

**City of Gig Harbor Planning Commission
Minutes of Work-Study Session
Thursday, April 1, 2004
Gig Harbor Civic Center**

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

CALL TO ORDER: 6:00 p.m.

APPROVAL OF MINUTES:

MOTION: Move to approve the minutes of March 18, 2004 Franklin/Johnson – unanimously approved.

NEW BUSINESS

WORK-STUDY SESSION

Dale Pinney, Proposed text amendments reducing setback requirements in the PCD-BP (ZONE 04-03) – Planning Manager Steve Osguthorpe briefly outlined the staff report and gave a history of the zoning in the Gig Harbor North area. A drawing was distributed showing a typical site and how the setbacks could be applied.

Commissioner Allen asked about the typical arrangement and size of sites within PCD-BP zone and did the drawing reflect a typical site. Mr. Osguthorpe replied that the drawing was fairly typical.

Commissioner Wagner inquired as to what some of the buffer requirements were in other zones as some business uses do generate noise and smells which should be buffered. Mr. Osguthorpe stated that a 30' dense vegetative screen abutting residential is typical in other zones.

The Planning Commission invited the applicant, Mr. Dale Pinney to address the commission regarding his proposal.

Dale Pinney, 1359 N 205th, Shoreline WA - Mr. Pinney distributed a site plan of a site on Borgen Blvd illustrating the impact of the existing setbacks. He stated that the original intent of the PCD-BP zone was for campus-like development but that is no longer possible when the only parcels left are 2-2.5 acres in size. Mr. Pinney agreed that industrial uses should have a larger buffer and acknowledged that he had not considered this in his proposed text amendment. He stated that he would be willing to modify his request to include a larger buffer for industrial uses.

Discussion followed on possible ways to develop this particular site through the variance process. Mr. Osguthorpe pointed out that the applicant would need to demonstrate a "hardship" in order to be granted a variance.

Commissioner Johnson stated that she was reluctant to make an adjustment to an entire zone. Commissioner Malich agreed that a small piece should not drive the standards for the entire zone.

Planning Manager Steve Osguthorpe suggested that perhaps it would be helpful to see the effect that this change would have on all the PCD-BP parcels.

Dale Pinney offered to provide a site plan of all the PCD-BP parcels, applying the existing and proposed setbacks. Additionally he stated that he would make suggestions for the setbacks for industrial uses.

It was decided that this item would be brought back for another work-study session on May 6th, 2004.

NEXT REGULAR MEETING:

April 15th, 2004
May 6, 2004

Meeting cancelled
Work-Study Session

ADJOURN:

MOTION: Move to adjourn at 7:20 p.m.
Johnson/Allen – unanimously approved

CD recorder utilized:
Disc #1 Track 1