

**City of Gig Harbor Planning Commission  
Minutes of Work-Study Session  
Thursday, November 3rd, 2005  
Gig Harbor Civic Center**

**PRESENT:** Commissioners Jim Pasin, Jill Guernsey, Marilyn Owel, Harris Atkins, Theresa Malich and Chairperson Dick Allen. Commissioner Scott Wagner was absent. Staff present: Rob White, and Diane Gagnon.

**CALL TO ORDER:** 6:00 p.m.

**APPROVAL OF MINUTES:**

**MOTION:** Move to approve the minutes of October 6th, 2005  
Pasin/Owel – unanimously approved

**OLD BUSINESS**

1. **City of Gig Harbor, 3510 Grandview Street, Gig Harbor WA 98335** –  
(ZONE 04-51) Work session on draft ordinance relating to creation of GHMC 17.14  
Land Use Matrix

Chairman Dick Allen asked for clarification on how developers identify uses prior to development. Planning Manager Rob White explained that this is done through the site plan review process and as tenants move into buildings.

Residential and Business District (RB-1)

Permitted Uses:

Commissioner Jim Pasin pointed out that Accessory Apartments should be a Conditional Use since Item A of the permitted uses reads, "All uses permitted in the R-1 district". Everyone agreed.

Additionally, it was noted that Government Administrative Offices should be a conditional use.

Commissioner Theresa Malich arrived at 6:10.

Bed and breakfast establishments; Put a P in lodging level one

Professional offices and personal services; Put a P in Personal Services and Professional Services

Publicly owned parks and playgrounds; Put a P in Parks

Temporary buildings for and during construction; Put a P in Accessory Uses and Structures

Uses which complement or facilitate permitted uses such as parking facilities or public plazas; These are code requirements and do not need to be addressed in the matrix  
Pharmacies solely incidental to medical offices; Put a P in Ancillary Sales  
Mobile/manufactured home parks or subdivisions; Put a P in Dwelling, Single family  
Family day care; Put a P in Child Care, Family  
Adult family homes; Put a P in Adult Family Home

Conditional Uses:

Nursing homes subject to the basic density requirements of the district; Put a C in Skilled Nursing Facility  
Child care facilities; Put a C in Child Care, Commercial  
Public utilities and public service uses such as libraries, electrical substations, telephone exchanges and police, fire and water facilities; Put a C in Utilities, Government Administrative Offices, and Public/Private Services  
Recreational buildings and community centers; Put a C in Community Recreation Hall, Commercial Recreation, Yacht Club and Clubs and Lodges  
Schools, public and private; Put a C in Schools, Primary; Schools, Secondary; Higher Educational Facility, and Schools, Vocational/Trade

Commissioner Marilyn Owel posed the question whether or not schools should be allowed in this zone and it was decided to add that to our list of items to look at further.

Commissioner Jill Guernsey arrived at 6:35 p.m.

Outdoor recreational activities; Put a C in Commercial Recreation, Commercial Entertainment not allowed  
Houses of religious worship; Put a C in Religious worship, house of  
Food stores or delicatessens; provided:

1. It is situated on the street level in an office building
2. It does not exceed 800 square feet in floor area
3. There are no outside sales or storage and
4. The hours of operation are limited to 16 hours per day

Put a C in Sales Level 1, and change the performance standards to reflect the change in zone. Also put a C in Product Services Level 1 with performance standards added to zone.

Assisted living facilities and independent living facilities subject to the basic density requirements of the district; Put a C in Assisted Living Facility and Independent Living Facility. The density requirements are in each zone.

There is a question about Museums; decided they should not be permitted.

Residential and Business District (RB -2)

Permitted Uses:

Single family detached and attached dwellings; Put a P in Dwelling, Single-Family

Commissioner Malich had a question regarding the staff report and whether dwelling attached should be removed since it is not a use, only a definition. It was decided that Dwelling, attached should be removed from the matrix.

Multiple-family dwelling – Put a P in Dwelling, Duplex; Dwelling, Triplex; Dwelling, Four-plex and Dwelling, Multiple-Family

Bed and breakfast accommodations; Put a P in Lodging Level 1

Professional offices or services; Put a P in Personal Services, Professional Services, Government Administrative Office and Product Services Level 1.

Retail uses clearly accessory to the principal office use of a structure; Put a P in Ancillary Sales

Family day care; Put a P in Child Care, Family

Publicly owned parks and playgrounds; Put a P in Parks

Banking institutions; Put a P in Personal Services

Mobile/manufactured homes parks and subdivisions; Put a P in Dwelling, Single-Family

Adult family homes; Put a P in Adult Family Home

Conditional uses:

Commissioner Marilyn Owel asked why home occupation is not listed as a permitted use in RB2 but is an allowed use in the lower intensity uses. She then asked if it should be permitted as the underlying business use is allowed and so are single-family residences. It was agreed that Home Occupations should be a permitted use.

Day care centers containing more than six children; Put a C in child Care, Commercial  
Nursing homes subject to the basic density requirements of the district; Put a C in Skilled Nursing Facility.

Recreational buildings and community centers; Put a C in Community Recreation Hall, Yacht Club, Clubs and Lodges and Commercial Recreation. Discussion was held on whether or not Commercial Entertainment would be included in this definition and it was decided that it was not allowed.

Public utilities and facilities; Put a C in Utilities and Public/Private Services

Schools public and private; Put a C in Schools, Primary; Schools, Secondary; Higher Educational Facility; and Schools, Vocational/Trade

Churches and non-profit clubs; Put a C in Religious worship, house of; Community Recreation Hall, Yacht Club, and Clubs and Lodges

Ministorage; Put a C in Ministorage

Light assembly and associated storage; Put a C in Industrial Level 1

Hotels and motels; Put a C in Lodging Level 2 and Lodging Level 3

Accessory apartments; Put a C in Accessory Apartment

Assisted living facilities and independent living facilities subject to the basic density requirement of the district; Put a C in Assisted Living Facility and Independent Living Facility

There was a question about Museums and it was decided they were not permitted.

Commissioner Harris Atkins had a question about Restaurant Level 1 and whether it was an allowed use in this zone and it was decided that it was an allowed use.

There was further discussion about whether or not Sales Level 1 was an allowed use and it was decided to put that on the list for later discussion as there seems to be an inconsistency between RB1 and RB2 as to where retail sales are allowed.

#### Downtown Business District (DB)

##### Permitted Uses:

Retail sales; Put a P in Sales Level 1, and decided that Sales Level 2 and 3 were not allowed.

Banks and financial institutions; Put a P in Personal Services

Restaurants; Put a P in Restaurant 1, Restaurant 2, Restaurant 3, and Restaurant 4

Guest accommodations; Put a P in Lodging Level 1, Lodging Level 2 and Lodging Level 3

Business and professional offices; Put a P in Professional Services and Animal Clinic

Commercial recreation; Put a P in Commercial Recreation and Commercial Entertainment

Gasoline services stations; Put a P in Automotive Fuel Dispensing Facility

Personal services; Put a P in Personal services

Art galleries; Put a P in Sales Level 1 and it was also decided that Museums are not allowed.

Uses and structures customarily accessory to the permitted uses; Put a P in Accessory uses and structures.

##### Conditional uses:

Hospitals and clinics; Put a C in Hospital

Assisted living facilities and independent living facilities; Put a C in Assisted Living Facility, Independent Living Facility and Skilled Nursing Facility

Child care centers; Put a C in Child Care, Commercial

Public utilities and public services uses such as libraries, electrical substations, telephone exchanges and police, fire and water facilities; Put a C in Utilities, Public/Private Services. Government Administrative Offices and Parks should be outright permitted.

Recreational buildings and community centers; Put a C in Community Recreation Hall and Yacht Club

Schools public and private; Put a C in Schools, Primary; Schools, Secondary; Higher Educational Facility; Schools, Vocational/Trade.

Wholesale sales and distributor establishments; Put a C in Industrial Level 1 and Industrial Level 2 should not be permitted.

Light manufacturing and assembly; Put a C in Industrial Level 1 and Industrial Level 2 should not be permitted.

Taverns; Put a C in Tavern

Religious institutions; Put a C in Religious worship, house of

Private clubs and lodges; Put a C in Yacht Club and Clubs and Lodges

Residential uses; Put a C in Accessory Apartment; Dwelling, Single-Family; Dwelling, Duplex; Dwelling, Tri-Plex; Dwelling, Four-Plex; and Dwelling, Multiple-Family.  
Uses conducted outside buildings; Put a P in Parks.

The Planning Commission then went over definitions that still had questions marks in the matrix and made the following determinations:

Product Services Level 1 should be permitted.  
Home Occupations and Adult Family Homes should be conditionally allowed.  
Sales Level 2 and Sales Level 3 should not be allowed.  
Vehicle Wash should not be allowed.

Commissioner Jill Guernsey asked about whether there was a need for a separate definition of drive-through facilities and it was decided that the definition was needed as there were zones where perhaps you would not allow them; however the phrase “as allowed in the zone” should be added to the definition.

Nursing homes; Put a C in Skilled Nursing Facility.

Neighborhood Commercial District (B-1)

Permitted Uses:

All uses permitted in an R-2 district, with the exception of detached single-family dwellings; Put a P in Accessory Apartment, Assisted Living Facility, Independent Living Facility, Skilled Nursing Facility; Schools, Primary; Schools, Secondary; Higher Educational Facilities; Schools, Vocational/Trade; Government Administrative Office, Public/Private Services, Utilities, Religious Worship, house of; Community Recreation Hall, Clubs and Lodges, Lodging level 1.

Further discussion was held on whether all the uses in the R-2 should be outright permitted or conditional as in the R-2 and it was decided that they all should be outright permitted as the statement is listed in the permitted section and doesn't say conditionally or outright.

Barber shops; Put a P in Personal Services  
Drugstores; Put a P in Sales Level 1  
Dry cleaning and laundry receiving establishments processing not to be done on the premises; Put a P in Personal Services  
Food stores, such as grocery stores, bakeries and delicatessen stores; Put a P in Restaurant Level 1 and Sales Level 1  
Hardware stores; Put a P in Sales Level 1  
Laundries, of the automatic self-service type; Put a P in Sales level 1  
Shoe repair stores; Put a P in Product Services Level 1  
Variety stores; Put a P in Sales Level 1  
Temporary buildings for and during construction; Put a P in Accessory uses and Structures

Residences located above the ground floor of a commercial establishment; Dwelling, Single-Family; Dwelling, Duplex; Dwelling, Tri-Plex; Dwelling, Four-plex; and Dwelling, Multiple-Family were all indicated with a P1 with a footnote indicating that they would only be permitted above a permitted business or commercial use.

Commissioner Pasin asked that when the non-conforming amendment comes before the Planning Commission could they get a copy of the minutes of the City Council meeting where they directed the Planning Commission. Planning Manager Rob White stated that those would be provided.

### **UPCOMING MEETINGS**

November 17th, 2005 – Work study session on the land use matrix

### **ADJOURNMENT**

**MOTION:** Move to adjourn at 8:15 pm  
Guernsey/Malich – passed unanimously