

**City of Gig Harbor Planning Commission  
Minutes of Work-Study Session  
Thursday, April 21, 2005  
Gig Harbor Civic Center**

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

**CALL TO ORDER:** 6:04 p.m.

**APPROVAL OF MINUTES:**

**MOTION:** Move to approve the minutes of April 7, 2005  
Pasin/Malich – unanimously approved

**NEW BUSINESS**

Election of Chairperson

Vice Chairman Dick Allen opened the nominations for both Chairman and Vice Chairman.

Commissioner Theresa Malich expressed that she felt that Commissioner Allen would make a good Chairman and volunteered to be Vice Chairman if the Commission so desired.

Commissioner Wagner nominated Dick Allen as Chairman and Theresa Malich as vice-chair. Both Commissioners Allen and Malich accepted the nominations.

**MOTION:** Move to elect Dick Allen as Chairman and Theresa Malich as Vice-Chairman. Wagner/Pasin – approved unanimously

**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 17.04 Definitions.

Commissioner Wagner stated that he had some issues regarding the new definitions being proposed and would like to discuss the definitions before going through each zone to determine consistency. He pointed out that there were two definitions of tavern listed and suggested that one of them be removed. The rest of the commission agreed. He then stated that he noticed that a definition of Delicatessen had been added and wondered why that had been added.

Chairman Allen explained that there needed to be a separate definition of deli since there was a discussion at the last meeting about the uses in the Waterfront Millville

zone and it was discovered that only delis with no deep fat fryer and no alcohol service were allowed. Commissioner Wagner pointed out that delis are also a permitted use in the Tallman Annexation area. It was noted by Interim Planning Manager Rob White that the definition of Deli currently exists as it is and the goal was not to change what was or was not permitted currently.

Commissioner Wagner then suggested that the different definitions of restaurant could be combined and wondered if there should just be one definition of restaurant. Commissioner Pasin pointed out that there was no current definition of restaurant. Discussion followed on the need for there to be different definitions of a restaurant as there may be areas located close to neighborhoods where you wouldn't want a restaurant that serves alcohol.

Commissioner Wagner suggested having different levels of restaurant uses so that they would all be grouped together on the matrix.

- Restaurant I – deli with no liquor and no deep fat fryer
- Restaurant II – restaurant with no liquor
- Restaurant III – restaurant that may serve wine and beer
- Restaurant IV – restaurant that may serve wine, beer and spirits.
- Restaurant V - taverns

Interim Planning Manager Rob White asked about the necessity of having a separate definition of a tavern since it serves wine, beer and spirits just like the Restaurant IV. Commissioner Wagner pointed out that the difference was that a tavern did not allow minors. Mr. White stated that he would work on these new consolidated definitions and would bring back suggestions for the Planning Commission.

Commissioner Wagner asked about the definitions for four plex and tri-plex and what was the need to define them when multi-family is three or more units.

Mr. White responded by saying that currently in the Waterfront Millville district is specifically calls out that a tri-plex or four-flex is allowed but not multi-family, therefore, the commission felt there was a need to define this use.

Commissioner Wagner then read the definition of attached dwelling unit and suggested that the definition say "wall" rather than "walls" and to add the words "one or more of the following". Commissioner Pasin asked what the purpose of defining an attached dwelling unit was and Mr. Wagner responded that it was referenced in other definitions and also in accessory apartments. It was decided to come back to the definition of attached dwelling unit to determine if it was needed.

It was then suggested by Commissioner Wagner that the residential definitions have consistent wording and that the titles be organized in the matrix so that single family was first and then duplex and so on. Commissioner Malich concurred that it would be much more user friendly if they were in a more logical order.

Commissioner Wagner stated that he had to leave for another appointment.

Mr. White asked if the Planning Commission wished to establish a hierarchy for residential as they had suggested for restaurants. The Planning Commission agreed.

Commissioner Wagner voiced his concern for the list of examples in the commercial zones, stating that it seemed confusing. He further stated that the issues were really noise and smells and why not state that and just limit it two industrial level and two product service levels and maybe more specificity.

Mr. White stated that it seemed like the Planning Commission needed to spend some more time on the definitions before moving on to the different zones. Commissioner Malich agreed that these were very valid concerns and they are important and felt that the commission needed to be sure it was done well. She then asked if there was a deadline for this project. Mr. White answered her by saying that there were people who were waiting for some of these definitions to be resolved, but there were no deadlines.

Commissioner Malich expressed concern with putting things off too long that commissioners forget what they have decided previously and having so many commissioners absent.

Interim Planning Manager White stated that he would reorganize the uses in a logical order rather than an alphabetical order and create the hierarchy of uses.

Commissioner Pasin stated that the parking section of definitions should be easy to go through once the rest of the definitions are complete.

**NEXT REGULAR MEETING:**

May 5, 2005 at 6pm – Work Study Session and Public hearing

Commissioner Pasin noted for the record that he would not be here on May 5<sup>th</sup> and it was noted by Community Development Assistant Diane Gagnon that Jill Guernsey had notified her that she would not be present at the May 5<sup>th</sup> meeting either.

**ADJOURN:**

**MOTION:** Move to adjourn at 7:10 p.m.  
Malich/Pasin – unanimously approved

CD recorder utilized:  
Disc #1 Tracks 1 and 2