

Comment #11

Allison Satter

From: Billy Kay <billy@billykaymusic.com>
Sent: Friday, October 10, 2014 9:51 AM
To: Allison Satter
Subject: Comp Plan

Hi Allison

I'm staying at Kitsap Lake for 2 months while recording an album. I'm not here long enough to take the official survey, but I would like to share an outsider's view of Bremerton.

The first thing I saw when I arrived - and see every mile I drive - is a police radar gun pointed at me. While driving thru town I see "Traffic tickets generated by cameras" signs.

To an outsider, that tells me this town is all about raising money for the government. While there are places I have to go to daily, I'm not exploring the area to see what it offers as the odds say I will clearly get a ticket at some point.

A carton of generic cigarettes in Tupelo MS is \$33. Same thing here was \$70. That tells me you put some kind of \$40 surcharge on every carton.

Again, to an outsider this place is just about raising money for the government.

That said, the people I've met here are what makes Bremerton wonderful. I've been spoiled the last 2 years being on the receiving end of "Southern Hospitality".

Without exception, every person I've met here is just as nice and welcoming - without the silly accents :)

Regards,
Billy

Comment #12

October

RECEIVED
OCT 14 2014

Andrea Spencer, AICP
345 6th Street Suite 600
Bremerton, WA 98337-1873

City of Bremerton, DCD

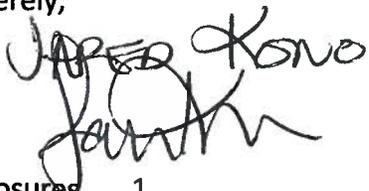
Dear Ms. Spencer,

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

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

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

Sincerely,


10/09/14

Enclosures 1

STAFF note: Received from:

Kono Enterprises LLLC
3512 141st St Court NW
Gig Harbor, WA 98332

Owns property at 1338 N Wycoff Avenue
1519 N Wycoff Avenue

Comment #13

GOLD MOUNTAIN CAPITAL, LLC

1324 N. Liberty Lake Rd. #273

Liberty Lake, WA 99019

(509) 981-2908

ronragge@yahoo.com

RECEIVED

OCT 14 2014

City of Bremerton, DCD

October 10, 2014

Dear City Council Member,

Gold Mountain Capital, LLC has many requests of the City Council.

Before I discuss those I would like to explain the three types of gaming that happen elsewhere and in Washington State.

The first is card clubs. In Washington, and particularly in Bremerton, they have a sordid history. Why not eliminate the ordinance now when there are no applicants or licensed clubs? Please ask the chief of police what he thinks.

The second group, commercial casinos, are in the headlines at this time. States such as Maryland, Pennsylvania, New York, and Massachusetts have passed casino gaming as a form of self-defense. They each had suffered losses of funds to Atlantic City, which was first to allow commercial casinos. Atlantic City did well when they had no nearby competition. Now every state around them has legalized casinos and they are feeling the pressure. Commercial casinos are not allowed in Washington.

The third type of gaming is Native American casinos. This is easily the best. This is what Bremerton can have and should want. There are very limited areas where a tribe can open a casino. Bremerton is fortunate in that it may be one of the few areas that can do this. Tribes are untaxed by the state but give generously to their communities, create employment, create very large payrolls, and deliver huge amounts of local business spending and advertising.

What has happened to Maryland, Pennsylvania, New York, and Massachusetts should be a serious lesson for the leaders of Bremerton. New Jersey allowed Atlantic City to open. They were aware that other states nearby had no gaming and that many residents would travel to New Jersey to participate. Each nearby state, after becoming aware of the financial drain they faced, eventually allowed commercial casinos on their own territory to keep the money home and to gain business from other states and countries.

Bremerton is suffering the same fate as those states surrounding New Jersey before they allowed gaming. A Native American casino can be built. Bremerton is so fortunate to have this opportunity. Many areas around Puget Sound and elsewhere receive customers from the general area of Bremerton to the tune of 20 to 30 million dollars a year. Instead of losing those funds Bremerton can keep the majority of those funds home and bring extra funds into the city and in particular extra convention business. This is a win-win for Bremerton.

What Gold Mountain Capital, LLC wants from the Bremerton City Council.

1. Postpone the battle with the Trust property. Every time I am in Bremerton to discuss the sale of the neighboring property and seeking the ability to completely clear the Trust land there has always been a problem relating to some city conference, action, or lawsuit. Gold Mountain spent an inordinate amount of time convincing the family that they should not sell fireworks and was instrumental in the stay which prevented any fireworks sales this year. In my opinion the stay should continue and there will be no fireworks sales. Give Gold Mountain a chance to deliver what the city and the family would both like to see.
2. Support the concept of allowing the 18 lots around the Trust property to be considered for rezoning to commercial property in the Master Plan. This gives plenty of time for the concept to be fully vetted. Overrule the Community Development department if necessary out of pure economic interest.
3. The process of locating and designing a Native American casino is always difficult in a metropolitan area. The city of Bremerton was gracious in assisting in the formation of "the Working Group" and in the discussions we had. One of the results of those meetings was that the city determined that this was to be Gold Mountain's project and the city was not to be involved. I did not understand why the letter of September 10, 2014 was sent and why there was no call or contact from anyone concerning what caused the triggering of that unnecessary letter. Please rescind the letter of September 10, 2014 that was so ill conceived and incredibly uninformed. I will be happy to show the council what changes have been requested by community members and how our concept has changed accordingly if that is the now desired course of action. Please call, write, or email if the city wishes to know our process or to answer any questions or concerns that you may have.
4. Control the inaccurate and misleading statements by government officials concerning the Native American casino concept. They are damaging, false, and completely unnecessary.
5. A "Letter of Interest" is non-binding and simply shows that a concept is being consider. Bremerton's City Council should consider sending Gold Mountain a Letter of Interest without further delay.

Thank you for the opportunity to present these thoughts. I will be available at the City Council meeting of October 15, 2014 to answer any questions and can almost always be reached by phone beforehand if you so desire.

Sincerely,



Ron Ragge, Managing Member

cc: Christine Clarridge, Seattle Times
Planning Commission
Josh Farley, Kitsap Sun
Leslie Kelly, Editor Bremerton Patriot
Mayor Patty Lent
Allison Satter, Senior Planner
Andrea Spencer, Dir. Community Development

For distribution to the entire City Council

Comment #14

October

Andrea Spencer, AICP
345 6th Street Suite 600
Bremerton, WA 98337-1873

RECEIVED
OCT 14 2014

City of Bremerton, DCD

Dear Ms. Spencer,

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

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

Sincerely,



Enclosures 1

Staff Note

Mailing address:

Dean Grimbly
1333 Ford Ave
Bremerton, WA 98312

Comment #15

RECEIVED
OCT 16 2014

October 15th 2014

City of Bremerton, DCD

Andrea Spencer, AICP
345 6th Street Suite 600
Bremerton, WA 98337-1873

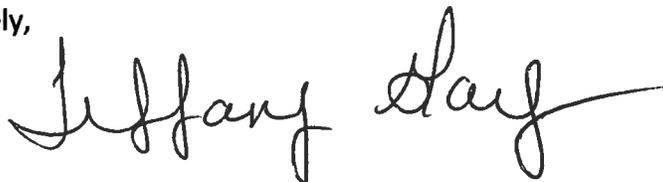
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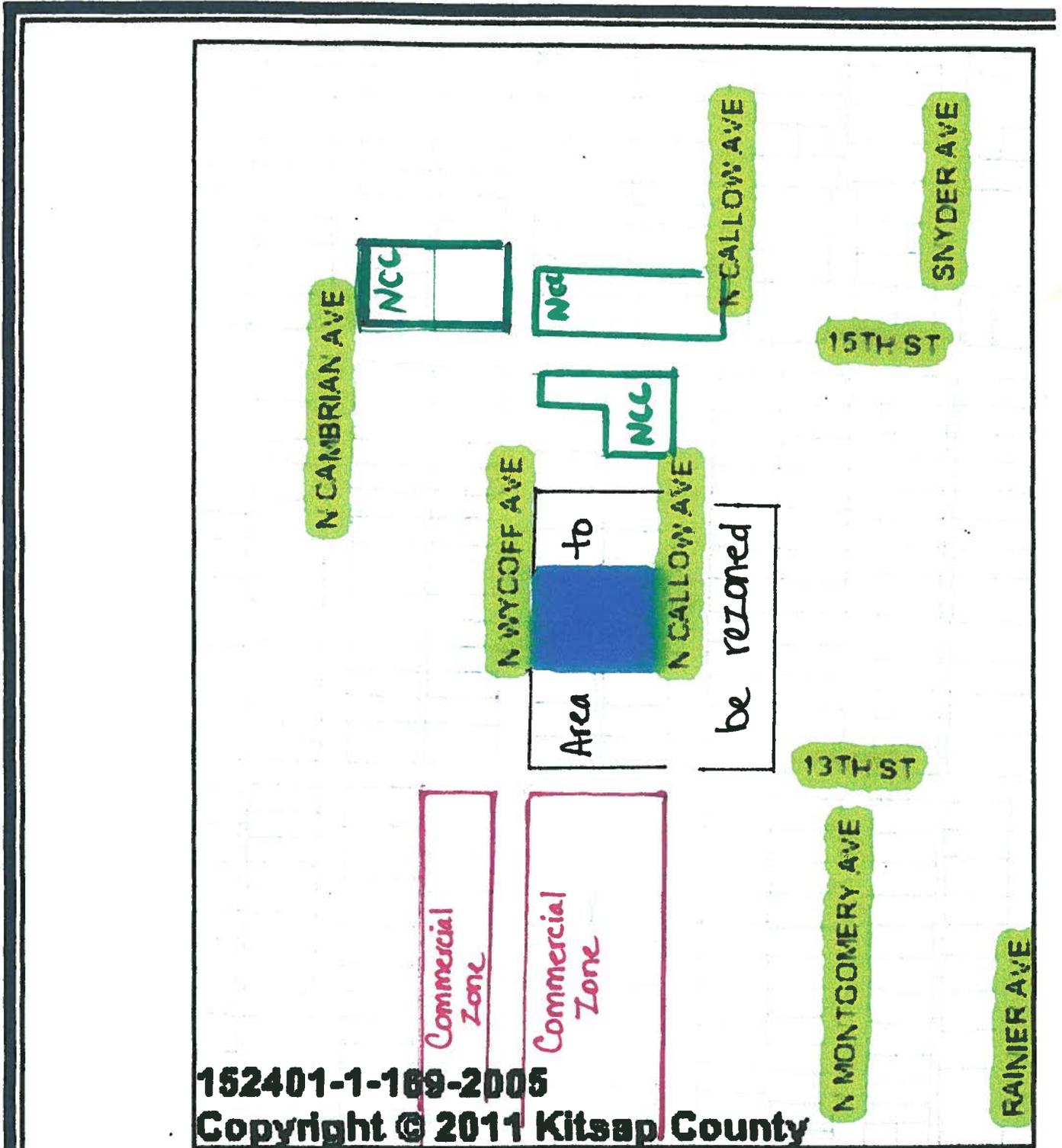


Enclosures 1

mailing address:

Tiffany Gay
1309 Montgomery
Bremerton, WA 98312

Kitsap County Parcel



152401-1-169-2005

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DISCLAIMER: This map is intended for display purposes only and is not intended to make any legal representations.

Comment #16

RECEIVED
OCT 20 2014

City of Bremerton, DCD

19 October 2014

Bremerton Planning Commission

On October 21, a meeting will be held to consider a zone change for our neighborhood. I must apologize for not attending the meeting as my wife and I are suffering with a cold that refuses to go away.

This neighborhood has many homes that are well maintained and these homes provide an affordable price for first time home buyers.

There is a "mom & pop" store on 15th St. as well as a small diner that serves from 7:00 am until 3:30 pm that seems to be very popular. There is also a major supermarket two blocks away. I fail to see what change to a commercial zone would enhance our area.

If you consideration for a change is in regard to the casino on Callow, I have many objections. My understanding is that the homes on the thirteen hundred block would be reduced to a parking lot that will provide the remaining homes a nice (?) view and a large tent.. There would also be an increase in the traffic pattern. I am fairly sure there would be an increase in the criminal and drug element which no one wants in their neighborhood. It would destroy a neighborhood and in my opinion the residents who reside on the site have not been good stewards of the neighborhood or the land.

Sincerely,



DAN WEBSTER & JEAN WEBSTER
1350 N Callow Ave
Bremerton 98312

Comment #17

RECEIVED
OCT 20 2014

October

Andrea Spencer, AICP
345 6th Street Suite 600
Bremerton, WA 98337-1873

City of Bremerton, DCD

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Sincerely,

Enclosures 1

Staff note:
mailed from:

Vic Caba
1301 N. Callow Ave.
Bremerton, WA 98312

Comment #18

Allison Satter

From: John Hogan <JHogan@citationmgt.com>
Sent: Tuesday, October 21, 2014 3:16 PM
To: Allison Satter
Cc: Allison Satter; Andrea Spencer
Subject: Comp Plan Update Comments
Attachments: Comp Plan Letter Milan.pdf

Andrea, thanks for taking the time last Friday afternoon to send me in the necessary direction to submit a comment letter. I have composed the attached letter to be included into the Bremerton 20135 Comp Plan Comments. The Work Program is closely aligned to my views. Allison, thank you for taking the time to go over some of the zoning concerns I had in September prior to purchasing the Milan.

Kind regards, John

BURWELL PROPERTIES LLC 5312 PACIFIC HIGHWAY EAST FIFE WA 98424 (253) 377-3160

October 21, 2014

Community Development
345 6th Street, Suite 600
Bremerton WA 98337

RE: Comprehensive Plan Update Comments

Dear Planning Commission,

Thank you for giving the community the chance to comment on Bremerton 2035. As purchaser of the Milan Apartments at 1019 Burwell Street in September of 2014, I am excited to become part of District 3 and the downtown community by adding investment, ideas and promoting vibrancy to the downtown core. My comments revolve around the BMC's Limited Commercial (LC) Zoning including reducing BMC's Non-Conforming Provisions. My comments are closely aligned with the Comp Plan Work Program and I will only address the issues as they directly relate to the property recently purchased and not other owners' property.

Burwell Street is a gateway corridor into Bremerton's Downtown Core Zone, as defined in the Downtown Regional Subarea Plan. The plan promotes a pedestrian friendly urban residential environment. The Milan is located within part of a one block length of Limited Commercial (LC) zoned property along Burwell Street, between Warren and Chester Avenues. A smart planning principle would be to add this one block section of LC zoned property along both sides of Burwell into the Downtown Regional Sub Area Plan since it is less than one block away from the current boundary. Most importantly though, is to allow this section of property to have Multifamily Residential as a "conforming" land use within **BMC 20.84.020** on these LC zoned parcels via rezone or amending LC to allow multifamily residential. This action would further the alignment into the Comp Plan by shepherding urban residential density into the city to add vibrancy and to support the supply of existing retail and office buildings within the downtown core.

The Work Program proposes to reduce non-conforming properties due to improper designations. This is desperately needed—especially as it relates to preserving historic/vintage buildings as several fall into the non-conforming category. One of many reasons Bremerton is a special place is due to its historic buildings. Please find means via the BMC to be aligned with the City's intent to keep them in service and/or encourage means of adaptive re-use so they remain for future generations to appreciate. In particular and as it applies to our vintage apartment, **BMC Section 20.54.040(d)** does not promote historic/landmark preservation in any way and it simply trumps **Sections (b) and (c)**. For instance, in the event our 98 year-old apartment becomes *substantially* damaged by fire or earthquake, it cannot be repaired even if insurance coverage is available to do so because Section (d) limits what can be spent. The more money you spend on restoring a vintage building, the less likely you are going to fall *under* the estimated cost cap the City (not the property owner) calculates in order to allow the owner to restore/rebuild.

BMC Section 20.84.060(h) addresses current minimum parking requirements for multifamily residential. This section also exacerbates the amount of non-conforming properties the Work Program hopes to alleviate. Not unlike other urban areas, Bremerton's urban core is in an environment where the average unit size and the amount of cars per dwelling unit is shrinking. In particular, and as it applies to our vintage apartment, our 30 very small units average only 420 square feet in size but 45 parking stalls are the *minimum* amount of stalls required for this building thereby creating another legal non-conforming building use. This parking requirement would require over one acre of lot coverage excluding any setbacks to accomplish. Such a lofty parking requirement simply does not encourage the preservation and investment into historic/landmark structures within the BMC because it is impossible to accomplish conformity to meet code. Amending the multifamily residential minimum parking requirements to 1:1 for units that are 1 bedroom or less in size would encourage density compared to the presently out-dated BMC 1.5:1 multifamily parking requirement. In Seattle, most apartment buildings that have been built in the last 10 years have averaged 0.7 stalls per unit and the city in most areas does not require a minimum parking requirement and that has not impaired their urban growth.

Respectfully,

John Hogan

Attachment: 1

Downtown Regional Center
Sub-Area Plan
Ordinance 5034

LC

SUBJECT AREA

Leg

- [Red Box]
- [Yellow Box]
- [Blue Box]
- [Hatched Box]
- [Dashed Yellow Box]
- [Red Box]
- [Red Box]
- Future addi
- See Sub A

Comment #19

Allison Satter

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

Mr. Hamlin,

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

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

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

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

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

October 29, 2014

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

Re: Updates to Comprehensive Plan— Re-establishing Uses

Dear City Council,

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

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

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

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

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



Adam Simon
Manager
SYMBAL LLC