

(DRAFT) AGENDA
Regular Meeting – Bremerton Planning Commission
(Subject to PC approval)
November 18, 2014
5:30 P.M.
345 – 6th Street
Meeting Chamber – First Floor

- I. CALL TO ORDER**
 - II. ROLL CALL (quorum present)**
 - III. ELECTION OF OFFICERS FOR 2015**
 - IV. APPROVAL OF THE AGENDA**
 - V. APPROVAL OF MINUTES:**
 - October 21, 2014 meeting.
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VI. PUBLIC MEETING

- A. Call to the Public:** Public comments on any item not on tonight's agenda
 - B. Workshop**
 - 1. Comprehensive Plan Update: Land Use Chapter and Map
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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
January 20, 2014**

Please note the December 16, 2014 meeting is cancelled.
Planning Commission meeting packets are available on-line at
www.ci.bremerton.wa.us/display.php?id=907

DRAFT

Subject to November 17, 2014 Approval

CITY OF BREMERTON

PLANNING COMMISSION MINUTES OF REGULAR MEETING October 21, 2014

CALL TO ORDER:

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

ROLL CALL

Commissioners Present

Chair Tift
Vice Chair Dinkuhn
Commissioner Albright
Commissioner Nethery
Commissioner Simpson

Staff Present

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

Commissioners Absent

Commissioner Strube (excused)
Commissioner Wofford (excused)

Quorum Certified

APPROVAL OF AGENDA

VICE CHAIR DINKUHN MOVED TO APPROVE THE AGENDA AS PRESENTED. COMMISSIONER ALBRIGHT SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

APPROVAL OF MINUTES

COMMISSIONER ALBRIGHT MOVED TO APPROVE THE MINUTES OF SEPTEMBER 16, 2014 AS AMENDED. VICE CHAIR DINKUHN SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

PUBLIC MEETING

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

Chair Tift asked if there were any comments from citizens. Seeing none, he closed the public portion of the meeting.

Public Hearing on Proposed Chapter 20.52 Sign Code Amendments

Mr. Jackson reviewed that the Planning Commission held a workshop on September 16th to discuss potential Zoning Code amendments related to the sign code. The proposed amendments (Attachment I) are based on feedback provided by the Commission regarding the following topics:

- **Wayfinding Signs:** **Mr. Jackson** advised that the current code has provisions for traffic signs when erected by the City or other public authority as a traffic control device. However, the language is vague and wayfinding is not specifically called out. Staff is proposing that “wayfinding signs” be added to the language to make it clearer. Planning staff will work with the Public Works Department to fine tune how the wayfinding signs will be placed.
- **Sign Height:** **Mr. Jackson** said currently, signs are measured from the base to the top of the structure the sign is housed in. The proposed new method would measure the sign from the bottom of the structure to the top of the sign (where the advertising ends). The amendment is intended to promote architectural diversity for more attractive signage citywide.
- **Freestanding Sign Revisions:** **Mr. Jackson** advised that staff is recommending that the maximum height of freestanding signs along Kitsap Way and Wheaton Way be increased to fifteen (15) feet. Staff also recommends that the maximum sign area be increased to 100 square feet. In order to balance the proposed increase in height and area, staff proposes that the number of signs be limited to one per street front. The current code, which allows many small signs, is confusing and can create clutter. Not only would the amendment clarify the code and make it easier to implement, it would also be consistent with the requirements of neighboring jurisdictions.
- **Shopping Center Signs:** **Mr. Jackson** noted that, currently, the code permits additional freestanding signs for shopping centers or multi-occupancy developments. Staff is recommending that this language be removed to ensure continuity with the proposed one-sign-per-street frontage maximum.
- **Co-Op Signs:** **Mr. Jackson** explained that “co-op” is a new variety of signage proposed by staff, which would permit properties that do not directly front on Kitsap Way or Wheaton Way, but share a property line with a fronting business, an opportunity to advertise on fronting parcels. As proposed, the non-fronting parcel owner would transfer his/her right to develop a freestanding sign on the non-fronting parcel to the owner of the front parcel. This transfer of development right would ensure there is not an overall increase in the amount of signage allowed. Based on the Commission’s concerns, staff is proposing language that would require a Notice to Title for both properties that details the agreement between the two property owners. Also, in the event that the fronting and non-fronting parcel owners agree to a single, shared freestanding sign, they could receive a 25% bonus in permitted sign area.
- **Nonconforming Signs:** **Mr. Jackson** reviewed that the current nonconforming section requires that a sign either be removed or brought into compliance with the code under three circumstances (when alterations are made to the sign, when alterations are made to the business or overall site, and cessation). To address concerns voiced by the community, as well as the City Council and Planning Commission, staff is proposing that the language be amended to remove the one year cessation requirement. Staff recognizes that cessation may be too aggressive of an approach.

Mr. Jackson concluded his presentation by recommending the Planning Commission review the materials provided, conduct a public hearing, consider testimony and move to recommend approval of the proposed amendments to the City Council.

Chair Tift opened the public hearing and invited the public to provide testimony regarding the proposed amendments to the sign code.

Teresa Osinski, Executive Vice President, Home Builders’ Association, said the association is generally supportive of the proposed amendments, but there is concern that the proposed amendments might prohibit off-premise event signage. She noted that the Home Builders’ Association holds two large home expos each year, and off-premise signs are used from time-to-time to promote the events. Off-premise signs might also be used to direct traffic to a development or residential plats. These signs are extremely important for promoting the construction industry and the opportunities available to the public, as well as increasing the City’s tax base. She agreed that cessation is an extreme provision, and she encouraged the Commission to recognize that businesses, for any number of reasons, might have vacancies for more than a year. The cessation provision could hinder the further ability of properties to be marketed if the new owners are required to invest in new signs. She emphasized that signs are costly, and the City should be cautious about imposing such an expense on a property sale.

Ron Raggee, Liberty Lake, asked if the proposed amendments would alter the provisions for signs on buildings. He cautioned the Commission to be very careful when applying the proposed amendments retroactively to existing businesses. Requiring property owners to do certain things may end up forcing them out of business.

Teresa Osinski referred to the requirement that property renovations of more than \$50,000 would require property owners to upgrade signage to meet the current code requirements. She expressed concern that \$50,000 is not very much in the scope of the cost of construction, and she asked that the threshold be raised. She inquired if the \$50,000 threshold would include tenant improvements.

Chair Tift closed the public comment period and invited the Commissioners to share their comments and questions.

Commissioner Simpson referred to the proposed provision that would allow a 25% bonus in sign area when non-fronting and fronting parcels combine signage. She asked if 25% would be the maximum bonus allowed, or if an additional bonus would be offered if more than one non-fronting parcel participates in the co-op sign. **Mr. Jackson** answered that the bonus would be capped at 25%.

Commissioner Nethery asked if subsequent purchasers would be required to accept the co-op sign agreement as it is recorded on the title. **Mr. Jackson** answered that the agreement would become part of the Notice of Title and would run with the parcel. Any prospective purchaser would be aware of the requirement, and the agreement would remain valid unless authorized by City staff. If a property owner is no longer interested in having a co-op sign, it would have to be removed and subsequent signage would have to comply with the current code.

Chair Tift invited staff to respond to Ms. Osinski's questions regarding off-premise signs. **Mr. Jackson** answered that the City would not regulate off-premise signs (7 or less days) for temporary events as described by Ms. Osinski. Real estate signs are also exempt as per current code.

Chair Tift asked staff to respond to Ms. Osinski's suggestion that a \$50,000 threshold for nonconforming signs would be unreasonable. **Commissioner Nethery** questioned if the threshold would pertain only to the structure or if tenant improvements would also be a factor. If tenant improvements are included, the dollar amount would need to be substantially higher because \$50,000 could easily be spent to adapt a building for a new tenant. **Vice Chair Dinkuhn** suggested that the language be amended so that the threshold would only apply to exterior improvements.

Commissioner Simpson suggested that the dollar amount of the threshold should also be increased. Outside improvements, such as parking lot renovations, can be costly, as well. She invited Ms. Osinski to share her insight on what an appropriate dollar amount would be. **Ms. Osinski** said she does not know what the right number is now, but she agreed to provide assistance to the Commission in making this determination. She said it is also important to be clear whether the number refers to pre-tax or post-tax construction costs.

Director Spencer reminded the Commission that the threshold provision for nonconforming signs was added to the code when the amortization component was eliminated. The current threshold has been in place since earlier this year. The only proposal on the table is to remove the cessation provision. Rather than changing the numbers without additional work, she recommended the issue be placed in the Commission's "bullpen" of code changes. This would allow the staff and Commission an opportunity to further research and discuss the issue to identify the best solution. The Commission concurred.

Commissioner Simpson asked if the proposed amendments would alter a property owner's ability to place a sign on his/her building. **Director Spencer** answered that staff has not heard any concerns about building signage from customers at the counter. This portion of the code is working, and no changes are being proposed at this time. **Vice Chair Dinkuhn** asked if the same would be true for blade signs that extend from the building and hang over the sidewalk. **Mr. Jackson** answered affirmatively.

Vice Chair Dinkuhn said she is uncomfortable with the idea of removing the cessation provision at this time. She asked if staff is recommending removal because it is too hard to enforce. **Commissioner Nethery** pointed out that there are numerous buildings in the City that are vacant much longer than one year. The cost of signage is a significant factor for new

tenants, and existing suitable signs should be allowed to continue. Removing a sign's nonconforming status just because the site has been vacant for more than one year could hinder a lot of business potential. While they would all like to see the signs renovated and brought up to today's code, it is really cost prohibitive in a lot of cases.

Vice Chair Dinkuhn asked at what point the City should require removal of derelict signs. She questioned if an alternate time frame would be more appropriate. She also questioned how the City would enforce the requirement. **Director Spencer** said it is likely that, given the poor quality of some signs, re-facing them would require significant structural changes. There are provisions in the code related to structural changes that would not allow a property owner to reuse the existing sign. She is confident that the City could require the signs that are in significant disrepair to be replaced, and she is comfortable with the current threshold related to structural changes.

Chair Tift said his view on this issue was largely changed by Commissioner Netherly's comments about the hardship the cessation requirement places on businesses that want to relocate to Bremerton. He said he would support removing the cessation provision. He said he is more concerned with businesses that tag additional signs to existing pole signs.

COMMISSIONER ALBRIGHT MOVED THAT THE COMMISSION RECOMMEND THE CITY COUNCIL ADOPT THE TEXT AMENDMENTS TO BREMERTON MUNICIPAL CODE (BMC) 20.52 AS DETAILED IN ATTACHMENT I AND BASED ON THE STAFF REPORT AND THE FINDINGS AND CONCLUSIONS PRESENTED IN ATTACHMENT II. VICE CHAIR DINKUHN SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

Public Hearing on Comprehensive Plan Update Work Program and Public Participation Plan

Ms. Satter reviewed that the purpose of the hearing is to discuss the work program and public participation plan for the Comprehensive Plan Update. She briefly explained that the Comprehensive Plan is the umbrella policy that guides virtually all decisions made by the City and, in many cases, local organizations and individual citizens when they are considering developing. It seeks to assure that each community decision, expenditure and action is consistent with the shared vision, values and goals. The City's Comprehensive Plan was last updated in 2004, and the State's Growth Management Act (GMA) requires that it be updated again by June 30, 2016. The update is necessary in order for the City to be eligible for grants and/or loans for infrastructure and programs. The goal is to keep the vision current and comply with the multi-county and countywide planning policies. She said staff recommends the Commission hold a public hearing, consider testimony, and consider passage of the following four motions:

- **Move to recommend the Comprehensive Plan Update Schedule as detailed in Attachment A.** **Ms. Satter** briefly reviewed the schedule for the two year process that started last spring and is anticipated to end June 30, 2016. She specifically identified what staff needs to provide, as well as when public meetings will take place related to each of the separate Comprehensive Plan elements. She asked the Commission for feedback on whether or not the proposed schedule is feasible.
- **Move to recommend the Comprehensive Plan Update Public Participation Program as detailed in Attachment B.** **Ms. Satter** explained that a public participation plan is required by GMA to outline how the City will get the public involved in the update process. She advised that the purpose and mission of the proposed plan is for early and continuous participation. Requirements in the plan address public meetings, distribution of documents for public review, open discussions, and information on the City's website. The plan calls out specific procedures, identifies the various stages in the process, and indicates the role staff will play. She provided a quick overview of the information provided on the City's website (www.Bremerton2035.com), and encouraged Commissioners to help inform the public of where they can find up-to-date information regarding the Comprehensive Plan Update.
- **Move to recommend the Department of Commerce Review Checklist, Expanded District Profiles Analysis and District Profiles as presented at the September 16th Planning Commission Workshop, with the Errata presented in Attachment C-1, the revised Errata for District 3, and any direction amendments from the Planning Commission for Council adoption.** **Ms. Satter** advised that the Washington State Department of Commerce has provided jurisdictions a periodic update checklist to help assist in the task of reviewing relevant plans and regulations that are required by the state and regional plans. The checklist has helped staff compare the City's current

Comprehensive Plan against the latest requirements and determine what needs to be reviewed in greater detail, as well as what may need to be added, deleted or amended in the plan to maintain GMA compliance. She advised that staff and most of the City Council Members toured the districts throughout the City to compare the current code to existing development. This effort resulted in individual district profiles, which include a detailed analysis of each district, as well as staff field notes and recommendations.

Ms. Satter recalled that the district profiles were presented to the Commission on September 16th. Since that time, minor changes have been proposed to District 7 as per Commissioner Wofford's written comments. In addition, the Department of Community Development Block Grant (CDBG) staff has identified Downtown Bremerton as meeting the Department of Housing and Urban Development's (HUD) "slum and blight" criteria. While this is not a requirement of the Comprehensive Plan Update, staff felt it would be great to add specific goals and policies to acknowledge this condition. Also the District 3 Profile proposes that additional parcels be added to the Downtown Regional Center designation to help promote redevelopment. In addition to these parcels, staff has recommended that the area designated Limited Commercial along Burwell warrants further consideration to include in the downtown regional center. Possible consideration could be given to allow multifamily with some limited commercial opportunities to transition the downtown into the surrounding neighborhood. Lastly, she advised that revisions have been proposed to a map in the District 4 profile. She referred to the Errata Sheets for Districts, 3, 4 and 7, which outline the above mentioned changes. If approved, the changes will be incorporated into the district profiles that are presented to the City Council for final approval.

- **Move to recommend the summarized Comprehensive Plan Schedule Work Program as detailed in Attachment C-2.** **Ms. Satter** explained that the Work Program Summary Report summarizes the staff recommendations contained within each of the District Profiles to help establish a work program for the Comprehensive Plan Update. She summarized that goals for the Comprehensive Plan Update include maintaining the general concepts but making updates to comply with state laws and regulations; streamlining and simplifying the plan; reducing nonconformities; and decreasing the number of smaller neighborhood centers.

Ms. Satter advised that public comments will be solicited throughout the process, and Commissioners will be notified of all comments received. The comments will also be posted to www.Bremerton2035.com as they are received. She referred to Attachment D, which summarizes all of the public comments received to date. She summarized that the majority of the comments were related to the casino proposal on Callow Avenue. Other comments included keeping Wheaton Way as a District Center and expanding the Downtown Regional Center to existing nonconforming uses (District 3 Errata). Lastly, there was a comment about police patrols and red light cameras that was forwarded to the Police Department.

Ms. Satter concluded her presentation by announcing that staff is planning to present the Comprehensive Plan Update Work Program to the City Council on November 19th. The Commission will discuss the Land Use Element of the Comprehensive Plan at their November 18th and January 20th meetings. Again, she reminded the Commission that information regarding the Comprehensive Plan Update can be found at www.Bremerton2035.com, and citizens can become interested parties of record by sending an email to CompPlan@ci.bremerton.wa.us. Postcards for comments were available during the meeting at the back of the room and at the front counter of the Department of Community Development.

Chair Tift opened the public hearing and invited members of the public to comment on the Comprehensive Plan Update items presented in the Staff Report.

Doug Johnson, Bremerton, said he owns a rental home on Wycoff Avenue. When he lived in the neighborhood in the 1950s and 1960s, it was extremely well maintained. It has been discouraging watching it decline over the years, and he is encouraged by the recent improvements people have made to their homes and yards. He is in the process of fixing up his home, as well. He expressed concern that allowing a Casino on Callow Avenue will detract from the family atmosphere and have a negative impact on the community. He indicated he would follow up his comments with a letter.

Ron Raggee, Liberty Lake, said he understands how Mr. Johnson feels having grown up in the neighborhood, and that may be the one saving grace for the anti-casino movement. When someone likes an area they grew up in, they will typically have a negative view of any proposed changes. However, it is important for the Commission to consider the economic benefits a casino would provide for the City of Bremerton as a whole such as 200 jobs, \$5 million payroll, more than \$10 million being

spent locally, and probably more than \$1 million given to local charities and service groups. **Mr. Raggee** asked how to submit written comments regarding the Comprehensive Plan update. **Chair Tift** encouraged him to submit his comments to the Planning Commission.

Chair Tift closed the public portion of the meeting.

Commissioner Dinkuhn referred to the Comprehensive Plan Update Schedule (Attachment A) and asked if the land use discussions will focus on land use as it pertains to each of the neighborhoods or as it might change in the neighborhoods indicated in the summary. **Ms. Satter** said the intent is to focus on the Land Use Element of the Comprehensive Plan, particularly the staff recommendations in each of the district profiles. **Director Spencer** added that it is also staff's intent to simplify the numerous goals and polices in the Land Use Element. There will be a lot of discussion about the language in the plan, as well as how they will "paint the map."

Chair Tift asked if the summary of staff recommendations (Attachment C-2) has been presented to the City Council Members for comment. **Ms. Satter** answered that, prior to preparing the district profiles, staff visited each of the districts with Council Members. The ideas have been discussed with City Council Members, but they have not approved or denied any of the recommendations. However, they have received a copy of the draft profiles, and staff will present the updated profiles, along with the Planning Commission's recommendations, to the City Council on November 19th.

Chair Tift referred to the District 2 Profile, which recommends removing the reference to Harrison Hospital from the Employment Center Designation. He noted that there is currently a group meeting to discuss repurposing the Harrison Hospital Campus, and it may be premature to make this decision. **Ms. Satter** said the current Comprehensive Plan calls for using the Harrison Hospital Master Plan as a guiding principle in this area, and this may no longer be the case in the future. Perhaps they could remove references to "Harrison" but still support hospital uses. This is an opportunity to make the designation more vague to support uses other than Harrison Hospital. **Director Spencer** added that this entire section of the Comprehensive Plan is very hospital specific, and the intent of the District 2 Profile is to maintain the employment center concept without speaking to a specific type of employment.

Vice Chair Dinkuhn requested clarification for the repeated references in the district profiles to smart planning principles. **Ms. Satter** answered saying this term implies that the City would not "willy-nilly" change property designations just because someone thinks it is a good idea. It is important to discuss why the proposed changes represent good planning and what the benefits would be. **Director Spencer** said it can be thought of as no spot zoning and making sure that uses across the streets from one another are consistent, etc.

Chair Tift asked if the Errata Sheet for District 3, which declares it a blighted area, would be a positive step for the City. Downtown has been making a resurgence, and calling it blighted seems extreme. **Ms. Spencer** explained that this is a traditional HUD designation that is defined as "vacant buildings." She noted that, for numerous years, the City has had an ordinance on the books that actually designates the downtown as a slum and blighted area because of the vacancy rate. The City still meets the HUD definition, even with all the improvements that have been made. CDBG staff is expected to go to Council to renew the slum and blight ordinance, and it is expected that downtown will remain the target area. There are potential benefits to the designation, and the City Council will be weighing options on how to use block grant funds in the future. At this time, the City is an entitlement community, with its own allocation from HUD for their CDBG program. The designation might allow the City to be more strategic in how the CDBG funds are used. The other benefit is getting it into the Comprehensive Plan so it is integrated with the City's long-term vision.

Commissioner Simpson pointed out that the first sentence in the last paragraph on Page 4 of the Staff Report has incorrect dates. **Ms. Satter** clarified that "January 5, 2016" should be replaced with "January 5, 2015."

COMMISSIONER SIMPSON MOVED THAT THE COMMISSION RECOMMEND THE COMPREHENSIVE PLAN UPDATE SCHEDULE AS OUTLINED IN ATTACHMENT A TO THE CITY COUNCIL FOR ADOPTION. COMMISSIONER ALBRIGHT SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

VICE CHAIR DINKUHN MOVED THAT THE COMMISSION RECOMMEND THE COMPREHENSIVE PLAN PUBLIC PARTICIPATION PROGRAM AS OUTLINED IN ATTACHMENT B TO THE CITY COUNCIL FOR ADOPTION. COMMISSIONER SIMPSON SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

COMMISSIONER ALBRIGHT MOVED THAT THE COMMISSION RECOMMEND THE DEPARTMENT OF COMMERCE EXPANDED DISTRICT PROFILES ANALYSIS AND DISTRICT PROFILES AS PRESENTED AT THE PLANNING COMMISSION WORKSHOP ON SEPTEMBER 16, 2014, WITH THE ERRATA PRESENTED IN ATTACHMENT C-1 AND THE REVISED ERRATA SHEET FOR DISTRICT 3 TO THE CITY COUNCIL FOR ADOPTION. COMMISSIONER NETHERY SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

COMMISSIONER NETHERY MOVED THAT THE COMMISSION RECOMMEND THE SUMMARIZED COMPREHENSIVE PLAN SCHEDULE WORK PROGRAM AS DETAILED IN ATTACHMENT C-2 TO THE CITY COUNCIL FOR ADOPTION. COMMISSIONER SIMPSON SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

BUSINESS MEETING

Chair Report

Chair Tift commented that he is always very impressed with the minutes. They are very well done.

Chair Tift noted that the Commission would elect new officers for 2015 at their November meeting. **Director Spencer** recalled that the Commission moved “election of officers” to November of each year, as they do not typically conduct a regular meeting in December. She noted that Commissioners can serve as Vice Chair and Chair for a period of two terms. Chair Tift and Vice Chair Dinkuhn are just completing their first year, so both are eligible for reappointment if the Commission so chooses.

Chair Tift announced that Governor Inslee was in Bremerton earlier in the day, and he had an opportunity to attend some of the meetings where he was present.

Director Report

Director Spencer did not have any additional items to report. However, she thanked Ms. Satter for all of her hard work preparing all of the materials for the meeting.

Old Business

There was no old business to come before the Commission.

New Business

No new business was scheduled on the agenda.

ADJOURNMENT

The meeting was adjourned at 6:48 p.m.

Respectively Submitted by:

Andrea L Spencer, AICP
Executive Secretary

Richard L. Tift, Chair
Planning Commission

DRAFT

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

AGENDA TITLE: Workshop for Comprehensive Plan Update: Land Use Chapter and Map
DEPARTMENT: Community Development
PRESENTED BY: Allison Satter, Senior Planner; (360) 473.5845

MEETING PURPOSE

The purpose of this workshop is to discuss the Comprehensive Plan Update, Bremerton2035, specifically the Land Use Chapter. As the Bremerton2035 schedule outlines, Planning Commission will have Workshops on each individual chapter. Because the Land Use Chapter is extensive and provides overall direction for the rest of the Plan, this Chapter will be discussed over two Workshops (November and January). Staff is seeking Planning Commission’s guidance and direction for creating a more user friendly Comprehensive Plan, while still meeting all Growth Management Act’s Requirements.

PROJECT OVERVIEW

Bremerton2035, is the City of Bremerton’s Comprehensive Plan Update. A major update like this happens every eight years and is focused on evaluating which aspects of the plan are working and what needs to be adjusted. This Growth Management Act requirement looks towards how Bremerton will grow over the next 20 years (2016 to 2035). The overarching principles and general concepts within the 2004 Comprehensive Plan continue to be applicable, however some minor alterations are necessary to reflect the changes related to the economic climate and overall goals of the community.

The first chapter of the Comprehensive Plan that Staff will be discussing with Planning Commission is the Land Use Chapter which sets the Land Use Vision, sets goals and policies to accomplish said vision, establishes Centers and zoning designations parameters, and includes the Land Use Map.

STAFF GUIDE TO ATTACHMENTS

- **Attachment A:** *Example of Proposed “Hot Sheets”*
- **Attachment B:** *Draft Land Use Map Areas of Potential Amendments*
 - **B-1:** *Work Program Summary*
- **Attachment C:** *Comments Matrix and Comments 19-25 regarding Bremerton2035*

WORKSHOP DESIRED OUTCOME

This information is presented for Planning Commission consideration and discussion. Additional discussions on the Land Use Element are scheduled for January’s Workshop. Staff is requesting guidance from the Planning Commission to direct staff regarding the following items:

1. Confirmation that the proposed consolidated Land Use Goals seem appropriate; and
2. Direction of Land Use Element streamlining is desirable.

CURRENT COMPREHENSIVE PLAN LAND USE CHAPTER

The Land Use Chapter should be consistent with the communities vision's on the growth of the City, while complying with the Countywide and Multi-countywide Planning Policies, State and Federal Regulations, and the Growth Management Act (GMA) requirements. The Land Use Element in the 2004 Comprehensive Plan is 60 pages and separated into 7 keys sections. The following will highlight and describe each section of the current Land Use Chapter:

1. Land Use Vision: The Land Use Vision is the following:
“Bremerton is a metropolitan city that provides for economic vitality and diverse lifestyles. Throughout the city, there is a broad variety of jobs, housing, transportation options, convenient services, and strategically dispersed commercial activities. Communities and established neighborhoods within the city each have a distinctive focus, yet all are walkable and well connected to each other, including a vibrant downtown with a mixture of activities. Accessible waterfronts, water and mountain views, and urban parks add to the city’s setting for everyone’s enjoyment. New development merges with established styles, protecting the charming, historical character of the city and its cultural heritage.”
The overall vision's mission of this Comprehensive Plan is proposed to remain the same for this update.
2. Centers Concept: The Foundation of the Land Use Element: This portion of the Chapter details the Center's Concept which the City adopted with this 2004 Comprehensive Plan. It discusses why centers are beneficial, such as that Centers plan for growth in the most efficient manner possible from a land use perspective as it concentrates higher density and development at locations where there is already high capacity infrastructure to support such uses. It also discusses in detail the difference in Centers from Neighborhood Center (being the least intensive Center), District Center (middle intensity center), Employment Centers, and Regional Center (our most intense Center, which is Downtown). It was important to highlight the benefits and detailed analysis of Centers at this time because this was new to the City. However as we have been working with Centers Concept for a decade, Staff can see opportunity to simplify this section without losing the importance of identifying as a community using the Center's concept.
3. Centers Descriptions: This provides the General description of the six Neighborhood Centers, three District Centers, the Downtown Regional Center, and three Employment Centers. It also discusses the need for Subarea Planning (area-specific planning in a supporting document), compliance with the GMA requirement to consider Urban Growth Area (UGA), and Joint Planning Areas (areas that could become UGAs). Again, Staff sees opportunity to simplify this chapter while still identifying the difference in Centers, and complying with the GMA requirements.

4. Open Space Map: GMA requires that the Comprehensive Plan identify open spaces. This map will be reviewed by the Park Department's Parks, Recreation, & Open Space Plan and will be updated if necessary.
5. Land Use Goals and Policies: The goals and policies represent the community's responses to the challenges implied by future growth and were developed through an intense series of public meetings, workshops, and committee meetings prior to the Comprehensive Plan adoption in 2004. These goals and policies are the basic foundations of the Land Use Element. Though Staff acknowledges their importance, it is a little overwhelming for any reader, as there are 21 Goals in this section, and within those goals there are an additional 120 policies. These goals and policies support the Land Use Vision and also help direct how future development should be designed. Later described in this Report, Staff is proposing to consolidate these 21 goals into five that capture the essence of the current goals.
6. Land Use Map: This is the Land Use Map that identifies what is the Land Use Designation for every parcel in the City. This map is most utilized by the public as it identifies which land use designation is applicable to their property (commercial, residential, industrial, etc.). All proposed amendments that Planning Commission will consider for the Comprehensive Plan Update, as outlined in the Work Program, may change this Land Use Map. Further discussions about amending the Map are provided later in this report.
7. Land Use Designations: These designations identified on the Land Use Map described above are further described in this portion of the chapter. The section illustrates each designation and its general development parameters including use, form, design and compatibility of development. There are 21 Land Use Designations in our current Comprehensive Plan: three residential designations, ten commercial designations, three industrial designations, and five general designations (Higher Education, Watershed, Open Space, City Utility Land, and Utilities & Public Facilities). The Work Program identifies the potential to consolidate several designations to create a more simplified, user-friendly document.

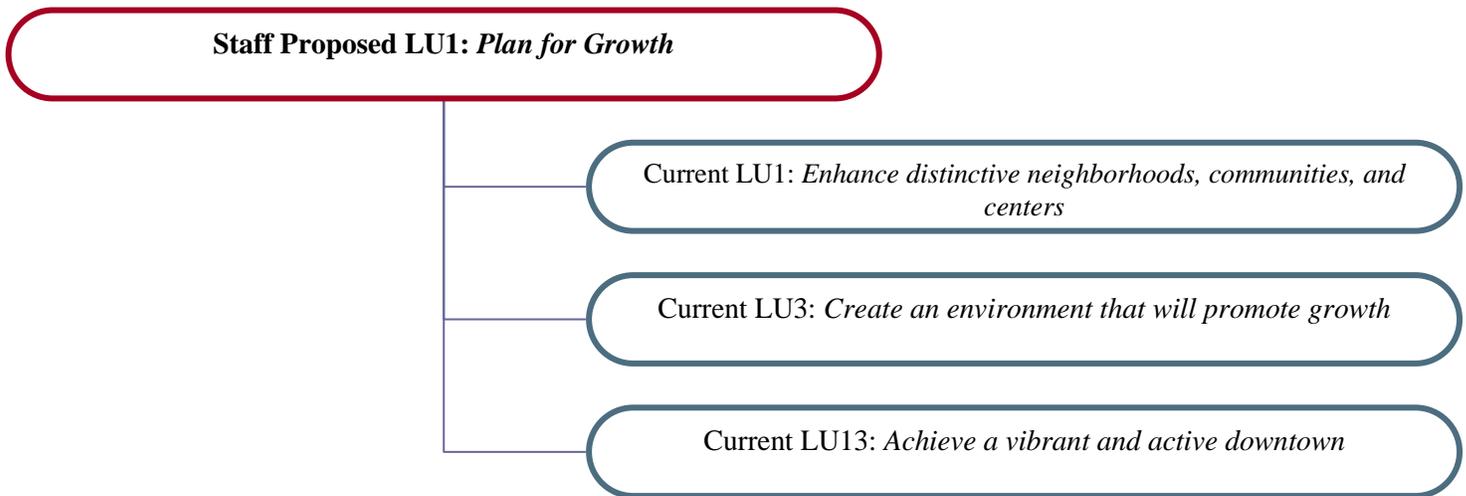
The above information helps direct the Land Use Vision of the City. However, due to the amount of information that this Comprehensive Plan provided, this document has become widely unused and sometimes difficult to recognize the bigger goal when there are so many goals and policies. An example: If a property owner would like to rezone their property, they need to prove that their proposal is compliant with the Comprehensive Plan. Just to illustrate the proposal meets the Land Use Element (not to discuss the whole 214 page Plan), they would have to review the Land Use Map, many pages of goals and policies, the Center's portion if their property was within a center, and their associated Land Use designation in the last portion of the chapter. This can be cumbersome for an applicant.

LAND USE GOALS AND POLICIES

As identified above as #5, the Comprehensive Plan contains 21 goals which are further outlined with the 120 policies. As the City's Vision directs the goals and policies, the goals and policies create the zoning code and are implemented through the local planning process. It is important to clearly identify the City's objectives so all following actions can have clear guidance. As Staff was reviewing the goals, We identified that many of the goals have similarities and support each other. As such, there is an opportunity to consolidate the 21 goals into fewer goals, while maintaining the overall City Vision. Staff is proposing within the Land Use Chapter the following consolidated goals:

- LU1. Plan for Growth*
- LU2. Make a Vibrant and Active City*
- LU3. Encourage Economic Development*
- LU4. Protect the Environment*
- LU5. Encourage Community Health*

The chart below illustrates Staff's proposal to consolidated goals. The red box identifies the proposed Land Use goal, "*Plan for Growth*". The blue boxes are the existing goals that may be considered under the Staff's proposed goal.



Please note there are about ten policies to every existing Land Use goal so with this proposal, all existing land use goals and policies will be considered under the Staff's proposed goals. Such as Staff's LU1: *Plan for Growth* can address part of Current LU13: *Achieve a vibrant and active downtown*, though the policies under the LU13 also may be better served under another proposed goal such as Staff's Proposed LU2: *Make a Vibrant and Active City*.

As Staff will be working over the next few months on the Land Use Chapter proposed amendments to present at the January's Workshop, Staff is requesting that Planning Commission consider the current 21 goals and supporting policies, and provide confirmation that this is an appropriate step to proceed with consolidating the Land Use Goals into the Staff's proposed five. During the Workshop presentation we will show the commission more details about how the goals and policies will be streamlined.

FORMAT REVISIONS

The image to the right is a page from the current Comprehensive Plan Land Use Designation portion of the Chapter. As described previously in the “Land Use Chapter Outline” as #7, there are 21 land use designations, with specifically three residential designations, ten commercial designations, three industrial designations, and five general designations. Each Land Use designation addresses the targeted Density, Height, Structure Type, Character, Location, Policy Direction and Discussion.

In the same concept as described throughout this report and as defined in the Comprehensive Plan Update Work Program, Staff is proposing to create a more user friendly document. In addition, the Work Program does propose the consolidation of the designations but that will be further discussed in the January Workshop. A more user friendly document is desired. Staff is proposing a new format that the public and staff can more easily utilize. A draft of the format proposal can be seen in **Attachment A**, that Staff is calling “hot sheets”. The goal of the hot sheets is to consolidate as much of the Land Use Chapter into these key pages.

The hot sheet would still include each of the land use general development parameters (the density, height, character, etc.) for each Land Use Designation, but instead of having a three paragraph discussion about the “policy direction” (in addition to the 141 goals and policies), Staff is proposing to move all the goals and policies to the specific designation that are affected by that specific goal/policy.

An example can be seen in **Attachment A**, but further describe here: The hot sheet example references Commercial Corridor Land Use designation. The first half of the page is the development parameters on how to develop the site (density of 20 units per acre, with three stories, etc.). The second part of the hot sheet would be the specific policies that effect the Commercial Corridor designation, such as LU1: *Promote Growth*; with supporting policies to *Provide appropriate locations for high intensity commercial uses in a setting based on an urban design ethic that creates a pedestrian-friendly, transit-supporting corridor, while accommodating a wide variety of commercial activities*. Instead of having the public review all 141 goals and policies, Staff can print out the two page hot sheet for their designation and that should have the most valuable information to review.

LAND USE MAP

As discussed at the previous September Workshop and October Hearing, the Work Program identified the scope of work for the Planning Commission to consider for this update. **Attachment B** illustrates the areas to be considered for possible amendments to the Land Use Map. The numbers on the map are directly correlated with the numbers identified in the Work Program summary that was approved by Planning Commission October’s Hearing. Example: **Attachment B** identifies “#14” in east Bremerton near Blueberry Park and near Lions Park. Within the Work Program, the proposed

Land Use Designations

The following land use designations appear on the Plan’s Land Use Map. Each designation is described below. The descriptions include a set of general development parameters. Along with the expression of policy direction and discussion also provided, they will be useful in developing zoning regulations that will implement the land use designation.

LDR (Low Density Residential)
 General development parameters
 Density: 3-10 units per acre
 Height: Low rise, not to exceed 3 stories
 Structure Type: Detached single family housing (unless PUD) includes zero lot-line
 Character: Compatible with surrounding neighborhood
 Location: Where predominant today, covering most areas of the City

Policy direction:
 Protect the character of single family neighborhoods by infilling at compatible densities and focusing higher intensity land uses in designated centers and corridors.

Discussion: The city’s residential neighborhoods are characterized by low-rise (1 to 3 stories), detached homes on traditional urban lots. Some attached housing may be appropriate to respond to the development-sensitive conditions. It may be produced through planned unit development, but should also be low-rise.

To maintain the traditional character of residential districts that are mostly developed, new residential projects should be built at compatible densities. Efficient delivery of urban services is best achieved at densities such as those found in West Bremerton between Callow and the Narrows. This area is characterized by a formal grid street pattern that defines the most strongly urban platting within the City. The average residential density here approaches seven units per acre.

In parts of East Bremerton, densities tend to be lower than in the older districts of the City. Here, topography and more recent suburban platting models have produced average densities of fewer than 5 units per acre – and far lower in some specific plats. While State Growth Management Hearings Boards have declared four units per acre as the “bright line” minimum density that qualifies as “urban development”, cost efficiencies to maintain services at the levels of service desired by residents depend on densities at least as great as those in the heart of West Bremerton. Only when accommodating critical area conditions should density in new projects within the LDR designation fall below 5 units per acre. The upper end of the density range in this category should be 10 units per acre, with such densities being encouraged at the edges of centers and within larger planned developments.

amendment #14 is to consider removing Sylvan/Pine Neighborhood Center and potentially establishing another Neighborhood Center near Lebo Ave.

This map is to help establish areas of focus, and to help provide additional items to assist Planning Commission deliberation. The proposed amendments to the map will be further discussed in January. Planning Commission is tasked with considering the Work Program Summary, District Profiles, and this Attachment B (Land Use Map areas of consideration), prior to the January Workshop in order to be equipped for those discussions.

COMMENTS RECEIVED

Attachment C contains the updated Comments Matrix and the additional comments received regarding the Comprehensive Plan Update. Planning Commission reviewed comments 1 through 18 previously, and additional comments have been provided for your consideration (Comments 19, 20, 21, 22, 23, 24 and 25). All comments are encouraged and will be provided to Planning Commission all Bremerton2035 Workshops/Hearing. In addition, all comments will be posted at the www.Bremerton2035.com website for public's consideration.

LAND USE ELEMENT

EXAMPLE

Designation (such as Commercial Corridor)

Purpose/Intent:

- Purpose or intent of the designation

Land Uses

- General Type of Land Uses outrightly or conditionally allowed.
- Example: Retail, Offices, Residential, etc.

Intensity/Density:

- This should describe the level of development expected in this designation or density of housing units.
- Example: High Intensity commercial uses with residential component in street fronting buildings. 20 units per acre maximum density.

Character/Development Features:

- This should describe the general development standard expected in this designation.
- Example: Height three stories, plentiful parking to the side or rear of building that is oriented to the front property line.

Location:

- General Location of Designation
- Example: Along high traffic corridors/primary arterials as mapped (Kitsap Way and Wheaton Way).

Goals/Policy Direction:

Example:

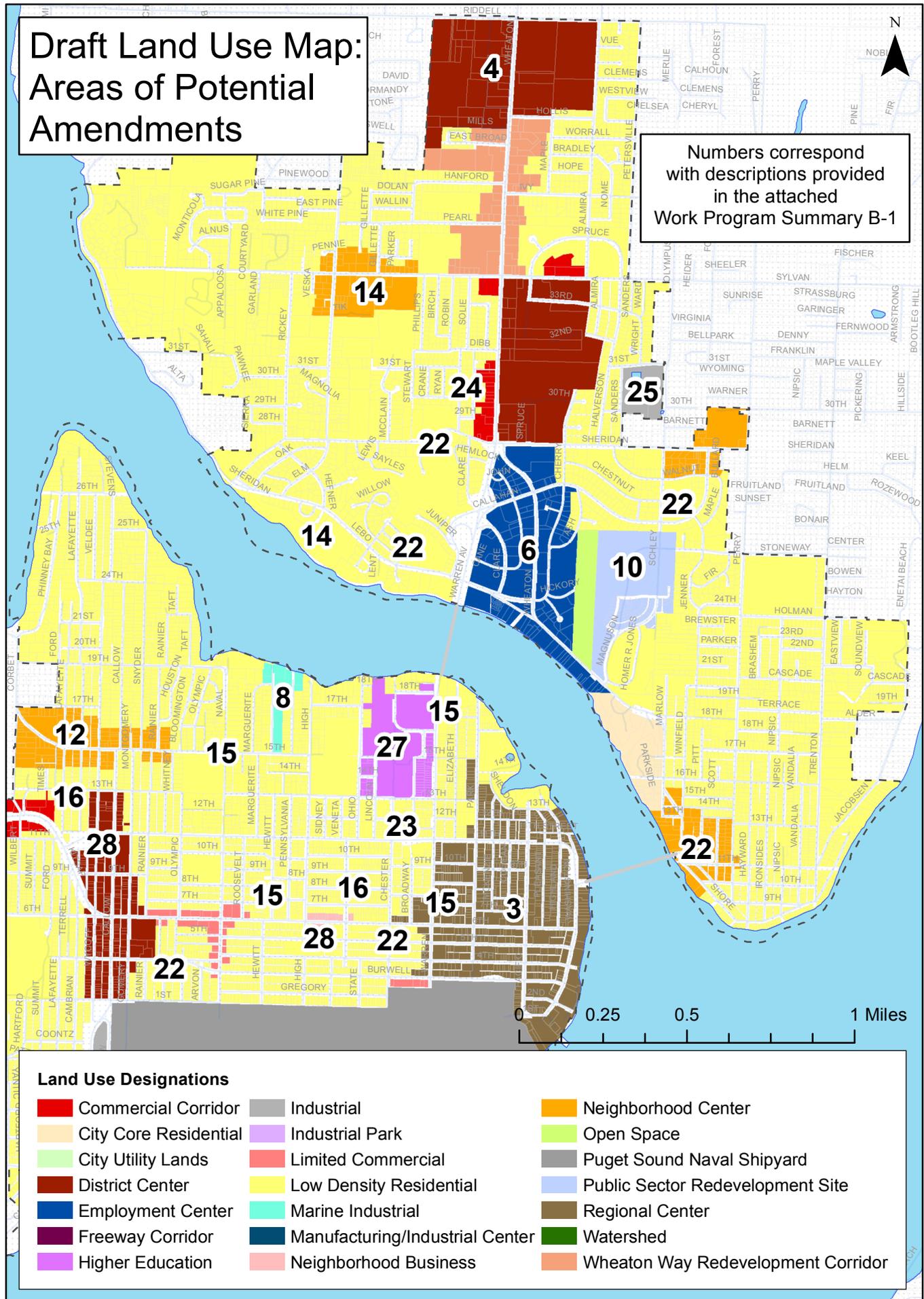
- **LU1: Promote Growth**
 - LU1A: *Provide appropriate locations for high intensity commercial uses in a setting based on an urban design ethic that creates a pedestrian-friendly, transit-supporting corridor, while accommodating a wide variety of commercial activities*
- **LU2: Make a Vibrant and Active City**
 - LU2A: *Encourage the implementation of design elements for new development and redevelopment that compliment the designated purpose and scale of its community*
- **LU3: Encourage Economic Development**
 - LU3A: *Adaptive re-use of existing buildings should be encouraged through incentive*



A building or structure located at the corner provides an anchor for that intersection. This site layout is encouraged.

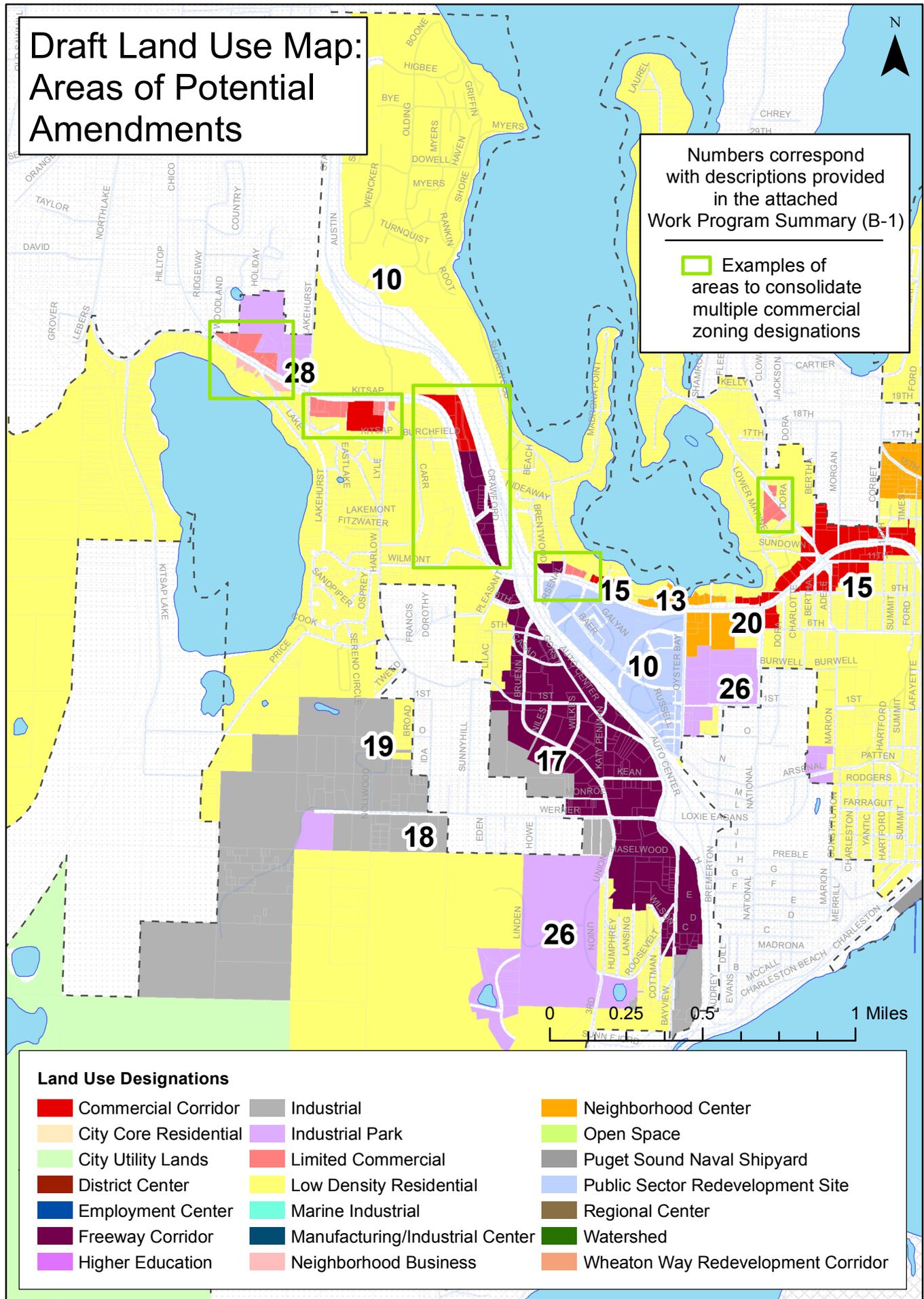
Draft Land Use Map: Areas of Potential Amendments

Numbers correspond with descriptions provided in the attached Work Program Summary B-1



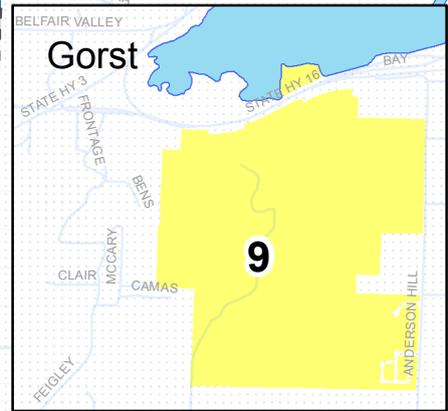
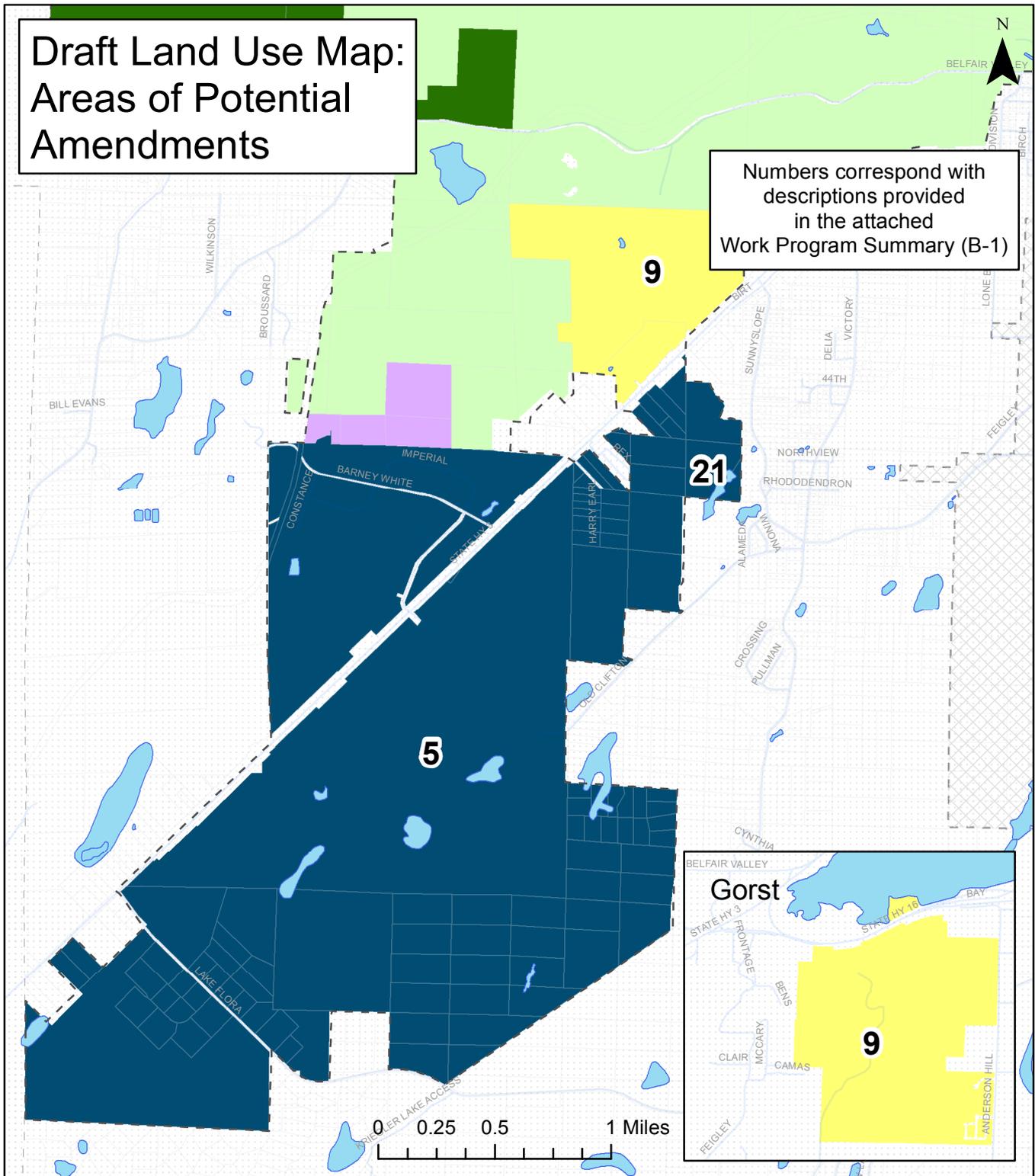
Land Use Designations

- | | | |
|--|---|---|
| Commercial Corridor | Industrial | Neighborhood Center |
| City Core Residential | Industrial Park | Open Space |
| City Utility Lands | Limited Commercial | Puget Sound Naval Shipyard |
| District Center | Low Density Residential | Public Sector Redevelopment Site |
| Employment Center | Marine Industrial | Regional Center |
| Freeway Corridor | Manufacturing/Industrial Center | Watershed |
| Higher Education | Neighborhood Business | Wheaton Way Redevelopment Corridor |



Draft Land Use Map: Areas of Potential Amendments

Numbers correspond with descriptions provided in the attached Work Program Summary (B-1)



Land Use Designations		
■ Commercial Corridor	■ Industrial	■ Neighborhood Center
■ City Core Residential	■ Industrial Park	■ Open Space
■ City Utility Lands	■ Limited Commercial	■ Puget Sound Naval Shipyard
■ District Center	■ Low Density Residential	■ Public Sector Redevelopment Site
■ Employment Center	■ Marine Industrial	■ Regional Center
■ Freeway Corridor	■ Manufacturing/Industrial Center	■ Watershed
■ Higher Education	■ Neighborhood Business	■ Wheaton Way Redevelopment Corridor

Planning Commission Recommended Work Program Summary Report

This outline broadly summarizes the recommendations made within the District Profiles that establish the Work Program for the Comprehensive Plan Update. To see the field note and full recommendation as presented by Planning Commission, please review the corresponding District Profile (identified in the chart below). The District Profiles can be found at www.Bremerton2035.com under the “Project Documents” tab.

The first item addressed in this Summary Report for this Work Program Summary is for State Regulation and Law Compliance which is outlined in the Department of Commerce Expanded Comprehensive Plan Update Checklist. This complete checklist and analysis can be found at www.Bremerton2035.com under “Project Documents” called “[State Law and Policy Compliance Checklist](#)”

Summary of Planning Commission Recommendations	General Vicinity	Districts Possibly Affected
Revising – Streamlining/simplifying/revising the Plan, such as text revisions		
1. Update the Comprehensive Plan to comply with all State Law and Regulations. Further analysis can be found at www.Bremerton2035.com under “Project Documents” called “ State Law and Policy Compliance Checklist ”.		Citywide
2. To assist in simplicity and creating a more user-friendly document, staff is recommending revising descriptions to help clarify all land use designations and remove reference to previous Comprehensive Plans.		Citywide
3. Integrate work performed by Community of Development Block Grant (CDBG) into the Comprehensive Plan Update. This includes identification of slum and blight areas which includes Downtown (blight).		District 3 and Citywide
4. Fine tuning of Wheaton Way District Center language in the Plan regarding future development, with additional discussions of the goals and policies of how the District Center relates to the Wheaton Way Redevelopment Corridor designation located just to the south of the Center.	Located along Wheaton Way between Riddell Rd and Sylvan Way	District 2
5. As South Kitsap Industrial Area has been renamed to Puget Sound Industrial Center – Bremerton (PSIC – Bremerton), proposal is to revise language to updated name.		District 7

Attachment B-1

Bremerton2035 – Work Program Summary

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

Conforming – Proposals to reduce nonconforming properties due to improper designations for existing commercial, industrial and residential structures		
15. Consider allowing commercial designations, instead of residential designation, on areas that have existing commercial uses, and utilizing smart planning principles when redesignating.	(1) Warren Avenue between 6 th Street and 9 th Street; (2) 6 th Street between Pennsylvania Avenue and High Avenue; (3) Warren Avenue and 17 th Street; (4) 15 th Street and Naval Avenue; (5) Along 9 th Street between Adele Avenue and Wilbert Avenue; (6) Kitsap Way and Shorewood Drive	Citywide (1), (2) & (3) District 4; (4) & (5) District 6; (6) District 7
16. Consider allowing residential designation, instead of commercial designation, on areas that have existing residential uses and/or physically separated due to topography, or have limited access.	(1) 6 th Street and Veneta Avenue (2) Parcels to the east of Kitsap Way Commercial Corridor area	Citywide (1) District 4 (2) District 6
17. Consider allowing commercial designations, instead of industrial designation when adjacent to existing commercial uses, and utilize smart planning principles when redesignating.	West of Auto Center Way (behind existing Cash & Carry) and Blumer Street	District 7
18. Consider allowing industrial designations, instead of residential designation, on areas that have existing industrial uses or have high potential for mineral resources, and utilize smart planning principles when redesignating.	Areas within District 7, especially located near Werner Road	District 7
19. Consider allowing residential designations, instead of industrial designation, on areas that have existing residential uses and in a residential neighborhood.	Nollwood Ln and Ida Street	Citywide District 7
20. Consider redesignating a single Low Density Residential parcel to a commercial or industrial designation because all adjacent parcels are non-residential designations.	Parcel located on National Avenue (south of Rite Aid)	District 6

Attachment B-1

Bremerton2035 – Work Program Summary

<p>21. Explore options to remove parcel from PSIC – Bremerton designation, since wetlands and topography make it an isolated parcel which only has access through residential neighborhood (Sunnyslope). Redesignation would be required.</p>	<p>Southeastern lot of PSIC- Bremerton, located near Sunnyslope Rd SW and SW Rhododendron</p>	<p>District 7</p>
<p>22. Determine how to address existing multifamily developments that are not in conforming land use designations. This could include expansion of some centers or the creation of a new land use designation in the Comprehensive Plan.</p>	<p>(1) South of Sylvan/Pine Neighborhood Center; (2) south of Perry Avenue Neighborhood Center (3) Sylvan Way and Spruce Avenue; (4) west of Downtown Regional Center; (5) Manette Center and area just south; (6) southeast of Charleston Neighborhood Center</p>	<p>(1) District 1 (2) & (3) District 2 (4) & (5) District 3 (6) District 5</p>
<p>23. Consider the area south of Olympic College campus to allow housing that supports the college, such as multifamily or dormitories.</p>	<p>Chester Avenue to Warren Avenue and 11th Street to 13th Street</p>	<p>District 4</p>
<p>24. Consider split designations (commercial and residential designations) for lots that fronts on both: (1) major arterials and (2) residential neighborhoods (through-lot) to reduce neighborhood impacts.</p>	<p>Wheaton Way and Eagle Avenue between Sheridan Road and Dibb Street</p>	<p>District 1</p>
<p>25. City of Bremerton Public Works building may be sold in the next 20 years; an alternate designation other than Industrial may be considered, due to surrounding residential neighbors.</p>	<p>3027 Olympus Drive</p>	<p>District 2</p>
<p>26. Explore options to redesignate Westsound Technical Skills Center and the Washington Youth Academy from the existing Industrial Park (IP) designation, due to the educational use of these properties</p>	<p>Parcels along National Avenue and Union Avenue</p>	<p>District 6 and 7</p>

Attachment B-1

Bremerton2035 – Work Program Summary

27. Consider Higher Education designation to be expanded to include all parcels owned by Olympic College.	North of 17 th Street (Sophie Bremer Childcare and old Sons of Norway building) and west of Warren Avenue (WSU Engineering)	District 3 and 4
28. Evaluate options for reuse of existing nonconforming commercial structures. Potentially add goals and policies to help expedite the permitting process and consideration for redevelopment and reuse of existing buildings within the City	Citywide. (1) on 4 th Street at the corners of Anoka Avenue, High Avenue and Chester Avenue (and (2) bottom floor of 11 th Street and Callow Avenue (Little Caesars/7-Eleven) or Kitsap Way and Harlow Drive (old Abbey Carpet bldg).	Citywide (1) District 3 and 4; (2) District 5 and 7

To Find More Information:

The Work Program Summary consists of analysis from eight separate documents, which are listed below. Those documents they can be found at www.Bremerton2035.com or for convenience, just click on the links below.

- [District 1 Profile](#)
- [District 2 Profile](#)
- [District 3 Profile](#)
- [District 4 Profile](#)
- [District 5 Profile](#)
- [District 6 Profile](#)
- [District 7 Profile](#)
- [State Law and Policy Compliance Checklist](#)
- [Public Comments](#) for Bremerton2035.

Have comments or questions about the Work Program Summary, please contact Allison Satter, Senior Planner: CompPlan@ci.bremerton.wa.us or (360) 473-5845 or check out the website for more information: www.Bremerton2035.com

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.	

	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.

	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 redesignate 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.

Allison Satter

From: Christine Grenier on behalf of City Council
Sent: Wednesday, October 22, 2014 12:09 PM
To: 'pahofwa@comcast.net'
Subject: Citizen Letter - Proposed Casino on Callow (Phil Hamlin)
Attachments: Proposed Casino - City Response.pdf

Mr. Hamlin,

It is my understanding that a developer has been discussing this proposal with the City of Bremerton and residents, and more recently has attended a Council Meeting to garner support. However, the City has ruled out a casino and attached is the City's response dated September 10, 2014.

Thank you for your comments, which have been provided to the Council Members, Mayor Lent, City Attorney, and Community Development staff for their consideration now and during the Comprehensive Plan Update.

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

From: pahofwa@comcast.net [mailto:pahofwa@comcast.net]
Sent: Tuesday, October 21, 2014 1:36 PM
To: City Council
Subject: casino on Callow

All: I do not support nor believe there is any justification for approving a re-zoning ordinance which allows ANY casino within the City of Bremerton. There are enough casinos in Washington State now. We don't need more. Phil Hamlin



October 29, 2014

City Council
City of Bremerton
345 6th Street, Suite 600
Bremerton, WA 98337

Re: Updates to Comprehensive Plan— Re-establishing Uses

Dear City Council,

I understand the City council in considering updates to their Comprehensive Plan that will permit non-conforming uses to be maintained in districts where the zoning has been modified disallowing such uses. For example and old auto garage in an area that's zoning was changed to downtown core.

As a building owner, I strongly support this update to the Comprehensive Plan.

I am seeking to re-establish the use of a space in a building I own. The address of the building is 1107 N Callow Avenue. Callow is located in a DCC zone that allows retail and business services. While most of my business is suitable for retailers and occupied by several; there is a basement space that is accessed from Wycoff Avenue, which is on a street that has a more industrial character. Since it was used previously for light industrial and suitable only for that (overhead door, no natural light, huge fenced yard), re-establishing that use should be allowed outright. Instead I have been required to seek a conditional use permit, which is both time consuming for the City and for me.

Occupying the space, and other such spaces, will have a positive impact on the neighborhood that already suffers too much from excessive vacancy. It is hard enough for me to lease the upstairs retail storefronts to retailers! Locating a tenant for the basement will require the use to be broadened to include light manufacturing and warehouse tenants.

The proposals to update the Comprehensive Plan will have a positive impact on occupancy and health of our communities. I support their adoption and hope you will too.

A handwritten signature in blue ink, appearing to read "Adam Simon", with a long horizontal flourish extending to the right.

Adam Simon
Manager
SYMBAL LLC

Allison Satter

From: Larry T <yrralt@comcast.net>
Sent: Thursday, October 30, 2014 10:04 PM
To: Allison Satter
Subject: Fwd: Reasons why '3131-13th Street, Bremerton, WA 98312' should remain commercial

From: "Georgia" <georgia2293@comcast.net>
To: "Larry Taylor" <yrralt@comcast.net>
Sent: Thursday, October 30, 2014 8:15:12 PM
Subject: Reasons why '3131-13th Street, Bremerton, WA 98312' should remain commercial

It is bordered by commercial property on most of its perimeter .

It is already being used as commercial property as part of the parking lot for 'Napa' and the 'Total Video' building.

It is between a major highway (Kitsap Way) and 13th Street. and has become an arterial to shortcut 11th and Callow. 18 school buses a day use 13th Street. That is at least 36 trips a day by school buses on an unsafe residential street.

The Police and Fire Departments objected to closing off 13th Street because they use it as a shortcut. The way 13th is used it is unsafe to have residential housing on it. No one wants to live on an arterial because of the traffic and the noise.

In rezoning '3131', you create an unusable piece adjacent to the West End of my property.

I would support a rezone to residential only if 13th Street no longer connected to Kitsap Way. Twenty Three (23) of twenty five (25) residents supported this because of the traffic on 13Th Street.

Sincerely,
Larry Taylor

Sent from my iPad

October 31, 2014

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

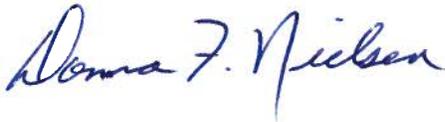
Dear Planning Commission Member,

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

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

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

Sincerely,



For distribution to the entire Bremerton Planning Commission.

Enclosures 1

Staffnote:
mailed from
79806 Diane Ct. NE
Bremerton, WA
98311
David + Donna Nielson

Comment #23

postcard

There are several ways for you to provide your thoughts and ideas, including emailing to **CompPlan@ci.bremerton.wa.us** participating at upcoming meetings, and writing your comments on this postcard.

Comments:

I would like
commercial zoning
of my property
@ 1333 Callow P.

Donna F. Nielsen

BREMERTON WA 983
 OLYMPIA WA
 02 NOV 2014 PM 5:21



Allison Satter, Senior Planner
City of Bremerton DCD
345 6th St., Suite 600
Bremerton, WA 98337

RECEIVED
 NOV 05 2014

owner
 City of Bremerton, DCD

Comment #24 Postcard

There are several ways for you to provide your thoughts and ideas including emailing to CompPlan@ci.bremerton.wa.us, participating at upcoming meetings, and writing your comments on this postcard.

Comments:

Please approve changing Zoning to Commercial use for my properties in the area of South of 19th St and North of 11th St on Calloway.

Thank you, Greg Dawson



Allison Satter, Senior Planner
City of Bremerton DCD
345 6th St., Suite 600
Bremerton, WA 98337

RECEIVED
NOV 06 2014

City of Bremerton, DCD

Comment #25 Postcard

There are several ways for you to provide your thoughts and ideas including emailing to

CompPlan@ci.bremerton.wa.u

S, participating at upcoming meetings, and writing your comments on this postcard.

Comment

Please approve a zoning change to allow commercial development of my property in the area North of 11th and south of 19th on Calhoun Ave.

-Greg Dawson

BREMERTON, WA 98337
CITY OF BREMERTON, WA
05 NOV 2014 PM 11



Allison Satter, Senior Planner
City of Bremerton DCD
345 6th St., Suite 600
Bremerton, WA 98337

RECEIVED
NOV 06 2014

City of Bremerton, DCD