



# **GORST CREEK WATERSHED PLAN, GORST SUBAREA PLAN & PLANNED ACTION EIS**

## **Public Scoping Summary: October and November 2012**

### **PURPOSE AND INTRODUCTION**

As part of the Gorst planning process, the City of Bremerton solicited public and agency input on the future vision for Gorst as well as the key environmental issues that should be evaluated in an environmental impact statement (EIS) under the State Environmental Policy Act (SEPA). This public scoping summary describes the comments received through a written comment period and a public scoping meeting. This summary also describes other related outreach such discussions with the Suquamish Tribe and business owner interviews.

### **Proposals**

The City of Bremerton, in partnership with Kitsap County and other state, federal, and tribal agencies, is in the process of preparing a proposed Gorst Creek Watershed Plan, including a framework plan for the watershed as a whole and a subarea plan for the Gorst Urban Growth Area (UGA). Also under preparation are implementing land use and environmental regulations. It is also anticipated that a capital facilities plan (CFP) will be prepared to support the plan and to implement infrastructure. The plan and regulations will undergo public review and refinement through late 2013. The planning efforts in the Gorst Creek Watershed and Gorst Urban Growth Area (UGA) are intended to:

- To plan the future of the Gorst area over the next 20-30 years by defining the land use options,
- To protect water quality, habitat and fish while fostering economic development,
- To establish areas for development, restoration and protection based on science,
- To develop a long-range capital improvement plan to provide for future utility services, public services and transportation needs, and
- To make Gorst a place where people want to live, shop and recreate.

Part of the process entails the preparation of a SEPA EIS to evaluate natural and built environment topics and alternative land use patterns, particularly in the Gorst UGA. To facilitate development and restoration in the Gorst UGA, the City anticipates adopting a planned action ordinance as part of the EIS. Future development proposals consistent with the planned action ordinance would not have to undergo a new environmental threshold determination, and would not be subject to SEPA appeals when consistent with the planned action ordinance including specified mitigation measures.

### **Scoping Activities and Advertisements**

Public and agency comment was solicited in a 21-day written scoping period from October 15 to November 5, 2012. The City also held a public meeting on October 29, 2012 to ask about the vision for Gorst and about the EIS scope.

Scoping notices and a meeting announcement were sent by mail to each property owner in the Gorst UGA, and to a list of federal, state, and local agencies and tribes. The City and County also sent these documents by email to lists of persons interested in planning issues in the City and County. The City's website, located at: <http://www.ci.bremerton.wa.us/gorstwatershed/>, included a comment form. The scoping notice was published in

the Kitsap Sun on October 15, 2012 to notify any other persons having an interest in the project. A copy of the scoping notice and meeting flyer are attached.

## WRITTEN SCOPING COMMENTS

During the 21-day comment period, written comments were received from citizens and agencies as follows in Exhibit 1. Copies of written comments by agencies are provided in the attachment and should be reviewed for the full statements; copies of citizen comments are available at City Hall. Also, it should be noted that a questionnaire distributed at the public meeting was returned by four persons, and those are described further below in this document and also available for review at City Hall.

**Exhibit 1. List of Commenters and Key Topics**

Date	Name/Agency	Summary
Website Comment Form		
October 15, 2012	Pat Waters	Stormwater runoff that is undermining many of the roads in the vicinity of Feigley and the frontage road along with Hwy 16 submersion during storms.
October 29, 2012	Tina London, Navy City Metals	Would like scoping meeting notes as she could not attend. Also, main objective is how project could affect the business and property. Also willing to help out and assist.
October 30, 2012	Julie Larson	Enjoyed public meeting. Provided examples (links) of low-impact development, and also development examples to avoid. Perhaps a Dollar store would do well.
November 2, 2012	Julie Larson	Residence was robbed. Now concerned by signing in at meeting she may have provided personal information available for others to view who were also signing in.  [Consultant Response: The meeting Sign-In Sheet asked for a name, email address, and affiliation. No street addresses were requested.]
Written Comments		
October 29, 2012	Yvonne Sadtler, Mattress Ranch	Would like to see the right lane of 16 west become a "Business Route" that is a 25mph zone that runs from just before Elandon Gardens and ends right before Viking Fence. Would like water pipe under road fixed. Understand potential rezoning to mixed use and annexation to City. Appreciated contact.
November 4, 2012	Harry Gilger, member West Sound Cycle Club	Encourage the City to actively pursue the proposed Bike Trail from the West side of Bremerton through Gorst to Port Orchard
November 4, 2012	Ann Richey	Support Gorst trail.
November 5, 2012	William Abbey	Support proposed Sinclair Trail.
November 5, 2012	Dan Kronyak	Support the development of a hard surface pedestrian/bicycle

Date	Name/Agency	Summary
		shared path that provides a safe transportation link between Port Orchard and Bremerton.
November 5, 2012	David Miller	Support for the proposed Sinclair Trail.
November 5, 2012	Jay Spady	Provide an interconnected hard surface shared use path/trail (recommended routes suggested); expedite a Park and Ride; provide park areas to maximize access to Sinclair Inlet; provide rules for adequate stream buffers; provide zoning to result in Gorst being more family friendly; address transportation – free arterials from serving as local frontage roads; providing zoning for shopping areas and nice multifamily dwellings.
November 5, 2012	Ron Landon, WSDOT	Request that planning team seek input from WSDOT. Gorst as a destination could exacerbate congestion. Would like to review traffic analysis and potential impacts to state routes forthcoming in plan and EIS. WSDOT identifies pending study at SR 3/ SR304 and would like to review Gorst study methods and assumptions. Address transit and mode share. Very interested in mitigation measures. In planned action ordinance include a process where WSDOT can be notified of development applications and can review proposals. How will mitigation be required on a case-by-case evaluation? Also WSDOT is interested in the stormwater and watershed planning components and how they can provide mitigation and treatment options that may benefit WSDOT.
Post – Scoping Comments		
November 7, 2012	Fred Grimm	Support for proposed Sinclair Trail.
November 7, 2012	Tim Baker, President, West Sound Cycling Club	Urge City support the proposed Sinclair Trail Project along the Navy's railroad tracks between PSNS and Gorst
November 7, 2012	Brian E. Watson, member West Sound Cycle Club	Support the construction of the Sinclair Trail to connect the shipyard area to Gorst.

## SCOPING OPEN HOUSE AND WORKSHOP

### Workshop Activities

The City of Bremerton held a public scoping meeting to solicit comments on the Gorst Creek Watershed Plan, Gorst Subarea Plan, and Planned Action EIS. The meeting was held on October 29, 2012 from 5 to 7 p.m. and featured periods of open house and an active workshop. Approximately 37 persons participated. The agenda was as follows:

5:00-5:30	Open House
5:30-5:50	Presentation
5:50-6:20	Visioning Exercise – SWOT Analysis
6:20-6:30	Group Reporting
6:30-7:00	Open House

Heather Kauer, City of Bremerton, provided a welcome at the beginning of the presentation. Members of the consulting team, Bill Webb, AECOM, and Lisa Grueter, BERK, gave a presentation regarding the purpose of the Gorst planning efforts, EIS topics, and draft guiding principles. Heather Kauer provided an overview of the annexation process. A general question and answer period was held. Questions from audience related to code enforcement, creeks and stormwater, and traffic.

Following the presentation, meeting participants were asked to participate in a small group exercise to identify strengths, weaknesses, opportunities, and threats/challenges in Gorst. The groups were facilitated by City and County staff and Consultants. Small groups were asked to have a citizen report results to the larger group. Results are shown in Exhibit 2 below.

Citizens could also ask questions of City and County staff and consultants following the presentation in an informal one-on-one manner.

Kitsap County staff available included Eric Baker, Special Projects Division Manager, Katrina Knutson, Senior Planner, and Jim Rogers, Transportation Planner. City staff in attendance included Heather Kauer, Deputy Director of Community Development, Doug McIntyre, City Planner, and Dave Tanner, Stormwater Engineer. Consultant staff included Bill Webb, Bill Kreager, and Dennis Struecker with AECOM, and Lisa Grueter and Erik Rundell with BERK.

### Exhibit 2. SWOT Analysis

Strengths – Group 1	Strengths – Group 2	Strengths – Group 3	Opportunities – Group 1	Opportunities – Group 2	Opportunities – Group 3
<p>Quality of life</p> <p>Strong sense of community</p> <p>Central access</p> <p>Poggie Club (children's fishing)</p>	<p>Views of the mountains and Sound</p> <p>Accessibility to highway (but dangerous)</p> <p>New sewer (add uplands?)</p> <p>Shoreline access</p> <p>Location image as Sound and salmon</p>	<p>Wooded and forested, "green"</p> <p>Blue -&gt; water, creek, inlet</p> <p>Rural and low density</p> <p>Safe and quiet</p> <p>Connected to rest of the County, Bremerton, Port Orchard</p> <p>Central location</p> <p>Shoreline -&gt; Extensive Wildlife, Eagles, deer, seals, etc.</p>	<p>Waterfront access/trail/park</p> <p>Gorst Salmon Days</p>	<p>Sound barriers</p> <p>With new sewers, Park is now possible?</p> <p>Brownfield</p> <p>Name change "Sinclair"</p>	<p>Sidewalks, trails, local trails and intra-county</p> <p>Litter cleanup</p> <p>More inviting businesses, local-serving, places people stop</p> <p>Bus to Bremerton ferry dock</p> <p>Frontage road (increase flow, spread of through traffic)</p> <p>Tree preservation</p> <p>Beach/water access and signage</p> <p>Kayak launching point</p> <p>More public land/park space</p>
Weaknesses – Group 1	Weaknesses – Group 2	Weaknesses – Group 3	Threats – Group 1	Threats – Group 2	Threats – Group 3
<p>Confusing access</p> <p>Stopping not possible, safely</p> <p>Lack of snow plowing</p> <p>Not attractive</p>	<p>Vehicle noise</p> <p>Traffic dangers – 72,000 cars/day</p> <p>Access to businesses creates bottleneck</p> <p>Landscaped</p> <p>North highway is overplanted, not maintained</p> <p>Overgrown</p> <p>Across highway from Kitsap Muffler</p> <p>Sawmill site</p> <p>Storm runoff on back roads</p> <p>Need for quality shopping?</p>	<p>Seedy businesses -&gt; topless coffee shops</p> <p>Rundown businesses and properties</p> <p>Difficult access to get off highway</p> <p>Traffic collisions</p> <p>Litter, litter on beach</p> <p>No access to water or beach</p> <p>Highway local access vs. controlled access</p> <p>Traffic-highway and local roads are backed-up</p> <p>No way to walk – illegal to walk along the highway</p>	<p>Traffic</p>	<p>Flooding – creek, highway runoff</p> <p>Tax changes in City</p> <p>Property values are up or down</p> <p>Environmental remediation</p> <p>Continued usability</p>	<p>Competing uses – commercial vs. parks</p> <p>"seedy" businesses are successful, profitable</p> <p>Change in transportation seen as negative to businesses</p> <p>Higher taxes with annexation</p> <p>Topography</p>

Group 1 (Dennis and Jim, Facilitators), Group 2 (Bill, Facilitator), Group 3 (Erik and Katrina, Facilitators)

## Written Input

### Questionnaires

A questionnaire was distributed at the meeting asking about draft guiding principles, key environmental topics and other questions. Four were returned and are part of the attachments. A summary of input follows.

#### ***What do you think would make Gorst a place to stop?***

- Eliminate shady places like Toys Topless and topless coffee shops.
- Regular litter clean up.
- Beautiful public places – trails.
- Clean up the beach.
- Gentrification – cute stores, Starbucks places that are pleasant to be at and stay awhile.
- Clean it up.
- Community – rename it to Sinclair Inlet (the Community of Sinclair on Gorst Creek). Legacy – farmer Gorst has his “Gorst Creek”.
- Take advantage of water view
- 1) A park; 2) Shopping, grocery; 3) Environmentally friendly. Townhomes?
- Bus stop for transit
- Get rid of the junkyard. A decent grocery store. A bus stop/public transportation.

#### ***What are the top 3 issues you think the Gorst Creek Watershed Plan and Gorst Subarea Plan should address?***

- Aesthetics, economic development, natural environment.
- Aesthetics, cultural resources, land use, natural environment, ecofriendly park.

#### ***What do you like about the Guiding Principles?***

- Environmental concern.
- Don't worry about land value, per se.

#### ***What would you change about the Guiding Principles?***

- Sort of with the Bremerton Boardwalk to Port Orchard was still planned.

#### ***Is anything Missing from the Guiding Principles?***

- We really hope there will be trails for hiking.
- Clean up junky properties.

#### ***Is there anything else you'd like to share?***

- We like the name Gorst, for the record. When building – please PRESERVE THE TREES! Development is great, but don't let it become just like California – pavement + strip malls and anonymous Sim City-like streets. Trees make all the difference. Please preserve the mural at the Packiat's Toybox. We are very concerned about the eagles, herons, salmon + Trees + wildlife. They are #1 important most. Deer, wild birds, etc. PRESERVE THE GORST MISSILE! We wish Sherman Heights Road had a sidewalk! Park and Ride to the Ferry! A grocery store?

- I have rental properties that are zoned HTC. Adjacent, I have lots that currently are not allowed to have a residence put in because of the commercial zoning. I would like to see mixed-use zoning, so I could exploit the property to its highest and best use, whether it be residential (rental in my case) or commercial.
- I have enclosed a map to clarify my area of concern. The impact of commercial zoning on both sides of Gorst Creek is too profound. Why encourage it in an area that is mainly an estuary and should be protected as such. By the way, please note the planned expansion of the Lockhart Quarry that was facilitated by the 2003 zoning decision—this doesn't look like a plan for housing development to me.

### **Cover Story Poster**

Another means of attracting input was an opportunity to write a headline for a future cover story on Gorst – 20 years from now. Two persons provided some feedback as follows.

*How would people now describe Gorst (in 20 years)?*

- Driving from the north in Bremerton – gateway has shoreline vegetation that allows views to the water and a boardwalk
- Put all the through traffic overhead on a viaduct (cheaper than bridge) – better for businesses

## **PRE-SCOPING COORDINATION AND OUTREACH**

### **Tribal Coordination**

The primary agency partners in the Gorst project are the City of Bremerton (lead), Kitsap County, and the Suquamish Tribe. Each has assigned elected and appointed officials to serve in an advisory capacity. The City and County will ultimately adopt the Gorst Watershed Plan and Gorst Subarea Plan and associated EIS and regulations in consultation with the Tribe.

To assist with project coordination and obtain early input, the Mayor of Bremerton and Suquamish Tribe met to share information and discuss key topics of mutual concern regarding planning and the EIS. Key issues included ensuring restoration is considered as an economic development activity, addressing fish passage, addressing trails, and ensuring cultural resources are evaluated.

### **Business Interviews**

The City and consultant staff mailed correspondence and walked around to businesses to promote the scoping process, discuss the land use plan and annexation, and hear about business owner plans for the future. Meetings were held informally in late September and early October. Some businesses provided written comments as shown in Exhibit 1 above.

## **NEXT STEPS**

The City and project partners will consider the scoping comments as draft land use alternatives and plans are developed. The EIS will address a large variety of natural and built environment topics and the topics identified will be covered, e.g. transportation, stormwater, natural environment, land use, and others. A draft plan and Draft EIS will be issued in spring 2013, and will allow for additional public comment.





# **ATTACHMENTS**

**A. Scoping Advertisements**

**B. Scoping Meeting Materials**

**C. Agency Comments**



# Determination of Significance & Request for Comments on Scope of Planned Action EIS

## Description of Proposal

The City of Bremerton, in partnership with Kitsap County and other state, federal, and tribal agencies, is in the process of preparing a proposed Gorst Creek Watershed Plan, including a framework plan for the watershed as a whole and a subarea plan for the Gorst Urban Growth Area (UGA). Also under preparation are implementing land use and environmental regulations. It is also anticipated that a capital facilities plan (CFP) will be prepared to support the plan and to implement infrastructure. The plan and regulations will undergo public review and refinement through late 2013.

This plan will create a land use framework and implementing development, design, and street standards to establish a cohesive vision for a livable district and to encourage investment in the Gorst UGA. Concepts include a range of permitted land uses with emphasis on residential, retail and commercial uses. The subarea plan and implementing zoning are anticipated to serve as pre-annexation planning and zoning pursuant to RCW 35.13.177.

Land use plans and regulations could include increased residential density in targeted areas and new development standards that provide for protection of environmental processes and provide development incentives for enhanced economic development.

The City is also proposing to adopt a Planned Action Ordinance for the Gorst UGA. A Planned Action Ordinance, if adopted pursuant to WAC 197-11-164 to 172, would indicate that the completed EIS adequately addresses significant impacts of the proposed action, and that future projects consistent with the analyzed projects and parameters of the Planned Action Ordinance would not require future SEPA threshold determinations or EISs. Therefore, comment during this Scoping period is encouraged.

The EIS will analyze the *No Action Alternative*, e.g. continuation of the City and County's current Comprehensive Plan and development regulations applicable to the UGA and watershed without amendment. It is also anticipated that the EIS will address two *Action Alternatives* that may review various land use patterns such as an increase residential development options and enhancement of commercial options while promoting environmental restoration and protection.

## Proponents

City of Bremerton and Kitsap County

## Location of Proposal

The Gorst Creek Watershed and Gorst UGA together comprise the planning boundaries, and encompass over 6,000 acres in the southwestern portion of Kitsap County. Several jurisdictional boundaries cross into the watershed: about 3,600 acres encompass Bremerton City Limits, most of which is zoned as utility lands, about 335 acres are in the Gorst UGA, nearly 180 acres are in the McCormick Woods area of the City of Port Orchard, and the balance of about 1,940 acres are rural, unincorporated lands.

## Lead Agency

City of Bremerton

## EIS Required

The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and will be prepared. An environmental checklist or other materials indicating likely environmental impacts can be reviewed at City Hall, 345 6th Street, Suite 600, Bremerton or at the project website: <http://www.ci.bremerton.wa.us/gorstwatershed/>.

The lead agency has identified the following areas for discussion in the EIS: Natural Environment (geology/soils, water resources including surface water, groundwater, and stormwater, air quality, plants and animals), Noise, Hazardous Materials, Land Use Patterns/Plans and Policies, Socioeconomics, Aesthetics, Cultural Resources, Transportation, and Public Services and Utilities.

## Scoping

Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. The methods and deadline for giving us your comments are:

Mail written comments to the Responsible Official at the address below or email comments to [heather.kauer@ci.bremerton.wa.us](mailto:heather.kauer@ci.bremerton.wa.us). **The City must receive the comments by 5:00 pm November 5, 2012.**

Interested citizens, tribes, and agencies are also invited to a **scoping meeting on Monday, October 29, 2012**, at the Kitsap Square Dance Association, Dance Hall located at 6800 W Belfair Valley Road, from **5:00pm-7:00 pm**. The meeting is an opportunity to review available information, participate in a visioning exercise, and ask questions. Comments can be submitted at the meeting.

## SEPA Responsible Official:

**Responsible Official:** Andrea Spencer, AICP

**Position/Title:** Director, Department of Community Development

**Phone:** 360-473-5283 **Fax:** 360-473-5278

**Contact Person:** Heather Kauer

**Position/Title:** Assistant Director, Department of Community Development **Phone:** 360.473.5297

**Address:** 345 6<sup>th</sup> Street, Suite 600, Bremerton, WA 98337

**Email:** [heather.kauer@ci.bremerton.wa.us](mailto:heather.kauer@ci.bremerton.wa.us)

Phone: (360) 473-5275 - Fax: (360) 473-5278

Date: 10/10/12 Signature: 



# You're Invited!

**What** **Scoping Meeting** for the Gorst Creek Watershed Plan & Environmental Impact Statement (EIS)

**When** Monday, October 29, 2012  
5:00 PM - 7:00 PM

**Where** Kitsap Square Dance Association, Dance Hall  
6800 W Belfair Valley Road

**Why** **Join us** for an open house and workshop to talk about the Gorst Creek Watershed Plan, Gorst Urban Growth Area (UGA) Subarea Plan, and Planned Action EIS under development by the City of Bremerton, together with Kitsap County and other state, federal, and tribal agencies. At the meeting, you can review available information, participate in a visioning exercise, ask questions and provide comments on the future of the watershed and UGA.

Visit the project web site at: <http://www.ci.bremerton.wa.us/gorstwatershed/>

## For More Information

Heather Kauer, Assistant Director  
Bremerton Planning and Community  
Development Department  
(360) 473-5275  
[Heather.Kauer@ci.bremerton.wa.us](mailto:Heather.Kauer@ci.bremerton.wa.us)

or

David Tanner, PE  
Bremerton Public Works Department  
(360) 473-5344  
[david.tanner@ci.bremerton.wa.us](mailto:david.tanner@ci.bremerton.wa.us)

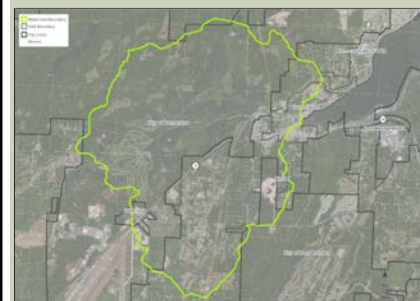




## GORST CREEK WATERSHED PLAN, GORST SUBAREA PLAN & ENVIRONMENTAL IMPACT STATEMENT

October 29, 2012

### Scoping Meeting



### STUDY AREA

Entire Watershed  
vs. Urban Growth  
Area

Part Bremerton,  
Part County,  
Part Port Orchard

Boundaries are  
based on  
Hydrology—NOT  
Jurisdiction

### MEETING PURPOSE

1. Describe the planning efforts in Gorst area over 2012/2013
2. Welcome feedback on:
  - a. Vision: What is the future of Gorst over the next 20 years?
  - b. EIS Scoping: What built and natural environment topics should we address in an environmental impact statement to be prepared over the next year?



### PURPOSE OF PLANNING EFFORT

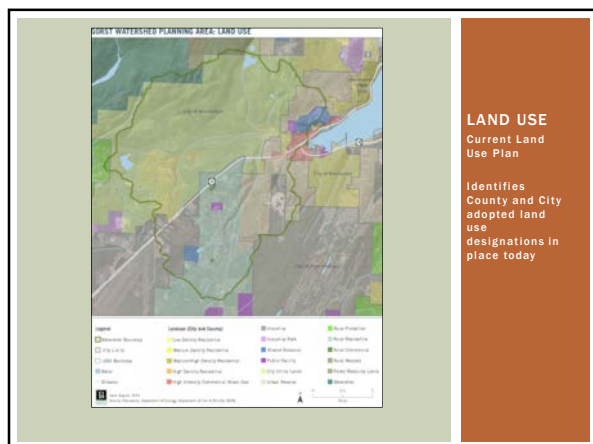
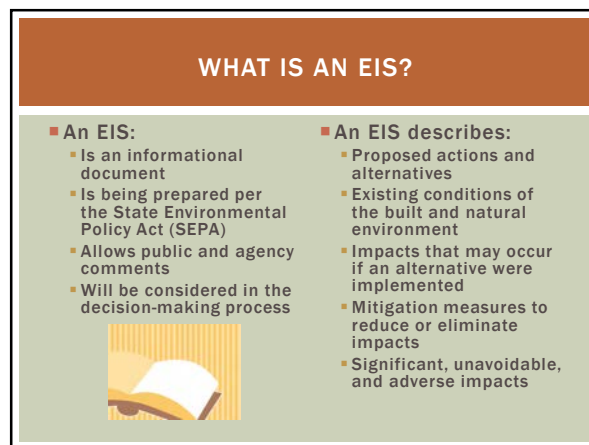
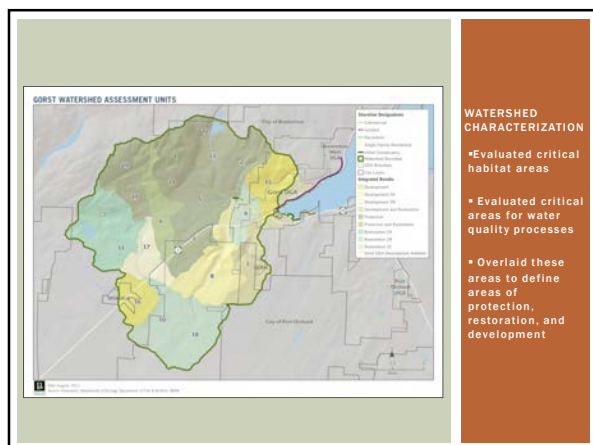
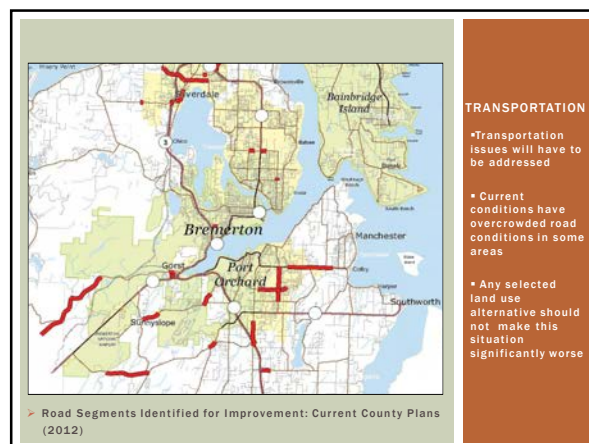
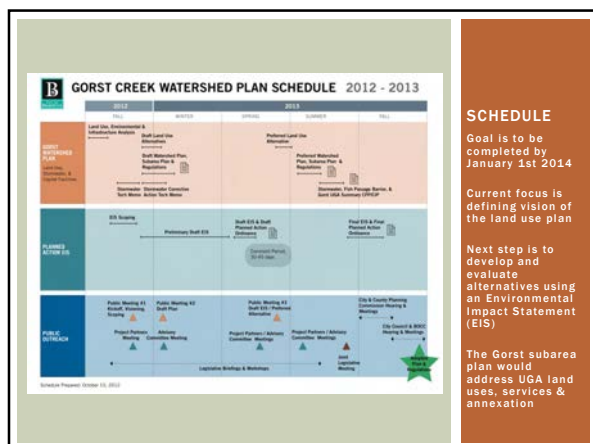
- To plan the future of the area over the next 20-30 years by defining the land use options
- To protect water quality, habitat and fish while fostering economic development
- To establish areas for development, restoration and protection based on science
- To develop a long-range capital improvement plan to provide for future utility services, public services and transportation needs
- To make Gorst a place where people want to live, shop and recreate

### AGENDA

- |                                      |           |
|--------------------------------------|-----------|
| ■ Open House                         | 5:00-5:30 |
| ■ Presentation                       | 5:30-5:50 |
| ■ Visioning Exercise – SWOT Analysis | 5:50-6:20 |
| ■ Group Reporting                    | 6:20-6:30 |
| ■ Open House                         | 6:30-7:00 |

### PROJECT PARTNERS

- City of Bremerton
- Kitsap County
- The Suquamish Tribe
- Kitsap County Heath District
- Port of Bremerton
- Puget Sound Partnership
- USEPA
- Washington Department of Fish and Wildlife
- Washington Department of Ecology
- Sustainable Bremerton
- West Sound Watershed Council
- City of Port Orchard
- ALL OF YOU!





## WHAT WILL THE EIS COVER?

- Geology/soils
- Air quality
- Water resources
- Stormwater
- Plants and animals
- Noise
- Hazardous Materials
- Land Use Patterns
- Plans and Policies
- Socioeconomics
- Aesthetics
- Cultural Resources
- Transportation
- Public Services & Utilities

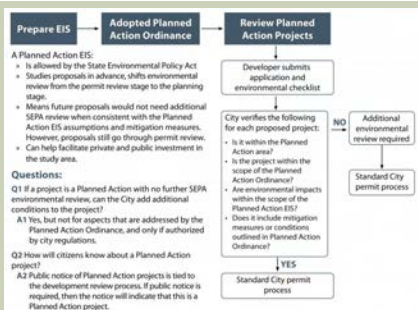
## REVITALIZING GORST

### Community Vision & Economic Development



- Make Gorst a place to stop/visit
- Facilitate development of economically valued land
- Recognize environmental restoration as a tool that can support the local economy

## WHAT IS A PLANNED ACTION?



## FACILITATING SUSTAINABLE ECONOMIC GROWTH

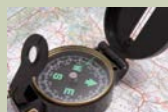
### Development Pattern



- Identify and prioritize land that can be more intensely developed with less environmental consequences
- Promote green infrastructure for both new and existing facilities, such as by identifying areas to target for stormwater retrofits
- Support development incentives and evaluate options such as off-site mitigation, mitigation banking, transfer development rights (TDRS), and other tools where appropriate

## GUIDING PRINCIPLES

- Drafted based on:
  - Gorst Creek Watershed Characterization Report and Map Inventories
  - Coordination with project partners such as Kitsap County, Suquamish Tribe, and federal and state agencies.
- The Guiding Principles are meant to:
  - Provide a vision, parameters, or essential ingredients
  - Steer the preparation of the watershed plan and particularly the Gorst Subarea Plan
- See questionnaire



## ENHANCING AND RESTORING THE ENVIRONMENT

### Environmental Protection



- Identify and protect critical areas
- Prioritize areas to be protected and restored
- Protect and enhance water quality/quantity for fish and wildlife habitat as well as for human use
- Promote shoreline reclamation

## THE DESIRED END PRODUCT

### Urban Design, Land Use, Services & Transportation



- Create a cohesive and attractive urban character in the Gorst UGA
- Allow an environmentally sustainable pattern of land use in the rural areas of watershed
- Improve transportation mode choices including transit, bicycle, pedestrian, and autos, recognizing local as well as regional travel needs
- Develop a plan to ensure that future service needs are met
- Promote interpretive art, signage, and public spaces that recognize cultural history and environmental features

## QUESTION & ANSWERS

## ANNEXATION

- Under GMA, preference is that Urban Growth Areas (UGAs) be served by cities
  - Kitsap County has associated the Gorst UGA with the City of Bremerton
- Subarea Plan would establish pre-annexation plan/zoning
- Subarea Plan would address transition from County to City services
- See fact sheet on annexation
  - Answers frequently asked questions about annexation
- Annexation timeline – preparing for it over 2013 and likely effective following plan adoption
- The City is committed to working with the Gorst Community now and in the future

Gorst citizens will have a voice in the subarea plan over 2012/2013

See Schedule for planned comment opportunities

## WORKSHOP INPUT

- SWOT Analysis
- Newspaper Headline Poster
- Questionnaire
- Comment Sheet





# **GORST CREEK WATERSHED PLAN, GORST SUBAREA PLAN, AND PLANNED ACTION EIS**

## **Project Fact Sheet**

### **What is the purpose of the Gorst planning effort?**

The planning efforts in the Gorst Creek Watershed and Gorst Urban Growth Area (UGA) are intended to:

- To plan the future of the Gorst area over the next 20-30 years by defining the land use options,
- To protect water quality, habitat and fish while fostering economic development,
- To establish areas for development, restoration and protection based on science,
- To develop a long-range capital improvement plan to provide for future utility services, public services and transportation needs, and
- To make Gorst a place where people want to live, shop and recreate.

### **What is the study area?**

The Gorst Creek Watershed and Gorst UGA together comprise the study area, and encompass over 6,000 acres in the southwestern portion of Kitsap County.

- About 3,597 acres comprise Bremerton city limits.
- The unincorporated Gorst UGA is approximately 335 gross acres in area (about half of which are in the watershed).
- Approximately 178 acres are in the McCormick Woods area of the City of Port Orchard.
- The balance of the watershed, about 1,941 acres, consists of Rural unincorporated land.

### **Who is planning for the area? What plans will be prepared?**

The City of Bremerton, in partnership with Kitsap County and other state, federal, and tribal agencies, is in the process of preparing a proposed Gorst Creek Watershed Plan, including a framework plan for the watershed as a whole and a subarea plan for the Gorst UGA. Also under preparation are implementing land use and environmental regulations. It is also anticipated that a capital facilities plan (CFP) will be prepared to support the plan and to implement infrastructure. The plan and regulations will undergo public review and refinement through late 2013.

### **How is the plan funded?**

The planning effort is funded through the US Environmental Protection Agency's Watershed Management Assistance Program Grant and from the participation of Gorst government agencies, regional stakeholders, and property owners.

### **Is annexation under consideration?**

Under the Growth Management Act (GMA), the preferred urban service providers in UGAs are cities. Kitsap County has associated the *Gorst UGA* with the City of Bremerton, meaning the City is the designated future service provider for the UGA and may annex it. The subarea plan and implementing zoning are anticipated to serve as pre-annexation planning and zoning pursuant to RCW 35.13.177. The subarea plan will also address the transition from County to City services. The City proposes to annex the Gorst UGA following the completion of the subarea plan. The City intends to work closely with the Gorst community now during the planning process and following annexation.

## What is an Environmental Impact Statement (EIS)?

Generally an EIS is an informational document that provides the City, public, and other agencies with environmental information to be considered in the decision-making process for new development. It also allows residents, businesses, and other government agencies to comment on proposals and alternatives. An EIS describes: proposed actions and alternatives; existing conditions of the study area; impacts that may occur if an alternative were implemented; mitigation measures to reduce or eliminate impacts; and potential significant, unavoidable, and adverse impacts.

## What is scoping?

Scoping is a process intended to narrow the scope of every EIS to the probable significant adverse impacts and reasonable alternatives, including mitigation measures. Interested parties, agencies, and tribes may comment on EIS alternatives, issues the EIS should evaluate, probable significant adverse impacts, and licenses or other approvals that may be required.

The City has identified the following areas for discussion in the EIS: Natural Environment (geology/soils, water resources including surface water, groundwater, and stormwater, air quality, plants and animals), Noise, Hazardous Materials, Land Use Patterns/Plans and Policies, Socioeconomics, Aesthetics, Cultural Resources, Transportation, and Public Services and Utilities.

The EIS will analyze the *No Action Alternative*, e.g. continuation of the City and County's current Comprehensive Plan and development regulations applicable to the UGA and watershed without amendment. It is also anticipated that the EIS will address two *Action Alternatives* that may review various land use patterns such as an increase residential development options and enhancement of commercial options while promoting environmental restoration and protection.

## What is a Planned Action?

A planned action provides more detailed environmental analysis during formulation of planning proposals rather than at the project permit review stage. The basic steps in designating a planned action are to prepare an EIS, designate the planned action area and projects by ordinance, and review permit applications for consistency with the ordinance (see WAC 197-11-164 to 172). Future development proposals consistent with the planned action ordinance do not have to undergo an environmental threshold determination, and are not subject to SEPA appeals when consistent with the planned action ordinance including specified mitigation measures. This tool has been used elsewhere by local governments in Washington State, including Bremerton. The City is considering designating a planned action for the Gorst UGA.

## How do I comment?

Public comment is being solicited in a scoping process from October 15 to November 5, 2012. Mail written comments at the address below or email comments to [Heather.Kauer@ci.bremerton.wa.us](mailto:Heather.Kauer@ci.bremerton.wa.us). **The City must receive the comments by 5:00 pm November 5, 2012.** Additional comment opportunities will be available following the preparation of the draft plans and draft EIS.

## For More Information:

**Visit the project web site at:** <http://www.ci.bremerton.wa.us/gorstwatershed/>

Heather Kauer, Assistant Director  
Community Development Department  
City of Bremerton | 345 6th Street | Bremerton, WA 98337

Phone: 360-473-5297 - Fax: 360- 473-5278  
[Heather.Kauer@ci.bremerton.wa.us](mailto:Heather.Kauer@ci.bremerton.wa.us)



## Gorst Watershed Plan & Gorst Subarea Plan: Draft Guiding Principles Questionnaire

Guiding Principles have been drafted from the Gorst Creek Watershed Characterization Report and Inventory Map Folio as well as coordination with project partners such as Kitsap County, Suquamish Tribe, and federal and state agencies. **The Guiding Principles are meant to provide a vision, parameters, or essential ingredients that steer the preparation of the Land Use Plan. The questionnaire below asks your thoughts about the draft Guiding Principles.**

### Draft Guiding Principles

#### ***Community Vision & Economic Development***

Make Gorst a place to stop

Facilitate development of economically valued land

Recognize environmental restoration as a tool that can support the local economy

#### ***Development Pattern***

Identify and prioritize land that can be more intensely developed with less environmental consequences

Promote green infrastructure for both new and existing facilities, such as by identifying areas to target for stormwater retrofits

Support development incentives and evaluate options such as off-site mitigation, mitigation banking, transfer development rights (TDRS), and other tools where appropriate

#### ***Environmental Protection***

Identify and protect critical areas

Prioritize areas to be protected and restored

Protect and enhance water quality/quantity for fish and wildlife habitat as well as for human use

Promote shoreline reclamation

#### ***Urban Design, Land Use & Transportation***

Create a cohesive and attractive urban character in the Gorst urban growth area (UGA) such as by improving building design, and creating and enhancing public spaces such as parks, trails, pedestrian corridors and streetscapes

Allow an environmentally sustainable pattern of forestry, low density residential, small scale employment, and recreation uses in the rural areas of watershed

Improve transportation mode choices including transit, bicycle, pedestrian, and autos, recognizing local as well as regional travel needs

Promote interpretive art, signage, and public spaces that recognize cultural history and environmental features

### Questions

#### **A. What do you think would make Gorst a place to stop?**

---

---

---

---

---

#### **B. What are the top 3 issues you think the Gorst Creek Watershed Plan and Gorst Subarea Plan should address? (Check three)**

Aesthetics

Annexation

Cultural Resources

Economic Development

Hazardous Materials

Land Use

Natural Environment (geology/soils, water resources, air quality, plants and animals)

Noise

Public Services

Transportation

Utilities

Other: \_\_\_\_\_

#### **C. What do you like about the Guiding Principles?**

---

---

---

#### **D. What would you change about the Guiding Principles?**

---

---

---

#### **E. Is anything Missing from the Guiding Principles?**

---

---

---

---

## This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.

Name:	Address:
Email Address:	Phone Number

Heather Kauer, Assistant Director  
Bremerton Community Development Department  
City of Bremerton | 345 6th Street | Bremerton, WA 98337  
Phone: 360-473-5297 - Fax: 360-473-5278  
[Heather.Kauer@ci.bremerton.wa.us](mailto:Heather.Kauer@ci.bremerton.wa.us)

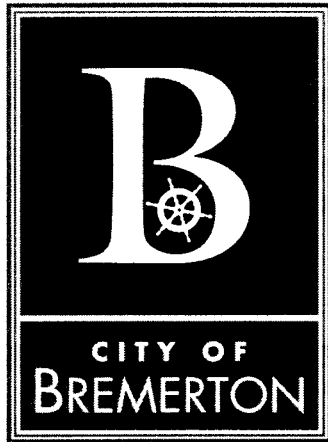
# SWOT ANALYSIS

*A “SWOT” analysis is an exercise considering strengths, weaknesses, opportunities, and challenges/threats in the Gorst Watershed & UGA.*

<b>Strengths</b> What are the positive attributes currently present in Gorst?	<b>Opportunities</b> What can be done in Gorst to address its weaknesses? (e.g. targeted investment)
<b>Weaknesses</b> What local issues or characteristics limit opportunities in Gorst?	<b>Challenges/Threats</b> What challenges and trends must be overcome in Gorst’s future?







## CITY OF BREMERTON

Tax & License Division  
345 6<sup>th</sup> Street, Suite 600  
Bremerton, WA 98337-1873  
(360) 473-5298 (360) 473-5311  
Fax (360) 473-5200

### TAX & LICENSE INFORMATION FOR ANNEXED BUSINESSES

#### **LICENSING REQUIREMENTS**

Bremerton Municipal Code (BMC) Chapter 5.02.060 requires any person who engages in business activities in the City to obtain a general business license for the current calendar year or unexpired portion thereof, and pay the fees. All businesses located in the annexed region will be required to apply for a business license with the City. The annual business license fee is currently \$75.00 and is renewable January 1<sup>st</sup>. The license fee for businesses located in the annexed area would be pro-rated to the month the annexation is effective. The license application is available on the City's website at [www.ci.bremerton.wa.us](http://www.ci.bremerton.wa.us) under Forms and Applications. You may also call our office at the above numbers and we will be happy to e-mail or fax you the application.

#### **BUSINESS & OCCUPATION TAXES**

The City of Bremerton levies a Business & Occupation tax as provided in BMC Chapter 3.48. The tax is levied for the privilege of engaging in business activities within the City and is also known as a Gross Receipts tax. The tax is determined by application of various rates against gross proceeds of sale, less any allowable deductions and exemptions. The rates currently range from .125% to .2%, depending on type of business activity. Currently, the first \$60,000 of gross revenue is exempt from taxation. This exemption is scheduled to increase to \$80,000 in 2013 and be increased by an additional \$20,000 each year thereafter. Taxpayers have the option of filing tax returns quarterly or annually, depending on their expected revenues, but, **because of special tax rule conditions for the annexed regions, all existing businesses in the annexed regions should indicate an annual reporting status on the Business Application form.** The tax form has detailed instructions on how to complete it and we are always happy to assist you if you have any questions. You may reach us by telephone at the above listed numbers or you can direct questions via email to [taxinfo@ci.bremerton.wa.us](mailto:taxinfo@ci.bremerton.wa.us). Emails are generally answered on the same business day they are received.

**Requirements for businesses currently located in the Annexed area**

BMC Chapter 3.48.090(20) grants a Three (3) year exemption for annexed businesses from Business & Occupation tax. The business must be located in the annexed region on the date of annexation to qualify. Once again, the exemption applies to any business activity that takes place in the annexed region. Business activities occurring off the annexed region but within the City are still subject to taxation.

**Requirements for businesses locating within the Annexed area after the date of annexation**

BMC Chapter 3.48 makes no special provisions for businesses that locate in an annexed region after the date of annexation. These businesses are subject fully to the Business & Occupation tax on all gross receipts less any allowable deduction or exemption as provided in BMC Chapter 3.48.

**Sales Tax Reporting**

Once the annexation takes place and the area is part of the City of Bremerton, revenue generated or delivered within City limits should be reported under the City of Bremerton jurisdiction code 1801. If the business is not registered with the Department of Revenue, you will be required to obtain a Washington State Master Business License prior to being issued your City Business License.

## Gorst Annexation—Frequently Asked Questions

1. *What is annexation?*

Annexation is a procedure for bringing unincorporated areas of a county into an adjacent incorporated city. After an area is annexed, the city becomes the primary provider of local government services.

2. *Who is eligible for annexation?*

Properties must be located within the Gorst Urban Growth Area (UGA) in order to be eligible for this annexation.

3. *What Will Change/Stay the Same?*

Service/Regulations	Current Provider (Today)	Future Provider (After Annexation)
Wastewater – septic system	If you are currently on septic, you will continue to be on septic	Unchanged
Wastewater – sewer	If you are currently on sewer, you are served by the City of Bremerton	Unchanged
Water	City of Bremerton	City of Bremerton
Garbage collection	Kitsap County	City of Bremerton
School Districts	South Kitsap School District	South Kitsap School District
Taxes	Taxes are currently paid to the County	Taxes will be paid to the City of Bremerton
Development/construction permits (land use regulations, Zoning)	Kitsap County Department of Community Development	City of Bremerton Department of Community Development
Fire	South Kitsap Fire District	City of Bremerton Fire Department
Police	Kitsap County Sheriff	City of Bremerton Police Department
Elected Official Representation – City/County	County Board of Commissioners	Bremerton City Council (District To Be Determined)

4. *What services does the City provide to an area that is annexed?*

Municipal government services include:

- Fire protection and emergency services
- City police service
- City sewer and water utilities
- City street maintenance and improvement
- City parks, recreational facilities, and recreation programs
- Urban land use planning
- Urban building regulation and inspection
- City Council representation

5. *How will annexation affect growth in my neighborhood?*

The City's annexation of the Gorst UGA will not immediately affect the rate of growth in your neighborhood. However, with the anticipated adoption of the Gorst Subarea Plan and over the course of time, there is a likelihood that growth will be affected in a positive manner.

6. *How will annexation affect my property value*

Annexation should not affect your property value



**Washington State  
Department of Transportation**  
**Paula J. Hammond, P.E.**  
Secretary of Transportation

Olympic Region Headquarters  
5720 Capitol Boulevard, Tumwater  
P. O. Box 47440  
Olympia WA 98504-7440  
360-357-2600

Fax 360-357-2601  
TTY: 1-800-833-6388  
[www.wsdot.wa.gov](http://www.wsdot.wa.gov)

November 5, 2012

Heather Kauer  
Assistant Director of Community Development  
City of Bremerton  
345 6th Street, Suite 600  
Bremerton, WA 98337

RE: Gorst Creek Watershed Plan, Gorst Urban Growth Area (UGA) Subarea Plan  
and Planned Action Environmental Impact Statement (EIS)

Dear Ms. Kauer:

Thank you for allowing the Washington State Department of Transportation (WSDOT) the opportunity to comment on the scoping process for the Gorst Creek Watershed Plan, Gorst Urban Growth Area (UGA) Subarea Plan and Planned Action Environmental Impact Statement (EIS). WSDOT looks forward to working with the city and county during their development of these plans and the associated EIS and asks that the subarea planning team take advantage of seeking input from WSDOT and other transportation partners and consider the following comments.

The junction of state routes SR 3 and SR 16 in the Gorst area is the most traffic congested location in Kitsap County and it is important for the WSDOT to understand the impacts of any land use decisions that may occur. At the recent open house it was noted that one goal is to make Gorst a place to stop and visit. Currently the majority of the traffic flow is regional traffic passing through the area. Making Gorst a destination could further exacerbate an already congested location. Having state facilities located immediately within the Gorst study area, WSDOT is keenly interested in the results of the traffic analysis and any potential impacts to state facilities as well as the transportation system as a whole from the proposed subarea plan and EIS.

In addition WSDOT has been funded to conduct an operational analysis, and begin environmental and preliminary design work on interchange improvements for the SR 3/SR 304 interchange immediately adjacent to the study area. As WSDOT proceeds with this project we will also be interested in the Gorst UGA Subarea Plan study's traffic forecast and analysis as it relates to this project. Therefore, WSDOT would like the opportunity to provide input and review the methodologies and assumptions related to the traffic modeling analysis as well as the opportunity to review and comment on the traffic impact analysis and results conducted during the process.

The proposed subarea plan and EIS should consider and identify transit's ability to help mitigate the effects of growth on the transportation system as well as the evaluation of how different levels of transit service can accommodate projected growth in the area. The plan should evaluate the effects of land use policies and growth targets on transportation demand. Without changes in mode share, services, and infrastructure, the transportation system may be overwhelmed. The plan should also consider providing alternative travel choices to reduce trips into, out of, and within the subarea.

WSDOT is also very interested in how mitigation measures will be implemented, particularly the identification and implementation of improvements to address potential impacts to state facilities. Since this is a planned action effort, the city's adoption of the subarea plan and subsequent ordinance would exempt future developments from additional review, substituting the case-by-case evaluation that WSDOT would normally do under SEPA. We are therefore interested that the EIS description of mitigation measures for state facilities be in sufficient detail to account for the impacts of any proposed developments.

WSDOT's interests and concerns that revolve around the addressing of mitigation measures in the subarea plan, planned action EIS, and the eventual planned action ordinance include:

1. Notification of development applications
2. Ability to review project proposals
3. How will mitigation be implemented, particularly implementing improvements to adequately address impacts to state facilities; we would encourage the city to work with WSDOT early on to take a proactive approach to address this issue of implementing mitigation improvements and identify an adequate substitute for the case-by-case evaluation of traffic impacts typically done under SEPA
4. What will be the threshold for implementing mitigation improvements and what will be the means to trigger those improvements
5. Ability to revisit mitigation measures at some level or point of time; the issue is that, when development does occur, it could take the form of something very different than what the EIS and preferred alternative assumes. This could result in significant changes in growth, trip generation and distribution than envisioned, calling the EIS findings of future traffic operations into question. If so, this would require a new look at mitigation than that described in the EIS

November 5, 2012

Heather Kauer

Page - 3

As to development of an area watershed plan, WSDOT will be interested in the stormwater and watershed planning components of this effort. These kinds of efforts can provide important mitigation and stormwater treatment opportunities that can be of benefit to WSDOT.

Thank you for the opportunity to comment on this proposal and we look forward to working with the city and county in regards to these planning efforts.

Please contact George Kovich of my office at (360) 704-3207 if you have any questions or would like to discuss any of these comments.

Sincerely,



Ron Landon

Transportation Planning and Program Manager  
WSDOT, Olympic Region

RL:dlm

GK

cc: Leah Bolotin (WSDOT) TB55  
Dale Severson (WSDOT) 47440  
Richard A. Gersib (WSDOT Stormwater and Watersheds Program)  
Karena Houser, (WSDOT)  
Leonard Bauer (Commerce) 48350  
Rocky Piro (PSRC)

