

**City of Gig Harbor Planning Commission
Work Study Session
December 2, 2010
Community Rooms A & B
4:00 pm**

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

STAFF PRESENT: Staff: Tom Dolan, Jennifer Kester, Teresa Vanderburg from ESA Adolphson, Kim Van Zwalenburg from the Department of Ecology.

CALL TO ORDER: at 4:00pm

APPROVAL OF MINUTES: Mr. Dolan suggested that the approval of minutes from the meeting of November 18, 2010 be moved to the end of the meeting and Chairman Atkins agreed.

Chairman Atkins noted that the Gateway had mistakenly identified tonight as a public hearing and if some people show up because of the editorial he would allow them to address the Commission.

Ms. Kester went over the 2011 Work Program for the Planning Commission. She noted that this program had gone to the Mayor and the Planning and Building Committee and pointed out their recommendations for the proposed order of the amendments. Discussion continued on the list of amendments and which items should be addressed first. Mr. Pasin expressed that he felt that the order recommended by the Planning Building Committee was appropriate; Mr. Fisher agreed. Mr. Coughlin felt that downtown parking should be first and that the green first subject should come before the C-1 issue. Mr. Coronado agreed that they should decide about the tree retention prior to making decisions about the C-1 and gross floor area (GFA). Mr. Atkins said that the C-1 and GFA issues have been around for several years and a decision needs to be made and he would support the recommendation of the Planning and Building Committee.

Move to recommend that the work program include the first being downtown parking revisions, second the GFA in C-1, the third green first and the fourth if time allows would be tree retention and enforcement. Fisher/Pasin

Mr. Coughlin asked why you wouldn't discuss the green first and tree retention before a development proposal related amendment. Mr. Fisher said that green first would primarily impact residential. Mr. Coughlin said that we primarily represent the residents of this community first rather than land owners who don't live here. Mr. Pasin said those people are bringing a service to the residents of this community, pay taxes here and provide jobs. Mr. Atkins asked if it was possible to discuss multiple amendments at once. Mr. Pasin called for the question and Mr. Atkins said he would like to discuss this

first. Mr. Dolan said that staff time is limited which makes it difficult to address multiple amendments at once.

The motion passed with Commissioners Pasin and Fisher voting aye, Commissioners Coronado and Coughlin voting nay and Mr. Atkins breaking the tie with an aye.

Draft Shoreline Master Program Cumulative Impact Analysis

Ms. Vanderburg went over the cumulative impact analysis and its purpose. Discussion followed on the formula used. She then went over the areas where there was a loss of function. Discussion was held on how some of the changes made to the recommended setbacks may result in a loss of function.

Mr. Atkins called a ten minute recess.

The meeting was reconvened and he asked Ms. Vanderburg to walk them through the types of functions and some examples of areas where there may be a loss of function. Ms. Vanderburg went over the shoreline areas and which would have a potential for improved function, no change and a potential for a loss of function. Discussion was held on the non conforming standards and their affect on the formula. **It was decided that Mr. Dolan, Mr. Katich and Ms. Vanderburg would meet to analyze this further.**

Mr. Dolan then opened the discussion on the public comments from the public hearing. The first comment was from Mr. Reynolds regarding the Stearns property that is in the urban conservancy designation. He noted that he and Ms. Vanderburg had gone and looked at the property today and Ms. Vanderburg began her presentation addressing that area. Discussion followed on whether this property was appropriately designated. Ms. Vanderburg stated that it did seem to be correctly designated and noted where there were streams on the property. Mr. Atkins asked if there were other properties with similar attributes that were designed as low intensity rather than urban conservancy. She noted that just to the south there was a property that was on the borderline. Discussion continued on the setbacks in the two designations and the possible county setback regulations that would apply there.

Mr. Atkins asked how the Commission wanted to address each of the comments. They decided to go through each one and then afterward decide how to resolve them. Mr. Dolan went over the letters received since the public hearing and a memorandum from Mayor Hunter. In his memorandum, Mayor Hunter requested that the Commission allow the city's Historic Preservation Officer to address them about strengthening some of the draft master program language regarding historic preservation. The Commission agreed to the request. Mr. Dolan stated that he would like Mr. Katich to be present for the discussion on the public hearing comments so perhaps the discussion should continue at the next meeting. Discussion was held on possibly having another public hearing. **It was decided that another public hearing would be scheduled.**

The Commission then discussed the shoreline use table and water oriented uses. Specifically, discussion was held on the old Ship To Shore Building next to the history museum. **It was decided that 7.6.3 and 7.6.1.a need further discussion by the Commission as there is some inconsistency with the use table.**

Mr. Atkins talked about the next meeting and what would be discussed. It was decided that Ms. Stanton would make her presentation and then go through all the comment letters. He stated that Guy Hoppens letter should be discussed at that time as it has an emphasis on historic issues.

It was decided to postpone the approval of minutes until the next meeting.

MOTION: Move to adjourn at 7:23 p.m. Fisher/Coronado – Motion passed.

Summary of 12.2.10 Meeting Outcomes:

1. City and ESA Adolfsen staff will conduct further review of the Cumulative Impact Analysis, including the effect of the proposed nonconforming structure setback exemption on the analysis.
2. Staff will scheduled a second Planning Commission public hearing to provide the public with an additional opportunity to address the November 4, 2010 draft Shoreline Master Program.
3. Staff and the Commission will conduct further review of subsections 7.6.1.a and 7.6.3 (Commercial Uses Policy A and Non-water oriented use/development regulations, respectively), for consistency with the Shoreline Use Matrix, Table 7-2.
4. The Commission will postpone its approval of the minutes from the meeting of November 18, 2010 until its next work study meeting.