

(DRAFT) AGENDA
Regular Meeting – Bremerton Planning Commission
(Subject to PC approval)
March 16, 2026
5:30 P.M.
345 6th Street, Bremerton
First Floor Chambers

Zoom Meeting Option

<https://us02web.zoom.us/j/89651517986?pwd=b0dnVVhvSmd5KzFGL0ljS1NwVjJ3dz09>

Webinar ID: 860 8962 6977

Password: 955016

Dial by your location:

+1 253 215 8782 US (Tacoma)

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Remote Participation:

To provide testimony on items listed on the agenda “Raise Your Hand” on Zoom Press *9 on your phone

One tap mobile:

+1-253-215-8782 86089626977# *955016#
US (Tacoma)

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF THE AGENDA

IV. APPROVAL OF MINUTES: January 26, 2026

V. PUBLIC MEETING

- A. Public Workshop:** Comprehensive Plan Amendments (Wright Creek Wetland Overlay and City/County Equivalency Table); Zoning Code Amendments (Home-based Business)

VI. BUSINESS MEETING

- A. Chair Report:**
B. Commissioners’ Reports: As Necessary
C. Director’s Report:
D. Old Business:
E. New Business:

VII. ADJOURNMENT: The next regular meeting of the Planning Commission will be held on April 20, 2026.

DRAFT

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 Pauuw**. 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 Pauuw
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

DRAFT

**CITY OF BREMERTON, WASHINGTON
PLANNING COMMISSION AGENDA ITEM**

AGENDA TITLE:	Public Workshop for Comprehensive Plan Amendments: Wright Creek Wetlands Overlay, and City/County Land Use Equivalency Table; and Zoning Code Amendments: Home Based Businesses
DEPARTMENT:	Community Development
PRESENTED BY:	Garrett Jackson, Planning Manager; (360) 473.5289

MEETING PURPOSE

Potential Comprehensive Plan Amendments related to a proposed Wright Creek Wetlands Overlay, and separately, adjustments to the City/County Land Use Equivalency Table (which is a Comprehensive Planning tool used to assist with future annexations). Additionally, Zoning Code Amendments to how home based businesses are regulated are proposed for the Planning Commission to consider.

ORDERS OF THE DAY

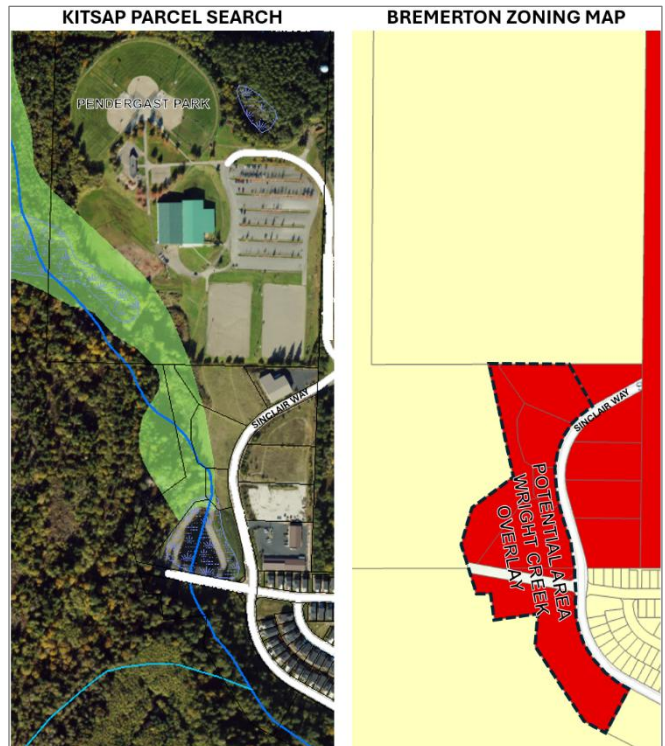
This is a workshop for discussion purposes. No formal decisions will be made at this workshop.

COMPREHENSIVE PLAN AMENDMENTS

The City’s major Comprehensive Plan update was completed in 2025, however, the document will continue to be updated annually on an *as-needed* basis when potential improvements are identified. Comprehensive Plan Amendments are regulated per [BMC 20.10](#), and include Planning Commission review. City staff have identified two areas within the Comprehensive Plan that should be updated: 1) a potential Wright Creek Overlay, and 2) revisions to the City/County Land Use Equivalency Table.

Potential Wright Creek Wetlands Overlay.

One of the final revisions requested by the City Council, prior to the adoption of the Comprehensive Plan, was Policy E3(A), which reads, “*Preserve and protect fish and wildlife habitat conservation areas through regulation, acquisitions, incentives, partnerships with conservation organizations such as the Great Peninsula Conservancy, and other techniques. The City identifies the preservation of the Wright Creek wetland system as a high*



priority, supports regional initiatives such as the Chico Creek basin project, other salmon recovery plans, and additional opportunities for environmental protection and enhancement.”

This policy was revised to call out the preservation of the Wright Creek Wetlands as a high priority for the City. With the policy update came suggestions from the City Council that the Planning Commission study potential changes to zoning to decrease the intensity of potential land uses adjacent to these environmentally sensitive lands. The general location of the Wright Creek Wetlands is illustrated in the image on the previous page, with affected properties located west of the Sinclair Way right of way. The majority of the lands surrounding the wetland complex are located in the Low Density Residential land use designation, however, portions are located in the Freeway Corridor designation which permits higher intensity uses. To address Comprehensive Plan Policy E3(A), Staff suggests the Planning Commission consider a Wright Creek Overlay for properties located within the Freeway Corridor zone. To decrease potential land use intensity within the overlay, the Planning Commission might consider the following measures:

- i. Within the Prohibited Uses section [BMC 20.86.050](#) of the Freeway Corridor zone, consider adding a new subsection with additional prohibitions for uses within the Wright Creek Overlay, prohibiting all uses listed in the Conditional Uses section per BMC 20.86.040 (including Heavy Industrial, Adult Business, and Group Residential II), and outdoor uses like laydown yards, car sales, etc.
- ii. Limit maximum structure height to 35-feet. The current maximum height is 60-feet per [BMC 20.86.060\(f\)](#).
- iii. Allow for reductions in the minimum 20-foot front yard setback ([BMC 20.86.060a](#)) to encourage development to locate further away from the environmentally sensitive areas.

It is recommended that the Planning Commission retain Light Industrial as a potential use for these sites, as that use would be completely contained within a building and therefore not affect neighboring properties. Retention of Light Industrial would align with Comprehensive Plan goals to retain industrial areas per LU1-l(A), *“Promote the development and continued use of land for large scale basic or primary industrial purposes which involve extensive manufacturing, processing or assembly operations; and preserve sizable tracts of undeveloped land with potential for industrial use.”* Potential properties to include within the overlay, their current usage, and acreage are included in the table below.

	MAP NUMBER	PROPERTY OWNER	USE	ACRES
	1	Wright Creek Business Park Owners	Common Open Space	2.71
	2	Charlie NW LLC	Undeveloped Pad	1.86
	3	Dunk LLC	Undeveloped Pad	1.29
	4	Dunk LLC	Undeveloped Pad	0.47
	5	City of Bremerton	Regional Storm Pond	2.71
	6	Wright Creek Business Park Owners	Common Open Space	0.02
	7	Wright Creek Business Park Owners	Common Open Space	0.02
	8	City of Bremerton	Undeveloped Land	4.55


- Equivalence Table – Comprehensive Plan Exhibit LU-2.

To assist with that transition of annexation, the City maintains a list of Kitsap County Land Use designations to corresponding City designations for all the City's UGAs (*example seen in adjacent image*). Since the last Comprehensive Plan update, discrepancies/omissions were observed within the table that will be corrected. These updates will ensure an easier process for properties seeking annexation in the future.

Kitsap County Land Use District	Kitsap County Zoning	Allowed Uses	City of Bremerton (COB) Land Use Equivalent	COB Land Consistent Zoning
	Business Center	Intended to provide for integrated grouping of medium to large size businesses within an attractive park-like setting. The Zone allows business dedicated to office use, warehousing, and/or light manufacturing operations. Permitted businesses are intended to support the creation, development and retention of primary wage employment in the professional and technical fields.	General Commercial	General Commercial
Urban and Rural Industrial	Business Park	Provides for integrated grouping of small to medium size businesses within an attractive park-like setting. The zone allows flexibility in the amount of space within each business dedicated to office use, warehousing, and/or light manufacturing operations. Permitted businesses are intended to support the creation, development and retention of primary wage employment in the professional and technical fields, and not intended for the general retail commercial needs of the area.	General Commercial	General Commercial
	Industrial	Allows a wide range of industrial activities including heavy industry such as fabrication, warehousing, processing of raw materials, bulk handling and storage, construction, and heavy transportation. This zone is intended to provide sites for activities which require processing, fabrication, storage, and wholesale trade.	Industrial	Industrial
Urban Low Intensity Commercial	Neighborhood Commercial	Provides for the quick stop shopping needs of the immediate neighborhood in which they are located. These centers should be based upon demonstrated need and shall be sized in a manner compatible with a residential setting.	Neighborhood Business	Neighborhood Business
Urban Low Density Residential	Urban Restricted	Applied to areas within urban growth areas that have been identified with a significant concentration of critical areas regulated, or are planned as greenbelts, and are therefore appropriate for lower-density development.	Low Density Residential	Low Density Residential

ZONING CODE AMENDMENTS

[BMC 20.46.030 Home Occupations](#), currently regulates how businesses within residential homes are conducted. A number of updates have been identified for consideration:

- Update name to Home-based Businesses. Staff has found that the meaning of the current term “Home Occupation” is not very evident to applicants, and is sometimes confused as a permit needed to occupy a home (rather than a business occupy a home). Updating the name would better identify the purpose of this code section.
- Exterior Display/Agricultural Crops. Per BMC 20.46.030(b), “There shall be no exterior display, storage or other exterior indication of the existence of the home occupation, except as allowed by the underlying zone.” Staff recommends that Planning consider providing an exception for agricultural crops like flowers, fruits, and vegetables. Planning Commission may also be interested in permitting a modestly sized agricultural stand, like that pictured in the adjacent image.
 
- Commercial Vehicles stored in Garage. BMC 20.46.030(b) dictates that there be no “exterior display” of a business, however, some business types may have vehicles, equipment, etc. proposed as part of the Home-based Business. The Planning Commission should consider allowing commercial vehicles and equipment as long as they are stored in a garage or other outbuilding. This will mitigate neighboring properties not having to look at accumulated commercial equipment in a neighborhood, while providing for opportunities for the Home-based business.
- Garage Use. Per BMC 20.46.030(h), “The garage shall not be used in the business unless the required off-street and customer parking can be adequately accommodated elsewhere on the site.” As the City no longer requires onsite parking, Planning Commission should consider removing this provision from the code so that garage space might otherwise be repurposed for Home-based Business uses.

OBJECTIVE

Staff seeks guidance from the Planning Commission regarding possible revisions to the Comprehensive Plan and Zoning Code, in order to draft amendments for a later public workshop.