

**City of Gig Harbor Planning Commission  
Minutes of Work-Study Session  
Thursday, October 7, 2004  
Gig Harbor Civic Center**

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

**CALL TO ORDER:** 6:00 p.m.

**APPROVAL OF MINUTES:**

**MOTION:** Move to approve the minutes of September 16, 2004 Malich/Johnson – unanimously approved.

**NEW BUSINESS**

1. Comprehensive Plan Update – Code and Policy Study Session #2

Community Development Director John Vodopich briefed the Planning Commission on the resolution passed by the City Council outlining the work program for the update to the Comprehensive Plan. Mr. Vodopich explained that the work program had been altered to separate the amendments proposed by individuals and that the Planning Commission will be focusing only on mandated update items.

Commissioner Gair asked how this will affect those individuals relying on those amendments for their projects, such as the hospital. Mr. Vodopich replied that every effort will be made to process those amendments already received, in the first quarter of 2005.

Planning Manager Steve Osguthorpe pointed out that this change really is beneficial to both sides due to the fact that if someone were to appeal any one of the applications they all would have to wait. Additionally, he noted that there may be a rather lengthy SEPA process associated with the hospital application that could hold everyone up.

Director Vodopich then went on to explain what the Planning Commission would be looking at tonight and pointed out that he had forwarded a digital copy of the Comprehensive Plan to the consultant thereby enabling them to show the additions and deletions in the existing language. Mr. Vodopich then introduced Owen Dennison from AHBL to further explain the worksession topics.

Mr. Dennison went over the Project Memo which had been sent to the Planning Commission outlining the worksession topics. Mr. Dennison stated that they would be going over the changes to the Land Use, Housing and Transportation elements. The Planning Commission began by looking at the proposed changes to Chapter 2 – Land Use Element. Mr. Dennison reminded the Planning Commission that this was only a

compliance update and was not comprehensive.

Planning Manager Steve Osguthorpe explained that it was also proposed to identify which zoning designations implement which land use designation, reminding the Planning Commission that this was one of the things that could be implemented but was not mandatory.

Owen Dennison went on to explain that the Puget Sound Regional Council is looking at jurisdictions with airports near their boundaries and that Gig Harbor is out of compliance because there is an airport near the city boundary and no land use controls surrounding it. He stated that the city could apply an overlay zone limiting future development surrounding the airport. It was pointed out by Community Development Director John Vodopich that the county has a rural airport overlay zone which limits tall building in a safety zone surrounding the airport.

Mr. Dennison then went over the Housing Element and explained that there were no policy changes being proposed, only updates to the numbers in capacity, population and economic profiles.

Commissioner Malich asked for clarification on changed language on the second page of the housing element.

Mr. Vodopich then went on to explain Chapter 11 – Transportation Element, stating that in December of 2002 the city adopted a Transportation Plan update and that this would be inserted into the Comprehensive Plan retaining the goals and policies.

Commissioner Gair asked if concurrency management had been addressed and Mr. Vodopich answered that yes it had and that it was also addressed in the Gig Harbor Municipal Code.

Owen Dennison pointed out that page 10 of the Transportation Element did have a change to the Level of Service. He stated that a portion of the downtown is a LOS “F” and that there is a question as to whether the city can have such a standard. He went on to explain that AHBL will be looking into this further.

Mr. Vodopich stated that there was a concern with raising the LOS as the city does not want massive transportation infrastructure in the downtown. Discussion followed on various traffic concerns.

Mr. Vodopich introduced Jon Sondergaard from Associated Earth Sciences to go over the proposed changes to the Critical Areas element. Mr. Sondergaard gave an overview of aquifer recharge protection areas and their purpose. He distributed illustrations of different types of aquifer recharge protection areas and showed the Planning Commission a map of the current areas.

Commissioner Allen asked if these areas were naturally occurring and Mr. Sondergaard responded that yes they were and went on to explain that because of the amount of glacial till in the area the number of aquifer recharge areas in the city are pretty limited.

A letter was distributed that had been sent to the Planning Commission by Dave Folsom outlining his concerns with increased impervious surface allowances and the effect on the aquifers.

Mr. Sondergaard recommended that the existing areas be examined to see if those wells are still active. Commissioner Gair stated that Peninsula Light had been examining that issue and perhaps they had some data that would be useful.

The Planning Commission then went on to discuss ravine sidewalls. Mr. Sondergaard stated that he was recommending a 1 to 1 rule where if there is a 50 foot bluff then the setback is 50 feet. He then distributed some proposed language to the Commission members.

Commissioner Johnson asked if there was a minimum number and Community Development Director John Vodopich answered that the code did state that there is a minimum equivalent to the rear yard setback.

Mr. Sondergaard then went on to discuss the Flood Hazard Areas and explained that there were no proposed changes at this time as our map was reflective of the FEMA flood maps. He then pointed out however, that our current Critical Areas Map is difficult to read at its current scale. He recommended that we adopt our own rather than using the county maps. Mr. Vodopich asked if updating the maps was a part of their scope of work and Mr. Sondergaard replied that it was not.

**NEXT REGULAR MEETING:**

October 21, 2004 at 6pm – Work-Study Session

Owen Dennison stated that he would be providing information on the Environment, Essential Public Facilities and perhaps the Utilities elements at the next meeting. Additionally he stated that Associated Earth Sciences would be addressing wetlands and streams.

**ADJOURN:**

**MOTION:** Move to adjourn at 7:25 p.m.  
Malich/Johnson – unanimously approved

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