

**City of Gig Harbor Planning Commission  
Minutes of Work-Study Session  
Thursday, September 16, 2004  
Gig Harbor Civic Center**

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

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

**APPROVAL OF MINUTES:**

**MOTION:** Move to approve the minutes of September 2, 2004 Johnson/Wagner – unanimously approved.

**NEW BUSINESS**

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

Planning Manager Steve Osguthorpe introduced Owen Dennison from AHBL and stated that AHBL had been hired by the city to review and update the Comprehensive Plan.

Mr. Dennison explained that cities planning under GMA in Pierce County are required to review and update their comprehensive plans by December 1, 2004 and that Adolfson and Associated Earth Sciences would be teaming up with AHBL on the update. He then referred the commission to Resolution No. 628 which outlines the schedule. Mr. Dennison distributed copies of memos from Associated Earth Sciences and Adolfson Environmental and briefed the commission on the requirement that the Critical Areas Ordinance be consistent with best available science (BAS).

Planning Manager Steve Osguthorpe noted that in addition to the changes proposed by AHBL there are amendments being proposed by private individuals and further cautioned the planning commission that there is a lot of information to cover in a short time frame.

Owen Dennison stated that AHBL would be analyzing two areas for the update, one being the general clean-up of the plan to comply with the Growth Management Act and secondly to implement regional policy items that you would not address on an annual basis and again reiterated that the schedule is very abbreviated.

Commissioner Malich said that she felt it was important that these meetings be advertised well and in layman's terms so that the public can be fully involved in this process.

Mr. Dennison then went over the issue paper that had been distributed to the planning commission and pointed out that the housing element would be removed as the city

attorney felt that this item had been adequately addressed.

Commissioner Johnson asked for clarification on best available science (BAS). Mr. Osguthorpe replied that state law requires that we use BAS to support various land use regulations.

Commissioner Malich inquired as to whether the city was going in the same direction as the county in developing their stream and wetland buffers and stated that Gig Harbor's shorelines are pretty developed and she would like to see wetland maps of the city.

Mr. Dennison answered that they will proposing buffers that are supported by best available science.

Commissioner Johnson asked about the Capital Facilities Element and in particular if the options provided for a budget shortfall were standard options. Mr. Dennison replied that all the options shown are in the Washington Administrative Code except for the option to find additional money.

Planning Manager Steve Osguthorpe explained that the Capital Facilities element is basically the city's infrastructure and equipment and that the level of service (LOS) could apply to many things including libraries or parks in addition to traffic. He further stated that each year the city must assure that they are budgeting for these things and if they are unable they could reduce the LOS or address the land use element.

Commissioner Johnson asked where water rights are addressed and Mr. Dennison answered that they are addressed in the growth projection of the water and sewer comprehensive plan.

Mr. Dennison then summarized and asked if there was any more information that the planning commission needed for the next meeting or if they had any further questions. There were no further questions and Mr. Dennison asked that they read the information provided and prepare any questions for the next meeting.

### **NEXT REGULAR MEETING:**

October 7, 2004 at 6pm – Work-Study Session

### **ADJOURN:**

**MOTION:** Move to adjourn at 6:55 p.m.  
Johnson/Wagner – unanimously approved

CD recorder utilized:  
Disc #1 Track 1