

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

PRESENT: Commissioners Bruce Gair, Dick Allen, Scott Wagner, and Chairperson Carol Johnson. Commissioners Kathy Franklin and Theresa Malich were absent. Staff present: Steve Osguthorpe, Rob White and Diane Gagnon.

CALL TO ORDER: 6:05 p.m.

APPROVAL OF MINUTES:

MOTION: Move to approve the minutes of January 20, 2005 Wagner/Gair – unanimously approved.

Commissioner Gair thanked Chairman Johnson for her response to the incorrect information printed in the Peninsula Gateway. Chairman Johnson informed the commission that she had spoken with the reporter and with the editor regarding accuracy and asked that they attend more Planning Commission meetings in order to better understand the issues.

Additionally, Planning Manager Steve Osguthorpe stated that he would be distributing a copy of staff reports that go to the City Council on Planning Commission issues, to the Chair of the Planning Commission.

OLD BUSINESS

1. City of Gig Harbor, 3510 Grandview Street, Gig Harbor WA – Proposed addition of GHMC Chapter 17.14 (ZONE 04-09) establishing a land use matrix and modifying GHMC Chapter 17.04 Definitions.

Senior Planner Rob White gave an overview of the land use matrix he had put together following the previous work-study session. He stated that he had gone through the zoning code, zone by zone, categorizing the uses allowed and conditionally allowed. He suggested to the Planning Commission that they work through the matrix one use at a time and cautioned them that this proposal was being processed as a housekeeping issue and that changes should be limited to those resulting from a change in the definition. He further cautioned the Planning Commission on creating any new non-conformities.

Planning Manager Steve Osguthorpe also reminded the Planning Commission that the goal was to keep the changes minor and of a housekeeping nature as adding more allowed uses in a zone may have environmental impacts and result in further SEPA review.

Accessory Apartments –

Commissioner Allen reminded the commission that he still had an issue with the definition as he did not see the reason for requiring the owner to live on the premises.

Planning Manager Osguthorpe reminded him that this was an issue identified to be addressed at a later date. He then pointed out that in the definition of an Accessory Apartment it stated "in an R-1 zone" which was inconsistent since Single Family Residential is allowed in other zones. The commission decided to replace the words "an R-1 zone" with "a Residential zone".

Commissioner Wagner pointed out that Accessory Apartments should be a conditional use wherever Single Family Residential is allowed and the rest of the commission agreed.

Single Family Dwelling –

Commissioner Gair pointed out that there are several existing homes in the DB district which are not located above a commercial use making them non-conforming and suggested that those uses remain conditional and the rest of the commission agreed. No further changes were made.

Two-Family Dwelling –

Senior Planner Rob White pointed out that he had noticed that duplexes were not an allowed use in the RB-1 and felt that this was an oversight as they are allowed in less intense zones. He further pointed out that the comprehensive plan designates residential low as RB-2 and RB-1 which is not consistent.

Chairman Johnson then read the intent statement from the RB-1 section of the zoning code. Commissioner Wagner pointed out that there were very few RB-1 areas in the city. It was decided to change the use to permitted in the RB-1. It was then suggested that a color coding system be used to mark those items changed. It was decided to mark the items being made more permissive, green and those more restrictive, red. It was further decided that those items which would be discussed at a later date because they were more than a housekeeping issue would be highlighted yellow.

Multiple-Family Dwelling –

Commissioner Wagner asked why multi-family was not allowed in an RB-1 as it seemed inconsistent with the intent of the zone. Chairman Johnson suggested that it be allowed as a conditional use and all agreed.

Family Day Care –

Commissioner Wagner stated that he felt that family day cares should be a conditional use in R-3 and RB-2.

Chairman Johnson reminded everyone that this needed to remain restricted to changing those items that needed to be changed for consistency's sake.

The commission agreed to make no changes.

Home Occupation –

It was pointed out that home occupations should be allowed in all zones which allow single family residences. Chairman Johnson pointed out that this definition hadn't changed, therefore, making a change to where this use was allowed would have a larger impact. It was decided to highlight all zones for this use in yellow to be discussed later.

Adult Family Homes –

Commissioner Gair asked that WM and WC be marked in yellow for discussion later as he felt that adult family homes should be allowed in these zones.

Assisted Living Facilities –

It was decided to highlight the R-2 zone in order to examine why it was only conditionally allowed in that zone.

Independent Living Facilities –

It was decided to highlight the R-2 zone and the B-2 yellow in order to discuss those zones later.

Skilled Nursing Facility –

It was decided to highlight the R-2 and B-2 zones yellow to be discussed later.

Retirement Complex –

Planning Manager Steve Osguthorpe read the definition of retirement complex and it was decided to remove this definition as it was duplicative.

Bed and Breakfasts –

It was decided to yellow highlight PCD-RLD, PCD-RMD, B-2, C-1 and MUD since single family residences are all allowed in these zones.

Community Recreation –

It was decided to make Community Recreation outright permitted in all zones as it seemed to be an oversight.

K-12 Schools –

No change was made.

Vocational/Trade Schools –

It was decided to yellow highlight the R-1 zone for later discussion.

House of Religious Worship –

It was decided to yellow highlight the PCD-RLD, PCD-RMD and the PCD-C as there was a question as to why it was outright permitted in these zones and conditionally permitted in other zones.

Hospitals –

No change was made

Animal Clinics –

No change was made

Kennel –

It was decided to yellow highlight the B-2 zone as it seemed that kennels may be an appropriate use in this zone.

Adult Entertainment Facilities –

No change was made.

Commercial Day Care –

It was decided to yellow highlight the B-1, B-2, PCD-BP, PCD-NB, and MUD for later discussion.

Commercial Parking Lots –

It was decided to yellow highlight the DB, B-2, C-1 and PCD-C for later discussion.

Commercial Recreation –

Commissioner Wagner pointed that a correction needed to be made to the matrix as Commercial Recreation was conditionally allowed in the RB-2 zone. Senior Planner Rob White made the correction. It was then pointed out that if this use was conditionally allowed in the RB-2, why was it outright permitted in the RB-1. It was then decided to mark RB-1 with a red C since that would be more consistent with existing code.

Commercial Entertainment –

No change was made.

Gasoline Dispensing –

It was agreed to yellow highlight the DB zone for discussion later as it seemed that this should not be an allowed use in the DB zone.

Motel –

It was decided to yellow highlight the DB zone for discussion later.

Hotel –

It was decided to yellow highlight the DB zone for further discussion.

Personal Services –

No changes were made.

Chairman Johnson called a 5-minute recess. The meeting was called to order at 8:00 pm with everyone present.

Product Services Level 1 –

No changes were made.

Product Services Level 2 –

It was decided to yellow highlight all zones where this use was permitted.

Professional Services –

It was decided to yellow highlight the B-1 zone for further discussion.

Restaurants –

It was pointed out that there was an error in the matrix as restaurants are not allowed in the WM zone. Delicatessens and Coffee Houses are a conditional use. No further changes were made.

Restaurant w/wine and beer –

No changes were made.

Restaurant w/wine, beer and spirits –

Senior Planner Rob White read the definition as provided by the state liquor control board and no changes were made.

Tavern –

No changes were made.

Drive Through Facility –

Commissioner Wagner pointed out that drive-throughs should be a conditional use in the RB-2 zone since banks are an allowed use in that zone and RB-2 is not a pedestrian oriented zone. It was decided to mark the RB-2 zone with a green C.

Retail Level 1, 2, and 3 –

It was decided to change the definition of Retail Level 1 to only allow boat sales in waterfront zones. There were no further changes made.

Marine Retail –

No changes were made.

Industrial Level 1 –

It was decided to yellow highlight the DB zone for further discussion as it seemed that this may not be an appropriate use for the DB zone.

Industrial Level 2 –

No changes were made

Marine Industrial –

It was decided to mark the MUD zone with a red C as it seemed to be an oversight that this use was not conditionally allowed in this zone.

Public Utilities and Services –

It was decided to yellow highlight all zones for further discussion.

Wireless Communication Facilities –

It was decided to conditionally allow this use in the ED, PCD-NB and MUD as these were commercial zones and they are conditionally allowed in every other zone.

Accessory Uses and Structures –

No changes were made.

Senior Planner Rob White made color copies reflecting the changes made at this meeting that the commission could be prepared for the next meeting on this proposal.

Planning Manager Steve Osguthorpe went over the schedule of upcoming meetings. He further clarified that the items marked in red and green were changes that would be made to the matrix and the items marked in yellow were items that would be discussed under a separate proposal. Senior Planner Rob White stated that the next part of this proposal was to go over the parking section of the zoning code to assure consistency with the definitions in that section. He then reminded the Planning Commission that this item would not be coming back before them for a couple of weeks as he would be out on paternity leave.

NEXT REGULAR MEETING:

February 10, 2005 at 6pm – Joint Work-Study Session with the Design Review Board
February 17, 2005 at 6pm – Work-Study Session

ADJOURN:

MOTION: Move to adjourn at 8:45 p.m.
Gair/Wagner – unanimously approved

CD recorder utilized:
Disc #1 Track 1
Disc #2 Track 1