

City of Gig Harbor Planning Commission
Work Study Session
September 2, 2010
Planning & Building Conference Room
4:00 pm

PRESENT: Commissioners – Chair Harris Atkins, Michael Fisher, Bill Coughlin, Ben Coronado, and Jill Guernsey. Jim Pasin was absent.

STAFF PRESENT: Tom Dolan, Pete Katich, Jennifer Franich and Kim VanZwalenburg from Department of Ecology.

CALL TO ORDER: at 4:00

APPROVAL OF MINUTES: Approval of the minutes of July 1st, 2010. Mr. Atkins noted that on page four in the fourth paragraph, it needed to be re-worded to say “Mr. Coughlin asked if he would be able to put a kayak in at Austin Estuary Park”. Also, where we talked about definitions he didn’t see that reflected in the summary of meeting outcomes. He also asked about page 8 of the holding pen and what was meant by “permitting and regulations?”. Mr. Katich noted that the section reference is wrong so maybe that was why there was a question mark. He said he would listen to the recording to determine what that was about.

MOTION: Move to accept the minutes of July 1st, 2010 as revised. Fisher/Coronado – motion carried.

Chairman Atkins went over the revised schedule and noted that the comprehensive review will be over by the end of September and then they will handle the holding pen issues in October. The 28th of October the draft will be released to the public. Planning Director Tom Dolan emphasized that there will be extensive public notice for the public hearing. Discussion was held on the value of an open house sometime in the fall.

Mr. Fisher expressed some concern regarding the review of the restoration plan prior to dealing with the holding pen issues and Mr. Katich explained that the master program is the regulatory document and the restoration plan is not regulatory, it is voluntary. He noted that the issues in the holding pen were all regulatory. Mr. Coughlin raised the issue of providing incentives for restoration and Mr. Katich explained how that could be implemented through the zoning code. Ms. VanZwalenburg from the Department of Ecology further explained the role of the restoration plan.

Chapter 2 - Definitions

The commission went over comments from the consultant and the Department of Ecology on the definitions section. Ms. Guernsey asked about the definition of shared moorage and whether it was appropriate to use the word “adjacent”. Mr. Katich noted that the consultant had not made the change to #5 and that was why we had changed the definition. Ms. VanZwalenburg pointed out that the intent of encouraging joint use docks was to minimize the

number of docks so therefore; the intent was to only allow adjacent property owners to share a dock, otherwise you would end up with the same number of docks. Mr. Katich said he would work on the definitions of single moorage, joint use moorage/shared moorage, community docks and marinas. Discussion followed on the definition of commercial and Mr. Katich suggested when listing uses say “but not limited to”. It was noted that in the zoning code the term non-residential is used. Mr. Fisher suggested that it should also be noted that it would be profit or non-profit. Ms. VanZwalenburg noted that commercial use is a use identified in the guidelines. **It was decided to use the zoning code definition of residential and non-residential.**

Chapter 3 - Shoreline Inventory & Restoration Planning Summary.

Ms. Guernsey noted that on page 4 it says see Moorage Buoy when in fact it says Mooring Buoy, so that needs to be changed to Mooring Buoy. Mr. Coughlin asked about renaming the segments for consistency. Mr. Katich said that they are different so they need to remain. **Mr. Atkins asked if everyone knew where the Old Ferry Landing was and it was decided to say “the street end of Harborview/Old Ferry Landing” in order to identify it more fully.**

Mr. Katich explained that Jennifer Franich will be working on the inventory of shoreline access points.

3.1.5 Mr. Atkins suggested that perhaps the word “illegal” should be added when referring to pump outs.

3.2 Mr. Coughlin suggested that there should be stronger language than “may” in item 3. It was decided that it should just say “requires”.

Mr. Katich noted that there is a new group now so item 4 should be revised to reflect the West Sound Watershed Council.

Mr. Atkins stated that he felt that it should be a goal within the master program to clean up Gig Harbor Bay. Mr. Katich said that he had communicated that and the next draft will include something more relative to water quality. Mr. Atkins stressed the importance of removing the “polluted” designation given to Gig Harbor Bay by the Health Department. Mr. Dolan asked Ms. VanZwalenburg if this was beyond the scope of the master program and was more appropriate for a citizens group. She stated that Gig Harbor Bay will probably never be allowed to have commercial shell fish harvesting due to the number of boats, but the master program does address some of the issues that contribute to this. Mr. Katich asked if the commission wanted to prohibit additional marinas if that is what it took to clean up the bay. Mr. Coughlin said that he didn’t feel they were making a serious enough statement about what the problem is and felt the first sentence should be changed. Further discussion was held on the health of Gig Harbor Bay. Mr. Dolan suggested that paragraph 1 should say significantly altered and everyone agreed. Mr. Fisher asked about Ecology’s comments regarding item 3 and the use of the term bioengineering. **It was decided to just remove the word bioengineering.**

3.2.2. Mr. Atkins suggested that item 1 should be reworded to reflect that the documents are consistent. Mr. Katich said he wasn’t aware of any conflicts and Mr. Atkins suggested that we just state that. **It was decided to reword the first sentence to say they are consistent, strike the second sentence and reword the last sentence to say “is warranted” rather than “may be warranted”.**

Item 2. Discussion was held on the conflicts between commercial fishing and recreational boating. Ms. VanZwalenburg said she didn't really like the last sentence and Ms. Guernsey pointed out that it came from a portion on the inventory on page 72. Mr. Katich said that he didn't think this section was a requirement of the guidelines and Ms. VanZwalenburg agreed. Mr. Fisher expressed that there should just be a summary of the current shoreline use. Mr. Katich pointed out where that summary existed in the inventory. Mr. Coughlin pointed out that all that information was included in 3.1.4. Mr. Atkins suggested change the title of the section 3.2.2 and change the format. Ms. Guernsey suggested the title be, Shoreline Inventory Recommendations and just list the bulleted recommendations from pages 72 and 73 from the inventory. Mr. Coughlin also noted that there should be a section for what the commission recommends. Mr. Atkins noted that really there didn't need to be findings in any of these sections just the recommendations. Mr. Katich asked if they wanted to change the title of 3.2 to Summary of shoreline management recommendations. Ms. Guernsey suggested that it just say recommendations, then in 3.2.1 list the recommendations from the inventory and then in 3.2.2 list the recommendations from the restoration plan. **Because the information is from both documents it was decided to leave it as it is with the title changed to Summary of Recommendations.**

Continue review of Draft Restoration Plan

Mr. Fisher distributed his commentary on the restoration plan. He talked about the differences between a bulkhead and a sea wall. Mr. Katich said that there is nothing that requires someone to remove a bulkhead. It was decided that this issue will be discussed with the holding pen.

It was decided to go over the comments from the Department of Ecology from that agencies letter of August 31, 2010. Discussion was held on the Capital Improvement Projects and coordination. Mr. Dolan said that he would contact the consultant to ask what Federal Way had done.

Mr. Atkins noted that in Issaquah they had a rivers and streams board that once a month met to deal with issues regarding Issaquah Creek. He asked if something like that could be developed within the harbor. **Mr. Katich said that could be a part of the final recommendation from the Planning Commission.**

Ms. Guernsey pointed out that on page 21 of the restoration plan there was a typo it should be "its" rather than "it's".

Mr. Katich noted that there were comments that related to references to the Critical Areas Ordinance and were outside the scope of this review.

Chairman Atkins asked that everyone go over any remaining issues they had regarding the restoration plan for discussion later. Mr. Coughlin said that all his issues were within the table and 4.1 and 4.2. Mr. Coronado said that under the description he thought it should say potential sources of large woody debris and on the bottom of page 15 where it should be reorganized. Mr. Atkins noted that they had wanted to talk about incentives. We will talk about these at the next meeting.

Mr. Dolan went over a revised comprehensive plan proposal from the last meeting. He noted that they will be submitting a revision to split zone the parcel.

Ms. Guernsey noted that she will not be in attendance at the meeting on the 16th.

MOTION: Move to adjourn at 7:33 p.m. Guernsey/Coronado – Motion carried.

Summary of 9/2/10 Meeting Outcomes:

1. Add zoning code definition for the term “residential.” See GHMC 17.04.700.
2. Create new definition for term “nonresidential.” The GHMC currently does not include a definition for this term. A possible definition could state: “Nonresidential means activity not involving human occupation of a building for living, cooking, sleeping and recreation. Such activities include, but are not limited to, restaurants, yacht clubs, offices, retail shops and churches. Also, see definition for “Commercial.”
3. Revise existing draft definition for “Commercial” to state: “Commercial means a business or activity at a scale greater than a home occupation or cottage industry involving retail or wholesale marketing of goods and services. Examples of commercial uses include, but are not limited to, restaurants, offices and retail shops.”
4. Revise environmental designation descriptions in Table 3-1 (Shoreline Planning Segments-page 3-2) for segments C & D by revising “Old Ferry Landing” to “Harborview Drive street end/Old Ferry Landing”
5. Revise subsection 3.2.1 (key recommendation #3) by deleting the word “bioengineering.”
6. Revise subsection 3.2.2 (key finding #1) to state: “The development of the SMP and shoreline environmental designations are consistent with both the 2003 state shoreline guidelines (WAC 173-26) and the 2010 Comprehensive Plan. In order to meet shoreline management objectives as well as goals for historic preservation and waterfront design criteria, a unique shoreline environment designation for the downtown waterfront and historic district is warranted.”
7. Subsection 3.1.5-Shoreline Alterations: revise last paragraph on pg. #3-7 to state: Potential water quality hazards exist at marinas and boat moorage facilities due to fuel spills, increased nutrients from **illegal** sewage pump-out activities.....
8. Section 3.2-Summary of Management Recommendations-delete the word “Management.” New title: “Summary of Recommendations”
9. Subsection 3.2.1: Revise “key finding #1 by adding the word “significantly” before the word “altered” in the first sentence.
10. Subsection 3.2.1: Revise “key finding #3 by deleting the word “may” that follows the words “marine riparian vegetation” and adding an “s” to “require” to create the plural form of the word (requires).
11. Subsection 3.2.1: Revise “key finding #4. The West Sound Watershed Council is now coordinating restoration activities within WRIA #15. The finding should reflect that effort.
12. Address and revise definitions as addressed by DOE letter dated December, 2009.
13. Develop a new definition for “passive recreation” use.
14. Modify the existing definition for “agricultural facilities” to exclude roadside fruit and vegetable stands from the definition as well as seasonal farmer’s markets.

15. Correct a typo in the definition for “buoy.” It should state “mooring” not moorage buoy.
16. Review and revise as necessary the definitions for individual mooring facilities, joint moorage, community moorage and marina.

17. Draft Restoration Plan:

1. Per the Planning Commission, address Kim’s comments from 8/31/10 letter by:
 1. Revising table 4.1 by adding short, mid & long time range descriptions to each item.
 2. Revise draft plan to address partnership opportunities with Pierce County (such as the County’s Open Space Public Benefit Rating System and with the West Sound Watershed Council). See other suggested opportunities in Kim’s letter.
 3. #3-see above-(see draft Pierce County Restoration Plan @ www.co.pierce.wa.us/xml/services/home/property/pals/landuse/draftrestplan.pdf.) According to Kim, the County is currently revising this draft ~~(probably with your firm’s assistance)~~. A number of potential restoration sites have been identified within Carr Inlet/Henderson Bay. One is at the mouth of Purdy Creek within the city’s UGA. That one is also identified in the draft Gig Harbor Restoration Plan on Map 2 as “F-2” protect & enhance. The West Sound Watersheds Council SRFB list includes McCormick Creek as one of its projects for stream enhancement. There could be others that we haven’t identified yet and could be in our plan.
 4. #7-Table 4-1, Opportunity Area F-1: the description includes the word “dune.” The Commission discussed dunes previously in its review of the draft smp and concluded there were no dunes in the city’s planning area. Area F-1 addresses the Burley Lagoon area within the city’s UGA. Should the reference be to the sand spit rather than to dune?

2. Planning Commission Comments on draft Restoration Plan:

1. Draft Restoration Plan, Pg. 21-subsection 6.2, 2nd full paragraph, 3rd to last sentence before 3 bulleted items, delete the apostrophe from the word “it’s”.
2. Table 4-1, pages 15 & 16: reformat “Segment E-Henderson Bay” so that it’s all contained on one page.
3. Table 4-1, page 14, “Segment A-Colvos Passage and Gig Harbor Spit”: add the letter “s” to source making the “sources” in the description box for this segment.