

**City of Gig Harbor Planning Commission  
Minutes of Work-Study Session  
February 5, 2009  
Gig Harbor Civic Center**

**PRESENT:** Commissioners: Harris Atkins, Joyce Ninen, Jeane Derebey, Jim Pasin and Dick Allen. Commissioners Absent: Jill Guernsey. Staff Present: Jennifer Kester and Tom Dolan.

**CALL TO ORDER:** Chair Harris Atkins called the meeting to order at 5:00 p.m.

**APPROVAL OF MINUTES:**

**MOTION:** Move to approve the minutes of December 4, 2008 with corrections. Ninen / Allen – **Motion passed unanimously.**

**MOTION:** Move to approve the minutes of January 7, 2009 with corrections. Ninen / Pasin – **Motion passed unanimously.**

**MOTION:** Move to approve the minutes of January 15, 2009. Ninen / Pasin – **Motion passed unanimously.**

The Commission postponed the approval of the October 16, 2008 minutes to allow for the correction of grammatical and substance errors.

**CITY OF GIG HARBOR, 3510 GRANDVIEW ST., GIG HARBOR, WA 98335 -  
ZONE 09-0001 - Marina Parking Regulations**

Planning Commission reviewed the City Council's recommendation that the parking regulations for marinas in the Waterfront Millville (WM) zone be applied to the two other zones which allow marinas (WC and C-1). The marina parking regulations for the WM zone is more restrictive than for the WC and C-1 zones.

The Commission expressed concern that such change would create nonconformities in the WC and C-1 zones. They discussed specific sites, such as the Tides Tavern, which may incur a hardship if the proposed change was codified.

The Commission reviewed the Comprehensive Plan policies related to parking and waterfront uses. The Commission felt that applying more restrictive parking regulations to the WC and C-1 zones would be inconsistent with those policies.

However, the Commission felt that the current marina parking restriction in the WM zone was appropriate, given the proximity of the Waterfront Millville zone to the historic Millville residential neighborhood. The Commission was concerned that without such restriction, parking for marinas would spill into the residential

neighborhood and would congest its narrow streets due to the neighborhood's accessibility: topography and street system grid. Similar accessibility does not exist in other neighborhoods abutting WC and waterfront C-1 zones.

**MOTION:** Move to recommend to the City Council that the marina parking regulations in the WC, WM and C-1 zones remain the same. Ninen / Pasin – **Motion passed 4-1 (Allen was opposed).**

*Future Actions:*

- Staff to prepare a written recommendation to the Council for the chair's signature.

**DISCUSSION ITEM** - Potential Planning Commission-sponsored 2009 Comprehensive Plan amendments

The Commission discussed the ED zoned properties in the Purdy area and agreed that these properties were not appropriately zoned due to topographic constraints. They recognized that any change in zoning would require a Comprehensive Plan land use map amendment. However, they did not consider such amendments a priority due to the properties' location in the UGA.

The Commission also reviewed the locations of RB-1 zoned land and identified four (4) properties for which a rezone and land use map amendment may be warranted.

**MOTION:** Move to initiate a Comprehensive Plan amendment for 2009 to consider the appropriateness of the land use designation for four (4) properties currently zoned RB-1. Pasin / Derebey – **Motion passed unanimously.**

The 4 properties to be included are the RB-1 zoned parcels located at:

- Sehmel Drive
- Peacock Hill Ave and Ringold Ave
- Stinson Ave (Spadoni Corner)
- 56<sup>th</sup> St and 38<sup>th</sup> Ave

*Future Actions:*

- Staff to update Commissioners on the potential amendment docket and the feasibility of including the above amendment in the current year process.
- Staff to prepare application materials if it is determined that the docket has enough room for this amendment.

**ADJOURNMENT**

**MOTION:** Move to adjourn at 7:15pm - Ninen / Derebey – **Motion passed unanimously.**