



# Public Meeting Summary

## Monday, May 7, 2012

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Norm Dicks Government Center, Bremerton

5-7 p.m.

#### Introduction

The City of Bremerton hosted a public meeting to present the revised Draft South Kitsap Industrial Area (SKIA) Subarea Plan and Planned Action EIS. Fifteen individuals filled out the sign-in sheet. The meeting included an open house, presentation, question and answer session and additional time for one-on-one discussion with City of Bremerton staff and consultants. Participants were encouraged to view the presentation boards prior to a scheduled presentation at 5:30 p.m.

#### Presentation

Facilitator Melinda Posner opened the meeting, introduced the format and opportunities for public comment, and introduced Doug McIntyre, Bremerton Community Development Planner, and Deborah Munkberg, lead consultant for the project. Doug and Deborah presented information about the Subarea Plan and EIS including:

1. Project Overview & History
2. Planned Action EIS and Ordinance
3. Subarea Plan Goals & Policies
4. Implementation Strategies
5. Zoning Regulations
6. Sustainable Development Incentives
7. Capital Facilities Plan

Doug shared the next steps including the schedule for a Planning Commission Public Hearing on June 19, and anticipated City Council Workshops and Public Hearings in July and August.

#### Comments/Questions

Participants were encouraged to ask questions and share comments, including adding any ideas to the list of Top Strengths and Top Concerns of the Plan. This is a summary of their input.

#### Overall Comments/Questions

- Consider an additional standard for sustainability – Green Globes. Similar to LEED Silver Standard, this includes incentives for use of local wood products
- Language in the Plan that says “The City will **make its best effort** to provide permits within 30 days...” is a concern. Developers will be skeptical of the City’s commitment if this is not

definitive. Consider a guarantee that the permits WILL be provided within this timeframe if certain conditions are met.

- Q: Once the Plan is adopted, will the development regulations immediately be effective for the Port (and other property owners)?

A: Yes, once the Bremerton City Council adopts the Plan and Planned Action Ordinance, the development regulations will be immediately applicable to all development (and property owners) in SKIA.

- The Port will integrate the Subarea Plan components into its marketing efforts. The Port is particularly supportive of the sustainability section, where incentives are provided, rather than mandatory requirements.
- Summarize and capture the “cost/benefit” of streamlined SEPA review through the planned action so that it can be used for marketing
- Agree with the Port regarding the development incentives. Spend additional time reviewing the incentives and researching which will be most beneficial to developers.

### **Comment Sheets Submitted (2)**

“I noticed that the proposed roads are within the Port of Bremerton property. If my property is adjacent to the Port, do I need their permission to access said road? If the road improvements are taxpayer paid, it should be required of the Port to allow property owners access.”

“D-26 City permitting will use “best efforts” to expedite permitting within 30 days. That may not show sufficient commitment or enough guarantee to justify SKIA certified Evergreen development.

“Once adopted, will development requirements become in effect for OVIP site development? OVIP is ready now and some sites may not be suitable to meet “sustainable” requirements.

“Bikes: I’m a fan but realistically, I don’t see any bikers going to work in SKIA for a long time. No residential, no SR access. So asking developers to pay for bike stands seems unnecessary.”

### **Top Concern Submitted (1)**

“Prefer Option #3 – Intensive MIC”