

City of Gig Harbor Planning Commission
Work Study Session
March 10, 2011
Planning/Building Conference Room
4:00 pm

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

STAFF PRESENT: Staff: Tom Dolan, Peter Katich, Kim Van Zwalenburg from the Department of Ecology.

CALL TO ORDER: at 4:00pm

APPROVAL OF THE MINUTES:

It was decided to postpone approval of the minutes from the work study session held on March 3, 2011 until the next meeting.

WORK STUDY SESSION

- a. Review revised Cumulative Impact Analysis Report
- b. Review March 31, 2011 draft shoreline master program addendum

Mr. Katich addressed the March 10, 2011 memorandum from ESA Adolfson and the revisions made to the cumulative impact analysis report. He summarized that the city's current draft master program has met the goal of no net loss of ecological functions with the changes that have been made and that the master program and addendum before them reflect all of the changes the Commission has made to date. Mr. Pasin commented on Table 1 and asked about the statement where it says the Historic Working Waterfront is 100% armored. Mr. Katich agreed that it was not a correct statement. Ms. Van Zwalenburg indicated that the data collected was from before the hard armoring was removed from the Eddon Boat site. Mr. Pasin then asked about the statement where it says that the entire waterfront has been altered and stated that he didn't think that was true. Mr. Katich then pointed out that there is further explanation of how the shoreline has been altered. Mr. Dolan noted that this was ESA Adolfson's memorandum. Discussion continued on the term "vacant" as used in the document and what it meant.

Mr. Fisher expressed his concern with the amount of time that has passed since the inventory and characterization report was completed. Ms. Van Zwalenburg explained that it is a typical situation as the master program update process takes a long time to complete.

Mr. Katich then reviewed some of the major revisions to the March 17, 2011 draft master program and noted that the associated comment matrix documents how the

revisions were tracked. Mr. Atkins asked how the vegetation requirements were addressed. Mr. Katich directed everyone to page 6-74 and noted that the revised vegetation requirements were based on a combination of other jurisdictions requirements, the city's zoning code based landscape requirements and a couple of new approaches formulated by staff. He went over the proposed requirements. Discussion was held on tree retention and the vegetation requirements. Mr. Fisher asked about the pathway requirements and suggested that it be modified to say that you could have two 2.5-foot wide pathways rather than one 5-foot wide pathway. **The Commission revised the second sentence of number 6 to state, "One or more pathways up to a cumulative maximum width of 5-feet may be installed for every 100 lineal feet of the site's shoreline frontage".**

Mr. Katich noted that the only real "new" change to the draft master program is the addition of the Historic Working Waterfront Shoreline Environment Designation, and Ms. Van Zwalenburg noted that it wasn't included in the list of figures. Mr. Katich also directed the Commission to the new definitions in the industrial use category of the shoreline use matrix (Table 7-2, page 7-9). He then went over several other changes to the document that the Commission had requested.

c. Discuss format and content of March 31, 2011 open house/ 2nd public hearing

Discussion was held on Mr. Fisher's presentation and the use of graphics at the open house/public hearing. Discussion was held on the talking points to be addressed at the open house and the importance of visual aids. Mr. Atkins went over the proposed schedule for the open house and public hearing. He then suggested that the Commission's letter intended to go out with the open house/public hearing notice include information about the stakeholders committee and that some verbiage be added that we have endeavored to preserve our heritage and the character of Gig Harbor. **Mr. Dolan wondered if Mr. Fisher should make his presentation twice; once for the open house and once for the public hearing and everyone agreed.** Further discussion was held on the format for the open house and public hearing. It was decided that another Planning Commission meeting would be held on March 24th to provide additional opportunity to plan for the open house and public hearing. **It was also suggested that a letter to the editor be written and that the Gateway be encouraged to write an article on the master program update.**

Mr. Dolan updated the Planning Commission on the actions taken by the Planning and Building Committee at its meeting on Monday, March 7th. He stated that staff has been instructed to develop an interim parking ordinance for downtown. Mr. Dolan further elaborated on what would be included in the interim parking ordinance. He stated that the Planning Commission will be working on the 2011 Comprehensive Plan Amendments when the Shoreline Master Program is completed. He also noted that the committee had voted that the City Council have direct consideration of proposed required restaurant parking.

The meeting was adjourned at 6:20 p.m.

Summary of 3.10.11 Meeting Outcomes:

1. Revise subsection 6.7.2.6 to state: “One or more pathways up to a cumulative maximum width of 5-feet may be installed for every 100 lineal feet of the site’s shoreline frontage”
2. Determined that Commissioner Fisher will make his presentation twice; once at the open house and a second time at the 2nd public hearing that will follow.
3. Determined that a “letter to the editor” of the Gateway be prepared by the Commission that addresses its efforts to update the master program consistent with state guidelines.