Gig Harbor Planning Commission
Dec. 21, 1965 8:06 P.M.

Meeting brought to order by chairman Uddenberg.
Members present were; Uddenberg, Hore, Finholm, Markovitch and Mashburn.
Minutes read and approved, letters from Consulting Services and Puget Sound Governmental Conference read. No old business, no new business.
Hore made motion to adjourn regular meeting and Markovitch seconded. at 8:10 P.M.

Meeting called to order by Chairman Uddenberg for the specific purpose of hearing pro and con on petition for re-zone of ØIØ/JØHN/ØØ/ Maloney place by John Dower.
Chairman informed public that meeting would be ord
Attorney Graves gave introduction to Mr. Harris, Architect who gave his views for proposal and displayed schematic layout of proposed addition.
Mr. Graves gave points for consideration for proposal.
Attorney Paglia gave points for consideration agai proposal.
Mrs. Sleep inquired as to beach rights over propos site of addition.
Mike Castellan asked why the request for re-zone.
Mr. McDonald expressed his favor for the re-zone.
Hore made motion and Markovitch seconded to disguss matter of re-zone and give answer later.
Amended motion; To table disgussion and answer wil be given at next regular meeting on Jan. 4, 1966
Chairman informed public that next meeting will be open for disgussion as public invited.
Motion seconded by Finholm.
Meeting adjourned at 9:25 P.M.

Respectfully submitted;
W.H. Mashburn, Sectry.

Minute Book

PLANNING COMMISSION OF THE TOWN OF GIG HARBOR

PLANNING COMMISSION OF THE TOWN OF GIG HARBOR

The first meeting of the newly reorganized Planning Commission was called to order at 8:00 p.m., Tuesday, April 5, 1962 in the Thurston Building by Mayor George R. Gilbert.

Members present were John Finholm, Keith Uddenberg, Nick Markovich, Harry Mashburn, Dick Thurston, Al Gately, Bill Reed, Jack Bujacich and Kenn Hore.

The group chose Nick Markovich Chairman, Bill Reed Vice Chariman, and Kenn Hore Secretary.

Mayor Gilbert then introduced Einer Hendrickson from the Association of Washington Cities of the University of Washington.

Mr. Hendrickson, a planning consultant, distributed copies of AN OUTLINE FOR THE ORGANIZATION AND ADMINISTRATION OF A CITY PLANNING COMMISSION IN THE STATE OF WASHINGTON by Joshua H. Vogel.

He then explained to the group their need, some of their problems, some procedures and emphasized the desireability to develop a comprehensive (master) plan.

Mr. Hendrickson also informed the commission that they were authorized by the State of Washington and members would serve staggered six-year terms.

He further stated that they were an advisory group, to bring recommendations to the town council, and would create four basic tools:

1) Subdivision Standards
2) Zoning Ordinance
3) Public Improvement Programs, giving priorities, and
4) Structural Codes,
   a) building
   b) housing
   c) plumbing
   d) electrical.

He also noted that the commission could call on the following for help, County Planning Commission, State Department of Commerce, the County Engineer's office, and might eventually use an Engineer on a retainer.

The meeting adjourned at 10:10 p.m.

Second Planning Commission Meeting

Chairman Nick Markovich called the meeting to order in the Thurston Building at 8:25 p.m.

Members present were, Markovich, Uddenberg, Mashburn, Thurston, Gately, Reed and Hore.

The minutes of the previous meeting were read and accepted.

Chariman Markovich called on Al Gately for ideas which he had learned from previous service on the Orting planning commission. Mr. Gately said that he felt that the first need was for the formation of committees. He further recommended study of the Pacific Coast Building Code as a model on which to pattern that of Gig Harbor.

Judge Thurston outlined the town boundaries on an up-dated map furnished by the mayor's office.

Chariman Markovich then appointed Bill Reed to head up a committee to study building code. Helping him will be Al Gately and Kenn Hore.

Judge Thurston agreed to head up the committee on Zoning, together with Harry Mashburn and Keith Uddenberg.

Markovich, Bujacich and Finholm are to begin developement of the map showing land usage in Gig Harbor.

Bill Reed agreed to obtain a speaker for the next meeting, May 15th.

The Second meeting of the Gig Harbor Planning Commission, held May 1, 1962, then adjourned at 10:15 p.m.

Respectfully submitted,

Third Planning Commission Meeting

Vice Chariman Bill Reed called the meeting to order at 8:10 p.m. on May 15, 1962 in the Thurston Building.

Members present: Mashburn, Thurston, Bujacich, Hore and Reed.

Mr. Halvorsen of Halvorsen Electric was a visitor.

After roll-call the minutes of the previous meeting were read and accepted.

Jake Bujacich reported that the land-use map had been started and should be available for the next meeting.

Judge Thurston has been studying Zoning.

The Secretary was instructed to notify all members before each meeting.

Chariman Reed then introduced Les Gillis of Tacoma, who was the guest speaker.

Mr. Gillis discussed various codes and stated that Tacoma has used the Uniform Building Code since 1937. This code is also used in the Western United States, West Canada, Alaska and Japan. It has been published since 1922, with a new edition every three years.

He recommended the short form of the above code for small towns such as Gig Harbor. It can be adopeted by reference.

DWELLING HOUSE CONSTRUCTION, a pamphlet, was also recommended by Mr. Gillis.

He discussed other facets of planning and suggested that we might use a part-time inspector paid from building permit fees.

He outlined the following steps in getting a code adopted:

1) Write and put in print, first taking out anything which will not be enforced, and then obtain approval of all of the committee.

2) Make a list of supporters and non-supporters, and try to interest Labor, Builders and Civic Groups.

3) Hold a meeting and go through the entire code section by section.

4) Introduce to the Town Council, and have key public figures to voice their support.

He further said that the HHFA office in San Francisco does provide funds for a comprehensive plan. (A comprehensive plan is needed before the State will approve the ~~commission~~ code.)

Bill Reed offered to get the name of the proper person and the correct address of the HHFA in San Francisco from Bob Maffin of Tacoma Urban Renewal. Judge Thurston agreed to write for information.

Bill Reed offered to contact Russ Buehler of the Tacoma Planning Commisssion for a speaker at the next meeting June 5, 1962.

The meeting adjourned at 9:40 p.m.

Respectfully submitted;

GIG HARBOR PLANNING COMMISSION MEETING June 5, 1962.

Vice Chairman Bill Reed called the meeting to order at 8:10 p.m. in the Thurston Building.

Members present were Reed and Hore. Mayor Gilbert also sat in.

Guest speaker was Stanley R. Wiley, Zoning Administrator of the Tacoma City Planning Department.

Minutes of the previous meeting were read and accepted.

STATE DEPT OF COMMERCE & ECONOMIC DEVELOP & PLANNING

Bill Reed agreed to try to obtain Mr. Benson of the Local Affairs Division in Olympia as our next speaker. It is felt that he can give us information on getting help toward interim zoning.

Mr. Wiley suggested that it might be possible to use students of planning from the University of Washington to use Gig Harbor as a laboratory and come up with a report on land use, population study, and economic base of the town.

The County Planning Commission might be able to furnish base maps. It was suggested that Robert Eveleigh be contacted.

Mr. Wiley then stated that the Planning Commission is advisory and is charged with the following:

1) Forming a comprehensive plan, which details the physical layout of the town and with land use, both projected into the future.

2) A Circulation Plan, which takes in arterial and secondary streets and determines the location of Community Facilites and Civic Buildings such as the Fire Department, Schools, Civic Center, etc.

3) An Action Program, which is a Capital Improvement Program concerning the Public Facilites such as streets, bridges, schools and parks.

4) Urban Renewal.

Administration is made through ordinance, zoning ordinance in particular, and ordinances covering the following: Subdivision Regulations, including streets and sites; Building and Fire; and Capital Improvement Projects.

Basic research and study is needed, ~~to determine~~ particularly a Land-use survey, and a study of the population paying particular attention to changes which are to come.

A paid planning staff is needed to gather data for a planning commission. Small towns frequently retain a consultant who conducts studies and presents reports.

Mr. Wiley then donated to the Commission various brochures, booklets and pamphlets. He was warmly thanked for his efforts in the behalf of Gig Harbor by all those present.

The meeting adjourned at 10:00 p.m.

Respectfully submitted,

GIG HARBOR PLANNING COMMISSION MEETING June 19, 1962

Chairman Mashburn called the meeting to order at 8:15 in the Thurston Building.

Members present: Mashburn, Hore, Gately, Uddenberg, Finholm and Bujacich.

Guests: Kathy Northey and Mr. Paul P. Benson, Jr.

Visitors: Howard Austin, Dick Johnson, John Paglia and Mr. and Mrs. Bob Platt.

Minutes of the previous meeting were read and accepted.

A statement regarding the recently passed ordinance numbdr 65 by Mayor George R. Gilbert was read.

Miss Kathy Northey reported on her recent trip to Chicago and stated that one important thing that she had learned was the need for intelligent and honest planning.

Mr. Benson of the Local Affairs Division of the State Department of Commerce and Economic Developement and former senior plannier for the city of Tacoma spoke on planning and the role the Federal Government can play in local planning.

He stated that the Federal Government can contribute 2/3 of the cost of developement of a comprehensive plan for the growth and developement of a community.

The Federal Government has a contract with the State and the State can contract with local agencies.

He also said that some physical assistance from Tacoma or Pierce County Planning Commission.

Preparing a comprehensive plan is not done hurriedly, and might require eighteen months to twenty-four months by the time Federal Aid was procured.

He said that Federal Aid might be used to forward all the suggestions put forth by Mr. Wiley at the last meeting of the planning commission.

Not eligible for funds are Administration or other day to day activities.

Nine private concerns are recognized by the State as authorized to work on planning, including Harstad & Associates (present engineers on retainer by the Town), and Bud Poole, formely of Pierce County.

Mr. Eveleigh of Pierce County Planning would be satisfactory if he would participate.

Mr. Benson said that cost (including Federal participation) is figured at about $1.50 per capita, but that $3.00 is probably a more realistic figure to produce a planning and zoning ordinance. That would indicate that the cost to Gig Harbor under such a program would be about $1,000.

He emphasized that any plan must be responsive to the wishes of the community, and include Land Use, Street Use, Facilities, Building Codes, Zoning, etc.

As a final suggestion Mr. Benson stated that Aerial Photos from the Puget Sound Regional Transportation Study in Seattle are probably available and should covdr this area.

The meeting adjourned at 10:00 p.m.

Respectfully submitted.

J. Kenneth Hore

GIG HARBOR PLANNING COMMISSION MEETING
July 3, 1962

The meeting was called to order by Bill Reed at 8:10 p.m. in the State Savings building.

Members present: Uddenberg, Bujacich, Reed, Mashburn, Gately and Hore.

Minutes of the previous meeting were read and approved.

Al Gately suggested that we seriously consider professional help on our big job.

After considerable discussion there was a unamimous feeling that no heavy industry should be included in the zoning plan.

Jake Bujacich showed the land use map on which he and Nick Markovich have been working.

The commission discussed this and began laying out areas for zoning.

After considerable progress it was agreed to adjourn to the next meeting to again work on zoning areas of Gig Harbor.

The meeting adjourned at 10:15 p.m.

Respectfully submitted,

GIG HARBOR PLANNING COMMISSION MEETING

Acting Chairman Bill Reed called the meeting to order in the Thurston Building at 8:15 p.m. August 7, 1962.

Members present were Reed, Finholm, Hore, Mashburn and Thurston.

Minutes of the previous meeting were read and approved.

Dick Thurston was directed to talk with Oak Lodholm about maps which might be obtained from the Peninsula Light Company.

As a tentative schedule it was agreed to try to have a roughed-out zoned map by Octobdr 2, 1962. On October 2nd and 16th have a group ~~of interested citizens~~ go over the committee's recommendations for comments and suggestions.

On November 6th the commission should sit with the council to show what has been accomplished.

On November 20th interested local citizens to be invited to sit in.

After that present to the council for public hearings and the drawing of an interim zoning ordinance.

It was agreed that Reed, Gately, Mashburn, Uddenberg and Markovich work on determining areas to be zoned R-1 through R-5 on August 14th.

On the same date Hore, Finholm, Thurston and Bujacich to work on areas to be zoned C-1 through M-3.

Dick Thurston was directed to see about more town maps.

Meeting adjourned at 10:00 p.m.

Respectfully submitted,
J. Kenneth Hore, Sec'ty.

GIG HARBOR PLANNING COMMISSION MEETING

August 21, 1962

Acting chairman Reed called the meeting to order at 8:20 p.m. in the Thurston Building.

Members present were Reed, Finholm, Hore, Uddenberg, Mashburn.

Minutes of the previous meeting were read and approved.

Hore reported on the progress made by Finholm and him at the work session the previous week. Much progress toward definition was reported.

Masburn reported on the work of the committee on residential zoning, which was also moving ahead well.

Hore and Finholm were directed to try to get definitions on uncertain items in the Industrial section from other planning commissions.

The meeting adjourned at 10:00 p.m.

Respectfully submitted,

J. Kenneth Hore, Secretary.

PLANNING COMMISSION MEETING

9-4-62

Bill Reed called the meeting to order at 8:10 p.m. in the Thurston Building.

Members present were Finholm, Gately, Hore, Reed, Mashburn and Uddenberg.

A Gig Harbor Planning Commission letter of thanks to the Peninsula Light Company was read; also correspondence with County Commissioner Geisler regarding information relating to County Planning.

Bill Reed reported on a converstaion with Stan Wiley of the Tacoma Planning Commission regarding building heights, and a possible limit of 25 feet, one and a half stories above the highest abutting land was suggested.

Other suggestions were to allow some accessory uses with homes. Also, it was suggested that we keep our zoning as simple as possible, and as another idea that we increase minimum lot area to 6,000 square feet.

There was a discussion about getting a planner on a part time bases to help us. This led to talk about a budget.

Hore was directed to phone Hendrickson of the Association of Washington cities about our interim zoning ordinace and get some advice. Questions to be asked, How long will it stand up? What if we can't get enough funds for 701 program?

Reed to see Gilbert about using Brian Mills to create a land use plan.

Hore directed to try to interview all the councilmen as to a budget and their ideas about a professional planner. He was to try to explain the 701 program to them at this time.

He was also to phone Paul P. Benson about the 701 program.

Adjourn 9:40 p.m.

PLANNING COMMISSION MEETING

9-18-62

The meeting was called to order at 8:10 p.m. in the Thurston Building by Bill Reed, acting chairman.

Members present were: Uddenberg, Reed and Hore.

Minutes of the previous meeting were read and accepted.

Bill Reed reported that the residential zoning ideas are about completed.

The next meeting will be held Oct. 2, 1962.

It was suggested that the secretary find out if the Town Clerk would notify the Planning Commission on meeting days.

The meeting adjourned at 8:35 p.m.

Respectfully submitted,

J. Kenneth Hore, Secretary.

PLANNING COMMISSION Meeting Oct. 2, 1962

The meeting was called to order in the Thurston Building at 8:10 p.m. by Chairman Nick Markovich.

Members present were Mashburn, Bujacich, Markovich, Gately, Reed, Hore and Uddenberg.

Minutes of the previous meeting were read and accepted.

Bill Reed showed the tentative layout of R-1 thru R-3 zones.

Jake Bujacich reported that the council had budgeted $1,000 for planning.

Bill Reed is to contact planners to come and discuss being employed by the Town of Gig Harbor. First one Tuesday, 10-9-62.

He is to be asked, "How much for the entire program, including 701 participation?
"How much per meeting?
"How much per hour?"

Bill Reed moved, and Bujacich seconded and the commission unanimously approved that the Secretary write a letter to the Highway Commission condemning egress and ingress to Gig Harbor, and expressing the hope that the Planning Commission might work with the Highway Commission in future developement of entrances and exits of Gig Harbor.

Bill Reed volunteered to design stationary for the Planning Commission.

Bujacich and Hore to get together Mon. 10-8-62.

Meeting adjourned at 10:00 p.m.

Respectfully submitted,

J. Kenneth Hore, Secretary.

SPECIAL PLANNING COMMISSION MEETING
October 9, 1962.

The meeting was called to order in the Thurston Building at 8:10 p.m. by Chairman Markovich.

Members present were Gately, Bujacich, Mashburn, Hore and Uddenberg.

Bud Poole was present to present a Planning Proposal, which he did.

He was Planner for Pierce County for seven years, has a degree in planning and has had fourteen years of experience.

In his proposal he agrees to arrange for Federal Participation (the 701 program). (Proposal attached.)

His charge, other than shown on the proposal, would be $7.00 per hour, including hours of preparation.

He said that the Government encourages a three-year program, tied up one year at a time.

Usually the second year costs about 75% of the first year, and the third about 50% of first year.

He said that all subdivision plats must come before the Commission, according to State law.

Other notes:

Plan must precede zoning.

He also recommended plenty of joint meetings between the council and the commission.

Meeting adjourned at 10:00p.m.

Respectfully submitted,

J. Kenneth Hore, Secretary.

PLANNING COMMISSION.

Oct. 13, 1962.

The secretary arrived at the Thurston Building at 8:00 p.m. No other members of the commission were present during the next fifteen minutes.

No meeting.

Respectfully submitted,

J. Kenneth Hore, Sect'y.

PLANNING COMMISSION

November 6, 1962, State Savings Building.

Chairman Markovich called the meeting to order at 8:40 p.m.

Members present were Markovich, Mashburn, Bujacich, Hore, and Thurston.

Minutes of the previous meeting were read and accepted.

The secretary was directed to ask Bill Reed about another planner to address the group.

Further work on the interim zoning ordinance was postponed until the November 20th meeting.

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

J. Kenneth Hore, Secretary.

GIG HARBOR PLANNING COMMISSION
November 20, 1962

The meeting was called to order in the Thurston building at 8:15 p.m. by acting chairman Reed.

Members preset were Gately, Reed, Hore and Uddenberg.

Minutes of the previous meeting were read and accepted.

Bill Reed will get a planner to present his ideas and cost estimates for 1963, including participation in the 701 program. After that we will choose a planner and work with him on the interim zoning immediately, and proceed toward 701 for 1963.

The meeting adjourned at 9:00 p.m.

Respectfully submitted,

J. Kenneth Hore, Secretary.

GIG HARBOR PLANNING COMMISSION
Regular meeting Dec. 4, 1962.

The meeting was called to order by vice-chairman Bill Reed at 8:05 in the Thurston Building.

Members present were: Reed, Finholm, Mashburn, Gately, Hore, and Uddenberg.

Lou St. John and Ron Thompson from Harstad engineers were present to give their ideas on help to be expected from a professional planner.

The minutes of the previous meeting were read and accepted.

Ron Thompson said that Harstad has served Gig Harbor since 1950.
It requires two to two and half months to get 701 approval, that Harstad has base maps of this area up to date, and has in Seattle information to make our land use map.

Bill Reed explained how far we had gotten and the need for an interim zoning ordinance.

Ron Thompson said that the zoning ordinance and other ite must be tied to the comprehensive plan.
Would be happy to spend year drawing such plan, but could provide minimum comprehensive plan, with later revisions very shortly.

Costs:
$2,000 for Fife including 701. (1/3 by Fife)

$5,000 for Ellensburg type of study

Mr. Thompson said that a planning study, to take in future growth, with plan that would be legal, including interim zoning could be ready by May 15th if we started now.

First year probably cost Gig Harbor $700, plus labor, and 701 to total $2,500.

Contract would be with the State. (See minutes of 6-19-62)
Details of worker's task would be outlined by Harstad.

There would be one meeting a month with the planner, 12 meetings per year.

Thompson advised that we choose someone with whom we personally feel we could work, and also suggested that we check his past performance.

Harstad will send a proposal.

Bill Reed reported that Walter Mark Isaac will meet with the Commission Dec. 18, 1962.

The secretary was instructed to talk with the Mayor to bring him up to date on what we are doing, and also to contact Stone and Trowbridge of the Highway department.

The meeting adjourned at 10:00 p.m.

Respectfully submitted,
J. Kenneth Hore, Secretary.

SPECIAL MEETING OF GIG HARBOR PLANNING COMMISSION
WITH TACOMA AND PIERCE COUNTY PLANNERS
December 17, 1962

An informal meeting was held at Homan's Restaurant at noon on Monday, December 17, 1962.

Present were Russ Buehler, Tacoma City Planner, Bob Everleigh, Pierce County Planner, R.K. Danhauser--Chairman Pierce County Planning Commission and Bill Reed, Keith Uddenberg, Al Gately, Dick Gilbert and Kenn Hore from Gig Harbor.

Bill Reed explained what Gig Harbor is trying to do, how we were exploring what might possibly be done in cooperation with Pierce County and Tacoma, both to coordinate our plans and to make money go further.

Russ Buehler said that most of Tacoma's information is about the Airport and he feels that their first step is to work with the County. He would like to go in with the county on a Metropolitan basis. The city has worked with Puget Sound Transportation and Puget Sound Regional. Tacoma will be willing to work with Pierce County and Gig Harbor in a formal or informal way.

Bob Everleigh said that it is very important to consider State Highway 14 and work with the Highway Department on interchanges from the Bridge West. He also thought that Gig Harbor could come out better financially (701 program, etc) if we work together. He would like to see a reginal planning council formed, including the County, Gig Harbor, City of Tacoma, and the Peninsula School District.

Russ Buehler added that it is absolutely necessary that the state acquire all access rights on Highway 14 before any zoning along the highway can be effective.

Next meeting is to be all present parties, plus Paul Benson, State Department of Economic Developement. Probably next Thursady. at 3:4 [illegible] and Planner [illegible]

Respectfully submitted,
J. Kenneth Hore, Secretary.

GIG HARBOR PLANNING COMMISSION
December 18, 1962

Meeting was called to order at 8:10 p.m. in the Thurston Building by Chairman Markovich.

Members present were Reed, Mashburn, Finholm and Hore.

Also present was Walter Mark Isaacs, Planning Engineer.

Mr. Isaacs has been an independent planner for nine months, having previously been planning engineer for Pierce County during which time he worked on road planning in the Peninsula Area. Prior to that he was with the New York City Planning Department for two years.

He is a Graduate of the University of Washington with a degree in Urban Planning. He is also a licensed Civil Engineer.

In the discussion of Gig Harbor's Interim Zoning Ordinance he advised the Commission to keep it simple; preferably in two parts, one covering the single family dwellings, and the other unclassified, making it necessary for potential builders to come before the planning commission to get permission.

He further stated that the Comprehensive Plan should be a two-page brief of intentions and objectives.

The city attorney should sit in on all original planning. He will have to defend the ordinances.

Mr. Isaacs stated that he could provide the simple plan we need for $100, and the simple ordinance for another $100.

After Mr. Isaacs departed, the minutes of the previous meeting were read and accepted as were the minutes of the special meeting of Decmeber 17th.

12-18-62

Bill Reed moved and Harry Mashburn seconded that the Commission retain Walter Isaacs to prepare the interim zoning ordinance and the simple comprehensive plan. It was approved unanimously.

The secretary was instructed to phone Dean Mullin to see if the above motion is legal and if we need to ask the council to approve the expenditure.

It was noted that the next council meeting will be December 27, 1962.

The next commission meetings will be January 8th and 15, 1963.

The meeting adjourned at 10:05 p.m.

Respectfully submitted,

J. Kenneth Hore, Sec'y.

GIG HARBOR PLANNING COMMISSION
January 8, 1963.

The meeting was called to order at 8:00 p.m. in the Thurston Building by acting chairman Bill Reed.

Members present were Bujacich, Uddenberg and Mashburn.

Mr. T.B. Stone and Mr. D.B. Trowbridge of the State Department of Highways were present to discuss ingress and egress on State Highway 14 for Gig Harbor.

After considerable discussion and criticism of the intersection of Gig Harbor-Point Fosdick road and Highway 14 and the Cashion-Smith Real Estate sign, Mr. Trowbridge stated that there are laws to control signs and their intensity.

It was also stated that a curb was to be installed on the county road by the county. A forty-foot median will allow left turns.

Mr. Stone and Trowbridge gave the following reasons for present road conditions:

1) Road mix not proper on existing highway.
2) Mix put down during bad weather
3) Politics took funds for the West End of the Narrows Bridge that were to be used near Gig Harbor.
4) Four feet to be added to width of present roadway and then another roadway of same width to make a four-lane roadway from Olympic Village to Narrows Bridge, and to be constructed first.

Intersection at Pioneer Way and Highway 14 discussed. Maps of present plans to be sent to Commission.

Stone and Trowbridge advised the Commission to decide what they want for an intersection, and go after <u>it</u>, and well within the next three years.

Any correspondence is to be directed to Mr. R.W. Kerslake, District Engineer in Olympia.

The following business was attended to after the departure of Mr. Stone and Trowbridge.

Park, Colman & Rupicks called Bill Reed and would now like to talk with the commission.

Consulting Service Corporation is also interested.

Town Council needs a letter requesting funds to pay Isaacs. Mashburn will write letter in Hore's absence.

Bill Reed will call Isaacs and tell him to go ahead.

The next meeting will be the 15th and it is hoped to have Isaac's plan ready to go.

The park near the water tank was discussed with the idea that perhaps the commission could spark County participation in developement. Mr. Harold Best talked with Bill Reed.

Street and road conditions were discussed.

The meeting adjourned at 10:30 p.m.

Respectfully submitted,

J. Kenneth Hore, Sec'y.

PLANNING COMMISSION MEETING
January 15, 1963

The meeting was called to order at 8:00 p.m. in the Thurston Building by Chairman Markovich.

Members present were Gately, Mashburn, Reed, Uddenberg, Hore and Bujacich.

Minutes of the previous meeting were read and accepted.

Antone and Nick Skansie present the map of their new plat.

The commission decided that they could not come to any decision until a field survy had been made. Uddenberg, Gately, Markovich, Bujacich and Hore were appointed to make the survey Wednesday, January 16, 1962, at noon.

Bill Reed and Antone Skansie are to see either the county of city engineer for information regarding requirements such as turn around in plats.

Bill Reed was to check with Walter Isaacs on progress of the interim zoning ordinance and the comprehensive plan.

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

J. Kenneth Hore, Sec'y.

SPECIAL PLANNING COMMISSION MEETING

January 29, 1963

Vice Chairman Reed called the meeting to order at 8:00 p.m. in the Thurston Building

Member present were: Reed, Uddenberg, Gately, Hore, and Mashburn.

Also present: Walter Isaacs, Mayor Gilbert, Councilmen Bitar, Crum and Kienak, as was Cap Galligan. Bob Eveleigh from the Pierce County Planning Commission came at 9:00 p.m.

Bill Reed introduced Walter Isaacs and outlined the plans for a reginal planning group.

Isaacs said that because of soon-to-be boom and expansion there was need to plan in a larger area than Gig Harbor. The reginnal group could get more funds via the county, Gig Harbor, Tacoma, Washington State and Federal 701 funds.
There has been verbal approval now by all representatives. (See attached outlines and map.

Costs: Total, $65 to $80,000.
Gig Harbor, $600 to $800, plus services of employees for credit. (For example, the town attorney will have to sit in on several meetings.)
Tacoma, $1,000 plus app. $1,800 in services.
The County and Federal Government to supply the rest.
County, $5,000 Aerial photos plus $20,000 staff time.

The Federal Government will match 2 for 1.
Isaacs said that most of Gig Harbor's major planning problems could be solved in 1963. Refinements could be made in subsequent years.

This matter will be further discussed with Isaacs at the next commission meeting. It it is approved at that meeting it could go to the council on February 28, 1963.

The interim zoning ordinance and comprehensive plan will be discussed at the February 4th meeting.

On February 19, 1963 there will be a Public hearing. It should then be adopted and sent to the council for its approval. Dean Mullin is to be at both meetings.

Bill Reed and Dick Gilbert are to attend a regional meeting before the end of the week. Bob Eveleigh will notify as to time and place.

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

J. Kenneth Hore, Sec'y.

GIG HARBOR PLANNING COMMISSION

Feb. 5, 1963

Chairman Markovich called the meeting to order at 8:00 p.m. in the Thurston Building.

Members present were Reed, Uddenberg, Gately, Hore, and Markovich.

Walt Isaacs outlined the plans for presenting the Comprehensive Plan and Interim Zoning Ordinance at the public hearing.

He is to meet with such other members of the commission who can be there with the Town Council on February 14, 1963.

The hearing is to be February 26th, 8:00 p.m. at Goodman School.

Meeting adjourned at 11:00 p.m.

Respectively submitted,

J. Kenneth Hore, Secretary.

SPECIAL MEETING GIG HARBOR PLANNING COMMISSION, Feb. 12, 1963.

Chariman Markovich called the meeting to order at 7:30 a.m. at the Bow and Arrow Cafe.

Members present were: Markovich, Gately, Hore, Bujacich, Reed, Finholm, Mashburn, Uddenberg Mayor Gilbert was also present.

Bill Reed was directed to set up a meeting with Bob Everleigh about the entrance to Gig Harbor. Mayor Gilbert, Uddenberg, Bujacich, Hore, Finholm, Reed and Best are requested to be present.

Nick Markovich asked that it be put in the record that he was opposed to our rushing into the Reginnal Planning Group.

The meeting adjourned at 8:25 a.m.

Respectfully submitted,

J. Kenneth Hore
Secretary.

SPECIAL MEETING OF THE GIG HARBOR PLANNING COMMISSION.

Acting chairman Reed called the meeting to order at 4:00 p.m. February 14, 1963 at the Peninsula State Bank.

Present were: Reed, Hore, Uddenberg, Mashburn, Bujacich.

Frank Porter and Bob Everleigh of Pierce County were also present.

Bob Everleigh stated that he had called Stone of the State Highway, who had said that the State now has only interim plans, including Olympic Village. Only permanent plan is to close off the Burton-Northern Road.

Harold Best stated that he feels that we will need an overpass to serve the Harbor Heights School. He also feels that something is needed at Purdy for the High School. At his conferences the State indicated they had a package plan in mind from the Narrows Bridge to the Kitsap County line.

Bob Everleigh suggested joint thinking with County on the Highway.

He thinks Gig Harbor should send a letter to the State to protect ourselves. (With regard to underpass at Highway and Gig Harbor -- Wollochet intersection).

Porter suggested that the mayor or council or planning commission should send a letter to the state suggesting that they have a representative at our meetings and keep us advised of their plans.

Everleigh presented a revised planning program. (See attached). This is for the regional plan.

Meeting adjourned 5:00 p.m.

Respectfully submitted,
J. Kenneth Hore, Sec'ty

PUBLIC HEARING on Interim Comprehensive Plan and Zoning Ordinance.

Chairman Markovich called the meeting to order in the Goodman School at 8:30 p.m. on February 26, 1963.

Members present were: Markovich, Reed, Hore, Bujacich, Gately, Mashburn,

Represeting the town were Mayor Gilbert, CouncilmanBitar and Austin and Dean Mullin, attorney.

Citizens of Gig Harbor present were: R. Nicolac, H. Kjorli, D. Johnson, O. Larson, Adelle Holmaas, Ras Paulsen, Bob Platt, Dorothy Platt, Ron Ryker.

Walter M. Isaac of Walter M. Isaac and Associates, who had been chosen by the planning commission to draw the comprehensive plan and zoning ordinance, showed a map of Gig Harbor and read the proposed comprehensive plan.

There were no comments or questions except from Mayor Gilbert who asked who made the economic study of a proposed business district. Isaacs said it would be by the individual who wanted to go into business.

One of those in the audience asked why business was confined to one side of the street.

Isaac replied that it would eliminate pedestrians crossing streets. vBetter that the businesses by clustered, and better access to the street could be arranged.

Bill Reed moved that the comprehensive plan be read to the council with the commission's reccomendation for acceptance.
Harry Masburn seconded and the commission unanimously adopted it.

A recess was then declared.

At 8:50 p.m. Walter M. Isaac read the zoning ordinance.

Dick Johnson questioned the setback distance of 50 feet from the center of the road, considering that the street widths vary from 30 feet to 90 feet.

The ordinance was amended to read 50' from the street center or 20' from the line common to the property and the street.

The question of building heights was raised.

It was agreed that a limitiation of 24' overall, including basement, or twelve feet if no basement should apply.

Kenn Hore moved and Harry Masburn seconded that the commission recommend the zoning ordinance as amended to the council. It was unanimously adopted.

The hearing adjourned at 11:00 p.m.

Respectfully submitted,

J. Kenneth Hore, Secretary.

REGULAR MEETING OF THE GIG HARBOR PLANNING COMMISSION, March 5, 1963.

The meeting was called to order in the Thurston Building at 8:20 p.m. by chairman Markovich.

Members present were, Markovich, Hore, Reed and Mashburn, Bujacich.

The minutes of January 29th, February 5th, February 12th, February 14th, and February 26th were read and accepted.

Antone and Nick Skansie appeared to discuss their plat. They were told to prepare a map and show to some of the planning members (Bujacich) for approval and then take to the March 14th council meeting.

Bill Reed was directed to phone Walter M. Isaacs about delivery of the revised Zoning Ordinance in time for the council meeting of March 14th.

Kenn Hore was directed to present the ordinance to the council.

Jake Bujacich moved and Keith Uddenberg seconded that a letter to Kerslake, Stone and Trowbridge of the State Department of Highways about the access at the junction of State Hiway 14 and the Gig Harbor-Wollochet road for the best interests of the Town of Gig Harbor be prepared and sent by the secretary.
All were in favor but Bill Reed.

The meeting adjourned at 9:50 p.m.

Respectfully submitted,

J. Kenneth Hore
Secretary

GIG HARBOR PLANNING COMMISSION
c Regular Meeting March 19, 1963

Chairman Markovich called the meeting to order at 8:15 p.m. in the Thurston Building.

Members present were Markovich, Hore, Gately and Uddenberg.

Ted Land and Jack Harbeston from Consulting Service Corporation were present to discuss activites of the Regional Planning Group.

They compared their approach to planning with an opposite view. They believe in gathering facts, economic data, population figures, and making an analytical presentation of the problem and solution.

Consulting Service Corporation is now starting a plan for Tumwater, they have made economic surveys for some small telephone companies, Kent & Lacey Shopping Center studies. All members have worked on the Puget Sound Regional Transportation Studies.

They feel that $18,000 is not enough money to allow consultants to do a proper job for the regional group.

Also, they suggested that the Gig Harbor Planning Commission tell Bob Everleigh specifically what we want from the Regional Plan.

After their departure the minutes of the previous meeting were read and accepted.

Kenn Hore was elected to represent the Gig Harbor Planning Commission at the Regional Planning meetings.

The meeting adjourned at 10:00 p.m.

Respectfully submitted,

GIG HARBOR PLANNING COMMISSION
April 2, 1963

Chairman Markovich called the meeting to order at 8:35 p.m.

Members present were Hore, Uddenberg, Mashburn, Thurston and Bujacich.

Visitors were Brian Mills and Antone Skansi.

Minutes of the previous meeting were read and approved.

The Skansi plat was discussed and Brian Mills showed drawings of a proposal which would allow for an 80' turnaround at the end of the street leading into the plat.
The Skansis are to stake out Mills' proposal and see if it will work.

Bill Reed moved and Harry Masburn seconded that the commission approved the idea in principal (Mills' proposal), subject to review and approval of the engineer's final drawing.
The motion was voted unanimously.

Secretary Hore read notes on the organizing meeting of the Peninsula Coordinating Committee.

It was suggested that among other things Hore ask the consultants who will be interviewed at the Reginnal meeting how many meetings of the Gig Harbor Planning Commission they would plan to attend if they were hired by the Coordinating Committee.

The meeting adjourned at 10:00 pm.

Respectfully submitted,

J. Kenneth Hore, Sec'ty.

GIG HARBOR PLANNING COMMISSION
April 16, 1963

Chairman Markovich called the meeting to order in the Thurston Building at 8:08 p.m.

Members present were Reed, Gately, Uddenberg, Mashburn, Hore, Markovich and Bujacich.

Antone Skansie was also present.

Skansi plat discussed.

Gately moved, Mashburn seconded and the commission unanimously approved a recommendation that the council accept the Skansie plat and 40 foot street with 20 foot square turning space.

The commission wished to go on record that the motion was approved because the planning and platting of the addition were begun before organization of the Planning Commission.

All subdivisions and plats must come before the commission in the early stages of the planning hereafter.

Uddenberg moved, Bujacich seconded and the commission unanimously approved that the secretary, Hore, be instructed to vote for Consulting Services Corporation at the meeting with the Regional Group.

Reed moved, Gately seconded, and the commission unanimously approved that Bujacich inform the council that the Planning Commission wishes Bryan Mills' title changed to something other than Planning Coordinator.

The meeting adjourned at 9:35 p.m.

Respectfully submitted,

J. Kenneth Hore, Sect'y.

GIG HARBOR PLANNING COMMISSION
May 7, 1963

The meeting was called to order at 8:00 p.m. in the Thurston Building at 8:00 p.m. by acting chairman John Finholm.

Those present beside Finholm were Mashburn and Hore.

Hore reported on progress by the Regional Planning Group and the choice of Consulting Services Corporation as consultants by that group.

John Finholm reported that the Morris family, near the Peninsula Yacht Basin, had been informed by Brian Mills that they could not build in that area because it was zoned commercial.

Hore was instructed to talk with Mayor Gilbert about this.

Mashburn was instructed to see if the comprehensive plan had been filed with the county auditor.

The meeting adjourned at 9:05 p.m.

Respectfully submitted,

J. Kenneth Hore, Secty.

GIG HARBOR PLANNING COMMISSION
J May 21, 1963

The meeting was called to order in the Thurston Building at 8:00 p.m. by Bill Reed.

Members present were Reed, Uddenberg, Mashburn, with Mayor Gilbert and Brian Mills also in attendance.

Minutes of the previous meeting were read and approved.

After discussion Mayor Gilbert set the number of members necessary to constitute a quorum as three.

Upon motion by Mashburn, seconded by Uddenberg, present officers were elected unanimously for a second term.

Discussion of the present Zoning Ordinance, Number 72, Section 7, Establishment of I, Intermediate Use District, it was felt that the ordinance would be clarified by deleting the word "vacant".

It was also felt that the ordinance would be closer to the original intent if in Section 8, R-1, Single Family Zoning District Regulations, part (b) the clause "and provided further that if existing buildings are set back less than the required distance from the street line, a newly constructed building may be built as close to the street line as the other building within the same block" were deleted.

The meeting adjourned at 9:40 p.m.

Respectfully submitted,

J. Kenneth Hore,
Secretary

GIG HARBOR PLANNING COMMISSION
Special Meeting, May 29, 1963

The meeting was called to order at 7:30 a.m. at the Bow & Arrow Cafe by Kenn Hore.

Members present were Gately, Hore, Reed, Bujacich and Markovich. Mayor Gilbert and Councilman Crum were also present.

The meeting was for the purpose of bringing out ideas which should be presented to Consulting Services Corporation on June 4th.

It was agreed that we believe that Gig Harbor should be considered as mainly a residential town, offering unique values in view and marine activity.

Items of concern to discuss with the consultants as suggested were:
Entrance to the town, Easy traffic flow, Parking, Possible location of Town Hall, a possible sign ordinance, possibility of tourist attraction, ideas about a main dock, and our sewer problem.

Bill Reed, Keith Uddenberg, and Kenn Hore indicated that they would be pleased to escort Bruce Howlett, Ted Lane and Jack Harbeston on the tour around Gig Harbor.

The meeting adjourned at 8:25 a.m.

Respectfully submitted,

J. Kenneth Hore
Secretary

GIG HARBOR PLANNING COMMISSION
June 4, 1963

The meeting was called to order at 8:05 p.m. in the Thurston Building by Bill Reed.

Members present were: Reed, Uddenberg, Gately, Hore, Mashburn and Bujacich.

The minutes of the previous meeting were read and approved.

The secretary was instructed to supply a copy of any minutes of special interest to Consulting Services Corporation.

Present from that firm were: Bruce Howlett, Jack Harbeston and Ted Lane, who had met members of the commission at 5:30 p.m. and were driven about Gig Harbor to familiarize them with its physical layout.

Mr. Howlett suggested that we think about the character of the town and try to come up with some concrete ideas, being as specific as possible.

In thinking about these goals we should state both what we want and also what we do not want.

There was a brief discussion about the entrance which has been favored by the Planning Commission. No comment from the consultants, who prefer to wait until results from some of their studies are in.

The secretary was instructed to write the State Highway department and ask how soon they need additional data. Mention about the study which is forthcoming.

In discussing goals, the following were mentioned: Encourage marine visitors and work toward easy access; no heavy industry; tax base; boatels, apartments, etc; location of town hall, advertising signs, tourists, public dock, sewers.

The secretary was instructed to obtain the '61, '62 and '63 census reports for the consultants, the interim zoning ordinance and any other relevant data.

He was also instructed to write a letter thanking them for their attendance and for the dinner which they provided.

Meeting adjourned at 10:00 p.m.

Respectfully submitted,
J. Kenneth Hore
Secretary.

Correction: The matter of blacktopping in front of Steiner's shop shop was discussed. Although two parking spots will be provided immediately in front of the shop, this removes two parking spots from the street and requires the drivers to back their cars into the path of oncoming traffic.
The Planning Commission went on record as believing that this was a very poor practise and questioning why the matter was not referred from the council to the commission.

GIG HARBOR PLANNING COMMISSION

No meetings June 18 and July 2, 1963.

July 16, 1963.

Acting chairman Reed called the meeting to order in the Thurston Building at 8:00 p.m.

Members present: Hore, Gately, Uddenberg, Finholm.

Brian Mills presented plans for remodeling the Reed O. Hunt home, which had been brought to the commission because it is in the Intermediate Zone.

The plans were examined with interest and following discussion, Finholm moved and Uddenberg seconded that the commission indicate its approval by a letter to the council. Unanimous.

A letter from Consulting Services Corporation was read, and the commission agreed with the eight statemts contained therein regarding goals of the town in planning.

The secretary was instructed to write a letter notifying CSC of this.

It was moved by Gately, seconded by ~~Mxxx~~ Finholm and unaminously voted that Hore order a rubber stamp and pad from the Gateway, said stamps to be used to show approval of plans presented to the body.

The meeting adjourned at 9:10 p.m.

Respectfully submitted,
J. Kenneth Hore
Secretary.

GIG HARBOR PLANNING COMMISSION
August 6, 1963

Bill Reed called the meeting to order in the Thurston Building at 8:00 p.m.

Members present were Hore, Reed, Finholm.and ~~Reed~~. Brian Mills was also present.

Minutes of the previous meeting were read and approved.

Brian Mills presented an application of Doran McGuire to build a shop on property which he owns in the North end of Gig Harbor, near the Veteran's Hall.

After considerable discussion, John Finholm moved, Hore seconded and it was unanimously voted that Mr. McGuire should come before the commission to talk with them and to show the plans for his shop.

The secretary was instructed to so inform the council.

Mrs. Ralph Davisson ~~xxxx~~ requested an okay to put a basement under her present house. Finholm moved, Hore seconded, and it was unanimously voted to approve.

The secretary was ~~informed~~ instructed to so inform the council.

Brian Mills said that in discussions with Paul Alvestad, Postmaster, it had been suggested that Rosedale Avenue be considered the East-West line, and a line from the Crescent Valley Creek down the center of Gig Harbor Bay as the North-South line for purposes of numbering houses in Gig Harbor, to eventually replace routes and boxes in the town.

The commission agreed.

The meeting adjourned at 9:20 ~~at 9:20~~ p.m.

Respectfully submitted.
J. Kenneth Hore, Secretary.

GIG HARBOR PLANNING COMMISSION
August 20, 1963

Acting chairman Mashburn called the meeting to order in the Thurston Building at 8:00 p.m.

Members present were Mashburn, Gately, Hore and Finholm.

Also present was Doran McGuire.

Minutes of the previous meeting were read and approved.

Correspondence was read.

Harry Mashburn commented on recreational possibilities in Gig Harbor Bay.

Mr. Doran McGuire explained that his plan is for a double-garage to be used temporarily as a home workshop to prefabricate items for the home which he plans to build on the site. He emphasized that this was not intended to be part of his Rock Shop.

John Finholm moved, Mashburn seconded and the commission voted unanimously that approval be give Mr. McGuire's application.

The secretary was instructed to phone Mr. Kath and so inform him and to write a letter to the town council telling of the commission's approval.

The meeting adjourned at 9:00 p.m.

Respectfully submitted,

J. Kenneth Hore, Secretary.

GIG HARBOR PLANNING COMMISSION
Sept. 3, 1963

Acting Chairman Reed called the meeting to order at 8:00 p.m.

Members present were Reed, Gately, Finholm, Uddenberg, Mashburn.

Pete Hamma presented an application to remodel the Hobby Hut.

Minutes of the previous meeting were read and approved.

The secretary was instructed to check with the Gateway to see if Brian Mills had ordered an approval stamp.

On Hamma's application, Finholm moved, Gately seconded and it was unanimously approved.

Reed so indicated on the application.

Hore was instructed to talk with Mayor Gilbert about news releases on the Planning Commission.

The meeting adjourned at 9:45 p.m.

Respectfully submitted,

J. Kenneth Hore, secty.

GIG HARBOR PLANNING COMMISSION
Sept. 17, 1963

Acting Chairman Al Gately called the meeting to order at 8:00 p.m.

Members present were Hore and Mashburn.

The minutes of the previous meeting were read and approved.

The commission approved an application of Norman Morgan to build a woodworking shop on the East side of ~~Hwy~~ the old Purdy Highway between Austin Street and Pete Hamma's machine shop, subject to Morgan obtaining an application from the Town Clerk. Motion by Hore, seconded by Gately and unamimously passed.

Harry Mashburn moved and Al Gately seconded that the application of Robert Platt to build an addition to The Peninsula Gateway building be tabled until Mr. Platt could produce documentary evidence of the true front property line and the relation of his proposed addition in relation to it. Voted unanimously.

Mr. Oak Lodholm of the Peninsula Light Company showed the commission a plat plan of the proposed additions to the Light Company layout to bring the commission up to date on their plans. He indicated that the company wished to work with the commission on all stages of the developement. He was thanked for his cooperation.

The meeting adjourned at 9:20 p.m.

Respectfully submitted,

J. Kenneth Hore, Secretary.

GIG HARBOR PLANNING COMMISSION
October 1, 1963

Harry Mashburn called the meeting to order at 8:08 p.m.

Members present were Finholm and Hore.

The minutes of the previous meeting were read and approved.

The meeting adjourned at 8:35 p.m.

Respectfully submitted,

J. Kenneth Hore, Secretary.

C[illegible] ANNING COMMISSION
[illegible] 15, 1963

Acting-Chairman [illegible] t the meeting to order at 8:06 p.m.

Members [illegible] Reed, Gately, Hore, and Markovic[illegible] s: Joe Hoots, Nick Skansie.

The sec[illegible] a letter from Mayor Gilbert request[illegible] ning commission to study and pre[illegible] sted ordinace regarding subdivi[illegible] ding condition of streets at the [illegible] bdivision is accepted.

Harry Mashburn was appointed to head the committee, assisted by Hore and Gately.

Kenn Hore reported on the Coordinating Committee meeting.

The secretary was instructed to ask CSC to have a representative at the November 5th meeting to tell us how much they have done to date and give us details on the November 18th public meeting.

Al Gately reported on the Telephone Company open house at his home Monday, Oct. 21, 6 to 7 p.m. All members of the commission were invited, including their wives.

Joe Hoots discuessed with the commission an idea he has about building a group of four-plex, garden type apartments on property which he owns adjacent to the Church of Christ of Latter day Saints. One to be built this year, more later. He will present details for approval or disapproval.

Nick Skansie wished the signature of the chairman on Skansie's plat plan, which had been agreed at the meeting of April 16, 1963. Nick Markovich signed.

The meeting adjourned at 9:10 p.m.

Respectfully submitted,

[illegible] - Fou
[illegible]

GIG HARBOR PLANNING COMMISSION
November 5, 1963

The meeting was called to order in the Thurston Building by acting chairman Uddenberg. at 8:10 p.m.

Members present were: Uddenberg, Mashburn, Gately, Finholm, Hore and Reed.

Visitors were: Jack Harbeston, Consulting Services Corporation; Ken Jones, Pierce County Planning, and Bill Edgbert, a Gig Harbor resident.

Minutes of the previous meeting were read and approved.

Jack Harbeston and Ken Jones discussed the program which would be presented at the first public meeting of the Peninsula Coordinating Committee at Goodman School, Monday evening, November 18th. The purposes and effects of the present study will be outlined.

Harry Mashburn presented a rough draft of the subdivision and street ordinance. Copies were handed out for study.

Harry Mashburn moved, Al Gately seconded and the group unanimously voted to define Height Limit in part ~~xf~~ 8 of Section 8,R-1 of the interim zoning ordinace of Gig Harbor as follows: Height shall be the vertical distance measured from the mean line of the existing grade to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof, and to one-half the vertical distance between the eaves and ridge for a gable, hip or gambrel roof.

The meeting adjourned at 9:55 p.m.

Respectfully submitted,

J. Kenneth Hore, Secty.

Gig Harbor Planning Commission
November 19, 1963

Acting chairman Gately called the meeting to order in the Thurston Building at 8:15 p.m.

Members present were: Gately, Hore and Uddenberg.

Bill Edgbert sat in on the meeting.

The minutes of the previous meeting were read and approved.

A letter from Mayor Gilbert suggesting a report on the activities of the commission for the council was read.

The secretary was instructed to prepare a monthly resume of the activity of the commission for the council.

There was a general discussion of building codes.

The secretary was instructed to ask Pierce County for copies of their Building Code and Plumbing and Wiring codes.

The meeting adjourned at 9:15 p.m.

Respectfully submitted,

J. Kenneth Hore
Secretary.

GIG HARBOR PLANNING COMMISSION
Dec. 3, 1963

Acting chairman Reed called the meeting to order at 8:00 p.m.

Members present were: Reed, Edgbert, Markovich and Mashburn.

Building codes were discussed but no written data was at hand so Bill Edgbert instructed to obtain all information on County and State building codes.

The Uniform Building Codes for small towns was suggested for Gig Harbor, with emphasis on Plumbing and Electrical Codes and enforcement of same.

Subject of city streets and roads brought up but not enough copies of proposed codes available so subject was tabled.

Ken More requested to run off copies of proposed street codes.

Bill Reed said that plans for the new Peninsula Light Company complex will be shown at the meeting December 17th.

Meeting adjourned.

Respectfully submitted

Harry Mashburn,
Acting Secretary.

GIG HARBOR PLANNING COMMISSION
December 17, 1963

The meeting was called to order at 8:00 pm by acting chairman Bill Reed in the Thurston Building.

Members present were: Reed, Hore, Gately, Edgbert, Mashburn and Uddenberg.

The minutes of the previous meeting were read and approved.

Bill Edgbert reported on building codes. He believes the county codes can be adapted by the Town of Gig Harbor, by reference.

Mr. Edgbert was instructed to try to obtain someone from Pierce County or the City of Tacoma to meet with the Planning Commission for a study session.

The Secretary was instructed to invited the mayor and interested council members to the same meeting, and to report commission's progress to the council.
Harry Mashburn's suggestions for roadway and platted subdivision ordinance were studied by the commission.

Mr. Hore reported on the Regional Planning meeting on December 10th.

Mr. Reed asked for approval of the plans of the Peninsula Light Company Complex.

Mr. Uddenberg moved, Mr. Edgbert seconded and the commission unanimously approved the plans.

The meeting adjourned at 10:00 p.m.

Respectfully submitted,

J. Kenneth Hore, Secretary.

GIG HARBOR PLANNING COMMISSION
January 7, 1964

The meeting was called to order by Chariman Markovich at 8:10 p.m. in the Thurston Building.

Members present were Markovich, Gately, Hore, Edgebert, Bujacich, Uddenberg. Read.

Visitors: Les Gilling, Chief Inspector City of Tacoma. Dick Johnson.

The minutes of the previous meeting were read and approved.

Al Gately moved, Jake Bujacich seconded and the Commission unanimously approved the Peter Markovich application.

Jake Bujacich moved, Kenn Hore seconded and the Commission unanimously approved the new Norman Morgan application.

Dick Johnson commented on the proposed subdivision ordinance and made several suggestions. These suggestions have been incorporated in a new draft for future study and discussion.

Les Gillis discussed Building codes. He said the the 1964 edition of the short code would be out in March or April. The short code is good for small towns which do not have a professional inspector, but he recommends adopting the full code and said that the three codes, Uniform Building Code, Uniform Plumbing Code and the National Electrical Code could be adopted by reference.

When asked about fees he said that Tacoma charged $1.50 per square foot for a Building Permit. The average plumbing permit runs about $12.00; $2.00 for the permit and $1.50 per fixture with an average of six per house. A plan checking fee is usually 50% of the building permit fee.

construction
Three/inspections are average; foundation, frame and final.
Plumbing, rough and finished.
Electrical, rough and finished.

Some small towns use combination inspectors, retaining 50% of the fee and paying the same to the inspector for each full inspection. At times the fire chief is used as inspector, since much of the code has to do with fire inspection.

Other towns use the following inspectors:

Fircrest--electrician
Sumner--Fire Chief
Buckly & Orting--retired carpenter
Fife--town clerk

Denial of utility services is not provided in the code.

Summons and warrants hail violators into justice court.

Mr. Gillis said that a Gig Harbor Inspector could work with the Tacoma Inspector for experience. There are also two textbooks published by the International Conference of Building Officials, and there are classes each Spring at the Tacoma Vocational School.

Three fire zones are shown in the code, 1) Business District, 2) Buffer Zone around and 3) All others. We must decide if we want.

We can spell out the roof load.

Condemnation does not fit the Washington law.

Chapters 1 and 2 of the Plumbing Code have a section onf a journeyman licensing law which should be deleted.

The meeting adjourned at 10:05 p.m.

Respectfully submitted,

GIG HARBOR PLANNING COMMISSION
~~February~~
January 21, 1964

After assembling at Judge Thurston's chambers, the meeting moved to the residence of Kenn Hore because the election judges needed the chambers to count the votes regarding the special school election.

Chairman Markovich called the meeting to order at 8:20 p.m.

Members present were Markovich, Reed, Edgbert, Mashburn and Hore.

The minutes of the previous meeting were read amd approved.

The qualifications of a building inspector were discussed for several minutes.

Vic Christensen presented an application to build a car-port and tool shed as an addition to his home. The commission was unable to determine how close the buildings were to the lines.

Reed moved and Edgbert seconded that Christensen re-design his plans and present them drawn to scale.

Hore was authorized to approve the application if regulations were complied with.

The Secretary was instructed to type a new copy of the proposed sub-division ordinance for study at the next meeting.

The meeting adjourned at 10:10 p.m.

Respectfully submitted,

J. Kenneth Hore, Secretary

GIG HARBOR PLANNING COMMISSION
February 4, 1964

The meeting was called to order at 8:00 pm in the Thurston Building by Vice-Chairman Reed.

Members present were Gately, Reed, Hore, Mashburn and Uddenberg.

The minutes of the previous meeting were read and approved.

There was discussion of the proposed sub-division ordinance, after which the secretary was instructed to send a copy of the mayor's letter and the proposed sub-division ordinance to Consulting Services with a covering letter requesting that they meet with us at the next meeting.

The Secretary was instructed to send a letter of thanks to Dick Johnson.

The secretary was instructed to write the Association of Washington Cities for information regarding sub-divisions.

The meeting adjourned at 9:40 pm.

Respectfully submitted

J. Kenneth Hore, Secretary

GIG HARBOR PLANNING COMMISSION
March 19, 1964

The meeting was called to order at 8:15 pm in the Thurston Building by Harry Mashburn.

The proposed plat submitted by Bill Cooper was discussed. It was agreed that the layout seemed to qualify for the proposed plat ordinance now being worked on, but the commission does not presently have authority to accept of reject.

Reuben Berg's re-modeling application was discussed and it was decided that the secretary could okay the application if the location of the property qualifies it.

In discussion of the proposed platting ordinance, it was suggested that section 2.8A be inserted, reading; Any sub-division of four or less lots shall only be required to establish lot lines by a licensed land surveyor.

It was recommended that the county fees be checked for possible use in section 4.3.2.

The meeting adjourned at 9:40 p.m.

Respectfully submitted,
J. Kenneth Hore, secretary

GIG HARBOR PLANNING COMMISSION
April 21, 1964

The meeting was called to order in the Thurston Building at 8:10 p.m. by Nick Markovich.

Members present were Markovich, Finholm, Edgbert, Gately, Hore, Mashburn, Uddenberg.

Paul Babich also attended.

The minutes of the previous meeting were read and approved.

The application of Paul Babich for a building permit was accepted unanimously upon motion by Finholm, seconded by Hore.

The John Dower application was accepted unanimously upon motion by Uddenberg, seconded by Edgebert.

Uddenberg moved, Finholm seconded and the commission unanimously approved that the secretary write a note to clerk Kath saying that the commission approved the Babich and Dower applications and suggesting that he issue the permits.

Mashburn moved and Finholm seconded that the secretary write a letter to the mayor and council requesting the continuance of the Planning Commission and the appointment of Bill Edgbert as Building Inspector. It was voted unanimously.

The meeting adjourned at 9:30 p.m.

PLANNING COMMISSION MEETING OF MAY 5, 1964.

Members present were Edgebert and Hore, from 8:10 until 8:45. No meeting.

GIG HARBOR PLANNING COMMISSION
May 19, 1964

The meeting was called to order in the Town Clerk's office at 8:10 p.m. by Vice Chairman Reed.

Members present were Reed, Mashburn, Edgbert, Hore, Markovich and Bujacich. Al Gately represented the town council.

Minutes of the previous meeting were read and approved.

Following a general discussion of the status of the planning commission the meeting adjourned at 9:20 p.m.

Respectfully submitted,

J. Kenneth Hore, Secty.

GIG HARBOR PLANNING COMMISSION
June 2, 1964

Acting chairman Uddenberg called the meeting to order in the Thurston Building at 8:20 pm.

Members present were Mashburn, Edgbert, Reed, Hore and Uddenberg.

The minutes of the previous meeting were read and approved.

Bill Edgbert and Kenn Hore reported on an application for a building permit by Mr. Al Thomas of Tacoma, house to be built on Grandview Avenue. They reported that Mr. Thomas' plans did not conform with the zoning ordinance of the Town of Gig Harbor because the set-back from the rear lot line was 19' 6" instead of the required 35'. Mr. Thomas had been informed that he could request a variance, which would require public hearings. Mr. Thomas indicated that he would re-design the house to conform with the ordinance.

The meeting adjourned at 9:05 p.m.

Respectfully submitted,

J. Kenneth Hore, Secty.

GIG HARBOR PLANNING COMMISSION
June 23, 1964

Bill Reed called the meeting to order in the Thurston Building at 8:15 p.m.

Members present were Reed, Hore and Mashburn.

Bill Edgbert, Al Gately and Pete Klenak also attended.

Bob Eveleigh and Ken Jones from Pierce County Planning and Bruce ~~Xxxxxxxxx~~ Howlett and Jack Harbeston represented Consulting Services Corporation.

Bruce Howlett reviewed the program of the Regional Planning Group.

The forecast of economy and population showed an increase to 15,000 in 1985 from 5,800 in 1963.

The transportation study is being run ~~the~~ by the Puget Sound Regional Transportation Study.

The land use inventory in blocks not over ¼ square mile has been completed.

Income and spending habits have been studied. There are 42 seasonal homes to 100 non-seasonal.

The Aerial survey resulting in contour maps with 5' contours has been completed.

Discussion revealed the following questions which the Planning Commission should answer about Gig Harbor:

1. What to do about the water front?
2. What about high-rise apartments, and where to locate them?
3. Density. (Size of lots. Vary by area? 9,000'?)
4. How will the town look by 1985? How do we want it to look?
5. How to unify the commercial and government center. Study parking requirements.

During discussion about the rumor that Nick Tarabochia was planning to move two four-unit apartments to Gig Harbor, Harry Mashburn recalled that Nick had once been told that the Planning Commission could do nothing about it.

Keith Uddenberg suggested that Al Gately find out from the Town Attorney if we ~~are~~ can legally reject the apartments by ordinance 72, the interim Zoning ordinance.

The Secretary was instructed to write Mr. Tarabochia that we are sorry that printed forms were not available when he asked ~~from~~for them. Include three and request that he return them.

The Meeting adjourned at 10:50 p.m.

Respectfully submitted,
J. Kenneth Hore, Secty.

GIG HARBOR PLANNING COMMISSION

July 1, 1964

Chairman Reed called the meeting to order in the Thurston Building at 8:05 pm.

Members present were Mashburn, Uddenberg, Reed, H Hore. Bill Edgbert was also present.

Mr. Edgbert presented an application from Nick Tarabochia to move in 4-plexes from Bremerton.

Following discussion, Mashburn moved and Hore seconded that Bill Edgbert notify Nick Tarabochia to show all set-backs from property lines, plans for parking, and present a county health permit before the Planning Commission could approve the permit application.
It was passed unanimously.

After a discussion about building codes, Bill Reed volunteered to try to get a speaker on such codes for the meeting of July 30, 1964, and if so the secretary will be instructed to invite all members of the town council to attend.

The Secretary was instructed to try to obtain two copies of the topographic map for the Peninsula Light Company.

Bill Reed was to check our proposed sub-division ordinance with Pierce County's.

The Secretary was instructed to notify all Planning Commission members about the special meeting of July 14th at 8:00 pm.

The meeting adjourned at 9:50 pm.

Respectfully submitted,

J. Kenneth Hore, Secretary.

GIG HARBOR PLANNING COMMISSION
July 14, 1964

Washburn, Finholm and Hore were presetn by 8:10 pm. There being only three members, not constituting a quorum, there was no meeting.

Also present were Edgebert and Gately.

Planning was discussed.

Respectfully submitted
J. Kenneth Hore, Secty.

GIG HARBOR PLANNING COMMISSION
July 21, 1964

Chairman Reed called the meeting to order ~~in the~~ at 7:45 p.m. Members present were Reed, Finholm, Uddenberg and Hore.

Bruce Howlett and Walter Scott represented Consulting Services Corporation. Bob Eveleigh and Ken Jones represented Pierce County Planning Department.

A letter from the Pierce County Planning Department regarding a proposed golf course and a cemetary ~~was~~ read and discussed.

Since the proposed golf course would lie within the proposed airport hazard zone, it would fit the area.

Opinions on the cemetary were that it would be better near the airport, that the proposed area might be better residential, and there is some question about it's influence on a proposed interchange at the Rosedale underpass.

Bill Reed asked for a special meeting to discuss the golf course and the cemetary proposals to be held Friday morning, 7:30 am, July 24th.

Bruce Howlett from Consulting Services reported that over 90% of the study area is undeveloped. Most of the developement is on the 130 miles of shoreline.

The Gig Harbor shoreline is a special area.

Suggestions for Gig Harbor are:
1) Principal roads could remain the same as they are.
2) Area between the principal road and the w water could be treated as a special district, in which:
   a) Heights are restricted
   b) Uses are controlled
   c) Waterfront and park uses are emph- a sized.
3) Low density single family residential use

4) Apartments might be restricted to the higher elevations.
5) New neighborhood roads should follow the contour of the land.
6) Cluster development might be encouraged.

It was felt that the town would accept a progressive plan. (Long range, moving by reasonable steps.)

The Consultants would like specific statements (goals) to be written in the minutes and a copy of said minutes mailed to them. Reasons for the goals should also be included.

Bruce Howlett agreed to review the proposed sub-division ordinance with regard to regulation on streets.

Bob Eveleight will find out if Gig Harbor c sub-contract with the county engineer for engineering checking on our roads.

The next meeting with the coordinators will be August 18th.

The town council is to be invited to a special meeting of the commission on July 30th.

The meeting adjourned at 9:35 p.m.

Respectfully submitted.

J. Kenneth Hore, Secretary.

GIG HARBOR PLANNING COMMISSION
Special meeting
July 24, 1964.

Bill Reed called the meeting to order at 8:00 am, at George's Broiler.

Members present were Reed, Uddenberg, Hore, Finhol m, Edgbert.

After discussion of the proposed golf course Finholm moved, Reed seconded and it was unanimously voted that the Secretary write a letter to the Pierce County Planning Departmet stating that the Gig Harbor Planning Commission has no objection to the proposed use.

After considerable discussion about the proposed cemetary, with no agreement, Uddenberg moved, Reed seconded and it was unanimously voted that the meeting be adjourned until 7:30 am Wednesday morning, July 29, 1964, at George's Broiler.

Respectfully submitted,

J. Kenneth Hore, Secretary.

GIG HARBOR PLANNING COMMISSION
Special meeting, July 29, 1964.

Chairman Reed called the meeting to order at 8:00 am at George's Broiler.

Members present were Reed, Uddenberg, Hore, Finholm and ~~Xxxxxx~~. Gately.

After considerable discussion about the proposed cemetary, it was moved by Uddenberg, seconded by Finholm and voted ~~xxxxxxxxxx~~ by the majority that:

The Gig Harbor Planning Commission go on record as opposing the re-zoning to allow a cemetary at the Northwest corner of State Highway 14 and the Gig Harbor-Rosedale road, because this area is a logical one for expansion for the Town of Gig Harbor and the subject 80 acres is too large an open space to be absorbed by the town and therefore it will block expansion of the town to the West.

For: Uddenberg, Finholm, Hore.
Against: Reed.

The Secretary was instructed to write a letter to the Pierce County Planning Department stating our views on this and the golf course.

The meeting adjourned at 8:25 am.

Respectfully submitted,

J. Kenneth Hore, Secretary.

GIG HARBOR PLANNING COMMISSION
July 30, 1964

Chairman Reed called the meeting to order at 8:05 p.m. in the Thurston Building.

Members present were Reed, Uddenberg, Finholm, Hore and Edgbert.

Mayor Secor and Councilman Bunch also attended.

Mr. Gillis and Mr. Murphy of the Tacoma Building Inspectors office were also present.

In order to give Mr. Gillis and Mr. Murphy as much time as possible, all regular business, including the reading of minutes was cancelled.

Chairman Reed explained our needs to Mr. Gillis and Mr. Murphy.

Mr. Gillis said that the Uniform Building Code, used by the City of Tacoma, is actually a compilation of minimum standards. All towns and cities in Washington use it except Seattle, which has its own and Gig Harbor and Eatonville, which have none. Normally an electrician or plumber does the inspecting in small towns; and the clerk issues the permits. ?

The code provides a standard of construction, and it should be remembered that what one property owner does affects his neighbors.

Mr. Reed asked how we would adopt this.

Mr. Gillis said that it should be introduced to the council for a first reading. At that time a committee should be appointed by the council to work out the objections. House builders will be the biggest objectors. Answers to them will be found in "Dwelling House Construction", a pamphlet excerpted from the larger volume.

The code is written by the building inspectors of over 1300 cities. Plan inspection service is provided by the International Conference of Building Inspectors for 1/2 the regular fee charged by the towns or cities. This group is the body compiling the Code. Annual dues to belong is $35.00.

Changes to be made in the code are:

1) The fee schedule. (Tacoma charges on an area basis. On a frame building $1.50 per 100 square feet, not including plumbing and electrical inspections.) It was recommended that Gig Harbor adopt some schedule similar to Tacoma or Pierce County.
2) Name the Fire Districts. The Washington Survey and Rating Bureau will help.
3) Name the snow load. (Twenty-five pounds is univeral in Western Washington.)
4) If we wish to adopt the appendix, it must be done separately.

The county has only fire zone three.

If there is something in the ordinance which will not be enforced, delete it by amendment.

A Board of Review is provided in the Code.

Mr. Murphy said that the Uniform Plumbing Code was first started in Los Angeles in 1934. It is used in 40 Washington Cities, Pierce County and in 14 Western States. The Dues here are also $35 annually.

Gig Harbor should be able to get inspection help from the Pierce County Commissioners.

Suggested fees: $2.00 permit, and $2.00 for each fixture. (Fixtures is anything with a waste.)
Tacoma has amendments, althouth it tires to hold them to a minimum.
Pierce County has no amendments.
Ruston uses a local plumber for inpector.
two inspections, rough and finished.
There being no further questions or discussion, the meeting adjoured at 10:00 p.m.

GIG HARBOR PLANNING COMMISSION
August 4, 1964

Bill Reed called the meeting to order in the Thurston Building at 8:15 p.m.

Members present were Uddenberg, Finholm, Reed, Edgbert.

Mayor Secor and Councilman Gately also attended.

Mrs. Sidney appeared to request that the property on the Northwest corner of The Rosedale Road and Harborview West be rezoned commercial.

Uniform Building and Plumbing Codes were discussed.

Uddenberg moved, Finholm seconded, and it was unanimously voted that they be presented to the council for their consideration at the next regular meeting. A building fee of $1.50 per square foot and a plumbing fee of $2.00, plus $2.00 per fixture was also recommended.

Edgbert was instructed to obtain the necessary copies of the codes.

The secretary was instructed to write an accompanying letter to the council.

The meeting adjourned at 9:35 p.m.

Respectfully submitted,
J. Kenneth Hore, Secty.

GIG HARBOR PLANNING COMMISSION
August 18, 1964

Chairman Reed called the meeting to order at 8:10.

Members present were Reed, Finholm, Hore, Mashburn, Uddenberg and Edgbert.

Also present were Al Gately, Bruce Howlett, Monte Scott and Bob Eveleigh.

The Minutes of the previous meeting were read and approved.

The meeting was then turned over to Bruce Howlett of Consulting Services who said that The Gig Harbor Planning Commission must formulate goals. (Statement of principles or policies to be followed in the developement of Gig Harbor.)

Street patterns, height restrictions, Land use, Open space (Lot size). (Average size on the Peninsula is 21,500 square feet.)

Height restrictions on the waterfront. Multiple dwellings on the waterfront. Yes, we would permit a limited amount of multiple family dwellings; low, garden-style duplexes, etc. Restrict heights so that they would not block the view of the bay. They should be contiguous to commercial areas.

Density restrictions may be controlled by establishing space around apartments. The Types of buildings, single-family, duplex, etc., can be controlled.

Height restrictions can be set differently in different areas. They can be shown on a map. (It was suggested that this be written up as a goal.

Other goals. Keep main arterials as they are and keep same speed. What about principle roads into town? Shopping areas, commercial areas, industrial areas. Light industry, warehousing, small machine shops, commercial laboratories

A unified civic center was suggested, close to the shopping center.

Open space was suggested as a goal with a minimum of 10 acres per 1000 people.

Keith asked for information regarding access to the town. Consulting Services promised to bring to the next meeting with them, which shall be on September 28, 1964.

Bill Edgbert reported on a request by Reynolds near the Catholic Church to build a carport and add a bedroom. Edgbert told him to bring his plans to the next planning commission meeting.

A letter from the Bothle Planning Commission was read, asking for an opinion about Consulting Services.

The secretary was instructed to write a letter in reply, stating that we had not worked with them for very long but we were satisfied with them so far. (Done August 24th.)

The secretary was instructed to write letters of thanks to Mr. Gillis and Mr. Murphy. He requested assistance from Mr. Edgbert. The letters will be written when the building and plumbing codes have been adopted.

The meeting adjourned at 10:05 p.m.

Respectfully submitted,
J. Kenneth Hore, Secty.

GIG HARBOR PLANNING COMMISSION
September 15, 1964

Chairman Reed called the meeting to order at 8:15 p.m.

Members present were Reed, Uddenberg, Finholm, Hore and Gately.

The following ideas were generally agreed on:

I Gig Harbor should be a strong residential community with retail commercial facilities sufficient to serve not only the town but the trading area surrounding and with limited industrial growth.

II Expansion; adding the East Side, Shoreacres, to Highway 14, etc., is desireable over the long run.

III In order to make Gig Harbor attractive, the following is needed:

A Adequate sewage treatment plants.
B Storm drains.
C. Good road and streets, well maintained.
D Parks and other open space.
E Street beautification.
F Maintaining the character of the Harbor.

IV Residential Development:

A The predominant single family residential character of Gig Harbor is desireable and should be continued. However, future allowance should be made for some multi-family residential development within the community.

B Multi-family dwellings can be allowed in residential areas, but must conform to height restrictions of the area and have adequate open space.

V Commercial Development:

A Attractive
B Convenient
C Have adequate parking
D Be Safe
E Easy to find.

VI INDUSTRIAL:

A Limited Industry
B Light Industry
C No odors
D No noise.

VII OPEN SPACE:

A As many open spaces as possible
B Use streets that dead-end on the bay for small open spaces
C Have both pedestrian and automotive.

VIII PRINCIPAL GOALS

(The Harbor and the surrounding shore area are undoubtedly the most important aspects of the town. This is the focus around which much of the development has occurred; it is the location of some of the basic employment of community residents; and it is the key of the unique beauty which sets Gig Harbor apart from other communities. Maintaining and enhancing the quality of this area is essential and, therefore, a primary goal in planning for the future of Gig Harbor.)

A The shore road drive around the Harbor should be maintained on its present alignment so as to slow traffic and provide leisurely views of the Harbor.

B Maximum development of parks, view points, and open spaces along the shore area should be encouraged, utilizing whatever assistance may be available from other levels of government to qugment the resources of the town.

C Land uses between the shore road and the water should be controlled and limited in location.

D The heights of structures which are erected between the shore road and the waterfront should be limited so as to permit maximum view of the water.

E The development of unified facilities to provide for the fishing industry of the town should be encouraged.

F The development of facilities for pleasure boats should be considered, permitting visiting boaters to go ashore and shop. Such facilities could be incorporated with the unified fishing development outlined above.

The secretary was instructed to have 25 copies of these minutes prepared for the next meeting with the consultants on September 28th.

The meeting adjourned at 10:00 p.m.

Respectfully submitted,

J. Kenneth Hore, Secty.

PLANNING COMMISSION
September 28, 1964

Chairman Reed called the meeting to order at 7:40 p.m.

Members present were Reed, Finholm, Hore and Uddenberg.

Also present were Jack Harbeston and Monte Cargen from CSC and Ken Jones from Pierce County Planning.

The secretary was instructed to write the town clerk as soon as Ken Jones supplied tally sheets to determine how much time the town employees had spent on the 701 program.

Hore was designated to represent the Commission at the Oct. 6th hearing on the cemetary proposal. It was suggested that the commission be represented to be opposed at this time, especially since consulting services and the reginnal commission will not have a comprehensive plan for another 60 days.

Discussion of the planning goals elicited the following:

on 1, Requires additional 5 acres of commercial area. Is this realistic?

2 Too ambitious? Good to annex as much as possible as soon as possible, to expand the tax base.

3 OK

4 Eventually must face the problem of locating high density areas.

5 OK

6 Ok

7 Can get 701 funds.

8-G Height restrictions to protect view of adjacent properties.

General comments:

The more explicit the better in zoning.

Need more than 1 zone for multi-family dwellings. (Density and height.)

Hi-rise apartment area or areas preferably on brow of the hills.
Transitional zones can be buffers adjoining the shopping areas, 150 to 200 feet in depth, allowing multi-family with medium density.

Work on goals 1 & 2 for the next meeting with CSC on Oct. 20th.

Discuss urban renewal, civic center, and possible marina.

The meeting adjourned at 10:25 p.m.

Respectfully submitted,
J. Kenneth Hor-, Secty.

GIG HARBOR PLANNING COMMISSION
Oct. 6, 1964

Chairman Reed called the meeting to order at 8:00 p.m.
Members present were Reed, Markovitch, Finholm and Hore.
The minutes of the previous meeting were read and approved.

The following ideas were discussed:

1. Encourage an attractive commercial area, somewhat unusual, attractive to oursiders in a way that is not true with the ordinary shopping center.

2. Expansion of town not critical if county zoning in the area surrounding meshes with Gig Harbor's. Expansion not to be opposed, but let those outside ask to come in.

3. What about public participation in meetings at this time?

4. Make this a good place for Gig Harborites to live.

The meeting adjourned at 10:00 p.m.

Respectfully submitted,

J. Kenneth Hore, Secretary.

GIG HARBOR PLANNING COMMISSION
October 13, 1964

Chairman Reed called the meeting to order at 8:00 p.m.
Members present were Reed, Hore, Rinholm and Uddenberg.
Also present were Ken James, Senior Field Representative of the Federal Program of Urban Renewal and Corey Richmond, Department of Urban Renewal, Tacoma.
Mr. Ed Bunch of the Town Council also attended.

Mr. James: The program operates under state law. A municipal government carries on urban renewal when it is determined that blight exists. It can be financed with Federal assistance but this is not required. Rehabilitation is a goal.

The program is limited by the financial ability of the community to stand 25% of the net cost, and more particularly by the community's desire to carry on other plans; planning, zoning, codes, etc.

Types of programs:
1. Clearance
2. Open and available for redevelopment
3. Rehabilitation program
4. Spot clearance
5. Conservation (Save as many buildings as possible)

Net project cost: Difference between gross costs and returns. Non-cash grants in aid can be counted as funds. (Sewers, sidewalks, schools and parks can count.)

1. The finished area must be a stable area.
2. The program must not be too large for the community to finance.
3. There must be an adequate market for the land and the type of land. (A two or three block project was suggested.)

Mr. Corey Richmond:

1. The citizens have to request the program.
2. The community must have a workable program, with acceptable codes, being enfoced.
3. Must have community support and participation.

There are three steps (or tools):
1. Individual enterprise, or
2. Code enforcement, or
3. Urban Renewal. (Land can be assembled by right of eminent domain.)
   Owners can participate by bringing their properties up to the standards of the plan.

Ex: $50,000 for survey

$780,000	for project
80,000	result from sales
$700,000	

700,000
$750,00 One-fourth share $187,500.

Can be financed as shown in following esample:
1. Some by non-cahs grants in aid ($87,500)
2. $100,00 cash, budget @ $25,000 per year.
3. Bond issue.

The program nees an Urban Renewal Director repo: rting to the mayor. (Pay him plenty.)

A feasibility study is the first step. This can be done by consultants with money from these funds.

There is money available for code enforcement. (See section 301 of Public Law 88-560.)

The meeting adjourned at 10:30 p.m.

Respectfully submitted,

J. Kenneth Hore, Secretary.

GIG HARBOR PLANNING COMMISSION
October 20, 1964

Chairman Reed called the meeting to order at 8:00 p.m.
Members present were Finholm, Hore, Reed and Uddenberg.

The minutes of Oct. 6, and Oct. 13 were read and approved.

After discussion of ~~th~~ Urban Renewal it was agreed that Bill Reed contact Mayor Secor about a ~~mmmx~~ dinner meeting to be attended by the commission, the council and the consultants to discuss urban renewal and a feasibility study.

The next meeting on November 10th will be a public meeting to sample public reaction to our progress. Consultants and County Planners to attend.

The secretary was instructed to prepare publicity for the Peninsula Gateway.

The meeting adjourned at 9:10 p.m.

Respectfully submitted,

J. Kenneth Hore, Secretary

GIG HARBOR PLANNING COMMISSION
November 10, 1964

Chairman Reed called the meeting to order at 8:00 p.m.

Members present were Reed, Hore, Uddenberg, Mashburn, Finholm and Edgbert.

Al Gately represented the council.

Ken Jones from County Planning; Monte Calgren, Jack Harbeston and Bruce Howlett from Consulting Services, and Einer Syvertsen from the State Department of Commerce and Economic Development also attended.

Interested residents of the town were Mr. and Mrs. Ackerman, Mr. and Mrs. Myron Wise, Mr. Jack Witherspoon, Mr. Rod Ryker and Mr. Floyd Brewer.

The mayor and council of Port Orchard attended.

Mr. Reed called upon Mr. Hore to give a brief history of the Gig Harbor Planning Commission and its relationship with Consulting Services Corporation.

Mr. Reed then reviewed the goals of the proposed plan.

Mr. Howlett spoke on the population forecast and how it had been calculated.

Mr. Harbeston spoke on the economic study and its part in the community development.

Mr. Howlett then spoke on transportation; roads and streets.

Mr. Calgren sketched the Gig Harbor characteristics, including land use.

Mr. Howlett pictured the future development of the town via the goals and reviewed the proposed access to the town. He elaborated on streets, location of commercial areas, location of residential and multi-family

He emphasized the importance of retaining the character of the prime asset of the town -- the harbor.

Mr. Harbeston said that existing and proposed shopping areas should be adequate for ten years.

Mr. Howlett said that space requirements per dwelling unit wer vital.

He emphasized that INACTION IS JUST AS DECISIVE AS ACTION, and the town must take steps of progress and control.

After general discussion Chairman Reed gave the wrap-up, saying that this meeting was one of a series held to get the reactions of the residents and thanked all for attending.

The meeting adjourned at 9:50 p.m.

Respectfully submitted,
J. Kenneth Hore, Secty.

GIG HARBOR PLANNING COMMISSION
Nov. 17, 1964

Chairman Reed called the meeting to order in Honan's Cafe, Tacoma, at 7:30 p.m.

Members present were Uddenberg, Mashburn, Finholm, Reed, Hore and Edgbert.

Also present were Mayor Secor and Councilmen Bunch, Bujacich, Kjorli, Gately, Klenak.

Bruce Howlett represented Consulting Services Corporation.

Since the meeting was called to discuss Urban Renewal, Mr. Howlett reviewed the goals of the Gig Harbor Plan and spoke on what to do in the future to keep the character of the town.

Passive planning will accomplish this over a long period. Urban Renewal might speed up the process.

A first step would be a feasibility study which could be financed through federal funds. In any urban renewal project the federal government finances two thirds of the net loss on the project. Capital improvements in the subject area can count as part of the town's share of the finances.

The planning commission recommended unanimously to the council that a feasibility study be initiated.

A letter will be sent to the council stating this recommendation.

It was agreed that a joint meeting of state, county and other interested officials to discuss ingress and egress would be a good idea. The secretary was instructed to try to institute such a meeting for the evening of December 1st.

The meeting adjourned at 9:30 p.m.

GIG HARBOR PLANNING COMMISSION
Dec. 1, 1964

Chairman Reed called the meeting to order at 8:00 p.m.

Members present were; Reed, Markovich, Finholm, Edgbert. Al Gately represented the council.

Ed Hoppen was a visitor.

Bill Edgbert reported that Dick Johnson asked for a variance on setbacks on lots in his plat on Peacock Hill; tracts A*B*C*D.

Mr. Edgbert is to look up just cause for a variance permit as used by Pierce County.

Nick Markovich ~~asked for a~~ variance for a triplex above the shopping center. Not needed because of location.

Bill Reed was to write Ken Jones of Pierce County Planning that it is alright to invite interested citizens to a meeting of the State Highway Department on road planning for the Peninsula.

ZONING FOR GIG HARBOR, sent us by Jack Harbeston may be printed in the local paper.

Anti-trailer section in the new zoning ordinance?

Have Kenn Hore find out if this will be in the new ordinance?

Meeting adjourned at 10:oo p.m.

Respectfully submitted,

John B. Finholm, acting secretary.

GIG HARBOR PLANNING COMMISSION
December 15, 1964

Acting Chairman Uddenberg called the meeting to order at 8:00 p.m.

Members present were Uddenberg, Hore, Markovich, Mashburn and Edgbert.

Also attending was Bill Krabler from the Gateway.

There was discussion of Intermediate and General Use districts, parking, Peninsula Auto Parts Building (proposed), and possible development of a center in the area from the Post Office to Pioneer Avenue.

Dick Johnson's request for variances of setbacks on the first four lots of his development evoked much discussion. Mr. Edgbert indicated that he recommends allowing the variances.

Harry Mashburn moved that the commission allow the variances requested by Mr. Johnson on tracts B,C and D, and on Tract A subject to revision of the rear line of A to correspond with county zoning.
Motion died for lack of a second.

Mr. Edgbert requested that the secretary try to ascertain what set-backs will be in the new zoning ordinance.

The meeting adjourned at 10:00 p.m.

Respectfully submitted,
J. Kenneth Hore, Secty.

GIG HARBOR PLANNING COMMISSION
January 5, 1965

The meeting was called to order at 8:05 pm by Chairman Reed.

Members present were Finholm, Mashburn, Uddenberg, Hore, Markovich and Edgbert.

Also present were Dick Johnson and Bruce Howlett.

The matter of granting variances on Dick Johnson's property was reviewed.

Chairman Reed reviewed the problem.

Mr. Johnson presented maps showing the four subject tracts with proposed setbacks, plus topography and rough draft of the first sub-division.

He would like to knwo the requirements for roads in sub-divisions. He suggested that a 24 foot road width, plus ditches, cuts, fills, etc., might be useable.

He would like to know specs. (Ditch-run gravel ballast, gravel top, black top, and if so, what kind.)

Mr. Uddenberg moved and Mrs Mashburn seconded that the secretary should write a letter saying that the Planning Commission approves Tracta "A" as shown on the accompanying sketch. Unanimous.

The chairman instructed the secretary to write a letter to Ken Jones of Pierce County Planning saying that we will be glad to hear from them at an early date as to when the state highway dept will be at the regional meeting and the secretary is to inform the council of the reply.

The meeting adjourned at 9:50 p.m.

GIG HARBOR PLANNING COMMISSION
January 19, 1965

Chairman Reed called the meeting to order at 8:05 p.m.

Members present were Reed, Hore, Finholm, Mashburn, Markovich and Edgbert.

Minutes read and approved

A letter from Dick Johnson requesting platting specifications was read.

Chairman Reed appointed Harry Mashburn and Bill Edgbert to finalize the sub-division ordinance.

A check is to be made with Dean Mullin and Walt Isaacs as to the map which accompanied the comprehensive plan and zoning ordinance.

The secretary was instructed to write Dick Johnson that the Planning Commission is trying to push through the platting and sub-division ordinance.

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

J. Kenneth Hore, Secty.

GIG HARBOR PLANNING COMMISSION
February 2, 1965

Chairman Reed called the meeting to order at 8:00 p.m.
Reed, Hore, Edgbert, Markovich.
The minutes of the previous meeting were read and approved.

After discussion about plats and subdivisions, Bill Reed said that he would contact Harry Mashburn to find out how he is coming.

It was agreed to hold future meetings at 7:30 p.m.

The meeting adjourned at 8:40 p.m.

Respectfully submitted,

J. Kenneth Hore, Secty.

GIG HARBOR PLANNING COMMISSION
February 16, 1965

Chairman Reed called the meeting to order at 7:35 p.m.

Members present were Reed, Hore, Edgbert, Mashburn, Gately, Markovich.

Bill Cooper was also present.

Minutes approved.

Mr. Cooper wished to discuss the possibility of his building an eight or ten unit apartment on the top of the hill behind his present house.

There was a difference of opinion among the members present as to the classification of this location and the secretary was instructed to try to obtain an official copy of the map which was recorded with the interim zoning.

No decision was made at this time.

The secretary was instructed to write a letter to Consulting Services Corporation to find the status of our plan and to indicate that we want to share their ideas. Also he was asked to request the return of the standard plans for roads and streets which had been submitted to them by Harry Mashburn. Indication of our concern about the program coming to a conclusion and our part in it and our concern as to whether or not we might have to pay for further consultation is to be indicated also.

Mr. Mashburn's platting regulations are to be submitted to CSC with a letter requesting that they look at them and either return with notes or bring down for discussion.

The meeting adjourned at 9:45 p.m.

Respectfully submitted,
J. Kenneth Hore, Secty.

PLANNING COMMISSION
March 2, 1965

Chairman Reed called the meeting to order at 7:45 p.m.

Members present were Reed, Hore, Markovich, Uddenberg and Mashburn.

Mr. and Mrs. Rod Ryker also attended the meeting.

Minutes of the previous meeting were read and approved.

Correspondence with Consulting Services and Walter Isaacs was read.

The Rykers wished to discuss with the commission the possibility of building another four-plex on the same property as the one now existing and to provide a swimming pool for both units.

When it was pointed out to Mr. Ryker that this was zoned residential he referred to the present zoning ordinance and the section that says that if other than residential is now on a piece of property a similar use can be made of the property.

The commission took the matter under advisement.

The secretary was instructed to search the clerk's office for the map to the comprehensive plan.

Mr. Reed will talk with attorney Cavanaugh to see if he has the map.

The question was raised as to the question of whether or not the property south of Union Fuel was commerciall. No ruling.

The next meeting will be March 9th at 7:30 p.m.

The proposed plan was read aloud.
The meeting adjourned at 9:45 p.m.

PLANNING COMMISSION
Gig Harbor, March 9, 1965

Chairman Reed called the meeting to order at 7:40 p.m.

Members present were Reed, Hore, Markovich, Ed Edgbert, and Uddenberg.

Councilman Bujacich also attended.

The minutes of the previous meeting were read and approved.

After discussion of the missing map, and agreement that Reed should consult with the town attorney, there was further disdussion of the Cooper and Ryker problem.

No action could be taken since this was a special meeting and therefore an illegal one in which to take action.

Discussion of the new plan brought a general agreement that new lots should be not less than 10,000 square feet. This then raised the question as to how much land should be required per unit in a multi-family unit.

The secretary was instructed to write a letter to the mayor and council telling of our need to consult with the town engineer about platting and sub-division regulations. He was also instructed to bring a copy of the 1965 budget to the next meeting.

The meeting adjourned at 10:10 p.m.

Respectfully submitted,
J. Kenneth Hore, Secretary

GIG HARBOR PLANNING COMMISSION
Regular meeting March 16, 1965

Chairman Reed called the meeting to order at 7:45 p.m.
Members present were Reed, Uddenberg, Markovich, Edgbert and Gately.
Also Attending were Councilmen Bujacich and Kjorli.
Ken Jones and Bob Eveleigh from Pierce County Planning and Bruce Howlett from CSC were also in attendance.

A meeting of the old commissioners with Walt Isaacs to recreate the map showing zones for interim zoning was discussed. It was agreed that the map should be submitted to the council for their approval at their next meeting. The map is to be presented by Bill Reed. (Six copies)

Cooper's request was discussed.

The preliminary ideas for new zoning was studied. The following ideas were brought forth: One or more zones for apartments. What about water front apartments & high rise to conform with contours? Waterfront commercial zone.

The possibility of a questionaire regarding apartments and their zoning was considered.

Mr. Edgbert suggested that any building over one story should come before the planning commission.

Mr. Howlett will submit points to consider.

The meetting adjourned at 10:45 p.m.

Respectfully submitted
William Edgbert, acting secretary.

SPECIAL MEETING
March 24, 1965.

Chairman Reed called the meeting to order at the Bow & Arrow cafe at 7:30 a.m.

Members present were Reed, Markovich, Uddenberg, Gately and Hore. (All members of the original commission drawing up the interim zoning ordinance.)

Bill Reed presented the map as re constructed by Walt Isaacs.

Markovich moved that the map be presented to the council for their approval, noting that it as nearly like the original as the members can remember.
Uddenberg seconded the motion and it was adopted unanimously.

The meeting adjourned at 7:47 a.m.

Respectfully submitted.

J. Kenneth Hore
Secretary.

GIG HARBOR PLANNING COMMISSION
April 6, 1965

Chairman Reed called the meeting to order at 8:00 p.m.

Members present were Reed, Mashburn, Markovich Hore, Finholm and Uddenberg.

Councilman Bujacich also attended.

Minutes of the previous meeting were read and approved.

Reed brought Finholm up to date of the activity of the Planning Commission during Finholm's absence.

Discussion of R-1, Single Family; R-2, Duplex; and R-3, Tri-plex and larger was concluded with the agreement to meet at 7:30 a.m. April 8, 1965 to drive around Gig Harbor and attempt to outline the above-noted areas on a map.

The meeting adjourned at 9:30 p.m.

Respectfully submitted.

J. Kenneth Hore, Secretary.

GIG HARBOR PLANNING COMMISSION
Special meeting April 9, 1965.

Reed, Markovich and Hore met at 7:30 a.m. Reed could not stay because of a previous engagement.

Markovich and Hore drove around Gig Harbor and marked the accompanying map as they felt might be most desireable for the town.

Since there was not a quorum this cannot be called a regular meeting although part of the purpose was achieved.

Respectfully submitted,

J. Kenneth Hore,
Secretary.

GIG HARBOR PLANNING COMMISSION
April 20, 1965

Chairman Reed called the meeting to order at 8:00 p.m.

Members present were Reed, Mashburn, Finholm, Hore.
Also present were Edgbert, Gately, Kjorli and Bujacich.

The minutes of the previous two meetings were read and approved.

A letter from Bruce Howlett ofc CSC was read regarding plats and subdivisions. Harry Mashburn said that he had answered it.

The map of residential zoning prepared by Markovich and Hore was passed around among the members.

After a lengthy discussion about the proposed wharf it was agreed that the members would study the map together with the proposed zoning ordinance prepared byCSC.

Jake Bujacich presnted plans and a plot plan for an eight-unit, 2-story apartment to occupy the area where the old Gateway office formerly was.

Upon motion by Mashburn, seconded by Finholm, it was unanimously agreed to approve the application.

The meeting adjourned at 9:25 p.m.

Respectfully submitted,
J. Kenneth Hore, Secretary.

GIG HARBOR PLANNING COMMISSION
May 4, 1965

Chairman Reed called the meeting to order at 8:00 p.m.

Members present were Reed, Uddenberg, Hore, Mashburn and Finholm. Also present were Markovich, Gately and Howlett.

Minutes of the previous meeting were read and approved.

The plats and sub-division proposals were read and compared. It was agreed to use Mashburn's cover, which is a synopsis of the proposal and to incorporate other ideas of his in the final ordinance.

Howlett will confer with attorney Cavanaugh on the final version.

The proposed zoning ordinance was read through page 11. Paragraph 3 in R1 was deleted.

Row houses, in paragraph 4, R2 was limited to six.

Under Transitional Uses -R1 District, the first sentence was changed to read, "In a Residential District on a lot not over 100 feet wide, which:"

Paragraph (1) was changed to read, " Two-family dwellings, provided there shall be at least 9,000 square feet of lot area..." (Instead of 18,000)

Page 11, 4.6 HEIGHT. Height in an R2 district was changed to be the same as in an R1 district.

It was agreed that more thought should be given to trailers.

Meeting adjourned at 10:45 p.m.

Respectfully submitted,

GIG HARBOR PLANNING COMMISSION
May 18, 1965

Chairman Reed called the meeting to order at 8:00 p.m.

Members present were Reed, Markovich, Finholm and Edgbert.

The proposed zoning ordinace was read through page 29.

Bill Reed is to check on signs.

Meeting adjourned 10:00 p.m.

Respectfully submitted,

William Edgbert, acting secretary

GIG HARBOR PLANNING COMMISSION
June 1, 1965

Chairman Reed called the meeting to order at 8:10 p.m.

Members present were Reed, Hore, Finholm, Markovich and Gately.

Minutes of previous meetings were read and approved.

The reading of last meeting's review of the proposed ordinance was re-studied.

Page 29 to the end of the ordinance was then read and corrected.
Questions were raised on sections 7.1, line 6; 7.3, line 1; 7.4 line 3, 4, 5 & 8; 7.5 lines 3 and 4.
Height was limited to 24 feet in 7.6 .

Line 1 in 7.8 was tentaviley changed to 1½ off-street parking spaces per unit.

The meaning of line 2, 7.99 was questioned. In line 3 it was thought a building plan might be required.

On page 38 it was suggest that a sentence, Re-zone must be used as such within 2 years or revert to original use.

On page 39 the question was raised about the third paragraph from the bottom as to whether notice should be by mail to all living within 300 foot radius.

Discuss lot sizes.

We will try to examine some developments to observe lot sizes. Bill Reedd to set up.

The meeting adjourned at 10:00 p.m.

Respectively submitted,

J. Kenneth Hore, Secty.

GIG HARBOR PLANNING COMMISSION
June 15, 1965

Since not enough members were present for a quorum, no meeting was held.

Respectfully submitted,

J. Kenneth Hore, Secty.

July 6, 1965

No quorum.
Respectfully submitted,
J. Kenneth Hore, Secty.

July 20, 1965

Reed called the meeting to order at 8:00 p.m.

Members present were Reed, Hore, Finholm and Uddenberg.

It was agreed that an all out effort should be made to get all members to the next meeting and to review the changes and corrections in the planning ordinance and send same to Consulting Services for final amendment.

Meeting adjourned at 8:30 p.m.

Respectfully submitted,
J. Kenneth Hore, Secty.

Additions to July 20th minutes. Bill Reed said that he had talked with Mr. Cavenaugh a about the sub-division ordinance, and that he would phone Howlett to send copies to

zoning ordinance.

Respectfully submitted,
J. Kenneth Hore, Secty.

GIG HARBOR PLANNING COMMISSION
August 3, 1965

Chairman Reed called the meeting to order at 8:05 p.m. Members present were Hore, Finholm, Mashburn, Uddenberg and Reed, and Bill Edgbert.

Also present were Jim Williams from the Ron Mitchell Corporation and Walt Smith.

The minutes of the previous three meetings were read and approved.

The Secretary was instructed to write a letter to the Washington Appraisal Services saying that we do not have any map or zoning ordinance to send them at this time.

A letter from Ron Mitchell Corporation was read, stating that the property on which an 8-unit apartment was to be built was actually 72.24' shorter than was believed when it was purchased. Consequently there are problems placing the building.

Hore moved, Uddenberg seconded and it was unanimously voted that the commission adjounr to the site, which was done.

After inspection, Mr. Williams was advised to try to work out a solution which would enable the builders to keep within the legal setbacks and to supply the commission with scale drawings when this was done.

The secretary was instructed to send a letter to Consulting Services Corporation containing all zoning ordinance changes and to request a zoning map from them.

(The zoning changes are contained in a copy of said letter attached to these minutes and shall become a part of these minutes.)

Adjourn 11:10.
Respectfully submitted,
J. Kenneth Hore, Secty.

GIG HARBOR PLANNING COMMISSION
Gig Harbor, Wash.

August 11, 1965

Consulting Services Corporation
Dexter Horton Building
710 Second Avenue
Seattle, Washington 98104

Gentlemen:

Following are modifications which the Gig Harbor Planning Commission believes should be made to the proposed zoning ordinance:

Page 4, definition of Loading Darth

Page 5, definition of Row Houses

Page 6, definition of Transitional Use

Page 7, eliminate paragraph three(3), R1 SINGLE-FAMILY RESIDENTIAL DISTRICT, Permitted Uses - R1 District

Page 8, 4.2 TRANSITIONAL USES, R-1 District, change 75 to 100 feet wide. Also in section one (1) same part, change 10,000 to 9,000 square feet of lot area per dwelling unit.

Page 9, 4.3 SPECIAL USES (R-1 District) line six (6) chage to public art galleries and museums

Page 10, 4.4 LOT AREA R-1 District change 12,000 to 10,000 square feet per dwelling unit
R-2 District change to The lot area shall be not less than 10,000 square feet for the first unit and 5,000 square feet per additional unit
4.5 YARDS Change to Yards shall be unobstructed from ground level to sky, except for trees and shrubs

Page 11, 4.5 YARDS, Rear Yards -R1 District. "A rear yard shall be not less in depth than 30 feet." Is this from the center line of the alley or from a contiguous line? Are garages allows in this space?
Side Yards - R1 District. Eliminate "The total of the two side yards shall be not less than 15 feet." Are garages allowed in side yards?
4.6 HEIGHT Make R2 District the same as the R1 District, and make R3 District read as R2 now does.

Page 14, 4.9 OFF-STREET PARKING Paragraph three (3) SIZE Increase width to 8½' from 8'.
Paragraph five (5) DESIGN AND MAINTENANCE. a. Surfacing. Wouldn't specifications such as 2 inch base and 2 ince asphalt bemore realistic than as drawn.
b. Screening and Landscaping. Reduce maximum hedge height to six from seven feet. Does last sentence mean that hedges cannot be mm just inside property lines?

Page 15 4.9 OFF-STREET PARKING Section six (6) Number of Spaces -- R1, R2 and R3 Districts, part (a) Dwellings Change to two parking spaces shall be provided for each dwelling unit. Change to Single-family dwellings. (c) Libraries, etc. change to three from one parking space

(g) Schools, etc.
This will not take care of public meetings, especially if the school has an auditorium.

(h) Multiple family, etc
Increase to one and one-half (1½) parking spaces per unit

Page 16 BUSINESS DISTRICTS B1 LOCAL RETAIL DISTRICT, Preamble, Should set-backs be required?

Page 17 Limit heights to 24 feet in both districts. Since these distrcits seem to be over-lapping would their be any disatvantage to combing them?

Page 20 5.3 LOT AREA B2 District. (or if combined with B1, what size for business?

5.4 SIGNS. No flashing signs in any district.

Page 23 5.6 OFF-STREET PARKING Section two (2) Size increase width to 8½' from 8'.

Page 24 5.6 Off-Street Parking, B1 and B2 Districts Section d Dwelling Units. Increase to One and one-half (1½) parking spaces per unit.
(f) Furniture, etc. Why the provision "in excess of 4,000 square feet"/
(m) Schools What provision should be made for student parking at high schools? Also, what about public meetings, especially if school has an auditorium?

Page 25 COMMERCIAL DISTRICT - C1 Add section restricting height to 24' including signs. What about set backs and minimum lot area?

Page 28 6.5 OFF-STREET PARKING Section two (2) Size Increase to 8½' from 8' width.

Page 29 6.6 HEIGHT Reduce maximum height to 24' from 35'.

Page 30 WATERFRONT DISTRICT W1 ~~Permitted~~ What set backs should be required?

7.3 LOT AREA (1) Change to, "No residential use shall have less than 9,000 square feet of lot area for the first dwelling unit and 2,000 square feet for each additional dwelling unit.

(2) Correct spelling to wharf.
(3) Won't the Army Engineers control length of piers?

Page 31 Shall boat houses be allowed or not and if so shall they be restricted as to size, height, design, materials, etc.?
(5) "Fences (or hedges?) Why 6 foot sight obstruction?

Page 31 7.5 PUBLIC MOORAGE AND LAUNCHING RAMPS Eliminate

section (3). Why a 50' setback in section (4)?

Page 32 7.8 OFF-STREET PARKING (1) Increase to one and one-half (1½) spaces per multiple dwelling unit.

7.99 REQUIREMENTS FOR A CONDITIONAL GRANT -W1 District (2) What does this section mean? ~~(3)~~ Does this conflict with other lot area requirements? (3) Is a building plan or plans required?

Page 38 9.3 ENFORCEMENT (Or somewhere in this part.) Add "Re-zone must be used as such within two (2) years or revert to the original use."

Page 39 Notice and hearing, etc. Should these be by mail tom all property owners within a 300' radius?

Also, has Consulting Services prepared a preliminary zoning map of Gig Harbor, and if so, may we take a look at it?

If this letter provokes any questions, please phone Bill Reed for answers or to arrange a meeting with the Commission.

Yours very truly,

J. Kenneth Hore

J. Kenneth Hore
Secretary

GIG HARBOR PLANNING COMMISSION
Sept. 21, 1965

Chairman Reed called the meeting to order at 8:15 p.m.

Members present were: Reed, Uddenberg, Markovitch and Mashburn.

Also present were John Erlickman and Jack Harbeston of Consulting Services Corporation.

Howard H. Foble, a writer was a visitor.

It was reported that Bruce Howlett will not be working on zoning and sub-division ordinances. Erlickman will be doing this.
Zoning and subdivision ordinances were very well discussed by Erlickman.

Highlights discussed were bulkhead heights, distance from beach to allow bulkheads, lot size allowable where lots are partially covered with water on tidal areas, parking location near boathouses and cemetery question were discussed. Erlickman also pointed out some legal aspects in zoning.
The proposed zoning ordinance was reviewed and changes discussed and is now ready for final copying and presentation to the Town Council.
Subdivision ordinance was reviewed and changes noted. It will also soon be ready for presentation.
Meeting adjourned at 10:45 p.m.

Respectfully submitted,

Harry Mashburn, acting secretary.

GIG HARBOR PLANNING COMMISSION
October 5, 1965

Chairman Reed called the meeting to order at 8:10 p.m.

Members present were Reed, Mashburn, Markovich, Finholm, Hore and Uddenberg.

After preliminary discussion of a proposed 8-unit apartment to be built by Nick Markovich, it was agreed that an on-site inspection would be made Thursday morning, October 7th at 7:30 a.m.

The secretary was instructed, on motion by Mashburn, seconded by Reed and voted unanimously, that a confirming letter be written to the Ron Mitchell corporation about the 8-unit apartment now being built by them, noting the required 20' set-back from Peacock Way, one parking space per unit and other requirements as noted in letter of August 3, 1965. Copies are to go to the building inspector and the town council.

Reed suggested that the Planning Commission write the mayor that a strong committee to work with the engineers doing the marina feasibility study, including a councilman, planning commission member, member of the port commission and the fishermen group be apointed.
No motion was made on this.

Reed and Hore talked about the necessity for new officers at this time.

Finholm nominated Mashburn for secretary, saying that he would fill in if Mashburn were absent. The vote was unanimous.

Nick Markovich nominated Kenn Hore as Vice Chairman, which was voted unanimously.

(over)

PLANNING COMMISSION
GIG HARBOR

Oct. 7, 1965

Hore, Uddenberg, Finholm and Reed met at 7:30 a.m.

Nick markovich showed the stakes on his property, with the location of the propsed building. He also showed the members his plot plan.

The members agreed that it complied with the present zoning ordinance, and felt that it was an allowable addition.

It was agreed that a letter to this effect be written for Mr. Markovich to show the clerk and the building inspector.

Adjourned at 8:00 a.m.

Respectfully submitted,

J. Kenneth Hore
Secretary.

Gig Harbor Planning Commission
October 19, 1965

Chairman Hore called meeting to order at 8 P.M.
Members present were; Hore, Reed, Markovich, Finholm and Mashburn.
Hore explained that the letter he had been instructed to send to Ron Mitchell Corp. should be held off by request of building inspector as the building should be inspected first.

Reed presented sign ordinance from Palm Springs which was given to secretary for filing.

Reed presented letter from Jack Harbiston informing Planning Commission that preliminary data for Zoning Ordinance will be available around Oct. 24, 1965.

Mr. R.E. Johnson presented letter and maps asking for acceptance or rejection of Shore Hills Subdivision Number One of which there would be eight lots.
This matter disgussed, Reed moved that we forego any official sanction of this plat at this time.
Reed made motion we inform Mr. Johnson by ~~lett~~ letter of our lack of a Subdivision ordinance and suggest he apply to the Gig Harbor Town Council for their acceptance, Finholm seconded motion.
*This letter has been written and majority of Planning Commission passed on it.

Meeting adjourned 8:45 P.M.

Respectfully submitted,
W.H. Mashburn, Secty.

Gig Harbor Planning Commission
November 2, 1965
8 P.M. Finholm

Members present; Hore, Markvich, Uddenberg, Reed, Mashburn, Bill Edgebert, Building Insp.

Subdivision Ordinance disgussed.
Reed suggested and Chairman Uddenberg instructed secretary to send letter to Consulting Services inquiring as to the progress on both Zoning and Subdivision ordinances that were to have been in our hands around the 24th of Oct.
Comprehensive study for Gig Harbor Peninsula disgussed. Changes noted in same.

Bill Edgebert reported that Ron Mitchell Corp. apartments on Peacock way had been inspected, [redacted]. Reports that there will be 10 to 12 parking spaces for eight units and the setback is 50 feet from center of road.
Mr. Edgebert reports that since inception of building code that over a half million dollars in building permits have been issued, this, he relates, is a conservative figure. Reed suggested this info get into the Gateway and Tribune.
Bldg. Inspector also reports that County will be giving him notice hereafter of any sewage permit approvals.

Bill Edgebert and Bill Reed presented rough layout of proposed John Dower 32 unit addition on "OLD MALONEY PLACE" Also John Dower has petitioned Town for change in zone from "R-1" to "I" in this area.
Mr. Edgebert instructed to contact attorney on proper proceedures and answer some questions on legal terms pertaining to re-zoning. Also to get some commitment on time of beginning of construction and magnitude of proposed addition for the specific purpose of construction of dwelling units.
It was agreed upon to make individual on-site inspection of property to be re-zoned.

over

Gig Harbor Planning Commission
November 23, 1965
Tues. nite 8 P.M., Town Hall

Members present were:
Uddenberg, Hore, Markovitch, Reed, Finholm, Mashburn. Bldg. Inspector, Edgebert
Brought to order by Chairman Uddenberg.
Minutes read by Secrty. Secty instructed to strike "and passed" from inspectors' report on Ron Mitchell building.
Communication from Consulting services read and disgussed. Secrty instructed to request 12 copies of each the Subdivision Ordinance and the Zoning ordinance. Was agreed to notify Council and have joint session with Consulting Services after ordinances had been reviewed. time of joint meeting to be set at a later date. Consulting services will be informed as to date and time.
Letters to Town Council read. Letter to Consulting Services read. Letter to Town Clerk relative to posting of public hearing on change in zoning of "Old Maloney Place".

Chairman opened disgussion for hearing on proposed zoning change relative to John Dower petition. Opposing attorney brought out legal technicality on timing of hearing. Lapse time of 15 days must proceed petition for rezone and posting in newspaper.

Not having legal advice, chairman called for disgussion and it was moved ~~by Hore to adjourn~~ and seconded ~~by~~ Markovitch. (to postpone hearing until more legal advice obtained.)

Petition to be re-submitted relative to re-zone of "Old Maloney Place" by John Dower.
Meeting adjourned 8:35 P.M.

Reed reported he is a non participating member of Planning Commission due to his affiliation with Petitioner on Architectural design.
Relative [illegible]

Edgebert reported on lack of interest by attorney relative to obtaining legal advice on aforesaid hearing for re-zone.
Hore [illegible]

Respectfully submitted, W.H. Mashburn, Sect

GIG HARBOR PLANNING COMMISSION
Dec. 7, 1965 8:05 P.M.
Members present were Uddenberg, Hore, Finholm Reed and Mashburn.
Meeting called to order by Chairman Uddenberg
Minutes of last meeting read and approved as amended.
Hearing on John Dower re*zone of Old Malony place disgussed. Uddenberg reported that hearing will be in Town Hall at 8 P.M. on Dec. 21, 1965.
Letter to Consulting services read and concern expressed for lack of response in getting copies of Subdivision and Zoning ordinances to us.
Reed instructed to call Consulting Services and inquire as to when Zoning and Subdivision ordinances copies will be ready for review.
Secretary instructed to use Town stationary ~~when~~ in corespondences hereafter.
Reed brought up subject of lack of legal and proffessional assistance in our planning program. It is unanimously agreed that we should have periodic consultation with a professional planner.
Uddenberg and Hore suggested we get estimates of costs on legal and professional services and this be submitted with other planning expenditures for budgeting.
Reed instructed to obtain costs on professional assistance from Consulting Services.
Chairman Uddenberg suggested and it was agreed upon to invite Hill and Ingman to the coming ~~hearing~~ joint session of Town Council and PLanning Commission to review proposed Sub-division and Zoning ordinances.
More disgussion on budget proposals for next appropriation.
Disgussion on when Town Attorney would be compensated for extra work on Planning Commission services.
Jake Bujacich brought up subject of junk automobiles inside Town limits. Disgussion on how many and to what extent would be

Gig Harbor Planning Commission
Special Meeting Dec. 30, 1965
8:05 P.M.
Members present were;
Uddenberg, Hore, Markovitch, Finholm
and Mashburn.
Disgussion on proposal and oposal of
rezone of Old Maloney Place by John Dower

Each member gave his views on proposal.

It was a unanimous decision to reject
said proposal for rezone.

Secretary given ~~request~~ instruction to notify
Mayor by mail of our recommendation.

Finholm motioned to adjourn.
Seconded by Markovitch.
Meeting adjourned at 9:20 P.M.

Respectfully submitted,
W.H. Mashburn, Secty.

Mayor and Council of the Town of Gig Harbor
Gentlemen:-

After ~~a~~ a public hearing at which both proponents and opponents of a petition by John Dower for a rezone of the area commonly known as the Old Maloney Place from R-1 residential to I-Intermediate, the Gig Harbor Planning Commission studied the proposal and reviewed the reasons for originally ~~zoning the~~ including the area in the R-1 zone. It was unanimously agreed that the petition be denied. The area, in all previous studies, was considered a prime area for single-family residence and it is the opinion of the commission that it is to the best interest of the Town of G H

that it remain R-1 - single-family residential.