

**City of Gig Harbor Planning Commission
Work Study Session
Civic Center
September 5, 2013
5:00 pm**

PRESENT: Harris Atkins, Reid Ekberg, Craig Baldwin, Pam Peterson, Bill Coughlin and Jim Pasin. Rick Gagliano was absent.

STAFF PRESENT: Staff: Lindsey Sehmel and Pete Katich

5:00 p.m. - Call to order, roll call

Approval of minutes

Mr. Atkins asked that the words “an adequate” be added before the word “goal” on the second page

MOTION: Move to approve the minutes of August 12, 2013 as amended.
Baldwin/Ekberg – Motion carried.

It was decided to delay the approval of the August 15th minutes until the next meeting.

WORK-STUDY SESSION

1. **Comprehensive Plan amendments related to the updated Gig Harbor SMP** – Review draft amendments to Chapters 1 (Introduction); 4 (Environment Element) & 9 (Shoreline Management Element) intended to ensure consistency between the plan and the master program.

Mr. Katich went over the history of the adoption of the Shoreline Master Program. He noted that there had been a comment received about consistency between the master program and the comprehensive plan. Mr. Katich noted that although he believed they were consistent, staff felt that they could strengthen the master program to ensure its consistency with the comprehensive plan. He went through the proposed amendments to Chapters 1, 4 and 9. Ms. Sehmel explained the process for adopting these amendments, noting that they do not have to be adopted with the annual comprehensive plan amendments. She stated that they can be adopted separately along with the shoreline master program. Mr. Katich went over the schedule for the final adoption of the shoreline master program. Mr. Atkins asked about the language that was deleted and where else in the document that was covered.

MOTION: Move to recommend that these amendments to Chapters 1, 4 and 9 be forwarded to the City Council for review and approval for consistency with the draft shoreline master program and to authorize the Chair to sign the recommendation.
Pasin/Coughlin – Motion carried.

2. **Harbor Element** – Review the Harbor Element for final edits, changes, and recommendations prior to 9/19/13 Open House and Public Hearing.

Ms. Sehmel went over the organization of the Harbor Element and the upcoming schedule for the adoption. She noted that they can adopt this element in 2014 since they won't be adopting other comprehensive plan amendments until 2015. Ms. Sehmel suggested that they re-schedule the Open House and Public Hearing to November in order to fully finalize the document and provide better information to the public. Mr. Atkins asked each commission member to provide their observations on the document. Mr. Baldwin said that he felt they were heading in the right direction. Mr. Coughlin felt that there were still some holes and still wanted to look at it further. Mr. Pasin said that in general he didn't think the goal statements were true goal statements. Mr. Atkins said that when reading it, about halfway through it starts to feel that there is some duplication. He also stated that it does follow the vision statement. Mr. Pasin said that he felt that it needed to flow with the vision statement. Mr. Ekberg felt that he also felt that there was duplication but that happens in other areas of the comprehensive plan. Ms. Peterson felt that it goes along with the vision statement and it is a good start. She also stated that she understood what Mr. Pasin was saying about the goal statements. Discussion continued on public access points and ways to tie them together. Ms. Sehmel suggested that it could be a new goal to develop a public access plan. Everyone agreed.

Mr. Katich noted that 3.3.1 isn't really feasible because it wasn't really legal. He explained the law that requires there be a nexus between a requirement and a project's impact. He suggested that perhaps it say encourage. Mr. Coughlin noted that if you say encourage then you might as well not say it at all.

Discussion continued on vegetation and making sure the element on vegetation was consistent with the shoreline master program. Ms. Sehmel suggested merging 3.3.3 with 3.3.4, one deals with vegetation and one deals with trees but she noted that it could be combined. Everyone agreed.

Undergrounding power lines to improve views was also discussed. Ms. Sehmel said she would write a goal to address the issue.

The commission then talked about 3.4 and how you would protect the harbor from degradation, pollution and over development. Ms. Sehmel suggested language that would say that it would be accomplished through environmental review. Mr. Atkins stated that he wasn't sure this section was needed since there are so many other regulations. Mr. Ekberg agreed.

Discussion continued on what the policy on limiting the use of parks meant and Ms. Sehmel explained that it was so that no one group monopolizes the park and makes it difficult for others to use the park. The commission worked on better wording for the policy.

ADJOURN

MOTION: Move to adjourn at 6:51 p.m. Pasin/Peterson. Motion carried.