

# **FINDINGS AND CONCLUSIONS OF THE CITY OF BREMERTON PLANNING COMMISSION**

**Summary** – Proposal to include the Eastside Employment Subarea Plan in the Comprehensive Plan by amendment and make needed Zoning Code changes associated to this proposal. Proposal includes a Planned Action Environmental Review.

## **I. FINDINGS OF FACT**

### **1.0 Project Description**

This Center is a long-standing employment center with a medical center, small businesses, housing, and parks and urban forests. Now a key anchor in the center is moving. Harrison Medical Center has been the center since its opening in 1965. The Medical Center has been, until recently, the hub of many related medical services in this area. Harrison has begun a transition to a new campus in Silverdale and many of the associated medical uses surrounding their facility in Bremerton are also making this transition. It is expected that the first phase of the Harrison transition will be nearly complete by 2020, with the full departure of the hospital expected to be completed by 2023. This subarea plan is developed to help support this Center.

Through this process, the Eastside Employment Center (EEC) has been re-branded to recognize the history of this area. The Planning Commission Informed Staff to come up with a name that include Harrison and Sheridan prior to City Council.

The City desires to ensure that the center remains an economically vital center with both jobs and housing. With this goal, the City commissioned the preparation of a subarea plan for this area. The plan builds on past planning efforts and economic and market analysis to describe a vision, land use and design, and action strategies for the area. Upfront environmental review is part of the plan and will help bring about desired change and development.

This Subarea Plan is a comprehensive 20-year plan that establishes the general patterns for future land use, transportation and other infrastructure needs in the area. The purpose of this plan is to provide greater detail, guidance, and predictability to future development within this Center.

Though the Subarea Plan provides these goals in more detail in Chapter 2, the subarea plan goals can be summarized as:

- Make this Center an economic vibrant community.
- Maintain and enhance the livability, health and mixed-uses of the area.
- Provide connectivity to the people that live, work and recreate in the area.
- Let development proceed while protecting the environmental and being good steward of the land.
- Have coordinated planning with other efforts of the city (such as the 303 Corridor Study)

- As this area is currently developed, allow graceful transition from current uses to the full vision of the Subarea Plan.
- Implement a long-range capital improvement plan to provide for future utility services, public services and transportation needs.

Products of the planning effort include a Subarea Plan for the 80-acre neighborhood. A Planned Action Environmental Impact Statement (EIS) has been developed that evaluates possible environmental impacts of the plans and alternatives.

The City of Bremerton recognizes the unique character of each center by creating subarea plans with goals, policies, and regulations unique to each neighborhood. The Center's Subarea Plan is a detailed planning document that fits within the framework of the Comprehensive Plan. The Subarea Plan implements its "Centers" concept.

## **2.0 Procedural History**

A public participation process for the Subarea Plan for the Center has been ongoing since the Summer 2019. The Subarea Plan includes documentation of the public participation process (Chapter 1). Extensive community input is integrated throughout the plan, meeting and exceeding requirements.

A summary of meetings, workshops, and open houses held is listed below.

### ***Public Open Houses/Special Meetings/Public Outreach***

- 2.1** Bridging Bremerton Pop-up Tent at Evergreen Park on June 20, 2019
- 2.2** Informational booth at Sylvan Way's Kitsap Regional Library on October 4, 2019.
- 2.3** Door-to-door outreach on October 4, 2019.
- 2.4** Public Kickoff & Vision Workshop at Sheridan Community Center on August 13, 2019
- 2.5** Scoping comment period for the EIS from September 26, 2019 to November 15, 2019
- 2.6** Two Virtual Open Houses on April 6, 2020 (noon and at 5PM)
  - 2.6.1** The Planning Commission was planning on hosting an Open House on March 16, but due to COVID-19, the meeting was cancelled and two virtual meetings were held on April 6<sup>th</sup>.
- 2.7** Online Storymap & Survey
- 2.8** Website Updates – [www.BremertonWA.gov/EastsideCenter](http://www.BremertonWA.gov/EastsideCenter)

### ***Sounding Board Advisory Committee Meetings***

An Advisory Committee, composed of representatives from Bremerton City Council, Bremerton Mayor, Kitsap Transit, Harrison Hospital, and the US Navy, convened at key project milestones to address issues and concerns for the Subarea Plan.

- 2.8** November 13, 2019
- 2.9** March 12, 2020

### ***Planning Commission***

- 2.10 April 20, 2020 (Workshop)
- 2.11 June 15, 2020 (Public Hearing)
- 2.12 July 20, 2020 (Public Hearing)

### ***SEPA Community (Agency) Meeting***

- 2.13 On March 6, the City issued a Notice of Community Meeting and Online Comment Opportunities, and on April 6, 2020 the City held two community meetings to share the Subarea Plan, Draft EIS Alternatives, and Planned Action Ordinance pursuant to the State Environmental Policy Act (RCW 43.21C.440(3)).

### ***Notice***

Notice for all open houses, workshops and hearings was publicized widely in a range of outlets including advertisement in the Kitsap Sun, City of Bremerton website, [www.BremertonWA.gov/EastsideCenter](http://www.BremertonWA.gov/EastsideCenter), and direct mailings and email list served. Direct mailing to persons with property within the Center was provided initially and prior to the July Public Hearing. A record of contacts for all persons participating in any of the meetings was maintained.

### **3.0 Public Comment at Public Hearing**

Numerous individuals, groups, and agencies provided comments at public workshops, community meetings, and via emails and letters. Comments received were considered and used to develop hearing draft prepared for Planning Commission Review. A general summary of public participation is found in Chapter 1 of the Subarea Plan for this Center. There were two Public Hearings for this item, and thus individuals providing verbal testimony at the Planning Commission Public Hearing are listed below:

- 3.1 Jae Evans
- 3.2 Jim McDonald
- 3.3 Marc Islam
- 3.4 Sally Hass
- 3.5 Brianna Sellick

### **4.0 SEPA Determination, Environmental Review, and Agency Notification**

#### **4.1 SEPA**

Adoption of development regulations and amendments to the Comprehensive Plan require evaluation of environment impacts through the State Environmental Policy Act (SEPA) process. The City issued a SEPA Determination of Significance (DS) on the Center planning documents on September 26, 2019 and a second notice on October 21, 2019 to expand scoping concluding the comment period on November 15, 2019. No scoping comments were received. The DS requires statutory notice, review and appeal periods, which the City completed.

The determination that this proposal is likely to have a significant adverse impact on the environment resulted in the preparation of an environmental impact statement (EIS) as outlined below.

#### **4.2 Environmental Impact Statement (EIS)**

The Draft Environmental Impact Statement (EIS) for the Subarea Plan evaluates the probable significant environmental impacts that could occur as a result of future development activities within area under a range of EIS Alternatives. Built and Natural Environment impacts associated with the range of alternatives were assessed. Impacts associated with the alternatives were analyzed and appropriate mitigation measures to address significant adverse impacts were identified. The EIS provides decision-makers with relevant information to evaluate the Proposed Action – including the adoption of the Subarea Plan, associated consistency edits with the Comprehensive Plan, and the Planned Action Ordinance. The Draft EIS addressed two action alternatives – a Residential Focus and an Employment Focus Alternative, and the no-action alternative if the Comprehensive Plan/Zoning were carried forward; the Planning Commission preferred alternative will be addressed in the Final EIS and is within the range of the Draft EIS alternatives. The Preferred Alternative is the basis for the Subarea Plan before the Planning Commission.

The EIS is also intended to fulfill SEPA requirements for Planned Action environmental review. According to SEPA, a "Planned Action" is a designation for a project or elements of a project that shifts environmental review from the time a permit application is made to an earlier phase in the process (WAC 197-11-164). The planned action analysis applies to the entire study area and addresses potential impacts and mitigating measures for each of the identified alternatives.

Because future site-specific proposals that qualify under the planned action ordinance would not be subject to future SEPA threshold determinations or public comment on environmental impacts, interested individuals and agencies were given the opportunity to provide comment during the public comment periods during the planned action EIS process.

The Draft EIS was issued on March 6, 2020 and the Final EIS will be issued in Summer 2020. The Draft EIS and the Final EIS are intended to be used in conjunction with one another.

Public comment since summer 2019 is documented in [April 20, 2020 Planning Commission packet](#) that followed the close of the Draft EIS Comment Period on April 6, 2020; these will be included in the Final EIS.

#### **4.3 60-day State Agency Review**

Amendments to the Comprehensive Plan and development regulations also require a 60-day State Agency Review and Comment Period. The document was forwarded to State agencies, commencing the review period, on March 9, 2020. The 60-day review period closed on May 5, 2020. No comments were received from that process.

#### 4.4 Planned Action

The City prepared a planned action ordinance based on RCW 43.21C and SEPA Rules. The draft ordinance contains recitals, a purpose section, and findings (Sections 1, 2, and 3) that are incorporated herein. A Community Meeting per RCW 43.21c.440 was held on April 6, 2020.

### 5.0 Comprehensive Plan Consistency

#### Amendments to the Comprehensive Plan

Amendments to the Comprehensive Plan shall meet the decision criteria outlined in BMC 20.10. The Planning Commission may recommend, and the City Council may adopt or adopt with modifications, an amendment to the comprehensive plan if the criteria outlined below are met. The proposal is to add the Center Subarea Plan to the Bremerton Comprehensive Plan as an amendment, providing more specific and detailed planning for the area.

*5.1 BMC 20.10.080(a) allows amendments to the Comprehensive Plan if there is an obvious technical error.*

Not applicable to this project.

*5.2 BMC 20.10.080(b) allows amendments to the Comprehensive Plan if the following criteria have been met.*

**5.2 (1)** *The amendment is consistent with the Growth Management Act (GMA):*

This amendment is consistent with the GMA by meeting the criteria of the Comprehensive Plan which was created to achieve the goals of the GMA. The Center Subarea Plan restricts urban growth to urban areas to prevent sprawl. This is represented in the following GMA goals (RCW 36.70A.020):

1. Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

The GMA encourages the adoption of subarea plans such as the Center Subarea Plan, even if they occur outside the annual amendment timeframe per RCW 36.70A.130.

**5.2 (2)** *The amendment is consistent with the comprehensive plan or other goals or policies of the City:*

The Center Subarea Plan includes an amendment to update the Comprehensive Plan to re-name this Center and make reference to this subarea plan. The subarea plan is consistent with the comprehensive plan as this subarea plan's vision is for this area to be a vibrant and active Center,

with commercial, residential, and institutional uses, and development design and intensity that supports walkable streets

The Subarea Plan also includes specific goals and strategies that meet the Bremerton Comprehensive Plan. Specifically, the Subarea Plan encourages environmentally responsible development and economic development, which are goals also found in the Comprehensive Plan.

**5.2 (3)** *If the amendment was reviewed but not adopted as a part of a previous proposal, circumstances related to the proposed amendment have significantly changed, or the needs of the City have changed, which support an amendment;*

This amendment supplements and implements the Comprehensive Plan.

**5.2 (4)** *The amendment is compatible with existing or planned land uses and the surrounding development pattern;*

The Center Subarea Plan is compatible with the surrounding development pattern. The subarea plan allows flexibility for uses that support a vibrant commercial/residential center by utilizing overlays and incentives. This subarea plan also has guidelines will encourage compatible development within the neighborhood and surrounding areas.

**5.2 (5)** *The amendment will not adversely affect the City's ability to provide urban services at the planned level of service and bears a reasonable relationship to benefiting the public health, safety and welfare.*

The Environmental Impact Statement addresses the City's ability to provide urban services at the planned level of service and considers the potential change in jurisdiction following annexation. Additionally, the Bremerton Community Services Element and Appendix are amended to cross reference the Subarea Plan capital facilities elements to meet GMA requirements for necessary infrastructure at the time of development, and outlines the provision of urban services, including transportation, water, sewer, and stormwater facilities. Planned Action Ordinance mitigation measures will also require analysis and implementation of necessary transportation and other infrastructure improvements. Careful planning and sound fiscal policies will provide the needed facilities that achieve and maintain the City of Bremerton's standards for level of service concurrent with, or prior to, the impacts of development.

The amendment will benefit the public health, safety and welfare by achieving numerous City goals and policies related to environmental stewardship, while ensuring that development occurs where it is most suited.

## **6.0 Amendment to the Zoning Code**

An amendment to the Zoning Code is proposed to accompany adoption of the Center Subarea Plan. Chapter 20.92 of the BMC entitled Employment Center (EC) zone is

proposed to be removed from Title 20, as the Subarea Plan will remove all areas that were zoned EC.

Zoning code text amendments shall meet the decision criteria outlined in BMC 20.18.020 (d). The Planning Commission may recommend, and the City Council may adopt or adopt with modifications, an amendment to the zoning code text if the criteria outlined below are met.

**6.1 (1)** *20.18.020(d)(2) allows amendments to the Zoning Code if it is consistent with the goals and policies of the Comprehensive Plan.*

See discussion in 5.2 above for consistency with the Comprehensive Plan, and the Subarea Plan. The Center Subarea Plan is consistent with the Bremerton Comprehensive Plan.

**6.2 (2)** *20.18.020(d)(2) allows amendments to the Zoning Code if it does not conflict with other City, state and federal codes, regulations and ordinances.*

The Center Subarea plan does not conflict with any other regulations. Minor housekeeping edits are needed to ensure consistency, including but not limited to:

- The City's Noise Provisions (BMC 6.32.010(c)) would be updated to reference this plan
- BMC 20.92 Employment Center would be repealed as the Subarea Plan supersedes it.

## **II. CONCLUSIONS and RECOMMENDATION**

Based on the findings above, the Planning Commission concludes that the Center Subarea Plan has met the requirements for 1) amendment to the Comprehensive Plan and 2) text amendments to the zoning code as detailed in BMC 20.80. Therefore, the Commission recommends the amendment to the Comprehensive Plan to include the Center Subarea Plan and an amendment to the zoning code text in BMC 20.92 to remove EC development regulations.

Respectfully submitted by:

Approved by:

  
\_\_\_\_\_  
Andrea L Spencer, AICP  
Executive Secretary

  
\_\_\_\_\_  
Nick Wofford, Chair  
Planning Commission

APPROVED

**CITY OF BREMERTON**  
**PLANNING COMMISSION**  
**MINUTES OF VIRTUAL MEETING**  
*(Via Zoom)*

**April 20, 2020**

---

---

**CALL TO ORDER:**

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

**ROLL CALL**

**Commissioners Present**

Chair Wofford  
Vice Chair Tift  
Commissioner Coughlin  
Commissioner Mosiman  
Commissioner Pedersen  
Commissioner Rich

**Staff Present**

Andrea Spencer, Director, Department of Community Development  
Allison Satter, Planning Manager, Department of Community Development  
Sarah Lynam, DCD Project Assistant, Department of Community Development

**Others Present**

Radhika Nair, BERK  
Lisa Grueter, BERK

**Commissioners Excused**

None

*Quorum Certified*

**APPROVAL OF AGENDA**

The Commissioners accepted the agenda as presented.

**APPROVAL OF MINUTES**

**COMMISSIONER MOSIMAN MOVED TO APPROVE THE MINUTES OF FEBRUARY 24, 2020 AS PRESENTED. COMMISSIONER COUGHLIN SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.**

**PUBLIC MEETING**

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

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

## Public Workshop: Eastside Employment Center Subarea plan and Planned Action Environmental Impact Statement Discussions

**Ms. Satter** said the purpose of the meeting is to review the Eastside Employment Center (EEC) Study and provide feedback. The Draft Subarea Plan and Draft Environmental Study have been released for a 30-day comment period. The draft Subarea Plan includes the City's vision for the area and development standards (setback, height, etc.) for how the area should be designed. The draft Environmental Impact Statement (EIS) identifies the potential impacts of the subarea plan's preferred alternative to ensure mitigation with future development. The Commission's responsibility is to provide input on the zoning map, help staff define the urban design criteria, and work towards a final EIS.

**Ms. Satter** reviewed that the Harrison Medical Center is the hub of many medical services related to Harrison Hospital, which is expected to relocate in late 2020, with full departure of the hospital expected to be completed by 2023. To ensure that the EEC remains an economically viable center, with both jobs and housing, the City initiated a subarea plan to identify a vision going forward. The subarea plan includes a vision, land uses, design standards, zoning and action strategies for the EEC. In addition to the subarea plan, the City is working on a Planned Action EIS and ordinance to facilitate future permitting of development consistent with the subarea plan. Doing environmental review up front will help facilitate future development. She provided a map and described the boundaries of the EEC Subarea. She noted that the subarea includes Lebo Boulevard and has some incredible slopes overlooking the bay.

**Ms. Satter** shared a diagram of the planning process schedule, noting the diverse opportunities for public engagement throughout. She summarized that a lot of work has been done up to this point to research and collect data and conduct public outreach. Following this workshop, the Planning Commission will conduct a public hearing and make a recommendation to the City Council for a final subarea plan. The City Council will also conduct a public hearing before making a final decision on both the Planned Action EIS and the EEC Subarea Plan.

**Ms. Nair** explained that the draft subarea plan was built through a lot of ongoing community participation, starting in 2019. A range of in-person and virtual engagement opportunities were used to gather information from property owners, area businesses, community organizations, public entities and agencies, potential developers and other interested parties. She briefly reviewed the types of public engagement opportunities that have been offered to date, specifically noting the two virtual community meetings that were held on April 6<sup>th</sup>.

**Ms. Nair** said the draft subarea plan is organized into seven sections, starting with an introduction and the vision and guidance framework. It includes implementing zoning and development regulations, design guidelines, and a summary of infrastructure improvements. She said the subarea plan's vision is for the EEC to be vibrant and active, with a mix of uses (commercial, residential and institutional), development design and intensity that supports walkable streets. Key elements include a range of commercial uses and diverse housing types, pedestrian-friendly streets and development along streets, a mix of existing uses with new development, and capitalizing on the assets of the center such as expansive views, new streetscape investments and new connections to SR 303.

**Ms. Nair** explained that the guiding principles of the plan include:

- **Economic Vibrance.** This is about providing a range of economic activities, such as small-scale office uses, as well as new and employment-generating uses. It is also about making sure that the existing businesses in the EEC can continue.
- **Livability, Health and Mixed Uses.** This is about including a diverse range of housing, as well as a range of different intensities, concentrated in various locations to create very lively areas. It's also about integrating amenities with development to reflect the growing demand for such places by employers and residents and providing public spaces and neighborhood retail and services to support development.
- **Connectivity.** This is about connections to services, amenities, open space and transit. It is also about the ability to walk and bike safely throughout the center. Shoreline access is a key thing to emphasize, as well.
- **Environmental Stewardship.** This is about identifying and protecting critical areas and shoreline ecological functions, as well as promoting green infrastructure that is feasible in both the new and existing facilities.

APPROVED

- **Coordinated Planning.** The draft was created in coordination with the SR 303 Corridor Study, and they made sure that the goals of the Comprehensive Plan update were addressed. The Planned Action Ordinance is about creating incentives that will fit the situation, and the coordinated environmental review will be done upfront.
- **Transition Over Time.** This is about ensuring a graceful transition over time. Several of the existing leases in the EEC are viable now, and they want to make sure they can continue and be accommodated while they also move the center to new uses that are in line with the vision.

**Ms. Nair** advised that the draft EIS compares three alternatives for future growth, which are based on community and stakeholder feedback and are intended to prompt a range of feedback and conversation. She explained that pieces of each of the three alternatives can be mixed and matched and/or combined to create a preferred alternative. Aside from the no action alternative, the two action alternatives explore a more fine-grained zoning than what is there now. They explore types of residential zoning districts, ranging from the Center Residential High (5-story multifamily building) to Center Residential Low (townhomes and courtyard apartments). They also explore the idea of flexible zoning that allows office and residential uses, zones that require ground floor active commercial uses and residential on top, and retail and corporate employment center zones. She reviewed the three alternatives as follows:

1. **No Action Alternative** – This alternative would continue the existing conditions. Because the center already allows a range of uses at different intensities, it would continue that land use mix. It would result in a lower job number than what current exists because the hospital will be relocated. Without any investments or other actions, it is not likely it will be replaced by a significantly large employment use.
2. **Residential Focus Alternative** – This alternative emphasizes housing and introduces a substantially higher amount of residential development. It also introduces the idea of housing types. Key land use changes include a Mixed-Use core on the the Sheridan Village Shopping Center site, a Mixed-Use core along Lebo Boulevard that will have ground floor retail and housing, and Multi-Use areas along Wheaton Way and north of the Sheridan Community Center. The rest of the study area will have Center Residential High uses. This alternative would provide additional connections to the street network, including mid-block connections. The goal is to improve walkability and increase comfortable connections to transit, and bike improvements along the street connections were also prioritized. Development along the streets would result in a livelier and more active area. A Waterfront Mixed-Use node with restaurants and other amenities would add destinations and a signature amenity and could be designed to take advantage of the water views. Public space improvements would include relocated art spaces along Capital Way and potential Sheridan Road, as well as open space connections to the pedestrians on Callahan Drive, if feasible.
3. **Employment Focus Alternative** – This alternative is characterized by a substantial amount of flexible, Multi-Use development. However, the vacant area along Sheridan Road that is currently owned by the Hospital, the Harrison Hospital site, and the site north of the Sheridan Community Center is designated as Employment Center Corporate Campus. The Sheridan Village Shopping Center, is designated as Employment Center Retail, and the area north of Harrison Hospital is designated as Center Residential High. This alternative includes the same street connection and public space improvements that are identified in Alternative 2. However, Wheaton Way to provide a better north/south connection. The roundabout at the intersection of Clare Avenue and Callahan Drive has been tested as a potential signature element.

**Ms. Grueter** advised that a scoping notice was issued last fall in conjunction with some of the other engagement activities, and the comment period was extended beyond the required 21 days. The notice allows agencies and the public to provide input relative to the EIS. While they didn't get any formal comments during the scoping period, a number of people provided input via other outreach opportunities. The Draft EIS is based on the alternatives presented earlier and 11 comments were received during the 30-day comment period. After receiving direction regarding the Draft EIS, a Final EIS will be drafted this summer that responds to the comments that were received and identifies a preferred alternative. She explained that the purpose of an EIS is to serve as an informational document for City decision makers, to understand the environmental implications and identify mitigation measures, to test conceptual alternatives, and to develop a preferred alternative.

**Ms. Grueter** explained that the proposed Planned Action EIS provides more detailed environmental analysis during the area-wide planning phase rather than during the permit review process. The idea is to do the environmental analysis up front rather than an incremental, development-by-development basis. Future projects in the study area that are consistent with the

APPROVED

thresholds and mitigation measures adopted into the Planned Action Ordinance won't have to repeat the environmental analysis. A framework for the Planned Action Ordinance was included as an appendix in the Draft EIS, and it will become more specific as the preferred alternative is developed.

**Ms. Grueter** briefly reviewed the growth assumptions for the three alternatives compared to the existing conditions:

1. **No Action.** Existing jobs include Harrison Hospital, and the study area is largely business oriented. Based on the current Comprehensive Plan, there is capacity to add more jobs. However, Harrison Hospital will be relocating soon so it is likely the trend will move downward. There is also some capacity to add more housing and people.
2. **Residential Focus Alternative.** The dwellings and population identified in this alternative are the highest studied. There would be some opportunity to add jobs, but it would be more residentially focused.
3. **Employment Focus Alternative.** This alternative would accommodate more jobs than what currently exist, yet there would still be some opportunities for housing and Mixed-Use and Multi-Use areas.

**Ms. Grueter** advised that the layout of the alternatives and the growth numbers were used to analyze the natural and built environment. Because the subarea is already largely built out, it is a good place to identify some opportunities for redevelopment. Combined with the City's Critical Area and Shoreline Regulations, there is less potential impact to the natural environment and opportunities to improve the human environment to ensure they have better connectivity and improved aesthetics, public services and utilities.

**Ms. Grueter** said some of the comments received suggested a need for transportation improvements. She provided maps showing the existing sidewalk, bike lane and transit conditions. While there are new sidewalks on Lebo Boulevard and Wheaton Way and a bike lane on Wheaton Way/Lebo Boulevard, there are opportunities for improvements in other places. There are also opportunities to improve transit service. She referred to the City's Planned Bike Priority Network, which identifies improvements along SR 303, Cherry Avenue, and Sheridan Road. Alternative 3 could result in Level-of-Service (LOS) impacts in two locations, and there is concern about how both Alternatives 2 and 3 would impact queue lengths at the intersection of Sheridan Road and SR 303. Alternative 3 showed a need for a signal at Cherry Avenue and Lebo Boulevard/Clare Avenue. Alternative 3 identifies some potential improvements for bicycles and pedestrians on Callahan Drive, and all alternatives would implement a bike lane on Cherry Avenue.

**Ms. Grueter** reported that the Sounding Board met during the comment period and provided input on the two alternatives. There was support for the realignment of Wheaton Way; more housing, particularly on the east side closer to the Madrona Forest; activating the shoreline; and having a mix of uses and improvements. As proposed, there would be more employment opportunities on the north end, as well as the site north of the Sheridan Community Center, with a lot of flexibility for Multi-Uses in the center of the subarea and housing to the east and southwest.

**Ms. Grueter** further reported that, from the community input via the story map and survey, they heard support for the vision and guiding principles. When respondents were asked to pick one alternative, they tended to prefer Alternative 2. However, the comments on each alternative indicated that the Residential Focus Alternative could be improved by expanding other uses in addition to residential, and the Employment Focus Alternative could be improved by adding housing. Comments that applied to both Alternatives 2 and 3 included taking advantage of the waterfront, connecting bike infrastructure, and making the area more pedestrian and transit friendly. They also heard some proposed adjustments to the plan and/or code:

- Identify Cherry Avenue as the priority bike network location but the City was also considering lower Wheaton Way as an alternative north/south bicycle route through the area.
- Review the transit demand and travel time. The City's LOS is related to transit stop amenity completeness, and it should be recognized that growth will put pressure on the service.
- Add truck access to the policies.
- Require bicycle parking to be indoor or outdoor-covered.
- Address micro-mobility such as scooters.
- Coordinate efforts as needed with SR 303.
- Provide more details on form-based zoning, which allows for a wide variety of uses provided design is compatible.

APPROVED

- Ensure that the draft plan clearly prohibits uses that are meant for larger arterials, such as big box and commercial parking, that would interfere with the vision for a quality pedestrian environment and a mixture of uses.

**Ms. Nair** provided maps of various locations within the subarea and shared input from the Sounding Board and community regarding each one. She invited the Commissioners to share their ideas and input on what should be included in the preferred alternative, as well.

**Chair Wofford** pointed out the subarea's sloped topography, noting that the northern portion will have the best views of the water. He expressed his belief that the shoreline area lends itself to condominium and apartment development.

**Commissioner Mosiman** asked the likelihood of a corporate campus coming to fruition in the areas identified in Alternative 3 as Employment Center Corporate Campus. While corporate campuses provide significant jobs, he questioned if there is a need or desire for that to transpire. **Ms. Nair** said the study indicates that the market would not support high-density office uses at this time, and a period of recruitment would be required. There is more market support for high-density residential. While high-density corporate employers are not market supported, there is some demand for smaller offices and services. She noted that Kathy Cocus from the Kitsap Economic Development Alliance mentioned that Bremerton is known for its manufacturing and light industrial uses, and the flexibility provided by a Multi-Use zone could accommodate light industrial uses that have fewer impacts. The Employment Focus Alternative includes a substantial focus on Multi-Use, recognizing that they don't exactly know what the spatial demands of employment-generating uses will be in the future.

**Ms. Grueter** pointed out that identifying the northern part of the subarea as Employment Center Corporate Campus was meant as a nod to say it's largely vacant, the parcels are relative flat, and there is high visibility and good access. The new access improvements could attract a larger tenant as opposed to some of the smaller sites. There was also a sense that housing on the Harrison Hospital site would be more appropriate given the available open space, views and pedestrian amenities. **Ms. Nair** added that realignment of Wheaton Way may foster interest in redevelopment on the flat, large parcel.

**Vice Chair Tift** observed that there is a demand for newer housing. A lot of the City's housing stock is old and there is very little vacant space for development to occur. He felt more people from Seattle would move to Bremerton if they could find a view home within walking distance to the ferry terminal. He commented that the largest employer in the City continues to hire, and many of their recruits are looking for housing. Often, they are unable to find it in the City limits and are forced to look elsewhere. He commented that the Bay Vista Development is a good example of Multi-Use development that combines senior housing, a grocery store, high-end housing and lower-income housing. They should capitalize on views from the higher elevations and develop the subarea into something spectacular. The subarea is located within walking distance of the City's largest employer, as well as the ferry terminal with access to Seattle. There is a real opportunity to create a pedestrian friendly area that would support future growth in Bremerton.

**Vice Chair Tift** pointed out that much of the current development within the subarea is medical related, but some could be converted to office buildings. There is also a lot of opportunity for development and redevelopment of sites within the subarea. The Sheridan Village Shopping Center is located in the heart of the subarea and might be a good location for a grocery store.

**Chair Wofford** noted that, with the exception of a few small areas, the lot sizes would not be ideal for individual homes. **Ms. Satter** responded that, as proposed, there would be some Low-Density Residential zoning in the northeastern portion of the subarea where single-family homes already exist. **Chair Wofford** asked about the size of the lots between Cherry Avenue and Wheaton Way. **Ms. Satter** said the lots are not some of the smallest and could definitely accommodate parking and a use. **Chair Wofford** asked if the owners of the larger lots would have to subdivide their properties if they are zoned Single Family Residential. **Ms. Satter** said the Sounding Board has recommended that these properties should be identified as Multi Use, which could be either commercial, residential, or a mixture of both. Typically, redevelopment would be more intensive than a single-family home. **Director Spencer** cautioned against downgrading properties that are currently developed as commercial uses and identified in Alternatives B and C as Multi Use. She reminded the Commission that the City must accommodate a significant amount of growth in both residential and commercial development types and has decided to focus most of this new development in the Centers.

**Commissioner Mosiman** recalled that when the Commission reviewed and recommended approval of the Bay Vista Project, the proposal included a collection of smaller businesses where WinCo is now located. What they thought was going to be

APPROVED

developed is not what was actually constructed. He asked what the City can do to prevent similar surprises from happening again. **Ms. Grueter** suggested that the City could establish a maximum size limit for retail structures to prevent big-box stores from locating in the subarea. She commented that the EEC Subarea has less demand for big box stores. There are larger sites for this type of development further to the north along major arterials and/or highways where there is more pass-by traffic.

**Commissioner Pedersen** said he would like to see as much Multi-Use zoning as possible for the most flexibility. The analysis indicates there will not likely be enough market demand for a large commercial anchor tenant or corporate center. He recalled that, during the last recession, significant rezoning occurred on Riddell Road, but redevelopment never happened. Providing more flexibility via Multi-Use zoning would allow more options for redevelopment. He said he supports more density in the subarea, and he supports the idea of a protected bicycle lane, as well. **Ms. Nair** responded that the Employment Focus Alternative (Alternative 1) has the most Multi-Use zoning, but they could create a hybrid alternative that has even more Multi-Use. **Commissioner Coughlin** recommended Multi-Use zoning for the Sheridan Village area to leave open the possibility for more commercial/retail development. He does not support strictly residential zoning in this location, and he is concerned that Mixed-Use zoning would prevent certain businesses from locating in the area.

**Commissioner Rich** agreed that Multi-Use would be the most flexible. She imagines that affordable housing opportunities will also be important. She said she is eager to hear about a hybrid option that includes a variety of housing types.

**Chair Wofford** invited public comments.

**Dianne Iverson, Bremerton**, said she was present to advocate for not only housing density and variety, but also for Americans with Disability Act (ADA) accessible neighborhoods and homes. She has used a wheel chair for the past 40 years and knows it is very difficult to find homes to buy or rent that are ADA accessible for wheelchair users. She asked the Commissioners to consider how to promote ADA accessibility as a community wide focus.

**Megan Moore, Kitsap Public Health District**, said she supports multi-unit housing and making sure they keep affordable housing as a high priority. Affordable housing that is ADA accessible is even better. From a health perspective, Bremerton does not need more single-family units. There is a need for a small grocery store in the subarea, as it is currently too far for residents to walk to get groceries. It is 2 miles to Fred Meyer and 1.5 miles to Safeway, and quite a few people in that area do not own cars. She supports the idea of having protected bike lanes, as well as a variety of multi-modal transportation options. In particular likes the idea of connecting the subarea to the SR 303 project that is currently in process.

**Allen Sweet, Bremerton**, said he is a property owner on Wheaton Way, which has been a very successful medical area until just a few years ago. It's currently a desert as far as offering people places to live. He agreed with Commissioner Tift that it is not likely that a big corporate user will be attracted to the Employment Center Corporate Campus sites. The higher probability of success would be built around the residential alternative.

**Ms. Nair** asked the Commissioners to comment on five key areas:

- **Area A – Sheridan Village Shopping Center.**

**Ms. Satter** recalled that the Commissioners indicated a desire for Multi-Use rather than Mixed-Use as currently proposed in the Residential Focus Alternative. She agreed it is possible to apply Multi-Use to most of the subarea, but she asked Ms. Grueter and Ms. Nair to share the thought process behind why the areas that are identified as Mixed-Use are important.

**Chair Wofford** asked if the Commissioners can assume that the road modifications will be as currently shown on the map. As proposed, Wheaton Way would be reconfigured. **Ms. Grueter** said that will be part of the discussion related to the northern area. Both alternatives have mid-block crossings to improve the pedestrian and bicycle situation in the area.

**Ms. Grueter** explained that there is currently one zoning designation in the ECC Subarea that allows everything, which equates to an erosion of Multi-Use. As a trend, the City has been receiving applications and interest in housing on properties closer to the water. More broadly across the economy, there has been more commercial space than

necessary given the high amount of on-line retail and other things that are happening. There has also been a housing crunch in the region, creating a greater desire for Mixed-Use. Some reasons for specifying either vertical or horizontal Mixed-Use on a site would be to recognize the overall trend and provide more vision for the area. This gives the property owners information about the City's intent and interest and how neighboring properties might develop.

**Ms. Nair** said that they had heard from the public that they would like to see some retail in the subarea. They have heard from the development community that requiring retail along a large area is not feasible. However, they felt that retail uses would activate the street front in an area that already has some retail and is close to Campbell Way and the Bridge-to-Bridge Trail. Public space improvements on the triangle site would provide some activity and liveliness to enhance that part of the study area, as well. She pointed out that the Employment Focus Alternative would require retail development across the entire site, and the Residential Focus Alternative would allow for Mixed-Use development with residential over commercial. The majority of Commissioners indicated support for a Mixed-Use designation for Area A.

- **Area B – Area along Lebo Boulevard and Campbell Way.**

**Ms. Nair** advised that previous studies indicate that housing would be appropriate in this location, and requiring retail on the entire site might not be feasible. The Mixed-Use designation is intended to allow a variety of development that fits with retail. She cautioned that the intent was to strike a balance between providing flexibility and allowing too much leeway. She pointed out that there already townhomes on the western portion, as well as the Community Center, and it would make sense for that area to have a Multi-Use designation. However, for the central portion of the area along the waterfront, the Sounding Board indicated some interest in tapping into the Sheridan Village Shopping Center site and triangular site, which are both owned by the same person. A Mixed-Use designation could provide a central place that becomes a major stop on the Bridge-to-Bridge Trail. For the eastern portion of the area, it would be difficult to require retail development, and the Multi-Use designation would provide the maximum flexibility, as well as form-based guidelines to ensure there is a relationship between development and the street.

**Ms. Satter** announced that a few multi-family residential projects proposed in the eastern portion of the area have already received land-use approval. These projects are vested and would be allowed to move forward even if the code is changed.

**Commissioner Rich** said she appreciates hearing the importance of ensuring that future developers understand the vision and intent of the subarea, and she would support a Mixed-Use designation for Area B. **Director Spencer** agreed that Mixed-Use is appropriate where you can add street activation and where it is important from an urban design perspective. But sites that may not have that opportunity to influence the street atmosphere is where a Multi-Use would be okay.

**Director Spencer** referred to the property at the far west side of Area 2, shown in the Residential Focus Alternative as Center Residential High. The property is currently used by the Parks Department as outdoor storage, which is a terrible use for a waterfront parcel. The property is near where the Lebo Boulevard Trail goes under the bridge. It is a unique parcel where there is an opportunity for Mixed-Use development that creates a nice streetscape that engages the pedestrians. **Commissioner Coughlin** said he would support a Mixed-Use designation along the waterfront.

The majority of the Commissioners concurred that Area A should be designated as primarily Multi-Use, with Mixed Use on the far west end.

- **Area C – Vacant Site Along Sheridan Road.**

**Ms. Nair** noted that this is a large, flat parcel and could be a good place for the Employment Center Corporate Campus designation. She asked the Commission for feedback specific to whether or not it makes sense to realign Wheaton Way as shown in the two action alternatives. **Ms. Satter** advised that the Public Works Department believes it is likely that Wheaton Way will eventually be realigned to connect with Sheridan Way to the north. She pointed out that left turns are not allowed where Wheaton Way currently connects into Sheridan Road. Realigning Wheaton Way would allow vehicles to turn left or right, creating a much safer situation. The Public Works Department continues to

APPROVED

seek grant funding for this project. **Director Spencer** stressed the importance of maintaining Area C as a designated countywide center in order to qualify for transportation funding through the Puget Sound Regional Council that could be used for roadway projects to improve connectivity within the City.

**Ms. Satter** commented that the City reservoir will most likely stay for the foreseeable future, making development in the area more difficult. **Chair Wofford** asked if the reservoir property could be designated as a park. **Ms. Satter** said she discussed this option with the Public Works Department, but they are concerned about encouraging additional people coming to the area and potentially impacting the City's resources. At this time, they are not interested in making it a park. They would like it to remain a protected area.

**Ms. Satter** pointed out that the Residential Focus Alternative proposes that Area C be primarily designated as Center Residential High, and the Employment Focus Alternative identifies the area as Employment Center Corporate Campus. The Sounding Board proposed that the area remain as Employment Center (retail). **Ms. Nair** added that the Sounding Board's recommendation was coupled with residential uses on the Harrison Hospital site. **Chair Wofford** suggested that the area be designated as Employment Center Corporate Campus, with the idea of creating a corporate campus on both sides of the road.

**Commissioner Pedersen** reminded the Commission that research prepared for this study area suggests the market would not currently support corporate campus development. He suggested that a Multi-Use designation would allow for dense residential and/or commercial development. He noted that the property has been vacant for a very long time, and he would like to provide as much flexibility as possible. **Ms. Satter** agreed that a Multi-Use designation would allow more opportunities. She noted that the property has been owned by CHI for over 20 years as a potential site for hospital use. As the hospital will be relocated in the near future, this site might be offered for sale. She advised that the City has been contacted by developers who are interested in purchasing the property for multi-family residential development.

Again, **Commissioner Pedersen** said he would prefer that the site is redeveloped as multi-family housing, and a Multi-Use designation would be most appropriate. The remainder of the Commission concurred. **Director Spencer** commented that a Multi-Use designation would provide the most flexibility for redevelopment based on the current market conditions. The Commissioners concurred.

- **Area D – Area Around Callahan Drive.**

**Ms. Nair** advised that the Employment Focus Alternative designates the area west of Wheaton Way as primarily Multi-Use, with an Employment Center Corporate Campus designation for in the northwest corner. The area on the east side of Wheaton Way is designated as Center Residential High to the north and Multi-Use to the south. The Residential Focus Alternative identifies the area on the west side of Wheaton Way as Center Residential High and the area on the east side of Wheaton Way as Center Residential Low to the north and Multi-Use to the south. The Sounding Board suggested that Area D would be a good place to allow maximum flexibility. **Ms. Satter** pointed out that current development in Area D includes Canterbury Manor, St. Paul's Episcopal Church, a dental office, a few single-family homes, and a variety of other businesses. **Ms. Grueter** reminded the Commission that the Center Residential High designation would allow some residential development. She also reported that the roundabout near Callahan Drive and SR 303 could be signalized instead, and this would improve access to the area.

**Ms. Grueter** explained that a Multi-Use designation would provide a lot of flexibility, but give some indication of a vision for signature locations would also be helpful. Incentives could be written into the code to encourage development that matches the City's vision. **Ms. Nair** said another option would be to designate the Bremerton Rehabilitation site as Employment Center Corporate Campus and the remainder of the area as Multi-Use. **Commissioner Pedersen** commented that the Multi-Use designation would capture the hodgepodge of uses that already exist in the area.

**Director Spencer** asked if it would be possible to create overlays for some areas to ensure that development is consistent with the Subarea Plan's vision. **Ms. Grueter** agreed that overlays could be added to some areas to provide incentives that encourage certain preferences like small businesses. She cautioned that, if there isn't at least some

direction provided in the plan, developers aren't sure how much or where to invest and tend to wait to see what their neighbors do. **Director Spencer** suggested the City could use the findings from the economic study to create a vision for specific areas. **Ms. Grueter** said the Sounding Board indicated a desire to create opportunity to grow local businesses, especially where there area already a lot of office uses. She suggested they could identify areas that are desirable for certain uses without precluding great ideas. An overlay might be appropriate for the southern portion of Area D between Cherry Avenue and Clare Avenue where office uses already exist.

**Commissioner Mosiman** agreed there is a need for more housing, but they also need employment opportunities. He said he doesn't want Bremerton to become a bedroom community for Seattle. He would like to also provide opportunities for businesses that create jobs. In their rush to provide housing, he cautioned them not to lose sight of the need to provide opportunities for people to make a living wage. He said he would like to see some emphasis on the need to create business opportunities in the subarea. **Director Spencer** commented that, as the medical facilities relocate, building reuse will be very important. She explained that some of the contractors for the Navy and some of the makers spaces would be seen as industrial in nature in a traditional zoning code. She wants to make sure that the code allows makers spaces, as long as there isn't any outward appearance of a use being industrial. The goal should be to get these living wage jobs into the existing buildings. The text in the plan talks about new housing growth and retrofitting buildings so that both housing and employment needs are addressed.

**Chair Wofford** commented that, given the current situation with more people working from home, as well as Seattle's current proposal for a head tax, some businesses might find Bremerton to be an attractive place to relocate. Area D has potential for a variety of development. Housing seems to be the current need, and it is important for the City to make the area more attractive (housing and schools) so that people want to move there.

**Commissioner Pedersen** voiced support for Ms. Spencer's idea of a Multi-Use designation, but providing extra direction via overlays, etc. **Ms. Grueter** explained that the idea is to recognize the Commission's general idea of having a Multi-Use designation for many areas so that opportunities are not precluded, and overlays can be used to indicate the City's preferences.

- **Area E – Harrison Hospital Site.**

**Ms. Nair** advised that the Employment Focus Alternative designates Area E as Employment Center Corporate Campus and the Residential Focus Alternative designates it as Center Residential High. The Sounding Board indicated a preference for Center Residential High. It was discussed that the parking demand for employment uses was uncertain, and the area is a good site for residential uses given the views of the water. There was also a concern that an employment center in this location would end up competing with the downtown businesses.

**Commissioner Rich** agreed that Area E would be an appropriate place for high-density residential development (Center Residential High). The remainder of the Commissioners agreed.

**Chair Wofford** invited members of the public to provide additional comments, but no one indicated a desire to add to prior testimony.

**Ms. Nair** summarized the Commission's direction as follows:

- The Commission supports a Mixed-Use designation for Area A.
- For Area B, the Commission supports a Mixed-Use designation for the westernmost properties and a Multi-Use designation for the remainder of the waterfront.
- The Commission is interested in a base designation of Multi-Use for Area C with an overlay that encourages residential uses.
- The Commission supports a Center Residential High designation for the entire Area E. The Commission also supports a Center Residential designation for the area south of the hospital site.
- The remainder of the subarea would be designated as Multi-Use with overlays that focus on employment since there are existing buildings that could be retrofitted for another type of business.

APPROVED

**Chair Wofford** suggested that the single property at the corner of Cherry Avenue and Callahan Drive should be Center Residential High. He noted that, as currently being discussed, all the other properties on the east side of Cherry Avenue would be residential. **Ms. Satter** responded that this site is currently developed with a commercial building, and the properties to the north are currently used as a parking lot.

**Ms. Satter** asked if the Commissioners support the waterfront properties that have access from Campbell Way being designated as Mixed Use with a ground-floor, commercial requirement. **Director Spencer** suggested that the properties should be designated as Multi-Use since they don't have the same street presence as the properties on Lebo Boulevard have. However, an overlay could be added to encourage Mixed-Use development. **Commissioner Coughlin** commented that Mixed-Use development would make sense, given that retail uses on the ground floor, with residential above would attract foot traffic. He expressed his belief that high-density development should be encouraged on the waterfront, with an emphasis on housing rather than large businesses. He voiced concern that a Multi-Use designation would allow someone to build large single-family homes on the waterfront. **Ms. Nair** said that, as currently proposed, new single-family development would not be allowed. The Commissioners agreed that the waterfront properties south of the Sheridan Village Shopping Center site should be designated as Multi-Use with a Mixed-Use overlay to encourage retail uses on the ground floor.

**Director Spencer** pointed out that, as currently being discussed, the Bremerton Rehabilitation Site (north of Juniper Street) would be the only area designated as Employment Center Corporate Campus. She suggested that this area should also be designated as Multi-Use, and the Commissioners concurred.

**Vice Chair Tift** asked staff to send the Commissioners a copy of the color-coded map that was updated based on the Commissioners' input.

## **BUSINESS MEETING**

### **Chair Report**

**Chair Wofford** did not have any additional items to report.

### **Director Report**

**Director Spencer** thanked the Commissioners, consultants and citizens for adapting to the virtual meeting format. She announced that the Department of Community Development closed on March 16<sup>th</sup> and has set up an entirely digital operation. Everyone in the department is working, and most are doing so remotely. The permit process and other functions of the department are done remotely, as well. Since March 16<sup>th</sup>, they have taken in 85 new permit applications. Permits approved in March equate to more than \$10 million in construction, which is a record. As of April 17<sup>th</sup>, the department has approved \$16 million in construction. Only \$5 million in construction was issued in April 2019, which was a record-breaking year for the City. Permit activity doesn't seem to be slowing down, and developers remain confident that construction will resume as soon as the Governor lifts the ban.

**Director Spencer** announced that notices were sent out to property owners on the Shoreline, letting them know that the City is in the process of updating its Shoreline Master Program. In addition to permit activity, staff remains busy working on all of the legislative mandates that are required by the State.

**Director Spencer** advised that the Commission's next meeting is May 18<sup>th</sup> and will likely be a virtual meeting format. **Ms. Spencer** said that the May 18<sup>th</sup> meeting will include continued discussion or a potential public hearing on the EEC Subarea Plan. The Commission will also be continuing discussions soon related to affordable housing (accessory dwelling units and cottages). In the summer, they will be working on the Shoreline Master Program update.

APPROVED

**Old Business**

There was no old business.

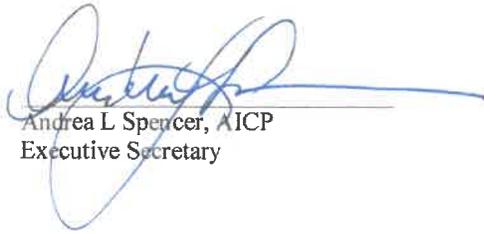
**New Business**

There was no new business.

**ADJOURNMENT**

The meeting was adjourned at 7:49 p.m.

Respectively Submitted by:



Andrea L. Spencer, AICP  
Executive Secretary



Nick Wofford, Chair  
Planning Commission

APPROVED

APPROVED

## CITY OF BREMERTON

### PLANNING COMMISSION MINUTES OF REMOTE MEETING (Via Zoom) June 15, 2020

---

---

#### **CALL TO ORDER:**

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

#### **ROLL CALL**

##### **Commissioners Present**

Chair Wofford  
Vice Chair Tift  
Commissioner Coughlin  
Commissioner Mosiman  
Commissioner Pedersen  
Commissioner Rich

##### **Staff Present**

Andrea Spencer, Director, Department of Community Development  
Allison Satter, Senior Planner, Department of Community Development  
Sarah Lynam, DCD Project Assistant, Department of Community Development

##### **Others Present**

Lisa Grueter, Berk Consulting  
Radhika Nair, Berk Consulting

##### **Commissioners Excused**

*Quorum Certified*

#### **APPROVAL OF AGENDA**

The agenda was approved unanimously.

#### **APPROVAL OF MINUTES**

**VICE CHAIR TIFT MOVED TO APPROVE THE MINUTES OF MAY 18, 2020 AS PRESENTED. COMMISSIONER MOSIMAN SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.**

#### **PUBLIC MEETING**

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

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

**Public Hearing: Eastside Employment Center Subarea Plan and Planned Action Ordinance (PAO) Environmental Impact Statement (EIS)**

**Ms. Satter** introduced the topic and reviewed the agenda for the public hearing on the draft Eastside Employment Center (ECC) Subarea Plan and the accompanying draft PAO EIS. During the hearing, staff is seeking input from both the public and the Commission on both documents. The Commission will not be asked to make a recommendation following the hearing, but staff would like them to provide general direction to incorporate into the next copy of the draft documents. There will be another public hearing in July, and the Planning Commission will be asked to make a recommendation to the City Council at that time. The City Council will conduct its own public hearing and make the final decision. She reviewed the rules and procedures for the public hearing.

**Ms. Satter** reviewed that public outreach started in June 2019 using a variety of ways to solicit public participation and feedback. During that time, staff also conducted extensive research. All of the information collected throughout these two processes was used to draft the two documents before the Commission for review.

**Ms. Nair** recalled that, in previous discussions, the Planning Commission and the community indicated a preference for a composite alternative that is more residential focused. There were also requests to consider making lower Wheaton Way an alternate north-south bicycle route through the EEC, to provide more details on how the form-based zoning would work, to address micro-mobility and comfortable connections to transit and walkability in more detail, and to avoid large format retail and low-intensity uses.

**Ms. Nair** provided a map of the different zoning districts that were identified based on previous feedback. She pointed out that the majority of the ECC is identified as a **Multi-Use Zone**, which is a flexible zone that allows a range of uses. The Harrison Hospital site and the areas just south and north of it is now **High-Density Residential**. **Mixed-Use Zoning** is along the Bridget-to-Bridge Trail (Sheridan Village Shopping Center) and Campbell Way. The Multi-Use Zone encourages both horizontal and vertical mixed use, but in some areas, commercial uses would be required on the ground floor. Along with the base zoning, overlays were also used in a few areas to identify a preference for a certain type of development.

**Ms. Nair** reviewed the proposed regulatory framework for the subarea plan as follows:

- **Zoning Map and Overlay District**

This section outlines the uses and intent of the various zoning districts. Three overlay districts are proposed in the draft plan:

- The **Multi-Use High-Density Residential Overlay District** was applied to the vacant site at the north end of the subarea. The intent is to maintain the base zoning as Multi-Use, which allows a flexible set of uses, but provide incentives for high-density residential development. Commercial uses over 15,000 square feet in size would be prohibited unless it is part of a mixed-use development.
- The **Multi-Use innovation and Entrepreneurial District Overlay District** located in the center of the subarea encourages small businesses, local production spaces, small business services, light industrial spaces, etc. In this overlay district, the threshold for Business and Occupation Taxes was raised from \$220,000 to \$330,000.
- The **Multi-Use Residential Commercial Core Overlay District**, located at the center of the southern end of the subarea, encourages a mixture of uses that activate the shoreline and the Bridge-to-Bridge Trail. It requires non-residential uses on the ground floor, and certain street frontage requirements would apply, as well.

- **Block Frontage and Street Typology**

This section outlines the standards that guide the look and feel of development when viewed from the street. It addresses how the individual lots should work together to activate the street. Five different street typologies are described in this section, and specific standards are tied to each one.

- **Pedestrian-Oriented Streets** (near the Sheridan Park Community Center and Sheridan Village Shopping Center) emphasize pedestrian-oriented circulation, amenities and attractions.
- **Signature Streets** are similar to Pedestrian-Oriented Streets, but with less emphasis on the ground floor retail uses. The standards ensure that the subarea's high visibility streets are attractive and address building façade, character, landscaping, parking location, sidewalks and streetscape improvements.

- **Shared Use Streets** (Campbell Way) have standards that ensure a low-speed, non-motorized focused street. The idea is that multiple modes of transportation could mix in a pedestrian-oriented environment where there aren't as many restrictions on what happens in the ground floor space.
- **Neighborhood Street Standards** ensure that multi-use and residential areas feature attractive and accessible streetscapes.
- **Signature Street Corner Standards** are intended to highlight prominent intersection corners by prohibiting parking, encouraging access and requiring a prominent architectural element.

- **Dimension and Development Standards**

This section addresses height, floor-area-ratio, setbacks, lot coverage, parking requirements, etc. The standards vary based on the zone.

- **First Floor Height.** For the Center Residential (CR-H), Eastside Mixed-Use and Eastside Multi-Use zones, the minimum height would be 15 feet. The 15-foot height requirement ensures there is enough flexibility for ground floors to convert to different uses, if needed. The minimum ground floor height in the Center Residential-Low (CR-L) zone would be 10 feet. The base height for the CR-H, Eastside Mixed Use and Eastside Multi-Use zones would be 35 feet, and the maximum height would be 65 feet. The base height for the CR-L zone would be 25 feet and the maximum height would be 35 feet. The height standards are comparable to those that are currently in place (80 feet for residential uses and 60 feet for non-residential uses).
- **Floor Area Ratio (FAR).** FAR is a way to regulate the size of buildings. It is the ratio of the total building floor area to the area of the lot. FAR controls the overall bulk of commercial development in the center. As proposed, the minimum FAR for both the Eastside Mixed Use and Eastside Multi-Use zones would be 0.45, and the maximum FAR would be 1.5. The base FAR for the Eastside Mixed Use zone would be 1.0 and the base FAR in the Eastside Multi-Use zone would be 0.75. Different proposals were tested, and 0.45 seemed like a good minimum FAR requirement. Comparing to elsewhere in the City, the FAR in the Downtown Subarea ranges from 1.25 to 3.
- **Density.** For the CR-H zone, minimum density would be 20, base density would be 40 and maximum density would be 60. For the CR-L zone, minimum density would be 6, base density would be 20 and maximum density would be 30. For the Eastside Mixed Use zone, minimum density would be 15, base density would be 40 and maximum density would be 50. For the Eastside Multi-Use zone, minimum density would be 15, base density would be 25 and maximum density would be 40. Given the emphasis on housing, the proposed densities are greater than the current density in the district (between 15 and 20).
- **Setbacks.** Setbacks refer to a required maximum horizontal distance between the finished exterior wall of a structure and the lot line. The maximum setback also applies to the height of a structure up to 15 feet above grade or the height of the building, whichever is less. Where specified, no maximum would apply. As proposed, the front setback in the CR-H and CR-L zones would be 10 feet, the minimum side setback would be 5 feet, the rear setback would be 0, and the transitional setback would be 15 feet. There would be no front or rear setback in the Eastside Mixed Use and Eastside Multi Use zones, and the transitional setback would be 15 feet. The rear setback would be 0 in the Eastside Mixed Use zone and 5 feet in the Eastside Multi-Use zone. Transitional setbacks apply where a higher-density use abuts a lower-density use.
- **Ground Floor Retail.** The proposal reduces the areas where ground floor retail is required in response to feedback from the Commission and the community. As proposed, ground floor retail would only be required in the small Eastside Mixed Use zone.
- **Vehicle and Bicycle Parking.** As proposed, one parking space per unit would be required for residential development, 0.5 space per unit for senior housing development and 0.33 space per unit for assisted living development. Nonresidential development would require a minimum of 1 space per 1,000 gross square feet. The first 3,000 square feet of ground floor commercial space would be exempt from the off-street parking requirements. One space of bicycle parking would be required per 10,000 net square feet for nonresidential uses and 1 space for every 10 dwelling units for residential uses. Remodel, expansion and alteration of existing structures may receive a parking reduction of up to 25% if a common bicycle storage room or other bicycle storage space with convenient access from the street for use by all residents is provided. For residential developments over 10 units, participation in a carshare program that includes dedicated car sharing spaces can receive a parking reduction of up to 20%.

- **Open Space.** As proposed, 100 square feet of open space is required per unit for mixed-use/residential development. There are specific standards for how the open space should be designed to ensure it can be used by residents. A minimum of 48 square feet of private open space would also be required for residential development.

- **Design Guidelines Section.**

This section provides standards that guide the design, pedestrian emphasis and building/architectural character of development. Depending on the nature of the site and the proposed use, not all elements of the Design Guidelines might be applicable.

**Ms. Grueter** reviewed the proposed incentive program that includes:

- **Green Stormwater Retrofits that provide water quality benefits beyond standard requirements by code.** This incentive would apply to all zones in the subarea and would allow a height, FAR or density increase of up to 50% over the base requirement.
- **Intergenerational housing designed for students and seniors.** This incentive would also apply to all zones and would allow a height, FAR or density increase of up to 100% over the base requirement.
- **Income-restricted units.** This incentive would also apply to all zones and would allow a height, FAR or density increase of up to 50% over the base requirement.
- **Flexible structure or space that features seasonal and temporary activations of public space across a variety of uses that appeal to people of all ages and backgrounds, such as food trucks, parking and outdoor dining areas.** This incentive would apply to the Multi-Use Residential-Commercial Overlay and would allow a height, FAR or density increase of up to 50% over the base requirement.
- **Higher density, multi-unit housing such as apartments, fourplexes, townhomes, or other high-density housing types that support walkability, local-serving retail, and public transportation options.** This incentive would apply to the Multi-Use High-Density Residential Overlay and would allow a height, FAR or density increase of up to 50% over the base requirement.
- **Rental or ownership housing that is affordable to households with incomes between 50% and 80% of the area median income (AMI).** This incentive would apply to the Multi-Use High-Density Residential Overlay and would allow a height, FAR or density increase of up to 50% over the base requirement.
- **Work-live developments designed to accommodate both business and residential uses in the same area.** This incentive would apply to the Multi-Use High-Density Residential Overlay and would allow a height, FAR or density increase of up to 25% over the base requirement.

**Ms. Grueter** said there are other standards in the code that allow developers to get above the base height by providing structured parking, shoreline frontage, etc. She summarized that by implementing the incentives, the base height, FAR or density of a development could be increased by the percentage indicated in the chart up to the maximum allowed in the zone.

**Commissioner Mosiman** asked if the proposed incentives are unique to the EEC Subarea Plan or if they are similar to other areas in the City. **Ms. Grueter** said the incentives that were written for the overlays are unique to the subarea, but there are other incentives in the code that allow greater height and/or density for affordable housing, underground parking, etc. **Ms. Satter** added that the Downtown Subarea Plan has an incentive program that allows additional FAR, height etc.

**Commissioner Coughlin** asked about the rationale for setting FAR at 1.5 as opposed to 3. **Ms. Nair** said it is based on how much the area can accommodate and how much it would compete with the downtown. The idea was that the Downtown Subarea would be the higher absorber of space, and the EEC would be secondary. However, it is not absolutely necessary to establish a maximum FAR. Some cities simply use height, lot coverage and other standards to limit the size of development. Her thinking was that the proposed range of 0.5 to 1.5 fits within the projects the City wants to see that have been permitted in the area. It also fits within the City's overall typology of centers and absorption range. **Commissioner Coughlin** asked for an example of a building in the downtown that has a FAR of 3. **Ms. Satter** agreed to provide some examples.

**Commissioner Pedersen** asked how the proposed requirements compare to the requirements in other parts of the City. He questioned whether the parking requirements could be lowered. **Ms. Satter** responded that the parking requirement in the downtown core is 0.5 spaces per unit. Beyond that, the residential parking requirement in all of the centers is 1 space per unit.

Because the downtown core has a connection to the ferry, it makes sense that more residents would use mass transit. The proposed nonresidential parking requirement (3,000 square foot exemption) is also comparable to the Downtown Subarea (5,000 square foot exemption), but not quite as relaxed. **Ms. Nair** noted that the proposal also includes a parking reduction of up to 25% if bicycle storage is provided. **Commissioner Pedersen** said he would continue to advocate for lower parking restrictions.

**Commissioner Mosiman** observed that with a maximum FAR plus an incentive, a building could end up being quite tall, depending on how it is designed. Having just been exposed to the concept in the presentation, it is difficult for him to visualize what it means as far as maximum building height. It would be helpful to have this additional information at the next hearing. **Ms. Nair** explained that the maximum height, even with incentives, would be capped at 65 feet. It may not be possible for a development to reach 1.5 FAR. Height, FAR and lot coverage work together to limit the size of a building, and height will be the most limiting factor. **Commissioner Mosiman** clarified that the incentives cannot increase the building height over the maximum allowed in the zone, and **Ms. Nair** confirmed that is the case. She explained that, using the incentive system, a developer could move between the base and the maximum, but would not be allowed to exceed the maximum.

**Ms. Grueter** said another component of the draft EEC Subarea Plan is a section on capital investments (stormwater, parks, transportation). The draft plan includes a conceptual plan for a type of stormwater park that could be located towards the southern end of a drainage basin, such as at the triangle property. The proposed zoning would allow for commercial and festival-type uses, but there are limitations associated with underlying utilities. The property is currently used for parking. Another possibility would be a combination of stormwater features and recreation.

**Ms. Grueter** said another set of potential investments is in street improvements. There are proposed cross sections in the draft plan that identify locations for improvements that are either identified in the subarea plan or already in the Transportation Plan, such as the priority bicycle and pedestrian route on SR303 and Sheridan Avenue. The street improvements would be made via the City's frontage requirements that are already in the code, but they would refer to the subarea plan typologies. New growth could help contribute to the improvements necessary to support growth and level of service (LOS).

**Ms. Grueter** referred to the proposed PAO EIS process, which is similar to the Puget Sound Industrial Center Subarea Plan. The first step in the process was to establish the PAO EIS boundary, which in this case is the EEC Subarea. The next step is to prepare an EIS and review and adopt a PAO. Once the ordinance is in place, applications that are found to be consistent with the Subarea Plan, the PAO, and the accompanying mitigation measures can be approved without having to repeat the State Environmental Policy Act (SEPA) determination process.

**Ms. Grueter** said the draft PAO includes eight sections, as well as some important exhibits such as the EEC Subarea Plan Boundaries, the SEPA Checklist, and mitigation documents. The exhibits also include additional mitigation requirements and procedures, as well as applicable regulations and advisory notes that commonly apply to development. She emphasized that the City's code outside of the Subarea Plan (i.e. Shoreline Master Program and Critical Areas Regulations) would still apply.

**Ms. Grueter** explained that once the City has determined the preferred alternative for the subarea, it will set the level of growth and become like a bank of dwelling units and jobs. It is possible to tradeoff between dwelling units and jobs, provided the traffic trips are accounted for. She noted that traffic trips based on the preferred alternative are yet to be determined because they are waiting to run the model until they get more direction from the Commission.

**Ms. Grueter** said the mitigation measures in the PAO came directly from the draft EIS, but many of the "shoulds" have been changed to "shalls." Topics address the natural environment; population, employment and housing; land use and aesthetics; transportation; public services and utilities. For transportation, the document links to the City's frontage requirements. It also sets up a process for SEPA mitigation fees that will be finalized once they know the trips for the preferred alternative. As proposed, developers would pay a share of the ultimate cost of the improvements. New development would not be required to pay for the impacts of existing development, only for the additional impacts associated with the new development. They are working on cost estimates and have put some ranges into the draft subarea plan and PAO. Once they are confirmed by the Public Works Department, they can run a model for the preferred alternative, identify the number of trips and develop the per-trip fee. She pointed out that mitigation fees can help the City apply for grants by providing matching funds.

**Ms. Grueter** referred to the proposed common open space requirement of 100 square feet per dwelling unit and the private open space standard of 48 square feet per dwelling unit. Using the In-Lieu Fee Program, a developer could reduce the amount of common and/or private open space on site by paying a fee-in-lieu to the City. She explained that, under state law, a developer can make voluntary payments using the SEPA process, but the funds must be spent within 5 years. The funds can be used for any park area within the 10-minute walk that provides added capacity.

**Ms. Grueter** said staff has worked hard to reach out to all the property owners within the subarea. There was a desire for more mixed-use opportunities on the Harrison Hospital site, and the CR-H zone is primarily for housing but also allows for 20,000 square feet of commercial space. Recognizing that site is much larger than some of the other CR-H sites, they could consider a text change to allow up to 40,000 square feet of commercial space on sites over 5 acres in size, but the primary use would still be for high-density residential.

**Ms. Grueter** said the proposed zoning for the Sheridan Shopping Center and triangle site is for retail, but given the limitations associated with underground utilities, the property owners have suggested a better use might be festivals and outdoor entertainment and food spaces. Another possibility is the stormwater park concept, and the property owner was welcoming of a range of ideas for the property. **Ms. Satter** agreed that the property owner was very interested in further conversations about what this area could become.

**Ms. Grueter** observed that the area has been called the Eastside Employment Center for some time. As the Commission considers the subarea plan, they should think about how it could be renamed to better reflect the balance between residential and commercial opportunities. **Ms. Satter** recalled that the area was renamed to the Eastside Employment Center in 2016, and before that, it was named the Harrison Employment Center.

**Ms. Grueter** summarized that the draft EEC Subarea Plan and PAO EIS would be updated based on feedback from the Commission and community and presented for an additional public hearing before the Commission in July. They anticipate the Planning Commission will forward a recommendation to the City Council in July. The City Council will follow a similar process in the fall before making a final decision.

**Commissioner Mosiman** acknowledged the hard work of the consultant and staff in preparing the detailed and lengthy documents that are currently before the Commission for a public hearing. He asked about the potential risk of streamlining the application process for projects within the subarea that are consistent with the PAO. He was concerned that the City might lose some control of the process. If streamlining the process is a good thing, he asked why it wouldn't apply to the application process for all zones in the City. **Ms. Grueter** said the primary way of streamlining the application process for development within the EEC subarea would be through the PAO. Doing the SEPA work and establishing the mitigation measures upfront creates a level of certainty for developers, adjacent property owners and the community that the proposed project fits within the vision of the EEC Subarea. The City used a similar approach in the Puget Sound Industrial Center Subarea, and it plans to use the process for the Gorst Subarea when it is ultimately annexed into the City. The City has been trying to streamline the process elsewhere, as well, and there are other tools under SEPA that allow cities to raise the threshold exemptions. She cautioned that the City must think carefully when raising the threshold exemptions because if there is a gap in the code, SEPA is a way to help fill that gap by applying a mitigation measure. In order for the City to raise its exemption levels, it must provide some documentation to demonstrate it has strength in its existing codes and a good permit process so there would be no net loss of authority to require good development. **Ms. Satter** added that before adopting a PAO, the City must identify the impacts that are specific to that area. It is a good tool for smaller subarea plans, but would be more difficult to apply citywide. **Director Spencer** commented that a PAO applies to a very limited area after identifying all of the potential impacts and mitigation measures necessary to address them. Rather than eliminating the environmental review process, a PAO does the environmental review upfront, allowing for a wholistic approach rather than one development at a time.

**Commissioner Mosiman** referred to Section 5 of the EEC Subarea Plan (Zoning and Development Code Standards) and asked how the permissive statements would play out. He noted that Exhibit B-2 in the PAO implies that the mitigation document would cover the permissive statement in the subarea plan. **Ms. Grueter** said the PAO turns the EIS mitigation measures from "shoulds" to "shalls," and it links to the subarea plan in many respects for consistency. She noted that, within the subarea plan itself, there are some intentional "shoulds" and "shalls," and the intent statements give direction when staff is reviewing applications, conditional uses or variances. "Shoulds" and "shalls" are also used in the Street Typology Section to address how buildings interface with the streets and in the Design Guidelines Section where an introductory statement makes it clear that an

applicant shall demonstrate to the Director that the guidelines have been met. The “should” and “shall” statements set forth the City’s intent, and it is up to the applicant to prove they have done all feasible things. She asked the Commission to identify the “shoulds” that might be changed to “shalls” and she will take a closer look and report back. She emphasized that “shalls” are reserved primarily for the dimensional standards, but the Design Guidelines are intended to provide more flexibility because conditions can vary from site to site.

**Commissioner Mosiman** noted that Exhibit 38 of the EEC Subarea Plan identifies employment numbers of 450 by year 36, yet Page 5 of the PAO shows jobs at 3,275 with no date stated. **Ms. Grueter** said the 450 is a net change figure above existing jobs and is based on the capacity analysis that was done for the Comprehensive Plan. In other places, the existing jobs were added to the future jobs, resulting in a higher number. There are currently over 3,000 jobs in the center. In regards to timing, the no action was tied to the Comprehensive Plan horizon year of 2036, but the action alternatives go out to 2040 to match the City’s current traffic model, as well as the regional transportation model. She agreed to double check to make sure that the numbers have been properly characterized. **Commissioner Mosiman** asked her to particularly address the 450 number.

**Commissioner Mosiman** pointed out that State Law requires the City to use the park in-lieu funds within 5 years of receiving the payment. However, he is bothered that the PAO states that if there is a delay on the part of the contractor, the City would refund the money. He asked if that provision is part of State Law, as well, or something the City added separately. **Ms. Grueter** agreed to review the State Law to better understand the requirements for refund and report back ahead of the next public hearing. She suggested the Parks Department could consider any capacity increase on any of the sites within the 10-minute walk as fulfilling the need, so there is a long list of projects that could be funded with the in-lieu fees. The projects can come from the Parks Plan, the Comprehensive Plan and/or the EEC Subarea Plan. The idea is to make improvements that add more space for people to recreate, and many of the options are not expensive. **Commissioner Mosiman** said he hopes the City would have many projects within the parks for which the money could be utilized. However, his specific concern is the statement that, if the 5-year period ends and the delay is the contractor’s fault, the money would be returned. This seems to favor the contractor over the City.

**Ms. Satter** returned to the earlier request for FAR data for buildings in the Downtown Subarea, and said the buildings she researched didn’t have an identified FAR. She said she would provide more direction and examples before the next public hearing.

**Chair Wofford** opened the public portion of the meeting and invited members of the community to comment.

**Jae Evans, Bremerton**, asked if the PowerPoint presentation would be available online. **Ms. Satter** said she would post the presentation on the City’s website by Wednesday afternoon. The specific online address is [www.bremertonwa.gov/eastsidecenter](http://www.bremertonwa.gov/eastsidecenter). She also invited citizens to contact her via email. **Mr. Evans** asked if a video recording of the Zoom meeting would also be made available to the public, and **Ms. Lynam** indicated that both an audio and video recording of the meeting would also be posted on the City’s website.

**Mr. Evans** asked if the Shoreline Master Program regulations would still apply to the properties along the Shoreline. He also asked if development along Wheaton Way and Lebo Boulevard would still be required to do street improvements given that improvements have already been done in that area. Lastly, he questioned why the Mixed-Use zone in the southern portion of the subarea along Wheaton Way wasn’t continued down to create more mandatory retail space. **Ms. Satter** responded that the properties along the shoreline would still have to comply with the Shoreline Master Program. The Shoreline Master Program will be updated by June of 2020, and the changes associated with the EEC Subarea Plan will be incorporated, if adopted. **Ms. Grueter** added that they are looking at requiring street improvements on Wheaton Way going north from the Sheridan Village Shopping Center to add the climbing lane. They are not looking to require more improvements on Lebo Boulevard or lower Wheaton Way where improvements have recently been made. The only exception would be the corner treatments, which address how the buildings relate to the street. The frontage requirements would focus on areas that haven’t already been improved. **Ms. Satter** said the Multi-Use Residential-Commercial Core Overlay was applied to a more focused area because it is the flat area in the core of the EEC. There was discussion of extending the overlay, and a larger area is zoned for multi-use where mixed-use residential/commercial, stand-alone residential and stand-alone commercial development would all be allowed. She noted that recent land use approvals for multifamily residential development have already been issued for properties outside of the overlay area. **Ms. Nair** pointed out that, while the Multi-Use zone doesn’t require retail space on the

ground floor, it does require a minimum ground floor height of 15 feet. She cautioned that requiring retail over too large of an area would limit the choices the market has.

**Jim McDonald, Bremerton**, noted that some of the prohibited uses include heavy industry and manufacturing, and he would like the plan to clarify that light manufacturing would not be prohibited. He recalled the Commission previously expressed interest in having flexibility in the plan. He said he also likes the proposed change that would raise the maximum size of commercial space in the Harrison Hospital area from 20,000 square feet to 40,000 square feet. He noted that, as proposed, outdoor/mini storage would be prohibited. There isn't a lot of storage in the Bremerton, and the City has been doing a better job of allowing storage as secondary uses. He would like to see this flexibility extended to the EEC Subarea with applicable design standards in place. While he understands the concern of allowing warehouse uses, perhaps it could be allowed on a limited basis if associated with a business. Lastly, he said he doesn't support the proposed realignment of Wheaton Way. It seems like a costly change. The property to the west of Wheaton Way is already developed, so he doesn't see a need to divide the road. The property owner could decide to create an access road at some point in the future. He noted that the Cherry Avenue/Sheridan Road intersection was not addressed in the plan. Exhibit 30 noted that a signal would be required in that area if it is employment focused. He said he supports the study that suggests a roundabout on SR303, but it won't address the traffic going north, which is already a problem.

**Chair Wofford** closed the public comment portion of the hearing.

**Ms. Nair** responded that light manufacturing would be allowed in the subarea, and language could be added to make it clear. **Ms. Satter** agreed. However, opportunities for outdoor storage associated with light manufacturing uses would be very limited. She said staff supports increasing the maximum size limitation at the Harrison Hospital site to 40,000, and they are interested in hearing the Commissioners' thoughts. She explained that the Public Works Department has already tried to obtain funding opportunities to realign Wheaton Way, and the goal is to have it line up with Spruce Avenue. Before the Warren Avenue Bridge was constructed, that section of Wheaton Way provided access to the north. Currently, no left turn is allowed onto Wheaton Way when coming out of the center. She reported that the City is currently working on a study of the SR303 Corridor, and a roundabout might fix the problem and the realignment might not be necessary. The Public Works Department wants the realignment to be included as part of the proposal, and she agreed to verify and obtain additional documentation prior to the next Public Hearing.

**Ms. Grueter** said the Public Works Department is concerned about having enough distance between Sheridan Road and SR303 and Wheaton Way. She added that the preferred alternative must be run through the model to see if it necessary to have a signal at the intersection of Cherry Avenue and Sheridan Road to support the growth anticipated in the preferred plan. She agreed to take a closer look and report back. She invited the Commissioners to comment on how the T intersection on Wheaton Way could be accomplished. For example, the road could be a developer requirement, and the land from the old alignment could be vacated. It could also be funded via mitigation fees to the extent that the road supports new growth.

**Director Spencer** said they found that mini storage is not a good economic driver for the City, and each of the Centers are supposed to be places for either jobs or housing growth. Mini storage facilities take up a lot of land resources in places where there can be more active units that are economic positive for the City and lead to walkability. She cautioned against allowing mini storage within the EEC Subarea. However, one exception might be similar to mini storage in downtown that is located in the basement of a multifamily development and accessed from the alley.

**Vice Chair Tift** asked if staff has indication of what the Harrison Hospital property will look like going forward. **Ms. Satter** said she has heard varying options. The hospital could give a completely bare slate for new construction, but she's also heard there may be some interest in reusing the hospital building. The plan has to accommodate both options.

**Vice Chair Tift** observed that the old East High School Property along Wheaton Way could be a real gym as a park. He asked if there are plans for this property. **Director Spencer** said she and the Mayor have had conversations with the school district officials, and they are not currently interested in moving forward with an alternate plan for that site. They want to hang onto this property in case they need to build a new school.

**Ms. Satter** asked if the Commission is supportive of the draft EEC Subarea Plan and PAO as currently drafted. She particularly asked for feedback on increasing the maximum size of commercial development on the Harrison Hospital site from 20,000 to 40,000 square feet. She also asked for comments about the preferred name for the subarea.

**Chair Wofford** expressed his belief that Eastside Employment Center is not very descriptive of the vision outlined in the proposed plan. He recommended that Sheridan Center would be a more appropriate name. The Sheridan Community Center is located within the subarea, and the Wheaton/Sheridan Center is located directly to the north

**Commissioner Coughlin** pointed out that CHI Franciscan is saying they are going to rename the former Harrison Hospital at the new complex in Silverdale to St. Michael. From a philanthropic standpoint, he recalled that one of the conditions of the existing hospital was to have the name “Harrison” attached to it. Perhaps it would be appropriate to call it the “Harrison Housing and Employment Center.”

**Marc Islam, Bremerton**, suggested the name “Sheridan Village,” which would help denote the residential focus.

**Commissioners Pedersen** indicated support for using Harrison in the new name for the subarea. **Vice Chair Tift** also supported using Harrison in the subarea’s name. Since the area grew in support of the hospital. Perpetuating that name would be a good idea. **Commissioner Mosiman** agreed it is important for an area to acknowledge its history, and he would support renaming the subarea using the Harrison name, as well. **Ms. Lynam** noted that the Commission also received a comment via the question/answer feature on Zoom from **Jaе Evans** saying that he liked the name Harrison Village for continuity. **Commissioner Rich** agreed that “Eastside” is too general and “Harrison” would be more appropriate.

The Commissioners voiced support for changing the name to Harrison Village Center. They also voiced support for increasing the maximum commercial square footage allowed on the Harrison Hospital Property, which is proposed to be zoned Residential High Center (multifamily with ground floor commercial space) from 20,000 to 40,000 square feet.

**Ms. Satter** summarized that the draft subarea plan and PAO would be updated per the Commission’s direction and presented for an additional public hearing on July 20<sup>th</sup>. Staff would also provide the additional information and examples the Commission requested.

**Chair Wofford** closed the public hearing.

## **BUSINESS MEETING**

### **Chair Report**

**Chair Wofford** thanked the staff and consultant for their good work preparing the draft documents for public hearing and for their thorough presentation.

### **Director Report**

**Director Spencer** thanked the Commissioners for their hard work preparing for the public hearing, which has been more difficult to do remotely.

**Director Spencer** reported that staff continues to work remotely, and she doesn’t know what the future holds at this point. She believes Kitsap County will apply to move to Phase 3 soon, which allows some limited opening of government offices. However, telecommuting will still be encouraged, and the Mayor’s school of thought is that staff will continue working remotely. She asked the Commissioners to share their preferences for the July 20<sup>th</sup> meeting if Kitsap County moves to Phase 3 prior to that date. The City Attorney has indicated that Zoom meetings would still be allowed, but they would need to figure out a way to have a public terminal at the government center if OPMA requires it.

**Chair Wofford** said he would prefer to continue with Zoom meetings. He noted that there appears to be more citizen participation in the remote meetings. Eleven citizens participated in the meeting, which is above average. **Vice Chair Tift** said he would rather the Commission meet in person, but he would be willing to continue the Zoom meetings if that is the

Commission's consensus. **Director Spencer** said she would prefer in-person meetings, too, but she agreed that they have received good public engagement using the remote format. One of the citizens participating in the meeting requested that the City offer a Zoom option even after the Commission starts meeting in person again, and **Chair Wofford** asked staff to look into that option. The majority of the Commissioners indicated a preference for continuing the Zoom meetings for July.

**Old Business**

There was no old business.

**New Business**

There was no new business.

**ADJOURNMENT**

The meeting was adjourned at p.m.

Respectively Submitted by:

---

Andrea L. Spencer, AICP  
Executive Secretary

---

Nick Wofford, Chair  
Planning Commission

# DRAFT

Subject to September 21, 2020 Approval

## CITY OF BREMERTON

### PLANNING COMMISSION MINUTES OF VIRTUAL MEETING July 20, 2020

---

---

#### CALL TO ORDER:

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

#### ROLL CALL

##### Commissioners Present

Chair Wofford  
Vice Chair Tift  
Commissioner Coughlin  
Commissioner Mosiman  
Commissioner Rich

##### Staff Present

Andrea Spencer, Director, Department of Community Development  
Allison Satter, Senior Planner, Department of Community Development  
Kelli Lambert, Senior Planner, Department of Community Development  
Isaac Gloor, Planner, Department of Community Development  
Sarah Lynam, DCD Project Assistant, Department of Community Development

##### Commissioners Excused

Commissioner Pedersen

##### Others Present

Lisa Grueter, Berk Consulting, Inc.  
Radhika Nair, Berk Consulting, Inc.

*Quorum Certified*

#### APPROVAL OF AGENDA

The agenda was accepted as presented.

#### APPROVAL OF MINUTES

COMMISSIONER MOSIMAN MOVED TO APPROVE THE MINUTES OF JUNE 15, 2020. COMMISSIONER COUGHLIN SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

#### PUBLIC MEETING

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

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

#### Public Hearing: Subarea Plan and Planned Action Ordinance (PAO) for the Eastside Employment Center

Ms. Satter reviewed that this a public hearing on proposed changes to the Bremerton Eastside Employment Center, also called the Harrison Hospital District. For those calling into the virtual meeting, she advised that the PowerPoint Presentation was available on the City's website at [www.bremertonwa.gov/eastsidecenter.com](http://www.bremertonwa.gov/eastsidecenter.com). The subject of the hearing is the draft Subarea Plan and draft Planned Action Ordinance (PAO), and the presentation will focus on the changes that have been made since the

last study session based on input received from the Planning Commission and the public. The purpose of this meeting is for the Commission to conduct a public hearing, consider the public testimony, and provide a recommendation to the City Council.

**Ms. Satter** recalled that at the study session, there was significant discussion about renaming the district to keep the legacy of Angie and Benjamin Harrison alive. The Commission recommended that the name be changed to Harrison Village. Since that time, the Mayor and Parks Director have expressed concern about losing the name of Sheridan Park, which is also special to the area. As a compromise, staff is suggesting that the area could be renamed Harrison Village at Sheridan Park. Once the Commission has recommended a name, all of the associated documents will be revised as appropriate.

**Ms. Satter** briefly reviewed that, in addition to the Planning Commission's public hearing and recommendation, the City Council will also conduct a public hearing before making a final decision. Staff's goal is to present the proposed subarea plan and PAO to the City Council, along with the Commission's recommendation, in September or early October. Final adoption by the City Council should occur shortly after.

**Ms. Satter** reviewed that the Planning Commission received the first draft of the subarea plan on March 6<sup>th</sup>, outlining the three alternatives that were evaluated in the draft Environmental Impact Statement (EIS). At that time, the Commission provided direction on a preferred land use concept. The draft subarea plan was updated per the Commission's direction and presented for a public hearing on June 15<sup>th</sup>. Following that hearing, the Planning Commission provided more direction and the subarea plan was further revised in preparation for the current public hearing.

**Radhika Nair, Berk Consulting, Inc.** recalled that, at the conclusion of the June 15<sup>th</sup> public hearing, the Commission indicated general support for the vision and guidance framework. They also indicated support for the proposed regulatory framework (i.e. overlay district, block frontage and street typologies, dimensional and development standards, parking requirements, open space standards, and incentive program). She said her presentation would focus on the changes made since the last hearing and information regarding the rationale for realigning Wheaton Way. She specifically noted the following:

- **Overlay Districts** – The earlier draft identified a higher Business and Occupation (B&O) Tax Exemption to encourage small businesses within the entrepreneurial overlay in the multi-use zone. However, the Licensing Division voiced concern that the program would be difficult to administer and have only limited benefits. The current draft eliminates the program, but it still promotes the City's existing small businesses in the multi-use zone.
- **Block Frontage and Street Typologies.** The earlier draft indicated further refinement of Callahan Drive to align with the SR-303 Project's preferred alternative. The current draft notes that, while the section shown might work for the short-term, the long-term option would likely include a different cross section with a non-motorized, 13-foot path on the northern side of the street.
- **Dimensional and Development Standards.** The current draft increases the height limit in the Center Residential High Zone (Harrison Hospital site) to 75 feet for sites over 1 acre. In addition, the amount of commercial area allowed was increased from 20,000 to 40,000 square feet. This is based on feedback from the Commission about the need to retain the flexibility that exists with the current zoning.
- **Wheaton Way Realignment:** Currently, lower Wheaton Way curves and creates a 5-point intersection at SR-303. The subarea plan envisions a more direct connection that links up with Spruce Avenue. From an economic standpoint, the realignment would create two sites with good visibility and development potential. From a traffic standpoint, it would correct an inefficient link in the City's system. Because right turns are not allowed from Wheaton Way onto Sheridan Road, a lot of traffic ends up on Cherry Avenue, which is a much smaller street. The proposed alignment would allow both left and right turns, making the system more efficient.
- **Floor Area Ratio (FAR).** FAR is a way to regulate bulk that offers flexibility of floor arrangement under controls that limit gross floor area. As long as developers stay within the maximum density allowed, the number of floors and how much area each floor occupies can vary. The subarea plan identifies a maximum FAR of 3, which is a typical limit used for high-density residential and mixed-use settings outside of downtowns. She shared photographs of existing development in the City to illustrate how the concept might play out in Bremerton. She noted that, typically,

parking space is not counted in the FAR. They were unable to find an existing building with a FAR of 3, but that is the maximum FAR and they don't expect that all development would reach that level.

**Ms. Nair** said that, once the subarea plan is adopted by the City Council, amendments to the Comprehensive Plan and Zoning Code will be needed to ensure consistency. For example, the Comprehensive Plan Land Use Map will need to be amended to replace the current Employment Center designation with a new designation called Subarea Plan. In addition, the goals and policies in the Land Use Element will need to be amended to refer to the subarea plan goals and policies.

**Ms. Grueter** reviewed that the PAO was updated to finalize the Preferred Alternative Growth Estimates to reflect the changes to height and commercial space limits in the Center Residential High zone. They also need to complete the State Environmental Policy Act (SEPA) mitigation for transportation, refine procedures based on input from the Public Works Department, and integrate the new name for the subarea. She reminded them that the purpose of the PAO is to facilitate growth that is consistent with the subarea plan. As discussed at the previous hearing, the thresholds by which development is reviewed under SEPA need to be amended so that the mitigation measures can be properly applied.

**Ms. Grueter** shared a bar chart to illustrate the anticipated growth in population, dwellings and jobs that is associated with each of the alternatives. With the Preferred Alternative, housing would be similar to the Residential Focus Alternative, and jobs would be similar to the existing situation. She noted that, since the last hearing, the number of residential units increased and the number of jobs changed as a result of changes to the formula. A consistency edit is needed on Page 56 of the subarea plan, which shows the numbers before accounting for the additional commercial floor area and height proposed for the Center Residential High zone. She also shared a graph showing estimated PM Peak Hour Vehicle Trips for each of the alternatives. The Preferred Alternative would be similar to the Employment Focus Alternative in terms of traffic trips.

**Ms. Grueter** advised that the final growth numbers are in, which means the mitigation fee can be finalized. The PAO identifies a number of multimodal transportation improvements for the subarea (See Map). The proposed per trip fee is based on the share of trips that will come from the new growth. The fee can be lowered based on a developer making frontage improvements on the major roadways.

**Ms. Grueter** summarized that, following the Planning Commission's recommendation, the final EIS will be completed and the draft Subarea Plan and PAO, along with Comprehensive Plan and Zoning Code changes, will be presented to the City Council.

Chair Wofford opened the public hearing and invited public comment.

**Brianna Sellick, Bremerton**, asked for clarification about the area where the height limit was increased, and **Ms. Satter** responded that the height limit was increased for the area around Harrison Hospital, which has been proposed for Center Residential High zoning. **Ms. Nair** added that the height limit was only increased for sites larger than one acre.

**Ms. Sellick** said her property was included in the Center Residential High zone, but the height increase would not apply because it is only 1/3 acre. She asked if the height increase would apply to the property where the water tower is currently located. **Ms. Grueter** shared a map to illustrate the location of the Harrison Hospital site and the Madronna Forest, which is outside of the study area. She noted that the proposed height increase is actually consistent with the height that is currently allowed for larger master-planned sites. **Ms. Sellick** asked if the intent is to encourage apartment development. **Ms. Grueter** said the current zoning allows both commercial and residential development, which means the uses can be mixed or developed separately. Attached residential units are already allowed, and the overlay identifies the area where residential attached development is particularly promoted. A specific amount of commercial development would also be allowed in this area. **Ms. Sellick** summarized that the majority of the anticipated apartment development will occur in the Multi-Use zone. She asked what the height limit would be in the Multi-Use zone. She noted that most of her property value is related to the view, which would be lost if a development greater than three stories was allowed next to her property. **Ms. Grueter** said development in the Multi-Use zone could be either residential or commercial. **Ms. Satter** added that the base height limit would be 35 feet, and the maximum height limit would be 65 feet. Currently, the maximum height allowed is 80 feet for residential and 50 feet for non-commercial uses. She said the property where the water reservoir is located is at the top of the Madronna Forest property, and the zoning would remain unchanged.

**Ms. Sellick** asked if the City has any idea what will be developed on the Harrison Hospital property in the future. She asked that the height limit be reduced for the properties adjacent to her. If not, she said she may be interested in purchasing the lot adjacent to her. **Ms. Satter** said the Planning Commission could recommend a height reduction, but the subarea plan doesn't deal with property ownership or specific development plans. She noted that the maximum height limit would be 35 feet for the small area between Ash Place and Cherry Avenue, which would be zoned Residential Center Low. The Residential Center High zone would have a height limit of 75 feet for properties larger than 1 acre. Smaller properties would be limited to 65 feet in height, which equates to about 6 stories.

**Ms. Sellick** requested that the property directly adjacent to hers be identified as Center Residential Low rather than Multi-Use. **Ms. Satter** observed that the adjacent property is currently developed with an existing building and a parking lot. She voiced concern about changing the property to Center Residential Low. She noted that the Center Residential High zone is for strictly residential uses, and the Multi-Use zone allows for commercial, mixed-use, or residential development. As proposed, the existing building on the adjacent property could remain as is.

**Sally Hass** said she owns commercial property at 3231 Hemlock and residential property that borders Wheaton Way. She asked if the City knows anything about future plans for the Harrison Hospital site. **Chair Wofford** said the Planning Commission raised this question at the last hearing, and the future of the site is currently unknown. **Director Spencer** said the only thing they know for certain is that Harrison Hospital will vacate the site at some point. There have been discussions between the Mayor and hospital officials about leaving Bremerton in a place that is good for the community. There have been discussions about demolishing the building so the district can be renovated, but there have been no public commitments.

**Ms. Hass** voiced concern that she didn't receive a notice for the public hearing. She asked how she could make sure she receives notifications of future meetings. **Ms. Satter** provided her contact information ([allison.satter@ci.bremerton.wa.us.com](mailto:allison.satter@ci.bremerton.wa.us.com)).

**Wade Moberg, Bremerton**, asked if any consideration was given for making Wheaton Way a dead end at the parcel owned by Harrison Hospital. **Ms. Satter** agreed that the 5-point intersection is not the best situation, and it is not good to have an intersection within 50 feet of the existing interchange. The City recognizes that some changes are needed, and there have been a variety of discussions on the topic, including making Wheaton Way a dead end. However, this current study focused only on the realignment between Callahan Drive and Sheridan Road.

**Chair Wofford** closed the public hearing

**Commissioner Coughlin** asked about the area on the northeast corner of the intersection at Callahan Drive and Wheaton Way that is identified as Multi-Use, with a residential overlay. **Ms. Satter** said the property is currently developed with a commercial building. **Ms. Nair** said the thought was that allowing mixed-use development would ensure that development happens in a coordinated way. It is also important to allow some commercial components so that existing development does not become nonconforming.

**Commissioner Coughlin** said he was under the impression that the maximum FAR would be 3, but the table in Exhibit 13 identifies a FAR of 1.5. He recalled that the Commission's discussion at the last meeting was about increasing the FAR to 3. **Ms. Nair** suggested there is a typographical error because the maximum FAR should be 1.5. Because the sites are small and the height limits are fairly low, it is unlikely the FAR would reach a maximum of 3. **Commissioner Coughlin** asked the downside of raising the FAR to 3. **Ms. Nair** said there would be no downside to raising or even eliminating the maximum FAR because the height, setback and lot coverage requirements would naturally limit the FAR. **Ms. Satter** added that development in downtown Bremerton has a range of between 1.5 and 3 FAR. She said it is important for the properties to develop at the maximum footprint, but she agreed that height and setbacks will become the limiting factor. She expressed her belief that a 1.5 FAR would be appropriate for this subarea. **Ms. Nair** said it is more important to have a minimum FAR, and the maximum FAR could be eliminated. **Commissioner Coughlin** voiced concern that setting the maximum FAR too low might limit opportunities for affordable housing. **Ms. Satter** said that is staff's concern, as well. They want the area to redevelop to its full potential, and staff feels comfortable with the current proposal. However, they will monitor the situation and recommend a change if necessary.

**Chair Wofford** commented that the recommended name of Harrison Village at Sheridan Park is too long. **Commissioner Coughlin** suggested they consider a hyphenated form, Harrison-Sheridan Village. **Director Spencer** said the Mayor was concerned about losing the Sheridan Park identity. She suggested that the Commission could direct staff to come up with additional options for the City Council to consider. **Commissioner Rich** said she is comfortable with staff taking the newly-flagged Sheridan consideration coupled with the Harrison Village vision and presenting suitable suggestions to the City Council. Both **Chair Wofford** and **Vice Chair Tift** commented that if a longer name is chosen, the public will likely shorten the name depending on how they typically think of the area. The Commissioners agreed to leave it up to staff to propose options for the City Council's consideration that capture the area's history.

**COMMISSIONER MOSIMAN MOVED THAT THE COMMISSION RECOMMEND THAT THE CITY COUNCIL ADOPT THE CENTER SUBAREA PLAN, AS SHOWN IN ATTACHMENT I, AND ASSOCIATED PLANNED ACTION ORDINANCE, AS SHOWN IN ATTACHMENT II, BASED ON THE FINDINGS AND CONCLUSIONS IN ATTACHMENT III, PROVIDED LAND USE ESTIMATES IN ATTACHMENT I MATCH THOSE IN ATTACHMENT II. COMMISSIONER COUGHLIN SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.**

**Chair Wofford** closed the public hearing.

**Director Spencer** thanked the Commissioners for their unanimous vote. She also thanked the consultants, Ms. Grueter and Ms. Nair, for their hard work helping staff develop the plan. Ms. Satter did a great job with project management, as well. It was a lot of work, and everyone did a phenomenal job.

#### **Public Workshop: Zoning Code Amendments Adopting Boundary Line Adjustment (BLA) Ordinance**

**Ms. Lambert** presented the proposed Boundary Line Adjustment Ordinance, which would establish a new section in the Zoning Code. She explained that a BLA is a legal method to make minor adjustments to property lines between two legal lots. You can also aggregate lots into one parcel with a BLA, but a BLA can never create new lots or parcels. She shared diagrams to illustrate the types of BLAs.

**Ms. Lambert** explained that BLAs are commonly used to:

- Resolve boundary controversy between neighbors.
- Consolidate lots into a single parcel.
- Bring a lot into conformance with the zoning code.
- Allow additional development that complies with the zoning code.

**Ms. Lambert** further explained that BLAs cannot:

- Create a new lot.
- Create a new lot a lot without vehicular access
- Create a lot that is so constrained or encompassed by topography, critical areas, buffers, or shape that it would require a variance or exemption in order for a building site to be allowed.
- Create a lot that straddles multiple zones, multiple jurisdictions, or multiple overlay areas or subareas.
- Reduce the size of a lot so that it contains insufficient area and dimension to meet minimum zoning code.
- Reduce the building setbacks below standard.
- Increase an existing nonconformity.
- Impact current or future water supply, drainage or sewer disposal.
- Be inconsistent with the conditions or restrictions on a recorded plat.

**Ms. Lambert** said the state allows BLAs, and neighboring cities in Kitsap County (Port Orchard, Poulsbo, and Bainbridge Island) all have BLA ordinances. Kitsap County and Bremerton do not have BLA ordinances, and the City is looking to adopt an ordinance similar to those of the neighboring cities. At this time, a property owner in Bremerton can simply have the BLA recorded at the county auditor's office, and no City approval is required.

**Ms. Lambert** said that, as proposed, BLAs would be a Type I Permit, which is the same type as a Building Permit (administrative decision with no public notice). In most cases, the applications will be straightforward and quick to review. An applicant would submit an application and pay the fees, and staff would review and provide a decision similar to a Building Permit decision. The permit would be conditioned that the documents must be recorded within one year.

**Ms. Lambert** commented that, because BLAs are not formally reviewed by the City at this time, they can result in nonconforming situations that property owners are unaware of, Problems with utilities can also come up, as well as violations of a Comprehensive Plan goal. Having a code in place will provide a framework for staff to review BLA applications consistently and ensure that future development meets the zoning and public works requirements.

**Ms. Lambert** invited the Commissioners to consider any public testimony and then provide direction to staff as they work to develop a draft BLA code and conduct public outreach. A draft amendment will be presented to the Commission for a public hearing and recommendation later in the year.

**Vice Chair Tift** expressed his belief that the City should have an ordinance in place to govern BLAs. He asked if it would be possible for a BLA to make an existing structure nonconforming. **Ms. Lambert** said staff would review each application to make sure that the resulting lots do not create any nonconforming situations.

**Commissioner Coughlin** asked if BLAs would require the consent of all affected property owners. **Ms. Lambert** answered that notarized signatures would be required from all affected property owners. **Commissioner Coughlin** said he also supports having a BLA ordinance in place.

**Chair Tift** commented that it is possible that the two parcels are owned by the same person, in which case, the line could be moved to the advantage of one property over another. **Ms. Lambert** agreed that is possible, but staff would make sure that both resulting lots are still buildable and that no nonconforming situations result from the final lot layout.

**Chair Wofford** said he also supports having a BLA ordinance in place. He said he anticipates a proposed amendment will come before the Commissioners for a public hearing and recommendation to the City Council before the end of the year. **Ms. Satter** said staff has reached out to the Kitsap Building Association to make sure that developers know of the proposed change. They have also reached out to the realtor group but haven't received a reply. She announced that staff will present amendments to the Shoreline Master Plan to the Commission in September, so the BLA ordinance will not likely come before the Commission until October or November.

## **BUSINESS MEETING**

### **Chair Report**

**Chair Wofford** reminded the Commissioners that their next meeting will be September 21<sup>st</sup>, and it will likely be held virtually. The August 17<sup>th</sup> meeting has been cancelled.

### **Director Report**

**Director Spencer** said the City is working hard to increase public outreach, and all Planning Commission meetings will be live on Bremerton Kitsap Access Television (BKAT) from this point forward. She was pleased that they had up to 12 attendees at this meeting. They heard last month that there is interest in continuing the virtual meeting option even when the Commission starts meeting again in person. Staff is currently considering options to continue the Zoom opportunity.

**Director Spencer** said the department is having another record-breaking year for permits, which is amazing given the pandemic and economic downturn. Staff is doing a great job working remotely to process all of the permits.

**Chair Wofford** said he appreciates that BKAT allows citizens to participate in local government. **Commissioner Mosiman** agreed with the City's desire to increase the public's ability to participate. However, having meetings in person should be a priority. When meeting virtually, it is sometimes difficult to replicate the informal comments that can occur in person. **Director**

**Spencer** said the idea is that the Planning Commission would eventually meet in person again, but also offer a Zoom and BKAT option for people to participate from home if they want to.

**Old Business**

There was no old business.

**New Business**

There was no new business.

**ADJOURNMENT**

The meeting was adjourned at 6:45 p.m.

Respectively Submitted by:

---

Andrea L Spencer, AICP  
Executive Secretary

---

Nick Wofford, Chair  
Planning Commission