

**City of Gig Harbor Planning Commission  
Minutes of Work-Study Session  
Thursday, August 4, 2005  
Gig Harbor Civic Center**

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

**CALL TO ORDER:** 6:15 p.m.

**APPROVAL OF MINUTES:**

**MOTION:** Move to approve the minutes of July 21, 2005  
Pasin/Guernsey – 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 it was agreed to begin where they had left off at the last meeting.

Religious worship, house of - Planning Manager Rob White read an e-mail from City Attorney Carol Morris recommending that the definition of House of Religious Worship stay the same until she has a chance to review it further.

Commissioner Harris Atkins inquired about associated uses and are they allowed because it's part of a church. Mr. White answered that yes, if the church is able to prove that this is part of their religious worship then they have right to have it.

Mr. Atkins went on to say that he had checked the definition in other jurisdictions and found that there was no consistency.

Commissioner Jill Guernsey read a portion of a Clark County case and stated that what is allowed seemed to be pretty broad and the burden is on the government to show that the use should not be allowed.

Commissioner Wagner suggested that the definition be left as it is with the previously agreed upon change to include facilities for residences or for training of religious orders. Consensus was reached.

Retail Level 1 – Planning Manager Rob White pointed out that there was no longer a need for the square footage limitation as that is regulated in each zone.

Commissioner Pasin recommended that “and that reduce the hazards of local traffic by limiting the size of the building gross square footage utilized by each use to not more than 3500 square feet” be removed and everyone agreed.

There was discussion of equipment rentals as it appears in Retail Level 3 and that perhaps small rentals such as party equipment rentals should be added to Retail Level 1 and 2.

Commissioner Guernsey pointed out that it seemed like we could remove the definition of Retail Level 2 since the square footage limitations are being removed and everyone agreed to remove Retail Level 2 and change Retail Level 3 to Level 2

Ms. Guernsey then asked if boat sales in waterfront zones should still be included in Retail Level 1 when we had created a marine retail definition last time. Everyone agreed that boat sales in waterfront zones should be removed from Retail Level 1.

It was decided to also remove the phrase “low impact retail that are compatible with and targeted to local residential consumers”.

Discussion followed on whether or not to remove restaurants, bakeries, delicatessens, coffee shops as these were uses listed in the Restaurant definitions. It was decided to remove restaurants, delicatessens, and coffee shops but to leave bakeries in the retail definition.

#### Retail level 2 (previous Retail Level 3) -

Discussion was held on whether or not to add language regarding outdoor storage and it was decided to add a level 3 that includes all level 2 uses plus equipment sales and rentals and remove equipment sales and rentals from level 2.

Further discussion was held on how to classify the sales of beauty bark and rock and it was decided to add “and including outdoor bulk sales of building and landscaping supplies” to the definition of Retail Level 3.

#### Schools –

Commissioner Pasin suggested moving the phrase “private or public” after the words “means a” and everyone agreed to the change.

Commissioner Atkins asked about colleges whether they should be covered in another definition. Commissioner Guernsey pointed out that perhaps the definitions should be broken up between primary and secondary as there is a big difference in the impact to neighborhoods.

Schools, primary – “Primary school” means a public or private Washington State accredited K-8 school, including accessory playgrounds and athletic fields.

Schools, secondary – “Secondary school” means a public or private Washington State accredited 9-12 school, including athletic fields

Schools, higher educational facility – “Higher Educational Facility” means a public or private post secondary educational facility.

Schools, Vocational or trade – “Vocational/Trade School” means a public or private educational facility teaching skills that prepare students for jobs in a trade or occupation.

Wireless Communication Facilities - It was decided that there was no change needed for this definition.

Accessory uses – It was decided that there was no change needed for this definition.

Discussion followed on the creation of a definition of museums and whether or not it should be added to the definition of public services.

It was decided to change the definition to public/private services and to change public utilities to just utilities,

Public /private services –

Commissioner Pasin suggested changing the phrase to electric distribution systems and telephone systems and everyone agreed.

Commissioner Wagner suggested that museums be their own category. Commissioner Guernsey read a definition of museum from the architectural terms dictionary, “Museum means an institution for the assembly and public display of any kind of collection especially one of rare and /or educational value”. She then read the definition from Webster’s, “A building or place where works of art, scientific specimen or other objects of permanent value are kept and displayed”.

It was decided to merge the two definitions.

Museum – “Museum” means a building or place for the assembly and public display of rare and/or educational works of art, scientific specimens, or other objects of permanent value.

The creation of a definition for Yacht Clubs and Clubs and Lodges was discussed next. Commissioner Wagner read two definitions from the dictionary

Commissioner Guernsey asked if two definitions were needed and it was agreed that two different definitions were needed, one for yacht clubs and one for clubs and lodges.

Clubs and lodges - A building or group of buildings under single management where members of an association or fraternal cultural or religious organization hold their

meetings and may contain rooms and/or dwelling units available for temporary rental and may contain a restaurant as allowed in the zone.

Yacht club – A water-oriented building or group of buildings under single management where members of a boating association hold their meetings and may contain rooms and/or dwelling units available for temporary rental and may contain a restaurant as allowed in the zone.

It was noted that as the definitions are put into the Land Use Matrix both definitions may not be needed but they would make that determination at that time.

The next meeting will be working on putting the definitions into the Land Use Matrix.

### **UPCOMING MEETINGS**

August 18<sup>th</sup>, 2005 – Work Study Session at 6:00 pm

### **ADJOURNMENT**

**MOTION:** Move to adjourn at 8:35 pm  
Wagner/Guernsey – passed unanimously