

APPROVED

CITY OF BREMERTON

PLANNING COMMISSION MINUTES OF REGULAR MEETING January 26, 2026

NOTE: An Interim Chair may be appointed in the absence of the Chair and Vice Chair. Due to **Chair Miller** needing to attend remotely, and **Vice Chair Pedersen**'s excused absence, a motion was made by **Commissioner Browning** to nominate **Commissioner Wofford** as Interim Chair for this meeting. The motion was seconded by **Commissioner Pauw**. None opposed, the motion passed.

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
Commissioner Pauw
Commissioner Kirk Sell
Commissioner Browning
Commissioner Doehring (Remote)

Staff Present

Garrett Jackson, Planning Manager, Department of Community Development
Kylie Finnell, City Attorney
Kelli Lambert, Senior Planner, Department of Community Development
Janelle Siefert, Planner, Department of Community Development

Commissioners Excused

Commissioner Pedersen
Commissioner Miller

Other Agency Staff Present

Matthew Evinger, Washington Department of Ecology

Quorum Confirmed

APPROVAL OF AGENDA

The agenda was accepted by the Planning Commission.

APPROVAL OF MINUTES

COMMISSIONER PAUW MOVED TO APPROVE THE PLANNING COMMISSION MEETING MINUTES OF DECEMBER 15, 2025, AS PRESENTED; COMMISSIONER BROWNING SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

PUBLIC MEETING

JOINT PUBLIC HEARING:

Joint Public Hearing with the Washington Department of Ecology: Draft Zoning Code Amendments related to Critical Areas Ordinance (CAO), Shoreline Management Program (SMP), and Landscaping Standards – A Power Point presentation was provided by Community Development Planning Manager, Garrett Jackson.

Mr. Jackson's presentation provided an overview of the proposed changes to the CAO, SMP, and Landscaping standards, a summary of the issues discussed in the September, October, November, and December 2025 workshops and revisions made due to agency comments and Planning Commission discussions. Paper copies of written comments provided by the Washington Department of Fish & Wildlife on January 26 were provided to the Commissioners, along with an emailed comment from District Six City Councilor Anna Mockler, received shortly before the Planning Commission meeting. Also, Mr. Jackson summarized a comment provided by **Commissioner Pedersen** in advance due to his excused absence.

Marla Powers, Environmental Planner for the Port Gamble S'Klallam Tribe (PGST), provided a comment in person. She expressed appreciation for the time spent working with her and incorporation of many of the Tribe's comments. Regarding Fish and Wildlife Habitat Conservation Areas: Riparian Management Zone is included as Best Available Science (BAS) to protect the critical habitat. PGST concurs with the proposed increase of a Type F stream buffer to 200 feet. For the Type Np and Ns streams, the increase to 100 feet falls short of BAS, as stream meander, stream temperature, and wood recruitment require 200-foot buffer for maximum salmon protection.

Questions and comments were offered by Planning Commissioners Kirk Sell, Pauuw, and Browning with responses provided by Garrett Jackson.

RECOMMENDATION

COMMISSIONER KIRK SELL MOVED AND COMMISSIONER PAUWUW SECONDED TO RECOMMEND THAT THE CITY COUNCIL ADOPT THE ZONING CODE AMENDMENT TO TITLE 20 OF THE BMC AS SHOWN IN ATTACHMENTS A, B, AND C AND BASED UPON THE STAFF REPORT AND FINDINGS AND CONCLUSIONS PRESENTED IN ATTACMENT D. MOTION CARRIED UNANIMOUSLY.

BUSINESS MEETING

Chair Report

Commissioner Wofford and the other Commissioners welcomed new **Commissioner Kirk Sell**.

Commissioners' Reports

No report.

Director Report

Director Spencer could not attend, but asked Mr. Jackson to convey her welcome to new **Commissioner Kirk Sell**.

Old Business

None.

New Business

Next Planning Commission meeting will be held **February 23, 2026**.

ADJOURNMENT

The meeting was adjourned at 6:22 p.m.

Respectfully Submitted by:

Andrea L Spencer, AICP
Executive Secretary

Nick Wofford, Interim Chair
Planning Commission

APPROVED