

APPROVED

CITY OF BREMERTON

PLANNING COMMISSION MINUTES OF REGULAR MEETING May 19, 2025

CALL TO ORDER:

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

ROLL CALL

Commissioners Present

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
Sharon Schwartz, Project Assistant, Department of Community Development

Commissioners Excused

Chair Wofford

Quorum Confirmed

CHAIR CALL FOR MODIFICATIONS TO AGENDA

The agenda was accepted as presented.

APPROVAL OF MINUTES

COMMISSIONER BROWING MOVED TO APPROVE THE PLANNING COMMISSION MEETING MINUTES OF APRIL 21, 2025, AS PRESENTED; COMMISSIONER MILLER SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

PUBLIC MEETING

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

Public comments were received from Jose Camacho and Robin Weldin.

PUBLIC HEARING:

Hearing: Development Regulations, 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 Development Regulations proposed to implement the 2024 Comprehensive Plan, including the DRAFT regulations for the Bremerton Municipal Code (BMC) Title 20 and several subarea plans.

Vice Chair Tift opened the Public Workshop to receive testimony from the public. Comments received from Jose Camacho, Nishchal Chaudhary, and Travis Merrigan.

Jose Camacho – Friends of Smith Cove, noted living in the Evergreen Park Neighborhood a block away from Evergreen Park and Smith Cove. Suggested malfeasance between the Evergreen Point project and City government. Believes the proposed changes would create free-for-all for parking, that proposed height alterations do not consider the Shoreline Management Act and removes safeguards of law.

Nishchal Chaudhary – A resident of District 3, noted being delighted to see an option to remove parking requirements, and is in support of Option B which eliminates these requirements. Noted that there is research coming out that shows removing these requirements doesn't cause any additional traffic issues and empowers people to decide what amount of parking spots to have at their house.

Travis Merrigan – Noted being in support of eliminating parking minimums within the City. Says that one of the largest problems facing Kitsap County and the City is the lack of affordable housing. Adds that existing rules on parking create added costs for ever new build. Urges the City to include Low Density Residential in the planned parking reform.

Questions and comments were offered by Planning Commissioner Miller, Pedersen, Tift, Doebling, Paauw and Browning, with responses provided by Garrett Jackson and Andrea Spencer.

COMMISSIONER MILLER MOVED AND COMMISSIONER BROWNING SECONDED TO FORWARD TO THE CITY COUNCIL THE CHANGES IN ATTACHMENT A, RELATED TO THE BOUNDARY LINE ADJUSTMENT, FAMILY DAY CARE, CO-LIVING HOUSING, NEW HOUSING IN NONCONFORMING BUILDINGS AND RESIDENTIAL CLUSTER DEVELOPMENT. MOTION CARRIED UNANIMOUSLY.

The Planning Commission directed Department of Community Development staff to do more work on Neighborhood Scale Commercial and continue the discussion to a later date.

COMMISSIONER MILLER MOVED TO RECOMMEND THAT THE CITY COUNCIL ADOPT DEVELOPMENT REGULATIONS AS SHOWN IN ATTACHMENT A OF THE STAFF REPORT BASED ON THE FINDINGS AND CONCLUSIONS PRESENTED IN ATTACHMENT B. THERE WAS NO SECOND, MOTION FAILS.

COMMISSIONER PEDERSON MOVED AND COMMISSIONER BROWNING SECONDED TO RECOMMEND THAT THE CITY COUNCIL ADOPT DEVELOPMENT REGULATIONS AS SHOWN IN ATTACHMENT A OF THE STAFF REPORT, WITH THE EXCEPTION THAT PARKING REQUIREMENTS ARE REMOVED FROM LOW DENSITY RESIDENTIAL (BMC 20.48.060(i), BASED ON THE FINDINGS AND CONCLUSIONS PRESENTED IN ATTACHMENT B. MOTION CARRIES UNANIMOUSLY.

BUSINESS MEETING

Chair Report

Vice Chair Tift for Chair Wofford

No Report.

Director Report

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Andrea Spencer reported that City Council has started their deliberation on the Comprehensive Plan update and that there is a study session on May 28th and the last public hearing on June 4th, where there should be an adopted Comprehensive Plan.

Old Business

None.

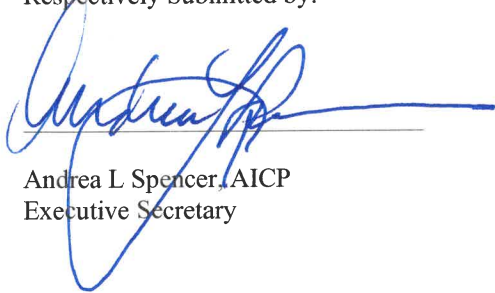
New Business

Garrett Jackson informed the Planning Commission that at next month's meeting they will discuss Transitional Housing, Permanent Supportive Housing, Indoor Emergency Shelter and Indoor Emergency Housing.

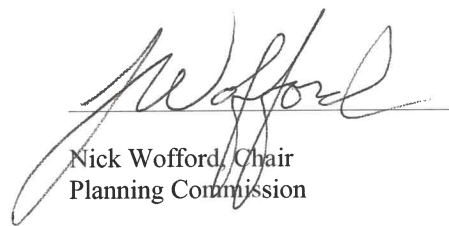
ADJOURNMENT

The meeting was adjourned at 6:49 p.m.

Respectively Submitted by:



Andrea L. Spencer, AICP
Executive Secretary



Nick Wofford, Chair
Planning Commission

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