

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

**AGENDA TITLE:** Workshop for Comprehensive Plan Update: City Services Element

**DEPARTMENT:** Community Development

**PRESENTED BY:** Allison Satter, Senior Planner; (360) 473.5845

**PROJECT OVERVIEW**

The City of Bremerton is currently working on the 2016 Comprehensive Plan Update that is mandated by the Washington State Growth Management Act (GMA). The City is required to evaluate and plan for growth over the next 20 years. Planning Commission and Staff have been holding monthly workshops that focus on evaluating which aspects of the existing Comprehensive Plan are working and what needs to be adjusted. 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. At this time, Planning Commission has held workshops about the draft vision, goals and policies for the following Elements (draft documents can be seen at [www.Bremerton2035.com](http://www.Bremerton2035.com) under “Project Documents”):

- Land Use (including draft Land Use Map and designations);
- Housing;
- Economic Development; and
- Transportation

A common theme throughout the update is to streamline and simplify the existing core elements of the Comprehensive Plan and to modernize the plan to ensure compliance with the GMA and other locally adopted planning policies.

**SPECIFIC MEETING TOPIC**

This month’s Workshop will focus on the City Service Element. The City Services Element addresses services that are essential to a community and its ability to grow. These services are crucial to the health, safety, and welfare of community members. This Element guides how the provision of services, such as water, sewer, parks, and schools support the future growth and development of Bremerton. This draft chapter focuses on the City Services vision, goals and policies.

**Attachment A:** *Draft City Services Chapter*

**Attachment B:** *Public Comments Matrix and Comments #61, #62, #63 and #64*

**WORKSHOP DESIRED OUTCOME**

Staff is requesting the Planning Commission consider and deliberate on the proposed City Services Element’s vision, goals and policies and provide staff with additions and/or revisions.

## City Services Element

To consolidate the Comprehensive Plan, the City Services Element combines the function of two plan elements required under the Growth Management Act: The Utilities Element and the Capital Facilities Element.

- What is a Capital Facilities Plan Element?

Capital facilities generally have a long useful life and include city and non-city operated infrastructure, buildings, and equipment. According to WAC 365-196-415, at a minimum, those capital facilities to be included in an inventory and analysis are water systems, sewer systems, stormwater systems, schools, parks and recreation facilities, police facilities and fire facilities.

The Growth Management Act (GMA) requires that all capital facilities have “probable funding” to pay for capital facility needs, and that jurisdictions have capital facilities in place and readily available when new development comes in or must be of sufficient capacity when the population grows. This is otherwise known as concurrency.

- What is a Utility Element?

GMA requires per RCW 36.70a.070(4) that a Utilities Element address the “general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines.”

The City of Bremerton Draft Comprehensive Plan City Services Chapter is addressing both the Capital Facilities Plan Element and the Utility Element. As illustrated in the chart below there are many providers that serve Bremerton. Services and needed facilities of these providers are under review in the City Services Element.

Service or Facility Type	Provider
<b>Fire and Emergency Services</b>	Bremerton Fire Department
<b>Law Enforcement</b>	Bremerton Police Department
<b>Parks</b>	Bremerton Parks & Recreation Department
<b>Streets / Transportation</b>	Bremerton Public Works & Utilities Department
<b>Sewer / Wastewater</b>	Bremerton Public Works & Utilities Department
<b>Stormwater Management</b>	Bremerton Public Works & Utilities Department
<b>Water</b>	Bremerton Public Works & Utilities Department
<b>Schools</b>	Bremerton School District
<b>Electrical Utilities</b>	Puget Sound Energy
<b>Natural Gas</b>	Cascade Natural Gas
<b>Telecommunication and Cable System</b>	Qwest Corporation (Century Link QC): telephone service KPUD* provides wholesale broadband internet access Comcast provides cable television Cellular, variety of national and regional carriers

(\*KPUD: Kitsap Public Utility District)

This Workshop focuses on the Vision, Goals and Policies for the City Services Chapter as can be seen in **Attachment A**. As a common theme in this update, Staff worked with the 2004 Comprehensive Plan City Services Element to shape the draft 2016 City Services Element.

The revised City Service Vision is the following:

***The City of Bremerton strives to deliver exemplary municipal services to our community when and where it is needed.***

This vision should be straight and to the point about how the City will be installing and maintaining city services and how the City is going to allow other utility agencies to function in our City.

The current plan has 28 goals for the City Services Element. Staff is proposing to consolidate the 28 goals into 4 proposed goals:

**CS1 *Provide municipal services that enhance the quality of life in Bremerton.***

**CS2 *Encourage the safety and health of residents and visitors.***

**CS3 *Provide adequate capital facilities that:***

- ***Address deficiencies and anticipate growth needs;***
- ***Achieve acceptable levels of service;***
- ***Use fiscal resources efficiently; and***
- ***Meet realistic timelines.***

**CS4 *Provide safe and reliable utility service to citizens, while balancing economic, aesthetics and environmental factors.***

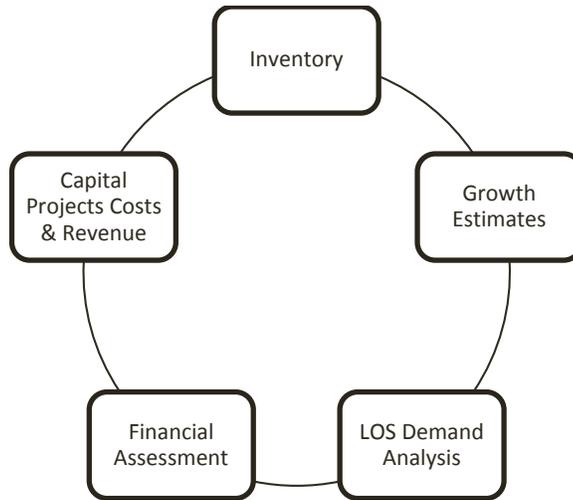
With this consolidation, Staff did not remove goals from the current Plan, Staff instead revised some goals to become policies that can help implement the Vision. The policies have also been reorganized, revised and consolidated if appropriate. Some policies have been removed if they have been addressed in other chapters (such as how to develop Transportation Facilities is not addressed as detailed in the City Services Chapter, as it is better addressed in the Transportation Chapter).

Staff is requesting the Planning Commission consider and deliberate the vision, goals and policies for the City Services Chapter to see if they are comprehensive and provide direction to City and utility providers.

## **City Service Technical Appendix**

The Washington State Growth Management Act (GMA) requires that the Capital Facilities Plan Element include: a) an inventory of existing capital facilities owned by public entities; b) a forecast of the future needs for capital facilities; c) the proposed locations and capacities of expanded or new capital facilities; d) a six-year capital facilities plan that will finance capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and e) a requirement to reassess the land use element if probable funding falls short of existing needs. (RCW 36.70a.070(3)). See the process in Exhibit 1.

## Exhibit 1. Capital Facilities Assessment Components



This information will be provided in the City Service Appendix (which is not included). This appendix includes the technical foundation for the City Services Chapter, including city services inventory, existing and targeted Level of Service standards, funding sources, and the Capital Facility Plan. The City Service Appendix is well underway. At the Workshop, Staff will present general findings that helped shape some policies, and introduce Planning Commission to the highlights of the City Services Appendix that will be publicly released in October, 2015.

### Comments Received

Comments received from last Planning Commission Workshop for the Comprehensive Plan Update process are attached as **Attachment B**. Comments include #61 and #64. All comments and Comment Matrix with summarized Staff's response can be seen at [www.Bremerton2035.com](http://www.Bremerton2035.com).

Evergreen Park  
SCHEMATIC DESIGN  
CITY OF BREMERTON



Element 6

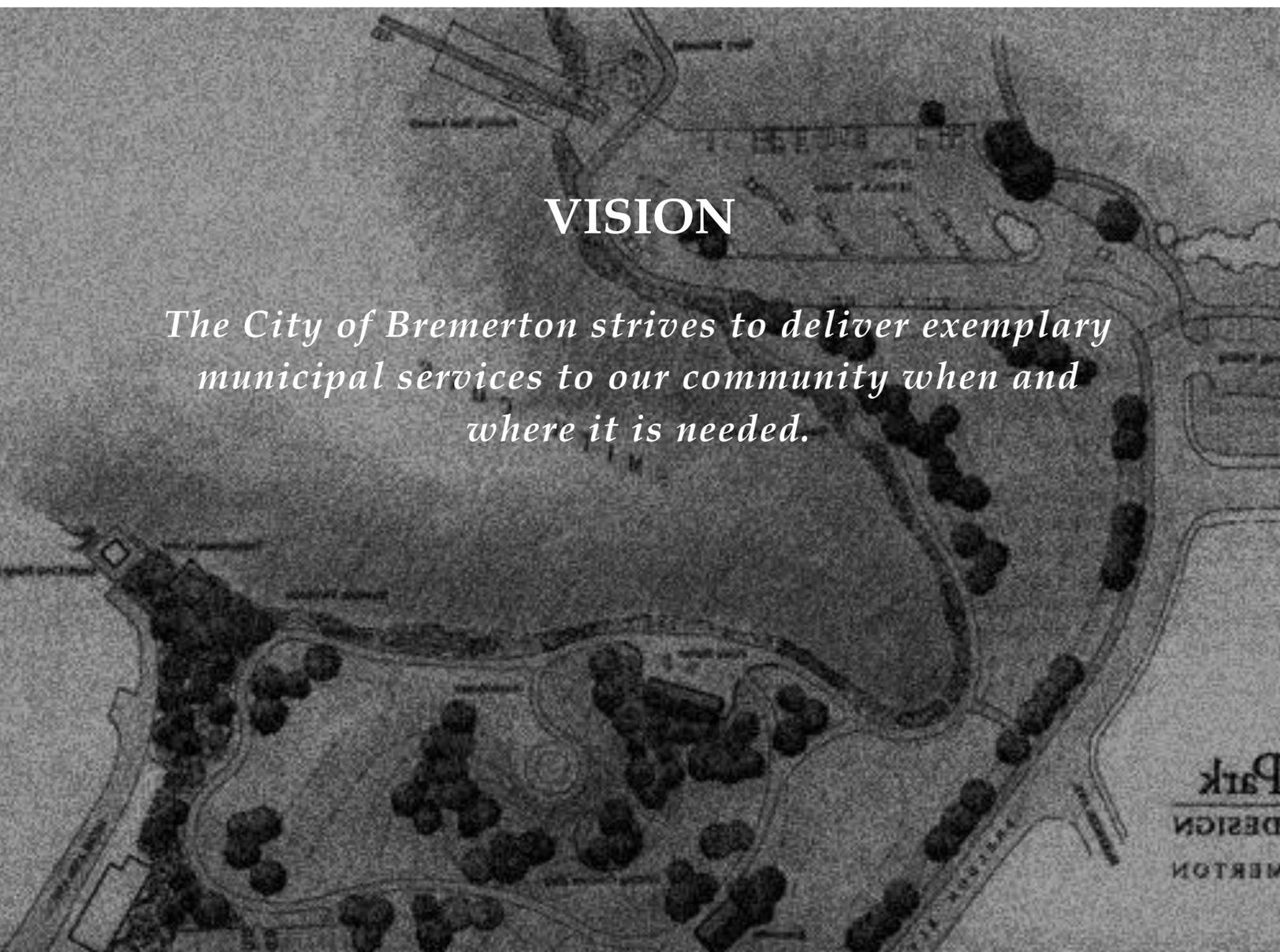
# CITY SERVICES





## VISION

*The City of Bremerton strives to deliver exemplary municipal services to our community when and where it is needed.*



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# City Services

## Introduction

### City Services Introduction

The City Services Element addresses services that are essential to a community and its ability to grow. These services are crucial to the health, safety, and welfare of community members. This Element guides how the provision of services, such as water, sewer, parks, and schools support the future growth and development of Bremerton.

This City Services Element combines the function of two plan elements required under the Growth Management Act: The Utilities Element and the Capital Facilities Element. The following section includes the goals and policies for the City of Bremerton City Services. The City Service Appendix (under separate cover) includes the technical foundation for the City Services Chapter, including city services inventory, existing and targeted Level of Service standards, funding sources, and the Capital Facility Plan.

Please note that though this Chapter focuses on administrating public facilities to Bremerton's citizens, other portions of the Comprehensive Plan also address public facilities that should be considered in conjunction with this chapter. Such as: when reviewing this chapter for planning of public facilities like street improvements, the Transportation Element should also be considered.



# City Services

## Goals and Policies

The community's vision for City Services was offered at the beginning of the element. The following section presents the goals and policies to support implementation of the vision.

### City Services Goals

- CS1 Provide municipal services that enhance the quality of life in Bremerton.**
- CS2 Encourage the safety and health of residents and visitors.**
- CS3 Provide adequate capital facilities that:**
- Address deficiencies and anticipate growth needs;
  - Achieve acceptable levels of service;
  - Use fiscal resources efficiently; and
  - Meet realistic timelines.
- CS4 Provide safe and reliable utility service to citizens, while balancing economic, aesthetics and environmental factors.**

### Policies

Associated policies have been created to support and implement the vision established by the goals.

**Goal CS1 Provide municipal services that enhance the quality of life in Bremerton.**

Implementing Policies:

- CS1A** Improve accessibility to City Services including implementing new technology to provide information and services more conveniently.
- CS1B** Educate the citizenry about City services and citizen responsibilities.
- CS1C** Provide meaningful opportunities for community involvement.
- Provide regular volunteer opportunities to the general public and enlist residents for their talents (work to identify specific community assets and invite identified groups and citizens) to participate in governance.
- CS1D** Provide public facilities and services conveniently and equitably throughout the community and ensure that the prescribed Level of Service standards are pursued.
- CS1E** Provide safe and well-maintained street infrastructure throughout the City.

# City Services

## Goals and Policies

**CS1F** Ensure all pedestrian facilities including sidewalks, parks, and government buildings are ADA compliant to ensure accessibility for all citizens and visitors to Bremerton.

**CS1G** Provide a wide range of recreational opportunities for people of all ages.

**CS1H** Promote open spaces and “green spaces” for everyone’s enjoyment and recognize recreational needs in open space planning.

**CS1I** Provide trash receptacles and waste conveniences in public places, especially in City parks and encourage citizen responsibility regarding proper waste disposal, including pet waste disposal.

**CS1J** Continue coordination with the school district recognizing that schools provide a unifying social and physical amenity that is a key focus for successful neighborhoods.

**CS1K** Work actively through public and private partnerships to develop a viable urban forestry management plan.

**CS1L** Facilitate public and private beautification efforts, especially on City properties and public rights-of-way.

- Provide adequate maintenance of public landscaping.
- Use trees and plants that are well-suited for an urban environment.

### **Goal CS2 Encourage the safety and health of residents and visitors.**

Implementing Policies:

**CS2A** Prepare and distribute emergency preparedness plans including instruction for public staff and for citizens regarding services and support locations available immediately following an incident.

**CS2B** Work actively to reduce crime and work through civic partnerships to address the plague of substance abuse and addiction.

**CS2C** Provide community gathering points within neighborhoods, supported by public facilities, City services such as crime prevention, and Parks and Recreation programming.

**CS2D** Improve citizen safety after dusk by enhancing lighting for pedestrians, especially around and leading to places of activity.

**CS2E** Collaborate with citizens, public organizations, and non-profit agencies towards a proactive approach to social needs.

# City Services

## Goals and Policies

**CS2F** Encourage social services that meet needs of a diverse population and develop appropriate criteria for locating social service facilities.

**CS2G** Demonstrate awareness and consideration for special-needs populations.

**Goal CS3 Provide adequate capital facilities that: address deficiencies and anticipate growth needs; achieve acceptable levels of service; use fiscal resources efficiently; and meet realistic timelines.**

*Discussion: Capital facilities include all services provided, planned for, paid for, and delivered by the City including water systems, sanitary sewer systems, storm water facilities, streets, parks and recreational facilities, police and fire protection facilities.*

Implementing Policies:

**CS3A** Apply growth strategies to fiscal investment decisions to expand service areas or infrastructure capacities.

**CS3B** Provide a public process for monitoring, review, and planning of all City services and facilities, including municipal facilities, port facilities, libraries, parks, streets, community meeting places and buildings.

**CS3C** Monitor the expenditure of capital resources, ensuring the prescribed level of service for the following services and facilities: potable water, sanitary sewer, storm-water management, street maintenance, law enforcement, fire protection, emergency medical service, transportation, solid waste, and parks.

**CS3D** Maintain, rehabilitate or reuse existing facilities wherever feasible and still meet the capital needs of the population.

**CS3E** Establish adequate funding for public facilities and services for existing development and new growth including pursuing alternative and creative funding mechanisms for public services and facilities.

**CS3F** Establish adequate funding for infrastructure critical to the health, well-being, and economic development of the City.

**CS3G** Establish priorities for funding that are specified in the prescribed Level of Service standards.

- Review capital projects as part of the City's budget process, (1) to ensure an ongoing review of capital needs, and (2) so that capital and operating budgets can be considered together.

# City Services

## Goals and Policies

**CS3H** Manage a comprehensive maintenance program and consider future maintenance and repair costs of new capital items when making selection and expenditure decisions on new capital facilities.

**CS3I** Apply cost-effectiveness criteria to capital investments.

**CS3J** Protect City revenue sources.

**CS3K** Work with the development community to provide adequate infrastructure for new growth. Explore options for a strategic impact fee program.

**CS3L** Improve sidewalks throughout the City with an emphasis on accessibility.

**CS3M** Provide street infrastructure that is well maintained, has sufficient capacity, meets all compliance requirements for accessibility.

- Identify dedicated revenue to adequately maintain the existing investment in street infrastructure;
- Develop revenue sources to allow full implementation of the Capital Improvement Plan. Consider new revenue such as transportation impact fees, or re-direct existing revenue; and
- Eliminate barriers to accessibility with sidewalks and city facilities. Prioritize implementation using citizen groups and focus improvements in the areas with the most use.

**CS3N** Participate in the planning of the Urban Growth Areas (UGA). Achieve coordinated planning for the City's urban growth areas with Kitsap County (including the Countywide Planning Policies), other jurisdictions and service providers, especially for the provision of capital facilities and services.

- Work towards development standards within the UGA that are uniform or complimentary to the City's development standards;
- Safeguard urban level of service within the UGA which are comparable to the levels set within the City;
- Identify development concerns within the UGA and inventory challenges to address; and
- Ensure quality residential development in the UGA that has both urban and strictly residential qualities, including walkability.

# City Services

## Goals and Policies

**CS3O** Encourage neighborhood revitalization by providing of City facilities, improvements, and services. Consider locating focal point(s) within each neighborhood for the dissemination of public services.

**CS3P** Adopt Level of Service (LOS) standards for public facilities, reflecting community preferences for quality of service delivery. Additionally consider adopting LOS standards that support and encourage the development of Centers.

**CS3Q** Adopt a Concurrency Management Ordinance (requiring capital facilities meet adopted Level of Service standards at the same time with development) in order to maintain the community's identified desired level of service.

**CS3R** Adopt six year capital facilities programs (CIPs), including Transportation Improvement Programs (TIPs) on an annual basis to demonstrate funding capability that supports the land use patterns and other goals and policies adopted within this Plan.

**CS3S** Ensure that the land use element, capital facilities plan element, and financing plan are coordinated and consistent for the 6 and 20-year planning period. Reassess the land use element if probable funding falls short of meeting existing capital facilities' needs.

**Goal CS4 Provide safe and reliable utility service to citizens, while balancing economic, aesthetics and environmental factors.**

*Discussion: Utilities include all services provided, planned for, paid for, and delivered by providers other than the jurisdiction (such as electrical, telecommunication, and natural gas, etc.).*

**Implementing Policies:**

**CS4A** Encourage utility providers to co-locate for aesthetics and efficiency.

**CS4B** Develop an under-grounding ordinance and encourage Local Improvement Districts, to install utilities underground, when appropriate.

**CS4C** Create standards and processes for locating wireless telecommunications facilities that assure adequate services while protecting neighborhoods and other portions of the City from negative impacts.

- Provide incentives for co-location as an alternative to building new towers; and
- Provide adequate setbacks, buffers, and camouflaging requirements to assure attractive installations, protection of adjacent land uses and residential neighborhoods.

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.
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.

	Commenter	Date	Address	City	Comment Summary	Staff Response Regarding Comprehensive Plan Update
22	Donna Nielson	11/4/2014	7986 Diane Ct. NE	Bremerton	Supports rezoning the area north of St. Vincent's from Residential to Commercial. Major road connection, and this is an great economic	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
23	Donna Nielson	11/5/2014	7986 Diane Ct. NE	Bremerton	Would like commercial zoning on her property at 1333 N. Callow Avenue.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
24	Greg Dawson	11/6/2014	1424 Lindberg Place	Bremerton	Please redesignated my properties south of 15th Street and north of 11th Street on Callow Ave to commercial.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
25	Greg Dawson	11/6/2014	1424 Lindberg Place	Bremerton	Same request as Comment #26.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
26	Unknown	11/7/2014	Unknown	Unknown	Postcard with no identification. Supports casino as it will boost the economy.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
27	Unknown	11/7/2014	Unknown	Unknown	Postcard with no identification. Supports casino as all neighbors want commercial zoning.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
28	Kelly Hudson	11/10/2014	Unknown	Unknown	Postcard. "The majority of our neighborhoods want commercial"	Staff is uncertain of address or way of contacting individual. Uncertain which parcels she supports for rezoning.
29	Unknown	11/12/2014	Unknown	Unknown	Postcard with no identification. "Would like to zoned commercial at 1304 Callow Avenue.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
30	J Ross	11/12/2014	Unknown	Bremerton	Postcard. "Neighboring homes are between commercial zones and the majority of neighbors want commercial zoning",	Staff assumes this is in regards to the casino proposal. Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
31	Chad Mountjoy	11/13/2014	Callow Avenue	Bremerton	Postcard. "Keep this area residential. No casino please."	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
32	HRF	11/13/2014	Unknown	Unknown	Postcard. "My home town has not changed in over 60 years. It is time for a change. Make it happen before I get too old to appreciate it."	Comments noted.
33	Unknown	11/13/2014	Unknown	Unknown	Postcard. "The neighboring homes are between two commercial areas."	Staff assumes this is in regards to the casino proposal. Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
34	Shane Trepasso	11/17/2014	1320 N, Callow Ave	Bremerton	Postcard. Owns 1320 N. Callow Ave and would like property rezoned to commercial	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
35	Douglas Whittle	11/17/2014	3238 Ridgeview Drive	Bremerton	Postcard. Would like to see area of his property between 13th and Callow Avenue rezoned to commercial	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.

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

	Commenter	Date	Address	City	Comment Summary	Staff Response Regarding Comprehensive Plan Update
44	Cherl & Robert Reiher	1/29/2015	1715 Wycoff Avenue	Bremerton	In regards to area between N. Wycoff Avenue and N. Callow Avenue, and 13th Street and 15th Street, citizen is concerned that by designating the northern portion of the block as Neighborhood Commercial, this may open the door for rezoning the whole block for potential commercial.	This area has been discussed at the previous Planning Commission Workshops in regards the potential casino proposal. This area is currently designated 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 Restaurant. 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 (including grading) at the end of the process for residential development.
46	Jack Stanfill	1/20/2015	Unknown	Bremerton	Document provided: Port Blakely Kitsap Lake JPA from May 12, 1999.	Staff received this document at the Open House and it provided for Planning Commission's consideration.
47	Steve Guiberson	2/14/2015	Unknown	Gig Harbor	Supportive of General Commercial designation along Wheaton Way, however he owns a car dealership there and cannot expand. Please consider allowing car dealerships not just in auto center but along the main corridors. Currently there seems to be a monopoly out near Auto Center Way for car dealerships.	In 2004, the Comprehensive Plan the zoning only allowed auto dealerships in the Freeway Corridor. Revisions to the Zoning Code will be considered following the Comprehensive Plan Update, which will have specific details on what land uses are allowed in specific zones. Planning Commission will consider appropriate uses in this detail during this Zoning Code update.
48	Lesley Kabelac	2/16/2015	3021 W State Hwy 16	Bremerton	Property north of her property is being proposed as General Commercial. Concern as she has access easements that may make this property hard to develop and access.	The subject property to the west is adjacent to State Hwy 16 (across from the Mattress Ranch). Staff is proposing General Commercial for this area and the Land Use designation line follows the topography of the site (the area that is relatively flat could be developed with General Commercial activities). The current designation is Low Density Residential. As for the easements, if this property is to be developed, the developer will need to comply with the easements (or revise them accordingly with the property owner) at the point of permit applications. Staff is not suggesting any further changes to the map to address the easement locations.
49	Jack Stanfill	2/17/2015	PO Box 4773	Bremerton	Provided the following documentation to be considered during the environmental review: Partial Transcription to Ueland Tree Farm Final Environmental Appeal Hearing (Dec 2009); pages 32 and 36 of Port Blakely Subarea Plan; Preliminary Scope for the Project page 5; Infiltration Map of the area; and a Mineral Resource Development Wetland Review.	These materials are excerpts from an Environmental Impact Statement for a project that is outside the City limits (Kitsap County jurisdiction). Documentation will be reviewed in conjunction to the Comprehensive Plan Update Environmental Review.
50	Judy Friedberg-Nerf	2/23/2015	Madrona Point	Bremerton	Had general inquires on the Draft Land Use Plan including the following: (1) Where is the development regulations for each designation (2) Why bring back the Multifamily Residential Designation (more information); (3) Council Districts should not separate existing neighborhoods; (4) express kudos to the District Profiles.	(1) The General Development parameters are addressed in the proposed Comprehensive Plan in the Draft Land Use Chapter at a higher level (generally what kind of development and what character should it have). The specifics will be addressed in the Zoning Code Update that will come after the Comprehensive Plan Update. (2) Staff is trying to reduce the nonconforming uses throughout the City, currently areas throughout the City that are primarily developed with multifamily structures, are being proposed to be redesignated from Low Density Residential (which allows one house, per one lot) to a more appropriate designation. (3) Council Districts were re-mapped a few years ago based on population, and unfortunately this did separate some cohesive neighborhoods. (4) Appreciate the kind words on the District Profiles. Staff created those in-house with the support of City Council.

	Commenter	Date	Address	City	Comment Summary	Staff Response Regarding Comprehensive Plan Update
51	Laura Gardner	2/24/2015	1027 Walnut Street	Bremerton	Represents the owner at 1027 Walnut Street who supports the redesignation of Medium Density.	Staff proposed to redesignated this area as it is primarily developed with duplex type structures to reduce nonconforming uses within City of Bremerton.
52	John Stieber	3/6/2015	Unknown	Unknown	Feels the direction the Comprehensive Plan is heading in is generally good. Wants to make sure that consideration is coming downtown and having access for those that may not be able to get around easy (such as the senior citizens). Wants more sidewalks like the Manette Bridge	Appreciate the comments, and the Comprehensive Plan Update is strongly encouraging multi-modal options including wide sidewalks throughout the City. The Downtown area has additional criteria to support pedestrians of all types, including the those of a vulnerable population. This information is discussed in the Draft Land Use Chapter and will be further discussed in the Transportation element.
53	Bruce Riveland (Olympic College)	3/11/2015	1600 Chester Ave	Bremerton	The Olympic College supports Staff's proposal for the Higher Education desingation as proposed.	The Staff's proposed Higher Education desingation can be seen on Draft Land Use #2.
54	Vic Ulsh	3/20/2015	400 Warren Ave	Bremerton	Writing to ensure property at 800 11th Street maintains the current Neighborhood Business overlay in the Downtown subarea plan.	Staff does not foresee removal of the existing Neighborhood Business overlay in the Downtown Subarea Plan.
55	Dan Nelson	3/31/2015	Unknown	Unknown	Encourages the City to make literature available to the public which provides tips on submitting a complete permit application. Acknowledges this information may exist, but needs to be made more readily available.	The draft Economic Development chapter, policy ED4(A), seeks a permitting process which advocates for development by providing predictable requirements and timelines. This comment was forwarded to the Building Official for her consideration to implement into the City informational handouts and method of dissemination.
56	Mark Kulman	4/6/2015	3141 W State HWY 16	Bremerton	Seeks to enlarge portions of parcel 322401-4-113-2005 designated as commercial on the Comprehensive Plan draft land use map to follow natural contours/slopes of the land (provided geotechnical report supporting claim).	Based off of the provided geotechnical report, the City will reevaluate the commercial boundary for parcel 322401-4-113-2005. Any changes will be presented to Planning Commission with an update Land Use Map.
57	Jim McDonald	4/25/2015	Marlow	Bremerton	Requesting the City to consider allowing duplexes in the area near Lions Park. The Low Density Residential designation limits the potential for this area.	Staff is proposing to redesignate the area north of Lions Park as Medium Density Residential desingation which would allow duplexes.
58	Sherill D. Rose	5/7/2015	3628 "E" Street	Bremerton	Provided Staff her poem on Bremerton. First verision was developed in 1996 and it was revised in 2004 to account for new development in the City.	Staff appreciates her passion for Bremerton.
59	John Bierly	6/16/2015	1032/1035 Hanford Ave	Bremerton	Two existing duplexes on Hanford, currently zoned R-10. Would prefer their lots and the adjacent lots be included in proposed GC zone.	The property owner missed their opportunity to apply for a Comprehensive Plan Map Amendment to proposed re-designate of his property from Low Density Residential to a Commercial designation (window ended on April 1, 2015). To re-designate these parcels, Planning Commission would need to direct Staff to begin reviewing the proposal. Staff initial concerns are the additional potential for commercial access and activity to Hanford Avenue (which is currently a residential street). Staff would need to verify whether the owner of the adjacent vacant lot would want it to be commercially zoned.
60	Jack Stanfill	7/22/2015	PO Box 4773	Bremerton	Provided the following documentation: Ueland Tree Farm Habitat Management Plan and Wetland Report Third Party Review which identifies additional considerations for the Ueland Tree Farms, LLC mineral mining application (dated March 3, 2015).	As Ueland Tree Farm is adjacent to City limits, this comment has been added into the Comprehensive Plan for consideration. However, the Ueland Tree mineral mining project is within Kitsap County jurisdiction and has been processed by that entity.

	Commenter	Date	Address	City	Comment Summary	Staff Response Regarding Comprehensive Plan Update
61	Dora Bressler	7/22/2015	105 Naval Ave	Bremerton	Request that Planning Commission re-designate her property at 105 Naval Avenue from the current Low Density Residential to a commercial designation due to her close proximity to the Naval Avenue Naval Base Kitsap Gate.	To consider this proposal, this request should have been received during the open Comprehensive Plan Amendment window (January through April 2015) and the owner has been notified for the next opportunity to apply. There are also concerns about further support in the neighborhood (as there are many single family homes in that neighborhood) as the City cannot support spot zoning. In addition, Naval Base Kitsap has requested that further consideration for areas around the base to not be up-zoned due to the potential impacts.
62	Priscilla Bailey	8/11/2015		Bremerton	Property owner of two East Bremerton commercial buildings (Wheaton Way at Hollis Street) requesting road improvements in that area, behind East Towne Center.	The areas in question are on private property, thus will not be addressed within Comprehensive Plan Update. As development occurs in the East Towne Plaza and surrounding area, the City may require improvements to the driveways and access roads. Encouraged her to work with her neighboring property owners.
63	Unknown	8/18/2015		Bremerton	Supports including Non Motorized Transportation review in city planning.	Received at the Planning Commission Open House. Staff appreciates the support for non motorized transportation as an element of the Comprehensive Plan.
64	KAPO John Taylor	8/5/2015	P.O. Box 1861 Poulsbo, WA 98370	Poulsbo	Request at City Council: Supports the City's plan to expand boundaries, however requested more information.	City Council responded to request with a letter dated August 12, from City Council president with links to Annexation Fiscal Analysis Studies, Comprehensive Plan Update, Countywide Planning Policies documents, and the Kitsap County Buildable Lands Report.

**Kelli Lambert**

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**From:** Dora Bressler <doraconstructioncompany@yahoo.com>  
**Sent:** Wednesday, July 22, 2015 2:54 PM  
**To:** Kelli Lambert

July 22,2015.

Dear city planner: My name is Dora M.Bressler since I bought the home at 105 Naval Ave. Bremerton, WA.980312. I been trying to get to the comprehensive plans Mtgs .but for unforeseen circumstances I am unable. I been ask if the property can be turn into a coffee/sandwich shop,a Bakery and food products preparation a grocery convenience store,a barber shop, a small business office.these are a few of ideas that people ask. As you are planning for the years ahead, I am asking if you can re- consider this lot to be a light industrial Zoning.

Thank you very much for considering .

sincerely yours,

Dora M. Bressler [doraconstructioncompany@yahoo.com](mailto:doraconstructioncompany@yahoo.com) 1-425-361-8459

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**From:** noreply@civicplus.com  
**Sent:** Tuesday, August 11, 2015 7:17 AM  
**To:** Allison Satter; WebMaster  
**Subject:** Online Form Submittal: Bremerton2035 Comments & Feedback

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

## Bremerton2035 Comments & Feedback

*This is a public forum and any comments made here will be included in the public record. If you wish to remain anonymous, please specifically request so. Thank you for your input.*

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Name	Priscilla Bailey
Contact	360-536-3043
Zip Code	98311
Comments	I own two commercial buildings on Wheaton Way at Hollis Street (called Eastside Plaza). I was hoping that while you plan, you consider road improvements in that area. For safer travel, we need roads behind the Wheaton Way businesses and we need the major driveways owned by East Towne Center to be public. Several businesses use the driveways, but they are in poor repair and we have no control over their maintenance. Could the driveway just north of Hollis Street be taken over by the city? Could the driveway behind East Towne Center be made into a public street? We need better access in this area.

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**RECEIVED**  
AUG 18 2015

City of Bremerton, DCD

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**Bremerton2035 Comments**

I am writing to support the inclusion of non-motorized  
trails. REVIEW AS MANDATORY for all city STREETScape  
planning and paving. Thanks to the forethought of  
many previous & current city PLANNERS & ENGINEERS,  
Bremerton has a backbone on which to build a truly highly  
functional and regionally recognized bike route system.  
MANY city tax payer DOLLARS have been used to develop  
these long term planning documents. STREETScape decisions  
ARE BECOMING more important to many generations.  +  
Want to become an interested party? Please include email or snail mail address

②

②

**Bremerton2035 Comments**

But specifically the youngest. including NMT in to  
all planning via a MANDATORY review process  
will directly affect the community we live in.  
It is the work/life paradigm for upcoming generations  
of workers that will fill our docks at PSNS,  
the ferries to SEATTLE AND the homes of  
our communities.

Want to become an interested party? Please include email or snail mail

Dear City of Belmont;

We at KAPO would appreciate a in writing update on the cities plans to expand its boundaries.

We would like to give our support to your plans. However we need to know exactly what they are and where you are at in the process.

For the record 5 aug 15.

JOHN M. TAYLOR

360-779-8510

**KITSAP  
ALLIANCE**  
OF PROPERTY OWNERS

**Property rights are  
human rights.**

Join our interest list.  
Google us @ Kitsap Alliance

JohnLScott.com

**John M. Taylor**  
Broker Associate Since 1990  
Kitsap Native

Office (360) 779-8510  
Fax (360) 779-6293



**John L. Scott**  
REAL ESTATE

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Some offices are independently owned and operated.

9/8/2015

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