

**City of Gig Harbor Planning Commission
Minutes of Work-Study Session
Thursday, June 2, 2005
Gig Harbor Civic Center**

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

CALL TO ORDER: 3:30 p.m.

APPROVAL OF MINUTES:

MOTION: Move to approve the minutes of May 19, 2005 Malich/Guernsey – unanimously approved.

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.

Planning Manager Rob White gave the history of the proposed land use matrix, explaining that this proposal was to consolidate existing uses and definitions in order to better administer the Gig Harbor Municipal Code. He explained that the Planning Commission has had several meetings on this matrix but given the fact that there were several new members it seemed appropriate to review the matrix and definitions. He then distributed a list of proposed consolidation of definitions for the Planning Commission to consider. Mr. White further suggested that once the definitions are decided upon the Planning Commission can then go on zone by zone in order to make sure that each use is reflected in the appropriate zone as currently adopted.

Chairman Allen reminded everyone that the original intent of this amendment was to maintain the current uses in a matrix. Planning Manager Rob White stated that if the Planning Commission did decide to make changes those would have to be advertised for the public hearing and go through the SEPA process.

Commissioner Guernsey asked if we had a definition of group homes and Mr. White searched the zoning code and stated that we did not have a definition nor were they called out as a use in any zone. Ms. Guernsey pointed out that Adult Family Homes must be allowed in any residential zone; however, Group Homes do not. It was decided that Group Homes needed to be discussed at another time and possibly develop a definition.

Planning Manager Rob White announced that the City Council had enacted a moratorium in the Waterfront Millville district and the Planning Commission would be reviewing the proposed ordinance addressing building size in the Waterfront Millville

zone. He further explained that since a moratorium had been enacted, the Waterfront Millville ordinance would have to be reviewed immediately which may put the Land Use Matrix on hold for a short period.

It was decided to go through the entire list of definitions one at a time.

Accessory Apartments – There was discussion of the impacts of Accessory Apartments and assuring that they do not become duplexes. It was suggested that the portion stating “on the same parcel with the owner living on site in either unit” be deleted as this was difficult to enforce. Everyone agreed to the deletion and it was additionally decided to move the phrase “of up to 600 sq ft.” to the beginning of the definition after the words “Accessory Apartment means a residential unit”.

Adult Family Homes – Agreed to correct the RCW reference to read “Chapter 70.12 and to add the words “and defined” after the words “licensed” in order to be consistent with state law.

Assisted Living Facilities – After some discussion as to whether or not it was necessary to include the language regarding the ability to live independently it was decided to leave the definition as written.

Independent Living Facilities – A consensus decision was made to strike the phrase “senior citizens” and replace it with “individuals”.

Skilled Nursing Facility – It was decided to strike the words “long term”.

Adult Entertainment Facilities – A discussion was held on the need for a definition of arcade in order to differentiate between a video arcade, adult arcade and something that might become a casino. It was decided to leave the definition as written.

Commissioner Scott Wagner arrived at 4:35 p.m.

Chairman Allen called a 10-minute recess.

The meeting was called to order at 4:45 p.m.

It was decided to rename the definitions of Bed and Breakfasts, Motels and Hotels to Lodging Level 1, Lodging Level 2 and Lodging Level 3.

Lodging Level 1 – Leave as written.

Lodging Level 2 – It was decided to change “rooms” to “guest rooms” and to add the phrase “with or without food, and may include conference facilities”.

Lodging Level 3 – A consensus decision was made to make the wording consistent with Lodging Level 2 with the only difference being the access.

Commercial Parking Lots – Discussion was held on the differences between

commercial parking lots and private parking lots. It was decided to add the phrase "a majority of which is" after the words "parking area" and to delete "with or without payment of a fee or is not associated with a commercial activity when" and replace it with the word "and".

Commercial Recreation – A consensus decision was reached to delete arcades, Yacht Clubs, Lodges and Private Clubs from this definition and create another definition for them as they are entirely different uses. It was additionally agreed upon to add skating and swimming and to reformat the definition to read as follows: Commercial Recreation means any indoor or outdoor active recreational use, including but not limited to tennis, golf, fitness centers, bowling, skating and swimming.

Commercial Entertainment – It was decided to add performing arts and concert halls so that the definition reads: Commercial Entertainment means any passive recreational activity including but not limited to movie theatres, performing arts theatres, concert halls and arcades.

Community Recreation – It was decided that this definition is not necessary and would be deleted.

Additionally the Planning Commission asked staff to create definition of museums.

Drive-through Facility – A consensus was reached to delete the phrase "or be entertained", to replace "obtain goods" with "products", to remove the phrase "physical facilities, service, or by packaging procedures encourages" and to remove the phrase "by design".

At 6:15 a 15-minute recess was called.

The meeting was called to order at 6:25.

Dwelling, Attached – Leave as written

Home Occupation – The definition was rearranged slightly to read; "Home occupation means any activity conducted for financial gain or profit in a dwelling unit by persons residing therein, and which activity is not generally or customarily characteristic of activities for which dwelling units are intended or design. Such activity is clearly incidental or secondary to the residential use of a dwelling unit.

Planning Manager Rob White explained that these residential uses had been broken up in order to accommodate the allowed uses in Waterfront Millville. One tri-plex or four-plex is conditionally allowed in Millville so it needs to separate. He further explained that the definition of multi-family as it relates to Design Review is defined as three or more units and requires additional design standards.

Dwelling, Four-plex – Four-plex dwelling means a residential structure with four attached dwelling units that are constructed on a permanent foundation.

Dwelling, Tri-plex – Tri-plex dwelling means a residential structure with three attached dwelling units that are constructed on a permanent foundation.

Dwelling, Duplex – Duplex dwelling means a residential structure with two attached dwelling units that are constructed on a permanent foundation.

Dwelling, Single-family – Single family dwelling means a residential structure with one dwelling unit that is constructed on a permanent foundation. Single-family dwellings are detached from other single-family dwellings except that accessory apartments may be attached to the single family dwelling.

Dwelling, Multi-family – Multi-family dwelling means a residential structure with three or more dwelling units that are constructed on a permanent foundation.

Child Care, Family – Family Child Care means a state licensed child care provider as defined in RCW 74.15.020, who regularly provides child care for not more than 12 children in the provider's home in the family living quarters.

Child Care, Commercial – The definition was changed to read, "Commercial Child Care means a state licensed child care provider that provides child care on a daily basis".

Automotive Fuel Dispensing Facility – The title of the definition was changed from Gasoline Dispensing. It was decided to replace the words "any area of land including the structures thereon" with the word "facility". Additionally it was decided to remove the words "major engine overhaul or activities are not allowed".

Hospitals – It was decided to remove the words "emergency care" and to delete the words "in which sick or injured persons can receive", so the definition now reads, "Hospital means a 24-hour inpatient medical and surgical treatment facility."

Industrial Level 1 – The words "warehousing less than 20,000 gross square feet" and "kennels" were deleted. Additionally it was decided to add "contractor's office and/or shop".

Industrial Level 2 – The words "over 20,000 gross square feet" were deleted.

Kennel – The words "dogs" and "all for a fee or compensation" were deleted from the definition.

Animal Clinics – It was decided to remove the words "stationary", "and is established", "examination, diagnostic, prophylactic and", "small", "not requiring confinement or supervised care and which are normally kept as pets. Animal clinics shall not tend to poisonous reptiles or animals normally kept as farm animals" and to add the words "and surgical" after the word medical.

NEXT REGULAR MEETING:

June 16, 2005 at 6pm – Work-Study Session on the WM District and Land Use Matrix

June 21, 2005 at 4:30pm – Special Work-Study Session on Land Use Matrix

ADJOURN:

MOTION: Move to adjourn at 8:00 p.m.
Wagner/Malich – unanimously approved

CD recorder utilized:
Disc #1 Track 1 and 2
Disc #2 Track 1
Disc #3 Track 1
Disc #4 Track 1