

# APPROVED

## CITY OF BREMERTON

### PLANNING COMMISSION MINUTES OF REGULAR MEETING April 21, 2025

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

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

Chair Wofford introduced new Planning Commissioner Ana Doehring.

#### **ROLL CALL**

##### **Commissioners Present**

Chair Wofford  
Vice Chair Tift  
Commissioner Browning  
Commissioner Doehring  
Commissioner Miller  
Commissioner Paauw  
Commissioner Pedersen

##### **Staff Present**

Andrea Spencer, Director, Department of Community Development  
Garrett Jackson, Planning Manager, Department of Community Development  
Vicki Grover, Engineering Project Manager, Public Works and Utilities  
Janelle Siefert, Planner, Department of Community Development  
Sharon Schwartz, Project Assistant, Department of Community Development

*Quorum Confirmed*

#### **CHAIR CALL FOR MODIFICATIONS TO AGENDA**

The agenda was accepted as presented.

#### **APPROVAL OF MINUTES**

**VICE CHAIR TIFT MOVED TO APPROVE THE PLANNING COMMISSION MEETING MINUTES OF FEBRUARY 24, 2025, AS PRESENTED; COMMISSIONER PEDERSEN SECONDED THE MOTION, WHICH CARRIED WITH SIX (6) AYES (BROWNING, MILLER, PAAUW, PEDERSEN, TIFT AND WOFFORD) AND ONE (1) ABSTENTION (DOEHRING).**

#### **PUBLIC MEETING**

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

No public comments were received.

#### **PUBLIC HEARING:**

**Hearing: 2024 Comprehensive Plan Update** – A Power Point presentation was provided by Community Development Planning Manager, Garrett Jackson.

During Mr. Jackson's presentation he provided information related to the 2024 Comprehensive Plan, including the Draft Comprehensive Plan and associated appendices.

Chair Wofford opened the Public Workshop to receive testimony from the public. Comments received from Mark Goldberg, Brandon Bishop, Jamie Clough and Marla Powers.

Mark Goldberg – Noted being in multifamily development for over 45 years, and the need for land to be properly zoned. Believes having no parking downtown will not work and will be a disaster. Mentioned Lions Park 10 units per acre with \$3 million assessed values of properties will mean someone will have to pay \$300,000 to put one dwelling unit. Says he had this conversation with Andrea Spencer years ago when they rezoned with the huge apartment complexes on the bluff and have 40 units per acre.

Brandon Bishop – Noted working for Knapton Development and expressed thanks to Garrett Jackson and Andrea Spencer for having them tonight, and voiced support for the vast majority of the new plan. Would like to partner and work with the City to build additional housing. Is pro-Navy and want to provide housing for those workers. Is pro 8 story limit on housing in the Downtown core and more units per land.

Jamie Clough – On behalf of Kitsap Building Association, supports the City of Bremerton's 2024 comprehensive Plan update which takes steps for future population growth, expanding home options and modernizing land use policies. Expressed appreciation for the City's efforts to plan for infrastructure housing and economic growth in a balanced way. Looks forward to continuing partnership to ensure Bremerton remains a place where people of all incomes can find a home.

Marla Powers – Works as an environmental planner for the Port Gamble S'Klallam Tribe and expressed thanks to Garrett Jackson for his specific and direct outreach to the tribe for comments on the EIS and Comprehensive Plan. The tribe appreciates his interest and concerns for their comments and feedback.

Questions and comments were offered by Planning Commissioner Tift, with responses provided by Garrett Jackson.

**COMMISSIONER PEDERSON MOVED AND COMMISSIONER MILLER SECONDED TO RECOMMEND THAT THE CITY COUNCIL ADOPT THE COMPREHENSIVE PLAN UPDATE AS SHOWN IN ATTACHMENT A OF THIS REPORT BASED ON THE FINDINGS AND CONCLUSIONS PRESENTED IN ATTACHMENT B. MOTION CARRIED WITH SIX (6) AYES (BROWNING, MILLER, PAAUW, PEDERSEN, TIFT AND WOFFORD) AND ONE (1) ABSTENTION (DOEHRING).**

**Hearing: Development Regulations, 2024 Comprehensive Plan** – A Power Point presentation was provided by Community Development Planning Manager Garrett Jackson.

During Mr. Jackson's presentation he provided information related to the Development Regulations proposed to be implemented in the 2024 Comprehensive Plan, which includes Draft regulations for Bremerton Municipal Code Title 20 and several subarea plans.

Chair Wofford opened the Public Workshop to receive testimony from the public. No public comments were received.

Questions and comments were offered by Planning Commissioners Miller, Tift and Paauw, with responses provided by Garrett Jackson and Andrea Spencer.

**VICE CHAIR TIFT MOVED AND COMMISSIONER BROWING SECONDED TO RECOMMEND THAT THE CITY COUNCIL ADOPT DEVELOPMENT REGULATIONS AS SHOWN IN ATTACHMENT A OF THIS REPORT BASED ON THE FINDINGS AND CONCLUSIONS PRESENTED IN ATTACHMENT B. MOTION CARRIED WITH SIX (6) AYES (BROWNING, MILLER, PAAUW, PEDERSEN, TIFT AND WOFFORD) AND ONE ABSTENTION (DOEHRING).**

## **BUSINESS MEETING**

### **Chair Report**

**APPROVED**

**Chair Wofford**

No Report.

**Director Report**

Andrea Spencer highlighted that we have started to provide an After Meeting Action Summary page to the front of Planning Commission meeting packets for those who may access meeting materials at later dates to better understand the directions and outcomes of these meetings. Thanked and Congratulated Garrett Jackson on his hard work over the last several years while working on the Comprehensive Plan updates.

**Old Business**

None.

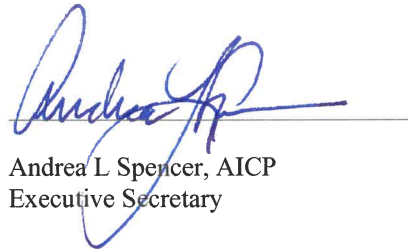
**New Business**

Andrea Spencer and Garrett Jackson informed the Planning Commission that they will continue to review potential Zoning Code Amendments in 2025 and provided a list of workshop items to be reviewed and considered. Feedback provided by Planning Commissioners Wofford, Paauw, Tift, Miller and Pedersen.

**ADJOURNMENT**

The meeting was adjourned at 6:57 p.m.

Respectively Submitted by:



Andrea L Spencer, AICP  
Executive Secretary



Nick Wofford, Chair  
Planning Commission

**APPROVED**