

**City of Gig Harbor Planning Commission
Minutes of Work-Study Session
Thursday, August 18th, 2005
Gig Harbor Civic Center**

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

CALL TO ORDER: 6:10 p.m.

APPROVAL OF MINUTES:

MOTION: Move to approve the minutes of August 4th, 2005
Wagner/Pasin – 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 introduced this item on the agenda and explained that some of the definitions will not fit appropriately into the different zones. It was decided to work on those definitions that did not fit and then continue with the zones at the next meeting.

Senior Planner Jennifer Sitts explained each of the different problems and offered possible solutions.

Professional Services

The definition of Professional services includes government administrative offices and government administrative offices are currently allowed in zones which prohibit professional offices.

Zones affected: PI, RLD, RMD, and WR

Chairman Dick Allen suggested making a separate definition of government administrative offices

Commissioner Jill Guernsey recalled that they had talked about including government administrative offices in public private services or utilities and decided that that really didn't work in those definitions.

Commissioner Pasin inquired as to why there was a distinction between a government office and other offices and Ms. Guernsey replied that as she understood it, government offices are allowed in residential areas while private offices (i.e. engineers, etc.) are not.

Consensus was reached that a new definition of government administrative offices be written.

Discussion followed on the best way to separate the issue of putting the existing definitions into the matrix and the need to change some of the allowed uses in certain zones. It was agreed that two ordinances were needed, one for the existing uses put into a matrix and one for the proposed changes.

Additionally it was decided that in order to address these problem definitions they would go through each problem area and decide what to do and then have staff come back with a proposed new definition if necessary.

Community center and community recreation facilities

These are not easily translated into the zones. Recreational buildings and community centers seem to be more of a commercial use and community recreational hall seems to be more residential.

Commissioner Pasin asked where community recreation hall falls into the new definitions and Ms. Sitts replied that that was the problem, it didn't

Commissioner Scott Wagner stated that it seemed like they needed to make the new clean definitions fit into the zones, rather than change back to definitions that don't make sense.

Ms. Sitts asked for further clarification and asked the Planning Commission, if it says community center which of the new definitions would they like her to use.

Commissioner Pasin stated that he would prefer to take a look at each zone and go through the permitted uses and say to we have one that fits.

It was decided to table the community recreational hall definition and look at the other issues first.

Industrial, level one

Jennifer Sitts explained that the issue with this definition was the inclusion of ministorage. It is allowed in some zones where other uses in the definition are not and ministorages are often conditionally allowed when other uses are not.

A consensus was reached to create a separate definition of mini storage.

Public/private services

The definition includes parks and not fire stations. Parks are allowed outright in many zones where libraries and fire stations are conditionally allowed.

Discussion followed on whether it mattered if the parks were public or private. It was agreed to create a definition of parks that included playgrounds, trails, open space, water access facilities, non profit and public.

Commissioner Wagner suggested removing trails and open space as they are not really a use that is regulated. Additionally he suggested removing the reference to nonprofit and public as they are allowed in every zone anyway. Consensus was reached to remove any reference to nonprofit and public and remove trails and open space.

Commissioner Pasin pointed out that in the zones affected there are libraries and fire stations all the way through and if those go together than maybe there needs to be a separate definition of fire stations and libraries.

It was decided to put libraries and public parking lots into public/private services.

Retail level 1

The issue is this definition does not distinguish retail uses as ancillary or accessory to office uses. No new definition addresses this type of retail use which is allowed in certain zones. Ms. Sitts also pointed out that ancillary retail was the topic of the appeal which brought about the land use matrix project. As an example she noted that RB2 does not allow general retail, just office uses and retail as accessory.

Ms. Sitts suggested creating a separate definition for service and retail uses which support and are ancillary to the primary uses allowed in the district

Commissioner Wagner read definition of accessory uses and structures and noted that it really was more sheds and construction trailers.

It was decided to create a new ancillary retail definition.

Product services level 2

This definition means all level 1 uses plus large appliance repair, auto repair, boat repair garden equipment repair and car wash facilities.

Ms. Sitts pointed out that B-2 allows car washes but not auto repair.

It was decided to create a separate definition for car washes.

Discussion continued on the existing non-conformities and it was decided to add the issue of auto repair as an allowed use in the B-2 zone, to the list of future possible changes.

It was decided to create a definition for vehicle washing and detailing, not auto repair.

Marinas and boat launch facilities

There is no proposed definition which includes this use.

It was decided to create a definition for marinas such as marina means a water-dependent facility which provides moorage and related services and may or may not include boat launch facilities, as is defined in the Shoreline Master Program.

Commissioner Wagner suggested adding dry boat storage to the definition. Consensus was reached that this should not be added to the definition.

Wholesale sales

There is no proposed definition which includes this use.

It was suggested that in order to address the WM and WC zones that marine retail and service be changed to marine sales and service, which would read; marine related retail and wholesale sales of items such as boating equipment, fishing equipment, hardware and supplies, fisheries products for human consumption, bait sales and boat repair.

It was then suggested that in order to address the DB, B2 and PCDC zones, that they add wholesale sales and it reads; the acquisition of finished or semi finished goods, products or materials by a commercial entity, firm or corporation for eventual distribution to a retail market and which are not subject to the retail sales tax and does not include motorized vehicles trailers and boats.

Commissioner Wagner noted that it seemed to be a conflict if you are allowing a contractors yard and he is wholesaling sheetrock in a C-1 zone and it is not allowed.

Commissioner Pasin stated that he didn't see the need for the phrase "for eventual distribution to a retail market" in the basic definition of wholesale sales.

Commissioner Wagner agreed that it seemed like an additional layer over what was already described and Ms. Sitts pointed out that occasionally someone does ask, "I'm a wholesaler and don't pay retail sales tax, where am I allowed"?

It was decided to change the definition of retail sales to just sales and remove any reference to retail or wholesale. Additionally it was decided that in the definition of marine related sales all references to wholesale and retail should be removed.

Boat repair and fishery products for human consumption

Multiple definitions include boat repair, such as; marine industrial, marine retail services and products services level 2

Multiple definitions include fisheries products for human consumption, such as; Marine industrial and marine retail and services.

One zone permits fishery products but conditionally allows boat construction

Commissioner Wagner suggested that perhaps this was done in case it was necessary to allow services and not industrial.

Senior Planner Jennifer Sitts pointed out that if boat repair was removed from marine industrial it would have no negative effect; however, if you removed it from marine retail it may limit certain areas.

It was decided to remove boat repair from marine industrial.

The Planning Commission directed Senior Planner Jennifer Sitts to write the new definitions for the next meeting where they will start plugging the uses into the matrix. It was decided to go in the order of the zoning code.

Ms. Sitts also let the Planning Commission know that the definitions will be sent to the City Attorney for review following the next meeting.

Commissioner Theresa Malich noted that she would not be attending the next meeting on September 1st.

UPCOMING MEETINGS

September 1st, 2005 – Work Study Session at 6:00 pm

ADJOURNMENT

MOTION: Move to adjourn at 8:00 pm
Wagner/Allen – passed unanimously