which will have specific details on what land uses are allowed in specific zones. Planning Commission will consider appropriate uses in this detail during this Zoning Code update.
48	Lesley Kabelac	2/16/2015	3021 W State Hwy 16	Bremerton	Property north of her property is being proposed as General Commercial. Concern as she has access easements that may make this property hard to develop and access.	The subject property to the west is adjacent to State Hwy 16 (across from the Mattress Ranch). Staff is proposing General Commercial for this area and the Land Use designation line follows the topography of the site (the area that is relatively flat could be developed with General Commercial activities). The current designation is Low Density Residential. As for the easements, if this property is to be developed, the developer will need to comply with the easements (or revise them accordingly with the property owner) at the point of permit applications. Staff is not suggesting any further changes to the map to address the easement locations.
49	Jack Stanfill	2/17/2015	PO Box 4773	Bremerton	Provided the following documentation to be considered during the environmental review: Partial Transcription to Ueland Tree Farm Final Environmental Appeal Hearing (Dec 2009); pages 32 and 36 of Port Blakely Subarea Plan; Preliminary Scope for the Project page 5; Infiltration Map of the area; and a Mineral Resource Development Wetland Review.	These materials are excerpts from an Environmental Impact Statement for a project that is outside the City limits (Kitsap County jurisdiction). Documentation will be reviewed in conjunction to the Comprehensive Plan Update Environmental Review.
50	Judy Friedberg-Nerf	2/23/2015	Madrona Point	Bremerton	Had general inquires on the Draft Land Use Plan including the following: (1) Where is the development regulations for each designation (2) Why bring back the Multifamily Residential Designation (more information); (3) Council Districts should not separate existing neighborhoods; (4) express kudos to the District Profiles.	(1) The General Development parameters are addressed in the proposed Comprehensive Plan in the Draft Land Use Chapter at a higher level (generally what kind of development and what character should it have). The specifics will be addressed in the Zoning Code Update that will come after the Comprehensive Plan Update. (2) Staff is trying to reduce the nonconforming uses throughout the City, currently areas throughout the City that are primarily developed with multifamily structures, are being proposed to be redesignated from Low Density Residential (which allows one house, per one lot) to a more appropriate designation. (3) Council Districts were re-mapped a few years ago based on population, and unfortunately this did separate some cohesive neighborhoods. (4) Appreciate the kind words on the District Profiles. Staff created those in-house with the support of City Council.
51	Laura Gardner	2/24/2015	1027 Walnut Street	Bremerton	Represents the owner at 1027 Walnut Street who supports the redesignation of Medium Density.	Staff proposed to redesignated this area as it is primarily developed with duplex type structures to reduce nonconforming uses within City of Bremerton.
52	John Stieber	3/6/2015	Unknown	Unknown	Feels the direction the Comprehensive Plan is heading in is generally good. Wants to make sure that consideration is coming downtown and having access for those that may not be able to get around easy (such as the senior citizens). Wants more sidewalks like the Manette Bridge	Appreciate the comments, and the Comprehensive Plan Update is strongly encouraging multi-modal options including wide sidewalks throughout the City. The Downtown area has additional criteria to support pedestrians of all types, including the those of a vulnerable population. This information is discussed in the Draft Land Use Chapter and will be further discussed in the Transportation element.
53	Bruce Riveland (Olympic College)	3/11/2015	1600 Chester Ave	Bremerton	The Olympic College supports Staff's proposal for the Higher Education desingation as proposed.	The Staff's proposed Higher Education desingation can be seen on Draft Land Use #2.
54	Vic Ulsh	3/20/2015	400 Warren Ave	Bremerton	Writing to ensure property at 800 11th Street maintains the current Neighborhood Business overlay in the Downtown subarea plan.	Staff does not foresee removal of the existing Neighborhood Business overlay in the Downtown Subarea Plan.

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55	Dan Nelson	3/31/2015	Unknown	Unknown	Encourages the City to make literature available to the public which provides tips on submitting a complete permit application. Acknowledges this information may exist, but needs to be made more readily available.	The draft Economic Development chapter, policy ED4(A), seeks a permitting process which advocates for development by providing predictable requirements and timelines. This comment was forwarded to the Building Official for her consideration to implement into the City informational handouts and method of dissemination.
56	Mark Kulman	4/6/2015	3141 W State HWY 16	Bremerton	Seeks to enlarge portions of parcel 322401-4-113-2005 designated as commercial on the Comprehensive Plan draft land use map to follow natural contours/slopes of the land (provided geotechnical report supporting claim).	Based off of the provided geotechnical report, the City will reevaluate the commercial boundary for parcel 322401-4-113-2005. Any changes will be presented to Planning Commission with an update Land Use Map.
57	Jim McDonald	4/25/2015	Marlow	Bremerton	Requesting the City to consider allowing duplexes in the area near Lions Park. The Low Density Residential designation limits the potential for this area.	Staff is proposing to redesignate the area north of Lions Park as Medium Density Residential designation which would allow duplexes.
58	Sherill D. Rose	5/7/2015	3628 "E" Street	Bremerton	Provided Staff her poem on Bremerton. First version was developed in 1996 and it was revised in 2004 to account for new development in the City.	Staff appreciates her passion for Bremerton.
59	John Bierly	6/16/2015	1032/1035 Hanford Ave	Bremerton	Two existing duplexes on Hanford, currently zoned R-10. Would prefer their lots and the adjacent lots be included in proposed GC zone.	The property owner missed their opportunity to apply for a Comprehensive Plan Map Amendment to proposed re-designate of his property from Low Density Residential to a Commercial designation (window ended on April 1, 2015). To re-designate these parcels, Planning Commission would need to direct Staff to begin reviewing the proposal. Staff initial concerns are the additional potential for commercial access and activity to Hanford Avenue (which is currently a residential street). Staff would need to verify whether the owner of the adjacent vacant lot would want it to be commercially zoned.
60	Jack Stanfill	7/22/2015	PO Box 4773	Bremerton	Provided the following documentation: Ueland Tree Farm Habitat Management Plan and Wetland Report Third Party Review which identifies additional considerations for the Ueland Tree Farms, LLC mineral mining application (dated March 3, 2015).	As Ueland Tree Farm is adjacent to City limits, this comment has been added into the Comprehensive Plan for consideration. However, the Ueland Tree mineral mining project is within Kitsap County jurisdiction and has been processed by that entity.
61	Dora Bressler	7/22/2015	105 Naval Ave	Bremerton	Request that Planning Commission re-designate her property at 105 Naval Avenue from the current Low Density Residential to a commercial designation due to her close proximity to the Naval Avenue Naval Base Kitsap Gate.	To consider this proposal, this request should have been received during the open Comprehensive Plan Amendment window (January through April 2015) and the owner has been notified for the next opportunity to apply. There are also concerns about further support in the neighborhood (as there are many single family homes in that neighborhood) as the City cannot support spot zoning. In addition, Naval Base Kitsap has requested that further consideration for areas around the base to not be up-zoned due to the potential impacts.
62	Priscilla Bailey	8/11/2015		Bremerton	Property owner of two East Bremerton commercial buildings (Wheaton Way at Hollis Street) requesting road improvements in that area, behind East Towne Center.	The areas in question are on private property, thus will not be addressed within Comprehensive Plan Update. As development occurs in the East Towne Plaza and surrounding area, the City may require improvements to the driveways and access roads. Encouraged her to work with her neighboring property owners.
63	Unknown	8/18/2015		Bremerton	Supports including Non Motorized Transportation review in city planning.	Received at the Planning Commission Open House. Staff appreciates the support for non motorized transportation as an element of the Comprehensive Plan.
64	KAPO John Taylor	8/5/2015	P.O. Box 1861 Poulsbo, WA 98370	Poulsbo	Request at City Council: Supports the City's plan to expand boundaries, however requested more information.	City Council responded to request with a letter dated August 12, from City Council president with links to Annexation Fiscal Analysis Studies, Comprehensive Plan Update, Countywide Planning Policies documents, and the Kitsap County Buildable Lands Report.
65	Nathan Mann	9/1/2015	1016 NE Forest Rock LN #125	Poulsbo	Owner of property: 1105 E. 31st Street (0.23 acres). Currently is zoned Commercial Corridor, and Staff is proposing to redesignate the property as Low Density Residential. Owner is planning on having business in location and would like to see it remain as commercial designation.	Staff is proposing to redesignate three parcels from commercial designation to residential designation that abut Eagle Avenue. Eagle Avenue is a residential street in nature, and commercial businesses may bring additional traffic to a relatively quiet residential street. At the time of proposal, this property is developed with a single family residence.
66	Anonymous	10/5/2015	Unknown	Unknown	Poem sent in via Postcard.	Provided to Planning Commission for their consideration.

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67	Paul McConkey	10/15/2015	1723 Pennsylvania Avenue	Bremerton	Zoning Code request: please consider off-premise signage for directional traffic. As people cannot find a business (like Penn Plaza), the additional signage would help businesses.	Planning Commission will deliberate on zoning code (Bremerton Municipal Code Chapter 20) changes in the beginning of 2016 as part of the Comprehensive Plan Update (to ensure compliance with updated Comprehensive Plan and the zoning code). In 2005, off-premise signs became prohibited, largely based on prohibiting billboards throughout the City.
68	Priscilla Bailey	10/14/2015	Unknown	Bremerton	Supportive of City Service policy for underground utilities. Would like to see that happen on Wheaton Way.	Commented noted and passed to Public Work for any future proposals. Informed commenter that underground utility work would come when development happens on Wheaton Way, so no proposals currently, but will be considered when development comes.
69	Jared Kono	10/27/2015	Unknown	Gig Harbor	Interested in buying lot on Oyster Bay if it allows self service car washes.	Proposed to designated General Commercial. It will be part of the Planning Commission's next task to update the Zoning Code. It is likely that this use may be permissible within that designation.
70	Joe Zukauskas	11/12/2015	2312 E. 11th St	Bremerton	Having issues with neighbor at 1100 Perry Avenue (Der Blokken) including noise, and parking. Would like property undesignated as commercial.	Staff is not supportive of the redesignating a commercial property with an existing business to a non-commercial designation. If redesignation was supported, this business would become a nonconforming use, and would be able to continue until such time that its nonconforming status was terminated (such as ceasing business operations for more than a year). Provided general information about noise and parking but not a specific topic for this Comprehensive Plan Update.
71	Pamela Sparks	11/17/2015	1800 Ohio Ave	Bremerton	Challenged environmental threshold determination and adoption of existing environmental documentation.	Staff provided response to provide clarification to questions about the environmental review, and determined no additional addendum was required. Staff's Response Letter is attached to Comment #71.
72	Doug Skrobut	11/20/2015	Unknown	Port Orchard	To assist in achieving the goals of the Land Use Chapter, the City should consider Transfer of Development Rights program.	The Draft Comprehensive Plan has supporting goals and policies that could support a Transfer of Development Rights (TDR) program. The City currently does not have a TDR program.
73	Scott Daniels	11/17/2015	345 6th Street, Suite 300	Bremerton	Appreciate of the continued coordination of the Kitsap Public Health District and the City of Bremerton on working on the Comprehensive Plan Update.	Staff appreciates the work that Kitsap Public Health District has provided. Their contributions can be seen in the in policies in the Land Use, Economic Development and Environmental Element and in the technical analysis provided in the Land Use Appendix.
74	Erine Perez	12/3/2015	Unknown	Unknown	TIK Village Complex would like to subdivide their property and are hopeful that the update will be beneficial especially with higher density.	The Draft 2016 Comprehensive Plan document identifies this area as being redesignated from Low Density Residential to Multifamily Residential. Provided all development regulations can be met, including density, it is possible to subdivide (he is working with Staff on details).
75	Suquamish Tribe	12/8/2015	PO Box 496	Suquamish	Provided feedback on suggested policy revisions, concerns with any Urban Growth Area enlargements, and wanted more information on Shoreline Update	Policy revisions will be made to the Comprehensive Plan (for City Council's draft version) per Suquamish's request and anticipated Shoreline Master Program update has been provided for the Tribe to consider (relatively minor in nature). As for the Urban Growth Area (UGA) enlargements, the City of Bremerton is coordinating with Kitsap County about relocation of some UGA area to address existing sewer infrastructure. It is not an enlargement as the City will be reducing other UGAs to compensate for the needed area. Coordination with the Tribe will continue.
76	WSDOT	12/21/2015	PO Box 47440	Olympia	Provided feedback on suggested policy revisions for Transportation policies, discussed Level of Service on a State Route, and clarification on tables	Will continue to coordinate with Washington State Department of Transportation. Policies and tables will be revised and Staff is working with WSDOT to determine appropriate Level of Service of State Routes.
77	Sherill D. Rose	1/19/2016	3628 "E" Street	Bremerton	Is supportive of the City's Center approach with higher density and job opportunity within the Downtown area. Ms. Rose has many ideas that are supported by the Comprehensive Plan.	Appreciate the comments and identifying potential projects, however the Comprehensive Plan is the foundation document with high level goals, policies and direction for City Development. Specific developer projects will not be addressed within the Comprehensive Plan.
78	Jim McDonald	1/26/2016	Marlow	Bremerton	Concerned with current code that requires commercial on the first floor in mixed use buildings when Bremerton has an abundance of vacant commercial spaces including recent built buildings. In addition, current financing is available for multifamily residential, but not commercial spaces, so we are missing opportunities.	It has been in the Comprehensive Plan work program to encourage reuse of existing commercial spaces and reduce vacant buildings (while being compatible with surrounding neighborhoods). Policies have been added into the Comprehensive Plan, and Staff is working on the Zoning Code to address this concern.

	Commenter	Date	Address	City	Comment Summary	Staff Response Regarding Comprehensive Plan Update
79	Mark Kulman	2/9/2016	5819 NE Minder Rd	Poulsbo	Local engineer provided feedback on Zoning Code proposal in January 2016 to remove Development Agreement language from the code. With his local experience with developers, the City is removing a process that could be beneficial for both the City and the developer. Requested to keep Development Agreement language in.	Staff has received multiple calls with developers and local engineering firms that have had success with Development Agreements and have requested to keep the language in the code that allows for Development Agreements. Though the City has not recently utilize Development Agreements, and if the language is removed, the City could still utilize the RCW regulations on Development Agreements. Staff will have further conversations with Planning Commission to not remove the Development Agreements prior to April's public hearing.
80	Jack Stanfill	2/16/2016	P.O. Box 4773	Bremerton	Representative of Chico Creek Task Force is informing the Planning Commission that Kitsap County is proposing to redesignated an area of land for Ueland Tree Farm and the Task Force is very concern for the protection of the watershed.	This proposal is adjacent to City limits but is regulated by Kitsap County and it part of their Comprehensive Plan proposal. Comment has been passed on to County for their further consideration.
81	Steve Guiberson	3/3/2016	Unknown	Gig Harbor	Owns property in Bremerton near the Old East High School (or Wheaton Way) which is zoned District Center Core (DCC). Has requested that automobile sales be allowed within the DCC zone.	Staff has not proposed to allow Automobile sales within the District Center Core as the intent of the Comprehensive Plan within this designation is to allow higher density and pedestrian oriented development within the Centers. Automobile sales does not attract pedestrian oriented development. Also, within this update, Staff is proposing to expand the use of automobile sales to General Commercial (GC) as this is a significant change from the 2004 Code which only allowed automobile sales within the Freeway Corridor zone. However, Staff is still proposing to not include automobile as an outright permitted use within the DCC.
82	Jim McDonald	3/10/2016	Marlow	Bremerton	Requested the Staff considered Drive-throughs within the District Center Core (DCC).	Revisions have been proposed to the code within the District Center Core (DCC) to allow drive-throughs within the Wheaton Way/Riddell and Wheaton Way/Sheridan district centers. As of 2013, additional design standards were put in BMC 20.44.120 for Drive-through facilities. These provisions were developed to support drive-throughs with protection of pedestrians access (such as screening of the drive-throughs, and pedestrians connectivity).
83	Steve Guiberson	4/14/2016	Unknown	Bremerton	Requested the Staff considered automobile sales within the District Center Core (DCC).	Please see staff analysis provided in comment # 81.
84	Jim McDonald	4/15/2016	Marlow	Bremerton	Supportive of changes to the Drive-through facilities within the DCC.	Noted it.
85	Bill Broughton	3/16/2016	Unknown	Silverdale	Provided statistics on recent demographics to support his request for reduced parking standards within the Centers.	Will pass information on for further consideration.
86	Wes Larson	4/28/2016			Offers developer's perspective on the cost and need to build parking as part of residential projects. Believes the risk should be left to the developer.	Noted.
87	Alison O'Sullivan, Suquamish Tribe	4/21/2016	P.O. Box 498 Suquamish, WA 98392	Suquamish	Provided recommendations for WA State Threatened/Endangered species, plus Sensitive and Candidate species.	Recommendations will be noted.
88	Doug Skrobot	4/29/2016			Sunnyslope property proposed for rezone from industrial to residential.	Noted.
89	Chuck & Patty Bair	5/2/2016	1303 Lakehurst Dr NW	Bremerton	Opposes change of zoning from IP to GC at Kitsap Lake Storage property, as his business will be nonconforming	
90	Deborah	5/8/2016		Bremerton	Problem with a neighbor blocking an easement, and allowing trees to grow into the road. Feels this caused a power line problem.	No contact information was provided; however, the issue is a civil matter between the neighbors. The City hopes they can resolve the problem in a way agreeable to both parties.

	Commenter	Date	Address	City	Comment Summary	Staff Response Regarding Comprehensive Plan Update
91	Kate Daniels Liberty Bay Books	5/9/2016	409 Pacific	Bremerton	Manager of Liberty Bay Books, feels 1 space per apartment unit should be required. Feels employee parking situation downtown needs to be addressed, and supports 3 hour parking spaces on Pacific.	The parking requirements for downtown multifamily projects have been in place since 2007, when the Downtown Subarea Plan was developed as part of a 2+ year public process. Currently only the Downtown Core portion of the Subarea permit .5 parking spaces per unit; the rest of downtown requires 1 space per unit. No changes are currently proposed to the parking standards for Downtown. The Planning Commission did provide a recommendation to City Council to require only .5 parking spaces per unit in Centers, as an incentive to develop multifamily in Centers.
92	Margo Arne	5/9/2016	421 Park	Bremerton	Acknowledges new housing is needed, but Bremerton needs additional parking for shoppers.	The parking requirements for downtown multifamily projects have been in place since 2007, when the Downtown Subarea Plan was developed as part of a 2+ year public process. Currently only the Downtown Core portion of the Subarea permit .5 parking spaces per unit; the rest of downtown requires 1 space per unit. No changes are currently proposed to the parking standards for Downtown. The Planning Commission did provide a recommendation to City Council to require only .5 parking spaces per unit in Centers, as an incentive to develop multifamily in Centers.
93	Rex-zane Rudee	5/9/2016		Bremerton	Former owner of Hudson Photography. Opposes permitting apartments in downtown with .5 parking spaces per unit. Public transportation in Kitsap is not sufficient for people to be without a car.	The parking requirements for downtown multifamily projects have been in place since 2007, when the Downtown Regional Center Subarea Plan was developed as part of a 2+ year public process. Currently only the Downtown core portion (including the zoning of Downtown Core and Downtown Waterfront) of the Subarea permit .5 parking spaces per unit; the rest of downtown requires 1 space per unit. No changes are currently proposed to the parking standards for Downtown. The Planning Commission did provide a recommendation to City Council to require only .5 parking spaces per unit in Centers, as an incentive to develop multifamily in Centers. City Council discussed the 0.5 parking spaces per unit in other Centers, and have proposed 1 parking space per unit within the proposed ordinance.
94	Frederick Freeland	5/10/2016	603 4th St.	Bremerton	Owner of Game Wizard and Blue Sky Hobbies. Feels the lack of convenient, affordable parking downtown is limiting the future growth of his business. Opposes any proposal that further limits parking.	Same response as Comment #93
95	Anna	5/10/2016	544 5th St	Bremerton	Owner of Avebury Mystikals. Feels the lack of parking downtown is affecting her business. Opposes any proposal that further limits parking.	Same response as Comment #93
96	Timothy Stimac	5/10/2016	619 4th St.	Bremerton	Owner of Timothy Stimac salon. Supports the proposal to limit parking to .5 space/unit for multifamily structures in the Downtown Core.	No changes are currently proposed to the parking standards for Downtown. The Planning Commission did provide a recommendation to City Council to require only .5 parking spaces per unit in Centers, as an incentive to develop multifamily in Centers.
97	Rick Tift	5/11/2016		Bremerton	Planning Commissioner offering his insights on the tie vote of PC, and why he does not believe auto sales should be permitted in the Wheaton-Sheridan District Center. Feels there is a unique opportunity to grow that area into a vibrant district center.	Staff did not recommend permitting auto sales in the Wheaton-Sheridan District Center, as the intent of the Comprehensive Plan within this designation is to allow higher density and pedestrian oriented development within the District Centers. In addition, Staff is proposing to expand the locations of auto sales to the General Commercial (GC) zone. Planning Commission was divided on the subject, and information has been presented to City Council for review.
98	Chase Linbo	5/11/2016	603 4th Street	Bremerton	Owner of Game Wizard Blue Sky Hobbies. Is concerned with the parking in downtown and does not want to have his business further impacted by lack of parking.	Same response as Comment #93
99	PJ Santos	5/16/2016	1402 Third Ave	Seattle	Not supportive of expanding the Downtown Regional Center Subarea Plan's off-street parking requirements, but generally supportive of the current standards including the 0.5 parking spaces for projects not larger than 60+ units.	Same response as Comment #93
100	Ron Sher	5/16/2016	Unknown	Unknown	Supportive of the 0.5 parking space per unit in downtown as this will provide more affordable homes. He believes that the parking issues stem from the Naval Base Kitsap, commuters and ferry users and short time frames on street will help.	Same response as Comment #93

	Commenter	Date	Address	City	Comment Summary	Staff Response Regarding Comprehensive Plan Update
101	Richard Brinkerhoff	5/17/2016	533 4th Street	Bremerton	Owns Brinkerhoff Appliances in downtown. Is requesting no less than one parking space per apartment unit.	Same response as Comment #93
102	Jerry Soriano	5/17/2016	Unknown	Bremerton	Owner of buildings within downtown. Supports a minimum of one parking space per apartment unit within the City of Bremerton.	Same response as Comment #93, however as this comment was more generalized, it is important to note that throughout the City there are different parking standards from 0.5 parking spaces per unit in portions of downtown to 2 parking spaces required for single family residential development (identified in BMC 20.48.060).
103	Ron Sher	5/18/2016	10500 NE 8th St	Bellevue	Developer, has a vision for a vibrant Harborside district; stresses the cost of providing parking, and that it will affect the affordability of housing units. Supports .5 parking spaces/unit in downtown.	Noted. Support for current code.
104	Dale Sperling OneBuild, Inc.	5/18/2016	815 Second Ave, #500	Seattle	His company is developing multifamily projects in Bremerton. Feels 1:1 parking space requirement is not suitable for the demographics; believes requiring more parking will make developing multifamily cost prohibitive. Provided a graphic of existing surface parking in Bremerton.	Noted. Support for current code.
105	Laura Kneib F.R.O.G. Soap	5/18/2016	530 Fifth St.	Bremerton	Believes Kitsap residents will continue to need a car, and already feels there is insufficient street parking. Building multifamily without sufficient parking will make street spaces even more difficult for her clients to find.	Same response as Comment #93
106	Anna	5/18/2016		Bremerton	Owner of Avebury Mystikals. Believes requirement of 1 parking space per residential unit should apply to all of downtown, including Downtown Core, in part because of safety concerns for those who would need to park on the street.	Same response as Comment #93
107	David Farr	5/18/2016	Not given	Bremerton	In favor of expanding the MFTE to all district centers, in order to encourage development in Bremerton. Supports keeping .5 parking space per unit in downtown. Raising this number will discourage the recent growth in Bremerton. Believes other methods will resolve the downtown parking issue, such as enforcement and cooperation of downtown business/property owners.	Support for these two issues noted.
108	Dolores Easler Hot Java Café	5/18/2016	409 Pacific	Bremerton	In favor of requiring 1 parking space per housing unit throughout the City. Would also like to address reserved spots for Downtown Bremerton employees.	Same response as Comment #93
109	Dore King Small Business Owner	5/18/2016	Not given	Bremerton	Supports requiring a minimum of 1.5 parking spaces per residential unit, plus visitor parking. Cites safety of vehicle owners who are unable to park at their residence, plus overflow of car onto the streets limits parking for downtown shoppers.	Same response as Comment #93
110	Carlos Jara Owner, Toro Lounge	5/18/2016	315 Pacific	Bremerton	Supports parking requirements for downtown per the Subarea Plan; feels proper parking enforcement would mitigate the parking problems	Comment noted.
111	Faye Flemister Owner, Unique Experience	5/18/2016	329 N Callow	Bremerton	Interested in development of a Subarea Plan for the Charleston district	A subarea plan for Charleston area is a possibility as it is a District Center, however is not in the current work program for staff.