

(DRAFT) AGENDA
Regular Meeting – Bremerton Planning Commission
(Subject to PC approval)
February 17, 2015
5:30 P.M.
345 – 6th Street
Meeting Chamber – First Floor

- I. CALL TO ORDER**
 - II. ROLL CALL (quorum present)**
 - III. APPROVAL OF THE AGENDA**
 - IV. APPROVAL OF MINUTES:**
 - o January 20, 2015 meeting.
-

VI. PUBLIC MEETING

- A. Call to the Public:** Public comments on any item not on tonight's agenda
 - B. Workshop:**
 - 1. Comprehensive Plan Update
 - a. Summary of January 20, 2015 Open House meeting
 - b. Work Program Schedule
 - c. Housing Element
-

VII. BUSINESS MEETING

- A. Chair Report:** Rick Tift
 - B. Director Report:** Andrea Spencer
 - C. Old Business:**
 - D. New Business:**
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**VIII. ADJOURNMENT: The next regular meeting of the Planning Commission is
March 17, 2015**

**Planning Commission meeting packets are available on-line at
<http://www.BremertonWA.gov/AgendaCenter/Planning-Commission-4>**

DRAFT

Subject to February 17, 2015 Approval

CITY OF BREMERTON

PLANNING COMMISSION MINUTES OF SPECIAL MEETING January 20, 2015

CALL TO ORDER:

Chair Tift called the special meeting of the Bremerton Planning Commission to order at 6:00 p.m.

ROLL CALL

Commissioners Present

Chair Tift
Vice Chair Dinkuhn
Commissioner Albright
Commissioner Nethery
Commissioner Nerf
Commissioner Strube
Commissioner Wofford

Staff Present

Andrea Spencer, Director, Department of Community Development
Nicole Floyd, Senior Planner, Department of Community Development
Allison Satter, Senior Planner, Department of Community Development

Staff Present in Audience

Garrett Jackson, Planner I, Department of Community Development
Kelli Lambert, Planner I, Department of Community Development

Quorum Certified

Chair Tift introduced and welcomed new Commissioner, Richard Nerf.

Chair Tift also thanked the members of the audience for attending the meeting and sharing their input regarding the Comprehensive Plan Update. He commented that public input is very important for the update to be done right.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

VICE CHAIR DINKUHN MOVED TO APPROVE THE MINUTES OF NOVEMBER 18, 2014 AS PRESENTED. COMMISSIONER ALBRIGHT SECONDED THE MOTION, WHICH CARRIED (6 YES AND 1 ABSTENTION).

PUBLIC MEETING

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

Chair Tift issued a call to the public regarding items not on the agenda.

Larry Taylor, Bremerton, said he owns property immediately behind Total Video, which was originally proposed to be rezoned from commercial to residential. His understanding is that the Planning Commission has changed its mind and now

supports retaining commercial zoning for the property. Mr. Taylor said he would support residential zoning as long as 13th Street is closed. He noted that 23 of the 25 residents between Kitsap Way and Lafayette signed a petition to close 13th Street because of traffic and the danger of the road. It is a narrow street, with a 10-mile-per-hour hill and a blind corner. In addition, the left turn lane from Kitsap Way to 13th Street should be closed. This is a five-way intersection, and there is not the required 400 feet of sight-distance. There are more than 32,000 cars per day on Kitsap Way, which is another criterion for not having two-way left turn lanes. He summarized that this intersection is very dangerous and the streets do not line up. Because the two-way left turn lane is so congested, people typically go past it and cut through the Napa parking lot. According to the City's 2002 transportation survey, 3,077 cars used 13th Street per day, and he is sure it is considerably more now. It is not a safe street for the 18 school buses that use it each day, and he supports closing it and zoning the property residential as the Commission originally proposed (in the District 6 Profile).

Leslie Kabelac, Bremerton, said she was present to speak on behalf of her daughter, Deborah Vadine. She said her understanding is that the City is proposing to annex Gorst properties. She pointed out that, although the speed limit is 40 miles per hour on Highway 3 where it connects with Highway 16, people often travel 60 to 65 miles per hour. She expressed concern that allowing additional development at the head of the bay would make the problem even worse. She asked that the Commission keep the current traffic problems in mind when deciding about future zoning for the properties around Gorst.

Workshop: Comprehensive Plan Update: Land Use Chapter and Maps

Ms. Satter presented the Staff Report, explaining that Bremerton 2035 is the title of the City's Comprehensive Plan Update, which is not only a Growth Management Act (GMA) requirement, but a great opportunity for the City to discuss which aspects of the plan are working and what needs to be adjusted to reflect changes related to the economic climate and the overall goals of the community. She briefly reviewed the schedule for the Comprehensive Plan Update and advised that this workshop would focus on the Land Use Chapter, which sets the land use vision, goals and policies; establishes centers and zoning designation parameters; and includes the Land Use Map.

Ms. Satter referred the Commissioners to the draft Land Use Element, draft Land Use Maps, and the additional public comments that were received after the Staff Report was sent out. She noted that the information is also available online at www.bremerton2035.com. She reminded the Commission of the overall goals of the 2016 update:

- A plan that acknowledges the existing built environment.
- Reduce nonconformities whenever possible.
- Streamline the document and make it user-friendly.

Ms. Satter explained that, based on the proposed language, a person should only have to read approximately 10 pages to understand how his/her property can be developed. A reader would be expected to:

- Read the first 2 pages of the chapter, which outlines the City's land use vision and provides a user guide.
- Read the Citywide goals and policies.
- Identify the parcel's designation on the Land Use Map.
- Read corresponding pages that relate to the parcel's designation.

Ms. Satter recalled that the Land Use Vision was updated in 2004, and staff is not proposing any changes. She provided a brief synopsis of the vision for the Commission's information. She explained that as staff reviewed the current Land Use Goals and Policies, they noted that many had similar objectives and supported each other. Staff is proposing that the 21 existing goals be consolidated into the following four goals that are intended to direct the vision:

- LU1: Plan for growth for the City, neighborhoods and communities.
- LU2: Encourage economic development.
- LU3: Protect the natural environment.
- LU4: Foster community health.

Ms. Satter explained that the draft Land Use Chapter categorizes land use designations: centers, commercial, residential, industrial and general. When the Comprehensive Plan was last updated in 2004, there were 21 designations and 13 centers. In an effort to reduce this number, staff created a table to identify the similarities and differences between the various designations and centers and consider opportunities for consolidation. As a result of this exercise, the current proposal identifies just 17 designations and 8 centers. She reviewed the proposal as follows.

Residential

- The Low Density Residential (LDR) designation was retained primarily for single-family development. In addition, Medium Density Residential (MDR) and Multifamily Residential (MR) Designations were added. The MDR and MR designation applies to existing neighborhoods where similar development is prevalent. The MDR designation has the same density requirement as the LDR designation, but it allows MDR type housing, such as duplexes and town homes. The MR designation allows single-family homes, duplexes or apartments.
- The existing Core Center Supporting Residential Designation was removed as it is similar to the MR Designation. The Public Sector Redevelopment Site Designation was removed, as well.

Commercial/Mixed-Use

- The Downtown Regional Center, District Center, and Employment Center Designations were maintained.
- The Neighborhood Center, Neighborhood Business and Limited Commercial Designations were consolidated into a Neighborhood Commercial Designation that is intended for smaller development and neighborhood type businesses.
- The Reserve Center Designation was eliminated.
- The Commercial Corridor, Wheaton Way Corridor and Redevelopment Corridor Designations were consolidated into a General Commercial Designation.
- The Freeway Corridor Designation was retained.

Industrial

- The Industrial Designation remains and is intended for industrial-type uses only.
- The Marine Industrial and Industrial Park Designations were removed because they are similar to the General Commercial Designation.

Centers

- The Downtown Center was expanded.
- The District Centers remain the same, except the Charleston District Center was expanded to include the area along the shipyard where duplex and other multifamily homes already exist.
- The Haddon, Oyster Bay and Sylvan-Pine Neighborhood Centers were eliminated from the “center” designation. And a small portion of the Manette Center was removed.
- The Harrison Employment Center designation was not changed, but it was renamed to the Eastside Employment Center.
- The Manufacturing/Industrial Centers designation area was modified by eliminating one small lot because it is part of residential Sunny Slope and separated by a critical area. It has no access to the Industrial Center.

Ms. Satter reviewed the changes to the Land Use Map, specifically noting the location of the MDR and MR designations, the expansion of the Higher Education Designation, and the consolidation of the Industrial, Commercial Corridor and to either Freeway Corridor or General Commercial Designations. She also noted where the Mineral Resource Overlay would be applied to specific areas that are zoned for residential uses but are undeveloped at this time. The overlay would allow for resource mining to occur, but it would require protection of neighboring residential properties. In addition, a reclamation plan for subsequent redevelopment to residential would be required.

Ms. Satter briefly reviewed the Draft Open Space Map, which identifies the park and school sites. She advised that the City has received a number of requests that the map provide more detailed information. However, she cautioned that including detailed information on the Open Space Map would require that it be updated every time the Parks, Recreation and Open Space Plan is updated and/or revised. It is important to keep in mind that the proposed Open Space Map meets the requirements of GMA and the Parks, Recreation and Open Space Plan will be adopted into the Comprehensive Plan as a functional plan.

Ms. Satter thanked those who attended the open house prior to the meeting. She noted that over 9,000 letters were sent out to citizens, inviting them to attend the event. She summarized that comments regarding the proposed changes were mostly positive. However, there were numerous concerns about the Manette Neighborhood. Staff is proposing minimal change to this area, and she invited concerned citizens to contact staff for more information. Both pro and con comments were received regarding the proposal to include the new MDR Designation, and there were numerous positive comments about streamlining and consolidating the designations, as well as the permitting process. There were also numerous comments that multifamily residential uses should be allowed in the General Commercial Designation.

Ms. Satter summarized that staff is still working on the final draft of the Land Use Chapter, which will include a number of maps. The Planning Commission will review the chapter again before forwarding a recommendation to the City Council. She reminded the Commission that Comprehensive Plan amendments are public-driven, and the decision of other chapters may affect the Land Use Chapter. Additional information might also come to light through the process. It is anticipated that the complete proposed Comprehensive Plan will go out for public review and be deliberated at the Planning Commission in the fall of 2015.

Ms. Satter encouraged the public contact the Department of Community Development with questions. She emphasized that complete amendment applications must be submitted by April 1, 2015.

Ms. Satter summarized that staff is looking for direction from the Planning Commission regarding the proposed formatting and information in the draft Land Use Chapter. She noted that the new format would be used throughout the remaining chapters in the Comprehensive Plan. Staff would also like feedback regarding the proposed changes to the draft Land Use Map. She emphasized that public comments are encouraged, and public comments provided at Planning Commission Meetings are documented and made part of the record. She referred the Commissioners to the additional comments that were recently received and noted that all of the comments can be viewed on www.bremerton2035.com.

Ms. Satter announced that the Commission would conduct a workshop discussion on the Housing Chapter of the Comprehensive Plan on February 17th.

Chair Tift invited staff to respond to the earlier comments from Ms. Kabelac and Mr. Taylor. **Director Spencer** commented that Mr. Taylor should contact the Public Works Department to discuss his proposal to close 13th Street. Regarding Ms. Kabelac's comment, the City realizes that traffic in Gorst is significant and any development proposal would be required to do a traffic analysis to address capacity issues.

Ida Mae Cooper, Bremerton, said she has lived on Walnut Street for 53 years. When the Comprehensive Plan was updated in 2004, she was promised that her neighborhood area would stay low-density, high-quality housing. Now the City is proposing to change that to medium-density residential, which would include town houses and apartments. She noted that the church on Sheridan Road does not use the upper part of its parking lot. If this area is zoned for higher density, she will end up with another apartment house in her front yard. She already has one in her backyard. She recalled that when Kona Village was first proposed, it was to be a one-story nursing home but ended up being a four-story apartment. She requested that the properties between Sheridan Road, Schley Boulevard and Callahan Drive remain low-density residential. About 99% of the duplexes in that area have been converted to single homes. There are only 3 duplexes left of the 19 homes on her block.

Ms. Satter clarified that LDR and MDR Designations would allow the same density of five to ten units per acre. The only difference is that MDR allows duplexes and/or town homes, but apartment complexes would not be allowed. The proposed new MR designation would allow up to 20 units per acre.

Geoff Wentlandt, Bremerton, suggested that the Commission and staff need to have more discussion and/or acknowledgement of the more significant changes between the current and draft plans. For example, he noted that the City hasn't seen the growth that was envisioned when the plan was last updated in 2004. He suggested the discussion should focus on slow growth or stability and not so much emphasis on a growth environment. There are numerous examples of good planning for slow growth that focus on livability and stability. He said he supports the proposed consolidation of the Comprehensive Plan goals. However, he suggested they be made more specific to what is unique about Bremerton. He

referred to Land Use Map 2 and encouraged the Commission to consider Neighborhood Commercial instead of General Commercial for the properties on 6th between Roosevelt and Charleston. He noted that this area is more of a neighborhood, and uses such as fast food restaurants and car dealerships are not really appropriate. Removal of the Sylvan Way Center seems reasonable, but he suggested that an MDR Designation might be more appropriate. Lastly, he suggested the Commission carefully consider the future of the Eastside Employment Center. Given the future of Harrison, he questioned how it could be considered an employment center.

Chair Tift said Mr. Wentlandt is correct that Harrison's Departure from the Eastside Employment Center will have a significant impact. However, there is still a lot of potential in the area, and the Mayor is talking with the hospital and others to discuss what can be done with the area. The area is important to the viability of the City as it grows north.

Mike Myelde, Bremerton, said his family has lived in a house on Broadway since 1940, and he supports the current proposal for his neighborhood for several reasons. He has been a booster of Olympic College for many years and numerous members of his family have graduated from the college. He expressed his belief that Olympic College is a very strong force in the community and he supports the expansion of the Higher Education Designation to allow more multifamily residential uses on the properties surrounding the college campus.

Joel Baxter, Bremerton, said he supports the proposed Land Use Element. In the past, there has been a lot of confusion about land use in the City. He owns property that is partially located in Bremerton and partially outside the City limits, and the land use designations are significantly different. He encouraged the City and County to work together to deal consistently with properties along the borders. **Ms. Satter** said the City does work with Kitsap County, and they are currently going through this same process. Their deadline for Comprehensive Plan amendment applications is February 1st. Once they have identified potential changes, the City and County will work together to address border properties.

Commissioner Nerf said he worked on the 2003-2004 Comprehensive Plan Update. He asked about the process for identifying typographical errors or minor revisions that would make the language clearer when there is no intent to change the meaning. **Ms. Satter** encouraged the Commissioners to provide comments and recommendations regarding typographical and minor changes.

Commissioner Nerf said he previously served on the Parks and Recreation Commission and voiced concern that parks are not identified on the Land Use Map except in the downtown subarea plan. He explained that the City's Park Protection Act makes a park a zone and any changes to a park requires the agreement of all City Council Members. Many of the parks also have federal encumbrances. He said he would like parks to be added to the Land Use Map. **Ms. Satter** clarified that, in addition to the Open Space Map, staff is working with the Parks Department to obtain the most up-to-date information for the Parks, Recreation and Open Space Chapter of the Comprehensive Plan. Regarding whether or not parks should be included on the Land Use Map, **Ms. Satter** pointed out that the MR, MDR and LDR Designations would permit and support parks to continue. It has been shown that identifying parks with their underlying residential zoning designation results in an easier process for the parks to be developed. She summarized that parks are very important and they are not trying to get rid of them, they are incorporated into the residential zoning designations as outright permitted uses.

Vice Chair Dinkuhn clarified that the Employment Center Designation would still allow medium density housing uses, and she supports the proposed changes that make the designations more inclusive. She agreed with Mr. Wentlandt regarding the area outside of the Charleston District Center. Rather than designating the length of 6th Street as General Commercial, Neighborhood Commercial might be a more logical choice considering the street is busy with difficult access.

Vice Chair Dinkuhn noted that there is no reference to LU-4 (Community Health) in the designation for the Eastside Employment Center. She expressed her belief that there are opportunities to incorporate a walkable community in that area.

Once again, **Chair Tift** encouraged the public to continue to provide comments regarding the Comprehensive Plan. He reminded the public that the deadline for submitting applications for specific amendments to the Comprehensive Plan is April 1st.

BUSINESS MEETING

Chair Report

Chair Tift welcomed Commissioner Nerf to the Commission.

Director Report

Director Spencer also welcomed Commissioner Nerf. She also referred to the Planning Commission information sheet and invited the Commissioners to identify outdated information.

Old Business

Chair Tift requested an update on the City Council’s final decision regarding the sign code amendments the Commission forwarded to them in November. **Director Spencer** replied that the amendments were adopted as per the Commission’s recommendation, with no issues or modifications.

New Business

Director Spencer requested feedback from the Commissioners regarding the new meeting format that placed the public open house prior to the regular meeting. The Commission indicated support for the format in the future, when appropriate.

ADJOURNMENT

The meeting was adjourned at 7:07 p.m.

Respectively Submitted by:

Andrea L Spencer, AICP
Executive Secretary

Richard L. Tift, Chair
Planning Commission



DEPARTMENT OF COMMUNITY DEVELOPMENT

MEMORANDUM

To: Planning Commission
From: Allison Satter, Senior Planner
Date: February 10, 2015
Subject: Item VI.B.1.A & B - Comprehensive Plan Update and Upcoming Schedule

INTRODUCTION

The City of Bremerton has embarked on the 2016 Comprehensive Plan Update. This update is mandated by the Growth Management Act and is an effort being taken by all jurisdictions within Washington State. The City is required to review the Comprehensive Plan and update it, as needed, to include state and federal regulations and to reflect the City's changing need. The Comprehensive Plan is somewhat like a blueprint for the growth of the City over the next 20 years. This update has been titled "Bremerton 2035" and the Planning Commission is reviewing a different chapter each month in a workshop series. This memorandum is intended to apprise the Planning Commission on progress being made related to the overall "Bremerton2035" project other than the specific chapter being reviewed this month.

Attachments include:

- **Attachment A:** January Open House Comment Summary Report
- **Attachment B:** Draft Land Use Map #2
- **Attachment C:** Comments Matrix and Comments 41-45 regarding Bremerton2035

JANUARY PLANNING COMMISSION SPECIAL MEETING

As you may recall, Planning Commission held a Special Meeting on January 20, 2015, which included an Open House followed by a Workshop. At the Open House Staff displayed Draft Land Use Maps coupled with the existing Comprehensive Plan's Land Use designation maps. These visual aids were used to facilitate discussion regarding proposed changes. Staff welcomed questions, comments, and recommendations through several different mediums. Participants were able to discuss items directly with any of the four Planners at different stations, write comments on Post-It Notes, provide testimony at the Planning Commission Workshop or grab a post-card to send comments on at a later date. The meeting was well attended with more than 50 community members in attendance. A summary of comments received at that meeting can be seen in **Attachment A**. Additionally, Staff has provided a brief response to these comments for Planning Commission's consideration.

Due to the comments received from the Planning Commission and the public, Staff is proposing to make an amendment to the Comprehensive Plan Update Draft Land Use Map #2 that can be seen in **Attachment B** related to the area along Naval Avenue (from Burwell Street to 5th Street and area north of Roosevelt (former Baskin & Robbins site). These areas were proposed to be designated as General Commercial in the January Draft Land Use Map #2. Staff is now proposing to modify this area to designate it as Neighborhood Commercial as the current commercial use intensity is more comparable with the Neighborhood Commercial designation.

Staff is still working with the Draft Land Use Element and testing out the proposed Land Use policies and goals, and the designations. Further discussions on this chapter will be presented to Planning Commission in upcoming Workshops with Staff's findings.

BREMERTON2035 PUBLIC COMMENTS RECEIVED

Staff has included comments received from last Planning Commission Workshop for the Comprehensive Plan Update process as **Attachment C**. Comments include #41 through #45. All comments and Comment Matrix can be seen at www.Bremerton2035.com for consideration.

COMPREHENSIVE PLAN AMENDMENTS

Comprehensive Plan Amendments from private property owners can be made and will be considered in this update process. To apply for a change to the Comprehensive Plan please be aware that, a Presubmittal Meeting is required prior to the application submittal. Following the presubmittal meeting, a complete application must be submitted within the requisite time frame of January 1 – April 1 2015. A complete application must include an application, an environmental review checklist, and all applicable fees paid in full. As this deadline is quickly approaching, please speak to Staff as soon as possible regarding any requested changes you may have. You can contact Staff at the main line: (360)473-5275 or Allison Satter at (360) 473-5845 or Allison.Satter@ci.bremerton.wa.us.

WHAT'S COMING NEXT?

The Economic Development Chapter will be discussed in March 17, 2015 Workshop. This element suggests creative and incremental strategies to enhance the economic vitality of Bremerton. In order to prepare for the next topic, you are encouraged to review the existing Economic Development Chapter in the Comprehensive Plan at www.Bremerton2035.com.

Comment Summary from the Bremerton2035 Open House & Planning Commission Special Meeting

INTRODUCTION

On Tuesday, January 20, 2015 the City of Bremerton held an Open House Meeting at the Norm Dick's Government Center Council Chambers. The Special Meeting agenda was the following:

- 5PM to 6PM Open House Setting with Staff available for questions and comments
- 6PM to 7PM Planning Commission Special Meeting Workshop with presentation from Staff

The primary purpose of the meeting was to introduce the Comprehensive Plan, Draft Land Use Chapter, and Draft Land Use Map to the public.

MEETING NOTICE AND ATTENDANCE

A meeting announcement was sent by mail to each property owner in the City of Bremerton limits, which included approximately 9,000 letters. The same announcement was emailed to all parties of record who had participated in any prior Comprehensive Plan Update Workshops, and anyone whom requested being on the interested parties distribution list. A notice was also published in the Kitsap Sun on January 10, 2015.

While 50 people signed the sign-in sheet at the Open House, Staff observed more than 50 community members at the meeting. Additionally a variety of City officials were in attendance including City Councilmembers, Planning Commissioners, and City staff from both the Department of Community Development and Public Works Department.

OPEN HOUSE ACTIVITIES

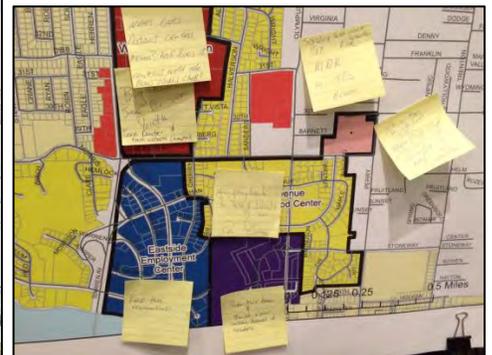
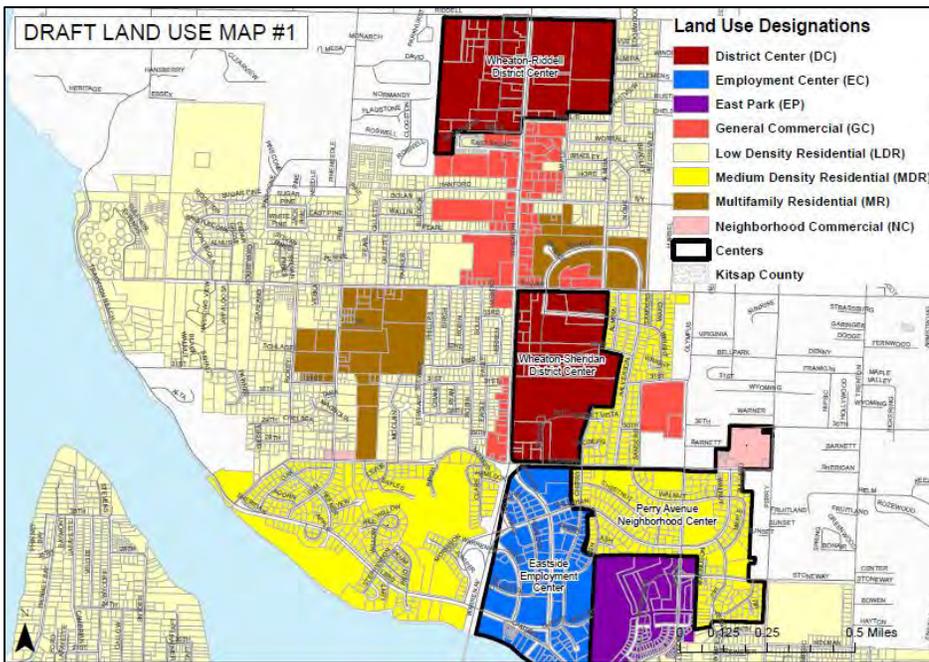
There were several goals of the Open House:

- To notify the general public of this important work program
- To encourage public input throughout process.
- Gather feedback on the Draft Land Use Map.

Staff and the Planning Commission found the Open House setting as a useful way to encourage input from a wider variety of community members as not everyone is comfortable providing feedback in a formal process such as a Planning Commission Workshop with 3-minutes at the lectern. Staff members were positioned around the room and were readily available for questions and comments. The Display maps included current and proposed Land Use Designations for the 2016 Comprehensive Plan Update. Alternative means of comment were provided in the way of Post-It Notes and comment cards so that comments could be placed on the display maps or provided at a later date.

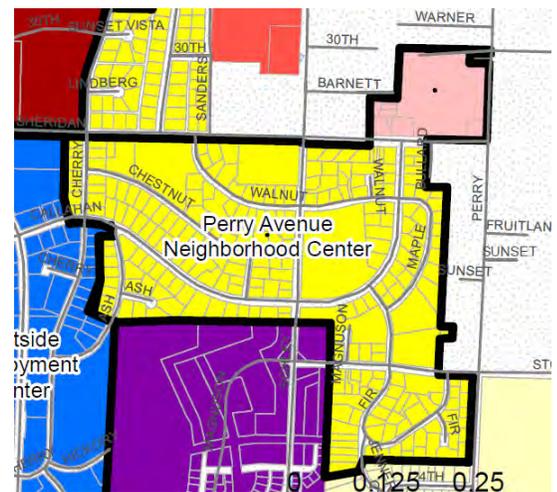
COMMENTS SUMMARY ON THE MAPS/POST-IT NOTES & STAFF'S RESPONSE

Draft Land Use Map #1:



- Comment: Residential areas surrounding the Perry Avenue Neighborhood Center that are Low Density Residential should remain Low Density Residential. Commenter does not support the Staff's proposal to add Medium Density Residential to the area.

- Staff's Response: *Staff is proposing the Medium Density Residential (MDR) for portions of this neighborhood as an alternative to the current Low Density Residential (LDR) designation. MDR has many similarities of LDR including the density (5 to 10 dwelling units per acre), maximum three stories height, and limits to lot coverage by buildings. The difference of the MDR is that medium-style development would be allowed within this neighborhood that includes allowing duplexes and townhomes along with the single-family homes. Staff is proposing MDR in this area as the majority of this area is currently developed with duplexes and multifamily structures. The principle of this land use change is to encourage reinvestment/revitalization of the nonconforming structures in this area.*

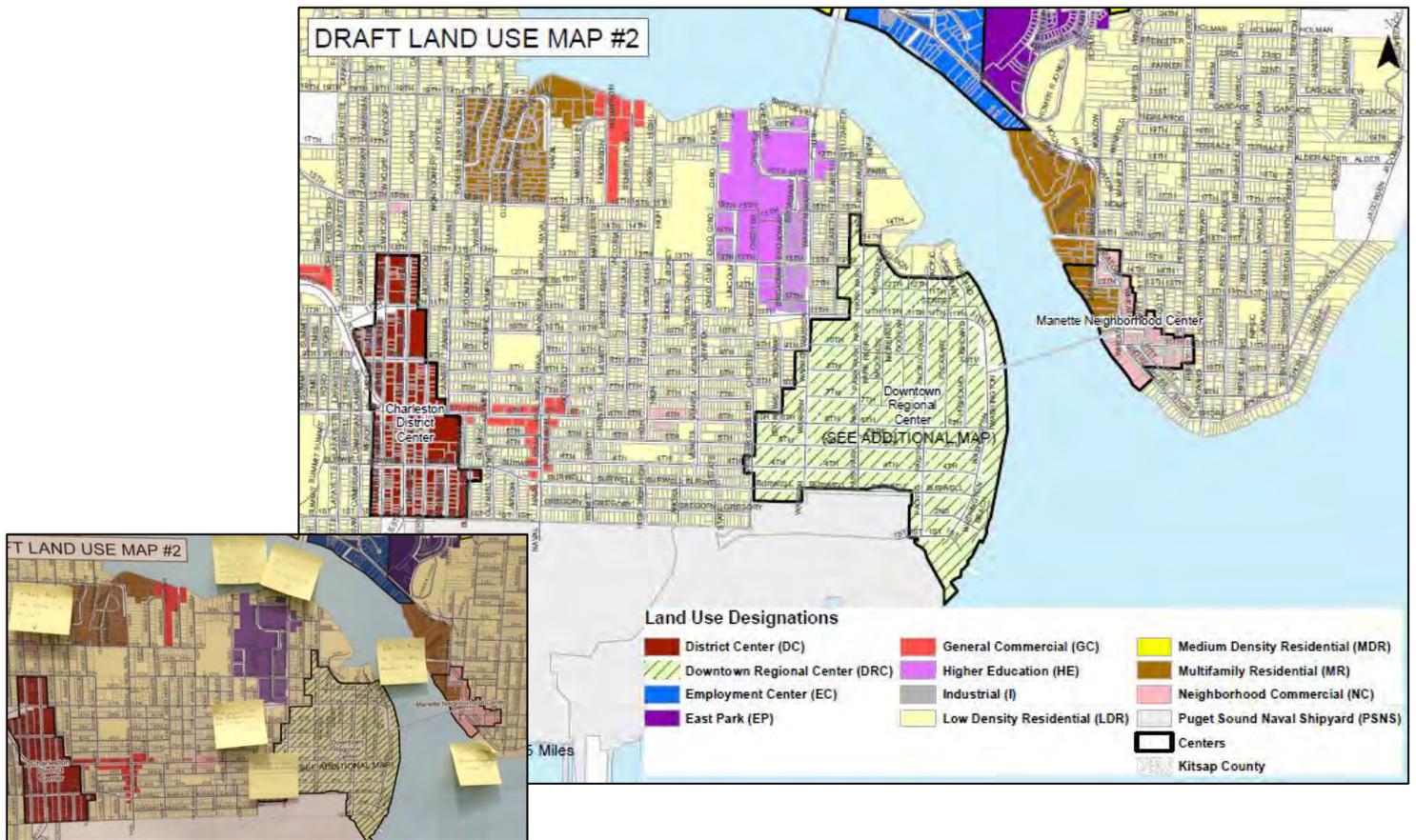


Attachment A

- Comment: Is the City proposing to go back to World War II Density?
 - Staff's Response: *Staff is attempting to acknowledge the existing built environment and has proposed revisions that reduce the nonconforming uses that are throughout the City. In many cases, the current Land Use Maps do not reflect the existing built environment making a significant number of existing duplexes and apartment complexes nonconforming uses. Staff is proposing to allow a wider variety of housing types without increasing the allowed density of the neighborhood. The Medium Density Residential Designation would not allow a higher density than the current single family residential Designation (5 to 10 units per acre). The Multi Family designation would allow for an increased density to 20 dwelling units per acre, but this designation is only located where existing apartment complexes are already developed.*
- Comment: Keep the Harrison area Employment Center residential.
 - Staff's Response: *Staff is not proposing to revise the existing Employment Center except to acknowledge the Harrison Medical Center is leaving the area. This area currently allows for residential uses of all types as well as a wide variety of commercial uses.*
- Comment: Concerned that the Boys and Girls Club/Youth Center will be adversely affected by the Designation of Wheaton-Sheridan District Center. Also, please explain a District Center.
 - Staff's Response: *City Council and Planning Commission considered the three District Centers' boundaries and uses in great detail during 2014. The Youth Wellness Campus supported City Council's 2014 decision of the current designations and testified to such at City Council Public Hearing. For this update, the current designation of Wheaton-Sheridan District Center is being proposed by Staff with no changes.*

In general, the District Centers are areas intended to accommodate both residential and commercial growth. They are sized and designed to provide a focus as well as services for several neighborhoods. Commercial and professional uses are more plentiful and of larger scale than those in Neighborhood Centers. Residential uses are also focused in more dense patterns. While District Centers are characterized by a pedestrian based design ethic, they also recognize that a segment of users will access a center by automobile. Distinguishing characteristics of the Center type are: alternative circulation to and from nearby arterials, parking immediately outside the pedestrian core, and, opportunities for locating medium intensity employers.

Draft Land Use Map #2:



- Comment: Inquiry on what is happening around the Hi-Lo's Restaurant?
 - Staff's Response: *In the current Comprehensive Plan, this area has been designated as Neighborhood Center. Staff's proposal is to remove the Neighborhood Center designation for two primary reasons: To simplify the map and to better allocate growth. The City has sufficient land capacity for the forecasted residential population without this area identified as a neighborhood center. In the area that has existing commercial buildings and vacant lots, the Draft Land Use Map designates this area as Neighborhood Commercial (shown in pink to the lower right) that allows neighborhood-scale business with mixed-use opportunities (such as Hi-Lo's Café). The surrounding residential uses around this neighborhood are proposed as Low Density Residential as this area primarily consists of existing single family homes (shown in light yellow). Though the Neighborhood Center is being removed, similar opportunities are*



2004 Land Use Map

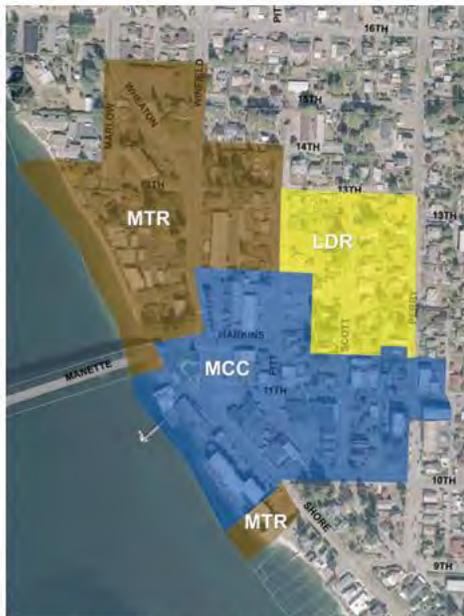


2016 Proposed Land Use Map

Attachment A

available to the commercial in this area with the Staff's proposal, and the current residential density is being reduced within this neighborhood from 15 units per acre to 5 to 10 dwelling units per acre.

- Comment: Supportive of the Draft Land Use Map in regards to the redesignation of the Downtown Regional Center (DRC) from Multifamily Residential to Warren Avenue Corridor along 8th Street.
 - Staff's Response: *Staff has proposed this area as Warren Avenue Corridor (WC) within the DRC due to existing development within this area that is commercial and residential. WC allows for commercial and residential opportunities. Comment noted.*
- Comment: Request not to change Manette Neighborhood Center.
 - Staff's Response: *Minimal changes are proposed for the Manette Neighborhood Center. Revisions have been made to recognize the built environment and reduce nonconforming parcels. As illustrated in the images below, Staff has expanded the commercial core to include additional parcels that have existing commercial uses (such as the hair salon and audiologist to the north, and existing multifamily structures to the south). The area designated as Manette Neighborhood-Low Density Residential (LDR), shown in yellow on the left map below) has been removed from the center to be consolidated into the adjacent citywide-LDR as they are comparable designations.*



Current Land Use Map. 34 acres. The Manette Center Core (MCC) allows commercial and mixed-use, Medium Transitional Residential (MTR) allows multifamily, and low density residential (LDR) allows single family homes.



2016 Proposed Land Use Map. 26 acres. Neighborhood Commercial (in pink) allows commercial and mixed-use, and multifamily designation (in brown) to northwest.

Attachment A

- Comment: When did the Sons of Norway and the Bremer Trust become Higher Education designations?
 - Staff's Response: *Currently the Sons of Norway and the old Bremer Trust site (which is currently home to the Sophia Bremer Child Development Center) are designated as Low Density Residential. Staff's proposal is to re-designate this area to Higher Education to be consistent as these properties are currently owned and used by Olympic College.*

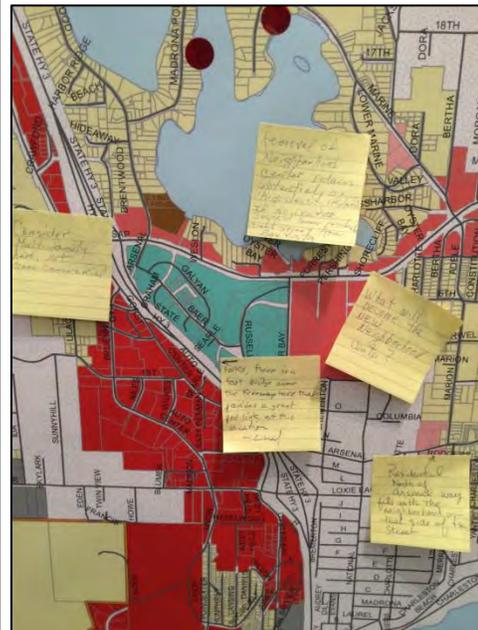
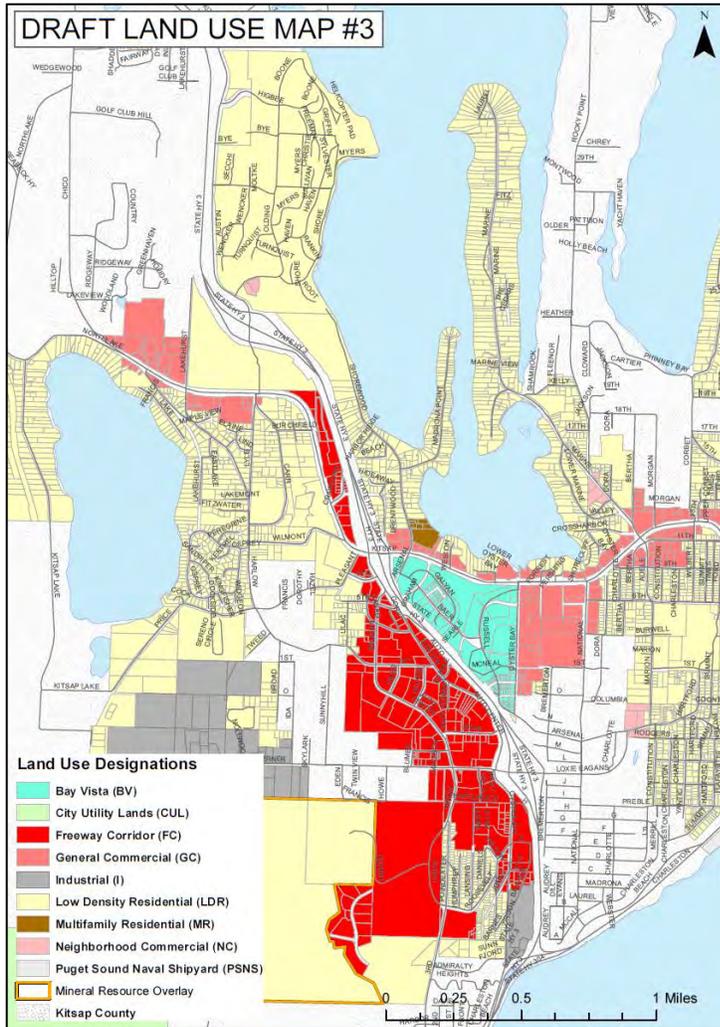
- Comment: Two supporting comments were received for the proposal that expands the Higher Education designation south of the college. This expansion would allow multifamily structures near the college and would increase walkability for college students and seniors.
 - Staff's Response: *Comment noted.*

- Comment: Request to not allow Multifamily Tax Exemption in Manette Neighborhood.
 - Staff's Response: *Multifamily Property Tax Exemption (MFTE) Program (RCW 84.14) provides a tax exemption on the residential improvements on multifamily projects. The City offers 8-year exemption or a 12-year; however the 12-year exemption needs to provide 20% affordable units. Currently the City provides the MFTE in the Wheaton-Riddell Way District Center and Downtown Regional Center, thus Manette would not currently qualify for the MFTE. However, City Council has been exploring options to expand this program to all areas that allow multifamily development similar to other jurisdictions such as Tacoma.*

- Comment: Inquiry on what the City of Bremerton is doing to encourage businesses to locate in Bremerton.
 - Staff's Response: *A primary goal of this Comprehensive Plan Update is to reduce nonconforming uses to appropriate designations, and to create policies to streamline the permitting process. All these actions will reduce the unknowns for potential developers, and will hopefully spur further development.*

Attachment A

Draft Land Use Map #3:



- Comment: Recognize and encourage the footbridge from Bay Vista to Freeway Corridor across State Highway 3.
 - Staff's Response: *The Comprehensive Plan Update encourages walkability.*



Attachment A

- Comment: Parcels near Kitsap Way and Shorewood Drive, please leave this area as residential.

- Staff's Response: *The subject properties were identified in the current Comprehensive Plan as Low Density Residential but they currently have the Super 8 Motel and an office building (former Group Health). As this Update is trying to reduce nonconforming parcels, these parcels were identified in the Work Program as existing commercial structures within a residential designation. The Draft Land Use Map has designated this area as General Commercial to place these existing uses in conforming designation.*

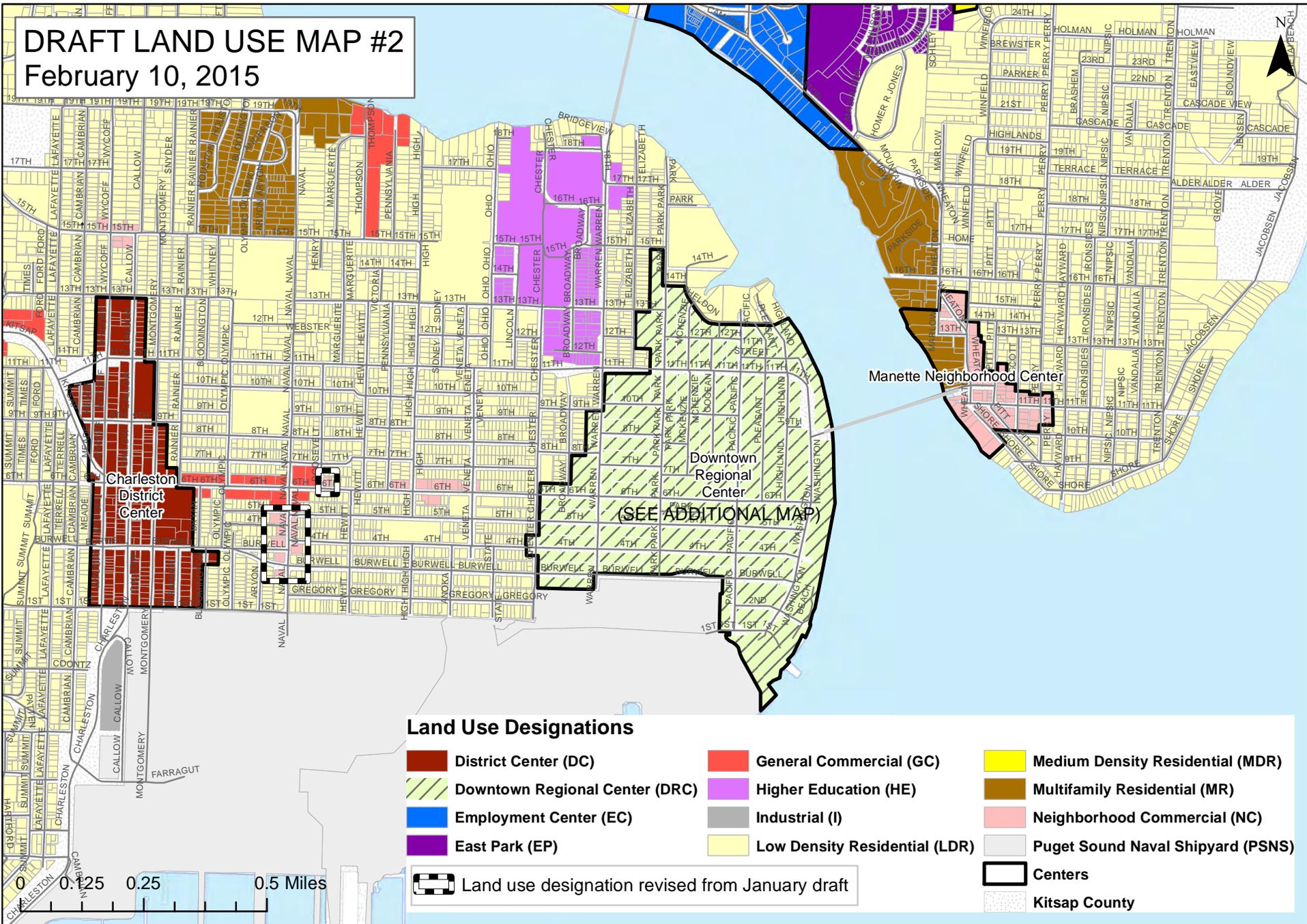


Area highlighted in purple is proposed to be redesignated from Low Density Residential to General Commercial.

- Comment: Property on the corner of Arsenal Way and South Marion Avenue should be redesignated to Low Density Residential.
 - Staff's Response: *This property was once known as the Perl's in Bremerton which hosted music venues. Its current designation is the Industrial Park as the neighboring business to the south contains cabinetry installers and retail. Staff is proposing to maintain this area as commercial designation as Neighborhood Commercial to remain compatible with the surrounding residential uses.*
- Comment: In regards to Oyster Bay Neighborhood Center: (1) what will become of the Neighborhood Center? And (2) removal of Neighborhood Center reduces potential for higher density residential, please allow some residential across from Bay Vista.
 - Staff's Response: *In the current Comprehensive Plan, the area of Kitsap Way and Oyster Bay Drive has been designated the Oyster Bay Neighborhood Center. Staff's proposal is to remove the Neighborhood Center designation for two primary reasons: To simplify the map and to better allocate land for growth. The City has sufficient land capacity for the forecasted residential population without this area being identified as a neighborhood center. The area is proposed to be designated as General Commercial. General Commercial allows for commercial development that accommodates access by automobile while also creating a pedestrian friendly, transit supporting area. In addition, it is anticipated that this site would be allowed to be developed with multi-family housing.*

Attachment B

DRAFT LAND USE MAP #2
February 10, 2015



Land Use Designations

- | | | |
|---|---|---|
|  District Center (DC) |  General Commercial (GC) |  Medium Density Residential (MDR) |
|  Downtown Regional Center (DRC) |  Higher Education (HE) |  Multifamily Residential (MR) |
|  Employment Center (EC) |  Industrial (I) |  Neighborhood Commercial (NC) |
|  East Park (EP) |  Low Density Residential (LDR) |  Puget Sound Naval Shipyard (PSNS) |
|  Land use designation revised from January draft |  Centers |  Kitsap County |

Attachment C

| 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. | |

Attachment C

| | Commenter | Date | Address | City | Comment Summary | Staff Response Regarding Comprehensive Plan Update |
|----|--------------------|------------|-------------------------------|--------------|---|--|
| 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. |

Attachment C

| | Commenter | Date | Address | City | Comment Summary | Staff Response Regarding Comprehensive Plan Update |
|----|----------------|------------|------------------------|-----------|--|---|
| 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. |
| 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. |

Attachment C

| | Commenter | Date | Address | City | Comment Summary | Staff Response Regarding Comprehensive Plan Update |
|----|-----------------|------------|----------------------|------------|---|--|
| 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. |
| 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 opportunites 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 dormitories 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 Transporation 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. |

Attachment C

| | Commenter | Date | Address | City | Comment Summary | Staff Response Regarding Comprehensive Plan Update |
|----|-------------------|-----------|--------------------|-----------|---|---|
| 44 | Cherl & Robert Re | 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. |
| 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 (inlcluding grading) at the end of the process for residential development. |

Allison Satter

From: Bob <foodpro2005@gmail.com>
Sent: Thursday, January 22, 2015 10:03 AM
To: Allison Satter
Subject: COMMENTS ON BREMERTON2035 LAND USE

Good morning -

One of the public speakers at Tuesday's session expressed concerns about the "5-way intersection" at the top of Kitsap Way where 13th, Wilbert, and Corbet come together. The proposal called for 13th St to be closed due to limited sight distance of less than 400' and the accident potential in the Kitsap Ave two-way turn lane.

What is not considered is the access to 13th by going through the NAPA parking lot where drivers can access Ford Ave and then get onto 13th. It would be necessary and highly recommended that Ford Ave also be closed off to prevent an even higher flow of traffic through that residential area. Coming out of Ford onto 13th is in itself hazardous as is.

Thank you for your consideration.

Bob Reiher
1715 N Wycoff Ave

Allison Satter

From: Andrea Spencer
Sent: Wednesday, January 21, 2015 2:10 PM
To: 'Michael Mjelde'
Cc: Allison Satter
Subject: RE: City of Bremerton Comprehensive Plan

Mike –

Thanks for your participation and testimony last night!

Andrea

From: Michael Mjelde [mailto:mjelmjelde38@cs.com]
Sent: Tuesday, January 20, 2015 7:31 PM
To: Andrea Spencer
Subject: Re: City of Bremerton Comprehensive Plan

Hello Andrea:

The presentation this evening was very well handled by your staff this evening. I spoke in support of the zoning resignation for the neighborhood south of 13th. Thanks for providing excellent visual aids. Looking forward to future hearings.

Sincerely,

Mike
Michael Jay Mjelde

-----Original Message-----

From: Andrea Spencer <Andrea.Spencer@ci.bremerton.wa.us>
To: 'Michael Mjelde' <mjelmjelde38@cs.com>
Sent: Tue, Jan 20, 2015 11:39 am
Subject: RE: City of Bremerton Comprehensive Plan

Mike –

Sorry for my late response – I was unexpectedly out of the office with that nasty bug that's going around.

Public comments are still being accepted tonight at our public open house at 5pm and a Planning Commission meeting at 6pm (both are held in the meeting chambers of the Norm Dicks Government Center). You can see a draft of the land use maps in the packet prepared for tonight's meeting at this link:

<http://wa-bremerton.civicplus.com/AgendaCenter/ViewFile/Agenda/01202015-41>

Andrea

From: Michael Mjelde [mailto:mjelmjelde38@cs.com]
Sent: Tuesday, January 13, 2015 6:11 PM
To: Andrea Spencer
Subject: Re: City of Bremerton Comprehensive Plan

Hello Andrea:

Attachment C

In conjunction with the hearing scheduled for January 20th, has it been recommended to send written comments to planning in advance or to comment on suggested changes there at the hearing? Please advise. Unfortunately, I missed the January 5th date with written comments.

Mike
Michael Jay Mjelde

-----Original Message-----

From: Mike Mjelde <MikeMjelde@pnwtkitsap.com>
To: mjmjelde38 <mjmjelde38@cs.com>
Sent: Fri, Jan 2, 2015 4:05 pm
Subject: FW: City of Bremerton Comprehensive Plan

Mike Mjelde
Senior Title Officer
Pacific Northwest Title

2021 NW Myhre Road, Suite 300
Silverdale, WA 98383
Phone: 360-307-6308
Fax: 360-307-6378

Email: MikeMjelde@pnwtkitsap.com

ATTENTION LENDERS: Please send all loan packages to Email: LenderDocs@pnwtkitsap.com

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 **PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL**

From: Andrea Spencer [<mailto:Andrea.Spencer@ci.bremerton.wa.us>]
Sent: Wednesday, December 17, 2014 10:03 AM
To: Mike Mjelde
Subject: RE: City of Bremerton Comprehensive Plan

Mike –

What we heard from the college is that they are currently content with the boundaries that they currently have, and that they are focused on construction of their next building which is planned to be adjacent to the Humanities and Science and Technologies building. We're looking at the zoning around the college campus because we've received a lot of inquiries from the public about the desire to create dormitory-style housing in this area and there is some multifamily development in the area that is in non-conforming low density residential districts. You can see more of what our district profile said here: http://www.ci.bremerton.wa.us/CompPlan/doc/DistrictProfile_4.pdf

If you've got additional questions please let me know if I can help.

Andrea

From: Mike Mjelde [<mailto:MikeMjelde@pnwtkitsap.com>]
Sent: Wednesday, December 17, 2014 9:41 AM
To: Andrea Spencer
Subject: City of Bremerton Comprehensive Plan

Good Morning Andrea:

Attachment C

Thanks for your update on what is planned for the city and for providing us with some positive information as to where the city stands on certain matters. I was one of the attendees at your presentation this morning at KCIB.

I noted that you deferred reference to what Olympic College plans for the college. Do you have any idea when they plan to release proposals of their tentative plans regarding possible expansion of the campus adjacent to the core area?

Mike Mjelde

Senior Title Officer
Pacific Northwest Title



**PACIFIC
NORTHWEST
TITLE**

2021 NW Myhre Road, Suite 300

Silverdale, WA. 98383

Direct: 360-307-6308

Fax: 360-307-6384

Email: MikeMjelde@pnwtkitsap.com

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 **PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL**

Allison Satter

From: Paul Dutky <pdutky@gmail.com>
Sent: Thursday, January 29, 2015 12:15 AM
To: Allison Satter
Cc: Chal Martin
Subject: Kitsap Lake Loop Trail
Attachments: Allison Sater Letter 129201.pdf

Hi Allison,

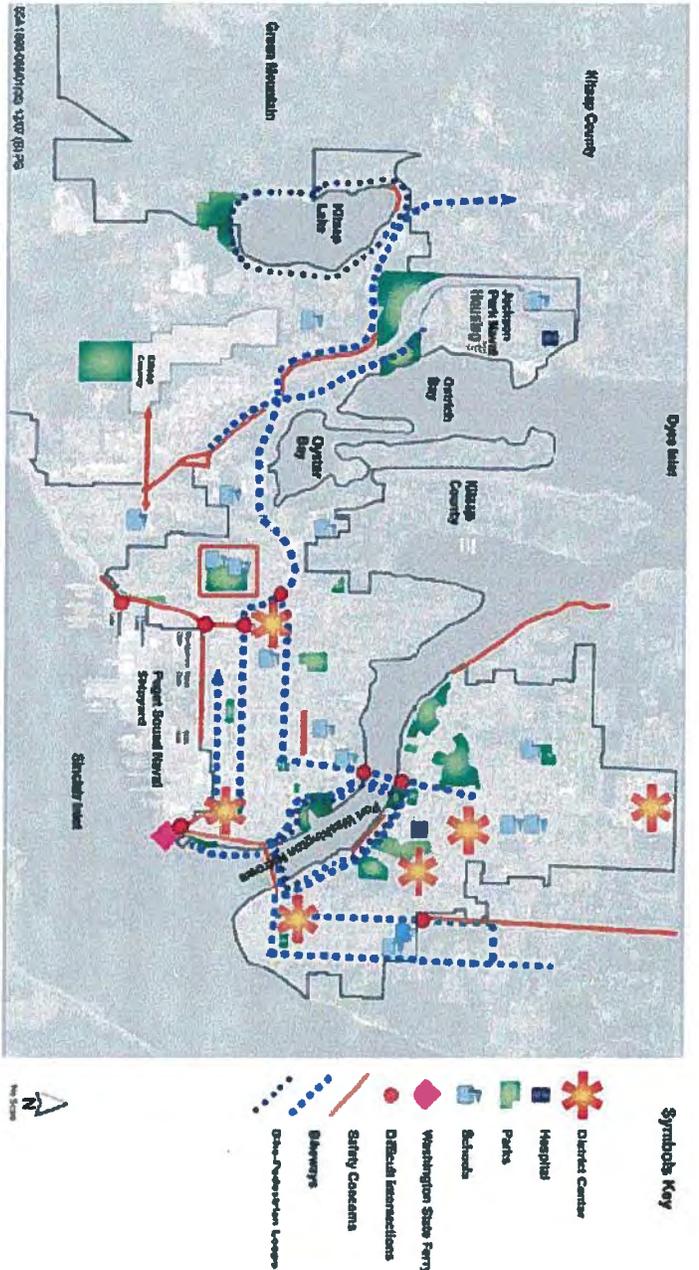
Please let me know what I need to do to get the Kitsap Lake Loop trail firmly into the upcoming comprehensive plan for Bremerton.

The attached pdf contains screen shots from the 2007 plan and the 2014 plan. Both show a loop trail traversing a public right of way in the northeast end of Kitsap Lake between Harlow Drive and Lakehurst Drive to the south. The last two illustrations, at greater resolution, show the section of trail I would like to have the city create .

This 0.2 mile trail eliminates all hills in the 3.4 mile loop, and would significantly increase its use by cyclists and pedestrians.

Thanks Allison.

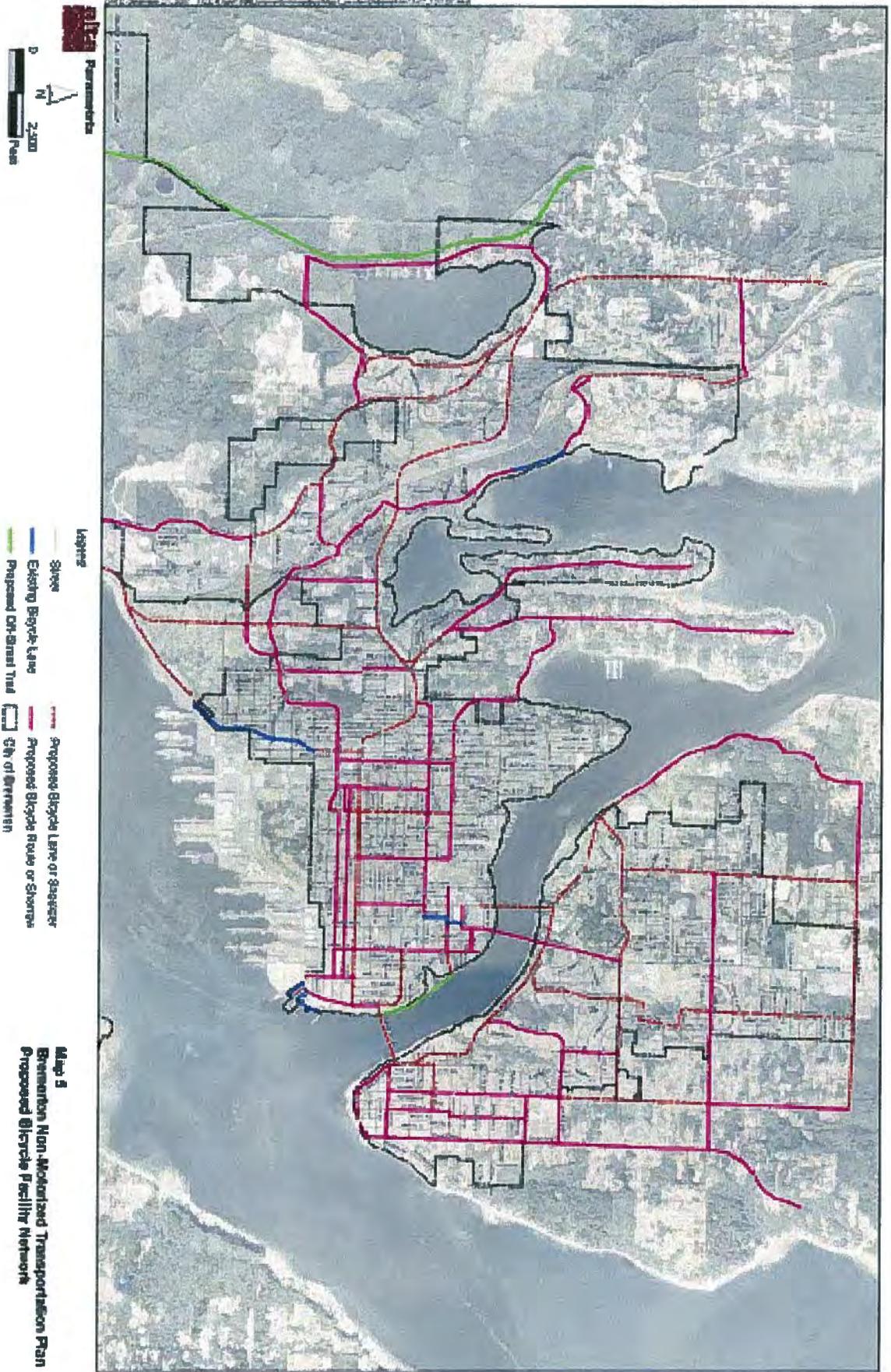
Paul



Map 3
Bicycle Issues and Opportunities Diagram

2007

2007



Accessways in Dockside Subdivision

| | | |
|--|--|--|
| <p>Description This project would improve two accessways in West Bremerton's Dockside subdivision. The currently informal paths link Osprey Circle with Price Road to the south and Lakehurst Drive to the north. The accessways provide direct bicycle/pedestrian connections between adjacent neighborhoods as an alternative to surrounding circuitous streets. Students use these routes to reach Kitsap Lake Elementary School, while other bicyclists/pedestrians use the paths as a recreational route around Kitsap Lake. Developing the accessways into formal shared use paths would increase accessibility for bicyclists, mobility-impaired pedestrians, and improve convenience and connectivity for all users.</p> | | |
| <p>Project Elements</p> <ul style="list-style-type: none"> • Paved shared use paths linking Osprey Circle with Price Road and Lakehurst Drive • Curb ramps to facilitate smooth transitions between the paths and streets • Bicycle/pedestrian wayfinding signage | <p>Issues</p> <ul style="list-style-type: none"> • Encroaching vegetation on the southern accessway • Potential drainage issues on the northern accessway due to surrounding topography | <p>Lead Agency City of Bremerton</p> |
| <p>Planning Level Cost Estimate \$60,100 (combined cost estimate for both accessways)</p> | |  <p>Existing unpaved accessway</p> |
|  <p>Proposed paved accessway</p> | |  |



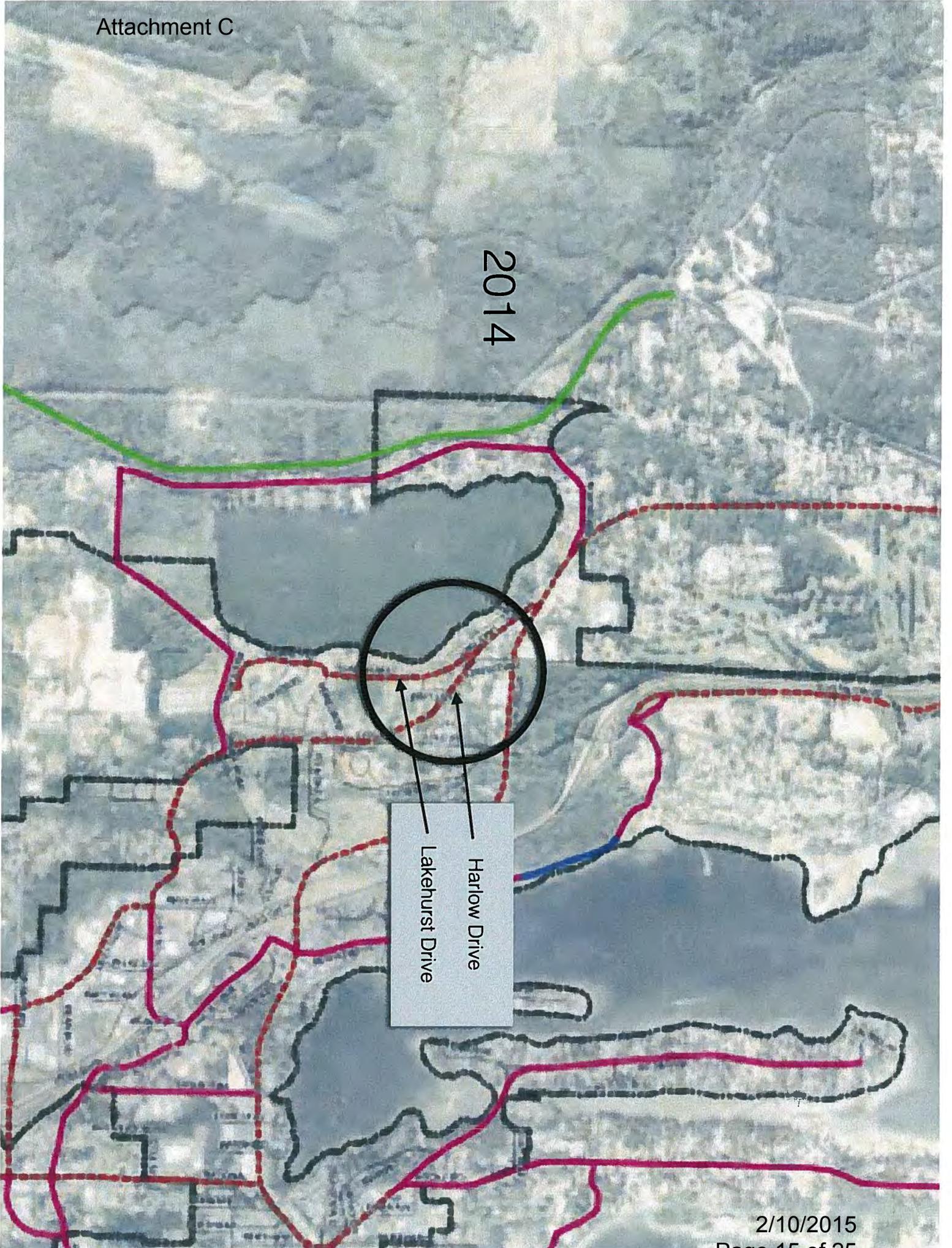
This 2014 Plan image shows a proposed bicycle "lane" using the Harlow to Lakehurst right-of-way.

2014

- Legend**
- Street
 - Existing Bicycle Lane
 - Proposed Off-Street Trail
 - Proposed Bicycle Lane or Shoulder
 - Proposed Bicycle Route or Shoulder
 - City of Bremerton

Map 5
Bremerton Non-Motorized Transportation Plan
Proposed Bicycle Facility Network

2014



Lakehurst Drive
Harlow Drive

2015

Kitsap Lake

 Yellow gate at north entrance

 Present walking route

 Proposed route through an undeveloped public right of way, from Harlow Drive to Cedarwood Drive

 Attachment C
 City of Brem. Pump Station

This part of Harlow Dr. is steep, with almost no shoulder.



Allison Satter

From: Bob <foodpro2005@gmail.com>
Sent: Thursday, January 29, 2015 7:58 AM
To: Allison Satter
Subject: Comment submission for Bremerton2035

Good morning -

We are writing to propose that the area of Callow Ave and North Wycoff Ave, between 13th and 15th streets, be completely zoned as Low Density Residential. Discussion of this point was not part of the public presentation given by Ms. Satter at the Planning Commission meeting on January 14, 2015.

According to the District 6 profile, the South half of this block is currently zoned Low Density Residential while the North half remains Limited Commercial. Our concern is that failure to rezone leaves the door open for further commercial development.

The subject area, according to the LDR Field Notes on page 18 of the District 6 profile, is under consideration only with regard to not recommending expansion of the Charleston District Center.

- This item is discussed in detail on the Bremerton Planning Commission Minutes for September 16, 2014, page 11.
- In the minutes of October 21, 2014, the consistent staff response is "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 (emphasis mine)* for the City's Growth targets.

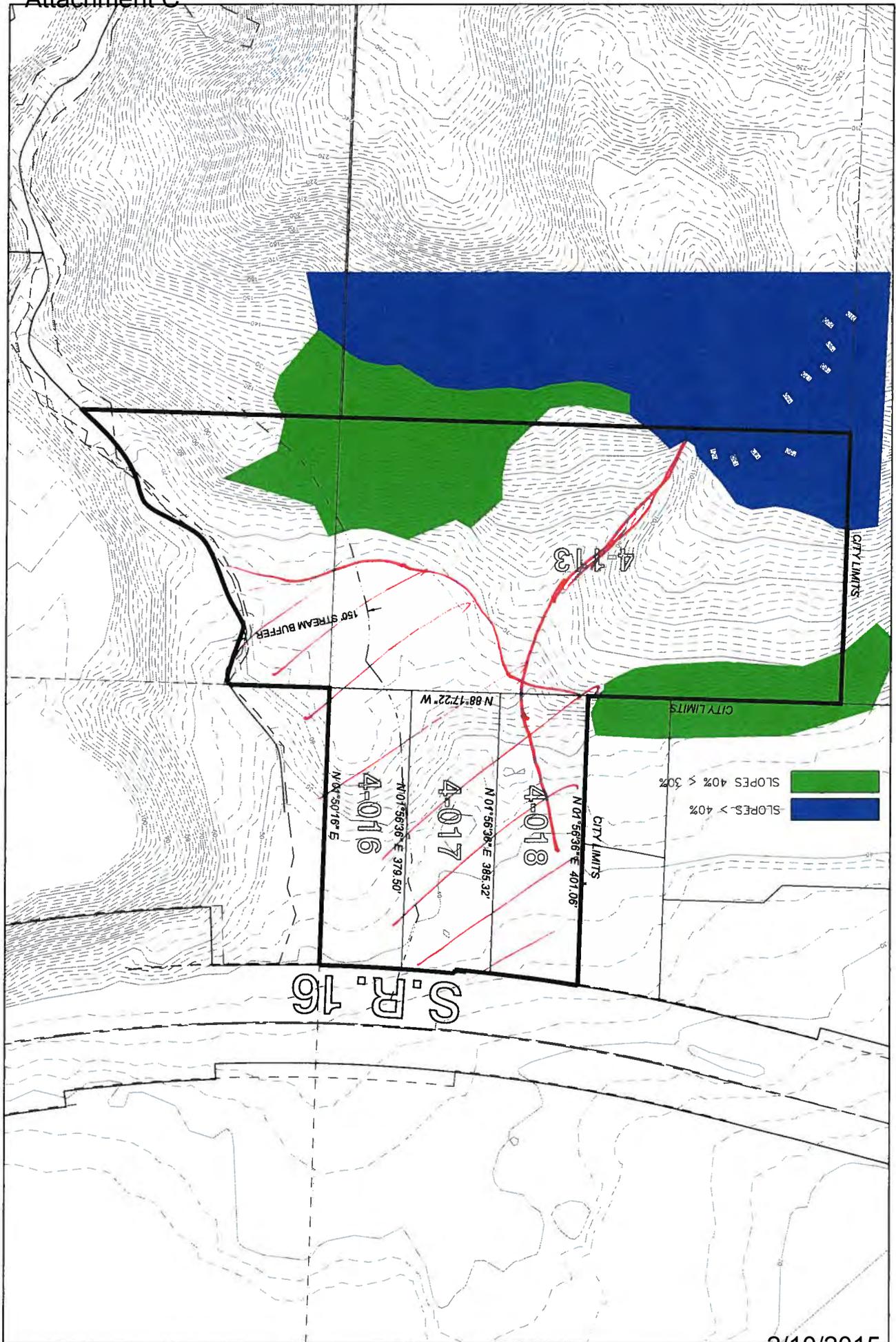
The Work Program Summary, item 12, considers "removing Haddon Neighborhood Center, and *establish as commercial (emphasis mine)* and Low Density Residential designations."

We propose that language similar to Item 16 of that summary be applied, which considers "allowing residential designation, instead of commercial designation, on areas that have existing residential uses" (as applied to "parcels to the east of Kitsap Way Commercial Corridor area"). As the area of Callow Ave and North Wycoff Ave, between 13th and 15th streets, is already partially designated Low Density Residential and is bordered by Low Density Residential on Montgomery, 13th, and the south half of North Wycoff, we ask that the entire parcel be zoned as Low Density Residential to match the surrounding neighborhood and completely preclude any possibility of commercial development.

Thank you,

Robert and Cheryl Reiher

1715 N Wycoff Avenue



Garrett Jackson

From: Allison Satter
Sent: Tuesday, February 03, 2015 11:57 AM
To: Garrett Jackson
Subject: FW: Northview Ridge Properties, LLC Redesignation
Attachments: 15.1.27 Commercial Topo.pdf

2/10/2015
Page 20 of 25

Allison Satter

From: Mark Kuhlman [mailto:mark@teamteng.com]
Sent: Thursday, January 29, 2015 8:25 AM
To: Allison Satter; Nicole Floyd
Cc: Rob O'Neill (robertdoneill@comcast.net)
Subject: Northview Ridge Properties, LLC Redesignation

Hello Allison:

Thank you for your conversation and assistance at the recent Planning Commission Meeting where you described the proposed GC zone as it is applied to the parcels following: 322401-4-018-2001, 322401-4-017-2002, 322401-4-016-2003, and 322401-4-113-2005.

We discussed that the Commercial designation was applied to that portion of parcel 4-113 that is below the toe of slope. While I understand the approach, I have performed a more rigorous analysis of the slopes on site and present that study on the attached drawing. I analyzed the slopes to determine which slopes could be considered Geological Hazards under the City's Critical Area Ordinance. The drawing shows areas with slopes over 30% but less than 40% and areas with slopes over 40%. I have not reviewed the 30%<40% slopes for the "following characteristics" (i) through (iv) of BMC 16.14.620 to see if they are indeed critical slopes. But as you can see, there is considerably more useable area than currently shown on the City map.

Please consider expanding the area of the new zone in recognition of the attached study drawing. It is our hope that the entire parcel be given the Commercial Designation to allow flexibility of design methods to address the steep slope concerns that may arise as part of a development proposal. We are confident that the City's Critical Areas Ordinance will provide adequate protection for the critical areas.

We also discussed that the Commercial Designation was applied to 4-018 and 4-017 but not 4-016. This was done with the rationale that the lot 4-016 is encumbered by the buffer of a fish bearing stream. The drawing demonstrates that the buffer does indeed impact nearly the entirety of the lot. I surmise that the City's concern is to protect the values and functions of the resource by avoiding development of the area as a Commercial Use. I understand and accept that concern, but I offer the following thoughts for your consideration. The lot currently has an abandoned house on it and an access road exists on the lot. If we leave this lot as is under the current R-10 zone, the house could be remodeled or a reasonable use exemption could be requested with an attendant loss of values and functions. We propose that lots 4-017 and 4-016 be aggregated into a single parcel with the Commercial designation covering the entire parcel. If this is done, there is no longer an opportunity for a request for a reasonable use exemption as the lot contains sufficient area for a reasonable use. The application of the Critical Area Ordinance would now apply to the parcel and the protections and

opportunities for buffer restoration and enhancements provided by the Critical Area Ordinance can then be implemented upon the application for a specific land use. I think, and I hope you will agree, that the stream will be better protected in this manner as the strict rules of the Critical Area Ordinance can be applied without the potential of a reasonable use exemption request coming sometime in the future.

Lastly, we understand that the GC zone does not yet exist. I suspect that we can be convinced that the GC zone will be an acceptable zone, though we had previously studied the Freeway Corridor Zone and find it an acceptable zone for our future. At this time the GC zone is an unknown entity that may or may not turn out to be appropriate for the area. It is a concern to the owners of the site.

If the above issues warrant additional discussion, please reply with a time to meet. If the approach presented herein is logical and supportable by the City, please reply with instructions on how to proceed.

I have included Nicole in this email because we are requesting a meeting with her on another matter and if we need to meet for further discussion on this topic, we would like to do both meetings on the same visit to City Hall.

Thank you for your consideration.
Mark

Allison Satter

From: Nicole Floyd
Sent: Wednesday, February 04, 2015 11:07 AM
To: Allison Satter
Subject: FW: Comprehensive Plan - Site specific requests
Attachments: BWR Kitsap Quarry Parcel Numbers.docx

Comp Plan comments from Ueland.

From: Mark Mauren [<mailto:mauren.wa@gmail.com>]
Sent: Wednesday, February 04, 2015 9:01 AM
To: Nicole Floyd; David Greetham
Cc: pcharnas@co.kitsap.wa.us; Craig Ueland
Subject: Comprehensive Plan - Site specific requests

Hi Dave and Nicole

I know that you are beginning the process of requesting site specific changes in the Comprehensive Plan. The following are our site specific change request for the County/City of Bremerton Comprehensive Plan update by jurisdiction.

I have mentioned all of these request in previous meetings, so hopefully none of our request will take you by surprise.

**City of
Bremerton**

Bremerton West Ridge, LLC - "Port Blakley 440 acres"

- **MRO Request** - We are requesting that the for the 440 acres currently zoned low density residential have a MRO placed over it so we can mine the valuable mineral resource prior to developing the property. If required I can provide you a technical report or memo from a geologist.

**Kitsap County
Bremerton West Ridge, LLC -
Kitsap Quarry (see attached
parcel list)**

- **MRO Request-**

Currently only Parcel # 202401-3-004-2003 has a MRO overlay, however, all of the attached parcels are used in the mining operation (Access road and stormwater retention facilities).

Attachment C

We request that the attached parcels receive a mineral resource overlay.

- **Zoning change** - Kitsap Quarry (See attached parcel list) Zoning change from URS to Industrial. . These parcels are current zoned residential but given that Kitsap Quarry will be the primary processing facility for Ueland Tree Farm and Kitsap Quarry for the next 50+ years it seems more appropriate that these parcels are zoned industrial. This also The property to the south and east are zoned industrial so this would not be a spot zone.

Bremerton West Ridge, LLC - Other parcels

- **MRO request** -

Parcel # 202401-3-002-2005 - The rock formation for Kitsap Quarry extends into the SE corner of this parcel. We

are requesting a MRO designation so we are able to mine this valuable mineral resource concurrent with the existing Kitsap Quarry mining operation.

- **Potential Zoning change** - We would be open to discussing the changing the zoning for parcels 202401-2-008-2001 and 202401-3-002-2005 given the adjacent industrial use and construction of the south access road which will access Port Blakley's 440 acres within the City of Bremerton and connection to the railroad.

Additional comments

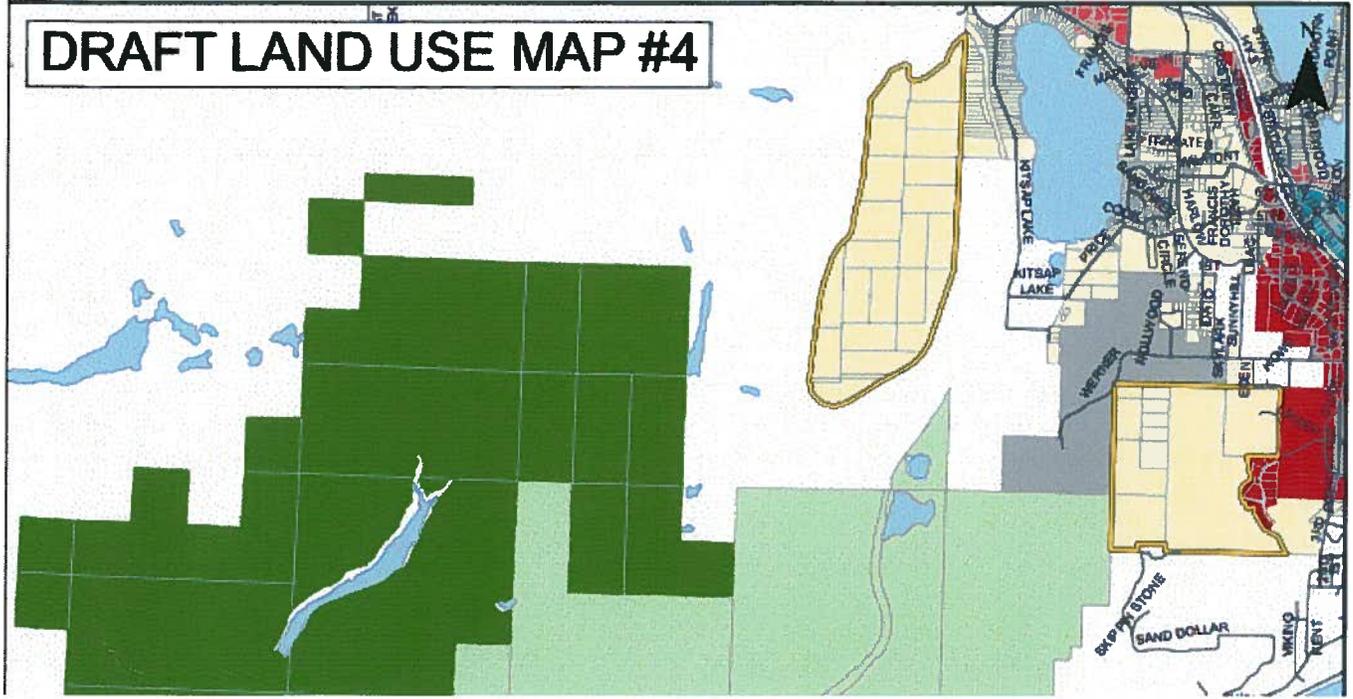
- We want to make sure that mineral exaction is an allowed use in the FRL zone.

Please let me know if I need to fill out a specific form and if any of these requests are not appropriate at this time.

Thoughts

Mark Mauren

[\(253\)-307-5900](tel:(253)307-5900)



Allison Satter

From: Nicole Floyd
Sent: Wednesday, February 04, 2015 11:08 AM
To: Allison Satter
Subject: FW: Mineral Resource Overlay

Comments for comp plan update.

From: Mark Mauren [<mailto:mauren.wa@gmail.com>]
Sent: Wednesday, February 04, 2015 9:21 AM
To: Nicole Floyd
Cc: Craig Jones; Craig Ueland
Subject: Mineral Resource Overlay

Hi Nicole

After we talked yesterday I had a long talk with Craig Jones (Land Use Attorney) regarding all the pieces that need to be in place for the MRO. It was a little more complicated then I thought it would be but as he told me you want to get it right :) Here are three elements that he mentioned off the top of his head that need to be addressed.

- The City Code needs to have a section that gives you the authority to establish MRO and the criteria used to establish an MRO. This could be as simple as modifying the Counties MRO code.
- The Cities zoning code needs to be amended to allow mineral extraction through a CUP in those zones that you feel are appropriate. Right now you are proposing Industrial and Low Density Residential.
- Draft Land Use - Craig read the January 15th planning committee draft Land Use section for "Low Density Residential." If it is not to late, he offered up the following language that I think tightens and clarifies what is permitted. The following is my suggested language:
 - "Large undeveloped residential designated parcels exist in West Bremerton which have potential for mineral extraction prior to residential development. A Mineral Resource Overlay (MRO) will allow extraction, processing and transporting of these mineral resources, and will include reclamation in preparation for future residential development. Mining activities must comply with both State Environmental Policy Act (SEPA) and MRO requirements."

If it would be of help, I can ask Craig to identify what needs to be changed where in the Cities Comp. Plan and codes to allow for MRO. In addition I can ask him to provide you links to language in Kitsap Counties Comp. Plan and County Codes and maybe another city in Washington that you can use as a starting point.

Thoughts

Mark

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

AGENDA TITLE: Workshop for Comprehensive Plan Update: Housing Chapter

DEPARTMENT: Community Development

PRESENTED BY: Nicole Floyd, Senior Planner; (360) 473.5279

BREMERTON 2035 - PROJECT OVERVIEW

“Bremerton2035” is title of the City of Bremerton’s Comprehensive Plan Update, which focuses on evaluating which aspects of the existing Comprehensive Plan are working and what needs to be adjusted. The City is taking this project on in accordance with the Growth Management Act. The City is required to evaluate and plan for growth 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 alterations are necessary to reflect changes related to the economic climate and overall goals of the community.

The Planning Commission is holding a series of workshops, each addressing a different component of the Comprehensive Plan Update (Bremerton 2035). A common theme the Plan update is to streamline and simplify the existing core elements of the Comprehensive Plan and to update the plan to ensure compliance with the Growth Management Act and other locally adopted planning policies.

MEETING TOPIC

This meeting will focus on the “Housing Chapter.” This chapter evaluates the existing housing stock and sets goals and policies to encourage new housing units in a way that protects existing developed neighborhoods, addresses affordability, and examines ways to encourage the growth of Bremerton’s housing options. Direction from the adopted work program and the District Profiling exercise done in 2014 with the City Council have been incorporated into the revisions proposed by Staff to this chapter. Generally, the draft language is intended to update, simplify and streamline. Staff is seeking Planning Commission’s guidance on the chapter’s readability and core principles. Does the draft chapter provide clear policy direction in an efficient and reader friendly format, while still meeting all Growth Management Act’s Requirements?

ATTACHMENTS

- *Attachment A: Draft Housing Chapter*

WORKSHOP DESIRED OUTCOME

Staff is requesting the Planning Commission consider and deliberate on the proposed Housing Chapter to determine if the goals and policies listed adequately address the fundamental principles necessary, while maintaining a user friendly readability.

MODIFICATIONS TO THE HOUSING CHAPTER

The Housing Chapter establishes the goals and policies intended to ensure that existing quality neighborhoods are maintained and protected and that the City allows for a wide variety of housing types in appropriate locations that address the changing needs of Bremerton's residents. As with the Land Use Chapter reviewed last month, the proposed modifications to this chapter are intended to streamline and consolidate the overarching principles contained within the existing Comprehensive Plan. Additionally, Staff has taken guidance from the adopted Work Plan and City Council District Profiling exercise done earlier this year. Based on Council direction and a thorough review of the key points of the existing document, Staff has streamlined the chapter. Significant efforts were taken to maintain the overall policy direction created in the 2004 plan. Changes are proposed to the wording and layout to better emphasize the goals and policy direction within the document. Generally, the changes proposed simplify, reorganize and combine items as follows:

- Reduction from 22 pages to 7 pages
- Consolidation of 10 goals to 4 goals
- Merging of 39 policies into 24 policies

At the onset of revising the Housing Chapter, Staff looked at the overall vision statement for the chapter and reflected upon the four citywide goals established in the Land Use Chapter. Based on these master principles of the entire document, Staff found it appropriate to revise the vision statement of the Housing Chapter to better reflect the larger Citywide vision and to refine this specific chapter's vision.

Keeping in line with the revised vision statement, Staff has re-organized and re-worded much of the language within the chapter to improve readability. Staff looked for language duplication and core principles that were woven into the document. Four primary themes stood out as reoccurring goals throughout the existing 22 page document. These four goals are now more specifically identified as the backbone of the Housing Chapter as follows:

H1 - Protect and enhance Bremerton's existing quality housing stock.

H2 - Encourage the development of a variety of new housing options and densities to meet the changing needs of Bremerton's residents.

H3 - Support access to quality and affordable housing for all of Bremerton's residents.

H4 - Implement and coordinate strategies that promote public and private efforts to facilitate improvements to the housing stock.

Staff believes that these four goals are at the heart of the current Housing Chapter and as re-worded provide a clearer articulation of the vision intended by the community. In addition, language has been revised and updated to ensure compliance with the Growth Management Act requirements and/or to ensure compliance with State and Federal requirements, Countywide and Multicounty-Wide Planning Policies, including Vision 2040.

The current Comprehensive Plan, all public released public documents and more information on this process can be reviewed at www.Bremerton2035.com.

Housing Element

Housing Vision

To encourage the growth of Bremerton by strategically locating a wide variety of housing types throughout the City in a way that protects the environment and fosters community health.



Existing

Future

Affordable

Coordinated

Housing Introduction

Housing Introduction

The housing element focuses on the most basic function of community living, shelter for the local population. As a metropolitan City, Bremerton is expected to grow substantially over the next 20 years. This document intends to identify ways to accommodate the anticipated population growth while protecting existing single family areas. In order to quantify Bremerton's housing needs significant amounts of data have been collected and reviewed. A full analysis of this data is available in the Housing Appendix (*Not yet available for review*).

Population growth of the City is anticipated to grow from 37,729 residents to 52,017 residents by the year 2035, and the number of housing units associated with that growth is approximately 6,400 new units. In order to effectively accommodate this growth without detracting from our existing attractive neighborhoods, the City has established goals and policies that will guide growth of housing towards designated Centers and by targeting infill towards areas with large lots and or areas that have deteriorated housing stock.

Before addressing the goals and policies for future growth, it is essential to reflect backwards to understand how past growth has shaped Bremerton's current conditions. Originally founded in conjunction with its major employer, the Puget Sound Naval Shipyard, Bremerton's distinctive neighborhoods have survived various growth cycles. The most impactful was the housing boom associated with World War II in the 1940's. At the height of the war, housing stock came under severe stress when the population grew from approximately 15,000 to 72,500 seemingly overnight. That housing crisis still influences the type, size, cost and quality of Bremerton's existing housing stock available today.

The end of World War II signaled a population decline in the 1950's and 1960's. Since then Bremerton's population has remained mostly unchanged. Some minor increases and decreases of as many as 2,000 people have been seen over the last 40 years; however these changes are negligible (approximately 1%) and easily dismissed amid Bremerton's regular fluctuations in the military population. The lack of growth over the last 40 years, despite land use capacity, continues to elude growth forecasts.

The 2010 Census count identified 37,729 residents and the 2014 census estimate shows approximately 38,180 residents. While this is an increase, it is not as substantial of an increase as growth forecasts had anticipated in the 2004 update of the Comprehensive Plan. More importantly, Bremerton's growth is has not kept pace with surrounding county and regional areas where unprecedented growth has occurred. Between 1980 and 2000 Kitsap County as a whole witnessed a population increase of nearly 60%, and since 2000 the County's population has continued to grow by 12%. Bremerton on the other hand has had negligible growth between 2000 and 2010 of +470 people, or 0.01%.

To understand this gap, the City has evaluated national and regional housing trends which provide insights into differences between Bremerton's housing market and other local markets. In terms of supply, Bremerton does not have as many green field or empty canvas opportunities as are available in other parts of the County. While infrastructure is often more expensive to construct in these areas, they often represent a less complicated design than infill typically requires. In terms of demand, Bremerton's somewhat outdated housing stock, dating back to the previous growth periods of the 1940's and 1960's, often fails to address today's contemporary market demands. Market demands and demographic changes have occurred in areas such as household type, size income level, and special needs that make Bremerton's existing housing stock less desirable than newer more modern homes being developed elsewhere.

Planning for Bremerton's unique existing population and allowing flexibility to accommodate for growing demographic groups is essential. For example, there has been a substantial growth of senior citizens, singles, and single parent households throughout the region, which indicates a need for greater diversity in housing type.

Accounting for the unique needs of the military population associated with the Puget Sound Naval Shipyard is an important factor. Bremerton has a higher than average number of rental properties, high turnover rates, and lower household size than other neighboring Cities. These rates are often associated with a more transient population typically found in Cities with high military populations. Ensuring adequate housing options for the military is critical for the City's growth.

The overall income levels of the Bremerton's population cannot be overlooked in developing a successful growth strategy. 20.4% of Bremerton's residents are currently below the poverty line, compared to 10.4% in Kitsap County as a whole. Bremerton's median household income is \$43,183, compared to Kitsap County's median \$62,413. The median home value in Bremerton is \$194,700, compared to \$268,000 in Kitsap County¹. This is a sign that cost and choice of housing are problematic for much of the existing population.

In order for Bremerton to compete with the housing market in surrounding areas the Comprehensive Plan must carefully balance the needs of existing residents with that of the anticipated needs of the future population. Special consideration must be paid to the economic diversity and resource scarcity within the community. Ensuring Bremerton remains an affordable City for its residents is critical. New growth must be strategically located to achieve a new, more intense and vibrant urban setting without detracting from existing attractive single family neighborhoods. The following goals and policies of the Housing Element intend to ensure the rediscovery of Bremerton as a great place to live.

¹ Data is from the 2010 Census and Kitsap County Assessor records.
City of Bremerton Comprehensive Plan
Housing Element - DRAFT (February 2014)

Housing Goals & Policies

Discussion: Goals & Policies

The 2004 version of this Plan had a very thorough goal and policy section which identified 10 goals and 39 policies. During the development of the 2016 Update of the plan it was recognized that many of the original goals have communal objectives which could be consolidated into 4 goals (as seen below).

As for the policies, majority of the policies from the 2004 version remain in today's Plan, however to create a user friendly plan, the corresponding policy has been reorganized and re-worded in the text to aid in readability.

Housing Goals

The following summarizes the intent of the four Housing goals for the City of Bremerton:

H1. Protect existing quality housing stock

H2. Encourage development of a variety new housing types

H3. Support access to affordable housing

H4. Coordinate strategies with public and private entities to improve the housing stock

Housing Policies

The four housing goals support the overall growth strategy of the City specifically related to existing and new housing stock. Associated policies have been created to support and implement the vision established by the goals.

Goal H1: Protect and Enhance Bremerton's Existing Quality Housing Stock

Implementing Policies:

H1(A): *Promote preservation of structures in good repair, including establishing incentives that encourage private property owner's efforts to preserve homes having historical and or architectural significance.*

H1(B): *Support replacement of substandard structures, including encouraging rehabilitation and maintenance of existing housing units; or replacing substandard structures which have excessive rehabilitation costs with new structures*

H1(C): *Promote, and incentivize, private commitments to improve existing housing stock so that all housing is safe, sanitary, and in good repair.*

H1(D): *Promoting financial assistance for essential repairs to substandard structures that provide housing for low and moderate income persons.*

H1(E): *Enhance livability in neighborhoods by maintaining and upgrading City services such as sidewalks, bike lanes, parks, and utilities in order to enhance the overall affordability and health of the community.*

H1(F): *Promoting a robust code enforcement program to protect the safety and aesthetic quality of existing neighborhoods.*

H1(G): *Promote a sense of community within existing neighborhoods by creating spaces where residents can interact by encouraging walkability, and supporting identification of distinctive neighborhoods.*

Goal H2: Encourage the development of a variety of new housing options and densities to meet the changing needs of Bremerton's residents.

Implementing Policies:

H2(A) *Support the private sector's efforts to provide a full range of housing options to meet the needs of all ages and demographics.*

H2(B) *Encourage all new development to blend with the character of the existing neighborhood context.*

H2(C): *Supporting infill development and increased densities to ensure efficient and cost effective utilization of existing public utilities.*

H2(D): *Enhance livability in neighborhoods by upgrading and installing City services such as sidewalks, bike lanes, parks, and utilities in order to enhance livability.*

H2(E) *Support efforts to provide for wide array of housing options such as:*

- *Emergency group housing, homeless shelters and short term housing to meet the needs of those in the lower income categories.*
- *Promote housing for to the special needs of students, particularly in the vicinity of Olympic College. Encourage apartments and dormitories in locations that directly service the college.*
- *Plan for and support episodic surges and reductions in military personnel. Provide opportunities to allow for different housing densities to accommodate the diverse needs of military personnel.*
- *Respond to the special needs of the growing elderly population within the City. Encourage a full range of housing options including retirement housing complexes in all residential zones particularly in areas with direct proximity to services and amenities. Encourage programs which allow elderly to remain in their homes as long as possible.*
- *Provide for integration of special needs housing within the community by allowing for government-assisted housing, housing for low-income families, manufactured housing, group homes, and foster care facilities. Encourage construction to meet and exceed ADA standards whenever possible.*

H2(F): *Promote a sense of community, or gathering places, within new neighborhoods by creating spaces where residents can interact by encouraging walkability, and supporting identification in distinctive neighborhoods.*

H2(g): *Partner with Community Development Block Grant and other applicable programs and funding sources to encourage removal or abatement of blighting influences in and around residential areas.*

Goal H3: Support access to quality and affordable housing for all Bremerton residents.

Implementing Policies:

H3(A): *Provide opportunities for the production of new housing for all incomes, ages, and family types through infill by stimulating growth of non-traditional housing types such as townhomes, carriage units, accessory dwelling units, and duplexes in locations where they will seamlessly infill into the fabric of the existing neighborhoods.*

H3(B): *Disperse below market rate, publically assisted, affordable, and rental housing throughout the City in a way that accommodates Bremerton's fair share of the Countywide need. Disperse such housing throughout the City to avoid concentrations in any particular area and encouraging development close to employment and public transportation.*

H3(C): *Support increased densities and infill projects in order to capitalize on the cost efficiency of utilization of existing utility services. Additionally, encourage maintenance of City services such as sidewalks, bike lanes, parks, and utilities in order to enhance the overall affordability and health of the community.*

H3(D): *Encourage expanded availability for incentives for development within the City such as the Multi-Family Tax Exemption, Community Empowerment Zone, Historically Underutilized Business zone, etc.*

H3(E): *Eliminate unnecessary regulatory impediments to the development of affordable housing.*

Goal H4 Implement and coordinate strategies that promote public and private efforts to facilitate improvements to the housing stock.

Implementing Policies:

H4(A): *Promote private and public efforts to provide adequate capital for rehabilitation of housing projects; such efforts should include commitments to remove or abate blighting influences near or within residential areas.*

H4(B): *Promote financial assistance for low and moderate incomes that assist in essential repairs to substandard structures. Support private sector low interest loan programs for such repairs, combined with public resources when available.*

H4(C): *Target and enhance the use of tax incentives to improve affordable housing throughout the City and particularly in Centers where housing is intended to be in close proximity to public transportation and employment.*

H4(D): *Encourage efficient permit review by eliminating unnecessary regulatory impediments, improving certainty in development regulations, and providing an expedited permit process.*

H4(E): *Aim to improve coordinated, effective planning programs that improve access to affordable housing. Specifically promote intergovernmental cooperation and agreements that support strategies and programs to achieve City housing goals.*

H4(F): *Promote increased housing density to provide a broader customer base for more affordable public services including utilities.*