

**City of Gig Harbor Planning Commission
Minutes of Work-Study Session
Thursday, October 21, 2004
Gig Harbor Civic Center**

PRESENT: Commissioners Carol Johnson, Dick Allen, Theresa Malich, Kathy Franklin, Scott Wagner and Acting Chairperson Bruce Gair. Commissioner Paul Kadzik was absent. Staff present: Steve Osguthorpe and Diane Gagnon.

CALL TO ORDER: 6:05 p.m.

APPROVAL OF MINUTES:

MOTION: Move to approve the minutes of October 7, 2004 Malich/Franklin – unanimously approved.

NEW BUSINESS

1. Comprehensive Plan Update – Code and Policy Study Session #3

Planning Manager Steve Osguthorpe introduced Owen Dennison from AHBL and Teresa Vanderberg from Adolfson, Inc..

Teresa Vanderberg briefed the Planning Commission on the best available science principle. She then went over the proposed changes to Chapter 18 noting that the redlines had been deleted and were not shown on the copies distributed to the Planning Commission members. Ms. Vanderberg stated that Title 18.08 Wetlands will be deleted and inserted into Title 18.12, Critical Areas. She then stated that they are proposing a change to the wetland categories and went on to explain how wetlands are classified and categorized.

Ms. Vanderberg then responded to questions from the Planning Commission and explained that best available science would recommend increased wetland buffers. She went on to say that the City would make the ultimate decision; however, we must show how we've complied and balanced GMA considerations.

Commissioner Gair referenced the document submitted by Marian Berejikian and noted that the buffer alternatives were quite different than what was being proposed. Ms. Vanderberg stated that the city's categories were not necessarily the same and noted that Department of Ecology alternatives make all urban environments high impact, therefore increasing the recommended buffers.

Ms. Vanderberg then explained the interplay between wetlands and shorelines, noting that only vegetated wetlands fit the definition of a wetland.

Commissioner Wagner asked if a matrix could be developed showing our current buffers with proposed buffers and the best available science recommended range and

Ms. Vanderberg said she would work on that.

Ms. Vanderberg then focused on the changes to the buffer widths on page 12 and the changes to the language regarding buffer reductions. She illustrated for the Planning Commission why they were recommending using buffer averaging rather than outright buffer reductions.

Planning Manager Steve Osguthorpe pointed out that it would be helpful to know where all the wetlands are within the city and Ms. Vanderberg agreed and noted that currently we are relying on County maps. She further stated that probably the only Category I Wetlands within the City were at the mouth of Crescent Creek and Donkey Creek. Mr. Osguthorpe stated that we would provide maps for the next meeting.

Discussion followed on the upcoming meetings and it was decided to hold a work-study session at 6:00 pm prior to the public hearing at 7:00 pm on November 4th, 2004.

Teresa Vanderberg then went over the changes to the stream regulations, pointing out that that they were recommending that the stream section stand alone and not be in the wetland section. Additionally, she stated that they were recommending a clearer definition of ditches.

Commissioner Wagner asked Ms. Vanderberg to also develop a matrix for the Wetland Replacement Ratios showing existing and proposed.

Owen Dennison from AHBL then went over the proposed changes to Chapter 4 – Environment. Mr. Dennison stated that the current chapter does not refer to mineral resource areas and GMA requires that they be included and explained that they had used the language from the Gig Harbor Community Plan.

Mr. Dennison then briefed the Planning Commission on the proposed changes to Chapter 7 – Essential Public Facilities and stated that these were uses that have County and State-wide significance and are usually hard to site. He explained that the city must identify and define Essential Public Facilities and pointed out that we have adopted the lists of the state.

Commissioner Wagner asked what is included in this list and where are they allowed. Mr. Dennison responded that they are allowed in the Public Institutional zone and explained that the city can't preclude these uses and must provide a process for them. Commissioner Wagner stated that it would be helpful to see the list of uses from the state.

Mr. Dennison then went over the proposed changes to Chapter 12 – Capital Facilities and explained the requirement under GMA to identify what capital facilities you have, where they are and what improvements are necessary to serve the anticipated population growth. He further explained that AHBL used the various comprehensive plans and updated the numbers.

Commissioner Wagner pointed out that there are areas in the UGA which show as

unsewered in the Wastewater Comprehensive Plan, however, this is not accurate and proposed that the language be changed to reflect what is truly there. He further explained that there are large areas within the UGA not shown on the City's Wastewater Comprehensive Plan.

The Planning Commission then went over the list of public facilities and updated it, removing the old City Hall property and adding Skansie Park and the park property at 50th on the Westside.

Commissioner Gair then pointed out several typographical errors and asked that a more detailed description be provided from Operations and Engineering on the various projects listed in the Capital Facilities Element.

Owen Dennison then noted that all the corrections within the Capital Facilities Element were of a housekeeping nature and not policy changes. He then went over the items that would be presented at the next meeting.

NEXT REGULAR MEETING:

November 4, 2004 at 6pm – Work-Study Session and Public Hearing

ADJOURN:

MOTION: Move to adjourn at 8:30 p.m.
Johnson/Franklin – unanimously approved

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