

PRESENT: Chairman Cecil Root, John Holman, John Gilich, Carole Chalke, Allan Bucholz
and Kae Paterson

ABSENT: Glenn Behnke

COLBERT VARIANCE Property is located at 3200 Hunt Road. They are asking for an 8' height variance. Mr. Pete Colbert reviewed the plan. He advised there will be some living area in the basements planned. Highest building from finished grade will be 23' 6" and will not have a basement. Mr. Robert Losch, architect, was also present to explain plans. He said there are five units with basements and the balance of ten are without. Chairman Root asked the overall height of those with basements. Mr. Colbert advised 24'. There are five of this type and the other ten need the variance.

Chairman Root asked for any opposition. Mr. John Hodges, of the Building Department, asked about the 23' 6" height of the tallest building. If they are asking for an 8' variance, it will only allow 23'--no 6". Mr. Colbert advised they would settle for the 23' and change the slope of the roof. They also mentioned the need for a variance in the 50% below grade for a basement. Hardship would be the view from the basement. They were advised this would have to be advertised and cause a delay. Mr. Losch said they would manage without the basement variance since it was not included in the advertisement--however, it was included in the application. John Gilich asked how much slope existed on the land. He was told about 20'.

Chairman Root asked Mr. Hodges how he felt about the variance. Mr. Hodges advised he recommends the variance as being within the comprehensive plan of Gig Harbor.

Allan Bucholz MADE A MOTION to recommend to the Town Council they accept the variance of 8'. John Holman SECONDED. MOTION CARRIED.

Also heard at this time was the Site Plan for CAREFREE CONDOS. Mr. Colbert reviewed the plan. He mentioned the buildings up against the easement, firetruck turnaround and the screening and said they have been taken care of to meet all requirements stipulated. They meet front and side yard requirements and also have a landscape plan showing the plantings and species. Allan Bucholz asked if they had checked with the fire department to make sure the plan met specs. Mr. Colbert said the radius of the turnarounds is correct with regard to the requirements. Chairman Root asked for any objections. There were none.

John Holman MADE A MOTION to recommend the site plan to the Town Council for approval. John Gilich SECONDED. MOTION CARRIED.

At this point, Rosemary Ross stated she was present and made it known her presence should not reflect on any business carried on in the meeting.

HANEBERG CONDITIONAL USE PERMIT
HANEBERG HEIGHT VARIANCE
HANEBERG PARKING VARIANCE

Mr. Haneberg was present to review the plans. They want to construct a church in R-1 zone to be located at Dorotich and Rosedale streets. The church owns the property and the old schoolhouse which has been serving as the church. At the same time they would like to improve the property. They would also like a secondary access from Novak as well as the access from Rosedale. There would be parking for 145 vehicles, and one designated loading. The chapel will seat 290 people and with the other rooms the building could hold as many as 600 or 700 people. For this they need 168 parking spaces as per ordinance. They need a variance of 23 spaces. Total use is very rare and they believe the ordinance is heavy for church purposes. To build they need a high trussed peak to accommodate the gym planned. The peak would be 28 1/2' high. The old building is possibly 2 or 3' higher than the one planned, so they won't be exceeding the present. 50" will be the height for the steeple spire.

John Gilich asked about an access on Dorotich. Mr. Haneberg said there is none but they are going to put in an apron from the sidewalk. This will be about 80', so people could be dropped off on this side. Drainage will be conduit with drain tile. There is a 5' separation of landscape area for trees and bushes. They are proposing 25' wide paving down to Novak Street. There is a possibility of views being cut off. John Gilich mentioned the church plan takes up quite a bit of space, and he foresees much noise. Mr. Haneberg said it will be the same congregation as now. It has divided recently. LDS church doesn't have a paid priesthood, so the congregations are limited.

Chairman Root asked for anyone in favor. Mr. Tony Cloud said he supports the development but has several reservations and would like to plant grass over the location and make a playground. He doesn't like the layout of the parking lot or creating a through street from Novak to Rosedale. The motorcycle traffic would be a problem and people would use it for shortcuts. He is also concerned with the future use if the church decides to sell the property.

Mr. Scribinich from across the street asked do they plan to demolish the present building. Mr. Haneberg advised him they would. Mr. Olaf Jensen said it is good to see and he is 100% in favor. Mr. John Ross said this is a big building to put in front of them. He is concerned about the roadway planned and said there is a lot of nostalgia connected with this site. Mr. George Bujacich said with an asphalt parking lot where is the water going. His mother lives below and the water ditch is not adequate now. Drainage would have to go all the way to the water to be taken care of. John Ross said this is a lot of blacktop. Shouldn't it be broken up with landscaping or something similar. Mr. Haneberg pointed out the landscaping and screening plans. Mr. Hodges advised Mr. Haneberg has agreed to comply with requirements set forth by the building department. Drainage will go down Novak to Ross and North to the next street and then into a catch basin.

Carole Chalk suggested speed bumps in the parking lot. Mr. Haneberg said they are planned and from the comments he has heard they may reconsider the plan for a second access. Mr. Holman asked about the vapor lights planned. Are they to be all night? Mr. Haneberg said they will be on time clocks and if the times are objectionable they can be turned on at a different time. Chairman Root suggested provisions for a contractual agreement to be entered into between the church and the town. He presented it in written form to the Planning Commission. Mr. Haneberg said the building will be brick veneer with asphalt shingles to meet the fire requirements. This is probably the lowest profile with regard to plans this church could use. Where the building is now will be lawn. They will use trees and high shrubs to screen the parking lot. Mt. Tom Morris asked if there is a church built by these plans that the people could look at. He was told there is one in Sumner and one in Port Orchard that has a larger chapel. Allan Bucholz suggested they work on the parking situation and come back with a revised plan. Mr. Haneberg said the property is a difficult layout. Mr. Pat McGuire said the gym is the reason for the height. Has consideration been given to lowering the gym floor. Mr. Haneberg said the handicapped would be more difficult to handle and the gym is opened when overflow crowds attend. Tony Cloud said there is a strip not mentioned about 500' long and 12' wide that is owned by the church. Mr. Haneberg said it wouldn't make much difference in the plans.

COND. USE PERMIT...Allan Bucholz MADE A MOTION that the Planning Commission recommend to the Honorable Mayor and the Town Council that the conditional use requested by Mr. Haneberg of the Church of Latter Day Saints for the construction of a church building on their property at the northwest corner of the intersection of Rosedale and Dorotich Streets be approved with the following stipulations: That a contractual agreement be entered into between the Town of Gig Harbor and the trustees and/or administration of the Church, providing for the following:

- A. That shoulders be constructed on both sides of both Rosedale and Dorotich Streets, where these streets have a common line with the church property;
- B. That sidewalks and curbs be built along these streets on the sides next the church property;
- C. Culverts or other approved storm drainage shall be provided on these streets as recommended by the Town's engineer;
- D. Access to Rosedale Street, and to Dorotich Street shall be provided at logical locations;
- E. Site and area plans shall be submitted showing buildings planned, landscaping, parking areas, and street improvements, together with all other pertinent details
- F. Street improvements to be made entirely at the expense of the Church, but with the cooperation of the Gig Harbor Department of Streets.

Carole Chalk SECONDED. MOTION CARRIED.

HEIGHT VARIANCE...Allan Bucholz MADE A MOTION to recommend to the Town Council they allow the height variance. John Holman SECONDED. MOTION CARRIED.

PARKING VARIANCE...John Gilich MADE A MOTION to postpone the parking variance until the next meeting. Allan Bucholz SECONDED. MOTION CARRIED.

HUESERS SITE PLAN Mr. Robert Huesers was present to review the site plan. Area is known as "The Woods" and is adjacent to the fire station. There is 69,000 square ft. of facilities to be built in two phases. 260 parking spaces are allowed for, the requirement is only 206, so they are 54 in excess. There are two entrances now, one more planned for the future. They have provided 7 or 8 loading spaces and made provision for refuse removal. Landscaping will be selective logging. They will maintain natural when possible. Drainage is a separate plan. It will be circuit type drainage basins with perforated pipe connecting to handle up to 1" of water. Screening will be natural growth appearance. Buildings will be cedar sides with a village approach. There is a minor modification in walkways because of financial and they already have a variance on the height.

John Gilich questioned if there was approval of the tower for the restaurant, with no stipulations.

Chairman Root asked for anyone in favor. Mr. Johanason spoke and said he is directly in back to the East and this is the first notification of the project. He wanted to know, when, if at any time, will a street go through to accomodate ingress and egress to an area of this type--shown only as a street dedication on the plan. Mr. Huesers said 30' will be dedicated to the county by the end of the year. When it will be matched by the adjacent property owners will be dependent on the property owners.

Chairman Root asked for anyone in opposition. There was none.

Allan Bucholz MADE A MOTION to recommend to the Town Council they recommend the site plan. Carole Chalk SECONDED. MOTION CARRIED.

MORRIS VARIANCE Property is at 2809 Harborview Drive. Mr. Morris is proposing a new home at the end of the ferry landing road. He needs a 15' variance to provide for a garage. This is not unusual along this road. The house to the west is a 9' or 10' setback. Chairman Root asked if it would block view. Mr. Morris said if anything, the setback of 10' makes the view from above better. Chairman Root asked for anyone in favor or against. There were none.

John Gilich MADE A MOTION to recommend to the Town Council they allow 15' variance. Allan Bucholz SECONDED. MOTION CARRIED.

BRENNAN VARIANCE Mr. Brennan wishes to construct storage and office building at 4418 Rosedale Street. He needs a height variance of 2'. Mr. Dick Olsen, partner of Mr. Brennan, was present to review the variance. The reason this is needed is land sluffed away and they had to put in a basement but ran into hard pan. The roofline is still 1 1/2' below the buildings adjacent. John Gilich asked if the storage was for the business. Mr. Olsen said yes. Mr. Gilich asked if they would accept covenants on this property regarding this. Mr. Olsen said yes.

Chairman Root asked for anyone in favor. Nobody present. He then asked for opposition. Mr. Dave Capella, neighbor, said he is opposed of any further construction until drainage problem is taken care of. He showed a photo of his property. Mr. Hodges said there has been a problem with this area. The Town Engineer is looking into a water retention solution. There are three pieces of property. Mr. Fabra, Mr. Brennan and then Mr. Cappella. The land is sluffing down and now all is sliding in the form of silt and mud onto the Cappella property.

John Gilich asked if both constructions were independent. Fabre and Brennan not together on drainage? Answer was yes. Mr. Hodges said they were not coordinated, but have met the requirements of the site plan. The Planning Commission could advise this is an urgent situation and it would impress the need for a quick solution to the Town.

John Gilich MADE A MOTION to recommend to the Town Council they accept the 2' variance with a covenant the storage area be used only by the office building and regarding the drainage--the owners have an obligation to rectify the situation and work with the Town to alleviate drainage problem. Allan Bucholz SECONDED. MOTION CARRIED.

SKANSI REQUEST FOR REZONE Mr. Skansi requests change of R1 to R3 and a portion from R1 to B1. The area in question is 10.7 acres in the form of deep gullys on two sides with the front edge in berry bushes and almost unusable. About 3.8 acres is usable. The location is next to the Beach Basket. Ingress and Egress will be from Rosedale. He will try to save as many trees as possible. The north side of him is W2 and there is county on the south side. His will be B1 next to B2.

John Holman asked what kind of approach is there off Harborview. Mr. Skansi advised a gradual slope of 3 or 4 feet. Chairman Root asked how far from Harborview to the back of B1. Mr. Skansi said 250' from the middle of the road. Mr. Hodges said the environmental checklist has been run and all department heads said minimal impact if rezoned as requested. No taverns or cocktail lounges would be allowed. Mr. Hodges asked if Mr. Skansi would be willing to dedicate off the harbor side for right-of-way? Mr. Skansi said he didn't see any reason why not.

Chairman Root asked for comparison of R3 and R2 in reference to how many allowed. He was told R3 allowed 18 units per acre and R2 allowed 15,000 sq. ft. for the 1st and 4,400 for each additional...about 10. Kae Paterson thought this area ideal for planned unit development. She stated they've tried to keep these areas near freeway interchanges. John Hodges suggested if rezone is considered they might address a contractual agreement with regard to just which areas Mr. Skansi can use as specified zones.

Chairman Root asked for anyone in favor or against. There was no response.

Kae Paterson asked if this is one of the business areas they planned on expanding. Mr. Skansi showed the property and outlined the property lines.

Allan Bucholz asked if there is any water problem. It bothers him to cut into a bank about 40' like Mr. Skansi plans. Mr. Gilich asked if there was any information on this area. Commissioner Jake Bujacich was present in the audience and advised a full report from Geo Labs for the whole town is available in the Town Hall. John Holman expressed concern with the left turn which will be caused by another business on this side. Mr. Skansi said there will be no more problem than with the Beach Basket, adjacent.

Allan Bucholz MADE A MOTION to postpone until the next meeting so the Commission can look it over and a contractual plan can be worked up with the Building Department. Kae Paterson SECONDED. MOTION CARRIED.

Mr. Skansi asked what was needed. Mr. Hodges said a preliminary contract as an agreement regarding street dedications and a description of the areas to be zoned various.

At this point, Mr. Hodges presented a memo from Mr. Hess. He has drafted a draft ordinance for a Conditional Use Permit for Dr. Rosenthal in Pioneer Square for an animal clinic. It was read by Chairman Root.

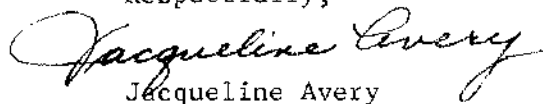
John Holman MADE A MOTION to recommend to the Town Council they accept the proposed amendment to the ordinances allowing an animal clinic, as drafted by Mr. Hess. John Gilich SECONDED. MOTION CARRIED.

Chairman Root brought up the fact the Mayor and Gig Harbor Town Council have requested the Planning Commission to act on the situation of rezone of a piece of property on Stinson belonging to the Fire Department. Mr. Root appointed a committee to check into this and see what could come up as recommendations. There are three things to take into consideration. 1. It has not been advertised. 2. If confined to the old fire station, is this spot zoning. And 3. They need to determine from which direction a ruling should come. He appointed Mr. Holman, Mr. Gilich and Kae Paterson to work with John Hodges.

Mr. Hodges advised other department heads suggest a projection of streets within the town.

John Holman MADE A MOTION to adjourn. Carole Chalk SECONDED. MOTION CARRIED, 10:34 p.m.

Respectfully,


Jacqueline Avery

PLANNING COMMISSION MEETING - February 20, 1979

PRESENT: Chairman Cecil Root, Glenn Behnke, John Gilich, Carole Chalk, Allan Bucholz

ABSENT: John Holman and Kae Paterson

FABRE MODIFICATION OF SITE PLAN Modification deals with removal of fence at 4401 Rosedale St. Fence was shown in site plan. Mr. Fabre says the removal is to make the slope run the right way. He presented pictures to the Commission. Drainage is one of the main concerns. Glenn Behnke suggested trees as screening and John Gilich said screening shows respect for the neighbors.

Chairman Root asked for anyone in favor or any objections. There were no comments.

Glenn Behnke MADE A MOTION to recommend to the Town Council they allow Mr. Fabre to remove the fence from the site plan and recommend Mr. Fabre plant fir trees to take the place of the fence. John Gilich SECONDED. MOTION CARRIED.

At this point the Haneberg Variance was postponed until later since no one was present.

SKANSIE REZONE (Continued) Property is on Harborview. There are 10.7 acres on the upland side of the road, approximately 400' North on Harborview. Mr. Skansie advised he had gotten the mechanics from Mr. Hodges and they had come up with a proposed contract which he read. He advised B1 would be about 24% of the total 10.7 acres and R3 would be about 76% of the total. Glenn Behnke asked if there is a right-of-way down to their property. Mr. Skansie advised Shirley Street, but is dead end now. They have contacted the neighbors and might be able to work something out. Skansie indicated they plan very low profile for B1--no taverns or cocktail lounges.

Chairman Root asked for anyone in favor or opposed and there were no comments.

John Gilich asked is there 60' from Rosedale down. Skansie indicated yes. John Hodges said they have been paving 24' and withholding right-of-way. Skansie's contract is just an outline. It will have to go to an attorney to be drawn up.

Allan Bucholz asked if the R3 on the East and the West of R3 is not buildable. Mr. Skansie said this is right--only about 3.8 acres of this area is buildable. Carole Chalk asked how many units in residential. Mr. Skansie advised 70 or 80. Allan Bucholz said they might not want to go that density. Buildings may be higher, but not more density was thought to be Skansie's plan. Mr. Bucholz said a variance on height could be given. R3 is high density and the Planning Commission should reserve the right to see the site plan and make sure this is what they want.

Mrs. Manning, from the audience, said they should consider the traffic on Rosedale. She lives on Shirley and there are quite a few cars. John Gilich said Rosedale is a bad road anyway with the Church and school going in. Glenn Behnke said there is more traffic from houses than from apartments. Allan Bucholz mentioned the roads taking greater increases every year. John Hodges suggested contract of zoning because of the density.

Glenn Behnke MADE A MOTION to recommend to the Town Council they allow rezone from R1 to R3 on Mr. Skansie's property and make it on a contract zoning or agreement for specific land uses to be drawn up by their attorney. "See attached proposed agreement!" John Gilich SECONDED. MOTION CARRIED.

It was suggested Mr. Skansie add a plot plan to his proposed contractual plans. A discussion of the B1 property in question followed. Mr. Skansie said the excavation proposed will be similar to the Beach Basket next door. Allan Bucholz said he would like to see it terraced instead of cut out. It would take away the big cut effect. It was pointed out there is a creek next to the Beach Basket. Glenn Behnke asked if a contractual agreement could pertain to this too. Answer was yes. John Hodges said by 1980 they might widen the road at this point. It would ease the traffic flow. John Gilich said it would be a continuation of business zone and he sees it as consistent and an improvement.

John Gilich MADE A MOTION to recommend to the Town Council they approve this change from R1 to B1 to be given consideration on a contractual basis. Glenn Behnke SECONDED. MOTION CARRIED.

HANEBERG PARKING VARIANCE (Continued) Revised plans were presented which show parking for 157 vehicles. They would only need a variance for 6 parking spaces instead of the variance for 23 which was originally asked for. There is also a triangular area in the middle of the parking area to break it up. They will be planting deciduous trees--flowering--with shrubs also. There will be two speed bumps about 250' apart. There are 330 members in the present congregation. Average attendance is 150 and 75 cars were counted in the parking lot last Sunday. John Gilich asked about a greenbelt on the property to the North. Mr. Haneberg showed lawn, sidewalk and a 5' greenbelt on this side of the property. Mr. Gilich said maybe the neighboring house is far enough forward so there is no problem. It was thought the fact Novak would become a street is a concern. Use of the church was mentioned. Sunday school from 9 to Noon on Sunday, Sacrement meetings from 5 to 6:30 on Sunday, a youth program on Wednesday and a ladies meeting at 10:00 a.m. on Wednesday and a primary meeting on one day also.

Chairman Root read 17.04.560 which states a variance means a relaxation of ordinances and within the power of the Planning Commission. Tony Cloud, from the audience, said he still has criticisms about creating a through street--he doesn't like the layout of the parking. He would be agreeable if they could constrict the use to the church. Maybe they could make a turn at Novak or have a gate in the middle of the lot controlled with the amount of traffic. As now laid out it would be too handy for shortcuts. Strong objection is the traffic problem. Objection was raised about the prospect of parking on Dorotich. The street is too narrow now. It was pointed out it wouldn't be as bad as it looked.

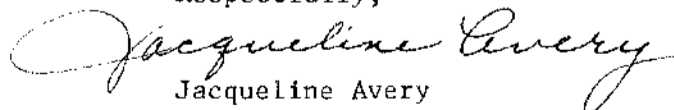
Glenn Behnke MADE A MOTION to recommend to the Town Council they allow a variance of 6 cars since the Church could park 157. Carole Chalk SECONDED. MOTION CARRIED.

Jan. 16 minutes were read and stood approved as read. February 6 minutes were read and stood approved as corrected.

Chairman Root advised the Fire Department piece of property has been sold. RBl for this area was suggested. A continuation of the committee regarding this piece of property was suggested.

Glenn Behnke MADE A MOTION to adjourn. Allan Bucholz SECONDED. MOTION CARRIED, 9:35 p.m.

Respectfully,



Jacqueline Avery

PLANNING COMMISSION MEETING - March 6, 1979

PRESENT: Chairman Cecil Root, Glenn Behnke, John Holman, John Gilich, Carole Chalk and
Kae Paterson
ABSENT: Allan Bucholz

ALLAN-PEROVICH CONDITIONAL USE PERMIT REGARDING SHORELINE MANAGEMENT ACT Land in question is also belonging to Mr. John Bujacich. Mr. Hodges, Gig Harbor Planning Department, was present to explain the request. Gentlemen wish to construct an overwater shed for drying nets and storing other fishing items. Property in question is Lots 3 and 4, Block 3, Town of Melville. It lies approximately 1/4 mile north of Novak Street. They wish to refurbish the present shed on the dock. The dock is not presently connected to the land. Zoning to the north is W1, to the South is W1, to the East is the Harbor, and to the West is residential. Ken Malich had a similar type request granted about 8 months ago. John Hodges reviewed the comments of the Departments of Gig Harbor. No negative comments were made but certain requirements regarding drainage and fire department needs were gone over.

Mr. Jim Adams was the attorney representing Dick Allen and associates. He said they plan to refurbish the old dock, construct a net shed and construct a driveway. The applicants and owners are the only intended users. Mr. Frank Hruza has also reviewed the plan. Dry well and grading are proposed for the surface drain and run off. Parking will be taken care of by the driveway planned. With regard to sewage, this is just a storage shed, but they could comply if necessary. Directly in front of the area are floats which were not constructed by the owners, nor owned by the applicants. They were built without any shoreline permits and the applicants would like to use this area as ingress and egress. Mr. Castelan has been asked several times to remove these floats to no avail. Mr. Adams pointed out the plan will enhance the fishing concept of the Harbor.

Kae Paterson asked how they measured the height. Mr. Adams said it is measured from the dock. There is a natural slope to the land and only a small portion of the intended will show. He believes it to be comparable to the sheds next door. Mr. Gilich asked if there is a structure there now. Mr. Adams pointed out history says crews sheds once were there. There is no evidence now. He thought 24' would be necessary.

Chairman Root asked for anyone in favor. Dick Allen spoke. He said the use is somewhat historic. The land has been in the family for years--since 1904. It was originally planned for fishing. He believes the Castelan shed next door is about 22' with regard to the question of Kae Paterson. John Holman asked if the pilings were in good shape. Mr. Allen said yes. The old netshed extended from land to the existing dock--almost perfect with the meanderline--outer dock built in 1945 or 1946. Chairman Root asked for anyone in opposition. None voiced.

John Gilich asked if there was a problem with setbacks. Mr. Hodges said no. Mr. Allen said the lot is 50' and extends to Harborview. There is a house on another 50' of property adjoining. John Gilich asked about plans for rental to pleasurecraft. Mr. Allen said there will be nothing in the way of moorage at this time but they foresee going out further possibly for seiner mooring. John Hodges read the stipulations they are required to follow.

John Gilich MADE A MOTION to recommend to the Town Council they accept the Allen-Perovich Conditional Use Permit as presented as conforming with water use and having historic precedent, subject to guidelines as presented by the Town's Planning Department. John Holman SECONDED. MOTION CARRIED.

CASTELAN CONDITIONAL USE PERMIT John Hodges presented the request. Mr. Mike Castelan wishes to construct commercial moorage on his property--Lots 1 and 2, Block 3, Town of Melville. His property is 40 or 50' from Mr. Allen. He wishes to remove the existing floats in front of Mr. Allen's property and would like to construct new docks, a new bulkhead and parking area. Mr. Castelan is the owner of this property. It runs from Harborview and Novak to 12' more or less from meanderline. Property is zoned W1 to the north, W1 to the south, Harbor to the east and residential to the west.

Mr. Hernando Chaves, consulting engineer, presented further. He said they plan to upgrade the facilities and plan to remove the present floats. They will relocate and reorganize ending up with 18 spaces for moorage of the fishing fleet. Mr. Chaves said they have about 8 boats now and proposed height will be about 15' to 18'. Property is 105' wide. John Holman asked if this will be commercial fishing only. Mr. Chaves said there will be no recreational. Chairman Root asked if space was rented. Mr. Chaves said yes. Kae Paterson questioned the 12' setbacks and wanted to know if these were being observed. Glenn Behnke asked how many parking spaces. Mr. Chaves said 23 spaces and they will landscape the area. John Gilich wanted to know if they are going out to the outer harbor line. Mr. Chaves said yes. Mr. Castelan said actual 12' setback from harbor line and Mr. Hodges said this is comparable with the others. Chairman Root asked for total length of the dock. Mr. Chaves advised 162' would be the length.

Chairman Root asked for anyone in favor. No answer. He then asked for any opposition. Mr. Adams, attorney for Mr. Allen, said he speaks in opposition with respect to the neighbors of Mr. Castelan. This is a substantial development. The project has not been submitted to the Town's consulting engineers. The neighbors have objection to this. Mr. Allen said the property line between the two pieces of property runs under the Castelan building and the proposed docking, advised Mr. Adams. Mr. Adams went on to say there would be no 12' setback. There will be an overhang of boats on the 12' setback. Docks may be back from the line, but the boats would encroach.

Mr. Adams addressed a question of Mr. Gilich's and said they have thought of mooring the vessels of Mr. Allen in this same area. Mr. Allen said they are planning to go out and the Castelan project would preclude the opportunity. Mr. Adams suggested they would have to come up with a design to accommodate both parties. Mr. Gilich mentioned the problem with meanderlines. Mr. Gilich asked if Mr. Allen wants to build what would the Castelan people do. Mr. Chaves advised him Mr. Allen would have to comply with the same requirements that he did. John Gilich asked about the horizontal parking of boats in the present plan. He thought maybe vertical would work out better. Mr. Allen commented this is a conflict of two developments. Boats are 58' now and over the line--he has to back up and would be infringing on the neighbor's property.

Mr. Castelan said he and his other neighbor, Mr. Malich, get along fine. They have worked things out. He further went on to say his property was purchased in 1919, the floats were built last year temporarily, the dock where the shed is was put in in 1931 and the dock without in 1947. They have a plat showing the property line under the building so it's been this way for a great deal of time. They were told last year if they removed the floats they could build in front. Mr. Chaves said they are in full compliance and have come in first with this request. Mr. Castelan mentioned Mr. Perovich's boat with a length of 105'--he couldn't afford to bring this boat in port--they have plenty of room.

Nick Tarabochia, Jr., from the audience said his father has worked on his dock quite a few years and still hasn't reached an answer to this. 162' length should be considered. The navigational should be considered. He also pointed out longer and larger boats point in vertically to the shore traditionally. It was mentioned Tarabochia should have had a permit before he put in boats. Mr. Bob Frisbee from the audience suggested the Commission should view an overlay between Malich and Castelan docks. Maybe this would help in their decision with the Castelan and Allen situation. Mr. Castelan suggested they look at the property and see the boats on the pier now--they are out of line of traffic on the outside.

Carole Chalk asked if they have permits to the meander line and Kae Paterson asked if they own the tidelands. They were informed to the mean low water and past the meander line. Kae Paterson said they need to be consistent in these docks.

Mr. Castelan pointed out again his cooperation with Mr. Malich and said in a situation like this they need communication and a strong desire to get along.

Mr. Adams said there seems to be no problem now but he is concerned about future development. Mrs. Castelan spoke of fairness in this situation. Kae Paterson asked if the Commission would consider postponing. Mr. Chaves said he opposed the postponement with regard to his integrity and the financial aspect a postponement would cause. He mentioned again all the requirements had been met. Mr. Castelan said they have already told they will remove the floats in front of their property. If this doesn't go through he would have to leave the floats there. Glenn Behnke pointed out the situation of the Shoreline Restaurant and the property next door who built a dock on their property. There are Shoreline boats over the line 4'--this is legal. It's the same situation. Mr. Hodges, of the Gig Harbor Planning Department, said Castelan has met the requirements and they suggest the permit be granted with noted stipulations. Kae Paterson thought that Mr. Castelan should agree if they were ever faced with the situation of the neighbors wanting to put a boat and dock within 12' it could be done. Mr. Castelan said they would cross the bridge when they came to it. He said the last party thought he would be building in there.

Glenn Behnke MADE A MOTION to recommend to the Town Council they allow a Conditional Use Permit on the Castelan application with all the stipulations of Mr. Hodges plus the condition that if the neighbors ever wish to put a moorage legally on their water then Mr. Castelan would rearrange his moorage to accommodate. John Gilich SECONDED. MOTION CARRIED.

HANEBERG SITE PLAN Mr. Hodges presented the plan to the Commission. The plan is for a church 15,000 sq. ft. with parking. Water situation could be a problem in this area. A suggestion was made by the citizens through Mr. Hodges to block one entrance to the parking lot on Novak and make an entrance on Dorotich. Mr. Haneberg took over and then pointed out the fire hydrants and water mains for fire protection shown on the plans. He said they chose not to come from Dorotich because the building would have to be moved up on the lot about 20' and would block more view. He pointed out four entrances to the church with sidewalks to each one. John Gilich asked how much sideyard on the Northerly side. Mr. Haneberg said 20'. He also indicated two speed bumps in the parking lot. Chairman Root asked if through traffic was not protected by police could a gate be put at Novak entrance. No objection was seen to a plan of this sort.

Chairman Root asked for objections. Mr. Tony Cloud of the audience presented sketches of the parking lot with his revisions and said the church is intimidating and the neighbors are opposed to through traffic. George Bujacich said they have already given variances for this, people should be protected by zoning laws. Mr. John Ross said his view will be affected. By moving the building further out how many feet are involved. Mr. Haneberg couldn't figure if it was 70' or 40'. Ross said this is about 50' more than the city advised him.

John Holman MADE A MOTION to have the church look over the large scale parking drawings submitted by Mr. Cloud.

Mr. Haneberg said the parking area looks like a park. By shifting he couldn't do much better. John Holman withdrew his motion.

John Holman MADE A MOTION to recommend to the Town Council they accept the Site Plan with the stipulation if it is determined there is a traffic problem a gate will be provided by the church. Carole Chalk SECONDED. MOTION CARRIED with John Gilich voting NO.

PETER NORMAN DETERMINATION OF ZONE PRIOR TO REQUEST FOR ANNEXATION Property is on Hunt coming around Kimball-north of Hunt. Mr. Stroh's property next to Mr. Kings property. They would like to have 9.7 acres rezoned to B2. There is a difficulty with a 30' strip from Norwegian Woods through the Fire Department and Kings property. The Fire Department has never deeded this 30' for road. The Planning Department got a definite negative response from the Fire Department when they approached them. Mr. Hodges advised the Planning Department has no objection but suggests contract zoning for this parcel.

Mr. Norman represents Harbor Heights. Market study indicates there is not enough market to develop all 15 acres in this tract. It is all in a presently undeveloped state. There will be 110,000 sq. ft. of shopping center--consisting of supermarket, drug store, variety, hardware and small shops. The county has zoned this commercial.

Glenn Behnke asked if Stroh would give 30' for street if this is put in. Mr. Norman said the land is under a long term lease from Mr. Stroh and he has indicated this would probably not be feasible since he owns all the land and would end up giving 60'. **3/20 GA

Glenn Behnke MADE A MOTION to recommend to the Town Council they grant this request for a zone determination to B2 under contract zoning on this 9.7 acres before annexation. Carole Chalk SECONDED. MOTION CARRIED.

PHIPPS SHORT PLAT. . . Sensitive Area Determination Land is north of the sewer treatment plant. Mr. Phipps is subdividing into 4 areas. Planning Department has determined it is not a sensitive area. Entrance is off Harborview.

Glenn Behnke MADE A MOTION to recommend to the Town Council they declare the short plat not in a sensitive area. John Gilich SECONDED. MOTION CARRIED.

OLD FIRE STATION DETERMINATION OF ZONE Glenn Behnke suggested RB-1 on the property. Mr. Holman said they had a field meeting on this then John Gilich said he thought the Fire Department should be present for this hearing. Mr. Hodges said the town attorney made no recommendation but would like to see it go to the council.

Chairman Root asked Mr. Hodges if non-conforming use would be repealed if RB1 was granted. Mr. Hodges said the town has asked the Planning Commission to send up a recommendation, but the answer was yes. John Gilich said the minutes should reflect his comment that the Town Attorney should at least give us the courtesy of showing up!

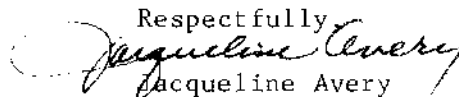
(Mr. Hodges said he was misinformed--answer is no.) 3/20 GA

George Bujacich said he is against zoning of RB1. He would like to keep it R1. Mrs. Forestine Monsen said she would like to see a determination one way or the other made for financial reasons. There is a single dentist office planned on the other part left vacant and they can't go on with the plans until the zoning is determined. John Gilich said he would like to know more about the sale--is this part of bonds for the new fire station. That's a big issue. Glenn Behnke said the old building sits out 2' on the right-of-way. Glenn Behnke asked George Bujacich if he thought RB1 detrimental. Mr. Bujacich said no but then where do you stop? Glenn Behnke mentioned RB1 is a good buffer for R1. Mr. Hodges said the attorney had advised talking with certain group of citizens in this area was not advisable. Mrs. Monsen said she had talked to about five neighbors and they all said they had no objections.

Glenn Behnke (old fire station and the) 3/20 GA MADE A MOTION to recommend to the Town Council we will make a zone determination of RB1 on the Harbor Rental Building provided they give us a 30' right-of-way in back of the new fire station. Carole Chalk SECONDED. MOTION CARRIED with Gilich voting NO.

MONSEN APPEAL She determined since zone was recommended RB1 they would withdraw the appeal.

Glenn Behnke MADE A MOTION to adjourn. Kae Paterson SECONDED. MOTION CARRIED, 11:19 p.m.

Respectfully,

Jacqueline Avery

**Chairman Root advised there were strong statements regarding any further development in this area. All the owners should be required to give this 30'. Commission then indicated Stroh would have to give 60'.

PLANNING COMMISSION MEETING - March 20, 1979

PRESENT: Chairman Cecil Root, Glenn Behnke, John Holman and Kae Paterson
ABSENT: Allan Bucholz, John Gilich and Carole Chalk

There were no hearings scheduled for this meeting. Mr. Don Hein from Bay Realty approached the Commission with his situation. He would like to rent out half of his building for a delicatessen. There have always been two businesses in his building and he believes it is a grandfather situation. It was determined definition of delicatessen would be needed. W1 which is the zoning of this building allows restaurants, but doesn't mention deli's. It's not a full fledged restaurant. Mr. Walt Nelson was also present. He said they need clarification. Mr. Nelson said there is nothing like this in the Harbor. It would be a small operation. They would cater to the local crowd--possibly more the boating crowd. It would be a family enterprise.

Mr. Hodges said one of the first applicants was Parametrics Beauty Salon. A letter from the Town Attorney to Mr. Markovich, attorney for concerned, was read by Chairman Root.

Mr. Hein said it would be called "Linda's Deli" and discussion followed as to similar type operations in the area. Mr. Hodges said he suggested the applicants appear before the Commission and the Council to resolve this. Glenn Behnke said deli to him means restaurant because you serve food. It was thought they were listed under restaurants in the phone book.

It was asked how much of the area would be deli. Mr. Hein said 600' to 800', and there are 2,500 sq. ft. in the building. Chairman Root thought parking in this area is already a problem. Mr. Hodges advised when an application for a business license comes in this is studied. Mr. Hodges advised seven (7) spaces for a business are needed. There is a garage behind the building and Mr. Stanich would allow him to park below the property. A new bathroom would be required for a deli and the electrical would have to meet approval.

Discussion followed as to the two business operations that had been in the building. The most mentioned was the grocery/liquor store. A grocery/meat market was also mentioned as being one of the possible past residents.

Mr. Hodges said the Town Council can request a public hearing on this. Mr. Hein is referred to the Planning Commission by the Town Council minutes. All they need to know is the recommendation regarding whether this type of business would be acceptable under W1. He read from 17.08.030, Town Council Appeal Procedures. It was mentioned 17.08.050 regards the Town Council asking advice. Mr. Hodges said they could check with the Town Clerk to see if two business licenses were issued--one to liquor store and one to grocery. Mr. Hodges said it was meat and grocery when it was the Stanich Store.

Search of the phone book followed to see where delicatessens are listed. There was a separate listing for them, but some also appeared in the restaurant section. A dictionary was consulted for the definition and it said a shop that sells cooked or prepared foods ready for serving.

Kae Paterson was of the opinion a deli would be expanding the use of the building.

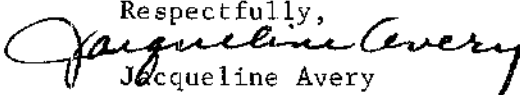
Glenn Behnke MADE A MOTION to recommend to the Town Council with reference to the next to the last paragraph of Mr. Hess's letter of October 12 concerning use of the building now occupied in part by the Bay Realty, it is the opinion of the Planning Commission the suggested use as a combination deli and restaurant is not out of conformity with the permitted uses of a building in a W1 zone--See 17.44.020 "1". John Holman SECONDED. MOTION CARRIED.

PETER NORMAN ANNEX Mr. Hodges said the Town Council wants to know the Commission meaning of contract zoning. The Commission agreed it meant to put conditions on the zoning. Also Mr. Hodges had spoken with Drew Winegard of the Fire Department and they wanted to know the reason for the road running East to Hunt with regard to the 30' requested of them. Glenn Behnke said it's needed for a fire lane. The Commission agreed better fire protection and the streets are badly needed. The kids need to walk to school, needed for delivery trucks, ambulances and proposed street is for traffic flow and shorter routes for emergency vehicles.

February 20 minutes were read and stood approved as read.

March 6 minutes were read. Correction was made in the Peter Norman Hearing and statements were added voicing necessity of 30' to be given as street and mention Stroh would have to give 60' in this case. In Fire Station Determination of Zone Mr. Hodges changed a yes to no, and old fire station was added to the motion of recommended R1. Minutes then stood approved as read.

Glenn Behnke MADE A MOTION to adjourn. John Holman SECONDED. MOTION CARRIED--9:18 p.m.

Respectfully,

Jacqueline Avery

PLANNING COMMISSION MEETING - April 3, 1979

PRESENT: Chairman Cecil Root, Glenn Behnke, Allan Bucholz, John Gilich & Carole Chalk (7:46)
ABSENT: Kae Paterson and John Holman

ROSENTHAL CONDITIONAL USE PERMIT John Hodges reviewed the request. It would allow an animal clinic in a B2 zone with no overnight residents in the clinic. It is at the intersection of Pioneer and Grandview in a medium density area. Located at 3316 Pioneer Square. He said the Planning Department recommends approval at the above address.

Dr. Rosenthal spoke from the audience and said 3614 Grandview Street is the address of the clinic and his residence is 30320 9th Avenue South, Federal Way.

Chairman Root asked for anyone in favor or opposition. There was none voiced.

Glenn Behnke MADE A MOTION to recommend to the Town Council they grant this Conditional Use Permit as requested by Dr. Rosenthal. Allan Bucholz SECONDED. MOTION CARRIED.

HOOVER REALTY VARIANCE re OFFSTREET PARKING John Hodges said property is on the intersection of Pioneer and Grandview. Owner is George Hoover dba Hoover Realty at 7116 Pioneer Way. Zone is B2 and requires 4 spaces for vehicles. Planning Department recommends an all weather type surface be used at this location. A paved parking lot is necessary.

Mr. Litton spoke for Mr. Hoover. He said he has spoken with the Mayor, Ruth Bogue, and they plan to take the building out in a year or two. If the parking is blacktopped it would interfere with this plan. Mr. Hoover would like to gravel the area and not pave it. Mr. Litton mentioned trees taken out at the City's request and he thought they should give a little in return.

John Gilich asked if they would accept a 6 month option with a review to renew. Mr. Litton of Sky Realty said they could live with this. Mr. Hoover suggested a year lease with option to renew.

John Gilich MADE A MOTION to recommend to the Town Council they allow gravel parking for 6 months and then have them come before the Planning Commission with a review of status for another 6 months because owners expect to build on this property at which time a final decision will be made. Glenn Behnke SECONDED. MOTION CARRIED.

BRENNAN VARIANCE John Hodges reviewed the situation. Property is on Vernhardson and Goodman. Property is 7,800 square feet. Variance of 7' is being asked for to improve the view. Planning Department has no objections with stipulations and conditions as set forth by the Mayor.

Mr. Brennan said there is a considerable dropoff in this area. His is 15' lower than the houses in back. He would like to build a house a story and a half. It will be the Cape Cod style and will fit in the the fishing concept of the Harbor. Overall height would be 22'--15' is the requirement. Brennan presented photos to the Commission.

Chairman Root asked for anyone in favor or opposed. Mr. Jeff Bucholz said he is not sure if he is opposed. He approached the Commission for the exact location. After it was pointed out he thought he would have no objection. Mr. Larson, owner of the property adjacent, viewed the plans and photos and said he has no objection. He is a builder and feels the town's requirements are too stringent. Mr. Wade Perrow who owns the land directly behind said more power to him--just so it won't look like a mobile home. Brennan said it would have dormers on top with the Cape Cod style. John Gilich said he would like to see the plans of the house.

John Gilich MADE A MOTION to recommend to the Town Council they approve the Brennan Variance with stipulations of replacing trees, repairing Goodman and establish a covenant trees will be no higher than the house and topped to maintain height. Carole Chalk SECONDED. MOTION CARRIED.

VILLAGE REALTY John Hodges explained situation of non-conforming signs determined by the Planning Department. He pointed out the signs are presently on the building and on the property. John Gilich said the lights seem to be bright on the S curve near this. John Hodges said presently there is a freestanding sign which is lighted. He recommended removal of all present signs and have a franchise sign put up. John Gilich pointed out there is a large bank sign in this same area. Allan Bucholz asked if this is State land. Mr. Hodges said yes and these people are leasing the property. Glenn Behnke pointed out no requests had been heard on the present signs. Mr. Hodges pointed out the property has only been in the city about a year and a half.

Dave Blank was present in the audience. With Victor L. Lyon Realty he was previously with Tacoma Realty. He has recently spoken with the Highway Department and they are not sure what they are going to do with this property. There may be acceleration lanes put in and they would have to move. Mr. Hogan said at that time they could move to the Olympic Shopping Center.

Mr. Blank said the sign on top of the building and one in the yard will be removed. The large illuminated sign they would like to keep. There is only 100' visibility of this sign. He showed photos of how this sign would be redone. This big one is a little less than 7' X 10' and approximately 25' in the air--to the top of the sign. Mr. Hodges said under the ordinance it could be a maximum of 15' from the base to the top of the sign and approximately a 4' X 6' sign--no more than 50 square feet on both sides. Allan Bucholz asked are there any other signs like this. He was told the bank and Food King but these should all have been lesser. Mr. Blank said the State has given permission for repainting of all three signs they plan to use. He said there will be no reader board and paint scheme will be brilliant white with brown, orange and green. He said Mr. Hodges has suggested a variance for the franchise sign.

John Gilich said it is critical as to how the signs are placed. If we allow this we have to be ready for the others who want the same kind of sign. Mr. Blank said they would take down two and repaint the big one. This is the one they feel they really need. Area is zoned B2. John Gilich said he doesn't want a flashy, exorbitant sign. He suggested they leave the sign situation as is and have them grandfathered. It was pointed out they would say Village Realty and the State Realty Board would not allow this. Mr. Blank said the building is far off the road and the people need to see a sign. Mr. Hodges said as an alternative they might apply for a variance on this sign. John Gilich pointed out the sign would have to be moved when the realty moved. Would they have to accept this in a new spot? Mr. Hodges advised that he can't grant a permit until this is cleared up. The code won't allow it. John Gilich said he doesn't like the tenuous nature of the situation. Allan Bucholz said the sign could be there for 20 years. A time limit should be considered. Mr. Blank pointed out the large sign would eliminate two signs, it won't be a reader board and would be repainted. Allan Bucholz said it's not an old rusty piece of metal--just a big sign sticking up there. They're not asking for another sign. Mr. Blank said the length of time they might be there is the reason for asking for this sign. If they're only going to be there for a short time they don't want to go for an expensive sign.

Discussion followed as to what form the motion would take.

Glenn Behnke MADE A MOTION to recommend to the Town Council the applicant be permitted to apply for a variance for a remodel of the existing Village Realty sign. Allan Bucholz SECONDED. MOTION CARRIED.

At this point John Hodges advised the Planning Commission of a Commissioners meeting on April 12 at 8 p.m. John Hodges mentioned he had spoken with Drew Winegard of the Fire Department. John Gilich asked if the fire department was going to give the 30'. John Hodges advised he thought a member of the Planning Commission should attend the Commissioner's meeting. John Gilich asked if the attorney was going to be at this meeting. He said that William Hess should attend this meeting and still owes the Planning Commission an apology for not attending the last meeting. Glenn Behnke said the study session he attended revealed the attorney is not on a retainer. They don't want to call him in on a situation unless it is absolutely necessary.

Minutes of the previous meeting stood approved as read.

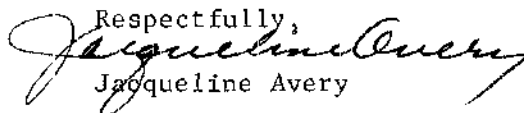
John Hodges mentioned the Fire Marshall's office is to be disbanded on April 13. This leaves a problem as the annual fire inspections and the plans approved for the Planning Department would no longer be a service. The City Building Inspector and the Planning Department will now be responsible for this. He talked with Drew Winegard and Drew said he would give walk through services and annual review aid but he couldn't be held responsible--it would have to be in an unofficial capacity. He suggested the Planning Commission and the Town Council should consider a contract and determine what to do. Also he would like to have authorization to use the aid of Fire District #5.

Glenn Behnke MADE A MOTION to ask Chairman Root to write a letter to the Mayor recommending the Town Planning Department be allowed to make these fire inspections necessary and we appreciate and respect Drew Winegard for this generous offer of his time. Carole Chalk SECONDED. MOTION CARRIED.

Also mentioned was the situation of smoke detectors in Rental Units. An ordinance proposed by Chief Winegard wasn't acted upon because they thought the State would act on this.

Carole Chalk MADE A MOTION to write the Town recommending use of smoke detectors in rental units. Glenn Behnke SECONDED. MOTION CARRIED.

John Gilich MADE A MOTION to adjourn. Glenn Behnke SECONDED. MOTION CARRIED 9:16 p.m.

Respectfully,

Jacqueline Avery

PLANNING COMMISSION MEETING - April 17, 1979

PRESENT: Chairman Cecil Root, Glenn Behnke, John Holman, John Gilich, Kae Paterson and Allan Bucholz

ABSENT: Carole Chalk

CONAN VARIANCE Mr. John Hodges, of the Planning Department, said Mr. Conan has applied for 10' rear yard setback for constructing an addition to the existing house located at 9004 Franklin Avenue. 20' rear yard setback is presently observed. There is an alley to the rear of the property. He is not going any closer to the property line than is already construction of main building. The Planning Department has no objection. John Holman asked what about the front yard setback. Mr. Hodges advised no problem. Mr. Root asked if the present house is non-conforming. Mr. Hodges advised this is correct.

At this point Mr. Conan said he plans to continue the present outline of the house. The house was built in 1951 before the present requirements. He wishes to add a 10' X 8' addition. He reviewed the plans with the Commission.

Chairman Root asked for anyone in favor or opposed. There was none. John Gilich asked if the addition would be the same height. Mr. Conan said yes. It was pointed out the addition probably won't be visible from the alley.

John Gilich MADE A MOTION to recommend to the Town Council they accept applicant's request for a variance as long as he maintains same setback as present house and maintains same height as present house. John Holman SECONDED. MOTION CARRIED.

MADISON VARIANCE Mr. Hodges, of the Planning Department, advised there is a carport under construction at 6818 Cascade Avenue. Madison needs a 6' front yard setback variance to construct this carport. He said Cascade is presently under construction and there was no marker or point of reference and line of site calculation was 6' off. Dr. Madison needs the variance to correct the problem. The marker was not set until several weeks later. It's 19' to Cascade Avenue--requirement is 25'. Kae Paterson mentioned the height of the construction. Dr. Madison said a truck and camper are to be parked here. Allen Bucholz asked if this is a carport and garage. Madison said yes, garage enclosed and carport not. Madison advised he used the existing fence as the line. Later he found out it's not even on the property line--it's not even parallel to the property line. He plans to extend the same pitch of the roof as it comes down now. The truck and camper are just a little over 10' high.

Chairman Root asked for anyone in favor or opposed. None voiced from the audience but a letter dated 4/14 from Mark & Barbara Meyer, 6815 Cascade Avenue directly across the street, said they fully support Dr. Madison's request. John Gilich questioned the height and width of the carport. Allan Bucholz asked would the garage house a car. Dr. Madison said no--a boat. Chairman Root commented it is in keeping with the architecture of the building. Chairman Root asked when the house was built. Dr. Madison said he thought about 17 years ago.

Glenn Behnke MADE A MOTION to recommend to the Town Council this variance be granted under the circumstances put forth by the Planning Department. John Holman SECONDED. MOTION CARRIED.

MITTS ADDITION - 10 LOT SUBDIVISION Proposed is a 10 lot subdivision with boundaries about Rosedale St. on the South and SR 16 right-of-way on the West. It is a 4.10 Acre plat and part is in GS and part in residential. They propose 2.63 acres (GS) into 6 lots and the 1.47 acres (R1) into 4 lots. Lots 5 through 10, as shown on the drawings, will be used as commercial and Lots 1 through 4 will be duplex lots requiring transitional use. Mr. Hodges discussed access and approvals needed. There will be some effect on the environment and the topography will be changed. There will be increased run off and increased traffic flow. There is concern from the Water and the Sanitation Departments. The Planning Department conferred with Mr. Jim Hibbs, Water, and Mr. Tanahill, Sanitation, and their main concern is drainage. Mr. Hodges mentioned sidewalks, curbs and gutters should be requested in this area. Mr. Hodges said it's not already subdivided in lots.

Kae Paterson wondered if R1 wouldn't be a more desirable zone in this area. Mr. Hodges questioned Lot 2. It's supposed to be 12,000 square feet but doesn't appear to be. Chairman Root asked if all the requirements had been met. Mr. Hodges said the requirements had been met and they have comments from Dr. Hruza and Glenn Sherwood. There is an easement in Lot 2 which may make it less than 12,000 square feet.

Kae Paterson left--8:20 p.m.

It was stated lots 8, 9 and 10 won't be developed until a frontage road is built.

Chairman Root asked for anyone in favor. Mr. John Thaden, adjoining on the north, said he is in favor if it's all residential.

Mr. Ralph Shulich, one of the owners, explained water situation concerns the State putting in an open ditch. They don't want that but the State is governing the depth of the catch basin tiles.

There was a question by the commission if this area had been zoned against their recommendation. Shulich said GS and R1 were established by the council. John Gilich said they need lower than the general zone or restrictions governing what goes in there. Tentative approval is necessary.

Chairman Root asked for opposition. Mrs. Wilkenson said her concern is that something that would be beautify should be done rather than what is there. Also a concern is the traffic. Mr. Dennis Gilich said he would like to reserve the right to express concerns. He sees drainage as a problem but no other right now.

The fact Lots 1 through 4 would be duplex was questioned. These are residential. Mr. Shulich said 4-plex in upper lots would be a possibility. They're hoping to sell some of these lots.

Mr. Hodges suggested a mini-environmental impact statement could be asked for to see what is going to happen in this area. A full impact statement runs \$19,000 to \$30,000 and a mini impact could be prepared by their own engineers. Mr. Hodges suggested rather than redo the application they should have the applicants furnish them with more background data. The Surveyor suggested it is not fair to restrict the developer. They should restrict as the permits come in. He thinks there won't be heavy commercial but real estate, dentist, etc. He was informed R1 covers this. Mr. Hodges suggested they could place covenants on this subdivision. They could cover such items as screening but he was not sure on kinds of businesses. John Gilich was concerned about what is going in here. They are planning on selling and anything could happen. Mr. Hodges said a feasibility study should be prepared and submitted or a potential use study. Chairman Root said the owners could ask for a rezone. Mr. Shulich said they are only here to have this divided--it could be sold and developed as one unit. Subdividing will restrict large commercial plans. John Gilich objected because of the water and they have no control over this. Chairman Root read 16.12.090 governing Tentative Approval.

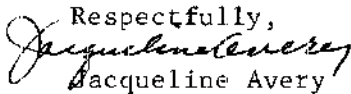
Allan Bucholz MADE A MOTION to recommend to the Town Council they postpone until the next meeting. Glenn Behnke SECONDED. MOTION CARRIED.

At this point Mr. Hodges posed questions regarding buffer zones, water run off, frontage road, proposed type of businesses, sidewalks. Kae Paterson had left a note questioning a town road west of the power line. She also asked about screening between the frontage road and the property.

Minutes of the previous meeting stood approved as corrected. Glenn Behnke mentioned Mr. Hoover had not been at the meeting and it had been his question.

Mr. Hodges said they had a letter from the Peninsula School District and need a letter with signed statement of site approval from the Planning Commission for the elementary school next to the high school. The Commission thought they had only given a site approval and not a site plan approval. John Gilich mentioned there is a park involved in this. Mr. Hodges said he would check the records and find out what had been approved.

John Gilich MADE A MOTION to adjourn. Glenn Behnke SECONDED. MOTION CARRIED, 9:21 p.m.

Respectfully,

Jacqueline Avery

PLANNING COMMISSION MEETING - May 2, 1979

PRESENT: Chairman Cecil Root, John Holman, Carole Chalk, Glenn Behnke, John Gilich and Allan Bucholz

ABSENT: Kae Paterson

Minutes of previous meeting stood approved as corrected. MITTS ADDITION - 10 LOT SUBDIVISION motion had "recommend to the Town Council they" which was deleted.

MITTS ADDITION - 10 LOT SUBDIVISION (Continued) Mr. Hodges said a mini-draft had been submitted and the specific problem of drainage was addressed by this mini-draft. The Planning Department found no reference, however, to streets, sidewalks, roads and gutters, especially on Rosedale Street. Screening and natural space also needs more coverage. Mr. Nils Ronhovde and Mr. Ralph Shulich were present to represent the 10 Lot Subdivision.

Glenn Behnke questioned Page 14, No. 16 regarding provision of a certain amount of utilities and making provisions for storm drainage to handle runoff. Mr. Hodges pointed out intended plans for drainage and service lines on the plat. They were only presented with one plan, there are no alternatives.

Glenn Behnke read from 17.56.020 #3 regarding location and size of offstreet parking to include ingress and egress and #4 including drainage. Mr. Hodges said they have adjusted the easement and moved some into Mitts Lane. There is 12,350 square feet in Lot 2 now. Mr. Ronhovde went over the plans with the Commission. John Gilich asked if Lots 1 - 4 are residential and single family. Mr. Hodges told him they have eliminated the portion of the plans that refers to duplexes in this area. Mr. Gilich was of the opinion from R1 to GS leaves density as a problem and impact is an issue. Letters from Dr. Hruza and Mr. Sherwood were presented by Mr. Hodges in regard to Mr. Gilich's question. They mentioned impact of the drainage on the City system. Mr. Shulich pointed out the State involvement in the situation. The State will collect water and is taking an easement across this property. Shulich said the state wants to put an open ditch across the property and they don't want the open ditch. Shulich said they are accepting the cost of a 36" culvert. John Gilich thought it is still a real problem with drainage. Mr. Hodges said they can put reasonable conditions on the developer. John Gilich asked, Nothing on the town? Question of covenants was raised by Gilich and Carole Chalk asked if they would have to be handled on site planning.

Mr. Hodges said the Council would like to have the Commission's recommendations as complete as possible before it reaches their level. Mr. Hodges, in answer to question from Chairman Root, pointed out GS is more or less an unlimited zone. If one business is allowed and then sells out, if the new business meets all requirements they would probably be approved. He read 17.56.010. Mr. Root mentioned GS zone was recommended against by the Planning Commission at an earlier date--he feels this is to big a change from R1 to GS in the same area. Glenn Behnke said this is a unique situation with R1 next to a GS zone.

Mr. Ronhovde said the frontage road is a natural place for light commercial. It's not suited for single family on this frontage road--a natural commercial area. They have complied with the existing zone regulations and he feels it is unfair for the developers to go through months more to change the zone. Chairman Root asked if the owners have any idea of changing zoning. Mr. Shulich said they have been two years with this already.

Mr. Holman pointed out at present lots 5, 6, 7, 8, 9 and 10 could be sold as one commercial piece. A compromise could be subdivide into smaller pieces with maybe R3 or some lesser zoning. Maybe multi story apartments could be fitted in here. John Gilich thought covenants could be an answer to eliminate a Triple X situation with a drug center. Mr. Hodges said covenants and restrictions on the owner could prohibit certain types of businesses. Carole Chalk said she would feel more comfortable with RB1. Glenn Behnke said lots 5-10 could be transitional zones. Mr. Shulich again stated the land is valuable. Mr. Behnke said the plans meet the commitments and the man has every right to ask for this. Gilich asked if the road systems and screening had been spoken to. Mr. Hodges advised these need to be included in the requirements. Mr. Holman said he doesn't think they would put something offensive on Lots 5 and 6 because they are next to lots 1-4 which are residential. No one would buy the residential. Gilich R1 to General as being consistent. It was suggested maybe 5, 6 and 7 could have covenants and restrictions to be compatible with B2 and 8, 9 and 10 to be compatible with commercial.

Mr. Shulich explained the lay of the land. A power line took out screening and between the frontage road and highway there is quite a distance. There is gradual slope on 8-10--gradually climbing up the hill. Chairman Root asked if the Cemetary is east of Lot 8. Mr. Shulich said another abutting property owner, Jones, goes to the power line. Drainage runs along 7 and 8. It was thought a copy of the highway statement should be furnished later--open ditch is undesirable for a lot of reasons. Gilich pointed out the Babich property with a lot of runoff.

Glenn Behnke MADE A MOTION to recommend to the Town Council they allow the request on the Mitts Addition with the following conditions:

- Natural screening on East side of lots 5, 6 and 7, also on West side of lots 5-10.
- Sidewalks, gutters and curbs on Rosedale side and one side of Mitt's Lane.
- Utilities to be buried.
- Adequate street lighting through project.
- Land use for lots 5, 6 and 7 to be limited to B2 zone usage as a buffer to lots 2,3 and 4.
- Lots 8, 9 and 10 usage to be C1.
- Storm drainage system to be approved by town engineer.

Allan Bucholz SECONDED. MOTION CARRIED with John Gilich OPPOSED.

ROSS ANDERSON APPEAL Mr. Ross Anderson was present to appeal a decision of the Building Inspector. Situation concerns VFW building on the corner of Harborview and Vernhardson. He wants to raise the building for a basement and foundation. It will lower the building to conforming and he will change the sides and windows. All 9 neighbors approached and they were very positive. Mr. Hodges pointed out this is a non-conforming structure already. Mr. Anderson is in W1 which does not allow warehousing. 17.68.050 was read by Mr. Hodges and says no existing non-conforming may be altered unless converted to a conforming usage. John Gilich asked if this is increasing capacity. Mr. Anderson said he is building a basement but cutting the top floor. There will be about 2,900 square feet net gain. It will be smaller appearing and will conform to building height.

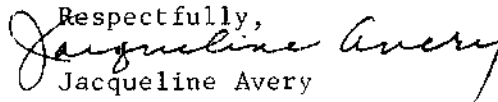
Chairman Root asked for anyone in favor or against. No answer.

John Gilich MADE A MOTION to allow a non-conforming building to be non-conforming in the future if the neighbors find favor of this. No second to the motion.

John Gilich asked if the setback is being observed. Anderson said yes. Chairman Root read the code covering Conditional Use Permit. Mr. Hodges read 17.68.40--Change of Use. It read structural changes not allowed as the building stands.

John Gilich MADE A MOTION for continuance to May 15 to appeal with a public hearing. Allan Bucholz SECONDED. MOTION CARRIED.

John Gilich MADE A MOTION to adjourn. Glenn Behnke SECONDED. MOTION CARRIED 9:22 p.m.

Respectfully,

Jacqueline Avery

PLANNING COMMISSION MEETING - May 15, 1979

PRESENT: Chairman Cecil Root, John Holman, John Gilich and Carole Chalk
ABSENT: Glenn Behnke, Allan Bucholz and Kae Paterson

TRAAEN VARIANCE Partial explanation was given but Mr. Hodges requested it be moved to a later time as no one was present to review the application.

HEIN VARIANCE Property is at 3906 Sutherland Street. Applied for is a 10' setback variance to construct a house. The property is a corner with 25' setbacks for sideyard and front yard on an intersection. The property has 8400 square feet. It was grandfathered before 12,000 square feet for lot and was platted before 9,000 square feet was a requirement. It's 60' in front and the depth is 140'--definitely a hardship case. Letter from neighbor was read and said they were highly in favor of variance.

Mr. Wally Starke was present to represent Mr. Hein. He said Mr. Hein is putting in for the variance but the property is to be sold to a woman from Oregon. All lots in the area have similar situations. John Gilich asked if the height would be within the ordinances. Mr. Starke said all other is within the requirements. They only need the variance for setback. Chairman Root asked for anyone in favor or against. Nothing was said.

It was pointed out there is only one more lot on Sutherland--it is dead ended. Precedent in this case is a question. John Gilich was concerned about establishing a variance for Mr. Hein and then him selling it. It was suggested the town attorney be consulted in this case. Delay was covered by Mr. Hodges. He said now the letters of recommendation are heard at the next council meeting and not acted on until the next council meeting after that. Mr. Starke said the woman from Oregon is named Hodgson.

John Gilich MADE A MOTION to recommend to the Town Council they approve this application for variance to Don Hein to be transferred to Mrs. Hodgson based on the town attorney's recommendation. John Holman SECONDED. MOTION CARRIED.

TRAAEN VARIANCE 7002 Soundview is the location and variance is for 18' rear yard setback. The foundation and walls were poured several years ago according to Mr. Hodges. This brings it within 12' of the rear property line. It will be no higher than the present house and does not obstruct view to rear. Mr. Traaen said the walls and foundation were poured before he purchased the property. He would like to continue along the same lines and the neighbors have no objection. Mr. Puratich mentioned in a conversation he can see 1/2 the wall of the existing garage. Mr. Hodges asked Mr. Traaen how high the garage is to be and Mr. Traaen said 20 feet same as the house. Mr. and Mrs. Housley sent a letter with no objections to the extension. John Gilich asked if the height was more aesthetic than functional, as 20 feet is not needed for a car. Chairman Root asked for anyone in favor or against. Mr. Paglia, from the audience, told them to grant the request in the interest of time. No objections were heard.

John Holman MADE A MOTION to recommend to the Town Council they grant Mr. Traaen's variance for completion of the garage as long as the roof line doesn't exceed the height of the house roofline. Carole Chalk SECONDED. MOTION CARRIED.

HAGGERTY-JOHNSTON DETERMINATION OF ZONE Area is triangular in shape and consists of approx. 2.7 acres. Property is adjacent and contiguous to the telephone company and abuts SR 16. Applicants request B-2 zoning prior to annexation. Mr. Hodges said the telephone company is zoned GS and the Planning Department has no recommendation either way. Mr. Haggerty said they purchased the property at a State Highway auction. It was landlocked at the time. The phone company is willing to allow use of their road for ingress and egress. They want to annex to the town to take advantage of the city sewer and water. It would also make a straight boundary line for the town. It works out to be 1.84 acres in a triangular shape. Without annexation the land is in the county and worthless. They are willing to work with city recommendations. B-2, it was pointed out, permits just about anything. John Gilich said he thought there were covenants on the phone company confining the nature of the general zone.

Mr. Haggarty said he feels B2 is the most acceptable to the council and would like to work within the scope of the city. They plan mini-warehouses or 2 or 3 construction agencies or rent to professional people. They plan no taverns, motels or oil refinery. It could be restricted as to what could go there. It would straighten out the city boundary. Mr. Gilich asked if they would have self imposed covenants. Mr. Haggarty said they would. Mr. Gilich said he would like to see the contractual agreement for the telephone company in order to be consistent. Chairman Root asked Mr. Hodges at which point should they be concerned with a contractual agreement. Mr. Hodges said contract zoning could be used at this point. Mr. Gilich felt they should set recommendations only after checking to see what conditions were put upon the telephone company to tie the two together. Period of delay was spoken of. Mr. Haggarty said they are looking at four months now, if it moves to a seven month delay it would mean the end of the construction season. Mr. Hodges suggested they make a recommendation with a condition to be compatible with the telephone company to get this request to the council. Chairman Root asked for anyone in favor or opposed. There was none. John Gilich asked if the berm was established. Mr. Hodges said on the far side of the property.

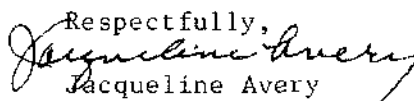
John Holman MADE A MOTION to recommend to the Town Council approval of this request on the same basis as the covenants of the telephone company and grant the B2 classification. Carole Chalk SECONDED. MOTION CARRIED.

ANDERSON APPEAL (Cont.) Chairman Root read the letter written to the Council advising Mr. Anderson be allowed to make his changes under a conditional use permit. The Council decided to postpone while it was being looked into. Mr. Anderson was back for a request from the Planning Commission. Mr. Anderson said the building is about 70 years old, usable and would be an improvement if changes allowed. There was no opposition at Council level. Mr. Anderson would like to have Planning Commission endorsement for this. John Holman asked if he was going to move away from the corner a little. Mr. Anderson said that's the feeling of the neighbors and the Council. John Holman asked if a lot of big trucks were going to be coming in and out. Mr. Anderson said there is another place in Tacoma and the hours are away from the main traffic flow. Nothing will change from the present operation except the appearance of the building. The neighbors have offered to appear if necessary. He carried plans for the change from door to door and met with no opposition. Mr. Hodges said all comments asthetic wise have been for--as to other matters the Planning Department can't make any comment. John Gilich said he is in complete agreement. There comes a time when people agree on something not quite legal and the voice of the people should be heard.

John Holman MADE A MOTION the Planning Commission give their support on this project of Mr. Ross Anderson for update of VFW hall at Harborview and Vernhardson. Carole Chalk SECONDED. MOTION CARRIED.

Minutes of the previous meeting stood approved as corrected. Mr. Holman mentioned he had made a recommendation at the last meeting. Two plans for Mr. Anderson had been given: Leave the building where it was and put in foundation or move it back from the corner. He had recommended the second plan.

John Holman MADE A MOTION to adjourn. Carole Chalk SECONDED. MOTION CARRIED, 9:06 p.m.

Respectfully,

Jacqueline Avery

PLANNING COMMISSION MEETING - June 4, 1979

PRESENT: Chairperson Kae Paterson, Allan Bucholz, John Gilich and Carole Chalk
ABSENT: Glenn Behnke, John Holman

FABRE SHORELINE DEVELOPMENT PERMIT Mr. Hodges advised contact by Mr. Fabre's attorney, Nick Markovich, asked for a continuance until June 19. Mr. Mike Mizner, attorney for the property owners in the immediate area, said he would like to voice objection to continuance. The people involved are present and may not be able to come to the next meeting. He said they both were hired on short notice. Fabre shouldn't have been able to continue on this short notice. It was suggested people present supply their names and addresses to show their objection. Kae Paterson accepted, also, a petition with an objection. Names of people present at meeting follow:

Lillian Schroder
9401 Harborview Drive

Rhea E. Cone
9126 North Harborview Drive

Calvin Hansen
9508 North Harborview Drive

Douglas Sorensen
9409 North Harborview Drive

Marianne Good
8912 Franklin Avenue

Vernetta McCrew
7017 36th St. Ct. N.W.

Linda Crites
9514 Goodman Avenue

Kathryn Harding
3620 Vernhardson

Dee Gorsuch
9509 North Harborview Drive

Helen Oakley
9418 North Harborview Drive

Charles Harding
3620 Vernhardson

Tom Creighton
3415 Ruston, Gig Harbor

Robert Whitman
9005 Harborview Drive

Rich Bantsari
9602 Bridgeway Drive

George Borgen
P.O. Box 888, Gig Harbor

Mrs. Paterson suggested notification of the people as to next hearing and after notification Mr. Fabre will be obligated to appear.

John Gilich MADE A MOTION to continue until 7:30 on June 19, 1979. Allan Bucholz SECONDED, MOTION CARRIED.

PARAMETRIX SHORELINE DEVELOPMENT PERMIT Mr. Hodges advised Parametrix is acting as an agent for the town. They wish to widen Novak to North Harborview (about 3,000 linear feet) with curb, gutter and 5' sidewalk. Zoning is W1, C1 and R1. He read recommendations from police department expressing dangers of road in present condition. Sanitation department report suggested before road construction begins storm drainage leaving treatment plant should be improved. Street and Water Department suggested lots not yet serviced should be. Fire Department and Air Producing Control reports were mentioned and the Planning and Building Department recommends approval. Mr. Hodges read Page 37 of Master Shoreline under Conditional Use. Mr. Tom Stumps from Parametrix was present to review. He said there is a 22' existing road with 11 foot side. They propose 10' drive with 8' parking and 5' sidewalks. They will fill in ditch around clay hill--drainage will be underground and they will furnish a catch basin. There will be parallel parking.

George Borgen, from the audience, said the plan looks atrocious. They took no consideration for businesses--he learned about this situation by telephone from a friend as his only notification. He recommends they throw the plan out. Mrs. Gateman, Galleries Four, asked if anyone had asked the people involved for input or citizen opinion. Mr. Hodges said the project had been talked about for several years. Mr. Gilich said the area in question is a concern. What is to be accomplished by this. He was told parking, sidewalks and improving drainage to stabilize the clay hill.

Kae Paterson asked for anyone in favor. No answer. She asked for opposition. Ms. Barbara Blasco asked if there was not parking there now. Answer was spotty. Mr. Ed Nichols said he owns the steepest part on the clay hill. They were told they had to provide parking when they build...Shouldn't have to go back 13 more feet to provide parking for someone else. With 8' parking and 5' sidewalk he'll be half way up the hill.

Kae Paterson asked how much of this is town property. Mr. Hodges advised the town does own Harborview. They are now in process of obtaining easements for the project. Mr. Stumps indicated a 60 foot right-of-way and showed area where additional easements are being sought.

Mrs. Gateman said telephone and power poles moved one right in front of Galleries Four. If any of their parking is taken away they can't operate because they won't have enough space to meet the town requirement. Mr. Borgen said the town is not infringing upon his property, just blocking it off. He thought the original plan for the harbor was to make more room on the harbor side for sidewalks and maybe a bicycle path. Mr. Jerry Gately said the sheriff department input wrote a list of things--indicated this will not take care of the driving problems. Seems for this amount of money all should be taken care of. Mr. Gilich said improvements are fine. People have looked for no heavy traffic parking--should be a walkway for citizens--not a commercial center. Dick Allen said sidewalks on both sides is a waste of area for the amount of foot traffic in that area. Nick Marin indicated he couldn't see property lines or area involved on the drawing shown. Mr. David Kramer said business people would gain for business reasons but they say the improvements would hurt instead. Who would benefit from this. Carole Chalk asked George Borgen how his business would be affected. George said he can't bring trucks into the business with the proposed island in the project. He was told the islands indicated are just buttons--not built up. He could drive over them. George Borgen said it's a lousy plan.

Kae Paterson asked if the people and the engineers had met on this project. No was the answer.

George Borgen said his understanding is this is going out for bid soon. Stumps said yes, the 18th of June. Mr. Elmar Ringvold said he could understand the necessity for going out to bid soon.

It was pointed out there are problems with Galleries Four parking and property lines going through the building. Nancy Finley of Galleries Four said she is concerned with the road and the power poles across the street. Mr. Bob Frisbee asked why the urgency. Do they lose funds for the next bienium--what is the timetable. He was advised if they are not under construction by August they lose funds and would have to reapply. Town Council has already approved the project about a year and a half ago but the construction funds were just approved. It was suggested since this is in the design phase the town should consider having people come in for input and if necessary the engineers work 24 hours a day to meet the end of June deadline. Mr. Frisbee said he can't tell where the buildings are in relation to the right-of-way in the plans. Nancy Finley said its foolish to take parking from in front of the stores and put parking where it's not needed just to retain these funds.

Allan Bucholz said should we provide for the commuters or the rest of the town. It's the same road it was before with sidewalks. George Borgen made a suggestion this be tabled. Kae Paterson suggested a public meeting with input.

John Gilich MADE A MOTION to continue until one month from now--July 3--and set up an opportunity for the public input to this project--written or oral. Carole Chalk SECONDED. Allan Bucholz asked the preliminary budget of the project. Stumps told him \$420,000, and if they are not started before August they lose the funds. Hodges reminded Gilich it goes out for bid on June 18th. He said they could recommend denial with specific reasons. Mrs. Ann Nichols said they have taken out a building permit. Now the house has to be 25' back from the road. Where is the edge of the road and what will this do in delaying their building. Kae Paterson was curious if this is what they really want for scenic purposes. John Gilich said his motion was to give enough time--he WITHDREW HIS MOTION and said every attempt should be made to alert the public--he would not recommend passage.

Short Recess was called. Kae Paterson asked for anyone in favor. No answer. She asked for opposition--answer was unanimous.

Allan Bucholz MADE A MOTION to recommend to the town council that the project, as it stands, be denied and more study be given to the issue. There are questions as to how this plan fits the overall plan and goals of the town plus the audience was overwhelmingly opposed to the plan as it stands. Carole Chalk SECONDED. MOTION CARRIED.

Elmar Ringvold, architect, said he is in favor of the motion and agrees with the idea they study this--it should be carefully considered. He supports public brainstorming session and doesn't want a whole lot of development. Allan Bucholz added public input will say leave it like it is.

VICTOR L. LYON VARIANCE Property is Village Realty at present, in Olympic Village on Soundview. They request variance of 17.80.020H, Signs. They want a freestanding sign at 5 24 Soundview. Height is 11 1/2 feet--32 square feet on each side. Ordinance says 50 square feet or 25 square feet per side is the requirement. They would like a variance of 7 square feet each side.

Allan Bucholz MADE A MOTION to allow the 32 square foot on each side sign in that particular location as it is not in the heart of the city and far enough from the freeway and city streets.

Kae Paterson said they need public input before motion is made. There was none.

John Gilich SECONDED. MOTION CARRIED.

NORMAN SQUIRES VARIANCE They want 24' for rear yard setback and 2' for sideyard setback to construct a garage at 7804 Chinook Avenue. Mr. Squires verified drawings. He said the garage would be 22' X 26' X 15' height at most. The house has a 67' setback and he pointed out a driveway of about 10'. He said there is nothing in the back area but trees and he is in back of a Catholic Church. Reason for variance is to preserve large trees in the yard. Squires pointed out location of trees in the back yard. Kae Paterson asked for anyone in favor or opposed. None voiced. John Gilich asked if everyone had been notified. Mr. Hodges said all (11) had been notified. Mr. Allen from the audience said he was not notified. Mr. Hodges said 3603 Ross Avenue was the mailing address used for him.

John Gilich MADE A MOTION since Mr. Squires wishes to maintain the asthetic value and natural growth he should be commended. It doesn't seem to be an unreasonable enchroachment and the height is consistent with cars. He has no objection and recommends the town council allow this variance. Allan Bucholz SECONDED. MOTION CARRIED.

Mrs. Glascock was introduced by Mr. Hodges. She is building above Stanich and a spiral staircase is planned in the construction. It overhangs 2' onto an easement. Her question is does she have to apply for a variance since the staircase is portable and could be swung out of the way. Her daughter Margaret Streeter was also present. The Commission reviewed the staircase. It was determined construction would fit sideyard setback and the staircase is portable. The Planning Commission recommended a variance is not required because the staircase is removable.

Mr. Hodges said they need a policy determination. Will the Commission hear a variance or hearing if the proponent is not present. Allan Bucholz suggested if a hearing was requested and no one was present the delay should be substantial. A continuance should cost them time. . .under ordinary conditions unless extenuating circumstances. The suggestion was agreed upon.

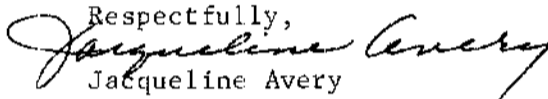
Subject of past Chairman Root was brought up. John Gilich suggested a plaque expressing deep gratitude for outstanding service, time, quality of intelligence and background. It was suggested his nameplate be retired and have the Commission write a letter--Gilich was appointed to look into this. It was also suggested a plant be put in the gardens in front of the Town Hall with dedication to Root with same plant type given to the Root's for their garden.

Kae Paterson advised the Planning Commission and Town Council study session died from lack of interest.

Meeting with Joe Hoots, United Peninsula Roads Committee, June 13 at 7:30 was mentioned. Arrangements were made for some to attend.

John Gilich MADE A MOTION to adjourn. Allan Bucholz SECONDED. MOTION CARRIED, 9:50 p.m.

As a last word, Kae Paterson said they need to pick a vice chairman at next meeting.

Respectfully,

Jacqueline Avery

PLANNING COMMISSION MEETING - June 19, 1979

PRESENT: Chairperson, Kae Paterson, John Gilich, Glenn Behnke, John Holman, Doug Sorensen and Allan Bucholz

ABSENT: Carole Chalk

As there were nine hearings scheduled Chairman Paterson asked the audience if any of their hearings could be held over. Eileen Gately and Nancy Finley requested the Moore, Fraychineud Variance be held over. Glenn Behnke MADE A MOTION to postpone the Moore, Fraychineud Variance until July 3, 1979. John Holman SECONDED. MOTION CARRIED.

FABRE SHORELINE MANAGEMENT Applicant wishes to construct a four-unit condominium on Lots 1, 2, 3 and 4, Block 5, Artena Addition. John Hodges explained this is 300' from Vernhardson on Harborview. The requirements were read by Hodges and he stated a conditional use is sought. It is primarily single and multifamily in this area. Mr. Doug Sorensen asked to be excused because he lives in this area. Mr. Hodges said area is approximately 19,000 square feet. A demolition permit is needed as is a multifamily building permit. Zoning is generally W1 in the area with R1 to the west. With respect to environmental, the property is a slight slope. Requirements of the town departments were read. There is a situation existing concerning water main and fire hydrant extension which was pointed out by Hodges. He suggested Fabre contact the departments involved. Building Department says application satisfies requirements. Applicant is advised to review all noted requirements and is advised to work with the Building and Planning Departments on landscape, drainage, greenbelt and bylaws approved by the town attorney. Hodges pointed out property is 122.5 feet on Harborview, 131.0 feet on the east and 148.19 facing the harbor. There are eight parking spaces planned with lawn and rockery. Applicant has also agreed to improve Walnut Street. Applicant needs sidewalks, curbs and gutters on west side as well as lighting. Trash bins are to be enclosed. Mr. Hodges indicated a note from Mr. Robert Ellener, owner of Lots 11 to 15, with no objection to the proposed. Mr. Nick Markovich, attorney for Mr. Fabre, indicated they had nothing to add but Mr. Fabre was available for questions.

Kae Paterson asked for any objections. Mr. Mike Mizner was present as attorney of persons in objection. Kae Paterson mentioned petition which was presented at last meeting with approximately 110 names and list of 15 persons at previous meeting who were in objection. Mr. Mizner stated the area in question is a mud flat--public access should include a mule and a rope to tow people out. It is the position of people involved the use doesn't complement the comprehensive plan nor does it meet the community needs. This is an area of

natural scenic beauty. It should be limited to single family. 17.24.150 in the ordinances is the only reference to condominiums--all other reference is to apartments. They are not one in the same. There are physical limitations to this site. On site inspection shows the land is not firm, a result of silt. This is because of Crescent Valley Creek and runoff in the area--shown to the Commission in photographs. The area is thick with vegetation. It is soft ground and there is sinkage. A structure on top will have settlement and be damaged or will have to dig out and put in firm foundation. A large amount of fill could also be added but what is the effect of displacement. Finally, as a solution, pilings could be placed. The environmental checklist submitted doesn't address this problem. Crescent Valley and Donkey Creek were pointed out as sensitive areas. No effect to this area is shown in the Fabre application. Department of Agriculture soil report (by Mr. Fuller) looks like someone took a reading off a soils map. He stated on site inspection would solve this and reveal the problems. Also, ground water and run-off is going to be a problem. No core samples or soil samples were taken. It will call for land fill on lots 3 and 4 and dredging on 3, 5, and 6. He also mentioned the traffic problem in this area. He suggested a hump be cut out in the road to make better view or a light put in at Harborview and Vernhardson. There are no parking spaces allowed for visitors. The problem on the road is obvious. He ended with fact three problems are environmental, it's a sensitive building site and there is a traffic hazard. They suggest it not be granted at this time.

Glenn Behnke asked what if four houses were built here. The arguments are not relevant to a condominium. Mr. Mizner said the minimum lot sizes wouldn't allow four houses. Glenn Behnke pointed out they are grandfathered in this area. In answer to a question from Kae Paterson, Mr. Hodges advised single family residences are the only exception to conditional use in this area.

Mr. Tom Creton, from the audience, said he was in opposition to the 19,000 square feet. He wanted to know how much of this is underwater at high tide. He has property to the east and his line is about 110' north and south. He has about 50' under water at high tide. He purchased his lots in 1952, water supply was a system in the middle of Rust street. In 1974 dozing was done and they came close to losing a cat 30' from water. There is substantial drainage in this area. In 1962-64 they had a tug on a grid area to drain the silt. A 24' X 15' boathouse had to be drawn up the hill some 70' because the soil was so soft.

Marianne Good said initial zoning is a question in her mind. Is it spot zoning?

Mrs. Creton pointed out the lots run lengthwise to Harborview. The first two are 25' wide and the second two are 50' wide. This wouldn't allow a building. Also there is a problem with underground springs.

Mr. Dalton Hempstead, on the NE corner of area said he has shoved a steel rod 7' into the ground. There is nothing there but loam. All multi dwellings were put in years ago.

Dee Gorsuch said she has a single family between the VFW Hall and Fabre. If Walnut is developed that will cause a parking and traffic problem.

Mr. Mizner pointed out substantial erosion and tidal action should merit a bulkhead in this area. Mr. Hodges' report indicated one was not necessary.

Mr. Markovich, Fabre's attorney, pointed out the people don't want the condos on the waterfront. The applicant is in compliance with all requirements as indicated by Mr. Hodges in his reports, they comply with the Master Plan and also with the ordinances. The land is wet--these are engineering problems. If they couldn't handle this the Building Department would permit this. There is substantial storm drainage and a dry well is planned. Supports sunk to hardpan are planned. With regard to traffic situation, parking is planned on the property. They are going to level Rust on the way to Harborview. The land would take two single family residences.

Mr. Mizner questioned the thoroughness of the application. He said policy is a question in the case of multifamily dwellings. If all of this is an engineering study then what is the use of a public hearing?

Mr. Creton indicated his question regarding square footage had not been answered. Mr. Hodges said area is Lots 1, 2, 3 and 4 going to meander line and has included tidelands. It is square footage from property line to property line or to meander line.

Woman from audience spoke to improvement on Rust. She stated this will take her greenbelt and create view right into her house and that of neighbor--no privacy. Mr. Hodges advised her this is a public dedicated street.

Kae Paterson pointed out other uses that could go in on W1 zone. John Gilich said any kind of development here is going to cause trouble. He asked is there is an engineering soils report. Mr. Hodges advised this is not required now but when the building permits are issued. John Gilich said this would be the first such construction on the harbor. He can't live with the project as it stands now. Single family is consistent and seems to be

more consistent and appropriate than multiple. This is too much and violates the use of the harbor. John Holman was concerned about the square footage under water. He believes condos cause less problems than single family and has no objection to them--but he is concerned with the square footage. Kae Paterson read 17.04.330 re Lot Area. It is dry land above mean high tide in ten previous years. Glenn Behnke said they haven't taken the people into consideration. He is against this type of building on 19,000 square feet and feels a duplex would fit. A 4-plex is a little much. Too many people are against it. Kae pointed out they don't know the dry land lot area. Allan Bucholz said he has land on the water. This meets the requirements. Being in much the same situation he can't see many problems but is also concerned about the square footage. It was Kae Paterson's contention they need to verify interchangeableness of multifamily and condo and how much square footage is actual. Mr. Mizner asked the information be turned in in enough time so persons concerned could respond. Mr. Holman said when all the requirements have been met it's hard not to go along. It was pointed out by another woman in the audience quite a few people do not want this--as a body. Surveys of a few years ago showed people are against this type of building. Gentleman from Bridgeway Realty said several people objecting loudest sought to buy this property. He wondered why the change in attitude if they wanted to do the same.

John Gilich MADE A MOTION to continue until the next meeting of July 3 and ask clarification of total square footage of dry land and to ask for a decision from the town attorney on whether condominiums are included under multiple family dwellings in W1 zone. Glenn Behnke SECONDED. MOTION CARRIED.

ALLEN, ALLEN, BUJACICH AND PEROVICH SHORELINE MANAGEMENT DEVELOPMENT Property is Lots 3 and 4, Block 3, in Millville. It's located at the foot of Novak Street, adjacent to Mr. Castelan and one removed from Malich. Property is 100' wide. They would like to extend a dock. Address is 3523 Harborview Drive. Zoning is W1 to the north, W1 to the south, R1 to the west and harbor is to the east. There have been previous shoreline development plans approved in this area--Malich, Castelan, Allen and Perovich. Mr. Hodges pointed out that adequate parking is possibly a problem. He reported Game & Fisheries Department said at least a temporary change in oxygen will be noted and a change in currents or tidal flow will be present. Department of Natural Resources said Mr. Allen needs written approval from Mr. Castelan as there is a state lease involved. Planning Department had no recommendation.

Mr. Bob Frisbee was present representing applicants. He stated he is a civil engineer and has been in Saudi Arabia for three years--however, between 1971 and 1976 he worked on similar problems. Carolyn Allen, Richard Allen, Carol Perovich and John Bujacich are all owners of this with undivided interest. There is presently a house on lot 4 and existing pier is not connected to the shore. They want to extend the dock 200' into the harbor area with a 50' X 12' float on the end with 3 piles. There will be a total of 5 piles and construction will include a walkway. New facility is to harbor 5 parking spots--they will be angular against existing fence. Crushed rock driveway will be installed and new facility does not interfere with other facilities. Both property owners adjacent have ingress and egress. Bows will face the shore. It is designed to give minimum of 12' clearance to the end of the corridor. Applicants assume state will be leasing extension of upland property lines.

Kae Paterson asked for anyone in favor or opposed. Mr. Allan Overland, attorney representing Mr. Castelan, said Mr. Castelan leases tidelands over which improvements are planned. Mr. Castelan has preferential use on these tidelands. Mr. Hansen (Department of Natural Resource) said only the Department can set boundaries beyond mean low water, according to Council minutes of March 26. He presented registered drawing showing uplands (Surveyor's map) and said he hopes parties will resolve this. Attorney Ralph Turco pointed out the property in question and said the applicants want a finger pier and walkway if possible. There's a legal question regarding the lines. Real objection is interfering with the neighbors traffic. They don't object to Castelan, but evidently the neighbors have objection to this and threats of piers and boats jerked out of the water were mentioned. He said they have tried to harmonize with neighbors to no avail. He indicated Mr. Hansen of the State had come to the meeting on personal reasons. Mr. Overland said at the March 26 meeting they had almost come to blows. He was confused as to Turco's statement trying to harmonize with Mr. Castelan. Mr. Hansen, of the State, is a resident of Centralia and had come up to try and straighten out the confusion of the stand of the state--not on a personal basis as was suggested by Attorney Turco. Overland had copy of lease showing property under lease to Castelan for 10 years.

Mr. Allen said the state owns the land. They convey use by lease. It is a question who has the right to the ground. They have presently applied to lease this property in question referred to as Block "C", but before the state can grant them this lease they need to know if they can construct the pier. Mr. Frisbee presented a flow diagram showing procedures in making application of this sort. Mike Castelan had Mr. Hodges read the letter from the State. Mr. Castelan has a valid lease on Block "C"--Mr. Allen needs written permission from Mr. Castelan. It was signed by Bert L. Cole, Commissioner of Public Lands. Mr. Overland pointed out a letter from the fifth owner of the applicants property, Marion Perovich.

Glenn Behnke MADE A MOTION this is not a court of law. This can't possibly be decided tonight. It has to be determined who has the lease and what's legal. Motion Dies for lack of second.

John Gilich suggested length of 105' crabber to be tied to the pier may be a problem.

Glenn Behnke MADE A MOTION to abstain from a decision at this time. Doug Sorenson SECONDED. There was no action on the motion.

Mr. Allen went over the problem with parcel "C" on drawings. Mr. Overland suggested as the application stands it includes a ramp--structure is over his clients property--plain and simple.

Glenn Behnke MADE A MOTION to recommend to the Town Council they cannot make a decision on this shoreline management permit because of a lease held by Mr. Castelan...even though they are in favor of commercial fishing boats, netsheds and the like. Doug Sorensen SECONDED. MOTION CARRIED with John Gilich voting NO.

TOWN OF GIG HARBOR VARIANCE Property is the Northerly end of Rosedale Street and Tidelands. Application is for sideyard setbacks of 6' on east side and 8' on west side for purpose of constructing a pier and float. Mr. Andy Marks of Parametrix was present to review the plan. He said there will be pedestrian facilities on both piers. Both piers will be built on pilings. Pier is 14' wide running to 8'--can't drive out on, it's for pedestrians.

Kae Paterson asked for anyone in favor or opposition. Mr. George Bujacich was opposed. He said the fishermen have been fighting for a loading and unloading dock for years. They are running out of land. They have been promised one. The town is favoring yachts and pleasurecraft. They were promised a site by the Tides. Does the Commission have any idea if a loading dock is still in reach. Originally a fishing dock was planned. Mrs. Markovice said she is against the dock because she is against tourists--what about the people in the harbor? Ken Horn said he didn't see any parking area planned for this. It was pointed out this is to be a day use facility with no lights or water available. Mr. Horn indicated this wouldn't make a difference if people came down to the pier to visit people already there. Allan Bucholz thought this would be for local people--older people and kids--day use--no cars. He thought it was not large enough for a loading dock. George Bujacich said it's for people from outside. Maybe kids fishing, but nothing for the people who live in the harbor. He asked if there was dredging planned for this. Mr. Hodges advised that's consistent with the comprehensive plan. It will be dredged with a pea gravel beach between piers and a ramp from the sidewalk to the piers and a ramp to the floating section. Mr. Sorensen asked what was fishermen's response in prior meetings. Bucholz said the lot is not sufficient for a loading dock, it's only 60' wide. Mr. Marks said they will dredge to the max, -7 mean low or low. It affects use close to bulkhead. In the future it would be major reconstruction to change for fishing facilities.

John Holman MADE A MOTION to recommend to the Town Council denial of the variance request and review the project with an eye to accomodation of small pleasure craft and loading and unloading for fishing craft. Glenn Behnke SECONDED. MOTION CARRIED.

John Holman AMENDED THE MOTION to include facilities for fishing. Glenn Behnke SECONDED. AMENDMENT CARRIED.

CAREFREE ASSOCIATION SITE PLAN Name has been changed to Harbor Sunset Condos. Mr. Hodges reviewed request for 16 unit building permit east of Strohs'. He pointed out the drainage is to Soundview not Kimball as indicated. Traffic will be increased and safety hazards increased. Increased need for services by police department. Soundview drainage system should be utilized. Planning Department recommends approval of the building permit. Usual conditions were placed on the approval by the Planning Department with regard to storm drainage, sidewalks, lights, curbs and landscaping.

Mark Smith was present for the applicant. They have redesigned the project. It is within the zoning requirements. Tom Johnson, Larry Braun, and Mr. Alwine were also present for questions. Mr. Smith said it is currently zoned R2. Property is essentially clear on all boundaries. They will take advantage of minor view. Driveways come in and dead end. They will prevent drive through and at same time supply fire protection by 4 X 4 teardowns. Easement still runs through property. They have taken care in the design for 24' height restriction. These will all be 2 bedroom with daylight basement. No opposition was heard.

Allan Bucholz MADE A MOTION to recommend to the Town Council they approve this site plan as it stands with preliminary report evaluation attached. John Holman SECONDED. MOTION CARRIED.

SNUFFIN SITE PLAN As no one was present, Mr. Hodges asked continuance.

John Gilich MADE A MOTION to continue Snuffin Site Plan until July 3. Allan Bucholz SECONDED. MOTION CARRIED.

MICHAELIS VARIANCE Property is located at 9110 Woodworth Avenue. Applicant desires a variance of 6' for side yard setback for the purpose of constructing a garage. 17.60.060 requires 2 side yards of 8' each. Construction would be within 2' from south property line. This allows for backing a boat trailer into a boat bay. Peninsula School District letter was read in favor of construction. Ken Horn, to the north, also had no objection. Glenn Behnke made the observation this is a dead end street.

John Gilich MADE A MOTION to recommend to the Town Council approval of this 6' variance for side yard as being consistent with our policy since it doesn't block view. Allan Bucholz SECONDED. MOTION CARRIED.

FINHOLM VARIANCE Property is located at 8922 Franklin Avenue. Application is for a 17 foot side yard setback variance for the purpose of constructing a carport. Mr. Hodges reviewed the plans. Area is 12,000 square feet and zoned R1. Carport is 24' long and only comes out as far as the driveway. Kae Paterson asked 8' from property line? Finholm said yes. There will be no solid walls--open on three sides. He presently parks on the street. A letter from Ed Conan was presented--in favor.

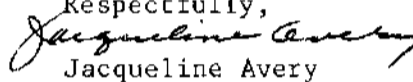
Glenn Behnke MADE A MOTION to recommend to the Town Council they grant this variance as it will cause no hardship and is consistent. John Holman SECONDED. MOTION CARRIED.

HAGGARTY-JOHNSTON DETERMINATION OF ZONE Kae Paterson read letter from the town questioning recommendation of zone. Acreage is smaller than originally stated and the access road has to go through the telephone company property. B2 was contract zoning. John Gilich said they had limited the telephone company to specific use. Planning Commission advised they recommended B2, but qualified it to certain uses. They felt it should be contractual basis.

Glenn Behnke was asked to chair the next meeting as Kae Paterson would be away.

John Holman MADE A MOTION the minutes of May 15 and June 5 be approved as read. Allan Bucholz SECONDED. MOTION CARRIED.

John Holman MADE A MOTION to adjourn. John Gilich SECONDED. MOTION CARRIED: 11:48 p.m.

Respectfully,

Jacqueline Avery

PLANNING COMMISSION MEETING - July 3, 1979

PRESENT: Acting Vice Chairman Glenn Behnke, Doug Sorenson, John Gilich and Allan Bucholz
ABSENT: Chairman Kae Paterson, Carole Chalk and John Holman

Mr. Hodges advised the Commission Mr. Fabre had asked for continuance until later date.

John Gilich MADE A MOTION to continue the Fabre Hearing until the first meeting in August, August 7. Allan Bucholz SECONDED. MOTION CARRIED.

Public Hearings were postponed for a presentation by Dr. Hruza. He went over a proposed change in the building height code and recommended change from 50% below grade to 80% below grade for basements. He also reviewed a land clearing ordinance. Glenn Behnke made a recommendation a joint session be held with the council to discuss these. Mr. Hodges asked a decision on the land clearing be made at this meeting.

MOORE, FRAYCHINEAUD REZONE (Continued) Applicants are requesting change from R1 to B2 in area just past the Beach Basket. Property is located at 4114 and 4120 Harborview Drive. Mr. Hodges reviewed the request with regard to the departments of Gig Harbor. There was little effect except with police department who said there will be more coverage and the environmental with regard to storm water and sewer. Nancy Findley, with the Gateley's was present in the audience. Two couples have purchased this area and "Galleries 4" would like to move across the street onto this property. The proposed area is not suitable for a residence and will be less so after the street is widened. No opposition was heard from the audience.

John Gilich asked if they were willing to restrict the type of B2 operation. Mrs. Findley said they only want retail of gifts and antiques. It was brought out the Beach Basket is B2 and Borgen Hardware, in same area, is Commercial. Doug Sorensen asked about the parking. Mr. Hodges said site plan approval will cover this.

Doug Sorensen MADE A MOTION to recommend to the Town Council they accept the applicants proposal to rezone from R1 to B2 restricted to retail business or boutique type operation. Allan Bucholz SECONDED. MOTION CARRIED.

SNUFFIN SITE PLAN (Continued) Renovation of 4107 Harborview is requested. No one was present to review the plan so Mr. Hodges recommended it be postponed until later in the evening.

ALLEN, ALLEN, BUJACICH AND PEROVICH (Continued) Mr. Hodges mentioned a conference with Bill Hess, town attorney, in which he said the town can't grant a permit for one to build on another's property.

Mr. Ralph Turco was present to review and furnish a brief history of this area. He indicated his client's property as Lots 3 and 4, Block 3, in Millville, shown on a map of the area. He spoke of "Block C" which is a lease area from the state and runs in front of the lots 3 and 4. Lease is presently in the hands of Mr. Castelan and there are several legal

questions which will have to be settled in court. He said the proposed is reasonable for this area and is aimed toward fishing. The applicants would be glad to move the proposed construction over and give Mr. Castelan more room is necessary. The permit for the finger pier is paramount. They will give as much room as they physically can. They will not build over "Block C" but need the pier--even if they have to row out. They are giving up the walkway for now. Mr. Turco thinks a permit was given to Castelan to develop in front of his 100'--now he's asking for a lease that comes out into the harbor as well. Doug Sorensen said Mr. Turco has indicated Mr. Castelan has obtained the lease illegally. He wondered if they couldn't resolve this first. Mr. Turco said there's a time element. If the applicants have to wait Mr. Castelan may be granted the lease for the outer water. It was brought out waivers were signed for the leased property of Castelan. The waivers were nine years old when reviewed by the state and one of the ladies concerned had already died. Turco said this is one of basics for legal discussion over "Block C." Dick Allen, one of applicants said there are improvements in front of Mr. Castelan's Lots 1 and 2-- he wants improvement in front of his Lots 3 and 4. Just because the Commission allows a permit, a lease from the state is not guaranteed.

Glenn Behnke asked for anyone in favor. Mr. Bob Frisbee from the audience said the permit to Castelan was granted by the Commission but because of delay the permit has not been acted on. The permit is presently under appeal. Connie Penten, of the audience, said she is not directly involved but if she did own waterfront property she would at least like to have notification of a lease in front of her property or proposed construction. The Allen people indicated they did not have notice when the state allowed Castelan to lease "Block C." Mr. Allen said they would like to have their construction considered--three of the owners are fishermen and need this facility for their boats. He again explained the situation.

Mr. Castelan addressed the Commission and suggested the Planning Commission is not in a position to decide this because the situation is to land in court. He brought up the Judge Boldt treaty--just because a person has died--as in the case of the 9 year old waivers on "Block C"--it doesn't make the treaty or lease invalid. A lot of those indians are dead.

Mr. Jerkovich, property owner on the other side of Allen, said they plan a finger pier in the future and would like some consideration when their turn comes. The Perovice boat is 108' to 122' and there is no way they can moor without infringing. They plan to accomodate Castelan by moving over? That's where their property is! Castelan is his uncle and will furnish a right-of-way over "Block C" when their plan for construction is submitted.

Michelle Gonzales, daughter of Castelan, said the Allen people have not cooperated in this matter. They are willing to come to an agreement. She objected to a previous term "ball-game" in reference to the situation. She said it is a serious project. The problem with the lease must be resolved before decisions can be made and she indicated Mr. Turco's statements belong in the courtroom. Mr. Castelan said there is a situation existing with property lines as to survey. He now wants to lease outer water in front of Lots 1, 2, 3, 4 and 5.

Doug Sorensen asked Mr. Castelan why they want to lease in front of lots 3 and 4--Mr. Allen's property. Mr. Castelan indicated it gives access to his property.

Mr. Turco said they have modified their plan. They are not asking for construction on the leased "Block C" but want a permit to construct a float out further. Mr. Frisbee said there is a provision of the state lease allowing Allen to cross "Block C" as access to his property. It was indicated since Mr. Castelan has the lease to "Block C" he will have preferential treatment to lease in the outer harbor. Mr. Frisbee said Castelan is at least 3 or 4 months away from his permit. If the Allen people are not granted a permit for their pier then Castelan has about a 95% chance to obtain a lease in the outer harbor. Mr. Hodges reviewed the plan as modified. Doug Sorensen made the observation there is room for all 3 property owners if they could get along. Allan Bucholz doesn't feel dock split away is a good idea. It's not proper use. Glenn Behnke and John Gilich asked if it's just the moorage they need. If they had the tidelands in the front of the property they wouldn't have much of a problem. Mrs. Stanich (Pauline) from the audience, said the women who signed the waivers were intelligent and had good reason or they wouldn't have done it. Mrs. Gonzales said what they are asking for is cooperation and they're not getting it. Parking and several other situations are not figured out. "Block C" is the problem--there is a legal question to be resolved. Mr. Hodges reviewed Mr. Turco's statement. John Gilich was uneasy about building so far out. He said if "Block C" becomes available the outer construction has to move to the shore. Mrs. Bujacich asked they either OK the permit or there is not much hope for them. Carolyn Allen, daughter of Dick Allen, said Mr. Allen met with considerable opposition when he attempted to meet with Castelan. Heated discussion followed. John Gilich said he couldn't see development except for moorage at this point. Mr. Bucholz agreed.

John Gilich MADE A MOTION to recommend to the Town Council they allow the applicants to moor a boat on a piling as long as the rights of Mr. Castelan are not infringed on and if "Block C" is resolved, all moorage moves in accordingly to the shore. Allan Bucholz SECONDED. MOTION CARRIED.

Gilich further recommended rights of other adjacent property owners be taken into consideration.

WILLIAMSON SHORELINE DEVELOPMENT PERMIT Owner wishes moorage to the outer harbor line for seven more boats. Property is at 3117 Harborview Drive. Gig Harbor Marina is behind the Cellar. Mr. Hodges explained the situation. Commercial zoning is in this area, police department report expressed concern over parking and fire department recommended fire hoses and water mains be installed. Mr. Hodges indicated no environmental impact with no comment from the Corps of Engineers or Natural Resource Agency. Project is recommended with normal restrictions. Mr. Hodges advised the Commission a dust free surface for parking and provisions for fire should be taken into consideration when processing this application.

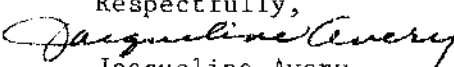
Mr. Williamson said with the additional requirements of dust free parking and fire protection he might as well forget his project. He is spending \$36,000 for the floats and the business has taken 7 years to cover this. Adding further cost items makes this next to impossible. He doesn't intend to blacktop and put in all recommended improvements just for 7 floats. Eventually he will blacktop but can't afford it right now. Mr. Hodges advised these are required by town ordinances but can be waived by the Commission. Mr. Williamson went over the improvements they have already done to the area. He said they plan in July, 1980, a pump house station for boats. Present wiring is not safe. They plan to pull this out and the proposed will furnish newer, up to code wiring. They don't pump gas at this location. Mr. Williamson suggested a gas driven floating pump as a solution. His marina has a 105 boat capacity and the boats are in the water. Doug Sorensen asked if there were any easements through the property. Mr. Williamson said no--only for a storm drain. Doug Sorensen asked about the stipulation of 1 parking space for each moorage. Mr. Hodges pointed out the shortage of parking in the city. Mr. Williamson pointed out all the areas he has available for parking and indicated he now furnishes parking for uptown parking. He indicated the improvements that will be made in the future. Doug Sorensen said he feels parking and fire requirements are reasonable but he is of the opinion it is also reasonable to give a time span to cover same. No objections were heard from the audience.

Doug Sorensen MADE A MOTION to recommend to the Town Council they accept Mr. Williamson's request for a Shoreline Development Permit on the condition he meets with the approval of the fire department as to a floating pump and the approval of the Planning and Building Department with regard to paving within a five year period. John Gilich SECONDED, MOTION CARRIED.

Land Clearing situation was discussed by the Commission. There was a split decision on the subject so no recommendation was forthcoming.

Minutes of the previous meeting were approved as read.

Doug Sorensen MADE A MOTION to adjourn. John Gilich SECONDED. MOTION CARRIED at 10:42 p.m.

Respectfully,

Jacqueline Avery

PLANNING COMMISSION MEETING - July 17, 1979

PRESENT: Chairperson Kae Paterson, John Holman, Glenn Behnke, Carole Chalk, Doug Sorensen
ABSENT: John Gilich and Allan Bucholz

HOOVER-KINNER REZONE Kae Paterson indicated applicant wishes change from R1 to RB1 at 9017 Peacock Hill Avenue. This is lots 9 through 15, Block 16, Artena Addition. She reviewed the meaning of RB1 and read the requirements. Kae indicated there will be no change to the exterior of the building. Mr. Hodges presented a letter regarding the area with reasons for change. He addressed the environmental checklist and indicated they propose a negative declaration based on no change to the existing structure. The police department report expressed an increase in traffic flow. All other departments were minimal impact if any.

Mr. Bill Dodge was present to represent Mr. Hoover. He indicated they want their own low key real estate office. Traffic increase will be limited. As for police protection, there is already a jewelry business in this area which would need much more protection than their real estate business. They plan to keep the building as it is--they have no desire to change the structure. As for land use change the parking will not be changed. Code was referenced and 1 parking space for every 400 square feet is required for a professional building.

Mr. Jim Madden was present and introduced a petition with 17 names of people signing in opposition to the request. They live on or near Peacock Hill. They believe it is now and should remain residential. Mr. Maddon said the signatures had been obtained since 5 o'clock. This is the last bastion with no residential and should remain residential--either single family or duplex. There is presently a conditional use permit for a jewelry business in one of the homes and they thought this is as far as it should have gone. He thought more people would have signed if he had had more time. Another letter of opposition from Calvin and Sharon Hanson was presented to the Commission. Mr. John Paglia, owner of a home on Harborview, said there is an unlawful use of a residence in this area. People named Anderson are storing and selling furniture from their home. He believes site in question should be left as a home. It could be a thing of grandeur. Strip zoning could result from a change of this type.

Real estate brings cars. Harborview and Peacock Hill don't need this. He also mentioned he thought Mr. Hoover was in error in his approach. Kae Paterson referenced 17.84, Rezone Procedure and stated petition of property owners in area affected does not accompany the application. John and Helen Copeland were present in the audience and said about 8 months ago they requested a variance or conditional use permit to change their building to a duplex. Their building looks like a residence and enhances the area. They are suprised at the amount of blacktop allowed for the jewelry show and commented on the illegal business noted by Mr. Paglia. They remodeled and did not build from scratch and they believe this may set a precedent as Hoover owns property adjacent. Mr. Chet Donovan of 9201 Peacock Hill Avenue asked what is to happen to the Wiseman property adjacent to his property. It has been divided recently and has been divided into 3 parts. Mr. Dodge said they have looked at this area with single family in mind. At this point in time it is not economically feasible. Doug Sorensen asked if they are just buying at present. Mr. Dodge said yes. Doug asked if it is contingent on the zoning. Mr. Dodge said no. Mrs. Copeland asked if RBl is business within residence or if it is residential. Kae Paterson told her a business zone--often offices designed to be buildings. Glenn pointed out no retail activity. Kae Paterson read ordinance and indicated it acts as a buffer. It will be professional offices and no retail. John Holman commented it should stay like it is. Let residential be residential. Copeland asked was the conditional use for the present person only in the case of the jewelry business. Mr. Hodges said it is usually not transferable. He said it is zoned single family and was once used as a duplex--also has been under conditional use. He is not sure what it would revert to.

John Holman MADE A MOTION to recommend to the Town Council they deny the request for rezone. Doug Sorensen SECONDED. MOTION CARRIED with Glenn Behnke abstaining.

John Holman MADE A MOTION to approve the minutes of the previous meeting as read. Doug Sorensen SECONDED. MOTION CARRIED.

Letter from Mayor regarding changes in ordinances was presented. They need to study, review and a joint council/planning study session can be arranged for if desired. The Commission expressed unfavorable view of 80% under ground for basement and suggested a possible study session. It was mentioned that new definitions were needed for several items. There were not enough copies of the information to go around to all the Commission and it was felt each should have a copy to study. Kae Paterson suggested copies of all material be furnished to the Commission. 7:30 P.M., JULY 30 was suggested for study session. Kae was to write a letter to the Council.

Situation of EX-Chairman Root was brought up. Chairman and Vice-Chairman have not been officially determined. John Holman MADE A MOTION to make Kae Paterson Chairperson and Glenn Behnke Vice Chairman. Doug Sorensen SECONDED. MOTION CARRIED. It was suggested a pink dogwood be purchased and placed on the Town Hall grounds in the name of Cecil Root.

John Holman MADE A MOTION to adjourn. Carole Chalk SECONDED. MOTION CARRIED. 8:35 p.m.

Respectfully,

J. Avery

PLANNING COMMISSION MEETING - August 7, 1979

PRESENT: Kae Paterson (Chairperson), Doug Sorensen, Glenn Behnke and John Gilich
ABSENT: John Holman, Carole Chalk and Allan Bucholz

GIG HARBOR LIBRARY VARIANCE Kae Paterson explained applicant wishes 4' height variance at 3125 Judson Street for the purpose of modifying the library building. She reviewed the ordinance regarding hardship reasons for variance. John Hodges advised the library belongs to Gig Harbor. Gig Harbor provides for housekeeping and Pierce County furnishes the librarians. It is a fast growing library and it would be a hardship to move because they don't own the ground it's built on. They don't have a location to move to if they wanted to. The new modification wouldn't block views, is consistent with the neighbors and would provide a much needed service to the community.

Glenn Behnke has been on the library board five years and provided more information. The original library, 1,800 square feet, was built by the Lions Club. In order to modify and build the upper addition they will need about \$50,000 more. The Lions Club will give as much as they can. It will be added by donated money and time--like the old time house raisings. Doug Sorensen asked for square footage of the lot. Glenn Behnke said he didn't know exact but at this location they could build to the property lines. There is 12.5 feet between the library and Dryers Interiors and 30 feet in front. It's not that much room. Doug Sorensen asked why build up instead of out. Mr. Behnke's earlier statement regarding lack of space between buildings was given as the reason. It would be easier to build up. Doug Sorensen asked what if they had to move later? He reviewed submitted drawings and said he considers it an eyesore to the community and asked to see other designs for the addition. He was concerned by the roofline proposed. Mr. Behnke explained these were

drawings he had made. He is not a professional and the architects approached to give them help would not donate their time to the project--so this particular drawing was made to give the Commission an idea of what was needed. He had tried a flat roof approach and it only made the building look like a ship. He explained the new layout. John Gilich asked about the possibility of a basement. Mr. Behnke said it is too close to the neighbor and digging might collapse the area. John Gilich and Doug Sorensen were curious why the addition was to be only partially on top of the building. Mr. Behnke advised them to build an entire story on top would necessitate taking the whole roof off and would take about four months. By that time inclement weather is due and the books would have to be stored in another area or could possibly suffer damage. He explained this land originally was a donation with the stipulation the library would remain in this location. If it moves, the land would revert to the original owners. Doug Sorensen asked how long this is in effect. Mr. Behnke advised him this is for always. He commented it's a struggle to build this-- they have to scrape to meet expenses now.

The Commission reviewed the plans. It was pointed out all they need is the 4' variance. The drawing presented did not have to be the final plan. New plans could be architecturally changed and would be submitted with a site plan.

John Gilich MADE A MOTION to recommend to the Town Council they allow this 4' variance to expand the library as it is in a B2 zone and after exploring other alternatives the only feasible method of expanding is to go up. It is not injurious to local development, it fulfills the intent of Gig Harbor zoning and provides a needed service to the community. Doug Sorensen SECONDED. MOTION CARRIED.

The Commission discussed waterfront zoning requirements as to square footage in relation to the change recently made requiring 12,000 square feet instead of 9,000 square feet in residential. It was mentioned everything on the waterfront is platted and is grandfathered. If rezone was asked for it might change.

Further discussion covered subject of basements 80% below grade.

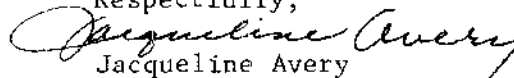
Glenn Behnke MADE A MOTION to accept the July 17 minutes as read.. John Gilich SECONDED. MOTION CARRIED.

It was suggested by Kae Paterson the next meeting be used for discussion on heights and footages as there was only one hearing scheduled.

It was further suggested a study session be set for October 3. It was tentatively scheduled.

John Gilich MADE A MOTION to adjourn. Glenn Behnke SECONDED. MOTION CARRIED - 8:50 p.m.

Respectfully,


Jacqueline Avery

PLANNING COMMISSION MEETING - August 21, 1979

PRESENT: Chairperson Kae Paterson, Glenn Behnke, John Gilich and Doug Sorensen
ABSENT: John Holman, Carole Chalk and Allan Bucholz

Meeting called to order at 7:30 p.m.

HOPPEN VARIANCE Mr. Mark Hoppen was present to review his application. His request asks for a 12 foot height variance for a home on Bayridge Avenue. Kae Paterson explained the hardship condition on variances for the benefit of the audience. It was mentioned the lot is 9,225 square feet--below minimum lot size--but grandfathered. Mr. Hodges indicated the house conforms to the slope of the land and will not obstruct view. It will be 36' from basement slab to peak of roof.

Mrs. Helen Baker in the audience reviewed the plans and asked how much above street level it will be. Mr. Hodges scaled the drawings and came up with the figure 16.5 feet above the street. Mr. Hoppen said his hardship is the topography of this particular piece of property as it slopes. He needs an adequate house and must meet height and setback requirements. Mrs. Baker mentioned she owns the house in back across the street from the subject piece of property. There are plans for future development on her property and she wants to make sure there will be no more obstruction than necessary. Mr. Hodges explained the height figured by 24' from the basement slab to the peak of the roof. He indicated if Mr. Hoppen followed this requirement he would still be about 16 feet above the street. In the Hoppen case, the plans follow the slope down with a sub-basement type of planning.

Doug Sorensen asked how many lots are available in this area, and is it consistent with the surrounding homes. Mr. Hodges indicated several and it is consistent. Doug Sorensen asked Hoppen if he owns the land now. Mr. Hoppen indicated he is in the process of buying but the sale is contingent on building a reasonable building on the lot.

John Gilich said Mrs. Baker is seeking assurance her situation will be considered in the same light when the time comes to build on her property. Mr. Behnke felt since Mr. Hoppen is going down on his property it will not obstruct view and he should not be penalized. Mr. Gilich mentioned the parking off the street and observed the design is good. Mrs. Baker indicated she is comfortable with the plans as presented. Mr. Hodges said a survey should be made and a 25' setback staked out--the plans as presented look "iffy." If a variance is needed, it should be handled at this point.

Glenn Behnke MADE A MOTION to recommend to the Town Council they allow this 12 foot variance from the sub basement floor with the understanding that the proper setbacks be taken and 17.04.120, last paragraph, be observed as this is an unusual topography and this house would fit very well on this property. John Gilich SECONDED, MOTION CARRIED.

Minutes of August 7 stood approved as written.

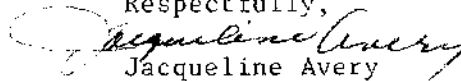
PEACOCK REALTY SHORT PLAT (AKA Pacific Alpine Short Plat) John Hodges explained the property is at Soundview and 56th Avenue. The applicants would like to divide into 3 lots. Area has been zoned B2, approximately 13,000 square feet for each lot is planned. SENSITIVITY in this area needs to be determined. Kae Paterson mentioned at this location there might be an increased traffic flow. It was also determined one of the lots is an R1 zone. Mr. Hodges said as the property is it can only be sold as one piece. If they short plat and divide it the individual lots can be sold. He reviewed the sensitive area criteria.

Glenn Behnke MADE A MOTION to determine this is not a sensitive area and there would be negative impact. Doug Sorensen SECONDED, MOTION CARRIED.

Study session suggested October 3 is tentatively moved to the second meeting.

Glenn Behnke MADE A MOTION to adjourn. John Gilich SECONDED, MOTION CARRIED, 8:38 p.m.

Respectfully,



Jacqueline Avery

PLANNING COMMISSION MEETING - September 4, 1979

PRESENT: Chairperson Kae Paterson, Doug Sorensen, John Holman, Allan Bucholz and John Gilich
ABSENT: Glenn Behnke and Carole Chalk

Meeting called to order at 8:43 p.m. No one was present to review the hearing scheduled.

WASHINGTON PHOTO SITE PLAN Since no one was present, Kae Paterson reviewed application and mentioned leases present in the file. Traffic flow and location of Gray's Furniture parking lot were discussed. Wayne Goodno was present and was asked for comments. Traffic flow was again discussed and Kae Paterson suggested traffic lanes could be marked. Photo hut was compared to similar situation existing in Olympic Village area. John Gilich expressed a desire to speak with people directly involved with the application. Allan Bucholz mentioned possibility of adding a periodic review stipulation to the application. Kae Paterson said this could only be used with conditional use permit and not on a site plan.

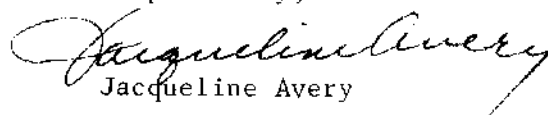
John Gilich MADE A MOTION to postpone the Washington Photo Site Plan until the next meeting and notify the applicants. John Holman SECONDED, MOTION CARRIED.

Doug Sorensen MADE A MOTION to approve the minutes of the August 21st meeting. John Gilich SECONDED, MOTION CARRIED.

Letter was presented regarding annexation and a discussion followed. Comparison of the Comprehensive Plan with development ideas and annexation expectations followed. A suggestion Frank Hruza be invited to a meeting to outline the type of questions they should ask at a meeting covering these subjects was submitted.

John Holman MADE A MOTION to adjourn. Doug Sorensen SECONDED, MOTION CARRIED at 8:37 p.m.

Respectfully,



Jacqueline Avery

PLANNING COMMISSION MEETING - September 18, 1979

PRESENT: Chairperson Kae Paterson, Allan Bucholz, Carole Chalk, John Gilich, John Holman
ABSENT: Doug Sorensen and Glenn Behnke

Rosemary Ross of the Town Council was also present as an observer.

WASHINGTON PHOTO SITE PLAN Kae Paterson explained location as adjacent to Gray's Furniture and the Old Post Office Building. Mr. John Hodges reviewed the application. There is a side

parking lot. Space of building is 12' X 18', subleased from Mr. Graham of Gray's Furniture. It's a portable drive through type structure and is movable. There will be electricity to it. Department of Public Works has suggested entry/exit be made one way and have recommended greenbelt be added. Plans were reviewed by the Commission. There had been some changes since last meeting. The parking lot is Post Office parking and Kae Paterson asked if the Post Office employees are parking there. Mr. Hodges informed her they can. The lot isn't full all the time but it is used.

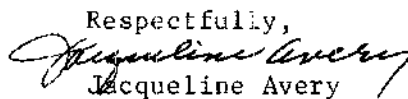
Mr. Steve Tracy was present to represent Washington Photo. Mr. Holman advised he liked the revised plan. Allan Bucholz mentioned screening should be added. Carole Chalk asked how wide is the screening and Mr. Hodges advised about 5 feet. Kae Paterson asked about the exterior of the building. Mr. Tracy pointed out it's rough out wood that's painted white with brownish trim. It will have a slanted, finished aluminum roof. Mr. Gilich said he saw no problem with that location--there's no problem with parking or ingress and egress. Mr. Holman asked what if the business doesn't make a go of it. Mr. Tracy said the building will be moved with a flatbed trailer and crane--it's one complete unit and electrical is the only utility. Mr. Holman commented he likes the one way idea. Mr. Hodges suggested if they plan to use dense evergreen screening it should be maintained.

John Holman MADE A MOTION to approve the Washington Photo Site Plan on the stipulation they move the building back with one way entrance and exit and 5' wide maintained screening the width of the property be put in on the rear property line. Carole Chalk SECONDED. MOTION CARRIED.

John Holman MADE A MOTION minutes of the previous meeting be approved. Carole Chalk SECONDED. MOTION CARRIED.

Mr. Hodges gave a briefing about the height amendment to zoning. A special get together was suggested by Hodges. He was advised an October 16 study session has already been scheduled. Discussion followed relating to scheduling of events in the near future. Discussion touched on annexation.

Allan Bucholz MADE A MOTION to adjourn. John Holman SECONDED. MOTION CARRIED, 8:26 p.m.

Respectfully,

Jacqueline Avery

PLANNING COMMISSION MEETING - October 2, 1979

PRESENT: Chairperson Kae Paterson, Doug Sorensen, Glenn Behnke and John Gilich
ABSENT: Allan Bucholz, Carole Chalk and John Holman

NICHOLS VARIANCE Mr. Edward W. Nichols has applied for a 5,600 sq. ft. variance for lot size. Address is 3810 Harborview Drive and is a resubmittal of a variance a year ago. His plans are to move the present house back and also move the bulkhead. This is unplatted according to Mr. Hodges, and they need a variance. Lot size is 6,400 sq. ft. and there will be no new structure only a remodel of the present and it will be moved back up on the lot. Mr. Hodges presented diagrams to the Commission. He pointed out the Public Works Department sees a possible problem with ingress and egress. The Planning Department has no objection since there is a hardship. Doug Sorensen asked if Mr. Nichols knew it was unplatted when he bought the property. Mr. Nichols said the first variance was before knowledge of this. The funds were not available until now so another variance is necessary. Mr. Skansi, property next door, questioned if this might block his view by moving the structure. Mr. Nichols pointed out it might make it a little lower. Doug Sorensen asked if they will use Harborview for parking. Mr. Nichols said by pushing the bulkhead back it will allow for parking. Doug asked if the property is sold could the new owner develop a larger structure. Mr. Hodges advised variances are not transferable.

Glenn Behnke MADE A MOTION to recommend to the Town Council they allow the 5,600 sq. ft. variance so the property may be used to its best advantage and follow the Public Works recommendation a right of way be cleared for better ingress and egress. Doug Sorensen SECONDED. MOTION CARRIED.

HARBORVIEW PARK REQUEST FOR EXTENSION OF PRELIMINARY PLAT APPROVAL Project is Wick's Home development on Soundview. Property is 16 acres--52 units and they need a time extension because sewage/storm drainage has meant a delay. Mr. Hodges advised substantial clearing has already been done and indicated department heads had been consulted. Mr. Helm, present to review the extension, said they were limited in what they could do until the storm sewer question had been settled. Kae Paterson asked what is the long plat limit. Mr. Helm said 15 months normally--at that time the Planning Commission reviews the project. Glenn Behnke asked since some work has already been done has a performance bond been ok'd. Mr. Helm indicated they are in accordance. Doug Sorensen asked if anything has changed. Mr. Hodges said nothing has changed. The town and the developers have reached a tentative agreement to develop storm sewer down to the harbor.

Glenn Behnke MADE A MOTION to recommend to the Town Council they grant the extension and would like to recommend they post a performance bond in view of the work already done on the project. John Gilich SECONDED. MOTION CARRIED.

FORREST INVESTMENT REQUEST TO WITHDRAW A PROPOSED NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE. On 12/28/78 a proposed declaration of non significance was posted. Property is also known as Eagles' Nest Condominium. It is on Harborview Drive--the old Standard Oil Dock on the waterfront. Condo's will have private moorage, there will be land fill and excavation. They need all public input available. Property covers 84/100's of an acre. Mr. Hodges presented photographs to the Commission. This is commercial property on the border between the commercial and waterfront zonings. Requirements were read by Mr. Hodges and he reviewed the plans for the Commission. He said there will be minimal or non-existent impact on the schools as the condo's are meant to appeal to adult living. The present buildings on the site will be removed. Mr. Joe Wallace of Architects West was present. He said there was not too much information to submit but he'd be glad to furnish help if needed.

Kae Paterson asked the height of the project. She was told it will be 3 story, 35 feet from the basement floor with steps toward the water. Doug Sorensen asked if this would require a variance. Mr. Hodges said yes. Mr. Hodges asked why, since this is Shoreline Management, is only private moorage being covered--why not the entire package. Mr. Wallace indicated he was not aware of this situation or they would have surely submitted same. Doug Sorensen said this is definitely significant.

Doug Sorensen MADE A MOTION to recommend to the Town Council they withdraw negative declaration and declare it significant and ask the applicants to submit an Environmental Impact Study. MOTION DIED for lack of a second.

John Gilich said besides an environmental impact this would be a town impact with acceptance of condominiums.

John Olstrom, present also to review the situation, asked if the Commission's concern is over the moorage or the condominiums. Doug Sorensen told him anything on the water is significant. Mr. Olstrom said it's only 16 boats--a dozen pilings--with what's in the harbor now it's really not significant. John Gilich said he would like more time and would like to have the rest of the Commission present for this hearing. Mr. Hodges reviewed checklist and E.I.S. Doug Sorensen said maybe we need to set a precedent with this application. John Olstrom said with regard to the impact statement--what are the impacts? He can't see any impact until you have more boats and moorage. Mr. Wallace discussed declaration of significance in comparison with Environmental Impact Statement.

Doug Sorensen MADE A MOTION to recommend to the Town Council they withdraw their negative declaration and request a declared significant declaration. MOTION DIED for lack of a second.

John Gilich MADE A MOTION to postpone until November 6 when others are present and have a chance to review the issue. Glenn Behnke SECONDED. MOTION CARRIED.

SKANSI ENVIRONMENTAL IMPACT STATEMENT Mr. Hodges reviewed situation. He presented a mini-draft to the Commission and said this property is located on Harborview, 1/4 mile North of Stinson. Area is zoned R3 and B1. Doug Sorensen asked if a traffic flow projection had been done on Harborview. Mr. Hodges advised yes. Bob Lynch and Mr. Hodges reviewed a drawing of the area showing the Commission area concerned. Gentleman from the audience voiced concern over the multi-family growth of 78 units proposed. Kae Paterson said the question at this meeting does not concern anything but whether or not the draft will be accepted.

Glenn Behnke MADE A MOTION to postpone this hearing until November 6. John Gilich SECONDED. MOTION CARRIED with Doug Sorensen OPPOSED.

PENINSULA SCHOOL DISTRICT #401 VARIANCE The School District wishes a variance of 17' for the purpose of constructing a school at 4905 Rosedale. 32' without a basement is requested and requirements presently state 15' above without a basement. New construction will be between the new high school and the freeway. They need to start as soon as possible because of the rainy season. Mr. Rodger Rue, of Rue and Butler, was present to review the application. He pointed out the elevation of the elementary school will be 303' and the elevation of the high school is 312'. There is already a 9' difference and the new school will not obstruct views. There is a 22' minimum height requirement needed for P.E. requirements such as volleyball and basketball, etc. The pitching of the roof is also preparing for solar panels should it become economical and the construction will not obstruct views. No opposition was offered from the audience.

Doug Sorensen MADE A MOTION to recommend to the Town Council they approve the variance of 17' submitted by the Peninsula School District. John Gilich SECONDED. MOTION CARRIED.

PENINSULA SCHOOL DISTRICT #401 SITE PLAN Mr. Hodges reviewed site plan for "Discovery Elementary School." The school will encompass Kindergarten through 5th grade and hold 390-400 students maximum. The plans were reviewed by the Commission. It was asked if there will be a path for the children. Commission was informed 95% of the children are bussed. There is a path being planned at present which will be blocked from cars. It was pointed out the site plan has been modified. The applicants were informed modifications must show

on the site plan. Mr. Rue made the modifications and initialed same. Modified Plans were reviewed by the Commission. Doug Sorensen asked if a bypass was planned from the high school to the elementary school. Mr. Rue advised him one is already planned. Doug asked how this will be fenced. Mr. Rue advised there will be none. Doug said there have been problems before--maybe a cyclone fence that goes into the forest would work. Mr. Rue said county property borders both schools. The environment is better without one. Mr. Hodges reviewed requirements to be placed on the site plan. John Gilich said he saw a problem with land space and asked about wider roads. A school representative said it's not a problem unless it would be Rosedale Street. The commission agreed the entrance to the school is too narrow and dependence on emergency water from the high school could be a problem.

Glenn Behnke MADE A MOTION to recommend to the Town Council the site plan be approved with an extra 4' width*on the driveway as shown with the stipulation the entrance be made wider and recommend the city, county and school get together over the width of Rosedale and signs. *As recommended by the Town Engineer, Glenn Sherwood. Doug Sorensen SECONDED. MOTION CARRIED.

At this point Mr. Malcolm Martin expressed concern over the fact it took this application from June to October to be processed. Weather conditions and budget are large factors in an application of this type and the delay was too long.

Minutes of the previous meeting were read. Kae Paterson pointed out parking lot referred to in first paragraph of Washington Photo hearing in not Post Office parking, but is just used by post office employees. Minutes stood approved as read. Glenn Behnke MADE A MOTION to accept the minutes as corrected. Doug Sorensen SECONDED. MOTION CARRIED.

Glenn Behnke MADE A MOTION to adjourn. Doug Sorensen SECONDED. MOTION CARRIED, 10:03 p.m.

Respectfully,

Jacqueline Avery

PLANNING COMMISSION MEETING - October 16, 1979

PRESENT: Kae Paterson, Glenn Behnke, John Gilich, John Holman, Allan Bucholz and Carole Chalk

ABSENT: Doug Sorensen

A short business meeting was held. The minutes were held over to the November 6 meeting since they will apply to a couple of hearings that night.

For the benefit of those not at the October 2 meeting, it was mentioned that the questions of whether or not to require an Environmental Impact Statement on the Forrest Development condominium project and whether to accept the Skansi mini-E.I.S. or require a full E.I.S. had been postponed to the November 6 meeting. Planning Commission members were asked to be familiar with the proposed Skansi mini-E.I.S. and the Forrest Development environmental checklist and to be ready to decide if these were sufficient or if more complete E.I.S.'s should be required.

The business meeting was adjourned and Ron Clarke from the State Department of Community Development conducted a mini-workshop on land use planning.

Respectfully,

Kae Paterson

PLANNING COMMISSION MEETING - November 6, 1979

PRESENT: Chairperson Kae Paterson, Glenn Behnke, Doug Sorensen, John Gilich, Carole Chalk and John Holman

ABSENT: Allan Bucholz

7:36 Meeting called to order. Mayor Ruth Bogue was present to introduce the new City Planner, Greg Jones. The Commission was informed Mr. Jones will be handling some of the work previously attended to by Mr. Hodges. The Commission expressed desire to make Mr. Hodges aware of their gratitude for his aid in the past. Glenn Behnke MADE A MOTION to write a letter to Mr. John Hodges thanking him for all the hard work he has done. Doug Sorensen SECONDED. MOTION CARRIED.

FORREST INVESTMENT - REQUEST TO WITHDRAW PROPOSED NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE, (Postponed from October 2, 1979) Minutes of the October 2 meeting concerned with this hearing were read. Mr. Hodges indicated a Dana Walker was a new person involved with the hearing and has asked it be postponed for at least another month. Mr. Greg Jones indicated an indefinite postponement has been asked for.

Glenn Behnke MADE A MOTION to postpone the Forrest Investment Hearing indefinitely as recommended by Mr. Jones. John Holman SECONDED. MOTION CARRIED.

Before this hearing was laid to rest, Kae Paterson asked for any comments from the audience. Mr. William Spring thought the 35' height as indicated in the reading of the minutes would be out of conformity. Kae reminded the audience this is not a question of conformity, but a concern with an E.I.S.

SKANSI ENVIRONMENTAL IMPACT STATEMENT (Postponed from October 2, 1979) October 2nd minutes of the Skansi Hearing were read and a correction noted to change zoning reference in para. 1 from R3 to R1. Zoning request would change this to R3. Greg Jones informed the Commission the purpose of this meeting is to gain input. A decision from them is not needed.

It was Glenn Behnke's understanding Rosedale was the access and not Harborview as indicated on the drawings by Mr. Jones. Doug Sorensen's idea is they should require an E.I.S. as they have plenty of information stating significant impact. Greg Jones indicated ground water and stability of slopes are the only real problems. As indicated by the drawings, a cluster type of situation is the only feasible plan for the area available. Doug Sorensen asked if this decision is needed before rezoning is decided. Mr. Jones replied it is. Mr. Jones reviewed the plans and said the Commission is receiving questions to dig out additional information. John Holman asked about the road on Harborview and said it's a new concept. It was also his idea it would come off Rosedale. Mr. Jones said the Skansi property is bounded by two gullies and county property. It's adjacent to B2 and across from W2. A left turn has been suggested and there will be less hazard than on Rosedale. Kae Paterson asked for comparative impact with P.U.D. approach. Mr. Skansi said to cut this down they would lose a lot. John Gilich asked if the neighbors are protected as to privacy. Mr. Skansi said his only neighbor is Mr. Jerkovich and he's no bother. The gully area is a natural barrier. Mr. Jones asked the height of the buildings in relation to the trees surrounding. He was told the buildings are two stories, or 25 feet, and the trees in the area are higher than the buildings.

Kae Paterson asked for audience input. Mr. Robert M. Lynch, architect, was present to answer questions regarding the development. Mr. William Spring, of the audience, stated he believes this to be a significant impact. It would bring about 200 people in to the area. . . about 1/10 of the total population already there. In his opinion, it's very significant. Glenn Behnke made the statement they should forget about zoning at this time and worry about the E.I.S. John Hodges said the application for rezone is what triggered SEPA. Driveway footage was questioned and it was revealed there is a 35' entrance roadway and it's 25' in the development. John Holman asked if this is all family or adult only. Mr. Lynch indicated it will be 3, 2, and 1 bedrooms--a mix of everything and open to all. Mr. Jones said he plans to sit down with the applicants and go over the information. John Gilich asked if there is a mud or drainage problem. Mr. Lynch said they will have better situation than now. It now runs free. They will have indirect collection and the system will be more compatible.

Glenn Behnke MADE A MOTION to close the public hearing on Skansi and turn it over to Mr. Jones to resubmit when ready. Doug Sorensen SECONDED. MOTION CARRIED.

CHAPEL HILL CHURCH CONDITIONAL USE PERMIT Applicants request addition to existing building located at 4814 Rosedale Street. No one was present to review the permit. It was postponed until the end of the agenda.

DOEL SITE PLAN AND VARIANCE Mr. Jones advised Mr. Bond, Mr. Doel's partner, has requested postponement for one month.

Glenn Behnke MADE A MOTION to postpone this hearing until December 4, 1979. John Gilich SECONDED. MOTION CARRIED.

STEELE VARIANCE A 6' variance is asked for to construct a sun deck at 7209 Pioneer Way. Mr. Jones referred to the packet with a sketch. The property is located at the corner of Shyleen and Pioneer. Deck is 15 or 20' off the ground. With the steepness of the hill there is not much impact. Mr. Steele explained the situation. There is heavy screening so the neighbor will be protected.

John Gilich MADE A MOTION to recommend the variance of six feet from the front yard setback requirement to the Town Council because Shyleen street is located on the far side of the right of way from property, because of the steepness of the lot and because of the construction of the modular home with the door on the second floor--all of these not due to the actions of the applicant. And, because the proposed deck will have no negative impact on the neighbors. John Holman SECONDED. MOTION CARRIED.

HUNTER SITE PLAN AND VARIANCE Applicants request a variance of the 50% basement below grade requirement which would provide a building height increase of 3'. Property is located at 3710 Grandview. The four hardship requirements were read by Kae Paterson. Mr. Hunter sketched his problem for the Commission. Daylight basement is the problem not the height. Building will be basement and one story and will be a useful building. Adequate parking was indicated. Mr. Jones commented it's a good design on the site plan and reviewed same for the Commission. Doug Sorensen asked if a variance is necessary. Could Mr. Hunter construct without it. Mr. Hunter answered not and do what he wants to with it. Basement floor to top of roof is 24'. Zoning is RB1. It was pointed out Mr. Hunter is asking for variation from definition of basement. Unusual conditions and special considerations must be shown. Glenn mentioned it's surrounded by 2 and 3 stories and would be out of place as one story.

Doug Sorensen asked if there is parking on Grandview. Mr. Hunter said there is a parking lot available and he anticipates no parking on Grandview. Glenn Behnke said if they put a condition on the variance that the town allow no parking on Grandview it would be one reason for hardship.

It was asked how much slope would the building have. It was estimated it was needed to have about one and 1/2 feet of sinking in the rear and not the 4 feet as called for. Discussion of the application followed.

Glenn Behnke MADE A MOTION to recommend to the Town Council they allow this variance from 4 feet sinking of basement into the ground to 1 1/2 feet in the rear with the balance of the ground in the rear of basement to be filled in to make level access from one parking lot onto the second floor and one parking lot on street level. Therefore the two stories allow enough parking so that "no parking" signs can be posted on Grandview from corner to the end of said property. Doug Sorensen SECONDED. MOTION CARRIED.

John Holman MADE A MOTION to recommend to the Town Council approval of the Hunter Site Plan subject to the seven recommended conditions on the Nov. 6 memo to the Planning Commission from the Planning Staff. Glenn Behnke SECONDED. MOTION CARRIED.

CHAPEL HILL CHURCH CONDITIONAL USE PERMIT At this point there was still no response from the church. John Gilich MADE A MOTION to postpone until November 20. Glenn Behnke SECONDED. MOTION CARRIED.

The agenda contained reference to zoning modifications pertaining to land clearing and building height. Greg Jones requested these be postponed so he would have time to study them.

Carole Chalk MADE A MOTION to postpone the question of land clearing until November 20th meeting. John Holman SECONDED. MOTION CARRIED.

Carole Chalk MADE A MOTION to postpone the question of building height until the December 4th meeting. John Holman SECONDED. MOTION CARRIED.

Kae Paterson referred question of minutes to the Commission. Carole Chalk MADE A MOTION minutes of the previous meeting be approved as corrected. Glenn Behnke SECONDED. MOTION CARRIED.

Glenn Behnke MADE A MOTION to adjourn. John Holman SECONDED. MOTION CARRIED at 9:18 p.m.

Respectfully,

J. Avery

PLANNING COMMISSION MEETING - November 20, 1979

Meeting called to order: 7:34 p.m.

PRESENT: Chairperson Kae Paterson, Allan Bucholz, Carole Chalk, John Gilich, John Holman and Doug Sorensen

ABSENT: Glenn Behnke

As there were no appearance requests the meeting moved directly to the hearings.

HOLMAN VARIANCE John Holman excused himself from the Commission as he is representing himself. Variance asks for a 17 foot reduction of the required 25 foot front yard setback. Property is located at 8909 Franklin Avenue. Present house in non-conforming—because it was built before the ordinances it's a grandfather situation. Land is a steep slope. If the setback required was used it would create a very steep driveway. John Gilich asked if the entry had changed. Answer was yes. Also asked about garage being in line with the other existing homes. It was pointed out it would be similar to the neighbors as their garages and homes were within the 25 feet. John Holman pointed out the front setback is the only question. The building would still be the same height regardless of the carport area. Mr. John Smith, neighbor across the street, was concerned about his view. He said the house now cuts off 1/2 the harbor and the new addition will cut even more. Mr. Jones advised the lot the addition is being placed on is big enough for another house. If a house was built it would affect him but it will not be affected by the carport, and no variance was needed to build. He pointed out the entry way has been dropped. Property is 107 X 100 feet. Mr. John Smith said it looks like the garage could be on level with the street. Doug Sorensen thought if this the case all 4 requirements of a variance had not been met. He asked if the carport could be lowered. John Holman said he would have to move the house way back to do this. He pointed out the house next door is about 8 feet from the sidewalk.

Carole Chalk MADE A MOTION to recommend to the Town Council the accept the variance for the carport on the Holman residence because of the steepness of the property. Doug Sorensen SECONDED. MOTION CARRIED.

BERG VARIANCE Property is located at 4106 Burnham Drive. Lots 12 and 13, Block 4, Extension to Gig Harbor. Applicant requests 8 foot side yard variance. The lots are small and there is one single yard. Applicant wishes to extend her ^{house} ~~hour~~ 8 feet out to the lot line. If the variance is granted there will be a zero lot line. Mr. Jones explained the remedy is to replat and vacate the lot line then in order to sell any property she would have to come back before the Commission. The Planning Department recommended denial. Mr. Jones gave the reasons for a setback and referred to a drawing showing the proposed roof line would hang over the lot line and still encroach, even with a variance.

Mr. Tim Brennan was present to represent Mrs. Berg. He pointed out it would depreciate the value of her property if she were to sell any of it. Persons would have to bring in fill and the lot is an odd shape. It was pointed out the property is on the corner of Prentice and Burnham. The house faces east. John Gilich said he has seen too many dishonest people before. She might build on her own property and jam up the area. Mr. Jones said the concern is not only with her but with future owners. Mr. Brennan asked if the short plat is the easiest way to handle this. He was advised it is and stated this would probably be the way they would have to go.

John Gilich MADE A MOTION based on the information available and the fact the building will go right to the property line they recommend to the Town Council the variance be denied on that basis alone. Allan Bucholz SECONDED. MOTION CARRIED.

PROPOSED LAND CLEARING ORDINANCE Mr. Jones referred to the analysis and explained the changes. He said with the help of the attorney he would like to make sure the recommendations are tied to the ordinance. John Holman asked what is the present situation. Mr. Jones advised him they have no control. The ordinance would prevent random clearing and persons could only clear when they're ready to build. The county situation was discussed. Mr. Jones indicated the proposed ordinance would be similar to Mercer Island. You can't cut trees without a permit and you can't get a permit unless you're going to build. Of course, variances could be acquired. Gentleman, Bob Angster, of Chapel Hill asked about his property. Three acres are in use and they have ten which leaves seven in question. Would they need a permit to clear. Mr. Jones pointed out unless it is for landscaping and property maintenance. In answer to a question of John Gilich's he said these are the only exemptions to the ordinance. He said enforcing the ordinance is going to be a problem. Mr. Jim Ferguson, of the audience, lives on Burnham and asked if this ordinance would have changed the recent situation in that area. Answer was yes.

John Holman MADE A MOTION to recommend to the Town Council they approve the land clearing ordinance subject to the recommendations in the Planning Staff memo and recommend a land clearing permit be tied to Section 17--zoning ordinance. Carole Chalk SECONDED. MOTION CARRIED.

Doug Sorensen MADE A MOTION to approve minutes of the previous meeting as written. Carole Chalk SECONDED. MOTION CARRIED.

A letter to Mr. John Hodges was presented and was available after the meeting for review.

It was mentioned Glenn Behnke is in the hospital and was suggested they pick up a card.

Mr. Jones mentioned the situation of building across lot lines is not covered in anything they now have and people could build substantially--not just a few inches. He suggested the ordinances be rewritten to cover this.

CHAPEL HILL CHURCH CONDITIONAL USE Mr. Jones advised subject was covered in information handed out at last meeting. Church has ten acres, three of which are being used and the rest is undeveloped. They wish to expand by adding classrooms. They have been planned for some time. They will be used for Sunday school and not full time. There is plenty of parking and the surrounding properties are not highly developed. Utility department is concerned over fire flows and the building permit will not be issued until the Fire Marshall has approved the plans. Any recommendation should cover the subject of fire flows. The driveway will remain where it is. Mr. Jones pointed out the property to the Commission. He explained conditional use as being use in a zone that can be developed compatibly but if misused could be detrimental. John Gilich asked if dust free environment would apply here to the parking area. Mr. Jones said the area must meet code--must be dust free.

John Gilich MADE A MOTION to recommend to the Town Council acceptance of this conditional use permit request by the church as it conforms with all zone and land use and is consistent with our concept of good land use subject to resolving the fire flow situation. Allan Bucholz SECONDED. MOTION CARRIED.

Planning Department report covered 1980 Planning Program draft. He stated their weakest point is the comprehensive plan. A sharp developer could challenge zoning because it's not backed up by Planning. He also informed plans are to start as soon as possible for a base map.

John Gilich MADE A MOTION to adjourn. Doug Sorensen SECONDED. MOTION CARRIED: 9:39 p.m.

Respectfully,

Jacqueline Avery

PRESENT: Chairperson Kae Paterson, Carole Chalk, John Holman, Doug Sorensen and John Gilich

ABSENT: Allan Bucholz and Glenn Behnke

Meeting called to order at 7:37 p.m.

DISHMAN HEIGHT VARIANCE Mr. Bruce Dishman is asking for a height variance of 1 foot at 3404 Harborview Drive for the purpose of building a 4 foot fence. Property is at the corner of Dorotich and Harborview. Lawn extends about 6 feet into the right-of-way on both streets. Fence would be 4 feet high at the highest point. Requirement stipulates 3 feet. The 6 foot encroachment into the right-of-way will be handled later by the Council. Mr. Jones indicated all departments have recommended denial because of site situation. Harborview is well traveled and would impede site distance especially for smaller cars if the fence is 4 feet.

John Gilich asked if the fence would be wooden. Mr. Jones said yes. John Gilich then asked about shrubs. Mr. Jones said they have to be regulated the same way. The requirement is 3 feet for either, however, encroachment is probably not adaptable to shrubs. Doug Sorensen asked who would be liable for the fence, the Dishman's or the town. Mr. Jones said in the long run the town probably would be. The condemning factor is the recommended denial by the department heads.

Mrs. Dishman indicated this house is one of the originals in town. The property line is only 5 or 6 feet in front of the porch. The lawn has been maintained out to the street and they want to make it a more attractive corner with the fence. John Gilich mentioned if it is just for aesthetic value it doesn't seem reasonable. Mr. Pat McGuire of 3409 Ross Avenue said the safety factor is hypocritical on the 4 foot fence. Cars are parked there and are a much greater hazard than a 4 foot fence. What about a no parking zone. John Gilich mentioned there hasn't previously been a fence situation on the streets of Gig Harbor. In the past most people leave their lawns open to the streets. Mr. Jones said there has already been some discussion regarding moving the parking away from intersections. Only difference between the two situations is cars are temporary and a fence is a permanent item. Mrs. Dishman asked what if the fence is 36 inches or three feet. She was advised the only item before the council would be encroachment. John Gilich asked if a person with this type of older home has an advantage as far as a situation like this. Mr. Jones indicated the ordinance doesn't specify.

Doug Sorensen MADE A MOTION to recommend to the Town Council denial of this request for a variance to build a 4 foot fence. Carole Chalk SECONDED. MOTION CARRIED.

John Gilich went on record as having his left foot in the past and his right foot in the present!

RICKARD SHORELINE MANAGEMENT Property lies just to the East of the Tides Tavern. Mr. Rickard has a consulting business at 2915 Harborview Drive. Mr. Jones said there is space available on the property and he is pleased with the design of the parking lot. According to the Shoreline Master Plan it should not adversely affect the water. The lot will be 18 feet from the bay. Runoff dust would not be absorbed by 18 feet of grassy area so they recommend approval subject to compliance in the order of a catch basin with an oil separator or an engineer's guarantee it will not affect the area.

Doug Sorensen asked if there is parking now. Mr. Jones answered on the street. The lot will require fill and a steep driveway down to it. It would fill in nicely. Carole Chalk asked if this would cut off Tides Tavern parking. Mr. Jones indicated Mr. Rickard should have the option of closing the area. Mr. Wes Rickard had little to add. He is satisfied with the proposal. He believes there might be alternatives to the catch basin with oil separator. The lawn area might be effective in handling the runoff. He has consulted with engineers. Mr. Jones indicated the ordinance leaves this more wide open than indicated by Mr. Rickard. He stated there is asphalt paving planned. John Gilich asked if concrete might be better. Mr. Jones said there is not much difference in the surface. The deposits from the automobiles is the biggest concern with reference to "10 year storms" which are said to be the hardest. One of these might wash the deposits into the harbor. John Holman asked if commercial trucks will be using the lot. Mr. Jones said mostly employee parking.

John Gilich MADE A MOTION to recommend to the Town Council acceptance of the applicants request as submitted by the Planning Department with the stipulation of Policy 4, regulation 8 of the Shoreline Management Act. John Holman SECONDED. MOTION CARRIED.

HILDEBRAND SHORT PLAT Area is at the top of Soundview drive at the southern tip of the city limits. They need a determination of sensitive area. Problem of storm drainage in relation to a "100 year flood" was mentioned. Mr. Jones indicated this would be the only sensitive area. They recommend finding this area non-sensitive.

Kae Paterson asked if this is visible from the highway. Mr. Jones said a site plan review will handle this.

John Holman MADE A MOTION to determine this short plat not in a sensitive area. Doug Sorensen SECONDED. MOTION CARRIED.

Previous meetings minutes has a problem in the first paragraph of the second page. Word hours was changed to house. John Holman MADE A MOTION to approve the minutes as corrected. Carole Chalk SECONDED. MOTION CARRIED.

Planning Director's Report followed with a height discussion. He reviewed several aspects and presented a special guest, Gary Garretson of Horsehead Bay. Mr. Garretson sketched problems on the blackboard with reference to topo lines and demonstrated situations which could possibly exist in future applications. He propositioned to draw graphics to scale showing what happens in various situations (at no cost to Gig Harbor) to aid the Council in making decisions.

John Gilich mentioned there is a great restriction to height in the town. They are trying to give guidelines as to how to apply variances and make decisions as to allowing things like a story and a half--which is how many of the older homes have been constructed.

Greg Jones said his determination is view is most important after reviewing in the files.

Mr. Michalis, a builder in town, thought the 15 foot limitation is really not necessary in some areas, as in a situation with a bank behind the site. Everything built now is squatty and instead of punching the builder and architect down they should consider the location and the type of structure proposed. He then asked could a possible limit of height of growth around a 15 foot limited house be instituted.

1980 PLANNING PROGRAM Greg Jones mentioned a Map inventory is needed and suggested a Base Map. Zoning ordinances should be gone over and a map is needed. Another item is the Comprehensive Plan--he believes these are the three items it would be feasible to tackle in the next year. Kae Paterson asked at what point will they work on a brief P.U.D. Mr. Jones indicated relatively soon. He asked them if they would like to attack zoning on the piece meal basis or continue on a day to day basis and rework it presenting the entire thing next year. It was agreed a package deal would be better.

John Holman MADE A MOTION to adjourn. John Gilich SECONDED. MOTION CARRIED: 9:22 p.m.

Respectfully,

J. Avery

PLANNING COMMISSION MEETING - December 18, 1979

PRESENT: Kae Paterson, Glenn Behnke, Carole Chalk, John Holman, Allan Bucholz & Doug Sorensen
ABSENT: John Gilich

The Planning Commission met in a study session with Ron Clarke, recently of the State Dept. of Community Development to discuss land use planning.

Kae Paterson

PLANNING COMMISSION MEETING - January 2, 1980

PRESENT: Kae Paterson, Doug Sorensen, John Gilich, Carole Chalk and Glenn Behnke
ABSENT: John Holman and Allan Bucholz

REED SETBACK VARIANCE Applicant requests a 4 foot variance to add to his house. Property is a corner lot and the addition is to the kitchen area. There is road on one side which is very steep and would be difficult to build. Mr. Jones advised the 25' setback is to protect the street and if none is built it wouldn't be necessary. The house already is encroaching--it's not the property owners fault. He reviewed the variance and advised the staff recommends approval. Mr. Bill Reed was present in the audience. He had been in conversation with his neighbors and they saw no problem with his intent to build. Kae Paterson did some addition and mentioned Mr. Reed needed a 9 foot variance in this case. Mr. Jones advised again the house encroaches which makes the difference.

John Gilich MADE A MOTION to recommend to the Town Council they approve this request for a variance for 4' expansion of the house which will than make a 16'6" setback on a corner lot per recommendations by staff. Carole Chalk SECONDED. MOTION CARRIED.

Under new business, John Gilich mentioned a committee to determine upcoming chairmanship for the year should be chosen. Short discussion followed. John Gilich nominated Glenn Behnke for Chairman. Carole Chalk seconded. Then Glenn Behnke nominated Doug Sorensen as vice-Chairman. Carole Chalk seconded.

Glenn Behnke MADE A MOTION to approve the previous meeting's minutes as written. Doug Sorensen SECONDED. MOTION CARRIED.

Planning Director's Report was covered by Mr. Jones. He reviewed amount approved and said it's a substantial increase over last year. The Council is standing behind the Planning Commission. It is planned to add a planning technician, update the comprehensive plan, acquire aerial photos and a base map is being worked on.

Discussion followed as to length of next meeting. List of hearings was covered and it was suggested something be done to keep the meetings more uniform to avoid bunching up the hearings.

Bus shelters in the Harbor were discussed. It was thought they would be no greater problem than the shelters for the newspapers which show up all over town. Further discussion will follow at a later date.

John Gilich MADE A MOTION to adjourn. Glenn Behnke SECONDED. MOTION CARRIED.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - January 15, 1980

PRESENT: Kae Paterson, John Holman, Carole Chalk, Glenn Behnke, Allan Bucholz, John Gilich and Doug Sorensen NO ONE ABSENT!

Meeting called to order 7:35 p.m.

HARBOR SUNSET SITE PLAN AMENDMENT The site plan has already been approved. Since approval, however, the fire marshall has advised the fire lane is not necessary because they have acquired more water frontage and because of the location of the present hydrant system. Parking places are to be moved because as planned they will look down into the units. The staff, according to Mr. Jones, has no objection and recommends approval. Mr. Smith, of the audience, represented Commencement Bay Development in this request. He stated they have purchased additional hydrant to cover the area more effeciently at their own expense. John Gilich asked if elimination of the fire land would give a more asthetic value to the property. Mr. Smith advised it would provide for continuation of the landscape and would also furnish better screening.

Glenn Behnke MADE A MOTION they recommend to the Town Council this modified site plan be approved because it enhances the property. Allan Bucholz SECONDED. MOTION CARRIED.

LINDNER SITE PLAN Property is located at 7116 Pioneer Way and is zoned residential-business use. Applicant desires to modify an existing garage structure for utilization as office space. A variance was granted early in April, '79, regarding the parking lot. It was to be dust free surface and variance would waive this. Variance was for 6 months and Mr. Jones advised no action had been taken but Mr. Lindner has submitted updated plans. Mr. Jones advised this would be higher, more intense use of the area. Parking would be in back with access to Grandview and to Pioneer. They will improve on the present landscape. The staff finds the plans adequate but has some concerns about the parking lot opening onto both Grandview and Pioneer. This is a signal intersection and people possibly would take a short-cut to avoid the light. Mr. Jones suggested an alternative would be to close the access to Pioneer and use Grandview. That area of Pioneer is very busy so Grandview would be the natural choice. Staff recommended approval subject to standard provisions and asked the parking lot situation be considered.

Doug Sorensen asked Mr. Lindner if Mr. Hunter, his neighbor, had off street parking. It was mentioned he should not have on-street at this location but it is a town responsibility (Department of Public Works) to post "No Parking" signs. Glenn Behnke asked is there hadn't been an earlier proposal for an out only, right turn only situation onto Pioneer. Mr. Lindner said this is one of the alternatives and he is working with Mr. Hunter to make better parking, ingress and egress. Mr. Jones said it's a good idea to combine efforts. Doug Sorensen asked how much area in a parking space. He was told 9' X 19'. Doug asked how many spaces are planned by Lindner. Mr. Jones advised area only requires 7 spaces and Mr. Lindner is furnishing 12. It's 1 space for 400' of offices and area is approx. 2,896'. Carole Chalk suggested speed bumps in the parking lot to deter shortcuts. Mr. Jones said they would have to be pretty big. Glenn Behnke suggested sidewalks on both sides--on Pioneer and on Grandview.

Allan Bucholz MADE A MOTION to recommend to the Town Council approval of this site plan subject to the recommendations of Page 2 in the Staff memo. Carole Chalk SECONDED. MOTION CARRIED.

MOSHLER SITE PLAN Property is located at the intersection of Burnam Drive and Harborview Drive. Applicant wishes approval for a conversion and expansion of an existing building

to accommodate a new restaurant and lounge. Building is known as the "Old Henley Bldg." Mr. Jones advised the site plan has changed since the staff memo. Mr. Moshier plans to remodel and put an addition on the front. Building will be almost 4,933 sq. ft. Zone is B2--seems a perfect use and doesn't conflict with the surrounding area. Glenn Behnke asked about sidewalks. Mr. Jones advised there is no policy about Burnham. Kae Paterson inquired about on-street parking. Mr. Jones informed there will probably be on street parking with or without sidewalks.

Mr. Lynn Heather, designer, spoke about the plans. There is only one entrance to the area and they have additional parking with better landscape. Mr. Moshier owns 90 feet beyond the parking area. Entrance to the restaurant will be on the same side as the parking lot. Mr. Stan Moshier advised with regard to the parking area, which abuts an R1 zone, a letter will be presented in which he will state he is willing to give the extra 90 feet to assure parking easement. Glenn Behnke asked if there will be sidewalks around the restaurant. Mr. Moshier said they will put in a brick courtyard to the entrance. Any other method would be very expensive. John Gilich mentioned the school in this area and the landscaping behind. He mentioned this is impact and is not sure all things have been taken into consideration. This is quite a bit of development and he asked if this will be another satellite commercial development. Mr. Jones advised this is an existing B2 zone so it will be commercial. This will certainly increase the scale.

Mr. Dennis Connally was present in the audience. He lives on Prentice Avenue, about one block away from the development site. He stipulated traffic down Burnham road will be a problem. It's a residential street and visibility is very bad several places--then, too, it's a route taken by students of the nearby school. It would be better to come off from Harborview. He also suggested Burnham be posted NO PARKING. Mr. Dave Simpson, adjacent to Mr. Moshier, questioned drainage as a problem. He agreed with Mr. Connally in his comments but was also concerned with adequate storm drainage in this area with all the asphalt planned for the parking area. Mr. Moshier said there is about 30' in B2 to the building. The access could be on Harborview. Mr. Jones advised the Public Works would prefer entrance and exits on Burnham. There is about 100 feet of right-of-way on Harborview in this area. John Holman suggested since the restaurant was originally planned for Harborview they shouldn't skirt the traffic down residential streets. Carole Chalk said Burnham was not designed to handle more traffic and asked how many seats in the restaurant. Answer was 106 in the dining area and 50 to 55 in the bar. John Holman asked what type of restaurant and was told it will be dinner house. Carole Chalk mentioned restaurants like to turn their tables 3 or 4 times a night which means considerable traffic. John Gilich thought they need a broader view when looking at this area. Mr. Dave Simpson asked if R1 is used for parking will it always be R1 or can it be zoned commercial. Mr. Jones advised him only if the owner formally petitioned for rezone. Kae Paterson believed they should speak to parking lot remaining R1 and also screening from residential since this lot is the boundary. Glenn Behnke asked if screening would be decorative fence or natural. Mr. Simpson mentioned he is in favor of natural but would like to have it remain R1. Mr. Gilich said screening should also protect from noise pollution. He asked if there will be big lights on a 24 hour basis or neon signs. Mr. Lynn Heather said the lighting will be low level, about 4 feet high. They will be rustic wood. Douglas fir and Hemlocks are planned for screening. They are looking for a natural feel. It was mentioned neon signs are not considered.

Glenn Behnke MADE A MOTION to recommend to the Town Council this Site Plan be approved as revised with entrance and exit on Harborview, with screening on R1 parking lot along the southerly boundary of heavy natural evergreens (of substantial height) for an effective visual screen, to maintain R1 lot as R1 with a parking agreement, with sidewalks on Harborview to the parking lot on the right-of-way, parking lot lights low level and 12 inch double stripes between parking spaces with 9' centers. John Holman SECONDED. Carole Chalk said it would be more logical for sidewalks on Burnham. Mr. Moshier pointed out Burnham is not flat and Harborview is a better plan. MOTION CARRIED.

MOSHIER VARIANCE Mr. Jones explained the building on the site mentioned above is 25'6" high. Mr. Moshier would like to maintain the roofline and general shape of the building but add the addition at the same height. They need a variance. This is not a view area and staff doesn't feel there will be injury so they recommend it be granted. Ordinance requires 15' height. 10' 6" variance is being requested. Mr. Lynn Heather said the building will be cedar shingle roof with cedar siding, antique windows with awnings are planned. This is a landmark. It's a good sound building with high ceilings. There will be office space up above. John Gilich asked if this is in house office space. Answer was yes.

Allan Bucholz MADE A MOTION to recommend to the Town Council they allow this height variance, as recommended by staff. John Holman SECONDED. MOTION CARRIED.

Election of a yearly chairman followed. There had been no further nominations--only the nominations from the previous meeting.

Carole Chalk MADE A MOTION they unanimously elect Glenn Behnke as Chairman and Doug Sorensen as Vice-Chairman for the coming year. John Holman SECONDED. MOTION CARRIED.

Minutes from the previous meeting were read. After the reading Carole Chalk stressed the need for public restrooms as well as public bus shelters. It was decided these are very necessary in the downtown area. Glenn Behnke MADE A MOTION the minutes be approved as read. Carole Chalk SECONDED. MOTION CARRIED.

Question was raised as to what can be done with streets nothing can be done with. Glenn Behnke mentioned they should not be abandoned but remain the town property and make walkways and trails or shortcuts. He thought they should not be returned to residents adjacent. Mr. Jones thought it would be helpful if a map or plan of parks and trails be made up. He was advised the Mayor and Ron Clark were on a board which had already handled this type of thing on the water access areas in the town. Doug Sorensen said they also need a standard set up for screening. He thought they need more detail on the plans presented to the Commission also. This would give the Commission a way to save the Council more work. After the authorization from the Commission the Council would just have to review.

John Holman MADE A MOTION to adjourn. Glenn Behnke SECONDED. MOTION CARRIED. 9:40 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - February 5, 1980

PRESENT: Chairman Glenn Behnke, Allan Bucholz, Carole Chalk, John Gilich, John Holman, Kae Paterson, Doug Sorensen (All present)

Meeting called to order 7:32 p.m.

DIMANT SHORT PLAT Property is located 700 feet+ south of Soundview Drive on the east side of Harborview Drive. Mr. Dimant is requesting division of one lot into two lots. Mr. Jones advised there has been no public hearing on this but #5 of Shoreline Management indicates this is a sensitive area and a decision whether or not an Environmental Impact Statement is needed. He indicated there is no question this is a sensitive area as the land abuts the bay. Kae Paterson asked if this is waterfront. Mr. Jones indicated it is. It's located at the mouth of the bay. There is frontage on the water and on Harborview both.

Dr. Dimant said he is aware of the harbor entrance but doesn't know where the measure is from. Mr. Jones advised him mean higher high water is measure point. Dr. Dimant felt this could be handled on a local level.

Glenn Behnke asked for anyone for or against. No answer. Public hearing closed.

Kae Paterson MADE A MOTION to recommend to the Town Council we move we find this a sensitive area since it is within the Shoreline of the State of Washington as defined in the Shoreline Management Act and that an Environmental Impact Statement be required. Doug Sorensen SECONDED. John Holman said it's cut and dried. The plan is beautiful and there's not much we can do. John Gilich asked how much is within the 200'. Mr. Jones advised 259' on the long edge--better than 80% within it. MOTION CARRIED.

DOEL SITE PLAN Proposed is a 68 unit multi-family dwelling to be located at 6300 Soundview Drive. Mr. Jones advised this is approximately 6.9 acres. They have made several ideas of change and the developers are cooperative. There will be single access on Soundview. The Fire Department and the Planning Department find this is not adequate and suggest a road easement leading to Hunt be developed as a fire lane, 24' wide with all weather surface. Regular stipulations of sidewalks, curb, gutter and paving where necessary as well as water drainage were covered. Planning Department recommends approval with reference to the staff stipulations. John Holman asked clarification of the temporary road. Mr. Jones said the fire lane would be gated and the chief would have a key. The fire land could be used as an alley by the residents but would be policed and only used in case of emergency traffic otherwise. Doug Sorensen questioned the fact no impact is indicated for schools and parks. He asked who the complex is for--no children? He was informed a complex of this type usually appeals to young marrieds or singles. He also questioned nothing guarantees this won't be condo or single family, and asked about the impact on utilities--everything is checked no. Mr. Jones said this indicates no impact will be made on the system. All proposed can be handled by the present setup. He indicated storm drainage possibly could be a problem.

Mr. Allan Bond represented Mr. Doel and Mr. Dean. He asked if the 24' on the fire lane was necessary. There are other areas that don't require this great a footage. Mr. Jones advised him this is a standard and is normally required in Gig Harbor. Glenn Behnke indicated there could be situations when trucks would have to pass each other and necessitate this great a footage. Doug Sorensen indicated a ^{Memorandum from} conversation with Mr. Tannehil and 20' was mentioned. Is there some reason for this. Mr. Jones said the Fire Chief feels it should be 24' for a good turning radius. He will check out the situation. Glenn Behnke observed a smaller lane would mean less maintenance. An environmental easement is no different than a landscaping plan and they would require 8' around the perimeter of the site. Glenn explained they have always required greenbelt but it was not classed as an easement. John Gilich asked if there is storm system on this and answer was no.

Easements were discussed. A conservation easement means the land won't be cleared in the first place and will not be encroached upon by construction. A landscaping plan showed types of plantings.

Mr. Behnke asked for anyone in favor or against. No response. Public Hearing closed.

Doug Sorensen MADE A MOTION to recommend to the Town Council they accept this site plan, subject to recommendations made in the staff memorandum. Carole Chalk SECONDED. MOTION CARRIED.

DOEL VARIANCE Applicants request variance of requirement of 50% below grade for basements. This would have the effect of increasing the building height an additional 1 1/2 feet. Mr. Jones explained area is up on the back of the property. There is not uniform topography which causes a hardship. This would apply to about 7 buildings--28 units out of the 68. Buildings are 64' long, 34 1/2 or 35' wide and the view is set so the buildings can see over in a staggered fashion. Planning Department found it not detrimental to people of the area and would cause very little disturbance. Approval was recommended. Mr. Bond didn't feel it would cause an impact since it's not blocking views.

Mr. Behne asked if anyone was for or against. No answer--public hearing closed.

Allan Bucholz MADE A MOTION to recommend to the Town Council they allow the variance. John Holman SECONDED. Doug Sorensen thought reason of better view was no hardship and was not happy. Glenn Behnke said it would spoil the looks if not granted--they would be down lower and lose the patios and the windows would have to be smaller. John Gilich mentioned they have gone along with what has been asked for. MOTION CARRIED--with NO by Doug Sorensen and Kae Paterson because they disagree with reasons of hardship given for variance. *uniformity of all units did not meet requirements for a hardship*

McGRAW PARKING VARIANCE Property is located at 3306-08 Harborview Drive and is next to Harbor Landing. The building predates existing zone ordinance of 1968 and should have grandfather. The building does not conform to ordinance. The variance application has a flaw and is an area on site in front of the house and to the north of the machine works could be regraded for parking lot--only problem would be a 3' bulkhead which could be removed. The entire building would be used.

Mr. McGraw said the intent of the variance was due to location. Ordinance creates difficulty in providing parking with the structural and aesthetic changes in the building planned. Dry rot has progressed to the point the small building on site is not savable. He believes retaining yard between R1 and the commercial zone is more favorable as a buffer instead of parking area. Square footage will not be as much because 200 square feet in the loft is not usable. This would change the parking spaces needed. Mr. Jones advised the loft on the back side (18' X 28') could reduce it to 9--asking for only three parking spaces now. The single garage provides parking for the house. Area is 65' commercial area in a B2 zone next to an R1. John Gilich said this was family type business and he considers this an expansion of the retail area which would create impact with more traffic.

Glenn Behnke asked any in favor or against.

Mr. Pete Derra, immediately to the North, said he had no objection to the proposal. People stop for short periods of time. Harbor Landing has their own parking. Allan Bucholz asked what would happen if the variance was not approved for parking. Mr. McGraw said they would park on site or the building could remain as is. Glenn Behnke said parking lot on R1 is advisable with screening between parking and other R1 and seems a better plan. Mr. McGraw said the business will be the Hide & Sea gift type shop now in the Harbor Mall. He was told it would be establishing retail use--not concerned with what type of use. Mr. McGraw mentioned there is an existing water well in the front yard 18 feet from the street. They are still hooked to the well and this is another reason for the variance. Greg Jones said this would affect the design and possibly the number of spaces. He will also check into the legality of not being hooked to city water. Mr. McGraw mentioned aesthetics in the city area. It will be lapped cedar siding--which will be better than the corrugated sheet metal now present. John Gilich said this abuts to R1--it's a R1 situation and control business if not limit business. They should continue down the line and act accordingly. This is expansion--they should hold the line or. . . . Mr. McGraw does have the land available. He believes the hardship is questionable. Greg Jones mentioned they could condition for only one use business for this variance. The variance is for either 6 or 7 parking spaces. They have allowed tandem parking for the employees. Mr. McGraw said they could rearrange the contours but would also need to recontour the neighbors property to make it work.

Kae Paterson MADE A MOTION to recommend to the Town Council that the request for a 6-7 space variance to the parking requirements be denied since they do not feel this request meets the special conditions necessary to justify a variance. (Refer to staff memo) The remodeling will allow an expansion in use from a repair shop requiring 1 parking space/3 employees to a retail use requiring 1 space per 200 square feet. We feel this is a change in use that is not grandfathered in. Moved with the understanding that a lesser variance might be approved. Doug Sorensen SECONDED. MOTION CARRIED with Allan Bucholz voting no because the building would help the harbor and other business don't have adequate parking and he would rather see an improved building with a parking problem. Also John Gilich voting NO because Mr. McGraw could come forth with a more substantial reason.

RYAN STREET OUTFALL Mr. Jones presented the situation. Parametrix, Inc. (on behalf of the Town of Gig Harbor) desires to construct a storm sewer out fall at the end of Ryan Street. Area is South of Ryan Street and West of Soundview. Presently have a 12" line and they would like to tear this out and put in a 30" line. There is presently a flooding effect in this area. Oil separators will be built in and it does not open into the bay. The land owners would give easements and would like to have this done. The Planning Department recommends approval of substantial development permit. The residents on Grandview Place ask this plan be extended one block their way as water flooding is a problem in their area also. This follows the natural drainage path and meets requirements. It will solve the problems in this area related to water.

Allan Bucholz MADE A MOTION to recommend to the Town Council the substantial development permit for Ryan Street Out Fall be granted. John Gilich SECONDED. MOTION CARRIED.

At this point Greg Jones introduced Mr. Tim Johnston, new Building Inspector/Planning Tech.

John Holman MADE A MOTION to approve the previous meeting's minutes. Allan Bucholz SECONDED. MOTION CARRIED.

John Holman MADE A MOTION to adjourn. Doug Sorensen SECONDED. MOTION CARRIED at 9:47 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - February 19, 1980

PRESENT: Carole Chalk, John Gilich, John Holman and Doug Sorensen

ABSENT: Glenn Behnke, Kae Paterson and Allan Bucholz

Meeting called to order at 7:37 p.m.

BORGEN HEIGHT VARIANCE Applicant is requesting a height variance of 3 feet to increase office space in a building at 8714 N. Harborview Drive. Mr. Jones reviewed the request. He stated addition will be no higher than existing buildings. Property slopes toward the back and this is a special situation. It would not affect the public. Buildings now on site predate the existing ordinances. The Planning Department sees no problems and recommends approval. John Gilich asked if this office space would be subleased out. Mr. Borgen advised this will be the bookkeeper's office. Doug Sorensen asked if there will be a change to the front of the building. Mr. Borgen advised not at this time. John Gilich asked if the bookkeeper was local. Mr. Borgen replied she doesn't go back three generations but is local. Mr. Holman asked if there is any reason for the octagon window planned. Mr. Borgen advised him a few squares need the corners knocked off. In reaction to for or against, gentleman from the audience said Mr. Borgen needs this space badly.

John Holman MADE A MOTION to recommend to the Town Council they approve this request for a variance as submitted by Mr. Borgen. Carole Chalk SECONDED. MOTION CARRIED.

STATE MUTUAL SAVINGS BANK SITE PLAN Postponed until later date.

Rules of procedure for the Planning Commission were submitted to the Planning Commission for review--not necessarily to be acted on in this meeting. #12 - should leave the room instead of just refrain from voting was an issue discussed.

John Gilich MADE A MOTION to approve the minutes of the previous meeting as corrected. John Holman SECONDED. MOTION CARRIED.

Mr. Jones advised there is a Senior helper coming in twice a week and will be working on the revision and update of the Comprehensive plan.

John Holman MADE A MOTION to adjourn. John Gilich SECONDED. MOTION CARRIED. 8:10 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - March 4, 1980

PRESENT: Doug Sorensen, Allan Bucholz, Kae Paterson, Glenn Behnke, John Gilich, John Holman

ABSENT: Carole Chalk

STATE MUTUAL BANK SITE PLAN Property is located at the southwest corner of the intersection of Tarabochia Street and Pioneer Way. Request is for a commercial bank structure including a drive-in facility. Mr. Jones reviewed the plan. There will be 25 parking spaces provided with most in back. The drive-in is also in the back and allows for 7 to 9 car stackup. He pointed out the landscaping plans. It meets all height, variance or parking requirements--

in fact, supplies more than necessary parking. Area is zoned B-2 and planning department recommends application is non-significant for this area but should be looked at in regard to following three stipulations: 1. Storm drain be moved; 2. Fire flow above 1500 gal/min. and 3. Gutters, curbs, sidewalks, etc. be provided as on site plan. He then pointed out the entrance is on the side and the front. Kae Paterson mentioned a large fir in the front of the property and asked about its welfare. She was informed the applicants plan to leave it.

At this point Mr. Gary Garritzen, office at 3226 Rosedale Street, explained the site plan. He discussed the sidewalk and said they will be retaining the large fir tree. He spoke of the entrance and exit plan in relation to security in a building of this type. There will be a basement for the bank to handle paper storage. Height is within code. There are 9 parking spaces more than required. Tarrabochia is a secondary avenue and there are no anticipated traffic tie-ups. People are continually crossing Pioneer. Area is to be completely landscaped. He discussed the style and explained it's East Coast style. The storm drain situation was covered and he indicated it will be relocated. A maintenance easement will be furnished to the city--5' on either side of the line. He pointed out type of lighting--they want a traditional styling that won't be dated.

No one was present in favor or against.

Glenn Behnke asked the width of the sidewalk. He was informed 5' and meets the sidewalk requirements of the city. Glenn indicated he thought it was 6'. John Holman made the remark it's a good idea and nice location.

Kae Paterson MADE A MOTION to recommend to the Town Council they approve the site plan as shows, including retaining the large fir tree (as shown) in front of the building, and subject to the three conditions in the staff memo. John Holman SECONDED. MOTION CARRIED.

Discussion followed regarding development moratorium as explained in packet. There will be lack of sewer, water or storm drain--public utilities deficiency is the most common reason for a moratorium. There will be small, single-family residential but no large development planned in the near future. Mr. Jones compared Gig Harbor with surrounding areas.

Glenn Behnke asked the status of the Comprehensive Plan. Mr. Jones advised Dr. Hruza said what was done a few years ago was the first step. They need to have where we're going compared with where we are. Water and sewer availability were discussed.

Doug Sorensen MADE A MOTION to recommend to the Town Council when a motion is acted upon they give their reasons for objections to the plan. Kae Paterson SECONDED. Glenn Behnke suggested they should make a positive motion and then vote against to defeat it. John Gilich said they should see both sides--not just reasons against the motions. Doug withdrew his motion.

Doug Sorensen MADE A MOTION to recommend to the Town Council they state their reasons for the way in which they vote a motion. Kae Paterson SECONDED. MOTION CARRIED. Greg Jones was asked by the Commission to carry this to the Council.

Doug Sorensen suggested when the Police Department and other department heads give their reports instead of personal opinions they should give statistics. Discussion followed.

Under old business the question of rules of procedure came up. Ideas relating to meaning of quorum were discussed. Should they require a majority of persons present for non-policy, i.e. variances and site plans? And should a majority of the entire body be required for policy decisions such as rezone or annexation. Discussion of the situation followed. Allan Bucholz left at 8:35 p.m. The fact the chairman only votes in case of a tie means if four are present and the vote is 2 to 1 policy could now be passed by a vote of 2 members out of the seven on the board.

Minutes of the February 19 meeting stood approved as read.

John Holman MADE A MOTION to adjourn. Doug Sorensen SECONDED. MOTION CARRIED, 8:40 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - March 18, 1980

PRESENT: Carole Chalk, Glenn Behnke, John Gilich, John Holman, Doug Sorensen
ABSENT: Kae Paterson and Allan Bucholz

Z-80-01 - RB1 ZONE AMENDMENT Zone amendment is to allow "Consulting services and business offices of a character similar to the uses listed above" to be placed in the zoning ordinance. Situation was explained by Greg Jones. Amendment would allow a broader range of usage. Fire District #5 has requested this amendment. He suggested the amendment fits the intent of the zone very well and the departments have no negative comments. Planning Department recommends approval.

Doug Sorensen asked why it was brought up by Fire District #5. Greg Jones informed him because they own a piece of this type property--but amendment will affect all in this zone. John Holman asked what type of consulting firms. He was told planning consultants, interior design, tax firms, geological consultants, etc. Doug Sorensen asked if any of the present uses will be deleted. Mr. Jones informed him they can't approve more than requested but the Planning Commission could initiate a change. RBl owner from the audience recommend the amendment be approved. John Gilich said it's a good idea. The area in question belonging to the Fire District is grandfathered and has been a difficult situation. They should look at the whole area as RBl.

John Holman MADE A MOTION to recommend to the Town Council they approve the requested amendment to RBl zoning to include "Consulting services and business offices of a character similar to the uses listed above." John Gilich SECONDED. MOTION CARRIED.

CU-80-01 - ELKS CONDITIONAL USE Request is for an amendment to a conditional use permit to allow the Elks Club to be located in the existing VFW Hall at 7402 Myers Lane. Mr. Jones explained the situation. Zone is R3. They were given a conditional use permit and then changed to R3--VFW is a grandfather situation. He discussed conditional use purpose and said there is multifamily up Foster and Myers Lane is private. Road is paved now but not in good shape and the Public Works Department wants to make it perfectly clear they don't have funds to resurface this in the next 18 months--nothing can be done until funding comes. Police Department report on this area indicated several recommendations which should be complied with. John Gilich asked if there are lights for parking. Mr. Jones said not unless the lighting shines from the highway. Mr. Jones indicated there is adequate parking on the site and one of the requirements is they cease business at midnight because of the location near residential area. John Gilich asked about fencing. Mr. Jones said there will be no change to the site plan or the use--they are just adding a group. Doug Sorensen asked Mr. Jones if Myers Lane is private. Mr. Jones advised yes and Foster serves multifamily (condos) projects.

When asked for anyone in favor, Mr. Roy Myers of the audience indicated his ownership takes in almost all property along Myers Lane. He indicated Myers Lane will be repaved as soon as the weather is better. He has been in a good relationship with the present people in V.F.W. and would welcome the Elks in the neighborhood. Mr. Loren Jaycox mentioned Elks obligation to run a sewerline to Foster Street. He was advised by Mr. Myers there's been a misunderstanding as there is presently good drainage in the area.

John Gilich MADE A MOTION to recommend to the Town Council they accept the request of the Elks to amend a conditional use permit to become a neighbor and take over the old V.F.W. hall with all the privileges and rights as allowed to any other citizen of this town and we welcome them as neighbors subject to the recommendations of the Planning Department of Gig Harbor. John Holman SECONDED. MOTION CARRIED.

With regard to old business, question of RULES OF PROCEDURE came up. Discussion followed re what constitutes a quorum and what majority should be necessary. It was suggested on policy matters they require 4 out of 7. Abstention vote is positive unless a conflict of interest--and discussion followed. Vacancies in offices are filled by election in the city but the Planning Commission members are appointed. Mr. Jones said they are revising the rules and will bring the whole package to the next meeting.

Doug Sorensen MADE A MOTION to approve the March 4 minutes as read. John Gilich SECONDED. MOTION CARRIED.

Planning Directors Report included fact DeDe Watson, a senior in planning, is giving them a hand on the comprehensive plan. Mr. Jones explained where we are with the plan. He then advised the Town Council's response to votes stated is not necessary according to the town attorney. It is implicit in their vote. Discussion followed re needs of the City of Gig Harbor and the Comprehensive Plan.

John Gilich MADE A MOTION to adjourn. John Holman SECONDED. MOTION CARRIED: 8:42 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MINUTES - April 1, 1980

PRESENT: Glenn Behnke, Carole Chalk, John Gilich, Kae Paterson and Doug Sorensen
ABSENT: Allan Bucholz and John Holman

Meeting called to order at 7:32 p.m.

BOOKER SETBACK VARIANCE (V-80-04) Submitted was a request for side and rear yard setbacks to allow the construction of a garage/boat storage building within two feet of the side lot line and four feet of the rear lot line. Property is located at 3028 Grandview.

Greg Jones of the Planning Department reviewed the situation. There is a garage on this same property and meets all the requirements. The new boat/storage building is about 2' from side lot line and about 3' from the rear. Both were already under construction when found. Reason given for hardship was vehicular access inconvenient as is. It is the planning departments opinion there was ample room on this area to build without putting the structure so close to the lines and, therefore, recommends denial of this variance request.

Kae Paterson asked if the buildings will be enclosed. She was told they will.

Mr. Booker advised the Commission he has considered other alternatives and they would not be feasible--they would either ruin view, destroy a large tree in his back area, or make maneuvering very difficult. He indicated the man directly behind said it doesn't interfere with his view.

In favor or opposition was heard next. Mr. Brooks Cumby, of 7025 Stanich, said his property is directly behind that of Mr. Booker. There was a variance granted before on a carport added to the south side of the property. He wanted to know if the conditions put on this variance were carried through. He was advised that case doesn't have anything to do with this one. He objected very much and said it doesn't add enough for Booker to justify a closed boatport with windows.

Duane Johnson, 7105 Stanich (NW SIDE or kittycorner) said he understood the carport type was not to be enclosed. He said he possibly misunderstood--he is opposed to any enclosed garage but would not be in opposition to a roof over the boat. It does not block his view.

Mr. Herb Shoey, north and adjacent to the property, said the concrete wall is within 12" of his property line. He objects to solid structure with windows.

Darlene Hancock, 3024 Grandview, said her concern is with the building housing flammable items and since they are at the end of a dead end emergency access will be limited. She is opposed to this structure.

Mrs. Barbara Glascock, 7003 Stanich, was opposed. She has presented plans to the City and she is very against Mr. Booker going against the existing building codes. She is concerned with too many variances granted and believes it sets a precedent.

Doug Sorensen asked if Mr. Booker had a variance in the past. When advised yes he asked Mr. Booker why did he build without the City's approval. Mr. Booker said because the structure was concrete and close to the line he didn't think anyone would object because it was flammable. Doug asked him what the other variance was. He said a carport on the south side was the other variance and he planned later to make bedrooms. John Gilich asked Mr. Booker since he put the foundation 2' from the property line did he think he was commercial? Mr. Booker said no but he needed the room to maneuver the boat. John Gilich said with 19,000 sq. ft. on his lot there must be room to house the boat somewhere else--boat is not a hardship unless it's a commercial boat.

Doug Sorensen MADE A MOTION to recommend to the Town Council denial of the variance request by Mr. Booker. Carole Chalk SECONDED, MOTION CARRIED.

Rules of Procedure were discussed next with special attention to quorum and conflict of interest. John Gilich mentioned the change of procedure used in the Commission meetings now and also the question of making positive motions. Discussion followed.

Doug Sorensen questioned the absenteeism of fellow members and who should be called in case of an absence. He was informed he could call either Glenn Behnke, or Greg Jones. It is advisable to call the City Hall because there is almost always someone there.

Glenn Behnke asked when dealing with a conflict of interest is it advisable to go to the back of the audience or leave the room completely. Mr. Jones said according to a recent court case ruling you should leave the room.

John Gilich MADE A MOTION to accept the Rules of Procedure and Organizations of the Town Planning Commission as submitted. Doug Sorensen SECONDED, MOTION CARRIED.

Doug Sorensen MADE A MOTION to approve the March 18 minutes as read. John Gilich SECONDED. MOTION CARRIED.

Mr. Jones reviewed the colored base map and pointed out the color coding. Next reviewed was Alternative Land Use Control Systems.

John Gilich MADE A MOTION to adjourn. Doug Sorensen SECONDED. MOTION CARRIED at 8:36 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - April 15, 1980

PRESENT: Glenn Behnke, Allan Bucholz, Carole Chalk, John Holman, Kae Paterson and Doug Sorensen

ABSENT: John Gilich

GALBRAITH SITE PLAN (SP-80-03) Greg Jones revied site plan amendment to an existing develop- ment which would add a 1100 square foot building to Pioneer Square, located at the southeast corner of Grandview and Pioneer. He pointed out they have furnished more parking than would be necessary. There was practically no comment from all departments and the Planning De- partment recommended approval.

John Holman MADE A MOTION to recommend to the Town Council they approve the site plan amend- ment as proposed. Doug Sorensen SECONDED. MOTION CARRIED.

Doug Sorensen MADE A MOTION to approve the minutes of the April 1 meeting as written. John Holman SECONDED. MOTION CARRIED.

Discussion followed regarding alternative land use. The council is interested in persuing next Tuesday night, April 22nd, at 7:00 p.m.

The Commission was informed DeDe Watson travelled to Breckenridge, Colorado, on her Spring vacation. She was mainly interested in comparing the system with that of Gig Harbor. Similarities and differences were discussed.

Greg Jones said according to a couple of his sources, mortgage money may become a little more available soon.

Then discussed were several developments in the Harbor and their status.

John Holman MADE A MOTION to adjourn. Kae Paterson SECONDED. MOTION CARRIED at 7:49 p.m.

Respectfully,

Jacqueline A. Martens

PLANNING COMMISSION MEETING - May 6, 1980

PRESENT: Glenn Behnke, Allan Bucholz, Carole Chalk, John Gilich, John Holman, Doug Sorensen
ABSENT: Kae Paterson (called in)

ZONING AMENDMENT TO 17.84.040B Greg Jones informed this is a housekeeping item. They are amending the amendment section--amendment will add "The Town Council may upon the recommenda- tion of the Planning Commission, extend the time beyond 12 months." This extension does not need to be granted if construction has begun. John Gilich asked if one spade of earth is turned over is this use. Greg informed start of construction is interpreted as building materials placed on the property in a permanent manner - such as a foundation. He used the NORMAN REQUEST for B2 as an example. If the property is not acted upon soon it will revert to R1. If this property is to be sold during the 12 month period it would sell as B2--not as R1 which it was originally. He advised they could set larger projects with longer time periods.

John Holman asked if variances are treated the same. Mr. Jones said most variances have a built-in time limit but this will also make it legal to extend variances.

Hearing was opened to the public. Mr. Peter Norman of 19 Orchard Road in Tacoma said his property is the reason this amendment came up. It was annexed as R1--question of rezone was the next item. It was changed to B1. It is difficult in commercial development to get things done in 12 months. A sample project took 4.5 years. Economic problems of today are part of the problem. Mr. Norman explained the problem he is having with people involved in the decision making. His application asks for five (5) years extension and he thinks he'll need a good portion of this time. Doug Sorensen said amendment should include extend beyond but not to exceed 12 months so it would automatically assure they come up for an annual re- view. Discussion followed as to necessity of annual review. Glenn Behnke suggested the applicant will have to come back for building permits and variances, etc.-- so annual review would not be that necessary. Mr. Norman mentioned with the Woods contract rezone the Town was concerned with "rape of the site" possibility. He said there are tracts of trees on his property that will remain on the site--and that's a matter of record. John Gilich said unlimited extension is bothersome and felt five years is too much. Joe Hoots, living barely outside the city limits, said he is most gratified with the ordinance and the attitude. He was a little disturbed at Mr. Sorensen's definition of profit as an evil word. He mentioned integrity as it is applied to the developer and said he believes integrity should also be applied to the Commission.

John Holman MADE A MOTION to recommend to the Town Council approval of the amendment as submitted adding "The Town Council may upon the recommendation of the Planning Commission extend the time beyond 12 months." Carole Chalk SECONDED. MOTION CARRIED with Doug Sorensen VOTING NO. He said he is not opposed to the wording but it should include a review annually.

Greg Jones said conditions in the area can change. Norman property is next door to the Woods and he pointed out the fire station and Stroh's in the same area. Where Hunt corners with Kimball could either go fire station or commercial. Allan Bucholz asked Mr. Norman what length of time could he live with. Mr. Norman said the supermarket advised late '81 to '82 would be the date of decision but this is only an estimate. He said at least three years.

Allan Bucholz MADE A MOTION to recommend to the Town Council they allow 36 months before review of Mr. Norman's request. Carole Chalk SECONDED. MOTION CARRIED with Doug Sorensen VOTING NO.

Discussion of LAND USE followed. Tim Johnston reviewed statistics revealed by census. He said different studies have begun in the Harbor by the various departments. 45% vacant by lot and 65% vacant by acreage showed up in the results of census. They could double the intensity of land use. Multifamily vs. single family is about 1/2: 1/2. At present 861 lots are developed and 568 are undeveloped- many could be subdivided again. It was pointed out the historical society is evaluating Gig Harbor. There is a church in town they feel is circa 1912--one of the oldest.

Planning Commission minutes of April 15 were referred to. Doug Sorensen MADE A MOTION to approve them as read. John Gilich SECONDED. MOTION CARRIED.

Planning Director's report dealt with amendments to ordinances. He said feedback is mixed to positive--very little negative. He needs a few months to fix up ordinances and we owe the public credibility and responsibility. Then continuation of the comprehensive plan--attitude survey should also be updated. Community of Breckenridge took four years--there were basic mistakes because they were one of the first to do it and it was a different type of town. John Holman asked any indication of cost to the Town. Mr. Jones said it won't cost anything at all. It will "fall out" of doing a comprehensive plan. Glenn Behnke asked about rewriting the sign ordinance. Greg and Tim said they will take care of that when the ordinances are rewritten. Greg explained he had been to a State Planning Conference in Bellingham last Wednesday, Thursday and Friday. Many things came out of this--one of the most interesting was the fact single family homes are rapidly fading from the scene. Discussion followed regarding positive aspects of the multifamily dwelling.

John Gilich MADE A MOTION to adjourn. John Holman SECONDED. MOTION CARRIED at 8:59:30.

Respectfully,

Jacqueline A. Martens

PLANNING COMMISSION MEETING - June 3, 1980

PRESENT: Glenn Behnke, Carole Chalk, John Gilich, John Holman and Doug Sorensen
ABSENT: Allan Bucholz and Rae Paterson

It was mentioned Allan Bucholz ends his term with June, 1980.

GALBRAITH SITE PLAN - SP-80-04 Request is for an addition to the Pioneer Square Site Plan to allow the addition of 1200 square feet of office space. Mr. Jones advised this is the last addition to Pioneer Square and will make the area a semi-U shape. There is still more than adequate parking and the landscape will be the same as before. It meets all the technical requirements with regard to height, etc. He mentioned 18' between the Texaco station and the building. Mr. Galbraith advised this is used as a driveway--not an official drive. Mr. Jones asked how this will be handled. Mr. Galbraith said probably will put in parking with landscape which will please the Fire Department who needs access route. Mr. Jones recommended approval subject to detailed landscape plan with reference to the area in question. Access could be moved to Kimball and would be a better choice. Suggestion was made to make surface crushed rock and not blacktop. Some sort of barrier should also be considered to prevent area becoming a thoroughfare.

John Holman MADE A MOTION to approve the amendment to the Galbraith Site Plan subject to recommendations by staff that the 18 foot area in question will be reviewed before occupancy permit instead of building permit. Carole Chalk SECONDED. MOTION CARRIED.

STATE MUTUAL SAVINGS BANK SITE PLAN AMENDMENT - SP 80-05 Request is for an amendment to the approved site plan for the State Mutual Savings Bank. The amendment will reduce the site area and make changes to the parking layout. It was pointed out an easement, belonging to Nick Tarabochia, of 40 feet has been found across the area which will change the parking area. They have lost four spaces and there will not be good circulation in the lot. It still meets all the technical requirements. Landscape area was pointed out.

Mr. Jones said staff has two recommendations. 1. Six staggered parking spaces in back are to be for employees and marked as such, and 2. Screening strip on back side of lot should be provided.

Doug Sorensen asked if Mr. Tarabochia had been sent a notice. Answer was yes but Mr. Jones did not know exactly when. Mr. Tarabochia waited until he saw earth being moved before he informed of his easement. Mr. Jones advised they have had contact from Mr. Tarabochia's representative. Doug Sorensen thought this was a good way of manipulation. Mr. Jones advised him the easement is recorded but is not shown on platting maps.

Mr. Bert Uddenberg of 9716 94th Avenue, N.W. said he was not aware the easement was there and Mr. Tarabochia won't budge so plan presented is what they're faced with. He pointed out screening and said six employee spaces are fine as long as they don't need the 19 spaces allotted for parking--if these were filled by customers then the employees would have to park out on the street. Mr. Jones said he would prefer they leave it as is, with six spaces allotted to employees. John Gilich said they need parking for employees as well as for customers because of safety measures. Mr. Jones advised the screening fence is 6' wood, cedar fence.

John Gilich MADE A MOTION to recommend to the Town Council they accept the request for modification of Site Plan and set aside employee designated parking spaces which will alleviate problem caused by loss of property and screening fence should not lose one linear inch of back property. Doug Sorensen SECONDED. MOTION CARRIED.

MITTS ADDITION - FINAL APPROVAL Request is to divide one tract into 7 lots in both the R1 and GS zones. It was advised all improvements are not done. Developer has posted bond for paving and some drainage.

Dick Allen of 3603 Ross Avenue was present. He said lots 1 and 2 were switched in the beginning. Easements were originally a problem and numerous changes have been made. Lots 1, 2, 3 and 4 are residential and GS will be on the west side.

John Holman MADE A MOTION to recommend to the Town Council approval of the revised plat as submitted. John Gilich SECONDED. MOTION CARRIED.

John Holman MADE A MOTION to approve the May 6 minutes as read (no meeting the 20th). Carole Chalk SECONDED. MOTION CARRIED.

Planning Director advised land use map is almost done and in one of the hearings to come they will be concerned with a marina on Skansi property--clay hill.

John Holman MADE A MOTION to adjourn. John Gilich SECONDED. MOTION CARRIED at 8:35 p.m.

Respectfully,

Jacqueline A. Martens

PLANNING COMMISSION MEETING - June 17, 1980

PRESENT: Glenn Behnke, Carole Chalk, John Gilich, Kae Paterson, Doug Sorensen
ABSENT: John Holman

COLVOS TERRACE PARKING VARIANCE -V-80-05 Property is located on 56th St. N.W., between 28th Avenue, N.W. and Reid Road. Request is for a 9 space parking variance. Greg Jones explained the variance. Establishment will be HUD financed elderly housing. Zone is R3 which calls for 1 1/2 spaces per unit. 40 spaces would be required but 31 are provided in the plans. There are special circumstances and the use fulfills the requirement. Normal occupancy would have enough parking needs for the greater number but these are elderly persons and there is not as great a demand for parking. They generally don't have as many cars and don't use them as often. Staff agrees. The rest of the requirements are met. Staff has one concern, however, and special conditions should be put forth based on the elderly. What if 10 years from now the situation changes--contract zoning (60 units elderly with the lot next door) should be a consideration. He also pointed out HUD financing would tie up the property for 20 years. The fire department recommends against the variance as there is no insurance the site will remain for elderly. They feel "requirement for elderly" should be entered on the face of the deed. Staff recommends approval.

John Gilich asked if there will be proper access to Olympic Village. A pedestrian crossing or even footbridge. Mr. Jones said yes. Doug Sorensen asked what happens to the variance 20 years from now. Mr. Jones explained the HUD conditions and said the City would still grant the variance if the site was still elderly--if any changes had been made the parking would have to be reviewed and probably changed.

Doug Sorensen MADE A MOTION to recommend to the Town Council approval of the 9 space variance subject to recommendations included in the staff memo. John Gilich SECONDED.

Kae Paterson asked if guest parking had been taken into consideration. Mr. Jones advised her yes. Some units will not have cars and many of the elderly persons will be walking. John Gilich went on record as being very concerned with the way the elderly will be treated. MOTION CARRIED.

COLVOS TERRACE SITE PLAN SP-80-06 Request for 27 Unit Elderly Housing Project site plan approval for location as mentioned in variance. Mr. Jones mentioned three sides will be outside of the city. The plan meets all the technical requirements and now has a variance for parking (if OK's by Town Council) and is moderate to low density. There will be 3 handicapped units and ramps and handicapped parking is to be supplied. Public Works Department wants a curb 14' from the centerline of 56th Avenue--it will avoid cross cutting in the traffic pattern in this area. Storm water runoff is not yet resolved. County road and county property is a factor. The developer must obtain approval for his drain by Pierce County and then have Gary Tanehill take a look at it. Several requirements, i.e. detailed grading plan, curb cuts for handicapped, diagram of pedestrian circulation, lighting plans and misplaced wheel stops (need to be pulled back, as is the bumper hits the bank before the wheel hits the stop) need to be corrected. Mr. Jones said staff would recommend approval but attention should be given to items 2 through 10 in the 6/17/80 letter from Cramer, Chin and Mayo.

Kae Paterson asked if it will be a sloping curb at the crosswalk on 28th. She was told yes. Designer said he couldn't imagine a wheel chair going up hill at this point but the provision will be made.

At this point the meeting was opened to the public and Charles Gilman, architect of the project, reviewed the advantages of the plans with concerns geared toward the needs of the elderly. Curley Elliott, of the audience, said he was over 90 and he's for everything stated. John Gilich asked if HUD has any obligations to the town or if they demand anything from the town. Mr. Jones advised him there are the regular concerns of sewers, drains, lighting, etc. and one of the apparent problems is transportation. A bus system is being worked on and one of the stops would be Olympic Village, which would be helpful in this instance.

Doug Sorensen MADE A MOTION to recommend to the Town Council approval of the Site Plan as submitted subject to recommendations by staff and reference the June 17, 1980, letter from Cramer, Chin & Mayo, items 2 through 10. John Gilich SECONDED. MOTION CARRIED.

Carole Chalk MADE A MOTION to accept the minutes of the June 3 meeting as read. Doug Sorensen SECONDED. MOTION CARRIED.

Planning Director's report dealt with land use information--rough draft colored map is on display in the Planning Director's office and he would like to have any comments from the Planning Commission before it is finalized. Review at their convenience was suggested.

John Gilich MADE A MOTION to adjourn. Glenn Behnke SECONDED. MOTION CARRIED at 8:40 p.m.

Respectfully,

Jacqueline Martens

PLANNING COMMISSION MEETING - July 1, 1980

PRESENT: Glenn Behnke, Carole Chalk, John Gilich, John Holman, Kae Paterson, Doug Sorensen

Meeting called to order 7:36 p.m.

ENGEVIK CENTER SITE PLAN - SP-80-01 Property is located south of Rosedale St. and West of Harborview Drive. Request is for approval of a commercial/office complex containing four buildings. Mr. Greg Jones reviewed the application. Three of the buildings will be 1/2 story and one building will be one story. They all meet the height requirements. The ground floor will be retail and upstairs area of the three will be office space. Cramer, Chin & Mayo have given the plan high marks. Area is B-2 zoning, center of downtown, directly across from Harborview frontage. It's the largest single project in this area for some time. There is residential in the area but it is zoned commercial. The Commission should take this into consideration. The property comes to a V shape with two residences inside the area of the V. There is steepness behind three of the proposed buildings. He pointed out there is no headlight screening in a couple of areas and said winter would call for lights earlier which would shine into the residences. He requested heavier evergreen screening. The required is 6'. At this slope it is not enough as the fence is 7' or 8' below the parking lot. Denser screen would also filter noise. There are no technical deficiencies. The fire dept. wants one additional fire hydrant on Rosedale and a fire lane should be indicated by a sign near the Harborview entrance. Seven conditions were listed. 1. Additional screening, of height and density, with plan return for review; 2. Curb cuts & ramps; 3. Phase Construction schedule furnished the Building Department; 4. Entrance kept clear for fire lane; 5. Slope stability, Water drainage, etc. reviewed; 6. Building security be outlined; 7. Additional fire hydrant supplied. He pointed out parking is minimum but meets code. There is potential for problems.

Gary Garretson, project engineer, was present to review the plans. He said these are condo area upstairs. With regard to additional screening he pointed out an area where view could be blocked with high growing screening. As to curbs, they have over the requirements for handicapped at the closest ingress and egress points. He spoke to situation of fire lane and suggested they could stripe the area or have it signed.

Carole Chalk asked what the striped spaces were on the plans. Gary pointed out this area is for loading. He indicated dumpster sites on plans. He also pointed out wet areas on the site. Buildings will be lit--lighting will be subdued around them. John Gilich asked if they would be of pole nature. Gary said no pole--no glare. Mr. Gilich asked if there will be any noise. Gary said absolutely not. Gary pointed out fire hydrant features planned. Building will be of wood look construction--gray and brown with pilings and heavy rope to fit in with the fishing nature of the Harbor. Doug Sorensen asked what type of siding. Mr. Garretson said it will be board and bat. He's tying it together with another building in the area with dormer windows. Mutton windows will be used. John Gilich asked what the nature of the business is as to noise and late hours. Gary Garretson said he doesn't foresee noise as there is nothing open past 6--at the latest 9. He was asked if they will be business like Triple XXX. Greg Jones pointed out all uses are allowed in B2--the Commission could make special restrictions for this area if called for. Doug Sorensen asked the status of the sewage system. Greg Jones advised it is reaching capacity in this area but this project and several others have been considered. Doug Sorensen asked what trees will be used. Greg advised rather a hedge-like effect, like laurel. Area will probably have to be completely cleared before this construction is started. John Gilich asked about a bulkhead. He was advised there is one on the southern side.

When asking for comments from the audience, Mrs. JoAnn Makovich of 3212 Harborview Drive spoke up. Her residence is right in the V and she feels it is excessive impact on the residences on all sides. If the plan is approved they should keep the impact at a minimum. She would like to see solid cedar 8' fencing with solid evergreen screening--she's not happy with the screening plans as shown. They have two taverns within a block. She is concerned with visitors from the taverns and a nearby park. She is concerned about their parking in the building's lot and especially about the night time parking. She is also concerned about people taking shortcuts through this lot. She asked if this is guaranteed 9 to 5 and can they keep taverns, bars and restaurants out of this area. Views of upper offices will be their bedroom windows and kitchen. Is this a one phase shot? She felt they should put all fence and greenbelt first so they wouldn't have to look at it.

Greg Jones advised a condition #8 could be added regarding lighting and glare aspects. With regard to the parking area, a chain entrance, normally with one proprietor, signing parking lot for customers with all others towed would work. Could pose a problem because only one owner would have to be responsible for calling. A condition #9 could stipulate parking lot be signed for patrons only. John Gilich asked about stipulations regarding type of usage. Mr. Jones advised they could make this condition #10 in the condition list. They could also stipulate the hours and uses. Liquor license would help because when applied for review could limit hours. Mrs. Makovich said with the conditions the way they are 9 o'clock is not unreasonable. Doug Sorensen said he is not sure the design fits the theme projected by Gig Harbor--it's not much like the surrounding homes. Lee Makovich said this style is more pleasing than some that could go in. It doesn't match their style, but is more desirable than the modern, flat-top style. John Gilich asked Mr. Makovich about future commercial development of his property. Greg said he is entitled to curb cuts he has now and could go commercial. Doug Sorensen asked if there is enough square footage for parking on the Markovich property. Gilich said they would need restrictions in this area. Kae Paterson said she could go for 14' vegetative screening on the southern, eastern and western. Greg Jones said it's not necessary to go this high--they need something about 6' above the parking lot. Mr. Garretson said they could move the 3' fence right next to the parking lot edge and it would block lights. Greg Jones suggested put a fence on the lot and just screening next to the residence. Mr. Makovich was concerned people would come over the fence and make their property a shortcut. He also mentioned other border of screening is only 4' wide. Glenn Behnke was of the opinion this should definitely be fenced.

Kae Paterson MADE A MOTION to recommend to the Town Council Site Plan approval subject to the 7 recommendations of staff, adding "subject to staff approval" to #1 and adding Condition #8 to reduce lighting glare, Condition #9 parking lot be signed and Condition #10 to limit hours from 8 a.m. to 9 p.m. open to public. Carole Chalk SECONDED. MOTION CARRIED.

TARABOCHIA HEIGHT VARIANCE V-80-06 Property is located at the northwest corner of the intersection of Soundview Drive and Judson Street. Application requests variance to allow construction of a building that is seven feet higher than the allowable height. Zoning is B2. Greg Jones, speaking for staff, said there doesn't seem to be any extenuating circumstance as reason for this variance. There is planned retail downstairs and offices upstairs. The buildings are 22' above the existing grade. Staff is not making any judgements and recommendation is denial of variance.

Glenn Behnke said Dr. Edwards had the same circumstance, and the building where Atty. Hess is located, Town Hall, and the library was given a variance (but it was later dropped) and Uddenberg across the street was given an 11' variance for his new store. Sarah Hunt didn't object because it didn't block her view.

Greg Jones pointed out the trend has been to grant variances--they should change the procedure and change the ordinance for this area--variances weaken ordinances. John Holman said if B2 is changed to allow 2-story then it would pose a hardship in other areas. Maybe not on Judson Street, but others. Carole Chalk agreed with Greg and mentioned they are being pressured not to grant variances so easily. Doug Sorensen agreed with the idea to change the ordinances but will not go along with granting variances with no valid reasons. Carole Chalk agreed with Doug. Previous wrongs don't make it right now. Greg Jones read the height regulations - 24' with basement and 15' without. Gary Garrotson sketched the situation on the blackboard. Greg stated B2 zone is restricted to same height as residential. Glenn Behnke commented he always thought this unfair because B2 needs more space because of the use. Kae Paterson said they need to look at the ordinance, but this piece of property is not unique. Some discussion followed as to whether they should change the ordinance before this application is decided upon.

At this point Ms. Jessie Stoud, 2028 11th St., Bremerton (P.O. Box 655) expressed concern about her piece of property which abuts Tarabochia. Her property is 50' X 60' and is closed in on three sides by this development.

Carole Chalk abstained from voting because Mrs. Tarabochia is her landlady.

John Gilich MADE A MOTION to recommend to the Town Council acceptance of the requested height variance as proposed. John Holman SECONDED. MOTION CARRIED. Kae Paterson and Doug Sorensen VOTED NO. Doug said he would like to have postponed this hearing and added an amendment to the ordinance at the same time. Doug requested Greg to mention to the Town Council the reasons for the Commission's denial votes. Greg said it's difficult to represent both sides--he'll have to have reasons of findings on this variance because staff recommended denial. Doug Sorensen said it was his opinion the Planning Commission made a bad decision--if we grant this variance, other areas will ask the same.

TARABOCHIA SQUARE SITE PLAN SP-80-07 Greg Jones explained zoning is B2. Area is listed as same as variance property. There will be no access off Soundview because of busy street. Pointed out sidewalk on Soundview and Judson and also indicated curbing. Site Plan depends on three things. 1. Approval of the variance; 2. Platted into one lot instead of the present three; and 3. Detailed landscape and screening plan needs to be presented.

John Gilich said a fourth condition should be as to nature of business. Greg said on the last site plan we only had to stipulate closing hours to cut unwanted usages. John Gilich said equal treatment should be applied to all sides of the perimeter and indicated there is less screening planned for adjacent to Mrs. Stoud. It was pointed out it will have a gambrel roof with dormer windows and the building will be brick. Carole Chalk asked about street access and curbs--will wheelchairs have access? Greg pointed out it is not shown but will be handled. Gary Garrotson said especially on the corner of Judson and Soundview. Carole Chalk said she would like to see more landscaping adjacent to Mrs. Stoud's property, and suggested they take away two parking spaces since they have enough. Glenn Behnke said fence would be a solution. Mr. Garrotson said no problem. Mrs. Stoud pointed out her property is unfinished. Can they box her in? Gary Garrotson said there would be no way for them to bring parking into this area. They plan to leave it. Greg Jones said it could possibly become part of another property. Mrs. Stoud asked if any regulations regarded setback in this case. Gary Garrotson said they could come to the property line since it is commercial. Gary Garrotson pointed out an aggregate wall on the Stoud side and she asked how high, to which he replied 2 to 3 feet.

Carole Chalk again abstained from voting as Mrs. Tarabochia is her landlady.

Kae Paterson MADE A MOTION to recommend to the Town Council approval of the site plan as requested with the conditions 1, 2 and 3 as stated in the staff memo. Condition #3 will require staff approval at the appropriate time. Doug Sorensen SECONDED. MOTION CARRIED.

Doug Sorensen MADE A MOTION to approve the June 17 minutes as read. Kae Paterson SECONDED. MOTION CARRIED.

Greg Jones in the Planning Director's Report advised the Comprehensive Plan is progressing and he is revising ordinances --about 1/2 done at this stage.

Carole Chalk MADE A MOTION to adjourn. Kae Paterson SECONDED. MOTION CARRIED 10:30 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - August 5, 1980 (No July 15 meeting)

PRESENT: Glenn Behnke, Carole Chalk, John Gilich, John Holman, Kae Paterson and Doug Sorensen

MURRELL FENCE VARIANCE - V-86-08 Applicant wishes to construct fence closer than required setback allows. Fence is existing on a corner lot. Property is located at the corner of Stanich and Grandview. Tim Johnston explained this area has been recently developed.

The four conditions of a variance were examined for this hearing. Owner has combined two lots to make one. Sideyard terminates 66' from the corner--in no way does it block vision. He believes the fence is incidental to the site and is harmonious and functionally desirable. It is a cedar fence and serves as screen and a fence for pets. Planning Commission recommends approval. Public Works Director stipulates if the road is ever widened at this point, the fence will have to be lowered.

Doug Sorensen asked how old is the fence. Owner commented a month and a half. The owner advised he built the fence believing he was within the ordinance and the Planning Department explained there is some confusion between corner lot and corner lot line. Doug Sorensen asked how the Planning Department became aware of the fence. Tim Johnston said personal observation during construction. He also brought out three neighbors have submitted positive comments. John Gilich asked if the fence was consistent with the fences in the area. Mr. Johnston said it is consistent with several, but not necessarily ones adjacent. John Gilich asked if they would O.K. another fence of this type in this area. Planning Department advised if the circumstances were the same, with the same set of facts, the determination would be the same. Glenn Behnke asked about the landscape. Mr. Murrell advised there are trees next to the fence but he doesn't know how tall they will be upon full growth, nor what kind they are. Glenn Behnke thought it would be better if the trees would grow to hide the fence. John Gilich asked how much distance is between the property line and the fence. Discussion followed.

John Holman MADE A MOTION to recommend to the Town Council approval of the 19' variance subject to the recommendations as noted in the staff memo as set forth by the Public Works Director. Doug Sorensen SECONDED. MOTION CARRIED.

SPRINGHILL ASSOCIATION ZONE DETERMINATION Z-80-03 Planning Department explained boundaries are based on property lines. Application requests pre-annexation zone determination on 63 acres. Zones requested are 31.41 acres of R-3, 18.33 acres of R-2, 14.11 acres of G-S. Planning Department recommends annexation as R-1. After annexation they could consider the land use and revise zones at a later date when more information is available. John Gilich asked about the effect on the City. Mr. Jones said substantial burden would be placed on existing services. The annexation would leave a difficult boundary to the south also. A gap would exist that would not be town property. Glenn Behnke advised R-3 is for top of the hill--some of the requested is down in a hollow. Mike McKeen was present to represent the Molgards. Bill Peterson, civil engineer for the project, was also in the audience. Mike pointed out logical zoning changes that could be made in this area. The R-3 area is planned for apartments and condos with a density of 12 units per acre instead of 18 units as mentioned in the zoning ordinance. He said they would like another two weeks to work with the Planning Department and come up with a usable plan of annexation. Entire 69 acres would not need access to the towns services immediately (69 acres with addition of area planned for the roads, etc.) He pointed out water and sewer would definitely be needed in the future. The access frontage road and 96th are paved at present. Burnham and the frontage road joining is not a pleasant aspect to the owners. There is a possibility of freeway access being cut off by a development this large. They would have to move the access down. Bill Peterson discussed water presently provided and the proposed water storage as well as routes of usage. Traffic flow was discussed and it was pointed out storm drainage would be surface. Also discussed were ponds and erosion control. John Gilich asked what the ultimate density of demand to the town would be. Mr. Peterson said less than 2,000--possibly 1,700. John Gilich pointed out this is about the size the town is now. Planning Department said latest figures show town is about 2,500.

Doug Sorensen MADE A MOTION to postpone this hearing until all details can be provided and staff advised. Kae Paterson SECONDED. MOTION CARRIED.
of changes.

HOLMAAS REZONE, B-1 to B-2 Z-80-03 Applicant requests rezone of Lot 4 of the Hildebrand Short Plat from B-1 to B-2. B-1 is zoned for neighborhood convenience and B-2 would give allowances for real estate, doctor's office, etc., which are not allowed in B-1. Area is heavily wooded and adjacent to the vet on Soundview. Mr. Holmaas would be willing to limit the uses for the property. The Planning Department feels the rezone is appropriate and recommends the B-2 be granted and uses be limited. Mr. Holmaas stated his primary use would be real estate with maybe a florist and also suggested a deli to service the business people in the area. There was some discussion regarding whether or not they wanted to have a deli in this area and John Gilich mentioned this could become another commercial center if they weren't careful--more or less a satellite of the main town.

Mr. Roger Rue, of Rue & Butler, University Place, is architect for the proposed. He thought food aspect is important. There are a number of staff members in the area and he believes a deli is a good plan for this usage. Planning Department said they could possibly include deli, not restaurant, and approve the site plan with a "subject to." John Gilich said he is all for good open competition, but is concerned with commercial satellites in the area. Discussion followed re-

garding the uses for this application. Planning Department had listed 22 they would accept in this area, but the applicant had been out of town and hadn't seen the list. Commissioners were concerned with delay.

Doug Sorensen MADE A MOTION to postpone the hearing until the uses can be resolved, before submitting it to the Commission. Kae Paterson SECONDED. After short discussion, Doug Sorensen recinded his motion and Kae Paterson withdrew her second. Planning Department met with Mr. Holmaas and four uses were added to the list from the Planning Director. They were: Antique shop, Bank & Financial (Greg Jones stipulated this category would have to be without a drive in facility), Book & Stationery store or Custom Clothes and Tailoring. John Gilich asked about any encumbrances of a contractual nature applicable to this piece of property. Greg Jones said he found none.

Carole Chalk MADE A MOTION to recommend to the Town Council they accept the request for rezone as stated by the City Planner including the four additional uses (Antique Shop, Banks & Financial, Books & Stationery and Custom Clothes and Tailoring). John Holman SECONDED. John Gilich stated a satellite area situation will exist if this is carried through. MOTION CARRIED. John Gilich voted NO. He is in favor of free enterprise and doesn't like what he sees here.

HOLMAAS SITE PLAN SP-80-09 Greg Jones reviewed the application. Building will be 5200 sq. ft. commercial/office building on the north side of the site. Parking is not next to adjacent properties. Planning Department feels it is well designed, based on solar energy concept. Public Works Department has expressed concern with landscaping on the lot but is not concerned with the traffic flow on Soundview. A 5' sidewalk on Soundview is consistent with other developments on Soundview. Final landscape plan is to be approved by the Public Works Director so plantings, on parking strip especially, don't interfere with traffic vision. Curbs and gutters should be provided and there should be no parking on Soundview. John Gilich asked how this would be stopped. Greg Jones advised it would have to go through on Council level and they would stipulate no parking. Glenn Behnke was concerned with the plantings on the parking strip between the curb and the sidewalk. If larger plantings are used, it could be unpleasant if car doors went into it when wet--stepping out into that type of environment is not the most pleasant. Resolution was to make plantings lawn (grass) and wording was changed to read as such.

Doug Sorensen MADE A MOTION to recommend to the Town Council approval of this site plan subject to stipulations of Planner and changing landscape wording of plantings to low growing ground cover (grass). Carole Chalk SECONDED. MOTION CARRIED.

HOLMAAS HEIGHT VARIANCE V-80-09 Planning Director explained the variance is to accommodate solar receptors on the roof of the building. Only one point in the roof line has been raised to the same height as the two solar receptors to give good lines to the proposed construction. John Gilich asked if this is only to absorb the sun's rays. Greg Jones informed him there is no floor space in that area. Planning Department finds it to be in harmony with the comprehensive plan--it's almost at the top of the hill, no one is to be affected by the view being cut off and the Planning Department recommends approval. Doug Sorensen expressed concern over this project and thought anything of this type should be done in good faith. Glenn Behnke said it's a delightful looking building and Carole Chalk agreed. Roger Rue, architect for the project, directed conversation to Doug Sorensen and advised him of an architectural pledge and necessary licenses to practice making him capable of a project dealing with this type of architecture.

Kae Paterson MADE A MOTION to recommend to the Town Council approval of this height variance subject to recommendations of staff memo. Doug Sorensen SECONDED. MOTION CARRIED.

Carole Chalk MADE A MOTION to approve the July 1, 1980, minutes as read. Doug Sorensen SECONDED. MOTION CARRIED.

Planning Director's report revealed vacancy still open on the Commission. They have five applicants and it was thought a professional person should be chosen.

Kae Paterson MADE A MOTION to adjourn. Doug Sorensen SECONDED. MOTION CARRIED, 10:17 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - August 19, 1980

PRESENT: Glenn Behnke, Carole Chalk, John Holman, Kae Paterson, Doug Sorensen
ABSENT: John Gilich

ORDINANCE AMENDMENT - OUTDOOR STORAGE IN B1 - Z-90-05 Request is to amend Section 17.52.010 to allow outdoor storage in conjunction with mini-storage projects in the B1 zone.

Greg Jones explained the situation. BI allows storage and parking but does not allow storage of parked vehicles. Their wish is to amend the ordinance, subject to site plan review. It would allow household goods, cars, recreational vehicles, etc. Mr. Jones indicated they will request heavy screening. The Planning Department recommends approval with a change of wording--anything outside of buildings shall be within screened area and project is subject to site plan review. Discussion followed regarding what type of vehicles could be parked in this area and it was determined wheeled implements, driven or towed, would be acceptable.

Mr. Gordon Golob, 6813 82nd Avenue, N.W., said this is the only area they will have this situation in probably. They now have outdoor storage--22 storage spots. They had been assured earlier, by Planning Department's Wayne Goodno, there would be no problem with outside spots. There are 173 families using the facility and it serves the Gig Harbor area. They have checked and everyone in the county allows outside parking. They have 24 trees for screening and as yet they have not grown to any great height. Two have died and will be replaced.

Doug Sorensen asked when the applicants responded to the letter of 12/28/79. Greg Jones indicated there had been several phone conversations and then some written correspondence. Doug Sorensen asked had they acted in good faith and Mr. Jones replied yes. Mr. Golob said there had been previous correspondence regarding a fire code violation. It was about the same time Mr. Jones came to town--so there were several things going on. There was no one in the audience for or against. Greg Jones stated the change in the ordinance will not eliminate the violation. The Hildebrand Site Plan will have to come before the Commission and the Council.

Kae Paterson MADE A MOTION to recommend to the Town Council the ordinance be changed as outlined in the staff memo on the bottom of page 2 and page 3 stressing screening and project subject to site plan review. Doug Sorensen SECONDED. MOTION CARRIED.

Mr. Golob asked about storage of boats up on blocks. Glenn Behnke said they would come under towed vehicles since they would have to be towed to the site.

THADEN HEIGHT VARIANCE V-80-10 Request is for a 3' height variance to reconstruct a beach cabin which was destroyed by a mud slide. Property is located at 6805 Harborview Beach. Tim Johnston explained there are special conditions regarding this property. Topography and location have a definite bearing on the request. There is a grandfather situation around him and the need to rebuild is resulting from no action of his. There is no conflict with the comprehensive plan and maintains the harmony of the Harbor. For these reasons the Planning Department recommends approval.

Allan Jenkins, 568 S.E. Oak, Pt. Orchard, represented Mr. Thaden. Mr. Thaden has owned the property for about 29 years and only wants the same structure as was destroyed. Glenn Behnke commented he had viewed the property and it couldn't be seen from above and Kae Paterson asked if the drainage problem had been solved. The answer was yes. Doug Sorensen asked if SEPA was used for this. Mr. Johnston revealed SEPA was not necessary since this is a replacement of a once standing structure.

John Holman MADE A MOTION to recommend to the Town Council they grant this 3' variance as outlined by the Planning Department. Carole Chalk SECONDED. MOTION CARRIED.

EBERT FLOAT PLANE RAMP SPD-80-02 Application deals with a request to build a float to be added to an existing dock and construction of a sea plane ramp. Property in question is located at 9125 N. Harborview Drive. Tim Johnston explained the sea plane ramp would be a concrete slab 14' X 65'. Applicant has had the plane several years and the ramp would not increase the usage of his property but would make a more comfortable situation. Planning Department feels there is no reason it would create impact and feels it is a reasonable request. Recommendation is for approval with one reservation--hours are to be limited to daylight hours and ramp must meet FAA VFR regulations (Visual Flight Regulations).

Bob Ebert informed the Commission this is his second plane. Previously he has just driven up on the beach. Ramp would be more convenient to work on the plane. Doug Sorensen asked if any letters from neighbors had been submitted. One from Mr. Lambert was introduced and was in favor.

Doug Sorensen MADE A MOTION to recommend to the Town Council approval of this request for a seaplane ramp with the conditions it be limited to daylight hours and subject to FAA VFR Regulations. John Holman SECONDED. MOTION CARRIED.

BERG DECK SETBACK VARIANCE V-80-12 Request is for a variance from Sec. 17.16.060 to allow retention of a deck that encroaches into the required side yard. Property is located at 4106 Burnham Drive and is Lots 12 and 13, Block 4, Extension to Gig Harbor Addition. Tim Johnston suggested the area be replatted. These are two narrow lots and the deck is the same as an addition. Conditions haven't changed since the situation was reviewed once before. Planning Department recommends denial. Doug Sorensen asked what was going on, a problem in communication with the Planning Department. Tim Johnston stated the Bergs apparently want to build. Greg Jones mentioned previously Mr. Brennan, (son-in-law) was given a decision to either remove the deck or apply for a variance. The lot next door would suffer if the decision is to allow the variance. The deck is on the line and if they ever decide to sell the buyer would suffer. They are non-conforming lots already. The best solution is to replat and make the two lots one.

Doug Sorensen MADE A MOTION to recommend to the Town Council they approve this request for a variance of 17.16.060. Kae Paterson SECONDED. ALL OPPOSED. MOTION DENIED. Doug Sorensen voting against his own motion since he feels it should be denied.

John Holman MADE A MOTION to approve the August 5 minutes as read. Carol Chalk SECONDED. MOTION CARRIED.

Planning Director's report stated Greg Jones has resigned to take another position.

John Holman MADE A MOTION to adjourn. Doug Sorensen SECONDED. MOTION CARRIED, 8:30 p.m.

Respectfully,
Jacqueline Avery Martens

PLANNING COMMISSION MEETING - September 2, 1980

PRESENT: Glenn Behnke, Carole Chalk, Kae Paterson, John Gilich, Bill Read

ABSENT: John Holman and Doug Sorensen

MORRIS SITE PLAN - SP-80-11 Request is for site plan approval of a 5190 square foot commercial office building located on Stinson Avenue near SR-16 and the Tacoma/Lake Cushman power line. Applicant would remove the house there now and build. Address is 7102 Stinson Avenue. The plan has been changed so the parking would not allow backing onto Stinson. Greg Jones pointed out the landscaping shown on the site plan lacks in detail and one line is without. He thought it very important to have some kind of buffer. He reviewed his stipulations as mentioned in the packet. John Gilich asked about trouble with storm drains. Mr. Jones informed him there is none. Gill Read asked what percentage of property is covered by building. Mr. Jones said of 5,190 total about 25%, or a little less. Mr. Read suggested a planting strip on Stinson to make doubly sure the cars back around and not into the street. John Gilich asked about the ratio of square footage to parking and does it come out even. Mr. Jones advised yes. Doug Garber, architect from Gig Harbor, spoke for the project and said they will gladly comply with the requirements mentioned. Carole Chalk suggested wheel stops to prevent backing into the street and make it subject to review by Public Works, who had expressed concern to the Planning Department regarding the situation.

Bill Read MADE A MOTION to recommend to the Town Council site plan approval subject to the 4 stipulations in staff memo plus added stipulation a curb be placed at the east property line in a position acceptable to the Public Works Department. Kae Paterson SECONDED. MOTION CARRIED.

WOODS PARKING SPACE SIZE VARIANCE V-80-12 Request is for a variance from Section 17.72.050 C and E to allow construction of smaller than required parking spaces. Mr. Jones explained smaller spaces would accommodate compact cars. He said under special conditions needed for a variance there were two which stood out as not being met. Developer would not be deprived of his rights and public welfare is a question. The Fire Department and the Police Department both have objections. Hit and run in parking lots is a big problem and if you reduce the size of the parking spaces you can't assure smaller cars will park there and potential for accidents will increase. Fire Department is concerned about fire lane blockage. Basic reason for requesting the variance is to save several large trees. It was pointed out there are more than the minimum spaces required in this project. There are 135 spaces and only 106 are needed.

Mr. Bob Huesers, developer of the project, pointed out 18 spaces on the north side. He said smaller, compact cars are the coming trend. The trees to be saved were shown in the packet. Some are 18" in diameter. He spoke of 2½' in front of spaces required - devoid of asphalt. This is planned so walking won't be through the growth. The 2½ feet will accumulate moisture for the trees. As far as fire lane blockage he pointed out how it could be planned to leave a lane. Compact spaces will be so marked. Spaces will still be 9' wide.

Only the length will be cut. He sees the danger as no greater than any other lot and said they will not put the compact car spaces back to back. It was pointed out the 2½ foot is the rest of the situation with compact cars--both questions are to be decided.

Kae Paterson MADE A MOTION to postpone the hearing for two weeks to see a copy of specific site plan with revised sizes of parking spaces. Bill Read SECONDED. MOTION CARRIED.

EKBERG HEIGHT VARIANCE V-80-14 Request is for a variance from Section 17.16.080 to allow an addition to an existing house that would exceed the height variance. Variance if granted would be for 9 feet. Location is 7411 Stinson Avenue. Bill Read EXCUSED himself from the hearing as he is the architect on the project.

Mr. Jones pointed out the house is already over height and believes there is nothing special about the house or location that would allow for further encroachment. He said there would be no harm to views but based on information already received the Planning Department recommended denial.

Marian Eckberg was present to represent the request. She introduced information which the planning department had not been aware of and might make a large difference. The house was built about 50 years ago and the founder of the Gig Harbor Garden Club lived there. She planted numerous trees in the yard--one of each kind. If building addition went to the side some of these trees would have to be destroyed. There is also a problem with the soil in this location. Most of the other homes in the area have daylight basements but this is an impossibility on their property. Springs and clay soil prevent them from a basement. She explained the style of addition and pointed out area of the house it would be placed over. Kae Paterson asked how much are they adding over and Marian said the living room area about 1/2 length of the existing house. John Gilich said they have to relate to Greg Jones' comments. The house is already non-conforming and they should fit the changes to the house. He felt it was a radical departure from what the house was originally built by.

Carole Chalk MADE A MOTION to recommend to the Town Council they allow the request for variance because the Planning Commission feels there are special circumstances brought out in the meeting regarding ground water, soils and tree situation. Kae Paterson SECONDED. MOTION CARRIED with Kae Paterson abstaining from vote because she feels personally involved.

Minutes of the previous hearing were postponed because Planning Commission had not been able to read same.

Planning Director mentioned two hearings that had been postponed.

John Gilich MADE A MOTION to adjourn. Bill Read SECONDED. MOTION CARRIED at 9:06 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - September 16, 1980

PRESENT: Glenn Behnke, Carole Chalk, John Gilich, John Holman, Doug Sorensen
ABSENT: Kae Paterson and Bill Reed

HARBOR ASSOCIATES HEIGHT VARIANCE V-80-11 and HARBOR ASSOCIATES SITE PLAN SP-80-10 Both hearings were heard together but to be voted upon separately. Height variance asked for 10' variance, involving Section 17.44.070, and would allow 3 duplexes to be built to the height of 25'. Property is located on Harborview, about 50' away from Novak Street. Zoning is W1 and permitted use would allow 10 dwelling units. Applicant is asking for 6 units and a 13 slip marina for the residents. Any slips left over would be leased out. It will be built following older style of the neighborhood, two story, steep pitched roof. Greg Jones went over the special conditions. Applicant claims the location is within a historical area, thus, the old steep pitched roof look and the height planned is within heights of neighbors on both sides. It would be incompatible to build a 15' modern-look in this area. As far as depriving the rights of others in the district, he wants only to build to the height of the neighbors, which was their right. Another point, building trend was not the fault of the applicant. Plan seems to be in harmony with the comprehensive plan of the Harbor and would not be injurious to the neighborhood and public welfare. Applicant is trying to maintain similar architecture and maintain the natural shoreline. Staff felt it meets all conditions and recommended approval.

Glenn Behnke asked how much land. He was informed 39,450 square feet, almost an acre. 9,116 sq. ft. will be covered, about 23%. John Gilich commented on applicants wish to maintain height of the district through architectural style and pointed out it is comparable to the neighbors. Greg Jones pointed out the applicant could have asked for four more units on this property, but has only asked for six, and has spaced them out. John Gilich said the old timers, when they built, only built one unit, not six. Doug Sorensen asked what if none of the duplex dwellers used the marina. Would they all then be leased out? Greg

Jones commented the reason most people want to live by the water is they have boats. Doug asked about the netshed. Greg informed him it is for the tenants only. There is a roof garden on top and no access from the public walkway. Doug Sorenson pointed out there are only 11 parking areas and 13 marina slips. Greg pointed out most other cities only require one parking space for two slips or even three slips in some cases. Revision of the City ordinance is in the mill.

Steve Anderson, 8922 90th Avenue, N.W., Gig Harbor, was present as applicant. He said he will occupy 2 slips, his father-in-law one and a couple of friends account for 4 more spaces. So there will not be many vacancies. The netshed is for tackle, tools and nets owned by the unit owners. Ownership will be 1/6 as will ownership of the marina. He pointed out there is no reason to live there without a boat because the cost of the units would be high enough it is not feasible without one to justify the waterfront. They felt 10 units on the property would be too much. Six is a nice compromise. He pointed out the public access and said they wanted something to be proud of. They are not inflexible. They've talked with the neighbors and there has been concern expressed about backing out on a busy street. They could plan all garage storage inside or a turnaround could be planned with just landscape on Harborview. A conversation with Mrs. DeYoung revealed she didn't like the looks of the two units on the front of the project--just across the street from her. It will be a long range project and will take several years. He commented several of the neighbors have said it will raise the property values of the area. Doug Sorensen asked why they chose duplexes over single family. Mr. Anderson said the cost of housing, larger sideyards and setbacks and it will open more area so less view will be affected. It will also be more energy efficient. Ingmar Ringvold, 2762 Forest Beach Drive, Gig Harbor, was next to speak. He is the architect on the project. He said there are old buildings in the area that have been added on to. They want to be harmonious. One story units cover too much ground and there is not any open space left. Planned construction is in conformity with neighborhood and is low key--it won't call attention to itself. It will have wood siding, the same kind of paint and detail as the neighbors.

Mrs. Christa Anderson said Mr. Steve Anderson is her brother-in-law. She comes from the old country and now resides at 8023 Shirley Avenue. Over there everything has to blend in and she is for the proposed and feels the upland views won't be affected.

Peter Kadich, 3509 Ross Avenue, was opposed. He asked why this is separate from a shoreline permit. Greg informed him the variance and site plan have no bearing on the shoreline requirements. A shoreline permit must be granted before a building permit will be issued on this property. Mr. Kadich said the construction at 25' will impair his present view. He will lose a majority of his present view and it will result in devaluation of his property. Also he believes a height variance on a shoreline creates a precedent. A recent survey of the harbor revealed #1 priority was to protect views in the harbor. Regulations of the City are also concerned with this point. 1968 was the year present zoning went into effect. 15' was the height selected for height in this area--10' variance is a substantial jump. He also brought up the fact Bill Reed of the Planning Commission is also an architect for this project. He asked if the Planning Commission had heard of the Fairness Doctrine. Mr. Reed is concerned as an architect and will also be living in the duplex area. He wondered if they shouldn't consult council. Mr. Jones informed him they had already consulted council (Mr. Hess) and found Mr. Reed is also protected. He was advised not to attend the meeting and is absent. Mr. Kadich expressed overall concern about the project, and stated he was not contacted about the proposed construction which was also the complaint of several other neighbors.

Mrs. Catherine Pradich was present to speak for her mother-in-law who was out of town. She said no one notified her mother-in-law. They are opposed. They have waterfront with a dock and netshed at the end. They own a 50' seine boat and can only dock by coming in around the front of the property. They are concerned the slips proposed will prevent the docking of their boat and congest the waterway. Greg Jones pointed out the proposed marina is in the middle of the property with 35' setbacks on both sides. None of the boats will be longer than the 30' slips proposed. Ordinance only asks for 12' setback so the applicant is providing almost 3 times necessary setback.

JoAnn DeYoung of 3510 Harborview Drive was opposed to the multi-family units. She said she would rather see 3 single family with no height variance. It will cause more of a traffic problem with much congestion. There is already quite a bit up from the docks and down from Novak. She stated she doesn't care for the plans of the front units with a view of two garages and she will have no view at all when the buildings go up. Glenn Behnke said there are usually more children in single family homes and the homes could have more traffic also. Greg Jones said a controlled intersection on Novak is the way traffic will be channeled. People with boats moored down below are not to park on the street--even though they are. Parking tickets are being issued. He spoke to the problem a lot of people don't want multi-family. The pro-

blem is zoning allows this as a primary use.

Mr. Ringvold, architect, pointed out the lot now has a lot of older trees about 40' high. The buildings are only 25' high which is much less. They are planning to keep the large fir trees and the units are planned around them.

Mr. Walt Brown, 3423 Ross Avenue, said he is opposed and agrees with Peter Kadich. He likes the looks and the plan sounds good but "in keeping with surrounding homes"--the homes were built long before the height variance--1900 to 1930 and anything built with a variance of this type will affect view and set precedent. He built recently and kept his home in conformance. He could have had a view but as it is now he has to sit on his roof to see it. He feels if this is allowed it will be poor planning.

Mr. Anderson said he could build with 15' roofs of asphalt but then what would the neighbors have to look at. These will be \$100,000 units, approximately, of quality.

Doug Sorensen expressed concern with the residents--it's a residential district and they should be thought of first. Carole Chalk reminded him the marina is a commercial effort.

It was at this point decision was made to make both hearings a joint hearing. Greg went over site plan recommendations. He felt the landscaping plan was fairly extensive and pointed out the deciduous and coniferous plantings with lawn area and shrubs. He indicated they have left the large trees and plantings on site perimeter are extensive. He mentioned four conditions. 1. On site turnaround for driveways, 2. Curb 22' from centerline of right-of-way on Harborview, 3. Height variance is to be approved, and 4. Substantial Development is to be approved also. With these in consideration the planning department recommends approval. He indicated the variance and site plan should be considered separately. He indicated this is only one stage of approval and the plan will have to go through several more.

Shawn Hansen of 9508 N. Harborview Drive said the plans are commendable. However, she is opposed and it breaks her heart to see multi-family. She feels it will set a precedent. There are several other open spaces on the harbor and they could be affected by this. She underscored the comments of the others.

John Gilich said he is opposed to development like this. Original builders built European style but only one at a time. The public also feels this is too much development for this area. Glenn Behnke said the property is 150' wide. The dock is in the middle with 35' on each side. If three owners had the property, they could ask for three docks with only 12' setback--this would be more density.

Doug Sorensen MADE A MOTION to recommend to the Town Council they approve the variance for height subject to recommendations by staff. John Gilich SECONDED. Doug Sorensen was opposed to his own motion. Glenn Behnke said it was recommended for approval by the planning department and meets all the requirements of the town and he thought it would be an asset. Carole Chalk said she was in favor, it's as high as the traditional, but because so many are against it she must also vote that way. John Holman said he would like to see less going up but it's also less than more smaller so he is for. MOTION DID NOT PASS. John Holman and Glenn Behnke FOR and Doug Sorensen, Carole Chalk and John Gilich AGAINST.

John Holman MADE A MOTION to recommend to the Town Council approval of the site plan including the four recommendations of staff. Carole Chalk SECONDED. MOTION CARRIED. Carole Chalk, Glenn Behnke and John Holman voting FOR and Doug Sorensen and John Gilich voting AGAINST.

WOODS PARKING SPACE SIZE VARIANCE V-80-12 (Continued) A revised parking plan had been requested and was presented by Mr. Heuser. It showed compact parking and revealed spaces will be closer to 170 in number. He reported they are willing to do the extra sign work and they have made sure there are no spaces back to back.

John Holman MADE A MOTION to recommend to the Town Council approval of the amended site plan for parking based on plan dated 9/16/80. John Gilich SECONDED. MOTION CARRIED.

John Gilich MADE A MOTION to accept the minutes of the previous two meetings as read. Carole Chalk SECONDED. MOTION CARRIED.

John Gilich MADE A MOTION to adjourn. John Holman SECONDED. MOTION CARRIED, 9:15 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - October 7, 1980 - NO MEETING

PLANNING COMMISSION MEETING - October 21, 1980

PRESENT: Glenn Behnke, Carole Chalk, John Gilich, John Holman, Doug Sorensen and Bill Reed

ABSENT: Kae Paterson

GIG HARBOR CHRISTIAN CENTER CONDITIONAL USE CU-80-02 Request is for a conditional use permit to allow church offices in a R-1 zone. Property is at 3805 Rosedale Street. (Corner of Stinson and Rosedale and Stinson. Change would be from single family into an office facility--3 office with a secretary, storage space and one small conference room. There is a B-2 piece south where Spudoni and the telephone facility are located. Staff found all criteria met and recommended the Conditional Use be granted with conditions outlined.

Bill Reed asked about landscape or screening. With the 5 space parking indicated by applicant they should plan for screening. They should also look at paving of this area and the ingress/egress. It was pointed out five autos will be able to park parallel. During the day 4 maximum will be present and up to 10 for conferences. There is an agreement being sought with the Spudoni people to use their parking when there is overflow from the church parking.

Dick Bronson, 2818 Cabrini Dr., N.W., was present to speak in favor. He is an elder at Gig Harbor Christian Center. He brought out choir practice on Saturday nights would be about the greatest use, or conference. At that time they would have up to 10 or 12.

Discussion followed re paving and temporary use of this site. John Gilich was concerned about the condition of the building. He was informed the building permit will handle the code complaints which might arise.

Mr. Chester Larsen, 8012 Stinson Avenue asked about the zoning. He was told it will revert to R1 when the church moves out as the conditional use only pertains to them. He mentioned a drainage problem at the back of his property and explained he has installed a 12" drain at his own expense to handle the springs and run-off. Drainage should be part of the overall plan for this land. The large springs are now controlled but if fill for parking is used what will happen to the drain system. He said basically he is worried about breaking the R-1 zoning and protection of the drainage system.

Mr. Robin Kip, 3808 105th Ct. was also concerned about parking. He stated school buses use this road and this could possible cause a hazard trafficwise. He felt the code requirements should be met. Also 12 people at this site is a crowd. It was revealed the hours would be 6-8 p.m. on Saturday evening.

Doug Sorensen felt they should consider the highest and best use when the church moves out. Parking area for 5 cars, if paved, is very large to revert back to residential. Tim Johnston said they are in hopes something can be worked out with the neighbors across the street. There will probably be no more than 2 cars at a time at the site. John Gilich said they need something laid out and Doug Sorensen suggested a sketch or site plan with a letter from Spudoni to allow them to park. John Holman said gravel parking might be the answer as it would be easier to convert back. When asked how they plan to get around the house to the right, Mr. Bronson explained heavy machinery will have to level it out.

Doug Sorensen MADE A MOTION to continue to the Meeting of November 4 so the proponent may provide a site plan of sorts, and a letter regarding parking from Spudoni or the Telephone and consult with the City Planner. John Holman SECONDED. MOTION CARRIED.

HARBORVIEW PARK PRELIMINARY PLAT EXTENSION REQUEST Request is for an extension or postponement until October, 1981, because of economic conditions and completion and delay of drainage between the applicant and the town. The Planning Department feels this is reasonable and not an unusual request. They have permits and are working with Public Works regarding the runoff problems they had last year. He suggested granting of the request with the understanding temporary improvements be completed in the next couple of weeks and a performance bond is to be issued.

John Gilich asked if Soundview is in jeopardy because of the drainage problem. He was told this was a problem but is being worked on. Gilich spoke of the wall of water last year that ran down Soundview and affected several people. Bill Reed commented the work being done isn't an eyesore and the Public Works Department knows what it's doing. He asked if the request was coming in now would it be allowed. Tim Johnston explained the performance bond would be required before clearing--project has gotten out of control by being out of sequence.

Bob Helm, Vice President of Wick Homes, said they are trying to solve the problems created last year and have put in a holding area with control flow pipes. It's not just a hole with hay in it. He explained what has been done and what is being done to protect this area. They cannot develop right now for economic reasons.

Bill Reed MADE A MOTION to grant extension of the preliminary plat approval extension for one year subject to the recommendations of the Planning Department. Carole Chalk SECONDED. MOTION CARRIED.

John Gilich MADE A MOTION to approve the minutes of the September 16 meeting as submitted. John Holman SECONDED. MOTION CARRIED.

Planning Director introduced Tim Potter, new assistant planner, and Jennifer Harwood, intern. He outlined future plans and ideas regarding the comprehensive plan.

John Holman MADE A MOTION to adjourn. Bill Reed SECONDED. MOTION CARRIED, 8:41 p.m.

Respectfully,

Jacqueline A. Martens

PLANNING COMMISSION MEETING - November 4, 1980

PRESENT: Glenn Behnke, John Holman, Kae Paterson, Bill Reed, Doug Sorensen
ABSENT: Carole Chalk, John Gilich

SDP-80-04 HARBOUR ASSOCIATES (Cont.) Request is for approval of a Shoreline Substantial Development Permit. Bill Reed asked to be excused as he is involved. Recap of the meeting of September 16 followed. New features include some ingress and egress eliminated, two units on Harborview are moved South, the dock is moved north and the height of 25' has been dropped to 23'. Staff recommends approval. It was pointed out only the substantial development permit is to be considered at this time.

Steve Anderson spoke for the development and pointed out they cut 25' off the obstruction to Harborview and moved 40' from the property line. All distances have been worked out with the neighbors and they have also moved the dock 10' to the North.

Mr. John Pradich, owner of the dock adjacent to the applicant, explained he had met with Mr. Reed but there were no facts on paper. The existing dock is over 60 years old. He is concerned with access to the fireboat in case of a major fire. He stated he must go out another 75' in order to use this dock which has been used for 60 years. What if the people sell? There has been a sailboat tied up in this area they had tried to get taken care of and is still there after a year. He is very concerned because his 60 year old dock will be almost unusable. Kae Paterson asked if a guarantee was given would the proposed be all right as is. Mr. Pradich said he doesn't think so as it is planned.

John Holman MADE A MOTION to recommend to the Town Council approval of the Shoreline Development Permit with the new 2' height reduction, changed access to Harborview and moving of the dock 10' north and with recommendations of staff. Kae Paterson SECONDED.

It was stated if they reconsider the variance then they should schedule a public hearing. Mr. Pradich asked if he could extend his dock as far as the proposed dock. Glenn Behnke explained there must be a public hearing for this.

MOTION AND SECOND WERE WITHDRAWN.

A letter from a gentleman representing Gig Harbor Improvement Survey was mentioned. They are very much against this proposal and survey regarding condos and apartments (duplexes were not in specifically but are multifamily). Single family is more desirous on the waterfront. They could build three single family on these three large lots.

Kae Paterson MADE A MOTION to recommend to the Town Council approval of the Shoreline Development Permit subject to the three conditions suggested by staff

and the dock will be pulled back to the line established by other existing docks. John Holman SECONDED.

Doug Sorensen felt this was not in the best interest of Gig Harbor. John Holman said he would rather see this than a restaurant.

MOTION CARRIED. Kae Paterson, Glenn Behnke and John Holman FOR. Doug Sorensen AGAINST.

SP-80-11 TELEPHONE UTILITIES OF WASHINGTON, INC. Location is where Rosedale meets with the new frontage road - about 46th. Most of property is GS and one small parcel is R1. Approximately 6.36 acres and land slopes to the east. There is a steep slope to the southeast. There are presently large trees and underbrush. The property owners adjacent were pointed out. An area of peat deposit was pointed out but the applicants feel they can handle this. Proposed building is two story with approximately 12,000 square feet per floor. It will be set back into the hill and they will use noble fir for landscaping. Site plan was reviewed. Staff recommended approval with conditions.

Richard Schmidt, architect, spoke for the plan. He indicated they agree with the conditions.

John Holman MADE A MOTION to recommend to the Town Council approval of the site plan subject to recommendations outlined by staff. Doug Sorensen SECONDED.

Kae Paterson asked about the landscaping on Rosedale and expressed concern over some of the larger trees indicated for removal. Tim Johnston indicated the project is at site plan level and they will later submit a landscape plan. Discussion followed.

Bill Reed AMENDED THE MOTION to include landscape plan, done by a landscape architect, will be presented to staff for approval. John Holman SECONDED.

MOTION, AS AMENDED, WAS CARRIED.

Glenn Behnke introduced a letter from Gig Harbor Christian Center asking for postponement. It was agreed upon.

Bill Reed MADE A MOTION the minutes of the October 21 meeting be approved. John Holman SECONDED. MOTION CARRIED.

Subject of scheduling work sessions regarding attitudes toward condos was mentioned by the Planning Director.

Doug Sorensen MADE A MOTION to schedule meetings to help clarify what the citizens of Gig Harbor feel regarding condos and waterfront. Kae Paterson SECONDED. MOTION CARRIED.

Bill Reed was again excused from meeting.

Next was Harbour Associates request for reconsideration of variance denial and site plan revision.

Doug Sorensen MADE A MOTION to schedule a hearing to reconsider both the variance and site plan of Harbour Associates. Kae Paterson SECONDED. MOTION CARRIED.

John Holman MADE A MOTION to adjourn. Doug Sorensen SECONDED. MOTION CARRIED: 8:49 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING -- November 18, 1980

PRESENT: Glenn Behnke, Carole Chalk, John Gilich, John Holman, Kae Paterson
Doug Sorensen and Bill Reed

CU-80-03 John Braaten CONDITIONAL USE APPLICATION AND CONDITIONAL USE AMENDMENT TO THE ZONING ORDINANCE Request is for an amendment to allow seasonal Christmas tree sales in residential zones as a conditional use and a request for a conditional use permit to sell Christmas trees should the zoning ordinance be amended accordingly. Tim Johnston explained the situation. Property is located at 9323 Peacock Hill Avenue which is zoned R1. If amendment is passed it will only apply to R1 and R2 districts. He presented a sketch of the property and pointed out the house is next to a vacant lot. Planning Department recommended the conditional use be granted with seven conditions as listed in the staff memo. Doug Sorensen asked if this will cover every year. Tim stated only one. John Gilich asked if there are many requests of this type and he was told this is the only one. Each new request would need a separate conditional use permit.

Kae Paterson MADE A MOTION to recommend to the Town Council approval of the 11' height variance. John Gilich SECONDED. Bill Reed thought if the roof would slope the other way it would be more desirable. ALL OPPOSED.

YOUNG ANNEXATION William Young is requesting DETERMINATION OF ZONE on property to be annexed into the Town. Location was pointed out to the Planning Commission. There are three lots with a duplex on each lot. R-2 would be a logical zone for this - it's zoned for duplex in the county. Annexation would allow a city sewer hookup. Raw sewage is a problem in this area. There is county all around this piece of property and city across the street. It's predominately R-1 zoning in this area of town.

Bill Reed MADE A MOTION to recommend to the Town Council if these three lots are annexed determination of zone would be R-2. Kae Paterson SECONDED. MOTION CARRIED with John Gilich voting NO because he doesn't like being forced to take R2 in a predominately R1 area.

R-2, W-1 and TRANSITIONAL USE ZONING AMENDMENT Discussion followed and it was explained these are housekeeping items to benefit zoning.

Bill Reed MADE A MOTION to recommend to the Town Council 17.20.040, (17.44.030 and 17.60.020) be amended to read as follows: For residential uses the lot area shall be not less than 12,000 square feet for the first dwelling unit in each dwelling and 3,000 square feet for each additional dwelling unit. 17.44.030 Lot area should be amended to read as follows: The lot area shall be not less than twelve thousand square feet. For residential uses the lot area shall be not less than 12,000 square feet for the first dwelling unit in each dwelling and 3,000 square feet for each additional dwelling unit. 17.60.020A.1 should be amended to read as follows: Two-family dwellings, provided that such lot is at least fifteen thousand square feet in size, with further recommendations as per paragraph two of the staff memo. Carole Chalk SECONDED. MOTION CARRIED.

Carole Chalk MADE A MOTION to approve the November 4 minutes as read. Bill Reed SECONDED. MOTION CARRIED.

Kae Paterson MADE A MOTION to adjourn. Bill Reed SECONDED. MOTION CARRIED at 10:37 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - December 2, 1980

PRESENT: Glenn Behnke, Carole Chalk, John Gilich, John Holman, Kae Paterson
Bill Reed and Doug Sorensen

CU-80-02 CONDITIONAL USE PERMIT REVISION FOR GIG HARBOR CHRISTIAN CENTER Cont. Location is 3805 Rosedale Street. New site plan was presented and recommendation by Public Works Director is to use gravel instead of blacktop paving. Plan was recommended by staff. Bill Reed asked if the parking requirements have been met. He was advised about 1½ spaces on lot and the rest is off site. Commission was advised Conditional Use Permit is for one year, limited to this plan. There are no legal tieups and will be limited to office personnel and secretary--3 persons. It's not designed for visitors.

Kae Paterson MADE A MOTION to recommend to the Town Council this Conditional Use Permit be approved with the following conditions:

1. Review in one year on upon finding need to widen Rosedale.
2. Review if traffic flow at corner becomes a problem.
3. Parking area gravel not blacktop.
4. Office use only.
5. Subject to recommendations of Public Works Department.
6. Subject to recommendations of Police Department.
7. Paint, repair and maintain house and surrounding grounds.

Bill Reed SECONDED. MOTION CARRIED.

SP-80-12 PEACOCK REALTY OFFICE BUILDING SITE PLAN REVISION Cont. Revised plan was introduced. Traffic flow at the corner was reviewed. Right hand turns only may be a condition imposed if the traffic flow is threatened. Alternate plan would cut down on the landscape and take out all of the large trees in back. Screening of the possible right-of-way is almost impossible. Staff recommended original site plan. Kae Paterson asked about the status of the right-of-way access road. Tim Johnston said it is state owned and there is no live plan at this time. It was indicated traffic flow at corner could be slowed by a traffic light. Reducing width of employee lot driveway and making the larger lot the primary is another suggestion and a sign for employee entrance only would deter people from the smaller lot. Staff indicated a condition the employee parking lot not be installed until a traffic light is installed at the intersection of 28th and 56th could be included in plan.

John Holman MADE A MOTION to recommend to the Town Council approval of the original site plan with the condition that the employee parking lot not be installed until the traffic light at 28th and 56th is installed. John Gilich SECONDED. MOTION CARRIED.

Glenn Behnke asked how long before this is built. Steve Peacock said plans are for this spring. Tim Potter indicated traffic signal should also be in this spring.

Carole Chalk MADE A MOTION to approve the minutes of November 18 as read. Bill Reed SECONDED. MOTION CARRIED.

Meeting for Land Use on the Waterfront has been scheduled for Wednesday, December 17 at 7:30 p.m. It was thought notices of the meeting should be placed in public places such as Harbor Landing.

Glenn Behnke MADE A MOTION to cancel the Planning Commission Meeting of 12/16. Carole Chalk SECONDED. MOTION CARRIED.

Bill Reed MADE A MOTION to adjourn. Kae Paterson SECONDED. MOTION CARRIED at 8:20 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - DECEMBER 16, 1980 - Cancelled.

PLANNING COMMISSION MEETING - January 6, 1981

PRESENT: Glenn Behnke, Carole Chalk, John Gilich, Kae Paterson, Doug Sorensen
Bill Reed

ABSENT: John Holman

GALBRAITH DETERMINATION OF ZONE PRIOR TO ANNEXATION Application is for B-2 zoning on four parcels which are vacant at this time. Property is near Pioneer Square and is commonly described as the land lying south of the Simerson property between the frontage road and the power line. Land is approximately 4.9 acres. Kimball Drive, SR16, Pioneer and the Tacoma-Lake Cushman Power Line Right-of-Way intersect said property. Parts of this are heavily wooded with rolling topography. Trend in the area is B-2. County has zoned the area urban. Staff recommends B-2 and informs that site plan reviews will handle any density problems in this area. There is a piece of property which is almost surrounded by applicants and belongs to a Mrs. Simerson. Staff indicated this piece of property should also be considered for annexation because of location. John Gilich expressed concern over height in this area. A couple of the parcels are small and this could pose a problem in addition to the concern about height. He expressed concern because the town should not allow new annexed property owners what the existing owners don't have. from the rest of the parcels. The equity in the matter is very important. Jack Galbraith spoke and said they prefer to develop the property and might sell to reputable people at some future time.

Bill Reed MADE A MOTION to recommend to the Town Council the Determination of Zone before annexation of the four parcels of Mr. Galbraith totaling 4.9 acres should be B-2 subject to the four staff recommendations. Doug Sorensen SECONDED.

Kae Paterson expressed concern over some of the B-2 uses which could go into this area. Property is near a school and she is uncomfortable with an open B-2. Mr. Gene Smith, Real Estate broker from Seattle, said they could work to find an agreeable compromise. It is possible triangle in "B" could be greenbelt, either left or planted.

MOTION CARRIED. Kae Paterson voted NO.

TEMPORARY MOBILE HOME ORDINANCE Introduced by the city, the new ordinance would be an addition to Chapter 17.8, Administration--Construction and Enforcement, concerning the temporary uses for mobile homes during construction. Tim Potter explained the only permit available is for 90 days and is issued by the police department. There are larger construction jobs that require more time and the 90 day permit is not suitable. Bill Reed recommended commercial construction should be viewed differently and larger periods of time be available since some of the construction jobs take as long as two years to complete. In these cases the length of permit should match the contract times. Doug Sorensen asked what brought this about. Tim Potter explained there is a gentleman who has a trailer under the police permit and the question came up. It is not an urgent decision but needs to be taken care of. Discussion followed.

John Gillich MADE A MOTION to recommend to the Town Council they amend 17.64.040 of the zoning ordinance to include seasonal Christmas tree sales, subject to conditions requested by staff. John Holman SECONDED. MOTION CARRIED.

John Gillich MADE A MOTION to recommend to the Town Council they grant John Braaten a conditional use permit for sale of Christmas trees which will expire at the end of the season subject to recommendations of staff. Kae Paterson SECONDED. MOTION CARRIED.

Z-80-06 SKANSI CONTRACT REZONE Request is for a contract rezone from R1 to R-3. Proposed rezone is contingent upon construction of a 78 unit apartment/condo complex on 9.164 acres. Drawings and sketches were presented by Tim Potter. Staff feels conditions of location and natural screening make the proposed the best use of this property. Traffic flow in area concerned is a possible problem however, it's being worked on and a left turn lane will be a possible solution to the problem. Soils situation is also being worked on. Site is unstable land with much clay present. The height proposed is 35' above street level. If single family were put in more clearing would occur and run off would be very hazardous--sliding on top of the clay would cause problems. The proposed construction is in clusters and would be more suitable to this type of soil. Doug Sorensen asked about the sewer demand. He was informed there shouldn't be any problem as a development of this type demands less and will put out less sewage. It was mentioned this could be due to a 10 - 15% vacancy rate. It was also mentioned this could be due to the fact that people inhabiting this type of development put out less sewage. Staff stated they would rather see this type of development than single family because of the severity of the site. R3 from R1 contract means they wouldn't be stuck with R3 if this plan falls through. Alternate emergency access for fire protection was pointed out.

Bob Lynch, architect at 2719 Rochester St. West, Tacoma, said the staff covered the plan very well. Mrs. Manning of 8005 Shirley Avenue asked if after the complex was built would it go back to R1. Tim Potter said only if the project is cancelled. She said they have property whose view might be affected. Also, there are several other vacant properties which could request R-3 in this area.

Kae Paterson MADE A MOTION to recommend to the Town Council this property be rezoned from R1 to R3 contractual with the understanding this is the project that will be built subject to staff recommendations and a request to see entry way (acre +) included in site plan. She WITHDREW MOTION for lack of second.

Bill Reed MADE A MOTION to recommend to the Town Council rezone of the subject property from R1 to R3 contract with the inclusion of the four recommendations of staff. John Holman SECONDED. MOTION CARRIED.

SP-80-10 and V-80-11 HARBOUR ASSOCIATES REVISED SITE PLAN AND VARIANCE Bill Reed excused himself from this hearing as he is directly involved. Review of previous hearings followed and procedure of Shoreline Development Permit and Site Plan approval were discussed. Scheduling problem resulted in site plan being heard first.

John Gillich asked about the condition of Novak Street which goes into the proposed development. Tim Johnston told his they could put a condition on the site plan approval to provide necessary work. Doug Sorensen was concerned over the hardship presented for height variance. He didn't feel a need to meet the height of the surrounding buildings would classify.

Steve Anderson was present to speak for the project. He said all of the changes made were a result of discussion with the neighbors. The property is presently zoned for 11 unit. They're only putting in 6--and they're trying to make it fit the neighborhood. They have discussed an easement with the Pradich people regarding the dock and he pointed out the neighbors affected in the interchange of easements. Ivanovich dock is also involved. John Gillich asked about fixing of the road for ingress and egress. Mr. Anderson indicated he would work with the neighbors on this. Tim Johnston advised there is a 60' right-of-way and 40' is to be surface. It's usually done by adjoining property owners and could be a tentative condition of approval.

Mr. Ringvold, 8801 Randall Drive, Gig Harbor, was present as the architect for the project. He said in order to pull the roofline down to not need a variance would make a roof not visually pleasing. Doug Sorensen commended Mr. Anderson for working with his neighbors and John Holman asked about the trees taken down. Mr. Johnston advised him not many were taken.

Kae Paterson MADE A MOTION to recommend to the Town Council the revised site plan be approved subject to the first 3 of 4 conditions of staff and add the condition applicant agrees to pave 24' of right-of-way and provide improvements as required by Public Works Director to approved access. John Gillich SECONDED. MOTION CARRIED with Doug Sorensen voting no because opposed to reason for hardship.

Doug Sorensen MADE A MOTION to approve the height variance of 23' and went on record as opposed as he doesn't feel it meets condition on hardship. John Holman SECONDED. MOTION CARRIED with Doug Sorensen and Kae Paterson voting NO. At this point Bill Reed returned to meeting.

SP-80-12 PEACOCK REALTY OFFICE BUILDING SITE PLAN Request is approval of a site plan for an office building to house Peacock Real Estate, Inc. and the property is located in a B2 zone near the intersection of 56th St., N.W., and Soundview Drive. Tim Potter reviewed the site plan and requirements. He pointed out the ingress and egress might be a possible problem as there are two parking areas with separate entrances onto main road. One parking area is only for employees who will be parking for all day so problem may be reduced. Proposed is 24' from slab and is within the height ordinance. Bill Reed questioned necessity of two parking areas. Tim Potter advised it seems much cleaner to do it this way. John Holman asked about a sign marking the one parking area employees only. Tim Potter advised this could be a condition of approval. Bill Reed thought it would be possible to make only one parking area with the same building area on the property. It is a triangular piece presenting difficulty, but this could be arranged. Mr Gary Gerritson of 3226 Rosedale St is architect for the project. He pointed out the topography of the land makes it easier to have the present plan. Parking is almost double what is required.

Mr. Tom Orsor of 5205 47th Avenue, N.W. spoke as part owner. He said they could shift the building and provide a roadway from one lot to the other.

Bill Reed MADE A MOTION to continue the hearing to allow applicant to submit a revised site plan with only one access from the parking lot to the street. Doug Sorensen SECONDED. MOTION CARRIED.

At this point, Doug Sorensen left the meeting.

V-80-15 and V-80-16 R LAMBERT SIDE AND FRONT YARD VARIANCE REQUEST AND HEIGHT VARIANCE REQUEST Property is located at 9109 Harborview Drive and is in W-1 zone. The property is lower than the adjacent lots as it was once graded out. The applicant is asking for 12' front yard variance. Staff feels it will be an improvement over what is there. There is an existing garage which is a hazard to safety and staff feels change is justifiable. Applicant is asking for 11' variance in height because the lot is so low. Applicant asked for 2 1/2' variance on the north side and 6' variance on the south side of the lot. Staff felt this would obscure the view from Harborview and impose on the neighbor to the north. There is not enough room for fire access and presents a problem. Planning Department recommends front yard and south side yard variances be approved and height variance and north side yard variance be denied.

Property is 71' wide and the topography of the lot is the main reason to locate the garage closer to the right-of-way. Mr. Lambert of 9109 N. Harborview reviewed his plan.

Mr. Silas E. Nelson, retired architect of Tacoma, spoke as a neighbor. He believes the plan fits the requirements and Mr. Lambert has done an admirable job with the front of the building. He noted some of the old, original concrete on the southwest side has been saved in the planning. On the northeast side he has allowed some sun down into the area. He recommended approval. Mr. Mike Mizner was representing Mr. Paul Vermetto the North and said the plan will shadow the Vermet home during daylight hours. His landscaping will be affected on this side and the Vermetts oppose the plan. Mrs. Pat Ebert of 9125 Harborview said she is much in favor. There are many homes in this area as tall--many homes on the right-of-way and they shouldn't hold it against the Lamberts. Neighbor from 9116 Goodman Avenue was very much in favor and feels this is needed improvement. Mrs. Roberts (renting from Mr. Paglia) of 9105 Harborview said Mr. Paglia has no objection. Mr. Vermet said he feels his house is going to be adversely affected and said his driveway will probably be used by neighbors visitors--objects to the plan. Mr. Lambert advised Mr. Vermet is 2 1/2' from the property line and he also hangs out into the right-of-way.

Bill Reed MADE A MOTION to approve the 12' front yard setback variance. John Holman SECONDED. Bill Reed said he is in favor of this variance but opposed to the rest of them. MOTION CARRIED.

John Gilich MADE A MOTION to recommend to the Town Council they accept the 2.5' north side yard setback variance. John Holman SECONDED. John Gilich added this is too much to ask. ALL OPPOSED.

John Holman MADE A MOTION to recommend to the Town Council approval of the 6' side yard setback variance on the south side. Bill Reed SECONDED. Carole Chalk voted YES and MOTION WAS OPPOSED by the rest.

Bill Reed MADE A MOTION to recommend to the Town Council adoption of this ordinance subject to the following general revisions.

1. Amount of time allowed for residential permit be one year with emergency clause for three month period.
2. Amount of time allowed for commercial projects be the amount of time allowed for construction--or if no time allowed, a negotiable time set by the planning department for a reasonable length of time.

Kae Paterson SECONDED. MOTION CARRIED. Bill Reed left the meeting.

Next item of business was memorial for Pat Ebert.

Next item of business was committee appointed for nominating 1981 officers. John Gilich, Carole Chalk and Doug Sorensen were chosen for this.

Carole Chalk MADE A MOTION to accept the minutes of the December 2, 1980, meeting as read. John Gilich SECONDED.

Doug Sorensen MADE A MOTION to adjourn. Carole Chalk SECONDED. MOTION CARRIED at 8:37 p.m.

Respectfully,
Jacqueline Avery Martens

PLANNING COMMISSION MEETING - January 20, 1981

PRESENT: Glenn Behnke, Carole Chalk, John Gilich, John Holman, Kae Paterson
ABSENT: Doug Sorensen and Bill Reed

LAMBERT Hearing for variances which had been scheduled has been postponed. It will probably not come before the Planning Commission again because the house has been redesigned.

Minutes of the January 6 meeting were discussed. John Gilich indicated the GALBRAITH DETERMINATION would be changed to reflect his further views regarding the area. In addition to the height he expressed concern because the town should not allow new annexed property owners what the existing owners don't have. Equity in the matter is very important.

Carole Chalk MADE A MOTION to approve the January 6 minutes as corrected. Kae Paterson SECONDED. MOTION CARRIED.

Planning Director spoke of status of zoning ordinances. He discussed several projects now in progress throughout the town and advised status of the comprehensive plan. Waterfront meeting was discussed and Glenn Behnke advised of a Library Meeting on Monday to decide fate of the library.

John Gilich MADE A MOTION to postpone election of officers for the year. Carole Chalk SECONDED. MOTION CARRIED.

John Holman MADE A MOTION to adjourn. Kae Paterson SECONDED. MOTION CARRIED, 8:16 p.m. Next meeting will meet early - 7:00 - for election of officers.

Respectfully,
Jacqueline Avery Martens

PLANNING COMMISSION MEETING - February 3, 1981

PRESENT: Glenn Behnke, Doug Sorensen, John Holman, Kae Paterson, John Gilich, Bill Reed, late
ABSENT: Carole Chalk

NO HEARINGS. Only discussion involved election of officers. Nominating committee had not made any decisions. Since Carole Chalk was absent it was decided to continue subject until next meeting, with phone conversations to reach an agreement.

Suggestion was made to cancel meeting of 2/17/81 - however, if zoning ordinances are ready they might be discussed this date.

John Holman MADE A MOTION to approve the January 20 minutes as read. Kae Paterson SECONDED. MOTION CARRIED.

Planning Director had no report. Glenn Behnke made a commissioner's comment thanking Greg Jones and Tim Johnston for the new agenda which makes things run more smoothly.

Doug Sorensen MADE A MOTION to adjourn. Bill Reed SECONDED. MOTION CARRIED at 7:45 p.m.

Respectfully,
Jacqueline Avery Martens

PLANNING COMMISSION MEETING - March 17, 1981

PRESENT: Doug Sorensen, Kae Paterson, John Gilich, Carole Chalk, Glenn Behnke, Bill Reed
ABSENT: John Holman

SPUDONI REZONE--Z-81-01 Martha Spudoni is requesting rezone of her R-1 property to RB-1. Property is described as SHORE ACRES: North 100 feet of Lot 34 except east 30 feet thereof for road. It was explained this request would increase value of the property and at this point is the only reason for the application. Property abuts on county area which is in duplexes. This area would be comparable to the low use R2 used in Gig Harbor zoning. The other zones it abuts are R2 and RB1 to the south, R1 on the north and R1 and B2 across Soundview. Staff finds it would be inappropriate to change RB-1 since there is still quite a bit of RB1 undeveloped at this location. It would be precedent setting and is not recommended at this time as there is no established need.

Mr. Roland Spudoni spoke for his mother, Martha. He explained medical and nursing home expenses necessitate achieving maximum value for the land. RB-1, Gig Harbor Realty, has already set a precedent because the area was undeveloped when Gig Harbor Realty changed the zone.

Tommie Seam of 3154 Fosdick Place spoke in favor of the plan. It would make it an easy plan to build like Gig Harbor Realty. Easy development and the accessibility are positive points. Doug Sorensen felt if a site plan and tangible ideas were presented it would be easier to OK this. Just to change for the purpose of economical gain is an uneasy situation. A discussion followed regarding feasibility of RB1 and where to draw the line between zones. Mr. Spudoni asked could they make it transitional property abutting RB-1 and is there a possibility duplexes could be put on this. Toshi Wright of the area feels professional construction in this area would be more desirable than 10 duplexes on this site. Tim Potter figured they could only have 4 duplexes on the area or 8.4 units, not the 10 as mentioned.

Kae Paterson MADE A MOTION to recommend to the City Council approval of the RB-1 zone for the Spudoni property. John Gilich SECONDED. Kae Paterson explained at this point she believes it is a premature zone request at this time. MOTION WAS DENIED with John Gilich and Glenn Behnke voting in favor and Kae Paterson, Doug Sorensen, Bill Reed and Carole Chalk voting against.

At this point in the meeting John Gilich MADE A MOTION the Planning Commission Chairman not be allowed to vote and should just reside over the meeting. He felt a better meeting could be conducted if the Chairman was not involved in the voting. There was no second but Doug Sorensen agreed with John Gilich. He felt the Chairman should only be concerned with running the meeting and only vote to break a tie or in case of quorum problems. It was suggested the by-laws be rewritten and presented to the Commission for approval.

Bill Reed MADE A MOTION to approve the March 3 minutes as read. Carol Chalk SECONDED. MOTION CARRIED.

Planning Director's report mentioned Tim Johnston is not leaving as information indicated. Point of information furnished - Gig Harbor is a City as of February 15, 1981. Suggestion was made for reschedule of public hearing covering zoning--meeting was set for March 30th. Fisherman's Dock for the harbor was next topic. Four sites have been chosen and are being looked at - Juracich Park, Sweeney Street, public right of way between Tides and Stutz Fuel and the old ferry landing.

Glenn Behnke MADE A MOTION to adjourn. Bill Reed SECONDED. MOTION CARRIED at 8:40 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - April 7, 1981

PRESENT: Glenn Behnke, Carole Chalk, John Gilich, John Holman, Kae Paterson, Bill Reed and Doug Sorensen

No hearings were scheduled and zoning ordinance for waterfront, R1, R2, and R3 was to be covered at this meeting. New format with 13 divisions was presented by Tim Potter. He explained the draft of the ordinances.

WATERFRONT W1, W2 and W3 were discussed by Tim. He mentioned change and stated conditional use has been applied to high impact uses to better screen the neighborhood. It also gives another chance to review use. Heights were presented and Tim mentioned new height restricted by district itself. Setback, parking ratio and moorages were covered next. Parking ratio has been changed and is no longer one space to one moorage but one space to two berths. Meaning of "View basin" was covered and map showing same presented. Procedure of sending notice to all neighbors in back of property to be built on was discussed. John Holman asked if a person behind the lot to be built on didn't respond would it be assumed an affirmative or negative answer. It was thought negative would be the answer, but will have

to be checked. Glenn Behnke objected to public utilities, churches, synagogues and the like on waterfront property. It takes up too much space and waterfront should be used for other things. Bill Reed suggested yacht clubs should be considered as a conditional use. John Gilich felt historical uses should be considered, such as sawmills. You should also see what the people want--do they like what they have or do they want a change.

R1 Permitted uses were reviewed by Tim. Changes to minimum lot width of 70', rear yard setback of 25', and 30% maximum coverage were mentioned. Transitional use is to be done away with. Comparison of city plans with county plans was made. Duplex on R1 with a conditional use was questioned.

R2 Conditional uses are changed and there is no more transisitional use. Tim Potter covered same.

R3 Changes were explained by Tim. He said they are adding Mobile Home Parks as one feature as it is unconstitutional to not allow them. They were placed in this zone to prevent becoming a monopoly.

Next meeting will handle B2, C1, RB1, Planned Unit Development and the view basin. On April 20 at 7 o'clock there will be a study session for the Planning Commission.

Procedural changes were covered next.

Glenn Behnke MADE A MOTION to change the requirements of the rules and procedures as per A of analysis--chairman shall not vote unless there is a tie or in case of a quorum requirement. John Gilich SECONDED. MOTION CARRIED with Bill Reed Against because if he were the chairman he would want to vote.

Positive motion was left as is.

Carole Chalk MADE A MOTION to approve the minutes of March 17 as read. Glenn Behnke SECONDED. MOTION CARRIED.

John Gilich MADE A MOTION to adjourn. Bill Reed SECONDED. MOTION CARRIED at 9:07 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - April 21, 1981

PRESENT: Bill Reed, Glenn Behnke, Carole Chalk, Doug Sorensen, Kae Paterson
John Holman and John Gilich

HOFFMAN SIDE YARD VARIANCE Property is located at 7106 Soundview. Tim Potter pointed out position of proposed carport and garage on sketch. Adjacent neighbor has no objection. It meets the four criteria for variance and will be minimal impact on the area. Width proposed is 22'--there will be a little overhang, but 3' variance should cover it. Mr. Hoffman complimented the work done by Tim Potter in the planning stages.

Mr. Richard Booker of 3028 Grandview said he lives west of the proposed. He has looked at the operation and it seems reasonable but the requested variance is similar to one he had 18 months ago and it was turned down. He felt if this is granted then they should take another look at his request.

Bill Reed questioned reason for the variance. He asked if there was any reason they couldn't job the building si it fit without a variance. Mr. Hoffman said it would be very difficult in building the roofline. Mr. Reed said they could eith jog the building or put the new construction parallel with the lot line and not need a variance. Tim Potter said there is an existing retaining wall with footings and Mr. Hoffman would like to incorporate this in his plan.

John Holman MADE A MOTION to recommend to the Town Council they approve the 3 foot variance. Glenn Behnke SECONDED. MOTION CARRIED with Behnke, Paterson, Gilich and Holman for and Chalk and Bill Reed opposed.

AT THIS POINT NEW ZONING WAS PRESENTED FOR DISCUSSION.

PLI - This is a new zone being proposed. It will cover non-tax bearing property belonging to the city or churches. This will cover things like parks, tank sites, sewage treatment areas, and right-of-ways. Schools, churches and charitable institutuins will be in this classification. The city has more flexibility under this new zoning but applicants will have to still go through site plan process.

R1 - This is planned to be buffer between residential and commercial. The proposed rewrite was read. Conditional uses, hospitals, convalescent homes utilities and churches are included in this also. John Gilich asked about including netsheds in this zoning. Discussion followed in which gentleman from the audience thought this should be spoken to as more and more the need will arise. Even now some of the men take their nets home to store and repair. Tim Johnston spoke and called this a warehousing type function. C1, B1, B2 and W1 zones which would include this usage should be considered. Dick Allen suggested they consider R1 for this--if done in certain limitations.

Chuck Hunter, owner of R1 property, thought it is zoned wrong with regard to banking. He feels it is eliminated and needs clarification. Tim Potter said mortgage type operation is being indicated, but said this is a good point to consider. Mr. Hunter also questioned the 35% coverage and asked about parking. Tim said this is spoken to and the 35% is just for the building.

B2 - This will remain pretty much the same with some change with regard to the view basin. GS may be changed to B2 - restricted only to site plan approval. Tim Potter reviewed this classification.

C1 - Commercial site plan review will monitor closely with regard to setbacks. It is essentially the same with permitted change of theatre and everything allowed in B2. There was discussion over 80% coverage. Audience thought this might be too high or R1 and the other zones were too low.

SUPPLEMENTARY DISTRICT REGULATIONS This will cover regulations that have no other category to govern them. Garage sales were spoken to and it was asked what about these people who have about six a year. They aren't paying the proper taxes. Tim Johnston said usually they are ignored but language could be put in to handle this. Dick Allen suggested visibility at intersections be looked at. Marina parking has been changed and is now 1 parking space for two stalls instead of the one to one it was.

CONDITIONAL USES Tim Potter reviewed and said this sets up criteris to judge conditional use. Planned Unit Development is a new feature. John Gilich asked about underground utilities. They are a lot more attractive. Bill Reed said if the public got together and said they would pick up the extra cost maybe they could approach the utilities with some success. PUD's were explained.

FLOOD HAZARD REGULATIONS Areas were pointed out. Mostly tidal inundation areas were included.

VIEW BASIN DISTRICT Area was pointed out and the potential views are oriented toward salt water or the Gig Harbor waterfront. Heights were explained and the procedures to be taken mentioned. One point of discussion was the 60% burn stipulation. If more than 60% of a home in this area is burned, it will have to be torn the rest of the way down. The audience thought this not fair because of the old homes in this area. There was a question if the same height could be built to. Tim Johnston said they have to draw a line somewhere. If 60% is burned it can't just sit there--same with docks. As far as height is concerned, there is a grandfather clause which covers some of these. Method of determining view was discussed. Horizontal view is the one to be surveyed but it will be pretty much on an individual basis.

Bill Reed MADE A MOTION to approve the minutes of April 7 as read. Carole Chalk SECONDED. MOTION CARRIED.

Bill Reed MADE A MOTION to adjourn. John Gilich SECONDED. MOTION CARRIED at 9:28 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - MAY 5, 1981

PRESENT: Glenn Behnke, Bill Reed, Carole Chalk, John Holman and John Gilich
ABSENT: Kae Paterson and Doug Sorensen

Tim Potter reviewed the zoning rewrite covering the area of site plans. He mentioned the new additions which spell out who should cover what.

Next division Approvals and Appeals lays out procedures and the handling of various problems. It is a checklist and gives conditions for grantings, definitions of hearings, etc.

Non-conformities is an area in which things don't meet the guidelines. Mr. Paul Gustafson of 3323 Harborview Drive asked if property is non-conforming

and burns then shouldn't the person be able to build back what was. Current zoning says if more than 60% is destroyed a person must destroy the rest and the new construction must follow the present zoning ordinance. Mike from the Boat Barn at 10908 Homer Drive pointed out it would be a great loss of business because of the length of time the system takes. They shouldn't be allowed a gain but he feels if the construction is destroyed they should be able to build it back the way it was. They should look at a grandfather clause. If continuing this way the effect will be to downgrade the waterfront--best way would be to implement a grandfather clause on this problem. Dick Allen of 3603 Ross Avenue said there are two or three situations--in view of inflation if 62% burns down and that's all the insurance company will put out, he'd be in dire straits to come up with the rest. Also, what if you're buying non-conforming. What type of finance would be available, because of 60% burns you're stuck. Paul Gustafson asked what if a great area was wiped out. If they have to conform to modern standards there's no idea of what could go up. It was mentioned variances could be obtained in cases of this type. Gentleman from the Boat Barn said the procedures to gain variances must go before all the adjacent neighbors and the neighbors in back could raise the property values of their property if they deny the variance to his property. If the buildings have been acceptable all these years, then why should there be so much trouble to rebuild in like manner.

Non-conforming section would also contain a section governing two or more lots with contiguous footage under one ownership. In order to build they will have to make one area one parcel. This will bring it up to conforming standards. There are a couple of hundred of these at the north end of town. They're trying to protect density. There will be some loss of grandfather clause as a result of this change. You would still be able to sell one lot but at the time of building permit you couldn't build unless a larger parcel was made by taking out the interior lot lines. When a house is built and it encroaches on the setbacks it will have to come into code when it is altered in size.

Tim Potter next explained to Tony Cloud, of 3522 Ross Avenue, the difference between non-conforming and conditional use.

The next division covered amendments and it was explained this covers amendments to the zoning ordinance. It gives steps and controls in the procedure. It is classed as a housekeeping item.

Enforcement, Penalties and Fees outlines the authority of the city and the officials. It sets forth what happens if you don't have a permit or what could happen if other infractions occur.

John Gilich MADE A MOTION to approve the minutes of April 22 as read. Glenn Behnke SECONDED. MOTION CARRIED.

At this point the Evergreen State College interns were presented and the progress of the Comprehensive Plan was discussed. It was also mentioned there has been a preliminary engineering study presented from the Port of Tacoma. It covers the new Fisherman's Dock and is available for the public to view.

Glenn Behnke MADE A MOTION to adjourn. John Holman SECONDED. MOTION CARRIED at 8:49 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MINUTES - May 19, 1981

PRESENT: Doug Sorensen, Carole Chalk, Glenn Behnke, Kae Paterson, John Gilich
ABSENT: Bill Reed and John Holman

GEZECKI FRONT AND REAR YARD SETBACK VARIANCES V-81-03 and V-81-04 Four criteria indicating hardships were explained by Tim Potter. He said this is an addition to a non-conforming lot in a waterfront zone. 12 to 13 feet are into the front yard and makes it non conforming. There is 7500 to 7600 square feet in the lot and they want to restructure the roofline two feet to meet height allowed. If the lot was conforming they wouldn't need the variance. The staff recommended approval of the front yard setback. John Gilich asked if it conforms to pattern and are all setbacks met--this would allow them to build to maximum height.

Larry Lynot spoke for the addition and explained the situation. Mr Gezecki who spoke for the applicant said they plan an open beam ceiling which will require the additional footage. It may or may not have to go up the full two feet. John Gilich asked what the purpose is. Lynot said he works with Justice Cedar Home Co. and he wants not only for his home to reflect his work but wants to expand for a newly acquired family.

Glenn Behnke MADE A MOTION to approve the front yard variance. John Gilich SECONDED. MOTION CARRIED.

At this point the rear yard setback was explained. A large deck addition is planned. They need an 18' variance. Staff explained they are not being deprived of a deck as there is an existing deck already--as the other homes in the area have. It would not block any views but would increase the lot coverage so staff recommends denial. Lynot indicated desire to build the deck out so far is to maintain the integrity of the view. A structure has been built in front of the property and has a flat roof. They want to cover up this present view. Mr. Askrain, neighbor, said the garage (structure in front) is an eyesore and the deck would improve the lot. He is 100% in favor. Mr. Bob Jamon, right across the street, asked about the two feet in relation to his view. It was his opinion it would take about 20' of his view.

It was brought out when Mr. Lynot bought the property several years ago, a Mr. Haginaw promised he would not ever build on the property where the garage went up. Mr. Lynot tried to buy this piece of property to protect his view, but Haginaw would not sell. Mr. Lynot bought the property and needed to be out of the country for several months; when he returned, the foundation for the garage had already been laid out.

Doug Sorensen MADE A MOTION to table the variance to obtain more information and John Gilich SECONDED. MOTION CARRIED.

MILNE REAR YARD SETBACK VARIANCE V-81-05

Tim Potter explained the situation. Milne's wish to build a hot tub area on to the back of their home adjacent to the master bedroom area. It would encroach 9 or 10 feet into the rear yard setback. There are several options but they appear inconvenient to the applicants. Staff recommends denial because they feel it does not meet all four criteria for a hardship. Larry Price who is building the deck for Milne said this is a cul-de-sac and these are all back yards in this area. Tony Milne explained the spa is off the master bedroom and the other options would put it off the dining room or worse. There are decks on both sides which extend further than theirs. Price said it would be attractive in this area if built as planned instead of a step up or step down style. John Gilich said if there are other options perhaps they should view the property and see if this fits the area. It was brought out there is a 6 foot fence planned around the spa for the privacy from neighbors. Milne pointed out there is a 10' greenbelt buffer on Hunt road which should give them some protection but this has been violated. Milne protested at the way the variance was handled. Options should have been pointed out at the time of the request. Tim Potter discussed the process the variance went through.

Kae Paterson MADE A MOTION to recommend to the Town Council approval of the variance, although her personal feeling is the project doesn't meet the four requirements of hardship. John Gilich SECONDED. MOTION DENIED with Glenn Behnke voting YES and Carole Chalk, Kae Paterson and John Gilich voting NO.

GATTON DETERMINATION OF ZONE PRIOR TO ANNEXATION Property is at 64th and Hunt. Soil conditions in this area are very poor. Septic tank and drain have failed several times and there is raw sewage on the surface of the property and is going onto the property below. Property abuts on Soundview so it could be annexed to the town. They could use a pump into the main line or gravity feed. Requested zoning is R2. The drain field is flooded out and should be added to the sewer. It's a serious health problem to the area.

Kae Paterson MADE A MOTION to recommend to the Town Council they accept a zone determination of R2 prior to annexation. Glenn Behnke SECONDED. MOTION CARRIED.

Glenn Behnke MADE A MOTION to accept the May 5 minutes as read. Carole Chalk SECONDED. MOTION CARRIED.

Planning Director next spoke of the surveys and comprehensive plan and gave latest information.

Glenn Behnke made a comment regarding the three men who showed up for every one of the zoning ordinance change meetings. Their input should be considered certainly, but they are only three out of the 1200 who could have come and that should be noted also--a lot of people didn't show up.

John Gilich MADE A MOTION to adjourn. Glenn Behnke SECONDED. MOTION CARRIED at 9:17 p.m.

Respectfully,
Jacqueline Avery Martens

PLANNING COMMISSION MEETING - June 2, 1981

PRESENT: Bill Reed, Glenn Behnke, Kae Paterson, Doug Sorensen, Carole Chalk
ABSENT: John Gilich and John Holman

MYERS REZONE from R1 to R3 (Postponed indefinitely)

GAZECKI FRONT AND REAR YARD SETBACK VARIANCES (V-81-03 and V-81-04) (Cont.)
Tim Potter reviewed the ownership of this area and the shape of the setback and variance situation. He went into the history of the property and found there was probably no variance approved at the time the garage was built. Tim found in 1969 setback and undersized approved. In 1975 Lynot rented with a lease option to buy. In September, 1977, a building permit for the garage workshop was issued under Inspector Goodno. 4 Car garage with workshop was constructed at 3028 Harborview Drive. In November of 77 forms for the garage were inspected. Since a front yard setback had already been granted in 1969, they really didn't need another. Staff still recommends denial because the variance in question doesn't meet the four necessary criteria, but if modified to meet the existing criteria (existing structure) it could be recommended. The deck is ok as is but they can't change the deck. They need a variance for the existing deck

Mr. Lynot asked if others in the area have the right to view and have other people in this area built to code. Haginaw's building does not meet code. it seems to him a hardship because Haginaw built out of code. No variance to be within 5' of the property line with this whole garage has been found. Lynot may have to go to Haginaw and legally settle this. Tim tried to explain what happens on another piece of property has nothing to do with this particular situation. It is apparent the Haginaw's didn't go for variances. Tim quoted code 17.08.080. It was thought the building code for the garage was really null and void.

Bill Reed reviewed with Lynot because he was not at the last meeting.

Tyler Gazecki said the garage is in violation and if built down the slope about 10 feet, within the variance necessary for it, height probably wouldn't be so big a problem. Glenn Behnke felt it was a hardship not to give a variance because the garage should not have been built unless built legally.

Doug Sorensen felt two wrongs don't make a right and Tim Potter was of the opinion--where do you draw the line. Mr. Lynot thought hardship is a broad term and it depends on how you're looking at the situation. Interpretation is different from different angles. Glenn Behnke said it won't hurt the neighbors and Tim Potter indicated it has to meet the criteria. Kae Paterson asked what is the distance from the present deck to the property line. Bill said the deck going out to 12' setback is going to help screen the garage and seems the only way to obtain more view--is to get rid of the garage. Bill Reed advised it seems the Lynot's have been taken advantage of and it seems to be a legal problem.

Kae Paterson MADE A MOTION to recommend to the Town Council denial of the original request for the rear yard setback variance but recommend approval to the owners modified request we grant them rear yard setback variance to include the existing structure. SECONDED by Bill Reed. MOTION CARRIED. Glenn Behnke voted no because he felt the whole situation was a hardship.

Glenn Behnke MADE A MOTION to approve the minutes of May 19 as read. Kae Paterson SECONDED. MOTION CARRIED.

Planners Report dealt with the survey and coverage of percentages returned.

Commissioner's Comments asked about the machine shop--why red tagged--why not fined but construction stopped. No parking, just going ahead with the building. Why was the license granted and why no parking?

Ordinance coverage was mentioned and it was thought meeting as a group as they did before would be very favorable with work sessions.

Bill Reed MADE A MOTION to adjourn. Glenn Behnke SECONDED. MOTION CARRIED at 8:48 p.m.

It was also mentioned Gilich and Holman expired as of June 1, 1981

Respectfully,
Jacqueline Avery Martens

PLANNING COMMISSION MINUTES - June 16, 1981

Present: Carole Chalk, Kae Paterson, Doug Sorensen, Bill Reed, Glenn Behnke was ABSENT.

LOGAN HEIGHT VARIANCE - V-81-05 Property is located at 7007 Craig Lane. Tim Potter pointed out said property on map. He went over the four criteria necessary for a variance. Craig Lane is at the bottom of a bluff and there is about 120' to 130' difference between the top of the bluff and the bottom. The Logan applicant wishes to remodel and add space to a single family residence. Neighbor has full upstairs, land is R1 and fronts on Puget Sound. No usable yard, buildings are on pilings and were built some time ago. Most of the neighbors have two stories or two stories plus. Thaden variance was granted recently for a similar situation. The shape of the lot is a hardship. Staff feels the variance should be granted with two conditions. 1. Building permit will not be granted until hooked to sewer system and 2. Height should not exceed height of neighbor's structure to the north.

Mr. Logan had nothing further to add, he said Tim Potter did an admirable job.

Bill Reed MADE A MOTION to recommend to the Town Council the approve the variance with the two recommendations recommended by staff. Kae Paterson SECONDED. MOTION CARRIED.

Bill Reed MADE A MOTION the minutes of June 2 be approved as read. Carole Chalk SECONDED. MOTION CARRIED.

Planning Director's report covered a two man meeting regarding the ordinances. Tim felt any small changes should be hashed out and a draft brought to the next meeting to be forwarded to the council.

Bill Reed mentioned quonset huts and open space. It was mentioned a staff memo urges when a proposal comes before the commission they should take time to go down and visit the site in question so they are more familiar with the situation. Kae Paterson mentioned the idea of limiting nurseries with plants on the property. Tim Potter discussed this and it was thought a good plan would be to limit to the sale of plants grown on the property. Doug Sorensen said the truck gardens and nurseries need to be clearly defined. Kae Paterson and Carole Chalk mentioned yacht club, restaurant, club, bar and thought these should be handled as conditional use. Kae Paterson mentioned the rear property line determined by planning director as shown on page 10. She would like more clarification. Carole Chalk was concerned with little tiny lots--if combined and make more than 12,000 square feet they can be kept as separate lots--if not, no. Tim mentioned the serious concern over non-conforming burns on the waterfront. This seemed to be one of the greatest concerns of the public present at the meetings. They are talking about if non-conforming burns they could rebuild to non-conforming size within a year--to uniform building code. Bill Reed thought the year could be extended if unusual circumstances arose and if a problem arose they could always not extend. Kae Paterson spoke to R3--it was intended to be only on ridges near interchanges. 18 units on an acre is a concern of both Kae and Bill Reed. Height and density were questioned and they would like to figure a way to keep traffic to these areas from being routed through town. It was thought 12 units would more desirable than 18. Greenbelt and open space was a concern. Doug Sorensen said waterfront is under one heading and most is residential. They have created a view basin, height restrictions to control view of the water--they should have control over what happens on the waterfront. All plans on the waterfront should have a site plan to be reviewed since it is the most valuable asset of the town.

Tim Potter, at this point, indicated Evergreen Intern output should be available for the next meeting.

Kae Paterson mentioned a violation which should be spoken to. 3' height on hedges and fences on the streets--this is greatly violated and should be looked at. Especially in the front yards. Bill Reed said if it doesn't affect the traffic, why not let the people have the greenbelt. Carole Chalk suggested 3' on corners and then go to 6' for the rest of the block.

Bill Reed mentioned two openings on the Planning Commission and asked if any progress had been made. Tim Potter said the Council is still deliberating and something should be forthcoming soon.

Kae Paterson asked about the Netshed and the liquor license (46th by Rosedale) Tim said not any action--no disapproval--after 20 days they will assume it is approved.

Machine shop mentioned--no structural changes--red tagged--no fines, could use the building as it was and at one time there were retail sales.

Bill Reed MADE A MOTION to adjourn. Kae Paterson SECONDED. MOTION CARRIED at 8:30 p.m.

Respectfully, Jacqueline Avery Martens

PLANNING COMMISSION MEETING - NONE IN THE MONTH OF JULY, 1981

PLANNING COMMISSION MEETING - August 4, 1981

PRESENT: Glenn Behnke, Nick Skansi, Bill Reed, Doug Sorensen, Carole Chalk and Kae Paterson (Ron Orr, new Planning Director was introduced)

BUCHOLZ CONDITIONAL USE C-81-1 Request from applicant is for a conditional use permit to allow continued use and expansion of a residence in a B-2 zone. Residence is a one story structure located at 8800 N. Harborview. Applicant is requesting new deck and construction on present deck. Granting of the application will make the home a conforming residence. Allen Bucholz explained it will have the same roofline as the existing one and he will add a garage entry to the left from the street. His construction won't go past the bulkhead. Bill Reed asked the reason for the expansion in the garage area. Is this for a personal vehicle or a company vehicle. Allan Bucholz explained it is planned for his private vehicle.

Bill Reed MADE A MOTION to recommend to the Town Council this request be granted with the provision the height of the addition shall not exceed height of existing dwelling. Glenn Behnke SECONDED. MOTION CARRIED.

ALLEN, ET. AL SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT AND SITE PLAN SPD-81-01 Request is for a permit under the shoreline master program and Gig Harbor Municipal Code to construct a bulkhead, dock, ramp, parking lot and floats for a 16 slip commercial moorage facility. Applicant proposes new bulkhead with fill, drop driveway and parking area about 90° below. An oil water separator will be installed, there will be an overwater walkway to the ramp and floats of about 275' and will be similar to the Castelan project next to the property in question. Mr. Orr specified the need of a bulkhead should be explained and they also asked about riprap. Public Works Director needs to be satisfied with the project also. Kae Paterson questioned the lot size as to the minimum lot size requirements. It was explained there are two lots which are 100' wide total and the depth on the Easterly side is 253' and on the Westerly approximately 219'. Glenn Behnke asked if this is going to be private or commercial fishing. Mr. Orr replied commercial but the length of the slips would indicate private. Mr. Allen has already had plans for a netshed approved. Doug Sorensen asked if there was anything to be considered with regard to the 12,000 square foot situation. The nature of improvements indicate a one lot development. Kae Paterson added they need 12,000 for residence and 12,000 for marina--can they do both on just 12,000 square feet. Glenn Behnke suggested since the area is already platted they might not have to consider this. It had been mentioned half the slips must be retained for Gig Harbor or Peninsula residents. Doug Sorensen questioned the legality of this. Don Orr said a market study is being prepared to make sure Gig Harbor and the Peninsula boaters be given first option on this--to be consistent with Shoreline Master Program policy. Bill Reed asked if the Town Engineer has reviewed this plan. Don Orr said no, it was an oversight in the transition period between directors. Bill Reed said they should have the benefit of his advice. It was asked if the neighbors had been consulted. Mr. Castelan's attorney had been consulted and expressed concern about the 30' of access to the East. After some consideration he had been satisfied. Mr. Allen said they are presently working with their neighbor to the west to work out an agreement--has not been settled to this date.

Mr. Dick Allen, 3603 Ross Avenue, spoke for his group. He explained they have an agreement with the neighbors to the east and presented Mr. Bob Frisbee who is an engineer on the project.

It was explained that because of the shape of the proposed there is from 2' inner clearance to about 11' outer clearance. Bill Reed asked what are the plans for the fill area. Mr. Frisbee said they will turn the bulkhead to supply fill area. Their choice to not use ripwrap was based on the fact it has to be replaced about every 10 years and would cause a maintenance problem. He also mentioned a juvenile salmon run which is a concern of the NOA people. Bill Reed questioned the landscape of the cut and fill operation and Mr. Frisbee assured him it will be landscaped. It will not only look good, but there is a law against a silt or erosion runoff going into the Harbor. Mixture will be coarse soil mixed with clay and will be compacted. There will be a rock type surface on the roadway and will be chemically treated. Asphalt or concrete give about a 90 to 95% runoff and if gravel is used it will only be about 30% runoff. Mr. Frisbee also indicated the inside of the moorings is not to be used in the foreseeable future. The only use of the outside of the inner dock would be to moor the Flying Fish, a seiner, belonging to John Bujacich, one of the partners, in case he would no longer be able to moor in Tacoma as he is doing now.

At this point Mr. Allan Overland, 1602 Weathersmith Drive, Gig Harbor, spoke as the attorney for Mike Castelan. He mentioned a dispute when Mr. Castelan's project went in which resulted in a lawsuit. As he understands, 122' of the area is for Castelan, 30' is access and is to be used jointly and 48' is allocated to Mr. Allen.

Mr. Overland went through some quick addition. 200' of tidelands, 122 feet belong to Castelan, 30 foot access lane and the proposed of Allen is 12' setback on the West, 8' of walkway and piling and a 28' finger pier which comes to 48'--right on the line. His project has an angle so it must get closer as it gets toward shore--it looks like it will encroach on the access lane. Mr. Frisbee said the eight feet is only 5' and it gives 3' and use of the 200'. Their westerly line is not parallel to the westerly line of the state leased area, it's 10' longer. They expect an agreement with their other neighbor and if the agreement goes through it can go to the line and will move the whole project. Mr. Overland said it is not his intent to roadblock the project, the real concern is the access area. With tides in certain ebb the boats on one side have to go in with a shoehorn. Distance for maneuvering is crucial. Mr. Overland asked are they guaranteed 30' access all the way into shore. Mr. Frisbee said this is the agreement and if not adhered to the State lease could be lost.

Bill Reed asked if as the plan shows no boat over 28' could be moored. Mr. Frisbee said if the agreement on the western side could be settled a 30' to 42' boat could go in. Bill Reed asked if the access lane is to be kept clear of all moorage of either party and Mr. Frisbee said yes.

Mr. Castelan at this time asked if the road is going to run to the dock. Frisbee pointed out path road will take and Castelan asked about the level of the fence. Frisbee pointed out the parking level of the fence and showed the uniform grade which will have no contact with the fence. The slopes will be stabilized.

Pat Jerkovich of 8324 Bay Ridge asked about the west part which is owned by her mother. Her concern was what happens to the 10' as it goes out into the harbor and will they lose it. A diagram was drawn showing pie shaped pieces of property as they go out into the harbor and showing how the outer harborlines are larger than the lots as presented on Harborview.

Bill Reed again stated the Town Engineer should review these plans. Don Orr mentioned an environmental checklist is also a question in a case like this. Dick Allen was asked about the fill planned on the property and he explained grading will change dirt from one area to another to change the contours of the area so very little fill will actually take place. Kae Paterson said the lot size should be verified if the project application is postponed. Don Orr mentioned they could approve the project subject to review and concurrence of the engineers and verify the question of lot size.

Bill Reed MADE A MOTION to recommend to the Town Council approval of this request subject to the four conditions recommended by the staff memo and in addition the condition the city engineer concur with our recommendation and subject to clarification of our staff on the matter of minimum lot size. Glenn Behnke SECONDED. MOTION CARRIED.

Nick Skansi, new Planning Commissioner, was introduced at this time.

Glenn Behnke MADE A MOTION to approve the June 16 minutes as read. Bill Reed SECONDED. MOTION CARRIED.

Doug Sorensen came up with a suggestion for sidewalks. They are definitely needed especially in some areas of the town and with funding they are locked into a non-feasible situation. Tim Johnston said they are adding small quantities all the time. Doug said they need sidewalks around the water--from Borgen's to the park the streets are almost to the easements. No. 1 they need to designate areas and No. 2 they should approach volunteer groups to clear areas and establish a fund to at least gravel to make a sidewalk usable and as funds come in make it into permanent sidewalk. Carole Chalk suggested a committee to organize local service groups who usually are looking for a cause. Mr. Skansi suggested engineers survey is needed before they can start with a project of this type. Doug Sorensen said they want to make sure the people know the city isn't encroaching. Recommendations are to be made to the council. Harborview and North Harborview are the urgent areas of this sidewalk project.

Kae Paterson mentioned the noise problem they are having with the yacht club. They need to review the situation and see what can be done. The club said originally it wouldn't be in use during June or July but they need to take another look at the conditional use permit and Carole Chalk suggested review every so often. Tim Johnston said it sounds more like a police problem.

Glenn Behnke MADE A MOTION to adjourn. Bill Reed SECONDED. MOTION CARRIED at 9:13 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - December 1, 1981

PRESENT: Glenn Behnke, Sharon Hanson, Kae Paterson, Bill Reed, Nick Skansi
Doug Sorenson
ABSENT: Carole Chalk

SMITH YARD VARIANCE Smith Yard Variance was presented by Mr. Orr. Property is at NE corner of Woodworth and Benson--it also fronts on Prentice. There is access off Woodworth with an 8' setback. Proposed would be 22' X 30' and would serve as garage/workshop. Undeveloped on one side and all single family in the area. According to staff proposed meets all four criteria for a variance.

Bill Reed said he had been up there and the foundation is already poured. Why wasn't this shown on the original plan. Mr. Orr explained it was submitted for a building permit and a permit was issued for the building only. It was pointed out at that time but the individual chose to go ahead with construction. Ernie Sprcu spoke for Smith and said without the variance they could not have a garage unless it was in the basement. Mr. Strasbaugh of 3909 spoke as a neighbor and said he has no objection.

Glenn Behnke MADE A MOTION to recommend to the Town Council the request for variance be granted because it does meet the four circumstances. Kae Paterson SECONDED. MOTION CARRIED.

HELM YARD VARIANCE Variance was covered by Mr. Orr. Property is on the south side of Grandview--second lot from Soundview. Mr. Helm is requesting to be able to build a 9' X 20' carport onto existing construction. It would not meet setback regulations but would carry on with the lines of the house.

Bill Reed asked why they can't build it 25' back from the street as the plan shows enough room--either there or in the back yard with a driveway running to it. Mr. Helm revealed there is a bulkhead and a large cedar tree he would like to leave there which would prevent this. There is also a large tree beside the proposed. Staff had two recommendations. 1. A building permit is to be obtained within 60 days and 2. The addition is for a carport only and is not to be enclosed.

Glenn Behnke MADE A MOTION to recommend to the Town Council they approve this request for variance as it meets the four special objectives and and recommend #1 and 2 of staff recommendations be applied. Sharon Hanson SECONDED. Bill Reed at this point said he disagrees with reason #2--there's plenty of space to park a car or for a double garage in the back yard. There is evidence they could get back there before and they can already park off the street. You're making a non-conforming use worse. MOTION CARRIED. with Bill Reed voting no.

STANCIC SHORELINE DEVELOPMENT PERMIT 81-02, SP-81-04 and C.U.P. 81-02
Mr. Orr explained situation to Commission. Mr. Stancic wishes to expand an existing dock and construct a parking area, ramp, and floats for three 58' seine boats. Additionally, an overwater netshed would be constructed. The property is below Harborview Avenue, in a W-1 zone across from R-1 zoning. Adjacent to the east is Dick Allen property and to the west is an undeveloped lot. Glenn Behnke asked if the proposed netshed is the same size as the one already there. Don Orr thought it to be slightly smaller. Mr. Stancic said with regard to the bulkhead and sidewalks--he doesn't see why they should have to put this in with the existing house there--only if the house is torn down do you need this. House is 0' setback on the property line. There will be one boat for about 6 months and the other two will only be there for about 2 months--hardly any traffic and the netshed is for storage. Doug Sorensen asked about the situation of sidewalks. Mr. Orr said it is a normal condition to require curb, gutters and sidewalks. Mr. Allen is next door and he was required to conform--his property ends at Stancic property and so do the curbs, gutters and sidewalks. It's not out of line to request these. Any more intense use of this property and the house would have to be demolished, there is limited parking as it is. Kae Paterson asked about the 3 spaces allowing parking for the boats and asked where is the space for the house. Mr. Orr said the driveway would be jocked to furnish one. He also indicated off street parking would be paved and striped. Bill Reed asked if there had been any reaction from the fire department. Mr. Orr said they are regarding this as a private marina and require no special action.

Bill Reed MADE A MOTION to table the site plan until they get more information such as show curbs, gutters, grating, sidewalks, landscape, parking, drainage and a site plan incorporating Allen, Castelan, Harbor's property and the Coast Guard--compare dock lengths and he would like a consultation with Kramer, Chin and Mayo. Staff review of sidewalk situation regarding environment and livable condition of the house to be furnished also. MOTION DIES FOR LACK OF SECOND.

Kae Paterson asked if they required an Engineer's report on Allen. Mr. Orr

said this was imposed by the Planning Commission. She then asked if we have an area map comparing the docks. Don Orr said not at this point.

Nick Jerkovich said the pier is in connection with Allen. His was cleared by the Army Corp. of Engineers. Bill Reed said they would like to see a map showing comparison of the docks and the landscape plan. Nick Skansi thought it strong to ask for a landscape plan as there is only 50' of property and all they want is to moor three boats. Bill pointed out to Skansi what is missing from the plans.

Nick Skansi MADE A MOTION to recommend approval of this site plan subject to the showing of adjoining property owners to satisfy the Planning Commission. Discussion followed regarding the complexity of plans needed. Kae Paterson said Allen was recent and what they ask is just about what they requested Allen to provide. Kae Paterson asked if they would use the same pilings. Mr. Orr said it would require new pilings. Bill Reed asked if normally a landscape plan would be required. Mr. Orr said normally. With Allen they sat down and requested a comprehensive plan shown. Allen property was for commercial use also and this is private. Doug Sorensen said this is approximately the same size--would there be the same impact. Mr. Orr said the upland impact is not as great because Allen needed more parking and drainage. Kae asked if shoreline Act requires a 10' setback. Mr. Orr said 12' unless an agreement is worked out with adjacent. Agreement is being worked on now. It was Glenn Behnke's thought that the fishing fleet should have special consideration.

Glenn Behnke MADE A MOTION to recommend to the Town Council they approve this Shoreline Development Permit and Site Plan using the four recommendations of staff and include a landscape plan satisfactory to the Planning Commission. Nick Skansi SECONDED. Kae Paterson said she is all for curb, gutters and sidewalks but they could compromise and give walkway with no bulkhead. Mr. Orr said this is a maintenance problem and if a small commercial marina was put in at some later date when the house was demolished they could specify curbs, gutters and sidewalks. Bill Reed felt there was still not enough information. MOTION DENIED. Glenn Behnke and Nick Skansi voted YES and Kae Paterson, Bill Reed and Sharon Hanson voted NO.

Bill Reed MADE A MOTION to table the proposed until they get a reaction from Kramer, Chin and Mayo and specifics of first memo. Kae Paterson SECONDED. She said not extensive--just whatever is necessary. Kae Paterson, Bill Reed and Sharon Hanson voted YES. Glenn Behnke and Nick Skansi voted NO.

There was discussion as to legality of last motion. It was decided the motion was in error - out of order - according to Doug Sorensen. It should be passed on to the Council with a negative decision.

STANCIC NETSHED CONDITIONAL USE PERMIT Mr. Orr said proposed replacement was chosen in stead of remodel idea and will be smaller than existing netshed. Bill Reed questioned rebuild and Mr. Orr said it will be at a lower elevation.

Bill Reed MADE A MOTION to recommend to the Town Council they approve the Conditional Use Permit and allow the applicant to demolish the existing netshed and rebuild in the same location. Kae Paterson SECONDED. Bill Reed said he likes the idea of maintaining the harbor atmosphere and would like to see the proposed in the same line as the other netsheds. MOTION CARRIED.

Planning Director spoke of 30 acre annexation coming up in the future and went over area concerned.

Glenn Behnke MADE A MOTION to adjourn. Bill Reed SECONDED. MOTION CARRIED at 9:15 p.m.

Respectfully,

Jacqueline Martens

PLANNING COMMISSION MEETING - December 15, 1981

PRESENT: Glenn Behnke, Carole Chalk, Sharon Hanson, Kae Paterson, Bill Reed
and Doug Sorensen
ABSENT: Nick Skansi

WESTSHORE MARINA/M.V. VICTORY, INC. SDP-80-01, SP-80-08 & V-81-13

Mr. Orr explained the request for substantial development. The property is located at 3815 Harborview Drive on the southwesterly shoreline. There will be vehicular access from Harborview. Zone is W3. There is W1 and W3 in the area with R1 across the street. Bill Reed asked if the substantial development was to determine whether or not they are in favor of this type of development. Mr. Orr said it determines whether it is appropriate in this location. Doug Sorensen asked if the recommendation by staff for postponement of decision was for time to review. Mr. Orr indicated additional information has been received.

John Paglia spoke for M.V. Victory and explained reason for application. In the 1920's a netshed was built on the 50' strip. Mr. Gilich retained 40' of the

original mass and sold the rest to Westshore Marina. Mr. Paglia explained in order to make the plan feasible to fill will be necessary for the road. This information was furnished by James Eaton of Earth Science. Paglia spoke of erosion from the hill in this area washing the bank down and said the last large rainstorm plugged the drain. The area is unstable soil and applicant needs to till and a bulkhead is also necessary. Fisheries Department will have to O.K. the soil used. He spoke also of the area being highest density. It will be screened from the roadway. Purpose is for commercial and pleasure and off-loading for both. There is an area for fishing and a two story building and area on the dock for vehicles servicing the boats as well as two level parking for the marina. Rental of rowboats may also be in the future plans. This could have been used as multi family. Only 20 units could be built and these would not be open to public use. Provision for some public access is feasible with the dock plan but due to security reasons all of the area can't be accessible.

Mr. Al Hoffman from Soundview area said moorage is critical. During the winter season a boat broke free of moorage in the harbor and did damage to his boat. Mr. Ron Thompson, in behalf of undisclosed principal, said they are in favor of the application--it is high priority.

SITE PLAN Site plan is deficient in parking according to code but may be all right when new code is accepted. There are 37 spaces with five additional for the office building. All weather surface will cover the parking space. There will be 1,820 square feet in the two story building between upper and lower parking level. Staff recommendations were reviewed. Doug Sorensen asked if there will be any problem with height of the building. Mr. Orr said no--W3 uses would be grandfathered in. Doug Sorensen asked why the parking is not grandfathered in. Mr. Orr said it meets most restrictions of new code as shown. Bill Reed asked about prohibiting parking over water. Mr. Orr said once fill is in place it will no longer be over water. Variance will allow bulkhead to the water line then parking area will be covered. Bill Reed pointed out the code says you can't park on area of fill created by bulkhead according to page 3 of Oct. 29 letter from Kramer, Chin & Mayo. Mr. Orr said Regulation 1 of the shoreline master plan covers the land fill to bulkhead. Sharon Hanson asked if there is an existing bulkhead on the adjacent property. Mr. Orr said no--this is the reason for the bulkhead variance. Kae Paterson asked if outer harbor line is O.K. Mr. Orr explained where the line is and Doug Sorensen asked how this is regulated. Don Orr said the City could have problems with regulation.

Mr. Paglia said regarding the parking over water--once fill is in it's not over water. They have the best of both worlds with W3 zoning. He spoke of the access roads and said they want fire protection. With regard to density, if they can't get that many spaces they can't get a road in as needed. The cost of the road needs to be spread over as many spaces as possible. As to the road, it will prevent erosion and the bulkhead will help wind and water erosion from below.

VARIANCE Variance is for a bulkhead. Staff recommended same subject to several conditions. Paglia said they are confronted with no existing bulkhead to connect with on the adjoining property. Hardship is resulting from topography of area and review of shoreline master plan with regard to erosion was made. Natural removal of shoreline by wave action was spoken of. They are not doing this for the land area--it's for prevention of erosion and for access. Shoreline protective structure is the meaning of bulkhead. Replanting of area would be possible with new land.

Bill Reed told Paglia he saw little which indicated it would blend in. The plan is a sea of asphalt and concrete. Mr. Paglia said Mr. Orr wants landscape plan--this is a conceptual plan but it's the beginning for a permit. Just how much is really needed at this point. Kae Paterson asked could they get a seiner alongside the dock. Mr. Skansi said it is to be dredged out and they should be able to load and unload at all times.

Glenn Behnke MADE A MOTION to continue until January 5, 1982, as recommended by staff and in absence of necessary commentary to the contrary. Bill Reed SECONDED. At this point Bill Reed said he is concerned with aesthetics. He lives above Finholm's and wants to see what the site plan looks like. He feels this is one whole of development for such a small piece of property. MOTION CARRIED.

Doug Sorensen asked about sidewalks in the site plan. How did it get there. Don Orr explained federal money through an urban arterial grant.

Glenn Behnke MADE A MOTION to approve December 1 minutes. Carole Chalk SECONDED. MOTION CARRIED.

Under Commissioner Comments Doug Sorensen said there is uncertainty as to how the sidewalks are to be developed in the city. He suggested a sidewalk plan covering commercial properties by made up since these people have to participate in cost. Glenn Behnke explained sidewalks as they are now. Bill Reed and Glenn were both in favor of this plan. It's needed especially for Harborview, Soundview and Peacock Hill.

Discussion followed regarding a sidewalk plan and it was thought a plan could be worked out along with policy.

Bill Reed MADE A MOTION to recommend to the City Council they direct the Planning Staff to develop a list of goals, policies, guidelines and plans covering sidewalks in town. Sharon Hanson SECONDED. MOTION CARRIED.

Doug Sorensen asked if a time of presentation should be determined. Don Orr was to check to see if it is five minutes.

Discussion followed with respect to public restroom facilities in town. Doug Sorensen asked if substantial developments can be required to furnish public facilities. Don said most developments went in before 1975 when the ordinance went through.

Glenn Behnke suggested a committee for officer nomination be formed. Bill Reed is the chairman since this year he was vice-chairman. Glenn Behnke and Kae Paterson were the committee appointed.

Glenn Behnke MADE A MOTION to adjourn. Kae Paterson SECONDED at 9:20 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - January 5, 1982

PRESENT: Carole Chalk, Sharon Hanson, Kae Paterson, Bill Reed

ABSENT: Glenn Behnke and Nick Skansi

Under administrative business, Don Orr advised Bill Reed will assume the chairmanship at this meeting but both a Chairman and a Vice-Chairman are to be voted in. Question whether the chairman is allowed to vote came up. There was a quorum at this meeting but it was decided to wait until all members were present until a decision was made. Bill Reed suggested Glenn Behnke and Kae Paterson widen their scope of nominations and a Chairman and Vice-Chairman will be voted upon next week. With regard to the Chairman voting:

Kae Paterson MADE A MOTION Bill Reed be allowed to voted at this meeting and a permanent decision will be made at a future meeting. Sharon Hanson SECONDED. MOTION CARRIED.

WESTSHORE MARINA/M.V. VICTORY (Cont)

Decision was made to take the variance first, then shoreline development permit and the site plan last. Don Orr pointed out the fire equipment provided, expanded landscape area, access road, parking, solid waste collection area, rest room facilities and curb around bulkhead. Bill Reed asked if this curb will prevent vehicles from going onto the dock. Mr. Orr said it will prevent entering from the parking area but there is another entrance. There will be one way arrows on the ingress and egress and signs will be posted to the effect boaters are not to use onboard facilities while moored at the dock area. Rest room is provided for this.

Variance was covered by Mr. Orr. He indicated the variance is to waiver the condition of no adjacent bulkheads on adjoining properties. Kae Paterson was concerned about the precedent set by putting in this bulkhead. Maybe they could dover this by a statement about the stabilization of the clay. A 10' northerly encroachment on another property was pointed out and the ordinance declares the property owner can continue with this. Bulkhead was pointed out on map showing also the comparison of docks built since 1971.

John Paglia, attorney for the applicant, explained right of access and brought out past cases which proved just how much right land owners have in this area. Reason was necessity to get down to property from main road. It was pointed out by Mr. Paglia that the bulkhead is needed to stabilize the area in order to get this roadway down. They can't use the property unless the bulkhead is put in. He also spoke of special protection for this piece of property with regard to "precedent setting" because it lays within the area of Donkey Creek. Sharon Hanson, at this point, said she believes a precedent will be set regardless of the area and careful consideration should be given.

Sharon Hanson MADE A MOTION to recommend to the City Council they approve this variancerequested but have the stipulation the land area created by this variance be for landscaping and not for parking or for building. She is concerned about the enormous area covered by parking and the building--concerned about the sea of asphalt and concrete. MOTION DIED FOR LACK OF SECOND.

Kae Paterson MADE A MOTION to recommend to the City Council they approve this variance to build the bulkhead with the understanding that it is the minimum needed to go with this slope and it does meet the four conditions as required and because of the topography of this piece of property it does not set a precedent. Carole Chalk SECONDED. MOTION CARRIED.

Substantial Development was handled next. Bill Reed asked if this is where the decision is made whether or not the design is too much for the property. Answer was yes. Sharon Hanson expressed concern about the upland dryland area. She saw it as going from 16,000 square feet to 25,000 square feet of asphalt. Mr. Orr explained what the fill would add to this area. Mr. Paglia told of the erosion in this area and spoke of soil stabilization. He also informed them one of the uses of W3 is a yacht club--this is a possibility if the marina can't be built. Mr. Skansi said the application covered all he wanted and brought out the original request had been for about 90 slips.

Sharon Hanson MADE A MOTION to recommend to the City Council that they accept Westshore Marina/M.V. Victory's application for shoreline development permit. Kae Paterson SECONDED. MOTION CARRIED.

Site plsn review by Mr. Orr exposed changes and staff recommended approval with five stipulations in staff memo. Sharon Hanson said the piers are to the outer harbor line--who's going to keep boats from tying there. Mr. Orr said the city is responsible and it could be a problem because of a lack of personnel and money available to enforce. It's a possibility it would protrude past the outer harbor line. Sharon Hanson asked if the outer slips could be removed or set back. Carole Chalk thought the outer two slips should be eliminated. The drawing shows it sticks out further than the others. Mr. Paglis pointed out this has been cut down from 90 slips. One way spokes or an alarm system could be installed and then the burden would be placed on the marina. No tie-up hooks on the outside, only on the inside could be implemented. In storm conditions something could be tied up there but the code provision could be enacted. The Marina doesn't want them there. Mr. Skansi told Carole that Castelan had problems with people tied up who didn't belong. Other boat owners turned them in and now they're looking for a new spot. It was pointed out the finger pier is to protect boats from the north wind and the swell from Crescent Valley. Sharon Hanson said everything is asphalt and wood--what's left. Mr. Skansi pointed out all the area in landscape up by the road. There is also another area along the top of the bulkhead. The bulkhead will be pilings and timbers--no rockery or concrete. Bill Reed asked about sliding the pier 14' closer to shore and rent spaces on the outside. It would be same number of slips but less dock. Wind from north and swell would make this not feasible. No mention of a parking variance was made and now ordinance says one space for one stall. If for some reason Council doesn't approve new ordinance what will happen. Mr. Orr advised the applicant could ask for variance for parking more than 100 feet away or they could scale down to fit. It was mentioned the Public Works Director suggested all parking be in asphalt to keep storm water on surface water from percolating into the solid mass. Suggested alternative could be landscaped islands or planter boxes. Sharon Hanson questioned lack of open space or greenbelt. Mr. Orr said there is no prohibitive code.

Kae Paterson MADE A MOTION to recommend to the City Council approval of the Westshore Marina/M.V. Victory site plan as submitted subject to the five stipulations of staff and with the condition the south row of slips on the north finger pier be moved 10' shreward. Sharon Hanson SECONDED. MOTION CARRIED.

Carole Chalk MADE A MOTION to accept the minutes of December 15. Kae Paterson SECONDED. MOTION CARRIED.

Don Orr informed the Commission the sidewalk plan idea has been accepted by the council as something needed for the town.

Bill Reed asked about the replacement for Doug Sorensen. Mr. Orr said three applications have been received.

Discussion followed in which Milville as a historical site and whether or not landscape plan is part of a site plan were included.

Kae Paterson MADE A MOTION to adjourn. Sharon Hanson SECONDED. MOTION CARRIED at 9:50 p.m.

Respectfully,
Jacqueline Avery Martens

PLANNING COMMISSION MEETING - January 19, 1982

Nothing was scheduled.

PLANNING COMMISSION MEETING - February 2, 1982

PRESENT: Glenn Behnke, Carole Chalk, Sharon Hanson, Kae Paterson, Bill Reed and Nick Skansi

Voting procedure and election of officers were first on the agenda. Kae Paterson MADE A MOTION to amend the Rules of Procedure and Organization, Article 3, Section 5A to allow the Chairman of the Planning Commission to vote. Glenn Behnke SECONDED. MOTION CARRIED.

Glenn Behnke MADE A MOTION Bill Reed be nominated for Chairman. Kae Paterson SECONDED. MOTION CARRIED.

Carole Chalk MADE A MOTION to nominate Kae Paterson for Vice-Chairman. Glenn Behnke SECONDED. MOTION CARRIED.

LINDNER & HOLMAAS DETERMINATION OF ZONE BEFORE ANNEXATION Mr. Orr pointed out the property in question and explained it is 54 acres total. The applicant is requesting B2 zone for the property. Mr. Orr stated it is county zoned urban which is the least restrictive. There are stipulations placed on the application if approved.

Bill Reed asked about the fact the county letters don't agree with the negative declaration of impact. Mr. Orr said annexation on an undeveloped land is considered a non-project. Problems would come with development. An environmental impact statement would be required on any development and he felt the letters are premature. Carole Chalk asked about the City responsibility for the park and ride lot. Mr. Orr advised her the city is not involved. Sharon Hanson mentioned the land is swampy. What about the city responsibility regarding sewer capacity and flooding situation. Mr. Orr said percolation of the is affected by the low slying water situation. Kae Paterson asked if impervious cover was a problem and Mr. Orr said this depends on what's proposed for the site--this would be addressed at the site plan stage.

At this point Jeff Moore with J.J. Sleavin of 301 IBM Building in Tacoma spoke. The park & ride lot ownership is to be transferred to the City of Tacoma. At present Pierce Co, City of Tacoma Power and Washington State Department of Transportation all have an interest in this and they have no negative comment. Mr. Moore showed slides of the area which revealed the ponds and swampy area. He pointed out the ponds are natural retention ponds and he explained the drainage in the area. Bill Reed said residential area adjacent should have greenbelt protection and he thought maybe the ponds could be utilized in the new development. Slides showing possibilities using the pond area were introduced. Carole Chalk asked about the greenbelt beside the freeway. She was told there is about 20' leading to about 50' at a highly sloped area. He indicated the applicants have no specific project in mind at this time. Glenn Behnke thought it better for the City to control this area than the county.

Glenn Behnke MADE A MOTION to recommend to the City Council they approve B2 zoning prior to annexation subject to staff recommendations. Nick Skansi SECONDED.

Discussion followed. Kae Paterson says B2 would indicate they were willing to go along with more than 70% impervious cover. Mr. Orr told her conditions could be placed on approval such as 1. Site to be left untouched until site plan approval and 2. Limit coverage. Site developmental plan would give some control over leaving ponds. Bill Reed said asphalt and buildings could be put in B2 and he felt the county had better control. Mr. Orr said they could prohibit anything but natural state prior to a site plan approval. Bill Reed said a healthy greenbelt and retention ponds are a desirable item when compared with a sea of asphalt with a building in the middle. Mr. Orr suggested a recommendation could be made that because of the unique geographical features this property should be preserved.

Glenn Behnke amended his MOTION to read recommend to the City Council they approve B2 zoning prior to annexation subject to staff recommendations and adding #3. Prohibit anything but natural state prior to site plan approval and #4. Historical natural state should be maintained for all time. Nick Skansi SECONDED the MOTION as amended. MOTION CARRIED.

Kae Paterson MADE A MOTION to approve the January 5, 1982, minutes as read. Sharon Hanson SECONDED. MOTION CARRIED.

Discussion followed regarding the sitting of goals for 1982. It was mentioned a special appearance would be a great help in the matter of setting historical districts. Historical districts are a complex issue and the matter is going to be coming up soon--especially in the Millville Addition to Gig Harbor. It was suggested they invite the Council to the special appearance and also approach the press to encourage public attendance. They decided to try for next meeting.

Mr. Orr advised the sidewalk master plan may be tackled by an intern. Open spaces were discussed and it was thought a minimum should be set. Don Orr is to contact Tim Potter to see what has been done in this area. Trees were discussed and it was brought out the Lyons Club has 50,000 trees to donate to the City. Don Orr will contact Jeff Moore to see what is needed. At this point Mr. Orr said there is to be an ENERGY MANAGEMENT WORKSHOP set up and it would be nice if concerned citizens could attend. It is to be February 19 at 10:00 a.m. Public restrooms were next to be discussed. There is a possibility of having one between the library and Dryer furniture. One at this location could be watched from the library. Bill Reed suggested one behind the police department. This also is a good location for observance. All decided it would be best if the restroom was closed at night. Carole Chalk said she would be glad to gather signatures on a petition and Glenn Behnke said the Kiwanis Club has mentioned they would be interested in dealing with this type of project. It was also brought out there are not enough garbage cans at Jerocich park. Discussion followed in which it was suggested a dumpster would be an acceptable answer.

Glenn Behnke MADE A MOTION to adjourn. Kae Paterson SECONDED. MOTION CARRIED.

Respectfully,

Jacqueline A. Martens

PLANNING COMMISSION MEETING - March 2, 1982

PRESENT: Glenn Behnke, Sharon Hanson, Nick Skansi, William Tiernan. Kae Paterson was late but attended.
ABSENT: Bill Reed, Carole Chalk

No public hearings. Guest speakers were Mr. Lynn Scholes and Judy Keane. Also present was Caroline Gallacci. Mr. Scholes is with the Museum Association and has, in the past, served on the City Council, City of Steilacoom. He spoke of the beginning in Steilacoom. A survey originally showed historical concern as #2 on the priority list--right behind police and fire protection. He then explained the steps taken to become a historical district. He talked of the Preservation Review Board which regulates building and construction. Regulation is very rigorous in the historical district and more lenient in the non-historical but this, too, is closely regulated. The subject of tax on this type of property was brought up by Mr. Tiernan. Mr. Scholes said this type of land is more desirable and becomes more valuable when a determination of historical is applied. He believed there is 1981 tax legislation which provides an incentive and some of the historical sites are tax write off.

At this point Judy Kean was presented. She is presently working in a voluntary capacity with Caroline Gallacci taking inventory of historical sites. They are compiling historical information and it will at a later date be published. Ms. Gallacci explained historic considerations and the basis for the inventories begun. A photograph album with pictures of the historical sites already inventoried was presented.

SPECIAL NOTE: A tape of this presentation is on file at City Hall. A very special thanks was given to the speakers for their time.

Glenn Behnke MADE A MOTION to approve the minutes as read. Kae Paterson SECONDED. MOTION CARRIED.

Planning Director's Report indicated there will be several hearings in the meetings to come. In the March 16 meeting there will be a hearing covering Soundview & 65th (Harvester) and a residence with deficiencies as to code. First meeting in April will probably cover a 20 unit condo rezone.

Glenn Behnke MADE A MOTION to adjourn. Nick Skansi SECONDED. Meeting was adjourned at 9:05 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - March 16, 1982

PRESENT: Glenn Behnke, Carole Chalk, Sharon Hanson, Kae Paterson, Bill Reed, Nick Skansi and William Tiernan

SECHNEL/MAURITZEN SP-82-01, V-82-01 SITE PLAN AND VARIANCE Property is B2 single family residence and abuts R1 and B2. Area is 5,900 square feet and has been converted into two business uses. Mr. Orr reviewed the drawings. There is off street parking but is not adequate as per code--no variance is being sought at this time. Applicant must supply 15' abutment adjacent to R1 zone. Railroad tie retaining wall was pointed out on the drawing. Mr.

Tiernan asked if there were smoke alarms and fire extinguishers. Mr. Orr pointed out Pierce County Fire Inspector has reviewed and they are provided. Mr. Bill Zemultz of 7307 78th Avenue N.W. was present to speak in behalf of himself and said Mr. Orr had presented his case adequately.

Glenn Behnke MADE A MOTION to recommend to the City Council they grant this variance as recommended by staff as there were no objections. Kae Paterson SECONDED. MOTION CARRIED.

Kae Paterson MADE A MOTION to recommend to the City Council approval of the site plan as shown subject to the three recommendations by staff. Glenn Behnke SECONDED. MOTION CARRIED.

HARVESTER RESTAURANT SITE PLAN SP-82-02 Proposed is a family style restaurant at 56th and Soundview. Approximately 7,000 square feet it is zoned B2. It abuts Peacock Realty, Tacoma City Light power lines, Exxon station and an underdeveloped area. 53 parking spaces are shown on the drawing and are more than adequate at this site. There is a variance needed as the site plan calls for 18 1/2' and present code is 15'. Heating and ventilation on the roof are the reason for added height. Ingress and egress will be on Soundview only, not as shown on original plan. Curbs, gutters, sidewalks and landscape were pointed out. Mr. Orr covered the recommendations of staff. An automatic sprinkler system was recommended by the fire department and the applicant has indicated this will be complied with. Bill Reed asked if Kramer, Chin and Mayo had seen this second plan. Answer was no--plan was just presented. Mr. Reed also asked about the congestion and safety hazard on the second entrance shown on Soundview. Mr. Orr indicated the traffic count on this area wouldn't be available until Friday. Kae Paterson asked about the landscape on the South and west sides. Area was pointed out to her. Mr. Tiernan asked about smoke arrestors in the ventilation systems. Mr. Orr said this was covered by fire district ordinances. Mr. Tiernan asked about environmental. At this point Mr. Monte Hester of 1008 S. Yakima in Tacoma spoke for the applicant. He reviewed the changes made from the original plan. The parking was reviewed as well as the landscape buffer and setback from the property line for greenbelt. He noted at the time of purchase the design and footage were laid out. He also noted as per the staff recommendation the building has been moved 5 feet back not 10 feet as originally planned because of space hinderance to the rear driveway. He asked if they could remove the North and East greenbelt as it abuts the powerline road and the right-of-way for 116--the necessity for foliage is not appropriate as the land will probably not be developed unless a lease with Tacoma City Light is sought for additional parking. He pointed out 56th has more traffic than Soundview and this caused move of ingress and egress to Soundview only. The building only takes up about 20% of the land area and the parking is more adequate than code. He believes this to be a nice project and very beneficial to the town.

Mr. Don Swedberg, architect from Tacoma (708 Pacific Avenue) pointed out this will be a family style restaurant and will aesthetically enhance the area. The exterior has been changed to double cedar siding with brick and greenhouse windows. He admitted the exit next to 56th could be a problem for freeway entrance but he doesn't believe it will be severe because regular patrons will figure out the traffic flow. Mr. Tiernan asked him about smoke arrestors. Mr. Swedberg said it will be air conditioned with a normal mix of outside air. Mr. Tiernan said he is concerned about odors. Mr. Del Tweten, residing at the Narrows View Condos, spoke of the hood system utilized in the kitchen area. Mr. Kirby Tweten said it is a makeup air system, filtered twice with the two main hoods in the kitchen. Nick Skansi asked how far from the intersection is the entrance/exit. Mr. Swedberg said two car lengths or about 40'. Bill Reed said he feels it will be a glass box for the customers only 5' away from the walk. He was advised they will be tinted windows--not reflective. Nick Skansi asked how many people the restaurant would hold. Answer was 149 in the restaurant and 70 in the bar. Bill Reed asked about the access next to 56th. Mr. Swedberg said they are hoping for an extension of the access road and stated he doesn't think it's a major congestion problem. Kae Paterson asked about the greenbelt beside the sidewalk. It was pointed out the greenbelt from the street will be 11', the sidewalk 5' and then 5' greenbelt between sidewalk and the building. Bill Reed asked if the curbs and gutters were shown. Mr. Orr told him yes.

Glenn Behnke MADE A MOTION to recommend to the City Council they allow this variance because it's architecturally feasible to hide all inside workings to be on the roof. Kae Paterson SECONDED. MOTION CARRIED.

Conversation followed regarding the 3' greenbelt beside the powerline road. Sharon Hansen asked what was the feeling since applicant has asked this not be required. Mr. Orr said Tacoma City Light said their property is not to be a consideration and it should not be considered at this meeting. Sharon Hansen suggested maybe it could be deferred for six months.

Bill Reed suggested this be made subject to Kramer, Chin and Mayo.

Glenn Behnke MADE A MOTION to recommend to the City Council the site plan be approved as recommended by staff and the building should be moved 5' instead of 10' to the east--#2, 3, 4, 5, 6 and 7 conditions to be applied and a sprinkler system if needed be added and #8 the new entrance to the parking should be considered in all phases of construction including the new entrance to 16 and allow a six month deferment on power line buffer to give the applicant a chance for parking under power lines. Nick Skansi SECONDED. MOTION CARRIED.

Nick Skansi MADE A MOTION to approve the March 2, 1982, minutes as read. Glenn Behnke SECONDED. MOTION CARRIED.

Mr. Orr reviewed the schedule for the next meeting and spoke of other projects in the Harbor which are coming together.

Sharon Hanson questioned the governing of the amount of land to be covered by a building. Discussion followed.

Glenn Behnke MADE A MOTION to adjourn. Kae Paterson SECONDED. MOTION CARRIED at 8:59 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - April 6, 1982

PRESENT: Glenn Behnke, Kae Paterson, Bill Reed, William Tiernan, Nick Skansi
ABSENT: Sharon Hanson and Carole Chalk

GIG HARBOR GROUP HOMES, INC. C.U.P. 82-01 Applicant is requesting to establish and operate a home for 5 developmentally disabled adolescents/adults at 6832 Soundview Drive. Don Orr explained the site location and the situation which would exist under the conditional use permit. Staff recommended approval with stipulations. William Tiernan asked what notice had been given. Mr. Orr explained within 500 feet radius notice by mail had been given, posting of said hearing, notice in the Gateway and notice posted in City Hall.

First heard were people for the conditional use permit. Mrs. Livingston of 5822 Reid Drive, President of Gig Harbor Group Homes spoke of looking to special education for mentally retarded young people. She herself has a family member in this position. She is hoping for community development to improve the quality of life for these persons.

Louise Schaffer of 7803 Anseleth Drive spoke for the mentally retarded and explained the type of person they're hoping to bring into the community. She also went over the specialized needs.

Pat Cummings of 4106 66th Street said he is a professional psychologist. He has worked with this type of person in the 16 to 21 age range. He spoke in favor of this concept and said there is better service to children in the smaller home situation. You will get more for your dollar in this type of situation.

Mr. Rod Case, member of the Board of Group Homes, said there is funding of \$155,000 available to establish this group home. He mentioned Referendum 37 which would allow for this concept.

Mr. Steve Newton, 803 15th Avenue, Seattle, said he is with the University of Oregon specialized training program. He spoke of the expertise used in working with these people. Assistance from this Oregon group is available in the early stage of development of the group home.

Mr. Stan Baxter, Executive Director of the Association for Mentally Retarded Citizens spoke in favor of the conditional use and pointed out criteria for this use has already been proven. He also spoke of referendum 37 which allows for this concept and which has already been passed by the voters. He thought this wouldn't be a detriment to the adjacent properties.

Mr. Dick Manerek, Director of People Services for the Peninsula School District said the school district is going to benefit greatly from this--a lot of federal dollars are at stake and a lot of face saving also. It will be a model to other across the nation.

Mr. Paul Sear, on the Board of Directors for the school board and on the Peninsula Advisory Committee said most are in favor of the group home concept. He felt the people concerned should have done more for the neighborhood concept but he fully endorses the plan.

Vernon Young, 6850 Ford Drive, said he is in favor of the group home. He has had experience with the mentally ill--he himself had a problem--and he feels the community should back these people and reach out to them.

Mrs. Levi, 503 7th Avenue, Fox Island, said she is with the Peninsula Special Help Program and has worked with community integration. She takes the children into the community to expose them to community life and teach them how to deal with the everyday living. She has taken them to the bowling alley, restaurants and furthered their training in matters like budget.

Mary Romer of 837 N.W. Market Street in Seattle said the home fits into an array of services offered by the state. She spoke of the wide range of special home situations existing in the area.

Louise Mose, address unintelligible, has two children who are young. She is a special education teacher at Mt. Tahoma in Tacoma and works with mentally retarded, cerebral palsy, epileptics, etc. She spoke of the survival skills taught the kids. Most ideas of these children are not true. They are warm, loving, open and honest. She spoke in favor of the home and asked Gig Harbor to be compassionate. There is a lot to learn and we're talking about people.

Jean Hample, 11522 70th Avenue, N.W., member of Peninsul School District Advisory committee for special education was in full favor. Her job is to create a liason between the parents and administration.

Barb Morgan, occupational therapist on the 32 member staff of Rocky Bay was in full favor of the group home.

Lucy Carroll, 8124 Stinson, spoke as a taxpayer. She has done some research and found it costs approximately \$95 per day in an institution and in a group home the cost per person would be reduced to about \$70 per day.

Mr. Malsenite, 4410 Beachtree Lane spoke to the subject of property values. He lived at a spot in Kent for a year and a half before they were aware they were near a group home. There was no problem with property value and when the house sold they saw no decrease in value.

Mr. Joe Hodges, 2402 S. 66th in Tacoma, said he will be working with Keith, one of the persons involved in the home. He spoke in favor of the home and explained the type of child involved in this type of environment.

Lynn Stonestreet, said she feels the location of the home is well chosen.

Evelyn Mowitch, 14514 94th Avenue, N.W., Gig Harbor, said she is also with Rocky Bay and spoke in favor of the group homes.

In opposition: Mr. Lon Walker, 6801 soundview, submitted a petition with over 50 signatures. He indicated the petition represented 28 homes in a 500' radius out of which only 5 have school age children. The area is residential single family and people have purchased with this in mind. The values run up to \$450,000. Soundview is heavily travelled. Staff surveillance would be prohibited by a residence with a daylight basement--you can't see everywhere at once. In 1959, 23 years ago, the Planning Commission stipulated R1--please consider this.

Charlie Rich, north side of proposed at 6901 soundview, suggested they separate emotional from factual. He believes \$155,000 for five attendants and five individuals is not a sound venture. It's an unsafe area for kids. He has his life savings tied up in the house and he doesn't want it jeopardized.

Dr. Wayne Sewicky, The Pillars, said the proponents are making it sound like the opponents are against handicapped people. He spoke of the ingress and egress problem on Soundview. He has a lot of traffic turning around in his driveway on the weekends. It's not conducive to this type of arrangement. They are in a residential district with no covenants like Breckenridge or Oakbrook. The Planning Commission must act as their covenants.

Phil Bridges, who lives on the south side of the proposed, feels it is not the place for a group home.

Mrs. Nitch, Soundview Drive, is a retired schoolteacher. She is in sympathy with the need for care but this is mainlining--not conducive to the type of children she has worked with in the past.

Agnes Kelly, diagonally in front of subject residence, said there is a small back yard--no sidewalks--not enough room for exercise. She and her husband are retired and feel stress and strain will be caused by this if it is approved.

George Holman, 2 Grandview Place, said if the residence was selected because of being on a bus line and two people are handicapped to the point of being in a

wheelchair then why is this so important. What about the 6' fence around the property if they are going to fit into the neighborhood.

Lynn Tronn, 7002 Soundview Drive said he moved there to get away from kids and doesn't feel they should be forced to accept this situation.

Mr. Johnson, 6717 Soundview Drive, felt there were theatrics in the beginning of the hearing and not one person in favor lives in the neighborhood.

Joe Ketner, 5138 Cromwell Drive said they would have to have special buses for the handicapped kids. He suggests put the kids out on acreage where they can have space and animals. As is they would be in the city on a main traffic route.

Barbara Glascock, 703 Stanich, spoke of the benefits and conditional use. She believes it is a multiuse variance in this case. She requests no change from R1.

Mr. Steve Newton, of the University of Oregon, replied to the opposing statements. As for the 6' fence, the city requested this, it's not something the applicant is asking for. As for the access to bus line, there are three who could use it--that's reason enough. One of the women claimed she lived near a home for juvenile delinquents and this home doesn't fit that category. Cost of the home is not a concern of conditional use. There were listed qualifications they sought in a house. Traffic flow should not be a problem as they are not going to use an 8 hour shift pattern. There will probably be less use than a normal household.

William Tiernan MADE A MOTION to recommend to the City Council the application of Gig Harbor Group Homes for conditional use permit be denied. He explained in his opinion the applicant has the burden of swaying the Planning Commission to find such a use will not be a detriment and the applicant has failed to sustain the burden. It is evident from the written opposition people find a conditional use inappropriate for the proposed. It constitutes a traffic hazard and may affect the properties in the area and the fact the site itself is probably a poor choice--It is his opinion if the applicant has a future need of this type do some community support work and neighborhood contact prior to coming into a hearing of this type. Glenn Behnke SECONDED.

Kae Paterson said she has worked with this type of children but has the feeling the neighbors are too uncomfortable with the situation. Glenn Behnke is in sympathy with the proponents but feels they have selected the wrong house. Nick Skansi has similar feeling. A little more research should be done in finding a suitable home. Bill Reed feels it doesn't make any difference where the house is--it would be opposed. He doesn't see any reason to deny. MOTION DENIED with Glenn Behnke, Nick Skansi and William Tiernan voting for denial. Kae Paterson and Bill Reed voted to approve this conditional use permit.

HARBOR HOLLOW CONTRACT REZONE AND SITE PLAN SP-82-02 Applicant requests to contract rezone 1.74 acres of land from R2 to R3 in order to construct 20 condominiums. Don Orr reviewed the application and showed location on maps. Rezone to be dealt with first because without it site plan approval son't be necessary.

Mr. Gary Gerson with the architectural firm was present to review the plan for rezone. He explained the research and told how they came to the conclusion to contractual rezone. Method of building with garages on the bottom of the condos was pointed out. There are 4.5 parking spaces per dondo, 20 units in project, Cape Cod style of colonial, owner occupied or family units. The project will be 4% of the tax base for the City--City tax base is \$74,000,000. An ownership group will maintain the development. The police chief and the fire department expect little problem. There will be 90 cars but it will not be a major effect on the traffic pattern.

Bill Nash, 4701 Dunbar Drive, Gig Harbor, spoke in favor of the development. Contract rezone was explained and he spoke to the ingress and egress. He believes it will be negative impact because of the type of people attracted.

Rosemary Ross, 3315 Lewis Street, spoke in behalf. She concurs with the idea of development of this type. If developed in three lots it would be far more detrimental. Conso or townhouse can be tastefully done with high quality buildings which is more desirable than duplex or triplex. It could be an advantage to have this type of building.

Bill Anderson of 8610 Maple Lane, Edmonds, owns two pieces of property in this location. He is selling one piece of property to the development (located at the top of the site) and will be retaining an 8 unit apartment adjacent to the bottom area which is a buffer between business and residential above. He is in favor.

Lola Critchfield of 3401 Lewis pointed out the ingress and egress which would vent on the hill. She is very much in favor.

Rosemary Ross spoke again and said she is in favor of the project but would like the developer to wait--she's against contractual rezone.

Mrs. Wendberg of 3221 Shylene St. asked about the height of the project.

Dorothy Stowe of 7516 Pioneer Way asked about the width of access to Pioneer Way and pointed out there will be extra traffic on Pioneer. Mr. Orr indicated it is 30' in width with a sidewalk for pedestrians of 5'.

Mr. Roby of 7417 Hill Street said this could set a precedent. They turned Tarabochia down for his post office and why go overboard for a stranger.

Mary Pallo from Hill Avenue also said a precedent would be set. She suggested a survey be looked at and wants to keep Gig Harbor a family area.

Lou Wilcox, Pioneer Way, said there are 20 units to the south of him and he's afraid there will be dust and noise. At times he can't get out now. What about the water supply and the sewer. He doesn't think the sewer is big enough--it will have to be dug up and he thinks it will double the rate for utilities.

It was indicated Mr. Stan could not be present at this meeting but wanted to go on record as being concerned with the easement.

Mr. Gerson explained cars will not be backing out. Regarding the post office, the post office would have much more traffic so that's not a fair discussion. Regarding water and sewer, an environmental impact statement with Gary Tannehill indicates it's adequate now for this--additional hookup fee per unit will aid sewage treatment plant. The project will bring fire hydrants into this area and the fire land will not be used for construction.

In the audience a woman indicated the Gateway had published an article indicating they won't allow children in this unit. Mr. Gerson said most people in the condo units won't have children because it won't attract that kind of a family unit.

Bill Anderson spoke again and said if it's not allowed there will be more problems with different types of units in this area.

Bill Reed asked what changes in the zoning ordinance will do to this area. Don Orr said the new zone allows for P.U.D. and increased density or height.

Glenn Behnke said R3 was to be at the top of the hills so as not to cut the views. He felt R3 was made for a purpose--this is not the top of a hill but if they proved it doesn't block any views or it could be contracturally zoned it could possibly be worked out.

William Tiernan MADE A MOTION to recommend to the City Council the application of Harbor Hollow Contractural Rezone be denied because they have not established the burden of this applicant that would protect the existing residential neighborhood, because of the reaction of the neighborhood, question of density a vital consideration and traffic on Soundview Drive is a consideration. Kae Paterson SECONDED. Nick Skansi said condos are homes - not rentals and perhaps the builder would consider reducing the project by a couple of condos. Kae Paterson felt she can't justify R3 in this location. Contractural is a different situation. P.U.D. under the new ordinance is a possibility. Glenn Behnke said this is not addressed properly. He's not against the project, he's against R3. It would be an addition to the city, right downtown and a 6' fence could take care of the driveway. Bill Reed said maybe not enough land is zoned R3. This constitutes spot zoning and he's not in favor. Kae Paterson, Bill Reed and William Tiernan voted for DENIAL. Glenn Behnke and Nick Skansi voted for the application. MOTION DENIED.

It was decided not to take action on the site plan since the zoning did not pass. Glenn Behnke MADE A MOTION to table the site plan until the Council acts on the rezone. Kae Paterson SECONDED.

Glenn Behnke MADE A MOTION to approve the previous meeting's minutes as read. Nick Skansi SECONDED. MOTION CARRIED.

Future meetings were discussed. There will be a problem with the Methodist Church situation. Bill Reed is the architect and Kae Paterson is a member. They will both have to step down which means they will have to stir a quorum.

Kae Paterson MADE A MOTION to adjourn. Nick Skansi SECONDED. MOTION CARRIED at 10:20 p.m.

Respectfully,
Jacqueline Avery Martens

PLANNING COMMISSION MEETING - April 20, 1982

PRESENT: Glenn BEHNKE, Sharon HANSON, Carole CHALK, William TIERNAN, Nick SKANST, Kae PATERSON ABSENT: Bill Reed

GIG HARBOR UNITED METHODIST CHURCH C.U.P. 82-02 Don Orr presented information relevant to the application. Location on west side of Pioneer was pointed out. Mr. Jim Whitrig, P.O. Box 1275, Gig Harbor, architect for the plan spoke in favor. Mrs. Dorothy Stowe, 7516 Pioneer Way was against the concept because of the traffic pattern. She commented she had less than a week's notice. Mr. Orr said the City Engineer felt this project would not cause more traffic during peak hours. Mr. Ralph Winters of 15109 Goodrich Drive said they have looked all over for a site and have investigated every aspect. They would like to stay in Gig Harbor.

Carole Chalk MADE A MOTION to recommend to the City Council they approve the United Methodist Church request for a Conditional Use Permit subject to site plan approval as recommended by staff. Sharon Hanson SECONDED. MOTION CARRIED.

William Tiernan MADE A MOTION to approve the April 6 minutes as read. Kae Paterson SECONDED. MOTION CARRIED.

Planning Director spoke of nautic apartments to be developed into condos with a small marina. He discussed various hearings to come up in the near future.

Nick Skansi MADE A MOTION to adjourn. William Tiernan SECONDED. MOTION CARRIED at 7:59 p.m.

Respectfully,
Jacqueline Avery Martens

PLANNING COMMISSION MEETING - May 4, 1982

PRESENT: Glenn Behnke, Sharon Hanson, Nick Skansi, Wm. Tiernan
ABSENT: Bill Reed and Kae Paterson and Carole Chalk

CROWN PACIFIC CORPORATION SP-82-03, SDP-82-01, V-82-03 Request is to convert an existing 12 unit apartment into 8 condo units, provide parking for 10 vehicles and construct a six slip marina. Property is located at 8915 North Harborview Drive. Was previously known as the Nautical apartments. Don Orr reviewed the application pointing out features and boat slips requested. A variance for a detached carport affects a front yard setback. Architectural plan would follow that of the apartments. Mr. Tiernan asked if this is a non-conforming structure. Mr. Orr said yes, it was built before 1960 when ordinances took effect. The carport and marina are the main concerns of this hearing. Glenn Behnke asked about the planned exterior -- is it larger or the same size. Mr. Orr said the exterior will go 5' further toward the parking area. Mr. Bruce Steele was present to speak for the application. He is president of the Crown Pacific Corp. He explained the changes to be made. Mr. Behnke asked the construction time. Steele told him 8 months. Mr. Skansi asked if it is a remodel situation. Steele said yes and pointed out what is to be done. Mr. Tiernan questioned percentage of change. Steele said he has architectural computations and explained the detailed changes. Nick Skansi asked about the ownership of tidelands. Mr. Steele indicated they own 75' of the tidelands.

Mr. Robert Woodman of 9005 Harborview Drive said his property goes 14" over the property line. A fence crisscrosses the line all the way down. He has just remodelled and feels the new dock will cut off his water access. He also pointed out the lack of notification. He wanted to know how far into the water the dock will go. Mr. Orr told him 120' and will be secured by pilings. Betty Grounds of 8915 North Harborview Drive pointed out the beams in the apartment are tremendous--suitable for the remodel job. She's been up in the attic area and can attest to this.

William Tiernan MADE A MOTION to recommend to the City Council the site plan be denied without prejudice and ask the applicant to renew the application and couple with an application covering the entire project. It's non conforming and this is new construction, City architects should pass on this as well as the building department and planning director. The building is non-conforming and is to be gutted and rebuilt under the term of repair. NO SECOND. DIED.

Sharon Hanson questioned the completeness of the plans. Landscape, lights, fire hydrants, etc. seem to be missing. Don Orr said some are not needed, as there was no response from the fire department.

Sharon Hanson MADE A MOTION to approve the site plan as stated to the Planning Commission with the recommendations of staff and adding as 2C adequate fire protection. Nick Skansi SECONDED. MOTION CARRIED with Mr. Tiernan voting NO.

Mr. Orr said with reference to the substantial development plan consistencies with the Shoreline Master Plan are sought. Sharon Hanson asked about the dock with regard to the neighbor. Mr. Orr said the dock has been moved to a 15' setback when only 12' is required.

Nick Skansi MADE A MOTION to recommend to the City Council approval of the substantial development plan subject to the recommendations of staff with the understanding slips are to become part of the development and will be used in that particular way--not to be leased commercially. Sharon Hanson SECONDED. MOTION CARRIED with William Tiernan voting NO.

With regard to the variance, 15' instead of 16' measured from the pavement should be stated--the change was made.

Nick Skansi MADE A MOTION to recommend to the City Council they approve the variance subject to staff recommendations adding 15' instead of 16' to the carport. Sharon Hanson SECONDED. MOTION CARRIED with William Tiernan voting NO.

MARION STANCIC SP-81-04, SDP-81-02 Continuation of request to expand an existing dock and construct a parking area, ramp, and floats for three 58' seine vessels. Property is located at 3525 Harborview Drive. Application was reviewed by Don Orr. Mr. Stancic said they have met with all the City asked. Mr. Nick Turkavick spoke in favor and said they need space to tie up in Gig Harbor. All the requests have been complied with and they would like to start now.

William Tiernan MADE A MOTION to recommend to the City Council approval of the site plan subject to the recommendations of staff. Sharon Hanson SECONDED. MOTION CARRIED.

Nick Skansi MADE A MOTION to recommend to the City Council approval of the shoreline development permit subject to the recommendations of staff and recommend #1 condition eliminate gas float. William Tiernan SECONDED. MOTION CARRIED.

Nick Skansi MADE A MOTION to approve the April 20 minutes. William Tiernan SECONDED. MOTION CARRIED.

Planning Director's report contained rundown of the hearings and discussion of conditional use permit legality with regard to Gig Harbor Group Homes. Finholm's Market is requesting a hearing on a new cutting room.

Nick Skansi MADE A MOTION to adjourn. William Tiernan SECONDED. MOTION CARRIED at 8:48 p.m.

Respectfully,
Jacqueline Avery Martens

PLANNING COMMISSION MEETING - May 18, 1982

PRESENT: Bill Reed, Nick Skansi, Sharon Hanson, William Tiernan
ABSENT: Carole Chalk & Glenn Behnke

TERRY GROSHONG, MARVIN SCHLEIP SP-82-04 Request is to add a cooler addition onto the east side of Finholm's Market. Property is located at 8822 N. Harborview Drive. Cooler will be 536 sq. ft. Mr. Orr explained the application and circumstances. Animals will be slaughtered on the owners property and then transported to cooler for cutting and wrapping. Bill Reed asked if the parking was adequate. Mr. Orr said there is off street parking for the cooler area and comes from footage in cooler. Market is grandfathered regarding parking. Bill Reed asked what mechanical equipment is needed for this. He was told one cooler with a compressor on the roof. Nick Skansi asked if the Fire Department could get to this point. There is no problem.

Mr. Everett Finholm spoke for the market and said they have been cutting and wrapping since 1942. He believes it is an asset to the community.

Sharon Hanson MADE A MOTION to recommend to the City Council they approve the Site Plan with staff recommendations. Nick Skansi SECONDED.

At this point Terry Groshong asked about the paved parking. What is the requirement and what should his responsibility be--why is he required to pave it. Mr. Orr said it is private property and the city requires a dust free surface. The city in the past has granted more time to pave in certain circumstances. Mr. Finholm said he felt an oiled gravel might be more suitable. MOTION CARRIED.

Nick Skansi MADE A MOTION to approve the May 4 minutes. Sharon Hanson SECONDED. MOTION CARRIED.

Planning Director's report dealt with the review of hearings--Lindner, Nautic apartments to condo and the Methodist Church which is coming before the Council.

Subject of application fees was discussed. Gig Harbor is considerably lower than other municipalities and they are losing money.

Sharon Hanson MADE A MOTION to adjourn. Nick Skansi SECONDED. MOTION CARRIED at 8:06.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - June 1, 1982

PRESENT: Bill Reed, Carole Chalk, Sharon Hanson, William Tiernan

ABSENT: Glenn Behnke, John English

Subject of vice-chairman came up. Carole Chalk nominated Sharon Hanson as vice-chairman. William Tiernan Seconded. Motion Carried. Sharon Hanson is vice-chairman.

William Tiernan MADE A MOTION to approve the May 18 minutes. Carole Chalk SECONDED. MOTION CARRIED.

Planning Director explained status of zoning ordinance and spoke of code enforcement as a problem. Hearings in the future were discussed.

Sharon Hanson MADE A MOTION to adjourn. William Tiernan SECONDED. MOTION CARRIED at 8:08 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - July 6, 1982

PRESENT: William Tiernan, Sharon Hanson, Carole Chalk, Glenn Behnke, Bill Reed, Nick Skansi
ABSENT: John English

MOSTLY BOOKS SITE PLAN SP-82-05 Area is B2--adjacent is B2 with W1 across the street. The property is located at 3126 Harborview Drive. Don Orr covered recommendation. Nick Skansi asked if there would be any heat in this area. Mr. Orr told him it's storage only and will not be retail. Storage is to be heated. Bill Reed asked if it's a garage and will no longer be a garage. Mr. Orr said it is storage now and will continue to be storage. He pointed out the paved area and gravel area. Parking will remain constant but paved area is to be increased. Mr. Tiernan asked if they could put a condition on this so it remains only storage. Mr. Orr answered since it is B2 and could allow much more a condition should be put on. Area to be added is 16' X 20' and map of the area was reviewed. Mr. Harry Durth of 4119 10th St. N.W. pointed out the employee parking and customer parking. He thought drainage would be less of a problem if the parking area is left as is and not paved. It is presently gravel and if it's paved he can foresee a problem with runoff. He pointed out there is heat in the building but what is there is enough for expanded use. Carole Chalk asked Mr. Orr if there is any other reason for paving beside the parking angle. Mr. Orr indicated he wasn't aware this area was already used for parking.

Glenn Behnke MADE A MOTION to recommend to the City Council site plan approval be made as recommended by staff deleting #1 about parking and adding this would be used as storage only. Sharon Hanson SECONDED. MOTION CARRIED.

KEN MALICH VARIANCE V-82-04 Mr. Orr indicated Mr. Malich has asked for a continuance until the July 20 meeting. He covered hearings to be reviewed at that meeting. He reviewed the Malich situation and advised the applicant is seeking parking more than 100' away from his Marina which was constructed in 1977. Since there are people at this hearing, their testimony should be heard. Mr. Orr discussed the variance and the possibilities. Mr. Tiernan asked what parking is provided now. Mr. Orr said parking is at the foot of Novak and does not qualify as off street parking. Mr. Malich spoke at this point and said if not to be presented July 20 then August 3rd would do.

Steve Anderson, neighbor to Malich, presented the commission with a map of Novak Street. He has been before them to apply for permits to build next to Malich. His plan showed a way to turn the dead end Novak into an area of 8 parking spaces with landscape area. He felt this could be a solution to part of the problem if Novak was turned into parking since it will always be dead end. He suggested a meeting where Castelan, Anderson and Malich would all appear on the same night. They could possibly form an LID with all sharing 1/4. Mrs. Ivanovich is the fourth person and should be contacted.

Mr. Orr indicated the public hearing of this case should be left open until the next meeting so all could be heard.

Glenn Behnke MADE A MOTION to approve the minutes of the June 1 meeting. William Tiernan SECONDED. MOTION CARRIED.

Planning Directors report stated Standard Oil dock has been sold. Annexation is still at the city council level and Behnke mentioned highway plan for the area which shows more approaches for area in question. It will be researched.

Commissioner's report from Sharon Hanson indicated she will be teaching fall and spring quarters and will have to resign. A new vice-chairman will have to be chosen.

Glenn Behnke MADE A MOTION to adjourn. Sharon Hanson SECONDED. MOTION CARRIED at 8:19 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - July 20, 1982

PRESENT: Bill Reed, Nick Skansi, Sharon Hanson, Carole Chalk & William Tiernan
ABSENT: Glenn Behnke & John English

MILLVILLE MARINA V-82-05, SP-82-07, SDP-82-02 Bill Reed and William Tiernan excused themselves with conflict of interest. This left no quorum and Don Orr indicated a continuance would be in order until the August 3 meeting at 7:30 p.m. Mr. Orr reviewed the request and the conditions necessitating same. Request is for four residential units at 3519 Harborview Drive. This is presently a marina with upland parking. Zone is W1 and W1 surrounds with R1 across Harborview. Mr. Orr indicated this meets the four conditions and explained the variance, site plan and shoreline management plan.

Monte Hester was present representing Mr. Smith and the architects were also present. He suggested the record indicate no quorum and continuance. Public input was asked for at this point. Mr. Dick Allen, adjoining neighbor at 3603 Ross Avenue said the present ordinance doesn't allow two story. The city is now

allowing public input into their ordinances. There is no two story except by a variance--you should stick to the ordinance and not allow two story on this type of high bank waterfront. This is a delicate area and the public concern indicates no two story on high bank waterfront.

Jack Bujacich was next to speak. He resides at 3607 Ross Avenue. His main complaint was the fact he doesn't receive the notices for the hearings. He has spoken to Mr. Orr regarding this. He stated the ordinance was constructed to protect the view. He is shook up by the idea the staff says they approve--this is a 4-plex. Where are we going with the height. View is the most sought after situation in the Harbor. Mr. Smith is buying the property knowing what the hardship is. If you ring the bay with two and three story buildings, a lot of people are going to be hurt. We should learn from our mistakes that have been made. It's not right to ring the bay and ruin the views.

Nick Skansi asked what the height would be. Don Orr said 24' from basement slab to highest point--in this case they're asking for 31.5 feet. Nick asked what percent was underground in the basement. Mr. Orr replied 50%.

Ken Malich of 3514 Harborview asked about ground level on the property and asked where it's measured from. Mr. Orr explained.

Nick Skansi MADE A MOTION to continue the hearing until the next meeting. Carole Chalk SECONDED. MOTION CARRIED.

LYNOTT VARIANCE V-82-06 Property is located at 2813 Harborview Drive in a W1 zone. Mr. Orr explained circumstances of the rear yard not abutting water. Site is an irregular lot and across Harborview is R2. A conforming addition can not be built but there are extenuating circumstances as explained. Mr. Lynott, owner, reported the topography limits construction if the ordinances are adhered to. The dwelling will be an improvement to the area and he is trying to make the best use of the property. The final roof will be lower than it is now.

Ms. Billie Haginaw of 2815 Harborview was concerned about access. The applicant has neglected to show a 12' easement running north and south on the east side of the property which allows entrance to her garage. Mr. Orr suggested a revised site plan showing the easement and said the proposed addition will not affect the easement.

Sharon Hanson MADE A MOTION to recommend to the City Council they approve the request for front yard variance showing in the request Mrs. Haginaw's concern for her easement on the east property line. William Tiernan SECONDED. MOTION CARRIED.

ANKER SITE PLAN SP-82-06 The property is located at 4320 Harborview drive and request is to convert single family residence into a tavern. Mr. Orr presented the recommendations and pointed out architecture is a consideration with regard to the facade. Building will be western style and a family tavern. Mr. Tiernan questioned the future plans for kitchen facilities and if it goes hard liquor how will this be managed. He also asked about musical instruments at this location. Mr. Orr explained some are acceptable. Mr. Skansi asked if the land adjacent is B2. Mr. Orr said all is B2. Mr. Jimmy Beal, Post Office Box 1275, spoke as the architect. Bill Reed said the building sits down from the road. Will the facade be effective. Beal said there is a 15' height variance and they are trying to meet that. Mrs. Babbitt of 4219 Harborview Drive said she is against liquor being sold in this area. It's too close to the school and about 20 school busses already travel this route. She doesn't think this is a good place to put a tavern--there's too much traffic in this area already with the logging trucks and the gravel trucks. She's against it because she can hardly get out of her driveway already--the street is too narrow and this is not proper for an area with children.

Mr. Robert Ellener spoke and said it's not really pertaining to the hearing but he owns a lot 200' south and is concerned about garbage on the state land being pushed onto other people's property.

Jim Peterson of 4116 Birnham said the concept of B2 in this quiet, rural, small town atmosphere is not consistent. If the place only sells beer and wine this is not classified as a family tavern. Bill Reed commented the issue is not whether the tavern is allowed in this zone. B2 allows a tavern--we can deny the site plan but not whether a tavern is allowed. Mrs. Babbitt said she has sent the liquor board a registered letter regarding this problem. Mr. Orr addressed the issue. It can be protested at the council level when the application for liquor license is applied for.

Carole Chalk abstained from voting as she lives only two blocks away from the address.

Nick Skansi MADE A MOTION to recommend to the City Council they deny the request for site plan and look into the building further to consider some concerns. Sharon Hanson SECONDED. Mr. Tiernan questioned the motion and Mr. Skansi explained deny on the basis of site plan and use of structure and feels it should be looked into. MOTION DENIED with Mr. Tiernan, Sharon Hanson and Nick Skansi voting to deny and Bill Reed voting to approve.

MALICH VARIANCE V-82-04 (Cont.) Mr. Orr explained the situation of parking at the Marina located at the foot of Novak Street. He pointed out the staff recommends denial of the application.

Ken Malich of 3514 Harborview Drive spoke as 1/2 owner of this property. He said it is legitimate hardship. The codes say they can't build out on the water for parking. They have to build on their father's property which is about 300' away. Mr. Marko Malich of 34 Raft Island spoke as the other 1/2 property owner. He stated they intend on having the place for fishing vessels to tie up and should be able to obtain the variance for four or five spaces. Joan DeYoung of 3510 Harborview Drive spoke in favor of her brothers.

Mr. Allan Overland, attorney for neighbors on the west the Castelan's, said Mr. Malich has used Novak for customers and neighbors and he has no uplands available for parking--he has never had uplands. He commented they have about 100 photographs of pleasure boats tied up at this "fishing dock" and Mr. Castelan has spent thousands on providing an upland parking area while Mr. Malich has used public area. Mr. Malich has violated his 8 vessel limit all the time and there are pleasure boats tied up here all the time as the photographs will show. He has never lived up to any of his special conditions.

Mr. Steve Anderson of 8922 90th Avenue N.W., Gig Harbor said he is wanting to build east of Malich. To deny the parking is to deny the moorage. He brought up the idea of vacating Novak Street and mentioned the plan he had presented at the last meeting.

Mike Castelan of 7118 Soundview Drive said he does not feel he has to provide parking and someone else has to use a public street.

Mr. Malich said he doesn't police the dock all the time and can't be responsible for all the people tying up. He has trouble with Mr. Castelan's customers and he also needs the money this dock will bring in. Bill Reed asked if his father is willing to let them build all this on his property. Mr. Ken Malich said money would not be available for at least a couple of years and they would have to make some changes to the property.

Mr. Overland said Castelan has never taken a position to cause financial problems to Malich. He wants to clean up the problem of up to 11 boats tied up and Mr. Castelan can't even get to his property. He has invested up to 20 times the investment of the neighbor and can't use his property.

Mr. Nick Skansi pointed out the Malich's are here and trying to clean up their act. Perhaps grandfather clause comes into this since they own the tidelands--perhaps they could work with the city in this situation and perhaps Anderson has a point about Novak. He's been trying to accomplish a benefit to the town.

Sharon Hanson asked about Novak. She can't figure why parking can't be worked through the city.

Mrs. Castelan of 7118 Soundview Drive said then you mean anyone parking on a city street doesn't need to supply parking. Mr. Castelan mentioned his access lane which has never been observed--he can't get his boats in.

Mr. Malich, Sr., of 3514 Harborview discussed positioning of property lines and said Castelan is trying to break his boys.

Pauline Stanich thought Nick Skansi should be disqualified because he's too close to the situation. She is concerned about parking lots on both sides of her and feels she will be like an accordion.

William Tiernan MADE A MOTION to recommend to the City Council the application for variance be denied for reasons set forth in the recommendations of staff. Carole Chalk SECONDED. Bill Reed said he's not in favor of putting Malich out of business. He feels he's part of the city and the city has been taken advantage of. He has discussed Novak Street and parking area on the father's property and feels the answer lies in Novak street being developed. He doesn't feel the Planning Commission can discuss this to an end but the Council may be able to handle this. Steve Anderson said the real problem was the zoning ordinance and all are going to have to spend about \$4,000 to develop Novak but they are going to have to do it together. MOTION DENIED with Bill Reed, Wm. Tiernan and Carole Chalk voting to deny and Nick Skansi and Sharon Hanson voting to approve.

William Tiernan MADE A MOTION to approve the minutes of July 6 as read. Nick Skansi SECONDED. MOTION CARRIED.

Planning Director reported next meeting will be a long one with Millville continued, Exxon Station and Union 76 both appearing also.

William Tiernan MADE A MOTION to adjourn. Nick Skansi SECONDED. MOTION CARRIED at 9:25 p.m.

Respectfully,
Jacqueline Avery Martens

After the meeting of July 20 was adjourned, Mr. Tiernan indicated he would like to go on record thanking Sharon Hanson for all her hard work and for her cheerful attitude during her tenure on the Planning Commission. All were in favor and agreed with this statement.

PLANNING COMMISSION MEETING - August 3, 1982 (NO MEETING - lack of quorum)

PLANNING COMMISSION MEETING - August 17, 1982

PRESENT: Glenn Behnke, Carole Chalk, John English, Judy Kuehn, Bill Reed, Nick Skansi and Wm. Tiernan

NEW BUSINESS Glenn Behnke nominated Wm. Tiernan as Vice-Chairman. Nick Skansi Seconded. Unanimously carried.

OLD BUSINESS - Public Hearings

OLYMPIC VILLAGE EXXON - SP-82-09; V-82-07 Planner Orr discussed site improvements to be made to the EXXON station on the SEly corner of Soundview & 56th and the variance for a 16'5" service canopy.

Pat Morris, Washington/Oregon Exxon Engineer, Susan Hoffman and Jim Harrison were present to speak for proponent. There was no opposition.

Glenn Behnke MADE A MOTION the variance be granted as suggested by staff. Nick Skansi SECONDED. MOTION CARRIED.

Glenn Behnke MADE A MOTION to approve the site plan as recommended by staff. Wm. Tiernan SECONDED. MOTION CARRIED.

MILLVILLE MARINA - V-82-05; SP-82-07; SDP-82-02 Planner Orr reviewed application concerning property located at 3519 Harborview. Staff recommended approval with stipulations.

Monte Hester spoke for the applicants, Mr. & Mrs. Ray and Mr. & Mrs. Smith. He gave reasons for the variance.

Several people from the audience voiced opposition.

Nick Skansi MADE A MOTION the height variance be denied. Judy Kuehn SECONDED. Nick Skansi gave his reasoning--he has confidence in the builder but sees no hardship. Views are very important. This is what Gig Harbor is all about. He doesn't believe the view should be blocked for architectural reasons. MOTION FOR DENIAL CARRIED. Glenn Behnke, John English, Nick Skansi and Judy Kuehn voted for denial. Carole Chalk voted to approve. (Bill Reed and William had left the meeting as they were involved and Glenn Behnke acted as Chairman.)

Planner Orr covered the specifics of the site plan. Monte Hester spoke in favor of the applicants. There was some opposition from the audience.

John English MADE A MOTION to approve the site plan subject to 10 conditions of staff. Nick Skansi SECONDED. MOTION CARRIED.

John English MADE A MOTION to approve the Shoreline Development Permit as recommended by staff. Nick Skansi SECONDED. MOTION CARRIED.

Minutes of the previous meeting were approved as read. Behnke/Skansi

Planners Report dealt with hearings to be brought up and mentioned there are street names to be chosen for Co. designated numbers. Commissioners mentioned several names and the historical background for several of them.

MEETING ADJOURNED AT 9:50 p.m.

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - September 7, 1982

PRESENT: Glenn Behnke, John English, Judy Kuehn, Bill Reed, Nick Skansi & Wm. Tiernan
ABSENT: Carole Chalk

BRAATEN VARIANCE - V-82-08 Planner Orr reviewed application to construct a carport on property located at 9323 Peacock Hill Road. Applicant was not present to review his application. Letter from Mr. & Mrs Goldberg (neighbors) was presented with no negative comments.

John English MADE A MOTION to approve the variance. Judy Kuehn SECONDED. MOTION CARRIED.

TELEPHONE UTILITIES OF WASHINGTON - SP-82-09 Planner Orr reviewed an application covering site plan approval for a two story office complex located on the northwesterly corner of the intersection of Rosedale and 46th. After review he recommended the site plan with eight conditions.

Mr. Ilmar Reinvald, architect, and Mr. Connie Morris of Telephone Utilities were present to answer questions and further explain application.

Glenn Behnke MADE A MOTION to approve the site plan for Telephone Utilities including the following eight recommendations.

1. Curb, Gutter and sidewalk shall be installed along Rosedale frontage. Said improvements to be constructed prior to final inspection of the structure.
2. Storm drainage facilities shall be installed. Specific location, extent and sizes shall be subject to approval by the Public Works Director.
3. Fire protection devices shall conform to the specifications of the Fire District.
4. Delineate all parking spaces with white paint.
5. Construct a 4" high concrete curb (minimum) or equal to separate all paved parking and passageway areas from landscape areas.
6. Fire protection improvements required shall have been installed and be operable at the time the Building Department is requested to make the final inspection of approved structures.
7. Building Permit for approved structures shall be secured and construction commence within 2 years subsequent to approval of this application by the City Council.
8. Prior to securing a Building Permit, submit a specific landscaping plan prepared by a landscape architect to the Planning Department for review and approval. Submitted plan shall be in conformance with the general landscaping proposals indicated on the submitted exhibit. The site shall be developed in accordance with the approved landscaping plan prior to occupancy.

John English SECONDED. MOTION CARRIED.

STREET NAMES Planner Orr asked for two recommendations. Monzingo was one and Rooster Street was the other recommended.

MINUTES: Wm. Tiernan MADE A MOTION minutes of August 17, 1982, be approved. Nick Skansi SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Zoning ordinances are in for word processing and a performance objective for 1983 is coming up.

John English MADE A MOTION to adjourn. Glenn Behnke SECONDED. MOTION CARRIED at 8:23 p.m.

Respectfully,
Jacqueline Avery Martens

PLANNING COMMISSION MEETING - September 21, 1982

PRESENT: Glenn Behnke, Carole Chalk, John English, Judy Kuehn, Bill Reed, Wm. Tiernan
ABSENT: Nick Skansi

NO HEARINGS WERE SCHEDULED

Planner Orr mentioned meeting on October 16 put on by the City of Fife Planning Department. Please let him know if you are attending--must know by October 8.

Meeting consisted of discussion of hearings to be held at future dates and zoning ordinances in the mill. A work session with City Council and Planning Commission was suggested.

MINUTES Glenn Behnke MADE A MOTION to approve the minutes of the previous meeting. John English SECONDED. MOTION CARRIED.

ADJOURNMENT Wm. Tiernan MADE A MOTION to adjourn. Glenn Behnke SECONDED. CARRIED at 8:10 p

Respectfully, Jacqueline Avery Martens

PLANNING COMMISSION MEETING - October 19, 1982

PRESENT: Glenn Behnke, Carole Chalk, John English, Judy Kuehn, Bill Reed, Nick Skansi & Wm. Tiernan

NEW BUSINESS RZ-82-01, BANNECKER REZONE Property is located at the southeasterly corner of the intersection of Stinson and Harborview, bearing the assessor's number 02-21-05-3-089. Planner Don Orr explained the application and circumstances of request. He pointed out the rezone would bring the presently non-conforming building into conformity. There was no one to speak against the application. Mr. Bill Bannecker spoke in favor. He advised he had contacted the neighbors and their concerns were about height and whether the new zone would bring in gas station or restaurant trade.

John English MADE A MOTION to recommend to the City Council they approve the request for the proposed Negative Declaration of environmental impact and recommend the subject property be reclassified to the B2 District allowing the existing uses. Any change of use shall be approved by the Planning Commission and City Council at an advertised public hearing. As an additional addition (2B) the rezone will be recorded by the county auditor. Judy Kuehn SECONDED.

MINUTES Glenn Behnke MADE A MOTION to approve the minutes of October 12, 1982. John English SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Tavern Site Plan and a possible rezone next meeting. Council made policy no site plan hearings until public hearing has been held on a liquor license.

COMMISSIONER'S REPORT Meeting at Fife was discussed. Judy Kuehn and Bill Reed discussed the positive aspects of the meeting and the concerns.

Glenn Behnke MADE A MOTION to adjourn. John English SECONDED. MOTION CARRIED at 8:20 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - November 2, 1982

PRESENT: Glenn Behnke, Carole Chalk, John English, Judy Kuehn, Bill Reed & Wm. Tiernan
ABSENT: Nick Skansi

SP-82-10, HY-IU-HEE-HEE Request for site plan approval to allow development of a 3700 Sq. Ft. Tavern. Application explained by Planner Don Orr. Discussion followed. Some concern over the traffic flow. Jeff Moore, representing Fox Island Taverns, Inc., and John & Al Ross were present to speak for the application. Mr. and Mrs. Babbitt were present to object to the application. Commission thought sight plan showing entire area traffic flow might be a good idea.

John English MADE A MOTION to recommend to the City Council they 1. Approve the proposed Negative Declaration of environmental impact; and 2. Recommend the subject site plan be approved subject to A. Storm drainage facilities shall be installed including an on-site retention system. Specific location extent and size shall be subject to approval by the Public Works Director. Temporary sediment and run off control must be maintained during construction. B. Street frontage along the westerly property line shall be developed with curb, gutter, and sidewalk from the northwest property corner to the southerly corner of the existing retail. Specific location extent and size shall be subject to approval by the Public Works Director. C. Fire Protection shall conform to the specifications of the local fire district. Improvements required shall be installed and operable at the time the Building Department is requested to make the final inspection of the building. D. Delineate all parking spaces with white paint. E. Prior to securing a building permit submit a specific landscape plan prepared by a landscape architect to the Planning Department for review and approval. The site shall be developed in accordance with the approved landscaping plan prior to occupancy. F. Building permit shall be secured and construction commence within two years subsequent to approval of this site plan or said approval shall be void. G. If it is shown on police records that this facility has been generating at least two disturbance/disorderly conduct fighting calls per month - or an average of two calls per month over a years period of time then a uniformed security officer will be required on the premises at times of peak patronage as determined by the Police Chief. Judy Kuehn SECONDED. Lengthy discussion followed.

John English MADE A MOTION to table the motion until such time an ingress/egress/street alignment proposal specific is provided. Carole Chalk SECONDED. MOTION CARRIED with Glenn Behnke voting NO.

John English MADE A MOTION to approve the minutes as read. Wm. Tiernan SECONDED. MOTION CARRIED.

PLANNER'S REPORT Planner Orr discussed checklist policy and procedures.

Glenn Behnke MADE A MOTION to adjourn. John English SECONDED. MOTION CARRIED at 9:33 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - November 16, 1982

PRESENT: Glenn Behnke, Carole Chalk, Judy Kuehn, William Tiernan, Nick Skansi
ABSENT: Bill Reed and John English

C-82-01; BRAATEN CONDITIONAL USE PERMIT Application is a request to allow seasonal sales of Christmas trees in an R-1 District. Planner Don Orr explained the application and indicated there were no complaints and he had received one letter in favor.

Glenn Behnke MADE A MOTION to recommend to the City Council the application be granted for seasonal sale of Christmas trees subject to the following: (1.) That no more than 75 trees be displayed or stock piled on the site at any one time. (2.) That one-way traffic signs be posted on the property as directed by the staff to route traffic. (3.) That the parking area be designated as such. (4.) That the lot be attended at all times during operation. (5.) That lighting be limited to the display area for purposes of providing safe vision only and subject to staff approval. (6.) That any traffic problems or hazards that develop because of the commercial activity will be cause for immediate suspension of the Conditional Use Permit. (7.) That the hours of operation be limited from 9 a.m. to 9 p.m. (8.) That the permit be valid between the 1st of December and the 25th of December, 1982, only (both dates inclusive). (9.) Site must be cleaned and restored to original condition within five days of termination of permit. (10.) This permit is subject to annual renewal pursuant to the above conditions and any additional qualifications required by the staff. Carole Chalk SECONDED. Glen Behnke AMENDED NO. 10 to include "as requested by application" after "annual renewal". Carole Chalk SECONDED. MOTION CARRIED.

V-82-09; MICHAELIS CONSTRUCTION Planner Orr reviewed application to reduce off street parking from 10 spaces to 8 spaces on property located on Harborview Drive between Rosedale and Dorotich St. Staff recommended denial. Discussion followed. Commission felt a suitable compromise could be reached because of nature of business planned. Glenn Behnke MADE A MOTION to table the application. Judy Kuehn SECONDED. MOTION CARRIED

OLD BUSINESS Commission felt ingress and egress drawings for HI-IU-HEE-HEE were incorrect and some attention to this was necessary.

MINUTES Glenn Behnke MADE A MOTION to approve the November 2 minutes as read. Carole Chalk SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Discussion of hearings coming up next meeting. Committee to rewrite sign ordinance is being set up. Also, City would like expanded list of historical type Slavonian names to consider for street names from Judy Kuehn.

Judy Kuehn MADE A MOTION to adjourn. Glenn Behnke SECONDED and it was CARRIED at 8:30 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - December 7, 1982

PRESENT: Glenn Behnke, Nick Skansi, Bill Reed and Judy Kuehn
ABSENT: Carole Chalk, William Tiernan, John English

NEW BUSINESS: RZ-82-02, SP-82-11; Crase Builders, Inc. POSTPONED until December 21.

NEW BUSINESS: ROSS BUILDING, SP-82-12 Request is for site plan approval to allow construction of a 5800 sq. ft. commercial structure and ancillary parking for 32 vehicles. Property is located on south side of Harborview, 250' west of Soundview Drive. Planning Director Orr reviewed request. Question of adequate exterior lighting came up. Jeff Moore was present to represent Mr. Ross. Mr. James M. De Walt, designer, was also present to speak for the project. Mr. Al Ross reviewed his plans. Mr. Bill Stutz of 3003 Harborview asked for clarification of firewall setback.

Glenn Behnke MADE A MOTION to recommend to the City Council the site plan be approved as per request with the recommendations by the Planning Staff and add the condition of more adequate lighting in the parking area. Conditions being:

1. Approve the proposed environmental impact negative declaration, and;
2. Take public testimony, and;
3. Recommend to the City Council that the application be approved subject to:
 - A. Curb, gutter and sidewalk shall be provided along the entire frontage of Harborview. Exact location to be approved by the Public Works Director. Said improvements to be constructed prior to final inspection of the building.
 - B. Storm drainage facilities shall be installed. Exact location, extent and size shall be subject to approval by the Public Works Director.
 - C. Fire protection devices including a fire hydrant shall conform to the specifications of the local fire district.
 - D. Fire protection improvements required shall have been installed and be operable at the time the Building Department is requested to make final inspection.
 - E. Construct a 4" high concrete curb (minimum) or equal to separate all paved parking areas from landscaped areas.

- F. Delineate all parking spaces with white paint.
- G. Prior to securing a Building Permit, submit a specific landscape plan to the Planning Department for review and approval. A minimum 3' planter strip shall be provided along the eastern parking lot boundary. The site shall be developed in accordance with the approved landscaping plan prior to occupancy.
- H. Added condition above.

Judy Kuehn SECONDED. MOTION CARRIED.

OLD BUSINESS: SP-82-10; HY-IU-HEE-HEE (Cont.) Changes in the application were reviewed by Planner Orr. Access Road has been moved as requested. Discussion followed. Jeff Moore spoke for the project. Mrs. Babbitt spoke in opposition and Mr. Wade Perrow of 4012 Benson had questions regarding development of the area.

Glenn Behnke MADE A MOTION to recommend to the City Council the site plan as proposed be approved with the recommendations of staff and add comments of the Public Works Director as a condition. Recommendations:

1. Approve the proposed Negative Declaration of environmental impact; and
2. Recommend to the City Council that the subject site plan be approved subject to:
 - A. Storm drainage facilities shall be installed including an on-site retention system. Specific location extent and size shall be subject to approval by the Public Works Director. Temporary sediment and run off control must be maintained during construction.
 - B. Street frontage along the westerly property line shall be developed with curb, gutter, and sidewalk from the northwest property corner to the southerly corner of the existing retail. Specific location extent and size shall be subject to approval by the Public Works Director.
 - C. Fire protection shall conform to the specifications of the local fire district. Improvements required shall be installed and operable at the time the Building Department is requested to make the final inspection of the building.
 - D. Delineate all parking spaces with white paint.
 - E. Prior to securing a building permit, submit a specific landscape plan prepared by a landscape architect to the Planning Department for review and approval. The site shall be developed in accordance with the approved landscaping plan prior to occupancy.
 - F. Building permit shall be secured and construction commence within two years subsequent to approval of this site plan or said approval shall be void.
 - G. If it is shown on police records that this facility has been generating at least two disturbance/disorderly conduct/fighting calls per month - or an average of two calls per month over a years period of time then a uniformed security officer will be required on the premises at times of peak patronage as determined by the Police Chief.

Judy Kuehn SECONDED. Glenn Behnke explained he likes the new plan and thinks it's better than the last one. Bill Reed commented on the improvement but is disappointed because they are considering only this corner. He is opposed to consenting on a small parcel of property so will have to vote against. Judy Kuehn agreed with Bill. They have to take pains to plan the entire pieces of property. Nick Skansi has trouble with only planning for one little section.

MOTION DENIED with Glenn Behnke voting YES and Bill Reed, Nick Skansi and Judy Kuehn voting AGAINST.

MINUTES: Glenn Behnke MADE A MOTION to approve the minutes of November 16. Judy Kuehn SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT: Next meeting was discussed. Also sign committee, zoning ordinance and names of the streets to be chosen on Monday.

Judy Kuehn MADE A MOTION to adjourn. Nick Skansi SECONDED. MOTION CARRIED at 8:51, p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - December 21, 1982

PRESENT: Glenn Behnke, John English, Carole Chalk and Judy Kuehn
 ABSENT: Nick Skansi, Bill Reed and William Tiernan

MICHAELIS CONSTRUCTION - SP-82-13 (NEW BUSINESS) Planner Orr explained request for site plan approval to allow construction of a 2200 sq. ft. commercial structure and parking on the up-land side of Harborview Avenue immediately north of the Landing Restaurant. Commission reviewed previous information and made comparisons.

Glenn Behnke MADE A MOTION to approve the proposed environmental impact negative declaration, take public testimony and recommend to the City Council the application be approved subject to:

1. Curb, gutter and sidewalk shall be provided along the entire frontage of Harborview. Exact location to be approved by the Public Works Director. Said improvements to be constructed prior to final inspection of the building.

2. Storm drainage facilities shall be installed. Exact location, extent and size shall be subject to approval by the Public Works Director.
3. Fire protection devices shall conform to the specifications of the local fire district.
4. Fire protection improvements required shall have been installed and be operable at the time the Building Department is requested to make final inspection.
5. Construct a 4" high concrete curb (minimum) or equal to separate all paved parking areas from landscaped areas.
6. Delineate all parking spaces with white paint.
7. Prior to securing a Building Permit, submit a specific landscape plan prepared by a licensed landscape architect to the Planning Department for review and approval. A minimum 5' planter strip shall be provided along the parking areas and side lot lines. A 5' planter strip shall be provided between the front property lines and the parking area excluding the 24' access driveway. The site shall be developed in accordance with the approved landscaping plan prior to occupancy.

Judy Kuehn SECONDED. Discussion followed re change of space behind building. MOTION CARRIED.

CRASE BUILDERS, INC. RZ-82-02, SP-82-11 (OLD BUSINESS) Planner Orr explained petition to rezone to R3 so as to construct 32 townhouses on property located on the west side of 46th Avenue, 300' south of Rosedale Street.

Judy Kuehn MADE A MOTION to approve the Negative Environmental Impact Statement and approve subject petition. Carole Chalk SECONDED. At this point Planner Orr explained the application for rezone. Permitted uses of GS were discussed and a study of the area was suggested. Several people in the audience spoke as neighbors of the concerned and one asked for clarification while two voiced negative concerns.

Judy Kuehn MADE A MOTION to table the application so a study may be prepared. Carole Chalk SECONDED. MOTION CARRIED after discussion, with Glenn Behnke voting NO as he was not convinced enough information could be presented to change the picture.

MINUTES Glenn Behnke MADE A MOTION to approve the minutes of December 7. Carole Chalk SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Truck and trailer rental from the Texaco service station will be coming up soon. Hearings before the Council were discussed.

Glenn Behnke MADE A MOTION to adjourn. Carole Chalk SECONDED. MOTION CARRIED approx 9:30 PM

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - January 4, 1983

PRESENT: Wm. Tiernan, Judy Kuehn, Nick Skansi, Bill Reed, Glenn Behnke & John English
 ABSENT: Carole Chalk

NO HEARINGS So order of business was to nominate new vice-chairperson. Glenn Behnke MADE A MOTION to nominate John English for vice-chairperson. Judy Kuehn SECONDED. MOTION CARRIED and John English was unanimously voted in.

PLANNING DIRECTORS REPORT Zoning Ordinances just finished and Planner Orr suggested a work session prior to the public hearings with Planning Commission and City Council attending.

COMMISSIONER'S REPORT Bill Reed expressed serious concern over the 12' harbor setback. The situation should be carefully looked at and clarification is necessary in the zoning codes. The Commission discussed and felt further work is needed.

MINUTES John English MADE A MOTION to approve the December 21, 1982, minutes. Glenn Behnke SECONDED. MOTION CARRIED.

Glenn Behnke MADE A MOTION to adjourn. John English SECONDED. MOTION CARRIED at 7:55 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - January 18, 1983

PRESENT: Glenn Behnke, John English, Carole Chalk, Bill Reed, Nick Skansi
 ABSENT: William Tiernan and Judy Kuehn

NEW BUSINESS - SAREAULT V-83-01 Application requests to construct a garage so as to reduce a side yard from the required 8' to 5' located at 7111 Stanich Avenue. Planner Orr explained application and pointed out this is a duplicate of one filed in 1975. Bill Reed questioned setbacks and layout of the house. There was no objection heard from the audience.

Bill Reed MADE A MOTION to recommend to the City Council approval of the Sareault variance. Nick Skansi SECONDED. MOTION CARRIED.

NEW BUSINESS - TEXT AMENDMENT Request from City Council to review Section 15.20.020 of the Municipal Code. Section prohibits truck and trailer rental from a service station.

Planner Orr indicated in a sketch where placement of rental vehicles could be allowed. Discussion followed as to regulation of numbers. Charlie Stone of the Texaco station spoke in favor as did Ron Billock, President of U-Haul for Western Washington.

Glenn Behnke MADE A MOTION to recommend to the City Council Section 15.20.020 be amended to allow truck and trailer rental as an accessory use to a gasoline service station provided the inventory maintained on the premises is set back of the front and side building wall lines of the service station. Also, that self serve gas stations be permitted. Bill Reed SECONDED. MOTION CARRIED.

MINUTES Bill Reed MADE A MOTION to approve the minutes of January 4. Glenn Behnke SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Planner Orr advised work study session on ordinances will continue Monday at the City Council meeting. Holmas Lindner was denied but they're going to appeal.

Glenn Behnke MADE A MOTION to adjourn. Nick Skansi SECONDED. MOTION CARRIED. at 8:18 p.m.

Respectfully,
Jacqueline Avery Martens

PLANNING COMMISSION MEETING - February 1, 1983

PRESENT: Glenn Behnke, Carole Chalk, John English, Judy Kuehn, Wm. Tiernan
ABSENT: Nick Skansi and Bill Reed

NEW BUSINESS - KOHOUT VARIANCE V-83-02 Request is for variance to expand non-conforming use (construct an addition off an existing garage located within a front yard setback). Property is located at 7410 Hill St. No one spoke in favor or against, after review by Planner Orr.

John English MADE A MOTION to recommend to the City Council approval of the variance as recommended by staff. Judy Kuehn SECONDED. MOTION CARRIED.

NEW BUSINESS - BONNEVILLE SITE PLAN SP-83-01 Petition for site plan approval to allow construction of a 364 sq. ft. addition onto a commercial structure located at 3024 Harborview Dr. Planner Orr reviewed application. Mr. Brian Laird, contractor, spoke in favor of the application. There was no opposition.

Glenn Behnke MADE A MOTION to recommend to the City Council the application be approved subject to the southern terminus of the existing parking area to be connected thru to Adams Avenue. John English SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Hearings next meeting were discussed. Discussion followed regarding items of interest around the harbor.

MINUTES Glenn Behnke MADE A MOTION to approve the January 18 minutes. Carole Chalk SECONDED. MOTION CARRIED.

John English MADE A MOTION to adjourn. Judy Kuehn SECONDED. MOTION CARRIED at 8:12 p.m.

Respectfully,
Jacqueline Avery-Martens

PLANNING COMMISSION MEETING - February 15, 1983

PRESENT: Carole Chalk, Judy Kuehn, John English and William Tiernan
ABSENT: Glenn Behnke, Bill Reed and Nick Skansi

NEW BUSINESS - DISHMAN VARIANCE V-83-03 Variance to expand a non-conforming use (garage located within a required setback) at 3404 Harborview. Application was explained by Planner Orr. Discussion followed. No one in opposition.

John English MADE A MOTION to recommend to the City Council approval of the Dishman Variance. Judy Kuehn SECONDED. MOTION CARRIED.

NEW BUSINESS - BURCAR VARIANCE - V-83-04 Variance is to increase the building height to 25'9" where 24' is allowed and reduce the front yard from the required 25' to 18.15' at 8910 Franklin. Application was explained by Planner Orr. John English came forward and informed he had been notified on this variance as he is less than 300' away. No one objected to his sitting in. Mr. Burcar reviewed his application. There was no comment from the audience.

John English MADE A MOTION to recommend to the City Council approval of the height and the setback variance with the stipulation the deck be kept open and is not to be enclosed at a future time. Judy Kuehn SECONDED. MOTION CARRIED.

NEW BUSINESS - ANDERSON REZONE RZ-83-01 Applicant is requesting a rezone from W-1 to B-2 for property located at the southeast corner of the intersection of N. Harborview Drive and Vernhardson St. Applicant's objective is to utilize the building in a commercial nature. Planner Orr reviewed the application. Jeff Moore spoke in favor of the rezone and represented Mr. & Mrs. Ross Anderson. Several people spoke in favor of the actions of Mr. Anderson in the past and had no objection. One letter was introduced in opposition. Discussion followed and Jeff Moore indicated they would like to continue at another meeting.

Judy Kuehn MADE A MOTION to table the hearing until the March 15 meeting. John English SECONDED. MOTION CARRIED.

MINUTES Carole Chalk MADE A MOTION to approve the February 1 minutes. John English SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Future hearings were discussed.

John English MADE A MOTION to adjourn. Judy Kuehn SECONDED. MOTION CARRIED at 9:02 p.m.

Respectfully,
Jacqueline Avery-Martens

PLANNING COMMISSION MEETING - March 1, 1983

PRESENT: Glenn Behnke, Nick Skansi, Bill Reed and Judy Kuehn
ABSENT: Carole Chalk and John English - William Tiernan has resigned.

NEW BUSINESS - LEWIS AND SANDVIK ANNEXATION Taken out of order of agenda. Petition to annex approximately 9 acres of land lying contiguous to the City's boundaries. Applicants have requested R-1 zone. Annexation reviewed by Planner Orr. Discussion followed. Several people were present to voice concerns. Mr. Ray Haries represented parties in favor.

Judy Kuehn MADE A MOTION to recommend to the City Council they approve the annexation of the subject property per staff's recommendations with the following conditions.

1. Adequate storm drainage be furnished to protect neighbors with at least one catch basin.
2. Cascade be extended the width of the parcel to the south.

Glenn Behnke SECONDED. MOTION CARRIED.

V-83-05

NEW BUSINESS - LYNOTT VARIANCE /Variance request is to increase the building height from 24' to 27½' at 2813 Harborview Drive. Planner Orr reviewed the case. Larry Lynott spoke in favor. Mr. Lynott answered questions of neighbors - no objection.

Glenn Behnke MADE A MOTION to recommend to the City Council the variance be approved as Mr. Lynott is going down instead of up. Nick Skansi SECONDED. MOTION CARRIED.

OLD BUSINESS - CRASE BUILDERS, INC. REZONE RZ-82-02, SP-82-11 Rezone reviewed by Planner Orr. Several neighbors spoke in opposition to the request for reasons of density and traffic problems. Mr. Fred Crase spoke in favor.

Judy Kuehn MADE A MOTION to recommend to the City Council they deny this request for R3. DIED for LACK OF SECOND.

Glenn Behnke MADE A MOTION to recommend to the City Council they follow staff recommendation and allow R2 instead of R3 in this area. DIED for LACK OF SECOND.

Discussion followed. Mr. Crase offered more input and plan was reviewed again. Judy Kuehn stated she is against the plan because 13 units are enough for a 2 acre piece.

Glenn Behnke MADE A MOTION to recommend to the City Council R2 zoning instead of R3 and a stipulation of a maximum of 18 units because of opposition of neighbors. Nick Skansi SECONDED. TIE VOTE Glenn Behnke and Nick Skansi voted YES and Judy Kuehn and Bill Reed voted NO.

MINUTES Judy Kuehn MADE A MOTION to approve the February 15 minutes. Glenn Behnke SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Discussion of hearings to come and agenda of next meeting.

COMMISSIONER'S REPORT Judy Kuehn brought up situation of Resolution 164. Discussion re the

extension of sewer and water services followed. Practicality of extending services without being able to oversee the situation was discussed.

Glenn Behnke MADE A MOTION to adjourn. Judy Kuehn SECONDED. MOTION CARRIED at 9:28 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - March 15, 1983

PRESENT: Glenn Behnke, John English, Judy Kuehn, Bill Reed and Nick Skansi
ABSENT: Carole Chalk

NEW BUSINESS: UNION 76 SP-82-08 and UNION 76 SDP-83-01 Request is for substantial development permit and site plan approval to allow a 973 sq. ft. addition onto an existing service station located at 4106 Harborview Drive. Planner Orr reviewed the application. Bill Reed asked about the sign and clarification was made.

Bill Reed MADE A MOTION to recommend to the City Council the request for Site Plan be approved subject to the three recommendations of staff. 1. Curb, gutter and sidewalk shall be provided along the entire frontage of Harborview. Exact size, extent and location to be approved by the Public Works Director. 2. A detailed landscape plan shall be provided and approved by the Planning Department. Subject plan shall include a minimum 5' wide landscape strip (where possible) around the perimeter of the lot. 3. Off-street parking spaces shall be delineated with white paint. Glenn Behnke SECONDED. MOTION CARRIED.

Glenn Behnke MADE A MOTION to recommend to the City Council approval of the Shoreline Development Permit as recommended by staff. Nick Skansi SECONDED. MOTION CARRIED.

NEW BUSINESS: SUNCREST CONSTRUCTION V-83-06 Withdrawn.

OLD BUSINESS: ANDERSON REZONE RZ--83-01 Petition is to rezone property located at the south-eastern corner of the intersection of N. Harborview and Vernhardson from W1 to B2. Planner Orr reviewed the application. One letter in opposition was mentioned and contractual zoning concept was explained. Jeff Moore of Pactech was present to represent Mr. Anderson. There were several people in opposition and one or two in favor.

Judy Kuehn MADE A MOTION to recommend to the City Council the request for rezone to ~~B2~~ ~~be denied because B2 allows a gamut of uses and~~ recommended RB1 zone. Bill Reed SECONDED. Discussion followed. Judy Kuehn felt the building should be a professional building, not retail as planned. There is too much traffic in B2 zone and RB1 is a better buffer. The situation of mis-zoning on this piece of property should be stopped now--not passed on to another owner down the line. Glenn Behnke felt B2 and RB2 were not good choices for this property. He felt RB1 should be expanded to cover uses like the requested aerobics studio or print shop use. Nick Skansi felt W1 should bring in taverns or restaurants and Anderson is being protective of this area in upgrading to B2. He felt Anderson is doing the best he can and agrees with Behnke. Bill Reed said W1 allows too much for this area and B2 and RB1 do also. He likes the residential aspect of the area and doesn't feel any commercial belongs here. MOTION DENIED with John English, Bill Reed and Judy Kuehn voting DENIAL and Glenn Behnke and Nick Skansi voting FOR. *Contractural*

Jeff Moore wanted it recorded in the minutes it takes a majority of four affirmative votes to carry a motion--that was information given him. Planner Orr checked the bylaws and advised policy motions require a vote of four affirmative--all others are majority rule, as is this case.

MINUTES Discussion regarding minutes of previous meeting. It was determined to keep the motions which had died for lack of second. Glenn Behnke MADE A MOTION to approve the minutes of March 1. Bill Reed SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S COMMENTS: None

COMMISSIONER'S COMMENTS: Bill Reed MADE A MOTION to elect Judy Kuehn Vice-Chairman. Glenn Behnke SECONDED. MOTION CARRIED.

Bill Reed MADE A MOTION to adjourn. Glenn Behnke SECONDED. MOTION CARRIED at 9:00 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - April 5, 1983

PRESENT: Carole Chalk, John English, Judy Kuehn, Jim Madden, Bill Reed and Nick Skansi
ABSENT: Glenn Behnke

NEW BUSINESS: ALLEN/SHULICH SITE PLAN APPROVAL SP-83-02 Petition is for site plan approval to allow development of four duplexes on property located at the northeasterly corner of the intersection of Rosedale and Mitts Lane.

Planner Orr explained the application for site plan approval. Mr. Dick Allen spoke for the application and advised Mr. Jim DeWalt was present also to discuss the drawings. There was no opposition.

Bill Reed MADE A MOTION to recommend to the City Council approval of the site plan subject to the three conditions of staff. 1. The site shall be developed in accordance with the submitted plan indicating location of proposed fir trees. The trees shall be a minimum of 4' in height and shall be planted prior to final inspection of any of the units. 2. Existing mature trees indicated on the submitted exhibit shall remain. 3. The landscaping areas shall be recorded with the County Auditors office. Nick Skansi SECONDED. Jim Madden asked for clarification of alternate plan and inquired regarding the easement road being part of the back yard. MOTION CARRIED.

NEW BUSINESS: FRATERNAL ORDER OF EAGLES C.U.P. 83-01 Request is for a conditional use permit to allow expansion of a private non-profit club located on the east side of Burnham just inside the city limits. Planner Orr explained the conditional use permit. Several Eagles were present to answer questions and a couple of neighbors voiced concerns. Location of the RV area was pointed out and parking area was discussed. Drawing of the proposed building was reviewed.

Bill Reed MADE A MOTION to recommend to the City Council approval of the Conditional Use Permit subject to the Eagles coming back with a site plan for review. Nick Skansi SECONDED. Bill Reed said he lives 1/2 mile from this area and has for 12 years. He's heard no complaint and would like to suggest they seek professional help in redesign of the proposed building. Judy Kuehn suggested they could find some other plan conducive to the concepts of Gig Harbor architecturally. MOTION CARRIED.

MINUTES Judy Kuehn MADE A MOTION to approve the minutes as adjusted. Carole Chalk SECONDED. MOTION CARRIED. (Motion for Anderson Rezone was turned into a positive motion instead of negative and in same paragraph contractual was added to Nick Skansi's comment.)

PLANNING DIRECTOR'S REPORT Seminar will prevent next meeting. Discussed town events.

COMMISSIONER'S REPORT Discussion regarding upcoming bike race and effect on the city.

UNANIMOUSLY VOTED TO ADJOURN, MOTION CARRIED at 8:50 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - April 19, 1983 - No Meeting.

PLANNING COMMISSION MEETING - May 3, 1983

PRESENT: John English, Judy Kuehn, Jim Madden, Glenn Behnke
ABSENT: Carole Chalk, Bill Reed and Nick Skansi

NEW BUSINESS: No public hearings scheduled.

Time was devoted to an informal work session. Discussion about upcoming applications. Planner Orr discussed Council's desire to receive specific recommendations with the applications. Case in point was Ross Anderson's rezone petition. Planning Commission felt they had made a specific recommendation; however, it was not picked up in the minutes.

Unanimously voted to adjourn, MOTION CARRIED at 8:22 p.m.

Don Orr
Planner - City of Gig Harbor

PLANNING COMMISSION MEETING - May 17, 1983

PRESENT: Carole Chalk, John English, Judy Kuehn, Jim Madden and Nick Skansi
ABSENT: Glenn Behnke and Bill Reed

NEW BUSINESS: SP-83-04; CITY LEASED PARKING LOT Planner Orr explained application and pointed out the area. Discussion followed in which the Commission expressed concern over the available public parking and how the city got this property. Representative of applicant was present to answer questions. Several concerned neighbors spoke to drainage and the need for public parking in this area as well as the need for a stairway down from top of hill so dirt trail could be done away with. Some concern was voiced over the lease and whether or not it has been signed.

Jim Madden MADE A MOTION Parking be denied in this area as it will overcrowd North Harborview. Motion died for lack of second.

Judy Kuehn didn't see the city's right to take away public use of this area and mentioned need to open up the back of it with a stairwell. Jim Madden said it's making a more difficult parking position. Nick Skansi mentioned it should be tabled and Carole Chalk said it should

be tabled if not signed but decided upon if it is signed. Planner Orr was not certain on this point.

Jim Madden MADE A MOTION to table the hearing with the requirement to find out the status of the lease and what modification can be made regarding relinquishing it at this time. Carole Chalk SECONDED. MOTION CARRIED.

NEW BUSINESS: SP-83-04; FRATERNAL ORDER OF EAGLES Planner Orr reviewed the application. Commissioners were concerned over fact no security guard is required as with Hi-Yu-Hee-Hee and question of dump station for R/V hookups is not settled. Representative of Eagles reviewed request. Matter of curbs, gutters, and sidewalks was discussed. Eagles feel they shouldn't have to include these at this point. Storm drainage was discussed and Jim Madden suggested adding "if and as required" to No. 4 in the conditions. Mr. Madden also suggested a contractual obligation for the curbs, gutters and sidewalks. Carole Chalk didn't believe in putting these off--Nick Skansi and Judy Kuehn agreed.

Judy Kuehn MADE A MOTION to recommend to the City Council the application be approved subject to a change to No. 4 and an addition of No. 10 in staff recommendations, as follows:

1. The existing mobile home shall be removed.
2. Construct curb, gutter and sidewalk along the entire frontage of Burnham Drive (located within the city). Said improvements to be constructed prior to final inspection of the structure.
3. Submit a revised landscaping plan prepared by a landscape architect to the Planning Department for review and approval. The site shall be developed in accordance with the approved landscaping plan prior to occupancy.
4. Storm drainage facilities shall be installed "IF AND AS REQUIRED." Specific location, extent and sizes shall be subject to approval by the Public Works Director in accordance with standard engineering practice.
5. Fire protection devices shall conform to the specifications of Fire District 5.
6. Fire protection improvements required shall have been installed and be operable at the time the Building Department is requested to make the final inspection of approved structures.
7. Delineate all parking spaces with white paint.
8. Provide exterior lighting for the structure.
9. Provide an intrusion alarm system for the entire building that terminates at an answering service.
10. "PROVIDE A SECURITY PERSON IF MORE THAN TWO PROBLEMS A MONTH."

Jim Madden SECONDED the motion. MOTION CARRIED.

NEW BUSINESS: SD-83-01; HOLLY BLUFF SUBDIVISION Planner Orr reviewed the application requesting tentative approval of a 7 lot subdivision, which is the eastern portion of the Lewis/Sandvik annexation request. Clarification of easement was asked for and Jim Madden asked about the sanitary sewer and storm sewer along the eastern boundary. It was not certain if the method of collection would be catch basin. Mr. Ray Haries of Thornton Land Surveying and Mr. Richard Brown, project engineer, were present to review application. Neighbor who abuts on south end was concerned about the runoff and natural drainage. Lengthy discussion followed regarding drainage in this area and extension of Cascade was also covered.

Jim Madden MADE A MOTION to recommend to the City Council approval of the 7 lot subdivision with acceptance of storm sewer on the SE corner of Lot 2 to be shown on the plat and specified as required. Judy Kuehn SECONDED. MOTION CARRIED.

NEW BUSINESS: SOUTHLAND ANNEXATION Planner Orr explained annexation request and determination of zone. Property is irregular corner parcel with approximately 130' of frontage along Pioneer Drive and 180' along Kimball. Mr. Jeff Moore, Director of Land Planning, Pactech, was present to speak for applicants. Neighbor felt concern over this type of zone on an entrance to the City. She felt an R1 zone would be more beneficial to the City. She also expressed concern over curb cuts. Another neighbor thought there is an inconsistency in the taxation in this area and spoke to the traffic flow. Jim Madden was concerned about the impact on the school. Another neighbor expressed concern over a 7/11 going in at this location. Mr. Robert Gauge of the Southland Corp. was present to point out benefits. His company needs the B2 requested in the application. Discussion followed.

Jim Madden MADE A MOTION to recommend to the City Council annexation with a zoning classification of R1. Carole Chalk seconded. MOTION CARRIED.

MINUTES Jim Madden MADE A MOTION to approve the May 3 minutes as read. Judy Kuehn SECONDED. MOTION CARRIED.

Unanimously voted to adjourn at 10:23 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - June 7, 1983

PRESENT: John English, Judy Kuehn, Jim Madden, Bill Reed
ABSENT: Glenn Behnke and Nick Skansi

NEW BUSINESS - DISHMAN VARIANCE - V-83-07 Planner Orr explained application to reduce a yard setback by the reconstruction of a garage at the southwest corner of Harborview and Dorotich. It was mentioned approval had not been sought before work was begun.

Jim Madden MADE A MOTION to recommend to the City Council approval with admonition this could have been refused. Bill Reed SECONDED. MOTION CARRIED.

NEW BUSINESS - ORDINANCE AMENDMENT Amendment deals with Petition to amend Chapter 17 to allow Bed & Breakfast facilities. Planner Orr presented the petition and read the recommendations to the Commission. They were advised no decision was needed at this meeting.

Jim Madden had researched the subject and had several recommendations. He suggested all residents adjacent should have a say in whether or not a Bed & Breakfast goes in. Boundaries went to 300'. Discussion followed with Bill Reed disagreeing. Mr. Madden thought no new construction should be permitted and the City should utilize existing structures for the Bed & Breakfast with no new additions approved. Number of rooms should be limited. Average would be about 3 with some other cities allowing up to five. Planner Orr stated owner are to be operators. This would not allow for a chain or franchise. Bill Reed suggested a site plan be approved for each. Planner Orr said off street parking could be a requirement, with two off street spaces for the owner. No signs other than a small residential listing of owner or previous owner and the address will be allowed. Mr. Madden stressed again the need to have strong say be neighbors. Judy Kuehn suggested R1 could have 1 room available, R2 could have two and R3 could have three rooms. She felt if they allow any more you will lose the idea of Gig Harbor--must put a lid on it. Bill Reed mentioned you could require the buildings to have historical significance and make people restore them. John English mentioned Carole Chalk's comment regarding Paulsbo. Give the people incentive to go along with the City. In Paulsbo you can have a bigger sign if you do it Paulsbo's way. Give them a choice. Do it one way you have two rooms. Do it our way you can have three.

No motion made on discussion.

OLD BUSINESS - CITY LEASED PARKING LOT SP-83-04 Petition is for site plan approval to allow development of a vehicle parking lot on City owned property. Jim Madden suggested no action since action would be mute at this point. Planner Orr reviewed hearing for Bill Reed who had been absent at the last meeting. Discussion followed as to needs in this area and what the Commission would like to see done.

Bill Reed MADE A MOTION to hold the hearing over and require the owner and landscape planner to be present at the hearing and directed the Planning Director to pass on the following recommendations:

1. The site plan being amended to reflect existing conditions and topography.
2. The two parking stalls closest to the sidewalk be eliminated and replaced with landscaping
3. A general landscape plan submitted and approved by the planning department. Landscaping shall also be provided along the rear lot line and the easterly side line. Landscaping shall be maintained by the applicant.
4. Curb, gutter, and sidewalk shall be installed. Extent, size and location to be approved by the Public Works Director.
5. Storm drainage including a new catch basin shall be provided. Exact location to be approved by the Public Works Director.

In addition, suggested plan showing slope control, buffer, parking lot lighting, grading plan, paving plan and provide an access to Franklin Avenue.

Judy Kuehn SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Annexation policy - informational only presented to the Commission for their review.

MINUTES Jim Madden MADE A MOTION to approve the minutes of May 17. Judy Kuehn SECONDED. MOTION CARRIED.

Judy Kuehn MADE A MOTION to adjourn. Jim Madden SECONDED. MOTION CARRIED at 8:37 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION - June 21, 1983

PRESENT: Glenn Behnke, Judy Kuehn and Jim Madden
ABSENT: Nick Skansi, Bill Reed and John English

Meeting called to order at 7:42 p.m. - no quorum. It was decided to continue with discussion to clarify the City Leased Parking Lot hearing.

OLD BUSINESS - City Leased Parking Lot Mr. Bob Hunt was present from Williamson Mortgage to speak for the Quad 4 Corporation. He is one of four partners and location is 8811 Park North Harborview Drive. He presented a sketch and advised the city said no lease, no occupancy of the building. They plan to improve all the area in the parking lot and are leasing nine spaces on the east side. He discussed the landscape on front of the property and pointed out boxes on the side for tall trunk trees. Rear of area is to be landscaped also.

Glenn Behnke asked for feedback on this hearing. Planner Orr said quite a bit from adjacent property owners. There is already deficient parking in that vicinity. Very little off street parking--the whole area is presently non-conforming.

Bob Hunt said he understands the people feel the parking is to be controlled. He indicated the area would still be on a first come first served basis. It's not their intent to have controlled parking. It's still on public property. He expressed his disappointment because there is no opportunity of a decision at this point because no quorum. Glenn Behnke mentioned at least one thing comes out of this--no intent for reserved parking. Jim Madden asked if they would be willing to add to the lease there will be no reserved parking. The property is 3600 sq. ft. and needs 9 spaces. Planner Orr said such a stipulation could be attached to a site plan as a condition. Mr. Hunt stressed again this is not private property and is still a public area. He also mentioned they had 90 days from June 1 or they do not live up to the terms of the lease agreement. Jim Madden mentioned he feels very strongly about no marking of the parking spaces and feels users of the property should be considered. Regarding the site plan, it looks like they are not adding any additional--nice to have it paved, but there are other considerations.

Neighbor spoke and feels it is commendable but by putting sidewalks and plantings it is taking away from the parking area. Also, where does the water go? Into the catch basin and then where. She was advised into the harbor. She mentioned a culvert which has had no maintenance and expressed concern over more oil and runoff into the bay. Storm drainage is a problem and the city should check--it's not adequate now and will soon deteriorate.

Situation of people walking down to the shopping area from the above level was brought up. With the presented plan, there is no way they can get down. Mr. Hunt assured something could be worked out. Judy Kuehn saw three main problems--surface drainage; 9 spaces open to public; and public right-of-way down hill remaining public.

Planner Orr suggested runoff problem could be treated by oil sludge separator maintained by applicant. Public Works Director could check this.

Ms. Kuehn asked about a pedestrian crosswalk since the lot is primarily for the building across the street. Gentleman from the audience asked about handicapped parking to be provided. Planner Orr reviewed the situation.

Planning Commission made special apology to the applicant for lack of quorum.

PLANNING DIRECTOR'S REPORT Planner Orr discussed Bed and breakfast. He has asked Mendocino County and Carmel by the Sea for information from their areas. Jim Madden suggested they need more input from other areas before a decision is made.

COMMISSIONER'S REPORT Glenn Behnke advised the Lions Club will build the restroom if the city will take care of it.

ADJOURNMENT Glenn Behnke MADE A MOTION to adjourn. Jim Madden SECONDED. CARRIED at 8:45 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - July 5, 1983

PRESENT: Glenn Behnke, John English, Crystal Leathers and Jim Madden
ABSENT: Bill Reed, Nick Skansi and Judy Kuehn

OLD BUSINESS: City Leased Parking Lot Planner Orr reviewed the application. Amended Site Plan was presented. Mr. Bob Hunt was present of the Quad 4 Corporation to review the application. Discussion followed and recommendations reviewed.

Jim Madden MADE A MOTION to recommend to the City Council approval of the site plan subject to recommendations 1 and 2 of staff as is, item 3 amended, and addition of item 4--as follows:
1. General landscape plan to be approved by Planning staff. 2. Curbs, gutters and sidewalks to be provided along the frontage of North Harborview with dimensions to be approved by the Public Works Director. 3. Storm drainage to be provided including catch basin with an oil slick separator--exact location to be approved by Public Works Director. TO BE MAINTAINED BY APPLICANT (inclusion). 4. NO RESERVE PARKING SIGNS SHALL BE PERMITTED FOR ANY PORTION OF THE APPROVED PARKING AREA (EXCEPT LOADING DOCK AREA). Crystal Leathers SECONDED. MOTION CARRIED.

OLD BUSINESS: Bed & Breakfast Planner reviewed previous hearing information. He mentioned four conditions to be taken into consideration. 1. Limit rooms from 1 to 3. 2. Can occupy 25% of residential structure or 640 sq. ft., whichever is less. 3. Condition to run with

owner and not the land. 4. One off street parking space to be provided for each bedroom occupied by a guest.

Discussion followed regarding pros and cons of this type of operation. Other conditions were discussed and whether to impose now or at permit stage. Other possibilities are distance between sites, elapsed time requirement and historical building requirement. Mr. Orr recorded suggestion of site plan, code inclusion and time lapse. Mr. Madden suggested also adjacent neighbors should have notification in writing. Mr. Orr advised it's already done with neighbors within 300' radius.

Jim Madden MADE A MOTION to table. Glenn Behnke SECONDED. MOTION CARRIED.

MINUTES: Glenn Behnke MADE A MOTION to approve the minutes of June 21 as read. Jim Madden SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT: City Council is holding a work study session on Monday, July 11 after the meeting to go over zoning ordinances.

COMMISSIONER'S REPORT: Mr. Behnke indicated method of making motions might be confusing to audience. Inclusion of "make a motion to recommend to the City Council" should be used. It was agreed a clarification would be made.

Jim Madden MADE A MOTION to adjourn. Glenn Behnke SECONDED. MOTION CARRIED at 9:17 p.m.

Respectfully,

Jacqueline Martens

PLANNING COMMISSION MEETING - July 19, 1983

PRESENT: Glenn Behnke, John English, Judy Kuehn, Christa Leathers, Jim Madden, Bill Reed and Nick Skansi

OLD BUSINESS: BED AND BREAKFAST Planner Orr reviewed the conditional use permit. Proposed information was presented. Short discussion followed as to how to handle the information.

Glenn Behnke MADE A MOTION to recommend to the City Council No. 5 read: A bed and breakfast facility shall demonstrate, in addition to the required parking for the residence, the availability of 1 parking space for each bedroom occupied by guests. Judy Kuehn SECONDED. MOTION CARRIED.

Bill Reed MADE A MOTION to recommend to the City Council they accept the definition as follows: BED AND BREAKFAST ACCOMMODATIONS Any building or portion thereof or a group of buildings containing no more than 3 guest rooms or suites each used, designed or intended to be used, let or hired out for occupancy by transient guests for compensation or profit, and where breakfast meals may be provided during morning hours to such transient guests for compensation or profit. Glenn Behnke SECONDED. MOTION CARRIED.

Bill Reed MADE A MOTION to recommend to the City Council acceptance of a second paragraph and items A., B. and C. as follows: A residential structure may only be used as bed and breakfast facility after obtaining a conditional use permit. The City Council shall issue a conditional use permit if it finds, based on a statement of findings by the Planning Commission or based upon its own determination of facts and circumstances, that: A. The use conforms generally to the objectives of the comprehensive plan and the intent of this title; B. Such uses will not be detrimental in any way to nearby affected properties or their occupants; and C. Such uses meet the overall density and floor area (bulk) restrictions of the district in which they are proposed. Nick Skansi SECONDED. MOTION CARRIED.

Joining sentence added - Additionally, a bed and breakfast facility must be consistent to the following:

to recommend to the City Council

Bill Reed MADE A MOTION/Item 1 read: A request for a Conditional Use Permit shall not be approved in cases where guest rooms occupy more than 25% of the square footage of the habitable space of the residential structure. Jim Madden SECONDED. MOTION CARRIED.

Glenn Behnke MADE A MOTION to recommend to the City Council Item 2 read: The use permit may be conditioned not to run with the land thereby precluding subsequent owner/occupying operators from the benefits which former owners enjoyed under the permit. Jim Madden SECONDED. MOTION CARRIED.

At this point it was decided owners/occupying operators should be defined in the portion to be used as definition. Discussion followed.

Bill Reed MADE A MOTION to recommend to the City Council the definition be amended to include OWNER OCCUPIED in first sentence between any and building. Christa Leathers SECONDED. MOTION CARRIED

Bill Reed MADE A MOTION to recommend to the City Council Item 3 read: The conditional use application shall be accompanied with a site plan and floor plan to scaleshowing room size and total areas of the residence. Glenn Behnke SECONDED, MOTION CARRIED.

Jim Madden MADE A MOTION to recommend to the City Council Item 4 read: A residential structure shall not be converted to a bed and breakfast facility for 20 years following construction of that structure and the structure shall have some historical significance. There was no second of this motion so MOTION DIED. Bill Reed MADE A MOTION to delete Item 4. Judy Kuehn SECONDED. They were ruled out of order because of lack of positive motion. Jim Madded REGISTERED DISSENT at leaving Item 4 out.

Bill Reed MADE A MOTION to recommend to the City Council Item 6 read: Bed and breakfast facilities shall comply with all applicable laws concerning health, building and fire codes. Judy Kuehn SECONDED. MOTION CARRIED.

Proposed Item 7 read: Bed and breakfast facilities shall be located a minimum of _____ from other bed and breakfast facilities. NO MOTION was made to recommend this item.

MINUTES Minutes of July 5 were changed with correction of Christa Leathers' name. Bill Reed MADE A MOTION to recommend minutes of July 5 be approved as corrected. Glenn Behnke SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT - NONE

COMMISSIONER'S REPORT - Glenn Behnke making a trip to stay at bed and breakfast in Port Townsend. Will report on findings.

UNANIMOUSLY VOTED TO ADJOURN at 8:50 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - August 2, 1983 - NO MEETING

PLANNING COMMISSION MEETING - August 16, 1983

PRESENT: Glenn Behnke, John English, Jim Madden, Bill Reed and Nick Skansi

ABSENT: Judy Kuehn, Christa Leathers

Meeting called to order at 7:36 p.m.

NEW BUSINESS: SP-82-11, C-83-03 - CRASE BUILDERS, INC. Request is for site plan approval and conditional use to develop an 18 unit residential planned development. Planner Orr reviewed the application. Jim Madden suggested all paved areas be separated by a 4" curb and not only parking areas. he also questioned planned unit development. It indicates a single ownership and these are to be sold immediately after being built. Planner Orr stated there is no condo conversion clause. Madden considered this a conflict. Representative for Crase spoke in favor. Bill Reed suggested private fenced yards for the units. Neighbor had several questions as to value of the development.

Bill Reed MADE A MOTION to recommend to the City Council approval of the Conditional User Permit. Nick Skansi SECONDED. MOTION CARRIED with Jim Madden abstaining as he feels conflict with single owner issue.

Bill Reed MADE A MOTION to recommend to the City Council approval of the site plan with the eight conditions stated in the staff recommendations as follows: 1. Relocating building "A" to the rear of the rectangular open area. Providing an ingress/egress drive serving the south portion of the lot. Eliminate the asphalt paving in front of building "A". 2. Curb, gutter, and sidewalk shall be provided along the entire frontage of Skansie Avenue. Exact location to be approved by the public works director. 3. Storm drainage facilities shall be installed. Exact location, extent and size shall be subject to approval by the public works director. 4. Fire protection devices including hydrants shall conform to the specification of the local fire district. 5. Fire protection improvements required shall have been installed and be operable at the time the building department is requested to make final inspection. All driveways shall be posted fire lane--NO PARKING. 6. Construct a 4" high concrete curb (minimum) or equal to separate all paved parking areas from landscaped areas. 7. Delineate all open parking areas with white paint. 8. Prior to securing a building permit, submit a specific landscape plan to the Planning Department for review and approval. Specific attention shall be given to preserving as many native trees as possible. The site shall be developed in accordance with the approved landscaping plan prior to occupancy. AND ADDING: 9. All buildings will be less than 24' in height. 10. No trees will be removed without approval of staff. 11. Builder will provide a landscape plan showing yards for individual units. ALSO ADDED: Change to Item 6--delete the word parking to read: Construct a 4" high concrete curb (minimum) or equal to separate all paved areas from landscaped areas. Glenn Behnke SECONDED. MOTION CARRIED.

MINUTES Glenn Behnke MADE A MOTION to approve the minutes of July 19, 1983, as read. Nick Skansi SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT; Discussed future projects, among them is a 91 slip marina. Trying to cancel next meeting because of holiday.

COMMISSIONER'S REPORT: Glenn Behnke reported on the Bed and Breakfast situation in Port Townsend and presented information. Suggested international flags on all retail business in Gig Harbor. Would bring all together and add a festive air.

Unanimous vote to ADJOURN at 8:48 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - September 20, 1983

PRESENT: Glenn Behnke, Christa Leathers, John English, Bill Reed, Judy Kuehn & Jim Madden
ABSENT: Nick Skansi

MEETING CALLED TO ORDER 7:32 p.m.

NEW BUSINESS: SDP-83-02, SP-83-06, C-83-02; DOLPHIN REACH ASSOC. A request for a substantial development permit, site plan approval and a conditional use permit to allow construction of a ~~24~~²⁵ residential condominium, a security office and a beach pavilion, all to be developed as a planned unit development. Don Orr reviewed the application for all present.

Mr. Frank Jackson, Dolphin Reach Assoc., and Harry Barry, architect, spoke in favor of the ~~24~~²⁵ condo development--right outside mouth of harbor on Soundview. Neighbors had several concerns. Petition with 29 names introduced into meeting. Concerns varied--traffic was a concern with the development being right outside the mouth of the harbor. Too many boats. Neighbors only have access to their property across subject property. Concerned they will be blocked. Questioned stability of the hillside, fearing slides. Concerns voiced about drainage in this area and potential view blockage. Jim Madden explained right of adverse possession with regard to neighbors who have used this access for many years. Bill Reed asked about covered parking--felt with this much money invested the people will want the cars protected, but felt 50 covered stalls would impact the site--needs looked at. Christa Leathers felt it would stick out like a sore thumb. Mr. Jackson looked at a 50 year impact and said it would upgrade the area. Mr. Madden suggested 50 years renovates but does not completely reshape.

It was suggested a skeleton of the residential buildings and a pole on the beach be placed so neighbors could see what would happen to the area. Pavilion on the beach was a concern because it might block access. Mr. Behnke suggested the pavilion be built on the bank. Mr. Jackson said there would be a problem with shoreline management, and in order to build they must put it on the old piling site already there, replacing pilings with new concrete structures.

Glenn Behnke MADE A MOTION to table the motion for further consideration by the Planning Department and a date will be set in the future after completion of recommended skeletal residential forms at higher points and a pole set at floor height of pavilion on beach to assess impact to the area. Christa Leathers SECONDED. MOTION CARRIED.

MINUTES Jim Madden MADE A MOTION to accept minutes as read. Bill Reed SECONDED. MOTION CARRIED.

Unanimous adjournment at 9:00 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - October 4, 1983

PRESENT: Nick Skansi, John English, Judy Kuehn, Christa Leathers, Bill Reed, Jim Madden
ABSENT: Glenn Behnke

NEW BUSINESS: V-83-08 HUNTER VARIANCE Petition to construct a single family residence so as to reduce a setback from the required 25 feet to 8 feet. Planner Orr reviewed the application after Bill Reed excused himself because he is a neighbor. Concerns regarding visual density and architect's plans were heard from the neighbors. Jim Madden asked if traffic 8 feet from the residence would bother the owner, who answered there was not much he could do about it.

Judy Kuehn MADE A MOTION to recommend to the City Council approval of the variance request. Nick Skansi SECONDED. MOTION CARRIED with Jim Madden opposed and Bill Reed absent.

At this point Bill Reed returned to the meeting and the agenda was amended to hear the Dolphin Reach hearing first before the Turner Waterfront hearing.

OLD BUSINESS SDP-83-02, C-83-02, SP-83-06; DOLPHIN REACH ASSOC. Planner Orr reviewed the September 20 recommendation and recent developments. Concerns from neighbors dealt with placement of pavilion, height of same, building 1 feasibility on the bluff, sloughing and land slides, long shore drift of sand along beach and Bill Reed felt this to be a mass of buildings with visual impact from the water. Felt it needed further work so as not to look too massive. Jim Madden felt a contradiction. Heavy trees slough the cliff down and the project shows heavy trees down to the water. Need for retaining walls all the way down to the beach. Mr. Jackson, of Dolphin Reach, said rip rap will be used to stabilize the bank. Another concern is the amount the bank and beach have eroded during the last 25 years. John English suggested a geological research be done.

Bill Reed MADE A MOTION to hold the hearing over until October 18. Christa Leathers SECONDED.

Jim Madden suggested held over until final design has been presented, so action can be taken. Bill Reed was concerned about aesthetic aspect--modified site plan to make sure feasibly safe. Short discussion followed. No action on first motion.

Bill Reed MADE A MOTION to hold the hearing over until such time they determine safe siting of building 1, settle adjacent erosion issues and visual mass of development itself. Jim Madden SECONDED. MOTION CARRIED.

NEW BUSINESS SDP-83-03, SP-83-07, C-83-04; TURNER WATERFRONT PROJECT Petition to construct a 97 slip marina with a public fishing dock, a 108 space parking lot, a 6,000 sq. ft. restaurant, a 2,000 sq. ft. yacht owner clubhouse, pedestrian walkway and other related business. Planner Orr reviewed the request and explained within 500' of Donkey Creek is reason for conditional use permit.

Jim Madden mentioned higher tide flow rate created by taking out 56,000 yards of dredge material. What is the affect on the sand spit and need of evaluation of tide action through the harbor mouth. Neighbors objected as this end of harbor is nesting place for birds and will turn into one big septic tank for yachts. Concerned about live-a-boards and the drain on services of the city--also flushing directly to the bay. Recent buildup of salmon run in Donkey Creek would be adversely affected. Most would hate to see area changed from what it is. Robert Bets, Consultant for Mr. Turner, reviewed the application. He reviewed the uses of what could be put in this area and explained they have hit upon 4 or 5 of these by building a 97 slip marina. Previous mayor of Gig Harbor reviewed W2 and W3 and suggested a survey as to traffic with 2 marinas next to each other.

Mr. Geoffrey Laden, Marine Engineer (Civil Engineer with specialty in coastal engineering) reviewed the site with regard to wave action, pollution and effect on flushing. Explained how much to be dredged and showed area. Explained consistency of dredge material and area to be used as dump site. Discussion followed.

Marv Turner, developer, spoke to the project. Short discussion followed.

Jim Madden MADE A MOTION to table the application until all proper documentation is provided, including information on the tidal flow. Bill Reed SECONDED. MOTION CARRIED.

MINUTES Bill Reed MADE A MOTION to accept the minutes of September 20 as corrected to read 25 units instead of 24 in the Dolphin Reach hearing. Bill Reed SECONDED. MOTION CARRIED.

COMMISSIONER'S REPORT Judy Kuehn felt the Commission could have been more fair with the applicants. She was embarrassed by the open hostility, notes being passed and the snickering. She suggested the Commission take steps to be more fair.

Bill Reed MADE A MOTION to adjourn. Judy Kuehn SECONDED at 10:10 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - October 18, 1983

PRESENT: Glenn Behnke, John English, Judy Kuehn, Christa Leathers, Bill Reed
ABSENT: Jim Madden and Nick Skansi

NEW BUSINESS: CITY MAINTENANCE SHOP Planner Orr explained application. Gary Tannehill was present to review application in his capacity as Public Works Director. Concerns were brought up about traffic in the area of nearby school and since this is a donated piece of property, what was the initial intent--a park? John English recommended they check condition of the gift to the city. Neighbor felt it was meant as a gift, to be used for park.

Bill Reed MADE A MOTION to recommend to the city council approval of the Conditional Use Permit. Glenn Behnke SECONDED. Judy Kuehn felt trees and park area are prime--in a few years they will be a scarce commodity in town. Feels eventually they will be able to find another spot for the public works building. Glenn Behnke said a lot of work was put into the proposed area and boy scout camp was built. Later it was vandalized. If public works in this area it might stop the vandals. Bill Reed mentioned he was not convinced there isn't an alternative to this site. Didn't feel they should mix park with utility. MOTION DENIED with Glenn Behnke voting YES and Bill Reed, Judy Kuehn and Christa Leathers VOTING AGAINST.

OLD BUSINESS: DOLPHIN REACH ASSOCIATES SP-83-06, C-83-02 and SDP-83-02 Planner Orr reviewed the application and pointed out number of units has been changed from 25 to 24. Neighbors concerns mentioned all the traffic on Soundview. Is there plan for upgrading this route. Still some concern over pavilion on beach and bank stabilization with building 1 built on bank. Mr. Frank Pitta, soils expert, explained erosion pattern on beach and what can be done to stabilize the bank as well as effect on neighboring property. Mentioned special studies to mark tide flow and rate in this area. Discussion followed.

Glenn Behnke MADE A MOTION to recommend to the City Council the Dolphin Reach Conditional Use Permit be granted. Bill Reed SECONDED. MOTION CARRIED.

Judy Kuehn MADE A MOTION to recommend to the City Council the Shoreline Development Permit be approved. Christa Leathers SECONDED. MOTION CARRIED.

Bill Reed MADE A MOTION to recommend to the City Council approval of the site plan subject to staff's recommendation with 9 stipulations plus 4 more--as follows: RECOMMENDATION that the Planning Commission solicit public testimony and in the absence of any to the contrary recommend: That the proposed declaration of non-significance be approved provided additional information is submitted that satisfies the concerns over erosion. If so, approve the project subject to: 1. Curb and gutter as required by the Public Works Director shall be provided along the frontage of Soundview Drive. 2. Storm drainage facilities shall be installed in accordance with standard engineering practice and approved by the Public Works Director. 3. Fire protection devices shall conform to the specifications of the fire prevention district. 4. Delineate all open parking spaces with white paint. 5. Construct a 4" high concrete curb (minimum) or equal to separate all paved parking and passageway areas from landscaped areas. 6. Fire protection improvements required shall have been installed and be operable at the time the building department is requested to make the final inspection of approved structures. 7. Building permit for approved structures shall be secured and construction commence within two years subsequent to approval of this site plan by the City Council or said approval shall be void. 8. Prior to securing a building permit, submit a specific landscaping plan prepared by a landscape architect to the Planning Department for review and approval. The site shall be developed in accordance with the approved landscaping plan prior to occupancy. 9. All recommendations contained in the soils report be adhered to. 10. The owner be required to supply the city with an erosion plan implemented during construction and a long shore materials transport study. 11. Provide sidewalk on Soundview. 12. The site shall be left in it's natural state until such time a building permit is obtained. 13. Owner, at his discretion, could have the option of relocating Building No. 1 to the West, maintaining the same setbacks. Judy Kuehn made the remark the applicants have changed the plan to be more compatible with the city's needs and she is convinced by the soils expert and Mr. Jackson the erosion won't be a detriment to the neighbor's property. MOTION CARRIED.

MINUTES: Christa Leathers MADE A MOTION to accept the October 4 minutes as read. Judy Kuehn SECONDED. MOTION CARRIED.

Judy Kuehn MADE A MOTION to adjourn. Bill Reed SECONDED. MOTION CARRIED at 9:55 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - November 15, 1983

PRESENT: Glenn Behnke, John English, Judy Kuehn, Jim Madden, Bill Reed & Nick Skansi
ABSENT: Christa Leathers

HARRIS CONDITIONAL USE PERMIT C-83-05 Request for conditional use permit to allow residential use in a B-2 (General Retail) District located at 7620 Pioneer Way. Planner Orr reviewed the application. No public comments were made.

Jim Madden MADE A MOTION to recommend to the City Council approval of the Conditional Use Permit. Bill Reed SECONDED. MOTION CARRIED.

MINUTES Glenn Behnke MADE A MOTION to approve the minutes as read. Bill Reed SECONDED. MOTION CARRIED with Jim Madden abstaining.

PLANNING DIRECTOR'S REPORT Planner Orr discussed Dolphin Reach at the Council level. He commented they have some of the same questions the Commission did. He also spoke of the Pt. Fosdick annexation possibility. Glenn Behnke discussed the Pierce County library situation and discussion followed regarding annexation policies.

COMMISSIONER'S REPORT Judy Kuehn mentioned the historical districts are beginning to have more vacant houses. Deterioration is setting in and something should be done to help the problem. Planner Orr suggested conditional use would permit professional use.

ADJOURNMENT Glenn Behnke MADE A MOTION to adjourn. Bill Reed SECONDED. MOTION CARRIED, 8:13 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - February 7, 1984

PRESENT: Nick Skansi, John English, Judy Kuehn, Bill Reed, Christa Leathers, Jim Madden
ABSENT: Glenn Behnke

ROSS/BEZ SDP-83-04 Nick Skansi asked to be excused because of conflict of interest. Planner Orr reviewed the application. There was no input from the audience. Mr. Wayne Featon was present to answer any questions put to Mr. Ross.

Jim Madden MADE A MOTION to recommend to the City Council approval of the bulkhead as proposed. Bill Reed SECONDED. MOTION CARRIED.

MOSHIER/ROWE RZ-84-01 Applicant is requesting to reclassify two parcels containing approx. .58 acres from the R-1 zone to the RB-1 zone. Planner Orr reviewed the application. Negative declaration introduced. Mr. Orr advised they wish to table until the 21st of February.

Bill Reed MADE A MOTION to table the application until February 21st. John English SECONDED. MOTION CARRIED.

Bill Reed excused himself--conflict of interest.

UDDENBERG/BABICH RZ-84-02 /Applicant is requesting to reclassify two parcels containing approx. 1.53 acres from R-2 to RB-1 to accommodate an office building. Planner Orr presented the application. Mr. Terry Fenton was present to represent Mr. Uddenberg and answer any questions. Several people in the audience were in favor of the area used as office building and not duplex as could happen. Mr. Madden agreed with the analysis of Mr. Orr. Ms. Leathers would rather see an office building than a duplex. Mr. English stated the time frame and density is important and Mr. Skansi had no problem with the request.

John English MADE A MOTION to recommend to the City Council the rezone be approved as requested. Nick Skansi SECONDED. MOTION CARRIED with Nick Skansi, John English and Christ Leathers voted in favor and Jim Madden voted NO.

OLD BUSINESS - WEST SIDE BUSINESS AREA SIGN REGULATIONS Planner Orr reviewed material from previous meeting. Letters were introduced. Mr. Orr stated at the meeting of February 21 he will have specific set of regulations for the proposal available. Ms. Celia Anderson, Sign Coordinator working with West Side business area, was present to review the sign situation. She gave the Boyle Chevrolet sign as a maximum example and supplied information regarding future signs. Mr. Dick Boyles was present and stated 75% of the area is needed to approve an annexation. They now have 75%. If the sign ordinance is kicked around much figures may change and nix the annexation. Several people were present in favor and one against. Discussion followed regarding how to apply the ordinances to this area. Judy Kuehn said SR-16 is more like a country highway--not a freeway and she feels better about small signs. Mr. Madden said travelers needs must be met, food, lodging and gas are necessary--other signs serve the community. He favors a readerboard adjacent to exits listing community businesses.

John English MADE A MOTION to table until February 21st. Jim Madden SECONDED. MOTION CARRIED.

MINUTES - Addition of "and elected" between nominated and Vice-Chairman was only change.

John English MADE A MOTION to approve the minutes as corrected. Bill Reed SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Future hearings were discussed.

COMMISSIONER'S REPORT Jim Madden advised he will not be at the next two meetings. He expressed concern over the West Side Business annexation. He suggested, under the circumstances a motion be made.

Jim Madden MADE A MOTION to submit an advisory to the City Council recommending denial of the West Side Business Annexation. John English SECONDED.

Discussion followed regarding topography, financial responsibility, city services and the availability, natural boundary of SR-16. Planner Orr suggested the annexation ordinance should be the target and not the West Side Annexation.

MOTION DENIED with Jim Madden and Christa Leathers voting YES and Bill Reed, Nick Skansi and John English voting NO.

Bill Reed MADE A MOTION to adjourn. Judy Kuehn SECONDED. MOTION CARRIED at 10:05 p.

Respectfully,
Jacqueline A. Martens

PLANNING COMMISSION MEETING - February 21, 1984

PRESENT: Glenn Behnke, Nick Skansi, Judy Kuehn, Christa Leathers, Bill Reed and John English

ABSENT: Jim Madden

NEW BUSINESS: V-84-01 - ROSS VARIANCE Applicant is seeking a variance to construct an addition onto an existing residence at 3309 Harborview Drive. Planner Orr reviewed the request. Bill Reed felt since this is in the Millville area, concern should be shown to keeping the pitch of the roofline similar to what is already there. If anything, a greater variance should be asked for. Discussion followed.

Bill Reed MADE A MOTION to table the variance until a more definitive drawing is presented. John English SECONDED. MOTION CARRIED.

NEW BUSINESS: V-84-02 - OLYMPIC VILLAGE EXXON Applicant is seeking a variance to allow an extension of a canopy. No public input, after being reviewed by Planner Orr.

John English MADE A MOTION to recommend to the City Council approval of this request. Christa Leathers SECONDED. MOTION CARRIED.

NEW BUSINESS: SP-84-01, V-84-03; WESTERN CLINIC Applicants would like to construct a medical facility and vehicle parking lot. Property is located between Kimball Drive and the Tacoma-Lake Cushman power line right-of-way adjacent to SR-16. Planner Orr reviewed the application. Discussion followed.

Mr. Donald Reddington, Administrator, Western Clinic; Bill Lynn, Land Use Attorney; and Mr. Bob Christenson were present to speak for the application. Mr. Lynn expressed some concern over the recommendations suggested by the City. He had not received them until late and felt it insufficient time to respond. His concerns were especially over 1,2,3,5 & 6 and he asked for no action to be taken on those. Public input was in favor.

Bill Reed suggested 7 and 12 be deleted as had been discussed earlier.

John English MADE A MOTION to recommend to the City Council approval of the site plan and variance request with recommendations 4, 8, 9, 10, and 11 with wording in #10 changed to delete the work "building" and replace it with "occupancy" and with 1,2,3,5 and 6 subject to negotiation with an approval by Planning and Public Works and deleting numbers 7 and 12. RECOMMENDATIONS ARE AS FOLLOWS:

1. Curb, gutter, sidewalk shall be installed along Kimball frontage. Said improvements to be constructed prior to final inspection of the structure.
2. Kimball Drive shall be widened to provide a center turn lane into the project. Exact location shall be determined by the Public Works Director.
3. A proportion of the traffic improvements at the Pioneer and Kimball intersection shall be assessed to this development, when costs are determined and the allocation method of those costs are approved by the City Council.
4. Storm drainage facilities shall be installed. Specific location, extent and size shall be subject to approval by the Public Works Director.
5. A lighting plan for the exterior of the building, parking areas and street frontage shall be provided and subject to approval by the Planning Department.
6. Fire protection devices including hydrants located at both entrances shall conform to specifications of the Fire District. Fire protection improvements required shall have been installed and be operable at the time the Building Department is requested to make final inspection of approved structures.
7. DELETED A 10' landscape buffer shall be provided along the northerly line separating the parking area from adjacent undeveloped property.
8. Delinate all parking spaces with white or yellow paint. (Added yellow)
9. Construct a 4" high concrete curb (minimum) or equal to separate all paved parking and passageway areas from landscape areas.
10. Prior to securing an occupancy (CHANGED building) permit submit a specific landscaping plan prepared by a (registered) landscape architect to the Planning Department for review and approval. Submitted plan be in conformance with the general landscaping proposals indicated on the submitted exhibit. The site shall be developed in accordance with the approved landscaping plan prior to occupancy.
11. Building Permit for approved structures shall be secured and construction commence within 2 years subsequent to approval of this site plan by the City Council.
12. DELETED An intrusion alarm system for the entire building shall be required which terminates at an answering service.

Bill Reed SECONDED. MOTION CARRIED.

OLD BUSINESS: RZ-84-01; MOSHIER/ROWE Applicant has requested a continuance until March 6, 1984.

OLD BUSINESS: WESTSIDE BUSINESS AREA ZONING AND SIGN REGULATIONS

Information was introduced and it was suggested the item be tabled until March 6, 1984, to allow everyone time to go over it. Public hearing was opened to allow several present in

the audience to speak. Several were in opposition to large signs in a cluttered area. They don't want to see this country area turned into an urban area.

HEARING WAS TABLED UNTIL MARCH 6, 1984.

MINUTES Glenn Behnke MADE A MOTION the minutes be approved as read. John English SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT March 6 hearings were discussed.

COMMISSIONER'S REPORT Judy Kuehn wanted names for the Waterfront Study Group. It was mentioned since they are looking to change policy of annexation, there are seminars being offered. It was mentioned the Commission has not received Council's minutes for quite some time--they would like to. Bill Reed advised he has been appointed to a committee to find a suitable location for the City Maintenance Building. He has reviewed the sites and feels none owned by the city are suitable for the facility.

Bill Reed MADE A MOTION to adjourn. John English SECONDED. MOTION CARRIED at 9:27 p.m.

Respectfully,
Jacqueline Avery Martens

PLANNING COMMISSION MEETING - March 6, 1984

PRESENT: Judy Kuehn, Christa Leathers, Bill Reed and John English

ABSENT: Glenn Behnke, Jim Madden and Nick Skansi

NEW BUSINESS - V-84-04; JERKOVICH Request is to maintain detached accessory structure 13' from a street where 25' is required - located at 8324 Bayridge Avenue. Application was reviewed by Planner Orr. There was no public input.

John English MADE A MOTION to recommend to the City Council the application be approved as recommended by staff with the stipulation the applicant apply for a building permit within 60 days of final Council action. Bill Reed SECONDED. MOTION CARRIED.

NEW BUSINESS - SP-84-02, V-84-05; KIMBALL CENTER Request for site plan approval and variance to allow development of 3 commercial buildings containing 16,250 sq. ft., 21' in height where 15' is otherwise permitted, located at the intersection of Kimball Drive and Pioneer Avenue. Mr. Steve Pilcher of Pactech was present to review the application. Bill Reed expressed the desire to see drawing of machinery to be hidden on building, crosscut of building, mentioned unhappy with relation to comprehensive plan--nothing special about these buildings, there is extra parking, feels some trees could be saved on east edge if they give up 5 spaces. Mr. Tom Morris, part-owner, spoke for his plan. Public input revealed concerns about traffic and buffer zones for this project. John English questioned ULID in future. Improvements are needed now. Judy Kuehn compared project with Western Clinic and suggested more consistency in the projects in this area. Christa Leathers agreed with John English, Building one is too close to the line.

John English MADE A MOTION to continue the hearing until applicants can furnish more information on the south border, trees and landscaping and building elevations of all three buildings. Bill Reed SECONDED. MOTION CARRIED.

OLD BUSINESS - V-84-01; Ross Continuation - reviewed by Planner Orr.

Bill Reed MADE A MOTION to recommend to the City Council approval of the Ross Variance. Christa Leather SECONDED. MOTION CARRIED.

OLD BUSINESS - RZ-84-01; Moshier/Rowe Continued until next meeting.

OLD BUSINESS - WESTSIDE BUSINESS AREA ZONING AND SIGN REGULATIONS Planner Orr reviewed the application. Mr. Steve Pilcher of Pactech was present to review the application as a representative of the West Side Business Association. Public input asked for buffer on SR16. Ron Lopp, of the PAC, expressed concerns with the site plan procedure, said everything is permitted, landscape and buffer plans should be dealt with--doesn't want to stop development, but provide screening. Commissioners discussed and felt aesthetic beauty of the area should be maintained.

John English MADE A MOTION to recommend to the City Council approval of the proposed zone with recommendations 1 and 2 of staff with further recommendations to exclude uses of recreational vehicle parks and retail heating oil distributions, also adding the wording "Natural character of the vegetation of the area be preserved as completely as possible" instead of C, D, and E as proposed (see below). Bill Reed SECONDED. MOTION CARRIED.

C. Minimum Front Yard

1. Service station pump islands and canopies, fifteen (15) feet.
2. All other uses or structures:
 - a. On property abutting a primary City, State or County Highway, 25 feet
 - b. On property abutting all other roads, 15 feet

- D. Minimum Side Yard - 20 feet from all residentially classified property.
- E. Minimum Rear Yard - 30 feet from all residentially classified property.

Meeting continued with sign ordinance. Celia Anderson spoke for the ordinance and said they have concerns with meshing the two ordinances together--at this late date it's difficult. Celia Anderson is with Public Affairs, Inc., representing West Side Business. Several people spoke against the sign ordinance as presented. Commissioners discussed and felt the aesthetic beauty of the area could be disrupted. John English advised County Code directs against signs visible from the highway. Judy Kuehn felt creativity was important in signs. It was felt screening is an issue, temporary signs should be dealt with and Bill Reed felt the area is unique--and he would like to see it remain unique.

Bill Reed MADE A MOTION to recommend to the City Council the proposed sign ordinance be denied and the Planning Staff directed to compile a sign ordinance appropriate to the CCFS and city that both sides can work with. John English SECONDED. MOTION CARRIED.

MINUTES John English MADE A MOTION to approve the minutes as read. Bill Reed SECONDED. MOTION CARRIED.

COMMISSIONER'S REPORT Bill Reed reported on progress of Maintenance Shop. City has notice to vacate in 3 weeks. Alternatives discussed.

John English MADE A MOTION to adjourn. Bill Reed SECONDED. MOTION CARRIED at 10:17 p.m.

Respectfully,
Jacqueline Avery Martens

PLANNING COMMISSION MEETING - March 20, 1984

PRESENT: Glenn Behnke, Nick Skansi, John English, Judy Kuehn, Christa Leathers and Jim Madden

ABSENT: Bill Reed

NEW BUSINESS - GARNETT VARIANCE - V-84-06 Application is a request to construct a residence 27' 11" in height. Location is on a private drive easterly of Peacock Hill Road. Jim Madden asked to be excused as he is a neighbor. Application was reviewed by Planner Orr. Mr. Greg Garnett was present to explain his plan. No negative input from neighbors.

Glenn Behnke MADE A MOTION to recommend to the City Council approval of the 3' 11" variance. Nick Skansi SECONDED. MOTION CARRIED. (Jim Madden abstain)

NEW BUSINESS - DRAGE VARIANCE - V-84-07 Request is to construct an addition onto an existing residence which would reduce setback--located at 9306 N. Harborview. Planner Orr reviewed the application.

John English MADE A MOTION to recommend to the City Council the variance be approved with staff recommendation that a minimum 4' setback be provided along the northerly property line. Jim Madden SECONDED. MOTION CARRIED.

OLD BUSINESS - MOSHIER/ROWE - RZ-84-01 Planner Orr reviewed the application. Mr. Bill Stratton spoke in favor. Mr. Stan Moshier and Bruce Rowe were present to recommend project. Glenn Behnke felt changes here are advantageous to the city - not suitable for residential. RB1 was meant to be a buffer. Nick Skansi said not desirable for residential and RB1 would fit in. John English questioned RB1 and the reasons this area should be changed. Christa Leathers felt this is no spot for residential. Jim Madden was concerned about additional traffic in this area and said he hates to see an area overbuilt--quite a few vacancies in town now and was concerned with overbuilding of commercial.

Glenn Behnke MADE A MOTION to recommend to the City Council the property be rezoned from R1 to RB1 because it's a good use of the property. Nick Skansi SECONDED. MOTION CARRIED. WITH GLENN BEHNKE, NICK SKANSI AND CHRISTA LEATHERS VOTING YES AND JOHN ENGLISH AND JIM MADDEN VOTING NO.

GLENN BEHNKE EXCUSED - CONFLICT

OLD BUSINESS - KIMBALL CENTER - SP-84-02, V-84-05/ Planner Orr reviewed the application. Jeff Moore, Pactech, Don Huber, Tom Morris and Mr. Dryer were present to review plan. There was concern over saving trees and interior greenery. Applicants said they wanted appeal and feel they have it. Jim Madden questioned sidewalks with the school so close. Judy Kuehn mentioned ULID a concern of Council. John English spoke to fire protection, landscape buffer and partial construction commencing. Judy Kuehn questioned the landscape and was concerned about clearing all the land before construction.

John English MADE A MOTION to recommend to the City Council approval of the site plan with the following recommendations:

1. Curb, gutter, sidewalk shall be installed along Kimball and Pioneer frontage. Said improvements to be constructed prior to final inspection of the structure. These improvements

along with those other conditions relating to traffic improvements could be considered as part of L.I.D.

2. Kimball Drive shall be widened to provide a center turn lane into the project. Exact location shall be determined by the Public Works Director.
3. A proportion of the traffic improvements at the Pioneer and Kimball intersection shall be assessed to this development, when costs are determined and the allocation method of those costs are approved by the City Council.
4. Storm drainage facilities shall be installed. Specific location, extent and size shall be subject to approval by the Public Works Director.
5. A lighting plan for the exterior of the building, parking areas and street frontage shall be provided and subject to approval by the Planning Department.
6. Deliniate all parking spaces with white or yellow paint.
7. Fire protection devices shall be provided in accordance with the fire code.
8. Construct a 4" high concrete curb (minimum) or equal to separate all paved parking and passageway areas from landscape areas.
9. Prior to securing a Building Permit submit a specific landscaping plan prepared by a landscape contractor to the Planning Department for review and approval. Submitted plan be in conformance with the general landscapint proposals indicated on the submitted exhibit. The site shall be developed in accordance with the approved landscaping plan prior to occupancy.
10. Building Permit for approved structures shall be secured ans some construction commence within 2 years subsequent to approval of this site plan by the City Council.
11. A landscape buffer shall be provided between the edge of the parking area and the Kimball and Pioneer property lines. Additionally landscape buffer shall be provided along the south side.

Jim Madden SECONDED. MOTION CARRIED.

Jim Madden MADE A MOTION to recommend to the City Council the variance be approved. Christa Leathers SECONDED. MOTION CARRIED.

MINUTES John English MADE A MOTION to approve the minutes as read. Christa Leathers SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Spoke of coming hearings and "map streets".

COMMISSIONER'S REPORT Jim Madden spoke of trip to Sonoma and presented sign regs.

Christa Leathers MADE A MOTION to adjourn. Jim Madden SECONDED. MOTION CARRIED at 9:49 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - April 17, 1984

PRESENT: Glenn Behnke, Nick Skansi, John English, Bill Reed, Christa Leathers
Jim Madden

ABSENT: Judy Kuehn

NEW BUSINESS - SP-84-03, V-84-08 SOUND ATHLETIC PHYSICAL THERAPY Request is to allow an addition onto an existing clinic at 7306 Stinson Avenue. Application was presented by Planner Orr. Short discussion followed.

Jim Madden MADE A MOTION to recommend to the City Council the site plan and variance be approved subject to conditions specified by the Planning Director. John English SECONDED. MOTION CARRIED.

NEW BUSINESS - V-84-09, CHALK Request for variance to allow commercial use without off-street parking at 3120 Harborview. Planner Orr reviewed the application. Input from public was taken and Carole Chalk spoke for the applicant. Short discussion followed.

Jim Madden MADE A MOTION to recommend to the City Council the variance be granted to the specific use as a card shop only, not to run with the property and not to be grandfathered when the applicant vacates. John English SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Report covered coming hearings.

PLANNING COMMISSIONER'S REPORT John English reported he missed the annexation meeting. Planner Orr advised he would obtain information. Jim Madden reported he will have a list of candidates for the shoreline group at next meeting.

Glenn Behnke MADE A MOTION to adjourn. John English SECONDED. MOTION CARRIED AT 8:27 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - May 1, 1984

PRESENT: Glenn Behnke, John English, Judy Kuehn and Jim Madden

ABSENT: Nick Skansi, Bill Reed and Christa Leathers

NEW BUSINESS: SP-84-04, C-84-01; Moreland Request for site plan approval and conditional use permit to allow development of commercial office spaces and a residence in a B-2 District located at 7512 Stanich. Planner Orr reviewed the application. Harold Moreland, of Vaughn, was present to speak for the application. He questioned staff recommendation #9 and requested landscape architect be changed to landscape contractor in his case because he has several as clients and would like to use one of them. Discussion followed.

Jim Madden MADE A MOTION to recommend to the City Council approval of the submitted request subject to the recommendations of staff with #9 amended to read landscape contractor instead of landscape architect.

1. A 6" water line shall be extended from the existing hydrant on View Street to the 6" line on Stanich and Lewis. A fire hydrant shall be installed at the intersection of Short Street and Stanich.
2. The property owner shall convey a 15 foot easement along the east edge of the property to the City.
3. Storm drainage facilities shall be installed. Specific location, extent and size shall be subject to approval by the Public Works Director.
4. A minimum of 25' setback shall be provided from Short Street right-of-way.
5. To facilitate emergency vehicle access and safe traffic maneuverability, the 5 parking spaces located along the east side of the project shall be eliminated. A minimum of 10' of landscaping shall be provided in their place.
6. Fire protection improvements required shall have been installed and be operable at the time flammable materials are brought to the site.
7. Deliniate all parking spaces with white or yellow paint.
8. Construct a 4" high concrete curb (minimum) or equal to separate all paved parking and passageway areas from landscape areas.
9. Prior to securing a building permit submit a specific landscape plan prepared by a landscape contractor (architect deleted) to the Planning Department for review and approval. The site shall be developed in accordance with the approved landscaping plan prior to occupancy.
10. Building Permit for approved structures shall be secured and construction commence within 2 years subsequent to approval of this site plan by the City Council.

John English SECONDED. MOTION CARRIED.

MINUTES Glenn Behnke MADE A MOTION to approve the minutes as read. Jim Madden SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Planner discussed study session, zoning regulation--stressed landscape and covered deletions and grandfathered items. Planner promised copies of sign ordinance to Commissioners.

At this point, member of the audience - Jim Ryan, commended Don Orr as to the job he is doing. Felt Don deserves a pat on the back and felt the same about the Commissioners.

COMMISSIONER'S REPORT Judy Kuehn advised the Mayor suggested the group be called the Shoreline Master Program Review Committee--now accepted name. Jim Madden submitted the following names to serve as members of the committee: Bob Thorpe, Cy Nelson, Jr., Al Veitenhans, Dr. Steven Dimant, Sharon Hanson, Bob Frisbee and Jim Madden.

Glenn Behnke MADE A MOTION to ratify the names for the Shoreline Master Program Review Committee. John English SECONDED. MOTION CARRIED.

Jim Madden MADE A MOTION to adjourn. Glenn Gehnke SECONDED. MOTION CARRIED at 8:14 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - May 15, 1984

PRESENT: Glenn Behnke, Nick Skansi, John English, Judy Kuehn and Jim Madden

ABSENT: Bill Reed and Christa Leathers

NEW BUSINESS - C-84-02; PAINE Request for a conditional use permit to allow construction of a single family residence in a B-2 (general retail) zoning district. Planner Orr reviewed the application. Nick Skansi asked about the easement and Planner Orr advised 15'. Leroy and Florence Paine were present to speak for their application.

Jim Madden MADE A MOTION to recommend to the City Council approval of the conditional use permit. Glenn Behnke SECONDED. MOTION CARRIED.

MINUTES John English MADE A MOTION to approve the minutes as read. Jim Madden SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Letter to Glenn Behnke from Mayor Bogue was read and presented.

COMMISSIONER'S REPORT Jim Madden reported on the first meeting of the Shoreline Master Program Review Committee.

Glenn Behnke MADE A MOTION to adjourn. Jim Madden SECONDED. CARRIED at 7:50 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING -- June 5, 1984

PRESENT: Kae Paterson, Nick Skansi, John English, Judy Kuehn, Bill Reed, Christa Leathers and Jim Madden

NEW BUSINESS - V-84-10; PERROW VARIANCE Application is for variance to allow an addition onto an existing residence 25' in height where 15' is otherwise permitted. Property is located at 4012 Benson Road. Planner Orr reviewed the application. Wade Perrow was present to speak for his application. Short discussion followed.

Bill Reed MADE A MOTION to recommend to the City Council approval of this variance. John English SECONDED. MOTION CARRIED.

OLD BUSINESS - HOLLY BLUFF PRELIMINARY PLAT EXTENSION Planner Orr indicated the Holly Bluff people have asked for a 12 month extension.

MINUTES Bill Reed MADE A MOTION to approve the minutes as read. Jim Madden SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Mentioned annexation, third study session and alternate zoning code. Talked of the sign ordinance and work session.

COMMISSIONER'S REPORT Jim Madden mentioned third meeting of the Shoreline Master Program Review Committee. He also questioned enforcement of illegal signs.

Bill Reed MADE A MOTION to adjourn. Jim Madden SECONDED. MOTION CARRIED at 7:57 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - June 19, 1984

PRESENT: Nick Skansi, John English, Bill Reed, Christa Leathers and Jim Madden

ABSENT: Kae Paterson and Judy Kuehn

NEW BUSINESS - Hoppen - V-84-11 Application requests variance from front yard setback and is located along the east side of Bayridge Avenue. It was revealed request is not for 15' as advertised, but for a 2' setback. Planner Orr advised it will have to be advertised again. Mark Hoppen spoke in favor of the application. Bill Reed requested a site plan at next meeting drawn to scale and showing relation to neighbors. Height was discussed and it was brought out another design with more width would give the same footage desired. Short discussion followed.

Jim Madden MADE A MOTION to continue until July 3 after publication in the Gateway. John English SECONDED. MOTION CARRIED.

NEW BUSINESS - PENINSULA SHOPPING CENTER - SP-84-05 Application is to construct an addition to the rear of the existing shopping center. Purpose is to expand storage and retail selling capabilities of Coast to Coast hardware store and create additional parking stalls for employee use. Mr. Keith Uddenberg was present to review his application after Planner Orr explained application. Discussion followed and staff recommendations were referred to. No. 4 has wording "should be encouraged" in reference to parking and Jim Madden suggested it be changed to "shall be required."

Christa Leathers MADE A MOTION to recommend to the City Council approval of the site plan for Peninsula Shopping Center subject to the recommendations of staff, as follow:

1. Storm drainage facilities shall be installed; specific location, extent and sizes shall be subject to approval by the Public Works Director in accordance with standard engineering practice.
2. Delineate all parking spaces with paint.
3. Prior to securing a building permit, submit a specific landscaping plan to the Planning Department for review and approval. Areas of concern relate to the 20' setback between the proposed parking area and the southerly property line.
4. Prior to securing the building permit, submit a lighting plan for the proposed parking area. Employees shall be required (should be encouraged) to utilize this parking area rather than customer parking located in the front.
5. Building Permit for approved structure shall be secured and construction commence within two years subsequent to approval of this application by the City Council or said approval shall be void.

John English SECONDED. MOTION CARRIED.

MINUTES Minutes of last meeting were corrected to include a motion for HOLLYBLUFF PRELIMINARY PLAT. Jim Madden MADE A MOTION to extend for a 12 month period. Christa Leathers SECONDED. MOTION CARRIED. Jim Madden MADE A MOTION to accept the minutes as corrected. Nick Skansi SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT New Building Inspector - Steven Bowman and discussed the hearings coming up in the near future.

COMMISSIONER'S REPORT Discussed illegal signs, i.e. real estate signs remaining long after property is sold. Dog leash law was discussed. City and waterfront beautification project was suggested. Hearing examiner was suggested as an aid to the city. Jim Madden had no report from the Shoreline group.

Christa Leathers MADE A MOTION to adjourn. John English SECONDED. MOTION CARRIED at 8:54 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - July 3, 1984

PRESENT: John English, Judy Kuehn, Jim Madden, Bill Reed

ABSENT: Christa Leathers, Kae Paterson, Nick Skansi

NEW BUSINESS - SUMMERS, V-84-12 Request for variance to reduce a street setback from 25' to 10'. Property is located at the southwesterly corner of the intersection of Franklin Avenue and Fuller Street. Planner Orr reviewed the application. Charles Summers, Jr. was present to speak for the application. Short discussion followed.

John English MADE A MOTION to recommend to the City Council the variance be approved. Jim Madden SECONDED. MOTION CARRIED.

NEW BUSINESS - PAINE, V-84-13 Request for variance to reduce a rear yard setback from 15' to 5'4". The lot fronts N. Harborview and access is provided from an easement off Franklin. BILL REED EXCUSED HIMSELF as he lives too near. Planner Orr reviewed the application. Florence Paine was present to speak for the application. Neighbors present felt it would be an improvement to neighborhood.

John English MADE A MOTION to recommend to the City Council the variance be approved. Judy Kuehn SECONDED. Jim Madden questioned some screening or landscape with this small a variance. Planner Orr advised garage and house will be architecturally designed. MOTION CARRIED with Jim Madden VOTING NO and Bill Reed ABSTAINING.

OLD BUSINESS HOPPEN, V-84-11 Request is for a variance to reduce a front yard setback from 25' to 8'. Property is located along the east side of Bayridge Avenue. Planner Orr reviewed the modifications and advised it will conform with the height codes. No public input.

Bill Reed MADE A MOTION to recommend to the City Council the variance be approved. Jim Madden SECONDED. MOTION CARRIED.

MINUTES Bill Reed MADE A MOTION the minutes of June 19 be approved as read. John English SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Zoning information furnished in packets. Talked of grant monies to improve street ends.

COMMISSIONER'S REPORT Jim Madden spoke for the Shoreline Management Program and suggested a moratorium on all shoreline variances until the Committee has completed their findings. It was suggested this include building permits also. Madden said problems such as Donkey Creek and dredging. Then came a suggestion to declare moratorium on construction, also. Jim Madden advised review will not be finished until some time next year. Bill Reed advised of a meeting with the Public Works department to find a place for the maintenance shop. There is a 2.5 acre parcel which abuts a county park--owned by Ross, with \$70,000 asking price.

Discussion followed regarding a fisherman's park in the Gig Harbor area. Mention was made of the Skansi property. Bond issue was suggested and Judy Kuehn was asked to approach the Mayor for her feelings on the subject. Bill Reed has talked with Bob McCloud of Tacoma and there are floats and gangplanks for 84 stalls. City of Tacoma would give them for fishing fleet. Peninsula Light is selling property in a few years and it would make a nice wildlife habitat plus a marine museum. Perhaps some of this could be donated for the public need. Donkey Creek needs to be protected. It was agreed there is a need to set an example for the business community to follow, City should look to improvement of the waterfront.

ADJOURN Bill Reed MADE A MOTION to adjourn. John English SECONDED. MOTION CARRIED at 9:00 p.m.

Respectfully,

Jacqueline Martens

PLANNING COMMISSION MEETING - July 17, 1984

PRESENT: Bill Reed, Nick Skansi, Christa Leathers, Jim Madden
ABSENT: John English, Judy Kuehn and Kae Paterson

NEW BUSINESS - V-84-14; BUTLER Request for a variance to reduce a side yard from the required 8' to 1'1" located at 9102 Prentice. Planner Orr reviewed the application. Neighbors spoke against application siting fire danger and fact previous owners managed with parking in the basement. Short discussion followed.

Jim Madden MADE A MOTION to recommend to the City Council the application for variance be denied. Christa Leathers SECONDED. MOTION CARRIED.

NEW BUSINESS - ORDINANCE AMENDMENT Petition to amend the zoning ordinance to allow full service dry cleaning as a permitted use in a B-2 district. Planner Orr reviewed the application. Commission asked for scientific data - was none except for telephone info which pointed to non-significant. Don Huber and Ron Moen present to speak for the application. Jim Madden felt noise could be a detriment and if OK's at this spot could possibly go into other B2 where it could make a difference. Discussion followed.

Nick Skansi MADE A MOTION to recommend to the City Council Section 17.36.020 be amended to allow full service dry cleaning. Bill Reed SECONDED. TIE VOTE. Bill Reed and Nick Skansi VOTING YES, and Christa Leathers and Jim Madden VOTING NO.

NEW BUSINESS - RZ-84-03; BROCATO/HOGAN Request for a zone change from W-1 to RB-1 for property located at 3425 Harborview Drive. Planner Orr reviewed the application. Ken Jones was present to speak for the application--also Vicki Hogan. Several neighbors spoke to preserving the old house, one said he would hate to see this kind of thing spreading but maybe not with reference to this particular request. Jim Madden felt more familiarity with the Shoreline Management Program was needed. Office use is not listed and uses to provide enjoyment to the majority relating to water are. Feels very strongly against RB-1--once it is established there is nothing to prevent tearing down a fine old building and building something more in the RB-1 use. Nick Skansi felt this lot can't take full use of the waterfront zone. It's Catch 22--buffer appropriate in that specific area. Bill Reed was concerned about spot zoning. Don Orr recommended it should be evaluated on its own merit. Bill Reed was concerned about preserving the neighborhood--if anything change W-1 to allow professional offices. Planner Orr stated a contract between the city and the applicants for preservation of character or flavor at this location could be entered into. Parking issue was discussed. Jim Madden felt once you start chipping away at the waterfront it never ends. Bill Reed asked if site plan could be required before making a decision. Planner Orr advised yes.

Jim Madden MADE A MOTION to recommend to the City Council the application for rezone be denied. Christa Leathers SECONDED. TIE VOTE. Jim Madden and Christa Leathers voted DENIAL and Bill Reed and Nick Skansi voted NO DENIAL.

MINUTES No Action

PLANNING DIRECTOR'S REPORT None

COMMISSIONER'S REPORT Jim Madden presented letter from Shoreline Review Committee to declare a moratorium on all waterfront zoned property until changes can be implemented or turned down by the Council. Discussion followed. Bill Reed asked about status of maintenance shop. Planner Orr advised they are considering proposals on a particular piece of property. Bill Reed advised they are concerned about the project being done by an architect and not by a designer. The city should set an example to the rest and a licensed architect should be the choice. Planner Orr suggested a letter to the public works department regarding this.

ADJOURN Christa Leathers MADE A MOTION to adjourn. Jim Madden SECONDED. MOTION CARRIED at 9:20 p.m.

Respectfully,

Jacqueline Martens

PLANNING COMMISSION MEETING - August 7, 1984

PRESENT: Judy Kuehn, Bill Reed, Kae Paterson, Christa Leathers and Jim Madden
ABSENT: John English and Nick Skansi

NEW BUSINESS - GRANDVIEW SQUARE; SP-84-06 Request is for site plan approval to develop a commercial center including office space, and storage units along the south side of Grandview Street at the western terminus of the road. Planner Orr reviewed the application. Applicant was present to handle questions. Commission discussed with relation to setback footage and there was a question about all metal building at this site. Jim Madden advised he was not comfortable with information provided--after changes area will be cut down. Commission agreed.

Bill Reed **MADE A MOTION** to recommend to the City Council approval of the site plan subject to the recommendations of staff #1 through #8, changing #1 and adding #9, as follows:

1. Landscaped yards should be increased. A need for buffering exists along the front, rear and east side yards. A minimum 10' of landscaping should be provided along the front and rear yards excluding ambulance parking and drive-way entrance areas. A minimum of 5' "setback will be provided along the west and east sideline around the proposed buildings and that 5' will be landscaped." (should be provided along the west and east side lines around the proposed buildings.) A specific landscape plan prepared by a landscape architect shall be required which reflects the above cited yards. The site shall be developed in accordance with the approved landscaping plan prior to occupancy.
2. Curb, gutter and sidewalk shall be installed along Grandview frontage prior to occupancy.
3. Storm drainage facilities shall be installed. Specific location, extent and size shall be subject to approval by the Public Works Director.
4. A lighting plan for the exterior of the building and parking areas shall be provided and approved by the Planning Department.
5. Fire protection improvements including mains and hydrants shall be installed and be operable prior to framing inspection.
6. Delineate all parking areas with paint.
7. Construct a 4" high concrete curb (minimum) or equal to separate all paved parking and passageway areas from landscape areas.
8. Building permit for approved structures shall be secured and construction commence within 2 years subsequent to approval of this site plan by the City Council or said site plan shall be null and void.
9. Wood siding shall be provided on all buildings except the southern 122' on the east side of area used as dry storage on Building #1.

Christa Leathers **SECONDED**. Discussion--Jim Madden said would like more info--looks like not enough room to do what is planned after adding setbacks. Feels applicant not sufficiently prepared at this time. Kae Paterson said if changes would like to see more specific plan and agrees with Jim. **MOTION CARRIED** with Bill Reed, Christa Leathers **VOTING YES** and Kae Paterson, Jim Madden and Judy Kuehn (Chairperson break tie) **VOTING NO**.

Jim Madden **MADE A MOTION** to continue the hearing until the next meeting so plans can reflect changes and modifications may be studied. Kae Paterson **SECONDED**. **MOTION CARRIED**.

MINUTES Bill Reed **MADE A MOTION** to approve the minutes of the last two meetings as read. Jim Madden **SECONDED**. **MOTION CARRIED**.

PLANNING DIRECTOR'S REPORT - NONE

COMMISSIONER'S REPORT Jim Madden reported for the Shoreline Master Plan Review Committee. They have reached a point they need word processor time and an aerial photo of the Harbor showing 1/4 scale with an overlay of the outer harbor. Enough work has gone into the project at this point with help of all volunteer and now they need a budget to proceed. Discussion followed regarding why necessary and how much should be allocated for this project.

Bill Reed **MADE A MOTION** to draft letter to the City Administrator asking for a budget of \$3,500 to cover word processor time, operator, with option of time later for changes, and a copy of an aerial photo 1/4 scale with overlay of the outer harbor line. Christa Leathers **SECONDED**. **MOTION CARRIED**.

Jim Madden advised the Review Committee is seeking a one year moratorium on waterfront property. Because of delays in review it would probably be sometime next August before the moratorium could be lifted. Discussion followed as to why needed, what it would affect and who should be approached regarding same.

Jim Madden **MADE A MOTION** to recommend to the City Council a moratorium be established prohibiting the development on all property within the jurisdiction of the Shoreline Master Program for a period of one year from authorization of Shoreline Review Committee funding because of extreme emergency to health, welfare, well-being and beauty of the Harbor. Projects having site plan approval or building permits shall be excluded from the moratorium. Christa Leathers **SECONDED**. **MOTION CARRIED**.

Planner Orr advised this should be drafted in resolution form from the Chairperson with a cover letter. Jim Madden and Judy Kuehn said this would be done.

Destructive through traffic was discussed. Judy Kuehn commended Jim Madden on the work the Review Committee has done and agreed to attend the next Monday night meeting at 7:30 p.m. Bill Reed **MADE A MOTION** to adjourn. Unanimously **CARRIED** at 9:00 p.m.

RESPECTFULLY, Jacqueline Martens

PLANNING COMMISSION MEETING - September 18, 1984

PRESENT: Judy Kuehn, Christa Leathers, Kae Paterson, John English, Bill Reed, Nick Skansi and Jim Madden

NO NEW BUSINESS

OLD BUSINESS: SP-84-06; GRANDVIEW SQUARE Planner Orr reviewed modifications made to original application. Bill Reed thought modification a pretty poor site plan--basically what was presented before and asked protection if it was approved. Plan doesn't show handicapped parking, two curb cuts next to one another and everything single line--can't tell building from parking lot. Rear setback not increased as suggested. Planner Orr indicated he needs specific criteria--if it's to be accurately depicted. Kae Paterson asked about the change in parking--why elimination of handicapped space. Nick Skansi said detail not expressed in plan. Landscaping and buffer to hide ambulance from view were discussed. It was suggested a landscape architect (licensed) be utilized and information spelled out on the plan. Roof color was discussed and Kae Paterson suggested it be more bland and compatible with adjacent land use and structures.

John English MADE A MOTION to table the site plan until the following is furnished:

1. Ambulance space in front yard be deleted or relocated and screen ambulance area with landscaping.
2. Present landscape plan for entire site prepared by licensed landscape architect with special attention to the east side.
3. Provide landscaping around entire perimeter.
4. Handicapped spaces to be added.
5. Provide elevations showing materials used and street elevation from east, north & west.
6. Roof to be compatible with building plans and colors of adjacent buildings.
7. One curb cut.
8. Double lines (or other method) to delineate building from parking area.
9. 5' landscape area be required along entire west side--either on site or leased land.

Jim Madden SECONDED. MOTION CARRIED.

MINUTES Planner Orr indicated he would furnish minutes of study meeting. (NO Meetings on August 21 or September 4)

COMMISSIONER'S REPORT Pioneer Development (Tom Morris and Don Huber) was discussed. Commissioner's felt project a major concern--an eyesore! They were concerned about control over misuse of area and were advised to contact either Mr. Morris or Mr. Huber and address concerns. Kae Paterson mentioned sign ordinance to be returned to commission and thought sign and ordinance codes should both be looked at as one has bearing on the other. Also mentioned was restaurant use in the waterfront area. Should be Conditional Use if possible. Kae Paterson also mentioned new County Planning Director and suggested inviting him out to compare notes. Jim Madden questioned sign ordinance coming back--since it is already passed by the council. Are they asking for modifications on approved code--not happy with approach taken. Planner Orr saw it as an advantage--recommendations can be given to the Council, even if not acted upon. Christa Leathers spoke to the problem of litter in the City--need to seek out youth groups or service groups to help. Planner Orr advised draft letters to the City Administrator as the best course of action.

John English MADE A MOTION to adjourn. Bill Reed SECONDED. MOTION CARRIED at 8:45 p.m.

Respectfully,

Jacqueline Martens

PLANNING COMMISSION MEETING - October 16, 1984

PRESENT: Judy Kuehn, Bill Reed, Christa Leathers, Nick Skansi

ABSENT: Kae Paterson, John English, Jim Madden

NEW BUSINESS - AMENDMENT TO "WOODS" CONTRACT ZONE ALLOWING MORNING STAR WALDORF SCHOOL (Private) Request is to amend contract zone established for the Woods Shopping complex. Approval of this amendment would allow a private school to be included as a permitted use within that complex. Planner Orr reviewed the application. Several people were present to speak for the application, among them Mike Mizner (attorney) Janet Stanley, president; and Diane Rebsemen. It was revealed the lease was entered into "innocently" and the school was unaware they needed authorization.

Bill Reed MADE A MOTION to recommend to the City Council approval of the amendment to the "Woods" contract zone to allow the Waldorf School to operate with the conditions as suggested by the school. A. The site may include the use of leased premises by the Morning Star Waldorf School of an area for a private school for the training of pre-school aged up to and including third grade children. B. This use shall be in compliance with all health, safety, fire and other public welfare ordinances of the City of Gig Harbor. C. This use shall not permit more than forty-nine (49) students to be in attendance at the Morning Star Waldorf school at any one time. D. This use shall require that transportation of all students be by privately owned vehicles and such transportation shall not adversely impact those common driveways in the developed area above described, nor city streets. Morning Star Waldorf School shall take all steps necessary to minimize the impact on any adjoining residential neighborhoods. E. This use by Morning Star Waldorf School shall terminate on or about June 30, 1985. Christa Leathers SECONDED. MOTION CARRIED.

MINUTES Bill Reed MADE A MOTION to approve the minutes as read. Nick Skansi SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Planner Orr advised applications slowing down.

COMMISSIONER'S REPORT Pierce County Land Use Plan meeting Wednesday night at 7:30. Judy Kuehn asked if anyone could attend as she was unable to.

Bill Reed MADE A MOTION to adjourn. Nick Skansi SECONDED. MOTION CARRIED at 8:04 p.m.

Respectfully,

Jacqueline Martens

PLANNING COMMISSION MEETING - November 6, 1984

PRESENT: Kae Paterson, Christa Leathers, Nick Skansi, Judy Kuehn and John English
ABSENT: Bill Reed and Jim Madden

OLD BUSINESS - SP-84-06 MITCHELL (Grandview Square) Planner Orr presented update on Mitchell application. Short discussion followed, with emphasis on changes.

Christa Leathers MADE A MOTION to recommend to the City Council approval of the plan as submitted adding recommendations read by Planner Orr and conditions as offered in the staff memo. Nick Skansi SECONDED. MOTION CARRIED.

NEW BUSINESS - Westside Business Area Sign Regulations Planner Orr reviewed regulations and Jeff Moore was present to speak for Westside Business group. 12 areas of concern were covered on one to one basis. Gentleman in audience was concerned about SR16 as a target for advertising. Felt there were other alternatives and suggested a motion or resolution from the Commission to indicate this is not acceptable.

John English MADE A MOTION to recommend to the City Council Sign Regulations be approved as follows: No. 1 should remain as in sign code, No. 2 - 11 should concur with staff analysis as recommended by Planner Orr and No. 12 should be changed to indicate "variance-like process for signs that fall outside guidelines" of the code. Christa Leathers SECONDED. MOTION CARRIED.

MINUTES Christa Leathers MADE A MOTION to approve the minutes as read. Nick Skansi SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Commended the Commission for taking action on the sign regulation situation. Explained several applications coming up and mentioned schedule is becoming more active.

COMMISSIONER'S REPORT It was thought they need a planning goal regarding SR-16. It should not be an advertising target by Gig Harbor business, and some attention should be given to partial screening. It was decided a cover letter was needed to add to stand taken on the sign ordinance. Discussion followed.

John English MADE A MOTION to direct the chair to forward a letter to the Council expressing support for the Council in their apparent original intent that signs not be targeted to SR-16. We further suggest that this attitude be made tangible and specific in policy. We support, as well, a zoning policy statement which requires attractive natural screening along SR-16 packages. Christa Leathers SECONDED. MOTION CARRIED.

ADJOURNMENT Unanimous motion to adjourn made at 9:23 p.m.

Respectfully,

Jacqueline Martens

PLANNING COMMISSION MEETING - November 20, 1984

PRESENT: Judy Kuehn, Kae Paterson, Bill Reed and John English
ABSENT: Nick Skansi, Jim Madden and Christa Leathers

NEW BUSINESS - SAWICKY/EVANS ANNEXATION REQUEST Planner Orr reviewed request to annex 1 lot containing 32,238 sq. ft. and change to R-1 zoning for property located fronting Soundview. Short discussion followed.

Bill Reed MADE A MOTION to recommend to the City Council approval of annexation and change to R-1 zone. Kae Paterson SECONDED. MOTION CARRIED.

NEW BUSINESS - V-84-16, SMITH VARIANCE Planner Orr reviewed request to allow a commercial business without providing the required off-street parking. John English asked if the proposed use would have a bearing on the process--less activity than a card shop as was previously asked for.

Planner Orr advised uses could be limited for retail use only. Bill Reed felt bike shop would generate more use than a card shop and they should approve for specific use.

John English MADE A MOTION to recommend to the City Council approval of the variance request with stipulation is apply to the Smith's for use as a bike shop. Bill Reed SECONDED. MOTION CARRIED.

MINUTES John English MADE A MOTION to approve the minutes as read. Kae Paterson SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Sign Ordinance next Monday at Council level. Discussed Shoreline Management Revision, Water Management Coordinating Act, grant money for street ends--re Fuller Street, Lions Club might do something with it.

COMMISSIONER'S REPORT Questions regarding run off at Dolphin Reach. Asked if members of the Commission could attend sign ordinance hearing at Council. Suggested, again, a meeting with the Pierce County Planning Director. Kae Paterson asked if the Commissioners could receive copies of the Council minutes.

John English MADE A MOTION TO ADJOURN. Bill Reed SECONDED. MOTION CARRIED at 8:07 p.m.

Respectfully,
Jacqueline Martens

PLANNING COMMISSION MEETING - December 18, 1984

PRESENT: John English, Judy Kuehn, Christa Leathers, Jim Madden, Kae Paterson, Bill Reed and Nick Skansi

NEW BUSINESS - SDP-84-01, SP-84-06; GIG HARBOR MARINA - Applicant has requested a continuance.

NEW BUSINESS - SPINNAKER RIDGE - C-84-03 Preliminary Plat - Request for approval to allow construction of a 60 lot Planned Unit Development.

Commissioners had questions regarding drainage patterns, surface water, how far below surface is hardpan, alteration in flow of flood waters, land use change, transportation/circulation and storm water drainage--all in relation to environmental checklist. Bud Tines was present to represent application (70%) and Bob Skoals and Bill Kreiger were present as engineer and architect, respectively. Presentation and slide show followed. Several neighbors were present to object with following reasons. Too many homes, sets a precedent in this area; security fence all around, makes it a walled community; Soundview traffic, too much and no maintenance to route as is; drainage a problem, sewer and water would be necessary, again, too many homes; deterioration of neighborhood; only one ingress and egress; suggested a traffic study and a water study as it is restricted somewhat now during summer; need left hand lane; concern about how easements are being handled.

Commissioners had following comments after hearing presentation. Jim Madden had concerns about location of retention ponds with relation to public safety; use of street easements established; common spaces not suitable; who takes care of common spaces after sold; landscaping in center of cul-de-sac; west side plan for RV storage--in full view of Norwegian Woods; swales in pictures all on level ground--maybe more run off than anticipated; sewerlines through other properties, how is this to work if yours is clogged and runs on other property; can't have less runoff than before; open space is generally dedicated to city or county, not just for community; concerned over rain run off on Soundview. Christa Leathers stated Madden had touched most of her concerns--especially water. Kae Paterson felt the same as Madden. She liked the project a lot and was concerned about covenants, the children situation, and the security fence. She asked about the road off Stanich, the density, and one entrance/exit. Judy Kuehn said retention ponds a problem but likes concept of the plan. Need sidewalks, especially along Soundview, need more screening on north and south sides, 15' shown, need 30'. Storage for RV less than a mile away in facility with vacancies--need better transition to Norwegian Woods. She also was concerned about the security fence. Bill Reed likes the project. Maybe too many units but there are amenities. Mentioned sidewalks down Erickson drive, addressed easement problem and asked about 27' height. John English agreed with list. Nick Skansi likes the concept and mentioned sidewalks and ingress and egress at Erickson. Feels very good plan and would like to see it.

Bill Reed MADE A MOTION to continue until next regularly scheduled meeting or until the proponents are ready to proceed. Nick Skansi SECONDED. MOTION CARRIED.

MINUTES Bill Reed MADE A MOTION to approve minutes as read. Kae Paterson SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Next Meeting is January 15, 1985

UNANIMOUS DECISION - John English is Vice Chairman for next year.

UNANIMOUS DECISION - ADJOURN at 10:17 p.m.

Respectfully,
Jacqueline Martens

PLANNING COMMISSION MEETING - January 15, 1985

PRESENT: John English, Christa Leathers, Jim Madden, Kae Paterson, Nick Skansi
ABSENT: Judy Kuehn and Bill Reed

NEW BUSINESS - V-85-01, SP-85-01; McWEST INDUSTRIES, INC. Request for variance and site plan approval to construct a 28 foot high office building at NE corner of Rosedale and Stinson. Planner Orr reviewed the application.

Commissioners had questions about parking, front yard requirements. Mike Mizner, attorney for applicant, reviewed application. Public concern expressed over height and view restriction, parking problems, added noise pollution to area, safety concerns for children walking along side the road, right-of-way in wrong place, drainage problem, no sidewalks and suggestion was made to have applicant dedicate 30' right-of-way to city. Commissioners were asked for any comments. Jim Madden had a problem with parking, felt it inadequate for the offices presented. Noise is a problem already, 28 more cars not much different. Need 30' dedication of right-of-way with curb, sidewalk & gutter--dedicated could be paved to provide parking--advantageous if higher density use. He was impressed with the building. Kae Paterson thought well done, but seems like more use than the property can handle. She had several questions regarding 30' right-of-way, front yard requirements, height situation, parking situation and elevation as appears from Stinson. Christa Leathers agreed with Kae. Nick Skansi mentioned right-of-way and parking concerns.

Kae Paterson MADE A MOTION to table the application pending receipt of information on the following:

1. 30' right-of-way to be clarified re paving and parking with curbs & gutters
2. Front yard requirements in the ordinance
3. Put ridge up to show height of proposed building before variance
4. Check on parking situation
5. Present sketch of elevation as seen from Stinson

Jim Madden SECONDED. MOTION CARRIED. (February 5 docket if all info provided)

NEW BUSINESS - C-85-01; JACOBSON CONDITIONAL USE PERMIT Request is for a conditional use permit to allow a church in an R-1 district. Property is located at 3812 Mountain View Drive. Planner Orr reviewed request. One letter was presented in opposition because of parking situation. Tim Jacobson was present to review. One neighbor offered no objection because they didn't feel they would be bothered by this application and another neighbor indicated the Jacobson's are perfect neighbors and saw no problem. Discussion followed as to necessity of Conditional Use Permit and need to interpret the ordinance to find if this use is really classified as church or religious gathering.

Jim Madden MADE A MOTION the conditional use permit be tabled until legal council can define what constitutes a church "in fact." Christa Leathers SECONDED. MOTION CARRIED.

MINUTES Christa Leathers MADE A MOTION to approve the Dec. 18, 1984, minutes as read. Kae Paterson SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Upcoming hearings were discussed. Informed Jim Madden budget for Shoreline Master Plan Review had been authorized and indicated a need for specific areas outlined as to cost. Jim Madden advised the original Shoreline Management Plan needs to be entered on discs and then the changes can be entered on later discs.

COMMISSIONER'S REPORT Kae Paterson went to last CAB meeting with Project Planner--expressed need to come up with consistent policies with the county. Uniqueness area goals are needed.

Jim Madden MADE A MOTION to adjourn. Kae Paterson SECONDED. MOTION CARRIED at 10:07 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - February 5, 1985

PRESENT: John English, Christa Leathers, Jim Madden Bill Reed, Judy Kuehn, Nick Skansi and Kae Paterson

Letter was introduced from TALMO, INC. to continue until March - 1st meeting available.

OLD BUSINESS - C-84-03, PRELIMINARY PLAT APPROVAL - SPINNAKER RIDGE Planner Orr reviewed the application - request for conditional use permit and preliminary plat approval to allow a 60 unit subdivision developed as a PUD. Tom Heinike was present to explain questions regarding Public Works. Areas covered were storm drainage retention, Erickson as a through street, sewer problems, RV parking and traffic analysis in area. Bill Kreiger was present to speak for the application. They had no problems with recommendations 2, 8, 9 and 10. It was decided to accept 58 units but they would like option to choose which two would be deleted, on No. 1. No. 3 regarding RV parking--suggests using for parking area until the City wants the property. No. 5 doesn't talk about curbs, gutters, etc. They would like the sidewalk to undulate through the property. John Tines was also present to speak for the application. Several neighbors repeated possible problems with unsolved easements, too much density, traffic problems, sewer and drainage problems and problems with Soundview not being maintained. Public Works Director explained sewage problem and Planner Orr addressed easement problem and indicated if can't be resolved or removed then lot would be a non-buildable site.

Nick Skansi MADE A MOTION to recommend to the City Council acceptance of the 58 units for density including roadway. Erickson through street eliminated at this time and looked into later and #5, sidewalks should be allowed flexibility--the others should stand. John English SECONDED.

Judy Kuehn suggested Erickson should go through at this time--nature of street, people won't be using it. If allowed 12,000 sq. ft. for building, they could put 58 units on this property anyway, with not as much open space. Jim Madden said only 49 units would be allowed if the easements and right-of-way were counted. Discussion followed about covenants preventing children--is this legal? Problem with easement resolution, item of 49 units instead of 58, enforceable contract for storm drainage water and no direct access for several lots was covered.

Jim Madden MADE A MOTION to amend the MOTION to read 49 units instead of 58, Make Erickson a full access through street with amenities as desired and add additional item, all lots must have access to a cul-de-sac or Erickson. Kae Paterson SECONDED the amendment for the first two items and the maker and second of the above motion accepted the additional item into the first motion.

be entered on discs and then the changes can be entered on later discs.

COMMISSIONER'S REPORT Kae Paterson went to last CAB meeting with Project Planner-- expressed need to come up with consistent policies with the county. Uniqueness area goals are needed.

Jim Madden MADE A MOTION to adjourn. Kae Paterson SECONDED. MOTION CARRIED at 10:07 p.m.

Respectfully,

Jacqueline Avery Martens

PLANNING COMMISSION MEETING - February 5, 1985

PRESENT: John English, Christa Leathers, Jim Madden Bill Reed, Judy Kuehn, Nick Skansi and Kae Paterson

Letter was introduced from TALMO, INC. to continue until March - 1st meeting available.

OLD BUSINESS - C-84-03, PRELIMINARY PLAT APPROVAL - SPINNAKER RIDGE Planner Orr reviewed the application - request for conditional use permit and preliminary plat approval to allow a 60 unit subdivision developed as a PUD. Tom Heinike was present to explain questions regarding Public Works. Areas covered were storm drainage retention, Erickson as a through street, sewer problems, RV parking and traffic analysis in area. Bill Kreiger was present to speak for the application. They had no problems with recommendations 2, 8, 9 and 10. It was decided to accept 58 units but they would like option to choose which two would be deleted, on No. 1. No. 3 regarding RV parking--suggests using for parking area until the City wants the property. No. 5 doesn't talk about curbs, gutters, etc. They would like the sidewalk to undulate through the property. John Tines was also present to speak for the application. Several neighbors repeated possible problems with unsolved easements, too much density, traffic problems, sewer and drainage problems and problems with Soundview not being maintained. Public Works Director explained sewage problem and Planner Orr addressed easement problem and indicated if can't be resolved or removed then lot would be a non-buildable site.

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Judy Kuehn suggested Erickson should go through at this time--nature of street, people won't be using it. If allowed 12,000 sq. ft. for building, they could put 58 units on this property anyway, with not as much open space. Jim Madden said only 49 units would be allowed if the easements and right-of-way were counted. Discussion followed about covenants preventing children--is this legal? Problem with easement resolution, item of 49 units instead of 58, enforceable contract for storm drainage water and no direct access for several lots was covered.

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Bill Reed said he was in favor of the 58 units. Madden was afraid it would set a precedent. Amendment was taken item by item.

49 unit limit - Kae Paterson, Christa Leathers and Jim Madden VOTED YES. Nick Skansi, John English, Bill Reed and Judy Kuehn VOTED NO. CHANGED BACK TO 58.

Erickson a through street - MOTION CARRIED.

Discussion followed regarding RV storage--talked of relocation, screening, possibility of moving in between cul-de-sac so not visible from Norweigan Woods. John English said not appealing to have it in the easement or in sight of Norweigan Woods. Christa Leathers suggested they leave it like the recommendation.

ORIGINAL MOTION WITH AMENDMENTS CARRIED WITH JIM MADDEN VOTING NO.

1. Total number of units shall be 58.
2. Since a number of easements currently exist on this parcel, no building permits will be issued on those lots with existing easements until easements are resolved.
3. Erickson Street and the westerly 30' of the site shall be dedicated to the city for road purposes. Erickson shall be a through street. Security fence and raised curb shall be eliminated.
4. All proposed roadways within the development shall be constructed to City standards
5. Sidewalk shall be provided along the entire length of Erickson Street - it shall be allowed flexibility. Curb, gutter and sidewalk shall be provided along the entire Soundview frontage. Bonding determined by the Public Works Department shall be provided for all street improvements.
6. RV storage lot shall be eliminated from the preliminary plan.
7. Prior to final plan approval the City shall review and approve the declaration of Covenants Articles of Incorporation of the Homeowners Assoc. and By Laws of the Homeowners Assoc.
8. Applicant shall submit specific landscape plan submitted by a licensed landscape architect. Plan shall augment the existing natural vegetation that is to be left on site and shall be approved by the Planning Department. Site shall be developed in accordance with the approved plan prior to occupancy of any structures.
9. Developers shall agree, in a manner approved by City Attorney, to participate in traffic improvements for the Kimball and Pioneer intersection.
10. A maintenance agreement, if not already contained in condition #7 shall be provided and approved by the City for storm detention ponds. The developer shall also participate in any future drainage L.I.D.'s that may affect this property.
11. All lots shall have access to a cul-de-sac or Erickson Street.

OLD BUSINESS V-85-01; SP-85-01 McWEST INDUSTRIES, INC. / BILL REED EXCUSED. Planner Orr reviewed the application for McWest Industries. Request is for variance and site plan approval to construct 28' office building at N.E. corner of Rosedale and Stinson intersection. Mike Mizner was present to speak for the application and indicated the ridgepoles requested had been put up. Several neighbors were present to advise third ridgepole had not been put up and they felt their view would be blocked. It was suggested back building could be lowered into ground to better height requirement. Discussion followed regarding views and front yard parking.

Jim Madden MADE A MOTION to table the application until third ridgepole can be put up for furthest building. Christa Leathers SECONDED. MOTION CARRIED after commission agreed view is important, too.

Kae Paterson MADE A MOTION to recommend to the City Council they allow the variance for parking in the front yard. Jim Madden SECONDED. MOTION CARRIED.

NEW BUSINESS - SP-85-02; DYAD, INC. Planner Orr reviewed application for construction of storage units along the south side of Rosedale Street between Chateau Marie Apartment building and SR-16 right-of-way. Discussion followed as to visibility from SR-16, landscape width and security features.

Jim Madden MADE A MOTION to recommend to the City Council approval of the proposed site plan with requirements of staff. Judy Kuehn SECONDED.

1. Curb, gutter and sidewalk shall be provided along the entire frontage of Rosedale. Exact location to be determined by the Public Works Director.
2. Storm drainage facilities shall be installed in accordance with standard engineering practice and approval by the Public Works Director.
3. Fire Protection improvements including hydrants and water mains shall be installed. Location and size of mains/hydrants shall be approved by the Fire Marshal.
4. Access to the parking lot and hydrants shall provide a minimum turning radius of 45. A hammerhead turn around shall be provided at the parking lot subject to approval by the Fire Marshal.
5. All paved areas and exterior fencing shall be completed in Phase I.
6. There shall be no exterior storage allowed on site.
7. Construct a 4" high concrete curb (minimum) or equal to separate all paved parking and passageway areas from landscaped areas.
8. Prior to securing a building permit the owner shall supplement the submitted landscaping plan with an additional plan incorporating trees of a Pacific Northwest nature to be located within the front yard setback area. The site shall be developed in accordance with the approved landscaping plan prior to occupancy.
9. Building permit for the approved structures (within Phase I) shall be secured and construction commence within two years subsequent to approval of this site plan by the City Council or said approval shall be void.

Short discussion followed re lighting (on buildings) and visibility from SR-16 (none).
MOTION CARRIED.

MINUTES Jim Madden MADE A MOTION to approve as read. Kae Paterson SECONDED.
MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Street Ends will be discussed next meeting. Talked of hearings coming up.

UNANIMOUS ADJOURNMENT at 10:55 p.m.

Respectfully,

Jacqueline Martens



PLANNING COMMISSION MEETING - February 19, 1985

PRESENT: John English, Bill Reed, Jim Madden, Kae Paterson, Christa Leathers, Judy Kuehn
ABSENT: Nick Skansi

OLD BUSINESS: V-85-01; SP-85-01; McWEST INDUSTRIES, INC. Request is for a variance and site plan approval to construct a 28' high office building. Bill Reed excused himself from the hearing--Planner Orr reviewed the application. Flagged poles have been provided and Ken Snodgrass reported on the site--proposed lowering 2' and showed sketches. Neighbors expressed favor provided the building lowered, suggested a flat roof and were concerned over precedent setting. Judy Kuehn was concerned over the steepness from parking to the location.

Jim Madden MADE A MOTION to approve the ridge peak at 105' ASL. Judy Kuehn SECONDED. Kae Paterson was concerned about berming or landscaping so massive effect of the lower wall will be broken up. MOTION CARRIED.

Discussion followed about site plan, parking situation--have shown 32 spaces, only 26 required. Asked if 30 spaces would be agreeable. Planner Orr indicated staff would go with 30. Jim Madden suggested no plantings should be greater than the height of the buildings and advised it should be added to No. 8.

Jim Madden MADE A MOTION to recommend to the City Council approval of the recommendations of staff listing one amendment on No. 8, limit plantings to height of building.

1. The covered drop off area be removed from the design and that area be utilized for parking. The landscape islands on either side of the access driveways shall be increased to a minimum of 5'.
2. The Stinson and Rosedale frontages shall be conveyed to the City. The documentation shall be approved by the City Attorney.
3. Storm drainage facilities shall be installed. Specific location extent and size shall be subject to approval by the Public Works Director.
4. Curb, gutter and sidewalk shall be provided along the entire frontage of Rosedale and Stinson.
5. To facilitate safe traffic maneuverability, the access drives along Rosedale shall be one way only. The one nearest the intersection shall be exit only.
6. Fire protection improvements required shall have been installed and be operable at the time flammable materials are brought to the site.
7. Construct a 4" high concrete curb (minimum) or equal to separate all paved parking and passageway areas from landscape areas.
8. Prior to securing a building permit submit a specific landscape plan prepared by a licensed landscape architect. The site shall be developed in accordance with the approved landscaping plan prior to occupancy. The landscape plan shall provide for landscaping along both rights of way. (LIMIT PLANTINGS TO HEIGHT OF BUILDINGS.)
9. A lighting plan for the parking area shall be submitted to the planning staff for review prior to final inspection of the building. The lighting should not be directed at adjacent property.
10. Building permit for approved structures shall be secured and construction commence within two years subsequent to approval of this site plan by the City Council.

Christa Leathers SECONDED. MOTION CARRIED. (Reed absent)

NEW BUSINESS: WATERFRONT STREET ENDS Planner Orr reviewed street ends with the Commission. Nine were discussed--Old Ferry Landing; Between the Tides and Stutz Oil; Jerecich Park; Novak Street; Dorotich Street; Uddenberg Street; Peacock Hill Right-of-way; Wheeler Street and Sweeney Street. Discussion followed regarding access to areas, the blocking of right-of-ways, parking available in areas, priority of locations, funding, types of plant material for low maintenance or no maintenance, decks to stand the wear of time, non-slip benches, access for handicapped, pedestrian walkways. It was suggested signage for geologic features and historical sites be utilized as well as pointing out places of interest. Planner Orr compared the area to the Nisqually Delta. It was mentioned public facilities such as restrooms would make it much more appealing to visitors. Planner Orr was to check sidewalk planning which might join these areas. It was agreed input is needed--check with cities like Poulsbo and Pt. Angeles to see what could be done. Invite the Chamber, business community, council, special interest groups, i.e. service clubs for input.

MINUTES Change next to last para, page 2 to read 52 units instead of 58 and Heinicke and Mizner spelled wrong. Jim Madden MADE A MOTION to approve the minutes as modified. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Bill Reed suggested a representative from the Planning Commission on the selection committee for review of the Comprehensive Plan. Planner Orr reviewed upcoming hearings.

PLANNING COMMISSIONER'S REPORT Bill Reed mentioned maintenance shop and asked when Shoreline Management Report will be done. Discussion followed regarding aerial photo and items needed to be shown, i.e. outer harbor lines charted, inner line and bench marks shown. Need civil engineer to plot harbor lines. Judy Kuehn mentioned satellite dishes. Planner Orr indicated there are 2 in town. They need to draft language to handle this situation. Kae Paterson mentioned RB-1 zone regarding setbacks--County Comprehensive Plan is available for review.

UNANIMOUS ADJOURN: 9:33 p.m.

Respectfully,

Jacqueline Martens

PLANNING COMMISSION MEETING - March 5, 1985

PRESENT: John English, Judy Kuehn, Bill Reed, Jim Madden, Nick Skansi and Kae Paterson

ABSENT: Christa Leathers

NEW BUSINESS: V-85-02; VIDEOPEOPLE Request is for variance approval to allow a sign extending 4.5 feet above a roof line. Property is located along south side of Judson Street. Planner Orr reviewed application. Sign was placed after ordinance and Planner Orr felt it may also be illegal. Owner of Videopeople, Barbara Crawford, advised the sign was approved in 1981 at the top of the hill and all they did was place it in the sign bracket left by old owner. Jim Madden questioned conforming at previous location-- Planner Orr advised it was wall mounted and didn't go above top of the building.

John English MADE A MOTION to recommend to the City Council approval of the requested variance. Nick Skansi SECONDED. Mr. English stated they are not on strong ground and he personally feels there are alternatives available. Mrs. Paterson agreed and said there are very definite guidelines. Mr. Madden suggested the owner work a compromise. All others agreed with John and Kae. MOTION FAILED. No one voted yes, everyone NO.

NEW BUSINESS: V-85-03; HUNT/SCHICK Request is for variance to reduce the off-street parking requirements for a retail use from the required 16 to 9. Property is located at 8811 N. Harborview Drive. Mr. Hunt was present to speak for request. Building is presently not occupied in one area and feels retail is best use of building. Planner Orr pointed out every business in this particular area is deficient of parking. Jim Madden said he would like to see some kind of agreement between the property owners in this area and felt it could be a real problem with traffic congestion. Mr. Hunt advised he has discussed this and is also concerned about the impact also.

John English MADE A MOTION to recommend to the City Council approval of the variance. Kae Paterson SECONDED. John English mentioned no one from this area had come to speak against this and felt it was not unreasonable. MOTION CARRIED.

NEW BUSINESS: SP-85-03; HARBOR WATER CO. Request is for site plan approval to allow a 28 X 32 addition onto an existing building located at NE corner of the intersection of Neel Court and Skansi Street. KAE PATERSON WAS EXCUSED. Planner Orr reviewed the application and Mike Ireland was present to speak for the request. Planner Orr suggested a continuance for more information. Lease situation and owners advised Mr. Ireland he could modify the property.

Jim Madden MADE A MOTION to table until resubmitted. John English SECONDED. MOTION CARRIED.

MINUTES Continued until next meeting.

PLANNING DIRECTOR'S REPORT Advised on status of comprehensive plan proposals-- have received 13 and now reviewing. Mr. Reed was advised Planning Commission has vote on selection. There is a short course on planning in about a month. Mr. Steve Bowman has been contacted regarding an aerial photo.

PLANNING COMMISSIONER'S REPORT Jim Madden gave a brief history of the Shoreline Management Plan Review Committee (from here on called SMPRC), gave a rundown of the members and reviewed changes made to this point. Advised the word processing work done to this point is not adequate for their use and asked for more cooperation. Bill Reed will be out of state March 19 and Judy Kuehn will miss the first April meeting.

Kae Paterson MADE A MOTION to adjourn. John English SECONDED. MOTION CARRIED at 9:33 p.m.

Respectfully,

Jacqueline Martens

PLANNING COMMISSION MEETING - March 19, 1985

PRESENT: Judy Kuehn, Jim Madden, Christa Leathers, Kae Paterson

ABSENT: Bill Reed, John English and Nick Skansi

NEW BUSINESS: C-85-02; KOSCIK Petition for a conditional use permit to allow a bed and breakfast facility at 4107 Burnham Drive. Planner Orr reviewed the application after JUDY KUEHN EXCUSED HERSELF. Sheila and Edward Koscik were present. Short discussion followed.

Jim Madden MADE A MOTION to recommend to the City Council approval of the Conditional Use Permit to allow a bed and breakfast. Christa Leathers SECONDED. MOTION CARRIED. (with Judy Kuehn absent)

NEW BUSINESS: V-85-04; SUMMERS Petition for a variance to allow a garage located 10' from the front property line located at the SWerly corner of Franklin and Fuller. Planner Orr indicated there is some question as to access.

Kae Paterson MADE A MOTION to table the above until applicant is ready. Jim Madden SECONDED. MOTION CARRIED.

NEW BUSINESS: RZ-85-01; Talmo, Inc. Determination of zone & Annexation Request to annex 0.5 acres of property as R3 (multi-family) and incorporate with a 7.7 acre parcel requesting rezone from R1 (single family) to R-3 for the purpose of developing 120 units. The site is located at the NW corner of the intersection of Stinson and Foster. Planner Orr reviewed the application and staff suggestion is to annex as R-1, not R-3 with denial of rezone request.

Jeff Moore was present to speak for the application. He reviewed the plan and indicated the project would be three phase over 2 to five years. 75% will be one bedroom and 25% will be two bedroom. Jim Tallman was also present. Many neighbors were present to voice opposition to the application. Reasons were too much density, too much traffic, no drainage, too much stress on already overtaxed sewer system and water system, no sidewalks, . It was mentioned the City can't take care of what it already has. One person spoke in favor. It was also mentioned the audience should be allowed to see the presentation, too.

Jim Madden MADE A MOTION to recommend to the City Council annexation of the 0.5 acre with zoning of R-1. Christa Leathers SECONDED. MOTION CARRIED.

Kae Paterson MADE A MOTION to recommend to the City Council the request for 7.7 acre rezone from R-1 to R-3 be denied as it doesn't meet the intent of R-3. Jim Madden SECONDED. MOTION CARRIED.

MINUTES Jim Madden MADE A MOTION to approve the 2/19 minutes with corrected typo. Kae Paterson SECONDED. MOTION CARRIED. Jim Madden MADE A MOTION to approve the 3/5 minutes as read. Christa Leathers SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT 15th of April is Planning Course. Spoke re comprehensive plan and the hearings coming up.

COMMISSIONER'S REPORT Discussed hearings. Discussed density of R-3 and intent of this type of zoning. Also discussed location and reason. Judy Kuehn will not be here for next meeting.

Kae Paterson MADE A MOTION to adjourn. Christa Leathers SECONDED. MOTION CARRIED at 9:38 p.m.

Respectfully,

Jacqueline Martens

PLANNING COMMISSION MEETING - April 16, 1985

PRESENT: Nick Skansi, Bill Reed, Jim Madden, Kae Paterson, Christa Leathers, Judy Kuehn and John English

NEW BUSINESS - AMENDMENT TO THE WOODS CONTRACT Planner Orr reviewed application for school in the Woods shopping center. June, 1985, is expiration for their conditional use permit to operate. No complaints from neighbors and staff recommended approval. Diane Rebsemon was present to speak for the school indicating play area is being fenced in, students number 65 not 49, and will go up to 4th grade instead of 3rd.

Judy Kuehn MADE A MOTION to recommend to the City Council approval of the amendment per staff memo. Bill Reed SECONDED. MOTION CARRIED.

MINUTES RE 3/19--need listing of typo. Christa Leathers MADE A MOTION to approve the minutes as read. Kae Paterson SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Planner Orr discussed Talmo hearing will be substantially changed and will come back. Mentioned letter from Thurston Co. regarding a planning conference. Discussed planning course on 4/15, future hearings and comprehensive plan.

PLANNING COMMISSIONER'S REPORT Jim Madden reported the Shoreline Master Program Review Committee resumed meetings on 4/15--shooting for prior to Jan. 1, 1986, to Council. Commissioners discussed hearings examiner and Kae Paterson indicated Pierce Co. is doing a land use plan.

Jim Madden MADE A MOTION to adjourn. Bill Reed SECONDED. MOTION CARRIED at 8:25 p.m.

Respectfully,
Jacqueline Martens

PLANNING COMMISSION MEETING - May 7, 1985

PRESENT: Jim Madden, Bill Reed and Nick Skansi (Lack of quorum - no meeting)

Head count was taken, there were approximately 29 or 30 people present for the United Methodist Church issue.

Respectfully, jam

PLANNING COMMISSION MEETING - May 21, 1985

PRESENT: John English, Judy Kuehn, Jim Madden, Kae Paterson, Bill Reed & Nick Skansi
ABSENT: Christs Leathers

OLD BUSINESS: HOLLY BLUFF FINAL MAP Planner Orr presented drawings to Commission

OLD BUSINESS: SP-85-04, V-85-05; UNITED METHODIST CHURCH Petition would allow variance and site plan to provide 32' high church containing 9,360 sq. ft. and parking for 150 vehicles. KAE PATERSON AND BILL REED EXCUSED THEMSELVES - CONFLICT OF INTEREST.

Planner Orr reviewed application. Jim Madden was concerned with the assignment of funds asked for in Requirement 3 of the staff memo. Mr. Ralph Winters was present to speak for the application. Jim Ryan mentioned heavy drainage problem at this site. Jim Madden mentioned instead of assignment of funds could make it just "All parking shall be paved." Planner Orr mentioned a performance bond could be used instead of assignment of funds. Discussion followed.

Judy Kuehn MADE A MOTION to recommend to the City Council approval of the variance for the United Methodist Church as stated in the staff memo. Jim Madden SECONDED. MOTION CARRIED. (Kae Paterson and Bill Reed not voting)

Jim Madden MADE A MOTION to recommend to the City Council the site plan be approved including the recommendations in the staff memo with the modification as stated for recommendation #3.

1. Storm drainage facilities shall be installed. Specific location, extent and size shall be subject to approval by the Public Works Director.
 2. Curbs, gutters, and sidewalks shall be installed along the Pioneer frontage. Said improvements to be constructed prior to final inspection of the structure.
 3. OLD An assignment of funds in the amount necessary to cover the costs of the paving of the gravelled areas shall be submitted and accepted by the City. All parking shall be paved prior to construction proposed in Phase II.
 3. NEW - A performance bond shall be obtained for the gravelled parking area which will assure that the gravelled parking area will be paved within two years subsequent to completion and occupancy of the church structure, i.e. main building.
 4. A lighting plan for the exterior of the building, parking areas, and access drives shall be provided and subject to approval by the Planning Department.
 5. Fire protection improvements required shall have been installed and be operable at the time the department is requested to make final inspection of approved structures. Fire protection devices shall be in accordance with the fire code.
 6. Parking spaces within the paved portion shall be delineated with paint.
 7. Construct a 4" high concrete curb (minimum) or equal to separate all paved parking and passageway areas from landscape areas.
 8. Prior to securing a building permit, submit a specific landscaping plan prepared by a landscape architect (contractor) to the Planning Department for review and approval. Submitted plan shall be in conformance with the general landscaping proposals indicated on the submitted exhibit. The site shall be developed in accordance with the approved landscaping plan prior to occupancy.
 9. A building permit for approved structures (church facility) shall be secured and construction commence within 2 years subsequent to approval of this site plan by the City Council.
- Judy Kuehn SECONDED. MOTION CARRIED. (Kae Paterson and Bill Reed not voting)

Kae Paterson and Bill rejoined group.

NEW BUSINESS: SDP-85-02, SP-85-06; CITY OF GIG HARBOR Petition for site plan and substantial development permit approval to allow extension of Jerisich Park Float. Planner Orr reviewed application - no recommendations from staff. Discussion followed--questions raised about hours of pile driving--hours should be changed--neighbors consulted re views--pointed out NO rafting or over 24 hours without a fine.

John English MADE A MOTION to recommend to the City Council Approval as recommended but clearly stating NO rafting and change pile driving to state NO piledriving between 9 p.m. and 7 a.m. Kae Paterson SECONDED. MOTION CARRIED.

NEW BUSINESS: SDP-85-03, SP-85-07; CITY OF GIG HARBOR Petition for site plan and substantial development approval to allow construction of a viewing platform at the Uddenberg Street end. Planner Orr reviewed application with no recommendation. Discussion followed and touched on subject of pile driving (none at this site), condition of whole area as to parking, bad sidewalks, stairway down to site, priority of site, security lighting, necessity of viewpoint, etc.

John English MADE A MOTION to recommend to the City Council approval of the application as described with inclusion of low safety lighting on stairs. Judy Kuehn SECONDED. MOTION CARRIED.

MINUTES KUEHN/PATERSON to approve minutes of 4/16 as read. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Comprehensive Plan was discussed and structure of meetings coming up was reviewed.

COMMISSIONER'S REPORT Jim Madden read letter from Mayor regarding end of term. He informed the Commission Chairmanship of the Shoreline Master Program Review Committee would be vacant after one more meeting and suggested it be covered by a member of the Planning Commission. Discussion followed.

Judy Kuehn MADE A MOTION to adjourn. John English SECONDED. MOTION CARRIED at 9:35 p.m.

Respectfully,
Jacqueline Martens

PLANNING COMMISSION MEETING - June 4, 1985

PRESENT: Judy Kuehn, Kae Paterson, Bill Reed and John English
ABSENT: Christa Leathers and Nick Skansi

NEW BUSINESS: SDP-85-01, SP-85-05; NAUTICAL'S INTERNATIONAL, INC. Petition to allow replacement of an existing pier with a float extending 132' for the purpose of mooring vessels that are for sale at property located at 2905 Harborview Drive. BILL REED EXCUSED HIMSELF FROM THE HEARING AS HIS FIRM IS INVOLVED. Planner Orr reviewed the application. Neighbor to the south is in favor but asks the southern arm of the T at the end of the pier be shortened to 20' instead of 26' for more maneuverability. Gary Loberg was also present to represent the application as President of Nauti Cal's. Short discussion followed.

Judy Kuehn MADE A MOTION to recommend to the City Council approval of the Shoreline Development Permit as recommended by staff. Kae Paterson SECONDED. MOTION CARRIED with Bill Reed absent.

Judy Kuehn MADE A MOTION to recommend to the City approval of the Site Plan with the 10 recommendations of staff and adding No. 11.

1. Building permit for approved structures shall be secured and construction commence within two years subsequent to approval of this application by the City Council or said approval shall be void.
2. Storm drainage water shall be treated with an oil/sludge separator.
3. Curb, gutter and sidewalks shall be provided along the entire Harborview frontage. Exact location shall be approved by the Public Works Director.
4. Prior to securing a building permit, submit a specific landscaping plan prepared by a licensed landscape architect to the Planning Department for review and approval. Submitted plan shall be in conformance with the general landscaping proposal indicated of the submitted exhibit and include a mechanical irrigation plan. The site shall be developed in accordance with the approved landscaping plan prior to occupancy.
5. Fire protection improvements shall conform to the specifications of the Uniform Building Code and all applicable local codes.
6. All parking areas shall be delineated with white paint.
7. All piers, docks, and floats shall be constructed and maintained in a safe and sound condition.
8. Pilings employed in piers or any other structure shall have a minimum vertical clearance of one (1) foot above extreme high water.
9. Marina operator shall post all regulations pertaining to handling and disposal of waste, sewage or toxic materials where all marina users may easily read them.
10. Lighting for the project shall be shielded or "100% cutoff" fixtures required.
11. SOUTHERNMOST FINGER PIER REDUCED IN LENGTH FROM 26' to 20'.

KAE PATERSON SECONDED. MOTION CARRIED.

Bill Reed rejoined group.

NEW BUSINESS: SP-85-08; V-85-06; SOUNDVIEW PARK Petition to allow construction of three office buildings totaling 60,360 sq. ft., 31' in height with parking located in a front yard area. The property is located off Soundview Drive, just North of Hollycroft. Planner Orr reviewed the application. Neighbors raised questions regarding greenbelt to be provided between project and residential and the access road which would allow drive through. Also concerned about retention pond being close to residential. Irving Smiley was present to respond. Pond is for fast drainage, access road is for emergency--road will later end in cul-de-sac and then chain will go up. He explained berm and plantings to buffer. Neighbor also concerned over traffic flow in this area. Kae Paterson indicated she would like to see a neighborhood map showing area, Judy Kuehn was concerned over access to Soundview going south and thought this a lot of building for this site with very little buffer. Bill Reed thought the buildings seemed long and monotonous, not imaginative, buildings could be smaller, storm drainage should be by licensed civil engineer, concern over clear it and push the dirt around, would like to see what the buildings look like, would like to see vicinity plan showing 57th and Reid Street also, would like to see site plan for phase 1, no problem with height variance, but needs more information. Concept not complete enough--not compatible to the area. Kae Paterson agreed and said would like to see natural dense buffer on 28th and would like to hear from the state on the traffic flow. John English would like to be more comfortable on screening and is concerned about erasing the space and redoing again. There is no handicapped parking shown and no landscape plan.

John English MADE A MOTION to continue until sufficient information is available and the agenda permits rescheduling. Kae Paterson SECONDED. MOTION CARRIED.

MINUTES ENGLISH/KUEHN approve the minutes as read. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Planner Orr explained schedule for Comprehensive Plan.

PLANNING COMMISSIONER'S REPORT Bill Reed suggested--if you can't come to the meeting, CALL DON. He also discussed last Shoreline Review Committee meeting and what was covered.

ADJOURN Unanimous at 9:07 p.m.

Respectfully,
Jacqueline Martens

PLANNING COMMISSION MEETING - June 18, 1985

PRESENT: Judy Kuehn, Bill Reed, Christa Leathers, Kae Paterson and Gretchen Wilbert
ABSENT: John English and Nick Skansi

NEW BUSINESS - BRAZINA - V-85-07 Petition for variance to allow an addition to a residence 17½' in height where 15' is otherwise permitted. Property is located at 3422 Shyleen Drive. Planner Orr reviewed application. Mrs. Brazina and architect were present to speak for the application. It was pointed out elevation was established before the City adopted the code--so is legally non-conforming. Gretchen Wilbert asked if the neighbors have seen the plans and what is the feeling. Planner Orr advised the neighbors were notified and they have received no comments.

Judy Kuehn MADE A MOTION to recommend to the City Council approval of the variance as requested. Christa Leathers SECONDED. MOTION CARRIED.

MINUTES Judy Kuehn MADE A MOTION to approve the June 4 minutes as read. Kae Paterson SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Discussed comprehensive plan with regard to the mapping portion and the overlay system. Park and Ride off Kimball proposed--access through City street--concern over impact with 300 car parking lot.

COMMISSIONER'S REPORT Bill Reed reported on Shoreline Management Review Committee. Portions being typed by City--possibility of finishing after one more meeting. Planner Orr mentioned involvement in sign ordinance and will come to committee for review.

UNANIMOUS ADJOURNMENT at 8:04 p.m.

Respectfully,

Jacqueline Martens

PLANNING COMMISSION MEETING - July 2, 1985

PRESENT: Nick Skansi, John English, Bill Reed, Judy Kuehn, Christa Leathers, Gretchen Wilbert

ABSENT: Kae Paterson

NEW BUSINESS - V-85-08; HUNTER Petition for a variance to construct a residence 28' in height where 24' is otherwise permitted at the southwest corner of the intersection of Franklin and Uddenberg. Planner Orr Reviewed the application after BILL REED EXCUSED HIMSELF FROM HEARING. Chuck Hunter was present to speak for the application.

Planning Commissioners were concerned about views, the design being too big for this particular lot. Gretchen Wilbert felt the building looks too tall and doesn't belong in the neighborhood and asked about the wiring in the area. Mr. Hunter advised he would like to bury the cable. John English felt a generalization was needed--either comply with existing code or make the circumstances different. Judy Kuehn felt Gretchen had good points. She felt it would be a special privilege to grant this--was concerned about design and felt it could be brought back to code. Nick Skansi suggested back to the drawing board--lot of house for a small lot. John English said view very important.

Judy Kuehn MADE A MOTION to recommend to the City Council DENIAL and stress applicant go back to the drawing board for a better solution. Gretchen Wilbert SECONDED. MOTION CARRIED with Bill Reed not voting.

Bill Reed Returned to the meeting.

NEW BUSINESS - V-85-09; BALUM Petition for a variance to construct a residence 18'3" in height where 15' is otherwise permitted at the southwest corner of the intersection of Woodworth and Vernhardson. Planner Orr reviewed application.

Mr. Ed Balum and Larry Michael were present to speak for the application. Mr. Balum felt the style fits the town. View not a problem as he owns the lot behind. Would like to build to plans so he won't wipe out trees on lot. Discussion followed.

Gretchen Wilbert MADE A MOTION to recommend to the City Council approval of the variance. Nick Skansi SECONDED. John English said doesn't take the flora off the land, design doesn't interfere with anyone else--view not a problem. Skansi had same feeling. It was thought the design for this could have been more creative. Bill Reed felt it doesn't make sense to make the law and then not follow it. Judy Kuehn felt it emotional to look at situation of trees and agreed with the staff recommendation. Mr. English felt aesthetic would have to be positive and Gretchen Wilbert thought loft needed to accommodate family. MOTION FAILED with Gretchen Wilbert and Nick Skansi VOTING YES and John English, Bill Reed, Judy Kuehn and Christa Leathers VOTING NO.

MINUTES Kuehn/English APPROVE as read minutes of June 18. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Report on Comprehensive plan and variance situations.

COMMISSIONER'S REPORT Bill Reed reported on progress of the SMPRC.

ADJOURN Nick Skansi MADE A MOTION to adjourn. Unanimous SECOND at 9:25 p.m.

Respectfully,

Jacqueline Martens

PLANNING COMMISSION MEETING - July 16, 1985

PRESENT: Nick Skansi, Judy Kuehn, John English, Bill Reed, Christa Leathers and Gretchen Wilbert

ABSENT: Kae Paterson

OLD BUSINESS: SUMMERS - V-85-04 BILL REED EXCUSED HIMSELF. Petition is for a variance to allow a garage located 10' from the front property line located at the SWerly corner of Franklin and Fuller. Planner Orr reviewed the application. Mr. Charles Summers was present to speak in favor. Discussion followed.

Gretchen Wilbert MADE A MOTION to recommend to the City Council approval of the variance. Christa Leathers SECONDED. MOTION CARRIED. (Bill Reed returned)

OLD BUSINESS: SOUNDVIEW PARK - SP-85-08 and V-85-06 Petition is for site plan and variance approval to allow construction of 6 office buildings totaling 55,600 sq. ft., 31'4" in height with parking located in a front yard area. Property is located off Soundview Drive, just north of Hollycroft. Planner Orr reviewed the application. Commissioners questioned the access onto the frontage road, sidewalk situation, plans for barrier across access, sewer requirements, impact to area and buffer planned.

Mr. Merwin Smiley was present as the designer to speak for the application. Only one area does not meet 10' buffer because next to power line property. Judy Kuehn asked about the traffic flow. Smiley indicated arrows and directions will be filled in at later stage. Neighbors were concerned about the access road, center turn lane off Soundview, what screening for cars, type of lighting to be used, quantity of buffer, especially with regard to residential, storm drainage. Mr. Smiley pointed out the retention ponds had been moved underground. Commissioners suggested access road be relocated either to north or south. Bill Reed questioned sidewalk on Soundview. John English felt need to deal with buffer--heavily screened especially on the residential side. Reed suggested 10' on all but east and require 20'. Judy Kuehn was concerned about access off Soundview in relation to neighbor across the way--also a traffic analysis was suggested. Gretchen Wilbert was concerned with traffic and felt a left turn lane is necessary. It was suggested a letter be sent to the City regarding traffic problems in this area.

Judy Kuehn MADE A MOTION to recommend to the City Council approval of the Site Plan-85-08 with the 11 recommendations of staff with changes to #1, #4 and #7.

1. Curbs, gutters and sidewalks are to be assigned by Public Works Director and time limitations set with bond to assure time schedule. (Normally curb, gutters and sidewalks are required pursuant to the RB-1 zone; however, Council should determine if sidewalks are appropriate.)
2. Storm drainage facilities shall be installed. Specific location extent and size shall be subject to approval by the City Public Works Director and Pierce County.
3. A temporary erosion and sedimentation control plan shall be required to mitigate impacts on downstream property owners and/or storm drainage systems. The plan shall be reviewed by the City and County Public Works Departments prior to site grading.
4. Prior to securing a building permit submit a specific landscape plan prepared by a licensed landscape architect. The site shall be developed in accordance with the approved landscape plan prior to occupancy. The landscape plan shall provide a minimum of 10' of landscape buffer on all property lines except for a 20' buffer on the east side.
5. Since the project will be phased, all areas not pertaining to the improvement of Phase I shall be left in its natural state.
6. Fire protection improvements required shall have been installed and be operable at the time flammable materials are brought to the site.
7. The emergency access location shall be located to the south end of the property, toward the cul-de-sac. (location and design shall be reviewed and approved by the City and County Department of Public Works.)
8. Construct a 4" high concrete curb (minimum) or equal to separate all paved parking areas and passageway areas from landscaped areas.
9. A lighting plan for the parking area shall be submitted to the Planning Department for review prior to final inspection of the building.
10. Signage for the total complex shall be uniform in design and consistent with the submitted exhibit. The Planning Department shall approve proposed sign package for the complex.
11. Building permit for approved structures shall be secured and construction commence within 2 years subsequent to approval of this site plan by the City Council or said approval shall be void.

John English SECONDED. MOTION CARRIED with Bill Reed not voting and Gretchen Wilbert VOTING NO because of traffic complications and access.

John English MADE A MOTION to recommend to the City Council approval of the variance. Christa Leathers SECONDED. MOTION CARRIED.

Judy Kuehn was instructed to write statement to Council regarding the traffic study. Gretchen Wilbert offered assistance.

NEW BUSINESS: WHITMAN, SDP-85-04 Petition for substantial development permit to allow construction of a pier, gangway and float accessory to a residence located at 9005 North Harborview. Planner Orr reviewed application. Bill Reed asked how many feet between float and property line--answer was 20'. Neighbors were in audience to object to placement of the pier on the property--not to the pier. Felt maneuverability of a 58' sailboat would be limited if placed at proposed location. Applicant Robert Whitman explained situation--Condo people dredged out his property on one side--only place for pier. Shared moorage out of the question. According to Army Corps of Engineers no more dredging til further notice. Bill Reed felt something could be worked out between applicant and neighbors. Suggested continuance.

John English MADE A MOTION to continue the hearing. Judy Kuehn SECONDED. MOTION CARRIED. (Bill Reed suggested letter from Hentington Place people and other neighbors as to what is going on.

MINUTES Christa Leathers MADE A MOTION to Approve the minutes of July 2 as read. Judy Kuehn SECONDED. MOTION CARRIED.

PLANNING DIRECTOR's REPORT Flood Plane Management meeting Thursday, 9:30 a.m.

Judy Kuehn MADE A MOTION to adjourn. Unanimous SECOND. MOTION CARRIED at 9:40 p.m.

Respectfully,
Jacqueline Martens

PLANNING COMMISSION MEETING - August 6, 1985

PRESENT: Christa Leathers, Kae Paterson, Gretchen Wilbert, John English, Bill Reed
ABSENT: Nick Skansi and Judy Kuehn

OLD BUSINESS: SDP-85-04, WHITMAN Petition for a substantial development permit to allow construction of a pier, gangway and float accessory to a residence. Planner Orr reviewed the application and presented letter from property owner to north advising no interest in a joint dock at this point and a letter from condo owner asking continuance because of no decision among condo owners.

Robert Whitman was present to speak for the application and stated condo owner has agreed with intent, but group decision needed to be made. He also advised Bentley sailboat would not be completed for 2 to 4 years. Discussion followed.

Christa Leathers MADE A MOTION to recommend to the City Council the application for shore-line development be approved as recommended by staff. John English SECONDED. MOTION CARRIED.

NEW BUSINESS: REINER ANNEXATION Petition to annex one acre of land under R-1 zoning. Property is located just southeast of Cascade Blvd. Planner Orr reviewed request. Discussion followed as to square footage, possible building sites and fact no soil study done yet on this property.

Neighbors expressed concerns over sewer, water, and road conditions. Felt solutions should be found to problems before more annexation. It was pointed out annexation is only way to control growth of this particular piece of property since it's abutted on two sides by city property already and access is by a city street. It was asked if development could be stopped by a moratorium. Planner Orr explained yes--not looking for sewer hookup at this time, only annexation. Gretchen Wilbert asked for comparison study--how many days exceed sewer treatment allocation. Planner Orr will contact Public Works Director.

Gretchen Wilbert MADE A MOTION to recommend to the City Council approval of the annexation as per staff recommendations. Kae Paterson SECONDED. MOTION CARRIED.

NEW BUSINESS: BUNTAIN; DETERMINATION OF ZONE, ANNEXATION Petition to annex one lot containing a duplex under R-2 zoning. Property is located at 6407 Soundview Drive. Planner Orr reviewed application. John English asked if surrounded by City--answer was yes. Pastor Buntain was present to speak for application. Septic tank and field will not accommodate process and there is need for city services. Neighbors and health department have expressed discontent. Plumbing contractor can't repair drain field and city hookup would be much appreciated.

John English MADE A MOTION to recommend to the City Council rezone to R-2 and annex to the city. Kae Paterson SECONDED. MOTION CARRIED.

NEW BUSINESS: V-85-10; LANDFALL ENTERPRISES, INC. Petition is to allow construction of two residences each with reduced front yards and building heights of 32' and 30'. Property is located along waterside of N. Harborview Drive. Planner Orr advised a continuance has been requested. Neighbor asked about established grade and what will be used as existing. Planner Orr explained. Short discussion followed.

John English MADE A MOTION to continue. Kae Paterson SECONDED. MOTION CARRIED.

MINUTES John English MADE A MOTION to approve the July 16 minutes as read. Christa Leathers SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Advised of special meeting August 15, Thursday. Discussion followed regarding letter covering traffic on Soundview and future plans. It was mentioned a State planned off ramp will make the situation even more hazardous. Suggestion was made to study proposed traffic plan and perhaps invite someone from the State to explain plans. Planner Orr advised he will extend said invitation. It was suggested Commission and Council should both attend meeting so everyone will have the same information. Member of audience thought 3rd lane for Soundview next to mandatory and should be included in traffic discussion.

COMMISSIONER'S REPORT Bill Reed advised SMPRC Meeting, City Hall, August 19th at 7 p.m. Meeting is informal and open to public.

John English MADE A MOTION to adjourn. Kae Paterson SECONDED. MOTION CARRIED at 8:47 p.m.

Respectfully,

Jacqueline Martens

PLANNING COMMISSION MEETING - August 20, 1985

PRESENT: John English, Judy Kuehn, Christa Leathers, Bill Reed, Gretchen Wilbert, Kae Paterson

ABSENT: Nick Skansi

NEW BUSINESS: V-85-11 SHORT Petition for a variance to construct a residence 23' from a rear property line where 30' is otherwise allowed. Property located at 2812 Harborview Drive. Planner Orr reviewed the application.

Several neighbors were concerned about views and felt house will overwhelm on this particular lot. Also concerned because no special circumstances and felt the ordinance should be followed. Judy Kuehn felt code dimensions could be met. Bill Reed felt the same--could satisfy without variance and Gretchen Wilbert pointed out it's close to the shore and the water--there is thinking in the works to preserve sites and views. She thought perspective wrong--could be smaller. Kae Paterson saw no special circumstances.

Judy Kuehn MADE A MOTION to recommend to the City Council DENIAL of the variance. John English SECONDED. MOTION CARRIED - variance denied.

NEW BUSINESS: V-85-12; MORRONE Petition is for variance to construct residence 22' in height where 15' is otherwise allowed. Property is located off Valley View Drive. Planner Orr reviewed the application and pointed out the applicants were to flag the site. Kae Paterson questioned the soil stability at the site. Planner Orr advised no soil study.

Jane Faulkner was present to speak for the application, as were Pete and Mack Anderson, the builders. Degree of variance is an issue--they are already excavating 6'--at 10' could be hitting water or destroying the natural topography. Second bedroom would have no windows. Don't want a slab floor--damp and cold. Moving it down could lose upstairs view. Pete Anderson presented display model and pointed out topo problems. Gretchen Wilbert questioned the access easement and sewer line easement was discussed. Faulkner advised neighbors below have no problem with this. Discussion followed.

Gretchen Wilbert MADE A MOTION to recommend to the City Council approval of the variance. John English SECONDED. Gretchen felt special circumstances--treated with great sensitivity and studied extensively--it appears pleasant. John English not comfortable with 7' variance. Reed said not suitable site for other than small house. Judy Kuehn pointed out similar to own circumstances and not happy with window well.--Need clear special circumstances.

MOTION FAILED with Kae Paterson and Gretchen Wilbert VOTING YES and John English, Bill Reed, Judy Kuehn and Christa Leathers VOTING NO.

MINUTES John English MADE A MOTION to approve the August 6 minutes as read. Gretchen Wilbert SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT - Comprehensive Plan.

ADJOURN 8:50 p.m.

Respectfully,
Jacqueline Martens

PLANNING COMMISSION MEETING - September 3, 1985

PRESENT: Kae Paterson, Bill Reed, Judy Kuehn and Christa Leathers. Nick Skansi and Gretchen Wilbert.

ABSENT: John English

NEW BUSINESS: V-85-13; STENBAK Petition for a variance to construct an addition to the west side of an existing residence to be 22 1/2' in height where 15' is permitted. Property is located at 8817 Prentice Avenue. Planner Orr reviewed the application. Mr. Stenbak felt it was adequately explained. Gretchen Wilbert asked if surrounding neighbors had been notified. Answer, yes. Nick Skansi felt a modification would be in order and Planner Orr indicated ceiling could be modified and made less to meet ridge line already existing. Recommendation of a 6' instead of a 7.5' variance.

Kae Paterson MADE A MOTION to recommend to the City Council a 6' variance be granted so roof-line on proposed can line up with existing roof. Christa Leathers SECONDED. MOTION CARRIED.

MINUTES Judy Kuehn MADE A MOTION to approve the 8/20 minutes as read. Christa Leathers SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Meeting Thursday, 7 p.m. on Comprehensive Plan. State issued a building moratorium - no more sewer hookups, except health hazards or written commitments. Possibility of April, 1988 to lift.

COMMISSIONER'S REPORT Judy Kuehn out of town on September 17.

ADJOURN Gretchen Wilbert MADE A MOTION to adjourn. Judy Kuehn SECONDED. MOTION CARRIED at 8:00 p.m.

Respectfully,

Jacqueline Martens

PLANNING COMMISSION MEETING - September 17, 1985

PRESENT: Nick Skansi, Gretchen Wilbert, Christa Leathers, Kae Paterson, Bill Reed and John English

ABSENT: Judy Kuehn

NEW BUSINESS: SDP-84-01, SP-84-06; WILLIAMSON/GIG HARBOR MARINA Planner Orr reviewed the application. It was mentioned sidewalk is missing from plans--advised this could be made a condition. Open moorage discussed and Walt Williamson, applicant, advised status of 30 year lease which will expire in 1996--expect to renew. He pointed out route of boats coming in to neighbor's representative.

John English MADE A MOTION to recommend to the City Council approval of the Shoreline Development Permit. Christa Leathers SECONDED. MOTION CARRIED.

John English MADE A MOTION to recommend to the City Council approval of the site plan with recommendations of staff and adding No. 12.

1. A bulkhead constructed within the northwest marine ways shall not be located waterward of the MHHW line (11.8 foot elevation). This would eliminate the previously proposed fill.
2. Two new oil/grease/sediment traps shall be installed within the stormwater drainage system to intercept all stormwater flowing from the applicant's property to Gig Harbor. (one trap exists now.)
3. A mixture of cobble/sand/silt shall be placed at the toe of all vertical bulkheads adjacent to the applicant's property. That fill material shall be placed with a 1.5 horizontal to 1.0 vertical foot slope beginning at the 6.0 foot elevation line on the bulkheads. (This action would eliminate deep water against the bulkhead during higher tidal stages, a condition that often contributes to high juvenile salmon predation mortalities.)
4. The existing city stormwater outfall shall be extended to the MLLW line.
5. All rails, cross-ties and large debris shall be removed from the northwest marine ways.
6. Dredging shall not exceed minus 8 feet MLLW.
7. Curbing structures shall be installed along the waterfront perimeter of the applicant's property to prevent contaminating substances from entering the water.
8. All gravelled parking areas shall be paved and striped.
9. Fire protection improvements shall conform to the specifications of the Uniform Fire Code and all applicable local codes.
10. Signs shall be posted indicating public access.
11. Boaters should not use their marine toilets while moored unless these toilets are self-contained or have an approved treatment device. Signs stating this should be posted where they are readily visible to all boaters.

ADDITION

12. Sidewalks, curbs, gutters and landscaping shall be provided on street side subject to staff review and approval.

Nick Skansi SECONDED. Short Discussion and MOTION CARRIED.

NEW BUSINESS: TALMO ANNEXATION REQUEST AND PETITION FOR R-3 ZONING: TALMO REZONE REQUEST R-1 to R-3 Asking for determination of zone prior to annexation and rezone request from R-1 to R3. Planner Orr reviewed the application. Jeff Moore was present to explain application. Neighbors had several problems with application as presented--traffic flow and density, water supply, contract rezone as special consideration, density of project, cyclone fence as border, access too close to Stinson. Kae Paterson gave background on R-3 and it was agreed by several Commissioners --increasing R-3 goes against the feeling of the town. John English advised it's against his personal sense especially for this apartment use--need to ask what the people want in the town--doesn't feel contract zone needed in this instance. Nick Skansi said inappropriate at this time because of reasons given. Gretchen Wilbert brought out problem of noise. She has problem with positive reasons for this in the area and feels R3 zone should be denied.

Gretchen Wilbert MADE A MOTION to recommend to the City Council annexation of the .5 acre under R-1 zoning. John English SECONDED. MOTION CARRIED.

Christa Leathers MADE A MOTION to recommend to the City Council rezone from R-1 to R-3 be DENIED. Kae Paterson SECONDED. MOTION CARRIED - rezone DENIED.

OLD BUSINESS: SP-85-09; BLAND/FIRST BAPTIST CHURCH Request is for site plan approval to allow construction of an 18 vehicle parking lot located behind the First Baptist Church. It was reviewed by Planner Orr. It was pointed out the access to Tarabochia property would be eliminated which would increase parking by 2 and a landscaped area. Planting and plant material were discussed. Mr. Ray Graves was present to represent Mr. Tarabochia. Storm drainage was discussed and possibility of chemist in building--pointed out there will be none. John English pointed out planting strip around lot is shown on east but not on the west or south. Advised adjacent parking lots--it would be driven over. It was suggested Mr. Bland get together with neighbor and pave the whole area. Bill Reed advised he would like to see this but would also like to see a more final edge to the property.

John English MADE A MOTION to recommend to the City Council approval of the site plan subject to the recommendations of staff, changing No. 5 and adding No. 6 as follows.

1. The parking area shall be surfaced with asphalt concrete pavement, or comparable material, and shall be graded to dispose of all surface water. All parking and grading plans relating to the parking facilities shall be reviewed and approved by the Public Works and Planning Departments before any work can commence.

2. All parking areas shall be striped, marked, and maintained according to approved plans.
3. Lighting provided in off-street parking areas shall be directed away from the adjoining premises and streets. The type and location of luminaries shall be approved by the Planning Department.
4. The trash refuse container shall be adequately screened from view.
5. The access driveway shall be a minimum of 20' in width. (original said driveways and a 45' turning radius shall be provided).

ADDITION:

6. Ingress and egress connecting adjoining areas to north be deleted and area to be landscaped to a width consistent with adjacent yards. Pedestrian access be retained to property on north.

Kae Paterson **SECONDED. MOTION CARRIED.**

MINUTES John English **MADE A MOTION** to approve 9/3 minutes as read. Christa Leathers **SECONDED. MOTION CARRIED.**

PLANNING DIRECTOR'S REPORT Next comprehensive plan meeting discussed and contract zone was explained.

UNANIMOUS ADJOURNMENT AT 9:35 p.m.

Respectfully,

Jacqueline Martens

PLANNING COMMISSION MEETING - October 1, 1985

PRESENT: Judy Kuehn, Kae Paterson, Gretchen Wilbert, Christa Leathers, Bill Reed
Nick Skansi and John English

OLD BUSINESS: V-85-11; SHORT VARIANCE Petition for a variance to construct a residence 25' from a rear property line where 30' is otherwise allowed for property located at 2812 Harborview Drive. Planner Orr reviewed the application. Architect was present to speak for Short, advising he would like to use the old footprint of the garage to build the new one. Neighbors were present and felt restrictions were made for purpose, suggested change in the design of the house. Felt present plan crowds back of property--too large for lot size. The neighbor behind felt he would lose some of his view. Discussion followed involving easement and special conditions. John English advised need to find reason in addition to "existing use" as special condition. Bill Reed said any improvement will block view. Gretchen felt this is not the plan for this lot. Kae Paterson suggested pull back--narrower to improve view and would be better. Bill Reed asked if same structure could be accomplished by remodel? Orr said this is prevented because the extent of. Mr. Morris across street not opposed. Judy Kuehn felt conflict problem between neighbors and could be resolved. Felt they need to work together and Nick Skansi felt the same way. Neighbors advised they are willing, but Mr. Short needs to approach them.

Judy Kuehn MADE A MOTION to table. John English SECONDED. MOTION CARRIED.

NEW BUSINESS: SP-85-10; PENINSULA GATEWAY Petition for site plan approval to allow construction of 12 vehicle parking lot adjacent to Gateway office. Planner Orr reviewed the application. Kae Paterson spoke to screening and Gretchen Wilbert advised she would like to see more plans for screening. John English mentioned the unusual topo and grading. Tom Taylor, president of the Gateway, was present. He stated very good relationship with neighbor and working to take care of drainage problem. Apartment owner and he planning hedges and fence. Jim Ryan advised in favor of increased parking--dangerous as is. Dr. Wilbert advised they are good neighbors. Bill Reed said spaces in front don't meet code--curb, gutter and sidewalk are a standard condition. Planner Orr advised decision up to Commission.

Christa Leathers MADE A MOTION to recommend to the City Council approval subject to the recommendations of staff. 1. Parking area shall be surfaced with asphalt concrete pavement, or comparable material, and shall be graded to dispose of all surface water. All parking and grading plans relating to the parking facilities shall be reviewed and approved by the Public Works and Planning Departments before any work can commence. 2. All parking areas shall be striped, marked, and maintained according to approved plans. 3. Lighting provided in off-street parking areas shall be directed away from the adjoining premises and streets. The type and location of luminaries shall be approved by the Planning Department. 4. A landscape plan with emphasis on screening the parking lot shall be reviewed and approved by the Planning Department. Judy Kuehn SECONDED. She advised she doesn't like the aesthetics, but feels off set by safety. MOTION CARRIED.

MINUTES Gretchen Wilbert advised Geoffrey Moore spelling wrong in 9/17 minutes. Minutes were approved with change.

PLANNING DIRECTOR'S REPORT Planner Orr advised SMPRC Report ready and copies will be distributed. Covered Comp Plan planning stages. It was suggested both plans be studied at the same time and a master schedule of hearings be drawn up.

COMMISSIONER'S REPORT Bill Reed advised meeting with Stevens Dimant. Should plan the hearings and invite members of SMPRC.

John English MADE A MOTION to adjourn. Kae Paterson SECONDED. MOTION CARRIED at 9:00 p.m.

Respectfully,
Jacqueline Martens

PLANNING COMMISSION MEETING - November 4, 1985

PRESENT: Nick Skansi, Bill Reed, Kae Paterson, Judy Kuehn, John English and Gretchen Wilbert

ABSENT: Christa Leathers

OLD BUSINESS - V-85-11, SHORT VARIANCE Planner Orr reviewed application. Letter from architect presented. Joe Short advised reviewed plan with neighbors--he's willing to lower the roofline in exchange for the pie shaped variance. Jim Crutchfield letter presented asking for denial as in last two meetings. Mr. Baty abstained from more comments as he is neighbor and willing to leave it as it is. Discussion followed.

Nick Skansi MADE A MOTION to recommend to the City Council approval of the variance. John English SECONDED. Discussion with comments from Judy Kuehn stating it's consistently brought out people want open space and she doesn't see special circumstances. Gretchen Wilbert saw no special circumstances and felt the plans could be altered. John English said locating in same place as old--can perpetuate a mistake. Bill Reed felt it is a big enough piece of property a similar house could be built without a variance. MOTION DENIED with Nick Skansi voting yes and John English, Kae Paterson, Judy Kuehn, Gretchen Wilbert and Bill Reed NO.

MINUTES No meeting on October 15, 1985.

PLANNING DIRECTOR'S REPORT Discussed Shoreline Master Program hearing 1st meeting in December.

PLANNING COMMISSIONER'S REPORT Kae Paterson mentioned County updating highway policy for Highway 16. Perhaps could exchange open visibility for tasteful appearance.

ADJOURN Kuehn/English at 8:32 p.m.

Respectfully,

Jacqueline Martens

PLANNING COMMISSION MEETING - November 19, 1985

PRESENT: Judy Kuehn, Christa Leathers, Kae Paterson, Bill Reed, Nick Skansi & Gretchen Wilbert

ABSENT: John English

APPEARANCE REQUESTS Stormwater Master Plan Workshop - Discussion and presentation of storm drainage in Gig Harbor area.

NEW BUSINESS - V-85-14; GRAFF'S SHELL Petition for variance to install canopy cover over existing pump island 17 1/2 feet in height where 15' is otherwise permitted. Property is located at NE corner of Judson and Pioneer. Application presented by Planner Orr. Del Stutz was present to explain type of canopy and give description. Bill Reed felt aesthetics should be considered and canopy should tie in with station. Discussion followed regarding roof type.

Judy Kuehn MADE A MOTION to recommend to the City Council approval of the variance. Christa Leathers SECONDED. MOTION CARRIED.

NEW BUSINESS - ORDINANCE AMENDMENT; HOME OCCUPATIONS Petition is to amend the zoning ordinance to allow business use to coexist with residential use. Proposed was explained by Planner Orr. Incidence in question is sale of Hunt Mansion to Wolf family and the American Gallery of Quilt and Textile Art--however, the amendment, if approved, would affect all home occupations within the city limits. Discussion followed. Neighbor spoke in favor. Wolf family (Robert and Diane) explained situation.

Gretchen Wilbert MADE A MOTION to recommend to the City Council the ordinance amendment be approved. Judy Kuehn SECONDED. Discussion followed. Parking situation covered. Wording of B. Definition #1 and C. Criteria #5 were discussed. Gretchen Wilbert MADE A MOTION to amend #1 and #5 respectfully. Judy Kuehn SECONDED. MOTION TO AMEND MOTION CARRIED. MOTION TO RECOMMEND APPROVAL CARRIED. (See Attached)

MINUTES Judy Kuehn MADE A MOTION to approve the minutes changing date to Nov. 5 and adding so in front of a similar house in Short Variance Para 2. Christa Leathers SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Covered hearings coming up, discussed status of the Uddenberg suite and park with reference to signage, handrails and peeping tom access to neighbor. Also discussed trail leading underneath. Jim Ryan mentioned letter of commendation should be written to neighbors across from Uddenberg--land is kept very well groomed.

Christa Leathers MADE A MOTION to adjourn. Kae Paterson SECONDED. MOTION CARRIED at 9:33 p.m.

Respectfully,

Jacqueline Martens

zoning ordinance be amended to reflect the following:

A. PURPOSE. It is the purpose of this chapter to:

1. Protect residential areas from potential adverse impact of activities defined as home occupations.
2. Permit residents of the community a broad choice in the use of their homes as a place of livelihood and the production or supplementing of personal/family income.
3. Establish criteria and development standards for the use of residential structures or dwelling units for home occupations.

B. DEFINITION. Home Occupation means:

1. An accessory use of the dwelling unit involving the manufacture, provision or sale of goods and/or services which is carried on primarily by members of the family residing on the premises. **INSTEAD OF:** on by member of the family
2. Such home occupations shall be conducted in such a manner as not to give any outward appearance nor manifest any characteristics of a business in the ordinary meaning of the term that would infringe upon the right of neighboring residents to enjoy a peaceful occupancy of their homes and shall not infringe upon or change the intent of the residential zone.
3. Garage sales and home parties are not defined as home occupations.
4. An occupation which does not meet the above definition or does not comply with the following criteria shall not be deemed a home occupation.

C. CRITERIA. All home occupations shall meet the following criteria:

1. The activity is conducted in a manner that will not alter the normal residential character of the premises and in no way be a nuisance to adjoining residences. This means there should be no outside storage or window display and no noise, dust, odors, noxious fumes or vibrations emanating from the premises which would exceed that normally produced by a single residence. Mechanical or electronic equipment which is incidental to the home occupation may be used provided it will not create visible or audible interference in radio or television receivers or cause fluctuations in the line voltage off the premises.

2. The Home Occupation does not generate greater traffic volumes than would normally be expected in a residential neighborhood. This means that delivery of materials or commodities to and from the premises by commercial vehicle shall not normally exceed two per week. Only one (1) commercial vehicle owned by the practitioner and related to the occupation may be parked on street near the premises at any time. If the occupation requires that customers or clients visit the premises, required parking will be a condition of the permit.

3. Any materials used in conducting the business shall be stored entirely within the residence or in an accessory building.

4. The home occupation does not increase water or sewer use so that combined total use for the dwelling and home occupation is significantly more than the average for residences in the neighborhood.

C-5. The home occupation shall be conducted PRIMARILY BY (instead of only by) members of the family residing in the dwelling. Persons in building trades or similar fields using their homes or apartments as an office for business activities carried on off the premises may have other employees provided they are not employed on the premises and they do not routinely visit the residence during the normal course of business.

6. Class Size. If the home occupation is a type in which classes are held or instruction given, there shall be no more than four (4) students or pupils at any one time provided that this requirement shall not be construed to prohibit occasional exception (for

example, recitals) which are in no way a nuisance to adjoining residences.

7. The total number of home occupations conducted within a dwelling unit shall not be regulated. However, the cumulative impact of all home occupations conducted within the dwelling unit shall not be greater than for one home occupation.
8. Once a home occupation conditional use permit has been issued it shall not be transferable to another person or to a location other than stated in the permit; nor shall the specified conditions be changed.
9. Home occupations shall comply with all other local, state or federal regulations pertinent to the activity pursued and the requirements or permission granted or implied by this chapter shall not be construed as an exemption of such regulations.

PLANNING COMMISSION MEETING - December 17, 1985

PRESENT: John English, Judy Kuehn, Christa Leathers, Kae Paterson, Bill Reed, Nick Skansi and Gretchen Wilbert

TAKEN OUT OF ORDER - COMPREHENSIVE PLAN Tom Beckwith presented Comprehensive Plans with instructions and plans on what to do. Explained public testimony necessary.

NEW BUSINESS - SP-85-13; PROFESSIONAL BUILDERS, INC. Petition is for site plan approval to allow construction of 504 sq. ft. addition onto the rear of an existing professional office located at 3220 Uddenberg Lane. GRETCHEN WILBERT EXCUSED - CONFLICT OF INTEREST. Planner Orr reviewed the application. Bill Reed expressed concern over curbs, sidewalks and gutters at this area and felt it would be better if defined driveway area. Jeff Wilbert spoke in favor of the application. John English also mentioned curbs, gutters & sidewalks. Planner Orr advised they should have comments of the Public Works Department--valid ingress and egress consideration and traffic control. Commissioners were advised this could be a condition. Kae Patterson felt it would be nice to have a designated walk--but on the other side of street. Bill Reed mentioned he would like to have a more complete site plan and comments from the Public Works Department. Short discussion followed and Bill Wilbert spoke for plan and pointed out the area supplied for parking. Nick Skansi also felt the sidewalk belongs on the other side of the street.

John English MADE A MOTION to recommend to the City Council approval of the proposal as offered and as an aside obtain an opinion from Public Works regarding safety. Christa Leathers SECONDED. MOTION CARRIED with Gretchen Wilbert Absent.

At this point Gretchen Wilbert returned to the meeting.

NEW BUSINESS - SP-85-12m SDP-85-02: DOROTICH MARINA Petition for site plan and substantial development approval for the development of a 76 berth marina, 83 vehicle parking lot and public and private restroom facilities located at the southeast corner of Harborview and Dorotich. Planner Orr reviewed the application. Mr. Jeff Laten represented the owners, Paul and Mary Gustafson and Dennis Gilich. Neighbors were present and among the concerns were large scope of parking area--noise level and traffic, especially on holidays. Concerns re lights. Felt there were too many stalls for parking and suggested some left in landscape and used as needed. One neighbor thought good use for the land--liked the idea of less parking, another neighbor said adequate parking and was nice to see as planned. Mr. Gustafson explained reason for the parking laid out as is. Thought there wouldn't be a problem with noise level--more intense in May and June but less most of the time. Commissioners asked clarification of outer harbor line and public access from water. Mr. Laten pointed out harbor line on aerial photo as 345' or 350' from bulkhead and said public access would probably be transient. Discussion followed re the facilities offered and the responsibilities. Kae Paterson felt it was a residential area--parking lot should be screened and they should look at the impact on Dorotich. Bill Reed felt a similar concern--house on Dorotich is a classic--building so close will take away from it. He mentioned consider the access on Harborview and doesn't see sidewalks Dorotich to Harborview--wants screening of lot. Says 12' setback--one place only shows 6'. Laten advised a common property agreement covers this situation. Kae Paterson asked about no parking on Harborview--Planner Orr said controlled ingress and egress is a concern of the Public Works Director. She asked about the possibility of low lighting--Orr advised shielded or light cut-off. Nick Skansi was concerned about the easterly line from the inner harborline out because of Union Oil. He thought the line was at a drastic angle. Mr. Laten advised there was a recorded survey and the Department of Natural Resources has set the line. Mr. Gustafson advised 5 or 6 years ago an adjustment was made in the Union Oil line.

John English MADE A MOTION to continue the hearing until the next meeting. Kae Paterson SECONDED. MOTION CARRIED.

MINUTES Judy Kuehn MADE A MOTION to approve the November 19 minutes as read. Gretchen Wilbert SECONDED. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Time for new Chairman and Vice Chairman. Discussion followed.

Kae Paterson MADE A MOTION to appoint John English Chairman. Judy Kuehn SECONDED. MOTION CARRIED.

Kae Paterson MADE A MOTION Gretchen Wilbert be appointed vice-chairman. Christa Leathers SECONDED. MOTION CARRIED.

Kae Paterson MADE A MOTION to adjourn. John English SECONDED. MOTION CARRIED at 9:33 p.m.

Respectfully,

Jacqueline Martens

PLANNING COMMISSION MEETING - January 7, 1986

PRESENT: John English, Judy Kuehn, Christa Leathers, Kae Paterson, Nick Skansi and
Gretchen Wilbert

ABSENT: Bill Reed

NEW BUSINESS - V-86-01; ROSS VARIANCE Request for a variance to authorize existing yard setbacks for a dwelling located at 8913 Prentice Avenue. Planner Orr reviewed the application. Commissioners asked if the adjoining lots conform and will this remain residential since other types are in the area. Adjoining do not conform and this will remain residential. Applicants are caught in a "what if" situation and are trying to clarify. John Ross was present to speak for his son, Mark. Clarification is necessary for financial reasons.

Judy Kuehn MADE A MOTION to recommend to the City Council the variance be approved. Christa Leathers SECONDED. MOTION CARRIED.

NEW BUSINESS - C-86-01; WOLF CONDITIONAL USE PERMIT Conditional use request to allow a home occupation (textile art gallery) and a bed and breakfast facility located at 7506 Soundview Drive. Planner Orr explained need to determine if this will be primarily family business. Joe Hoots gave short history of the property and spoke in favor. Also neighbor of Wolf spoke in favor. Mrs. Wolf explained business and several other neighbors spoke in favor--one against. Judy Kuehn said commendable project--Gretchen Wilbert thought it to be a wonderful use, John English said parking seems adequate--Kae Paterson asked if parking was a problem could they comment--Planner Orr advised a condition for review could be attached. He also advised signs not being considered at this time. Mrs. Wolf spoke to parking and explained area which could be converted.

Gretchen Wilbert MADE A MOTION to recommend to the City Council the Conditional Use Permit be approved with the recommendation of staff that applicant substantiate the business is primarily family run. Christa Leathers SECONDED. MOTION CARRIED.

NEW BUSINESS - FINAL PLAT APPROVAL - SPINNAKER RIDGE Planner Orr reviewed the application and pointed out the areas satisfied. No public comment. Discussion followed and clarification of Erickson Street use was asked for.

Nick Skansi MADE A MOTION to recommend to the City Council approval of the final plat. Judy Kuehn SECONDED. MOTION CARRIED.

MINUTES Correction to Dorotich Marina first paragraph, next to last line. Add LEASE before line and after the. Correction to MOTION for Vice Chairman. Gretchen Wilbert made the motion and Kae Paterson is the new vice-chairman. Minutes of December 17, 1984, were approved as corrected.

COMPREHENSIVE PLAN Tom Beckwith was present and remainder of meeting was spent in discussion of plan.

Christa Leathers MADE A MOTION to adjourn. Kae Paterson SECONDED. MOTION CARRIED at 9:40 p.m.

Respectfully,
Jacqueline Martens

PLANNING COMMISSION MEETING - February 4, 1986

PRESENT: Judy Kuehn, Kae Paterson, Bill Reed, Nick Skansi & Gretchen Wilbert
ABSENT: John English and Christa Leathers

OLD BUSINESS - SP-85-12, SDP-85-02: DOROTICH MARINA Continuation of hearing for marina at southeast corner of the intersection of Harborview Drive and Dorotich Street. Application was reviewed by Planner Orr.

Mr. Jeff Laten was present to discuss changes to the proposal. Gretchen Wilbert was still concerned regarding landscaping for the people looking down on the project. Jeff Laten indicated there is increased buffer and they have met with the most concerned person--the tops of the cars will be under the site level of the water. Neighbor spoke in favor of the care taken to benefit neighbors. Kae Paterson asked about lights screened. Mr. Laten indicated they are. Bill Reed liked the changes--has trouble with Harborview Drive parking--would rather see parking down by boats and buffer up above. Mr. Gustafson indicated they are trying to protect privacy for both houses. Judy Kuehn was concerned about the Gilich dock at an odd angle--need information as to maintaining the odd angle when the rest are 90°. She was afraid some of the adjacent docks would lose some of their area. It was brought out the Department of Natural Resources has control until the end of lease. Judy Kuehn felt it was precedent setting. Nick Skansi said he had a problem with both side lines and feels there will be problems. Jeff Laten pointed out the 30' common waterway and spoke to the other - Union oil side with reference to the DNR lease--no new precedents, they're already set. The Union Oil Pier set the precedent. Kae Paterson saw a problem with the project coming out to the outer harbor line. Will converge and meet--felt they should be cut back and not be out so far. Nick Skansi suggested take inner harbor line and follow it out would help to correct situation.

Bill Reed MADE A MOTION to recommend to the City Council approval of the Declaration of Non-Significance. Nick Skansi SECONDED. MOTION CARRIED.

Bill Reed MADE A MOTION to recommend to the City Council approval of the Shoreline Substantial Development Permit. Gretchen Wilbert SECONDED. MOTION CARRIED.

Bill Reed MADE A MOTION to recommend to the City Council approval of the Site Plan subject to the 14 conditions of staff and add No. 15.

1. Sidewalks, curbs and gutters at the property line shall be provided along Harborview and Dorotich Streets. Widening of Dorotich may be necessary to accomodate the increase in use of this street.
2. Storm drainage water shall be treated with an oil/sludge separator.
3. Construct a 4" high concrete curb (min) or equal to separate all paved parking and pas-sageway areas from landscape areas.
4. Prior to securing a building permit, submit a specific landscaping plan prepared by a licensed landscape architect to the Planning Department for review and approval. Sub-mitted plan shall be in conformance with the general landscaping proposal indicated of the submitted exhibit and include a mechanical irrigation plan. The site shall be developed in accordance with the approved landscaping plan prior to occupancy.
5. Fire protection improvements shall conform to the specifications of the Uniform Building Code and all applicable local codes.
6. All parking areas shall be delineated with white paint.
7. All piers, docks, and floats shall be constructed and maintained in a safe and sound condition.
8. Pilings employed in piers or any other structure shall have a minimum vertical clearance of one foot above extreme high water.
9. The dock facilities shall be equipped with adequate life saving equipment such as life rings hook and ropes.
10. Marina operator shall post all regulations pertaining to handling and disposal of waste, sewage or toxic materials where all marina users may easily read them.
11. Adequate garbage or litter receptacles shall be provided and maintained by the marina operator at several locations convenient to users. The dumpster proposed to be located within the parking area shall be adequately screened.
12. Lighting for the project shall be shielded or "100% cut-off" fixtures required.
13. Boaters should not use their marine toilets while moored unless these toilets are self-contained or have an approved treatment device. Signs stating this should be posted where they are readily visible to all boaters.
14. Condition of the public access for areas that have been outlined on the site plan for public access, that these areas be properly signed with the approval of the building staff so that the public can recognize them as public access. The City Attorney should review the method by which this access and maintenance can be guaranteed to the public in the future.
15. HAVE THE CITY CONTACT DNR AND URGE THEM TO CONSIDER LEASE PROBLEM SO PROPERTY OWNERS TO THE EAST IN THE FUTURE WILL HAVE ACCESS TO THE OUTER HARBOR LINE BETWEEN GUSTAFSON AND MARINA WEST.

Nick Skansi SECONDED. MOTION CARRIED.

AT this point secretary was excused and Planning Commission reviewed Comprehensive Plan
Time: 8:45 p.m.

PLANNING COMMISSION MEETING - February 18, 1986

PRESENT: Judy Kuehn, Christa Leathers, Kae Paterson, Bill, Reed, Nick Skansi, Gretchen Wilbert

ABSENT: John English

Items taken out of order.

NEW BUSINESS - ORDINANCE AMENDMENT: MARINA PARKING Petition is to amend the zoning ordinance and Shoreline Master Program to reduce off-street parking requirements for marinas. Planner Orr review the application. Gretchen Wilbert suggested pleasure and fishing fleet be individually considered as their needs are different. Fishing fleet takes more room- she has seen 6 or 7 trucks present when loading up to go out. Kae Paterson and Bill Reed thought the ordinance should say pleasure marina. Stevens Dimant was present with the recommendation of one parking spot for every two boats 45' or less and one spot each for every boat in excess of 45'. He suggested also all parking should be within 400' of the boats. Bill Reed felt this will be in effect for couple of years at least and shouldn't be taken too lightly. Nick Skansi stated he has a conflict of interest. Commission advised he could comment but didn't have to vote.

Bill Reed MADE A MOTION to recommend to the City Council parking requirements for pleasure boat moorage be amended to require one parking space for every two slips. Judy Kuehn SECONDED. MOTION CARRIED with Nick Skansi not voting.

MINUTES Correction to 2/4 minutes as follows: Add to last sentence of paragraph before motion in Dorotich Marina - after "follow it out" reasonably parallel to west property line between inner and outer harbor lines. REED/KUEHN Approve as corrected. MOTION CARRIED.

PLANNING DIRECTOR'S REPORT Covered Moorage coming up, March 4 Comp Plan advertised, hearing should be short meeting. Discussion followed on comprehensive plan. No one from audience was present to commend on Comprehensive Plan. Kae Paterson pointed out page 24 concerning Spring Hill, Connie Shick & Cemetary--not put as commercial but doesn't see as residential. Maybe should be considered as urban performance review--possible lower density but other uses than residential. Gretchen Wilbert agreed and thought some areas sensitive and should be addressed individually.

ADJOURN KUEHN/SKANSI 8:26. MOTION CARRIED.

Respectfully,
Jacqueline Martesn

PLANNING COMMISSION MEETING - March 4, 1986

PRESENT: John English, Judy Kuehn, Christa Leathers, Kae Paterson, Bill Reed, Nick Skansi and Gretchen Wilbert

NEW BUSINESS: ORDINANCE AMENDMENT - WATERFRONT ZONING DISTRICT Petition to amend the zoning ordinance to allow professional offices as a conditional use in the waterfront district. Planner Orr reviewed the situation.

Discussion followed as to particular situation. Neighbor thought parking and traffic should be considerations. Other neighbor thought professional offices would be a good alternative as compared to condos which look a fright. Thought this use in context with Gig Harbor. Bill Reed questioned parking and said he's afraid of a sea of asphalt if converted. No parking unless street side was mentioned and future applicant mentioned this is an example of conditional use. Gretchen Wilbert asked about present parking. Answer - 6 spaces are rented in Markovich parking lot. Kae Paterson questioned permissive and compatible--permitted and conditional. Judy Kuehn felt this is one way to preserve historic structures but by allowing this use it could threaten it also--sees both sides. Thinks if this is allowed more professional will buy and convert residential homes to professional offices. Bill Reed thought if homes opened up to professional the value would go up. Christa Leathers felt it makes the town look good to have a mix of residential and professional.

Judy Kuehn MADE A MOTION to recommend to the City Council Denial of this ordinance amendment to allow professional offices as conditional use in waterfront district. Bill Reed SECONDED. John English asked why not a continuance. Judy stated the reasons given and the months of work on the comprehensive plan and this has not been brought up. Kae Paterson mentioned they have talked of mixed use--wait and see the comprehensive plan and the wording coming out of this. MOTION CARRIED (Denial) with Nick Skansi voting NO.

8:20 p.m. adjournment to study comprehensive plan.

Respectfully,

Jacqueline Martens

PLANNING COMMISSION MEETING - April 1, 1986

PRESENT: Judy Kuehn, Christa Leathers, Kae Paterson, Bill Reed & Gretchen Wilbert
ABSENT: John English and Nick Skansi

SPECIAL APPEARANCE REQUEST Department of Transportation (Olympic Village Interchange) Jerry Zerkel and Rodger Middlestaff were present. Discussion and presentation covered planning and possibilities.

No hearings or old business, other than Comprehensive Plan.

It was suggested, after short discussion, a letter be drafted and sent to the City Council with recommendations, priorities, process, informal study session and how acquainted with what came about.

Bill Reed MADE A MOTION the City Planning Commission send the following letter to the City Council--addressed to the Mayor--reference the Comprehensive Plan--Dear Mayor and Council Members: The Gig Harbor Planning Commission has been meeting with Tom Beckwith, our consultant, and members of the Committee for the last nine months. Purpose of these meetings was to develop a new Comprehensive Plan for the City. We set 4 specific goals that we want to achieve through this effort. 1. To identify the existing and potential roles the City may elect to assume within the City and surrounding area. 2. To determine the social, physical and economic implications involved within each role. 3. To determine which role and attendant social, physical and economic relationships are most advantageous to the City; and 4. To develop the public programs and policies necessary to achieve the conditions most desired by the City. We have worked hard and feel that we have done a good job in addressing those goals and, therefore, recommend to you that you adopt the plan. Prior to adoption, we would like very much to meet with you to discuss specific parts of the Plan and to answer any questions that you might have. We look forward to hearing from you in that regard. Judy Kuehn SECONDED. MOTION CARRIED.

Discussion followed regarding the Olympic Interchange.

MINUTES March 4 - Reed/Paterson approve as read. MOTION CARRIED.
March 18 - Kuehn/Wilbert approve as read. MOTION CARRIED.

COMMISSIONER'S REPORT Bill Reed's term expires in couple of months. Suggested John Copeland. Christa Leathers advised she will be in Germany for five weeks.

ADJOURN Reed/Kuehn. CARRIED at 9:00 p.m.

Respectfully,
Jacqueline Martens

PLANNING COMMISSION MEETING - May 6, 1986

PRESENT: John English, Judy Kuehn, Kae Paterson, Bill Reed, Nick Skansi & Gretchen Wilbert
ABSENT: Christa Leathers

APPEARANCE REQUESTS William Hess appeared to discuss property on Harborview West of Dorotich. It's up from the telephone company. Professional office building is not allowed in W1 and applicants have asked for conditional use or rezone and been turned down. He gave the history of the property. Suggestion was to enter into a contract with the City to allow the building to be used as a professional office building with conditions to prevent altering of the appearance or landscape in any way and to provide off street parking next door. If any of the conditions are broken they will lose the zoning. W1 could possibly be offensive to the neighbors and the City could lose control of the property if left in W1. Another condition could be limit of lawyers to be employed in this building. Bill Reed was concerned about the parking and questioned requirements for old telephone company. Nick Skansi thought the applicants might be prisoners of W1 and felt it could be worked out--Gretchen Wilbert Agreed but thought there are missing parts to the story--more information is needed. Mr. Hess pointed out there is a lawsuit over the garage on the property. Mrs. Wilbert asked for a landscape plan to be provided and Kae Paterson wondered how this effects Peradich. Commission felt not positive from reactions in last hearing. Concluded request.

SPECIAL Judy Kuehn complimented Bill Reed on his professionalism and committment to the City during his tenure on the Planning Commission. Other Commissioners agreed.

Discussion of May 5 Study Session followed. Planning Director advised two applications are pending. Gretchen Wilbert advised there is a sewer study by Brown & Caldwell that might be good to see. Bill Reed questioned no trespass sign on Murphy's Landing--which is to have been public access. Planner Orr reviewed status. Gretchen Wilbert has sidewalk situation and sought best time to approach.

MINUTES Reed/Paterson Approved as read. MOTION CARRIED.

ADJOURN Bill Reed MADE A MOTION to adjourn and Judy Kuehn SECONDED. MOTION CARRIED at 8:54 p.m.

Respectfully,
Jacqueline Martens

PLANNING COMMISSION MEETING - September 11, 1986

PRESENT: John English, Judy Kuehn, Gretchen Wilbert, Gary Kucinski, Christa Leathers and Kae Paterson

ABSENT: Nick Skansi

NEW BUSINESS: RZ-86-04; BROCATO/HOGAN REZONE Petition to rezone one parcel containing 6,000 square feet from W-1 (Waterfront) to RB-1 (Residential Business) for property located at 3425 Harborview Drive. Reviewed by Planner Orr. William Hess was present to speak for applicants. He asked to give presentation and then have issue tabled. Said it doesn't seem like waterfront--oriented away from the water. Basic premise of orientation doesn't relate to the water--logically RB zone when compared. Feels it was miszoned before. He suggested contract zone--with no landscape change except OK'd by City. Parking is on adjacent property with agreement. Property is extremely valuable. Too valuable to remain a single family residence. Gretchen Wilbert was concerned about page 5, part A under 4, regarding change of building--concerned about changing or adding windows. It could change the character of the house. Mr. Hess suggested they should allow extra windows, maybe allow the possibility with city approval. She also questioned "as long as contract zone exists" and Mr. Hess advised this is with regard to how the building is kept up. She mentioned the five brick structures along Harborview and stated this is characteristic of early Gig Harbor. She expressed concern over the change of character. Gary Kucinski asked for clarification of garage ownership and fact property is not waterfront. Mr. Hess expressed concern over the site and market assessment--to see how this fits in and do they want to go along. Gary advised he is sympathetic with this request. Kae Paterson was concerned over parking and more blacktop

Kae Paterson MADE A MOTION to table the application based on the suggestions of staff until the next meeting when they decide if they're going on with the studies. Gretchen Wilbert SECONDED. MOTION CARRIED.

OLD BUSINESS: RZ-86-03; SP-86-03; V=86-04; GIG HARBOR BUSINESS PARK Planner Orr reviewed the application. On hand to speak for the application--Jeff Moore from Pac Tech. He pointed out the proposed rezone is consistent with the land use plan, appropriate location close to primary arterials and the public input felt the whole area should be re-evaluated. Regarding the variance--it comes out of single family residence--not the same as business or commercial. Code not updated and repeated height variances in the area. He felt this to be no special privilege--one of the highest points in the area and neighbors are the water tower and the freeway. Regarding the site plan--he pointed out driveway locations and indicated large warehouse is high coverage. 25% is covered with buildings. He spoke to the conditions of the site plan and mentioned #2--within two years of approval. Felt this is not reasonable with sewer situation of moratorium until 4/88. #8--Landscape plan--required to use landscape architect. Sees no need for architect. Could use designer with stipulation it be checked by the city. #12--may or may not be time to plant trees--if they plant and the trees are dead in a couple of months, they have to be planted again. Suggested a bond to assure the planting is done.

Gretchen Wilbert asked if any thought was given to the location in regard to the entrance of Gig Harbor. Jeff advised 25' of landscape before the roadway vacation and 15' greenbelt. Gary Kucinski asked for clarification of exterior storage--Planner Orr advised it will be in enclosed building as stated in code. Judy Kuehn questioned concomitant agreement--goes with land not with the owner. Also 1-D of the agreement and asked if no other uses than those mentioned. Jeff advised this is generic--fairly broad and funneled down. She was concerned over trouble with retail facilities. John English asked what uses won't fit. It was explained offstreet parking is a concern--you need more parking for retail. Jeff Moore advised any use that couldn't fit the buildings or the parking criteria.

Gary Kucinski MADE A MOTION to recommend to the City Council approval of the rezone subject to the concomitant agreement. John English declared it DEAD FOR LACK OF SECOND.

Neighbor was present to support application. Mr. Bob Maton--connected with proposal--expressed frustration and felt a lack of trust. Advised he would like to see decisions tonite. Discussion followed regarding outside storage and possible uses of buildings.

Gary Kucinski MADE A MOTION to recommend to the City Council rezone from B1 to C1 be approved subject to concomitant agreement and adding under "D" "to include and be limited to multiple use structures containing office, wholesale, assembly, storage, warehousing, and retail facilities related to the previous uses. and F. No outside storage. Christa Leathers SECONDED. MOTION CARRIED.

Jeff Moore explained the variance.

Judy Kuehn MADE A MOTION to recommend to the City Council approval of the variance. Gary Kucinski SECONDED. MOTION CARRIED.

Site Plan was presented. Planner Orr read statement regarding the access. Neighbor said a joint access could be a better solution. Would like the side to match the front. Christa Leathers was concerned with the landscape. Kae Paterson was concerned over landscape along Soundview and suggested 25'. Planner Orr advised they are retaining as many of the existing trees as possible. Gretchen Wilbert thought the tall firs should be clustered--if not they could fall over. Discussion followed as to possible changes and solutions for recommendations. Gary Kucinski advised he has had no luck with bonding for landscape. He would just as soon have the landscape in and if it dies--replant.

Kae Paterson MADE A MOTION to recommend to the City Council approval of the site plan with amendments 17, 18, 19, 20 and 21.

1. This site shall be developed and maintained in conformance with the design, statements, and conditions indicated hereon. No structures or other uses than those indicated or contained in the concomitant agreement are permitted.
2. Building permit for structures hereon indicated shall be secured and construction commence within two years of final approval of this site development review or said approval shall be void.

PRIOR TO ISSUANCE OF A BUILDING PERMIT.

3. Secure an Encroachment Permit from the Director of Public Works to construct standard P.C.C. curb, gutter, sidewalk, and tie-in paving along the entire frontage of Soundview Drive.
4. Secure an Encroachment Permit from the Director of Public Works to Construct standard P.C.C. curb cut on Soundview Drive.
5. Secure approval from the Director of Public Works of detailed drainage, erosion and sediment control plans, including location, extent and sizes of all permanent and temporary facilities.
6. File with the Director of Public Works all easements for drainage facilities or drainage releases located off the site.
7. Secure a Grading Permit from the Director of Public Works, as needed, in accordance with requirements of the Gig Harbor Grading Ordinance.
8. Secure approval from the Planning Director of a specific landscaping plan prepared by a Landscape Architect. Said plan shall conform with the general landscaping proposals indicated on this exhibit and include a mechanical irrigation plan, planting and staking details and perimeter fencing plans and details. Construct a solid fence between parking area and adjacent multi-family buildings. **PLANNING DIRECTOR SHALL PUT EMPHASIS ON RETAINING EXISTING TREES.**

DURING CONSTRUCTION AND PRIOR TO FINAL INSPECTION:

9. Install storm drainage facilities as required by Director of Public Works.
10. Control dust and keep adjoining public streets and private drives free and clean of project dirt, mud, materials and debris, to the satisfaction of the Director of Public Works.
11. Install required P.C.C. improvements and tie-in paving along frontage of Soundview, in accordance with approved Encroachment Permit.
12. Develop site in accordance with the approved landscape plan. A statement from the project landscape architect certifying that landscaping has been installed in conformance with the approved plan shall be submitted to the Building Official by the time final inspection is requested.
13. Place all utility distribution facilities within the development underground.
14. Provide fire protection devices, as indicated hereon, conforming to the specifications of and inspection by the Fire Marshal/Fire District.
15. Delineate all parking spaces with white paint.
16. Construct a 4 inch high concrete curb (minimal) to separate all paved parking and passageway areas from landscaped areas. Curbs may be deleted where sidewalk adjoins parking and passageway, provided the sidewalk is at least 4 inches higher than adjoining pavement.
- *17. Extent, location and size of the southern access must meet the approval of the Public Works Director when the final configuration of the roads is known--to be located so it does not adversely affect access roads to the neighboring properties.
- *18. Finish along southern side of the building be similar to the front.
- *19. Landscape screening along Soundview be at least 25' in depth to be consistent in type with screening between Soundview and Gig Harbor Villa.
- *20. Line of native firs be retained or replanted and maintained, to provide screening and a visual corridor along the power line right-of-way.
- *21. Planning Director's review shall put emphasis on retaining clusters of existing native trees.

Gary Kucinski SECONDED. MOTION CARRIED.

MINUTES Kuehn/Paterson APPROVED AS READ.

PLANNING DIRECTOR REPORT Comp. Plan Monday night.

COMMISSIONER'S REPORT Letter to be composed regarding violations at Spinnaker Ridge and sent to Mayor. Another letter composed regarding maintain right-of-ways also sent to mayor.

Christa Leathers MADE A MOTION to adjourn. UNANIMOUS.

Respectfully,

Jacqueline Martens

PLANNING COMMISSION MEETING - October 7, 1986

PRESENT: John English, Gary Kucinski, Gretchen Wilbert and Kae Paterson
ABSENT: Nick Skansi, Judy Kuehn and Christa Leathers

Agenda rearranged - New Business taken first.

NEW BUSINESS: C-86-02; MORNINGSTAR WALDORF SCHOOL Application is for conditional use permit to allow a school facility at 6677 Kimball Drive. (The Woods) Application was reviewed by Don Orr. Gretchen Wilbert asked for clarification of play area--how close to the retirement home? Mike Mizner, attorney, was present to speak for the school. They are planning for some day care after school--only 4 to 10 or 12 after school. The entity is not day care--but a school. E 1, 2, 3 and 4 are the units involved. Short discussion followed.

Gretchen Wilbert MADE A MOTION to recommend to the City Council the Morningstar Waldorf School be granted the conditional use permit to allow them to operate in units E 1, 2, 3 and 4 subject to the recommendations of staff--1. Grades K through sixth, and 2. Maximum of 90 students. Kae Paterson SECONDED. MOTION CARRIED.

OLD BUSINESS: RZ86-04; BROCATO/HOGAN Planner Orr reviewed conditional use on waterfront situation and spoke of market analysis. Applicants not present--Gretchen Wilbert reluctant to do anything tonight--uncomfortable with wording "future expansion."

Kae Paterson MADE A MOTION to table until applicants are present. Gary Kucinski SECONDED. MOTION CARRIED.

Discussion followed regarding change of zone on North Harborview from W-1, and Kae Paterson brought up the subject of Gig Harbor forming its own Port District.

PLANNING DIRECTOR'S REPORT Planner Orr went over coming attractions.

COMMISSIONER'S REPORT Letter regarding Spinnaker Ridge present by John English and Gretchen Wilbert read letter to be presented later regarding sweeping streets, trim of public right-of-ways and suggested creating a litter campaign. Commissioners were advised the West Side Business District Annexation might be a possibility in the future.

UNANIMOUS ADJOURN at 9:20 p.m.

Respectfully,
Jacqueline Martens

PLANNING COMMISSION MEETING - October 21, 1986

PRESENT: John English, Judy Kuehn, Gary Kucinski, Christa Leathers, Kae Paterson, Nick Skansi and Gretchen Wilbert

OLD BUSINESS: RZ86-04--BROCATO/HOGAN Application reviewed by Planner Orr. Mr. Hess spoke representing application and advised this site is not suitable for single family and will not remain this way. Spoke to parking and advised a covenant could be placed on this application--binding, not transferable and could be done to the satisfaction of the City. Gary Kucinski advised he is sympathetic to the request and asked for clarification of the history of this project. Mr. Hess explained new contractual plan and said they are trying to preserve the appearance and limit the impact. Discussion followed.

Judy Kuehn MADE A MOTION to recommend to the City Council approval of this plan with adjoining concomitant agreement with change to page 5--last paragraph. "The external appearance of the building now existing at this location shall not be altered by any structural additions or deletions, change of sign, additional windows or change of roofline without prior approval of the City to insure that the historical character and architectural design of the house shall be maintained--new roofing and following is as stated with the exception of removing and additional windows. Christa Leathers SECONDED. Clarification of who the City is followed. MOTION CARRIED. Kae Paterson abstained from vote.

NEW BUSINESS: SDP-86-01 - HAUB BROS. ENTERPRISES Request is to allow construction of concrete bulkhead connecting two existing concrete bulkheads and placing approx. 600 CU. Yds. of fill material behind proposed wall. Property is located at 2905 Harborview Drive (Old Standard Oil Dock). Planner Orr reviewed application. Kae Paterson asked the height of bulkhead above water line. Bill Reed was present to speak for application in the capacity of architect. Advised height of bulkhead at boatbarn is 19' 9" and the bulkhead is decaying and failing in some areas. It was pointed out in the south waterfront zone the bulkhead is 3' 2" lower than the 19' 9"--single family residence on this side. Neighbor on this side was present and concerned about view. Wrote letter and felt this action of higher bulkhead and fill would put them in a hold--Feels bulkhead under boatbarn is foundation or a retaining wall--not a bulkhead. Friend of neighbor suggested a compromise--there is no access to beach in the niche to be filled in. Beach access could be supplied in corner with landing and stairs and might be a solution. Questioned new building to be built on fill. Planner Orr said there are no yard regulations in C1 but a site plan review will be required. Planner Orr advised revised drawings reflecting the amendments to the design could be required at this level. Discussion followed.

Gary Kucinski MADE A MOTION to recommend to the City Council approval of the Substantial Development Permit for construction of bulkhead subject to the revised design at the southerly portion adjacent to Mrs. Lockridge adding to the motion there's no intention of approving any structure to be built on the space behind the bulkhead at this point and that would be subject to another Public hearing. Gretchen Wilbert SECONDED. MOTION CARRIED.

MINUTES October 7 minutes UNANIMOUSLY approved as read.

PLANNING DIRECTOR'S REPORT Spoke of future hearings and West Side annexation. Mentioned awards dinner October 31.

UNANIMOUS ADJOURN at 9:17 p.m.

Respectfully,

Jacqueline Martens

PLANNING COMMISSION MEETING - November 18, 1986

PRESENT: John English, Judy Kuehn, Gary Kucinski, Christa Leathers, Kae Paterson
Nick Skansi and Gretchen Wilbert

NEW BUSINESS: C-86-03 - ANDERSON CONDITIONAL USE PERMIT Application to allow conditional use permit for residential uses in a B-2 district. Property is located along the northeasterly side of Ross Avenue approximately 66' north of the intersection of Rosedale Street and Ross Avenue. Application was reviewed by Planner Orr. Kae Paterson asked for site clarification regarding the adjacent surroundings, and why not just zone R-1 instead of conditional use. Planner Orr advised the conditional use is doing the same as a zoning of R-1--Kae Paterson said would hate to see nice house go in and then another use come up for the same property. Short discussion followed.

Kae Paterson MADE A MOTION to recommend to the City Council approval of the Conditional Use Permit subject to the staff recommendation that proposed structures being sited on the lots are consistent with R-1 yard setbacks. Christa Leathers SECONDED. MOTION CARRIED

MINUTES Minutes of October 21 - Gary Kucinski/Kae Paterson for approval. CARRIED.

PLANNING DIRECTOR'S REPORT Planner Orr advised status of Bracato/Hogan and mentioned Ron McConnel the new Hearings Examiner. Advised he is a planner by trade.

Mr. Mike Wilson was present to discuss the Westside annexation summary. Planned outline was submitted to Commission to advise future progress. Discussion followed.

UNANIMOUS ADJOURNMENT at 9:19 p.m.

Respectfully,

Jacqueline Martens

PLANNING COMMISSION MEETING: January 20, 1988

PRESENT: Kae Paterson, Bob Wolf, Christa Leathers, Gretchen Wilbert, Gary Kucinski, Nick Skansi and John English

Agenda: GIG HARBOR SIGN ORDINANCE

Planner Pete Friedman reviewed progress to this point. Gave overview of area to be covered by this sign ordinance. He advised legal, non-conforming signs will be grandfathered and allowed to stay if maintained in a safe manner. If they incur damage reaching over 50 or 60% of their value, they must conform to current zone regulations when replaced.

Two letters were presented by Mr. Friedman--one from Ray Anderson regarding the electronic message center and one from Tom ~~Murphy~~ ^{Murphy} ~~Murphy~~ opposing idea of higher signs along the freeway--he feels current signs are adequate.

First to speak was Charles Hogan, President of the West Side Business Administration. He commented on the good community feeling created by working on this project. He felt it is a nice document and thanked both committees for a job well done. Felt there was unity in the committees. Wm. Corgingh, of 4423 34th Ave. Ct., N.W., questioned the need of the 35' height either side of SR16. He felt this would "garbage up the landscape." Mentioned types of signs were well marked on the small map but questioned types in area "B." Also felt the signs should be phased from smaller to the larger--there's no attempt to graduate the size. Mentioned large sign in the library area--said large signs will be approximately 50' from his door. Next to speak was William Kray, owner of the Olympic Village Exxon. He was for adequate signage to advertise business--felt the standards are unequal. Both sides of the freeway are identical in this area and felt in all fairness the east side should have the same advantage as the west side. Next was Ella Mary Thorpe of 8020 Goodman Dr. N.W. She felt 35' high is outrageous, ridiculous and unnecessary. They "overwhelm the neighborhood with their tonnage." Agrees with the need for fairness in the size of signs. Stressed the need for community charm, charisma and simplicity. Said there are no signs leading into the cities in Alaska--it's a law. Arizona, also, is tightening up. Feels this is a step backward. Maxine Means was next to speak. She resides at 5744 Lagoon Lane, N.W. (Means Ornamental Concrete) She expressed appreciation for the work in the ordinance and mentioned she would like to see the banners up longer than 30 days if they were in good taste and well done. She felt the "season" was longer than the month-long celebration they now have. Lois Hartwig of 3423 47th St. Ct. N.W. was opposed to the 35' signs and said "NO." Just say NO. Michael Skladany of 13014 164th KPN said his proposed business in Pioneer Plaza needs appropriate signage. Presented drawing of proposed and styles of signs which could be used. Felt business should be signed on side facing entrance to Harbor. All businesses should be identified--signs are business. Most of the people opposing have lived here for a long time. The new people expect to have signs to show them where to go. City of Tacoma right-of-way is in question in the proposed landscape portrayed in the drawing. Kae Paterson suggested he contact them to see if landscape is workable in this area. Jim Means (also of Means Ornamental Concrete) doesn't want to see growth stop. Feels advertising keeps growth going. Said they need the business down where they are.

Short recess. Gretchen Wilbert MADE A MOTION to close the public hearing. Bob Wolf SECONDED. MOTION CARRIED.

Commission reviewed several issues to be considered. East/West contrast--West side is treated one way and the east another--is this appropriate and if not, what can be done. Changes in point of view regarding County Code wording. More graduation of signage and smaller signs near residential on east side. Also, Mr. Skladany's comments about will we allow signs on other than street side of building. Above comments seemed to be the same between Kae Paterson and John English. Gary Kucinski thanked the people in the audience for taking the time to show up at the meeting and had several suggestions. Felt it was a good point to have signage on more than one street--could be appropriate if properly done. Felt 35' high and 150 square feet need a second look. Doesn't feel they will be resolved with this one hearing. Availability of the commission was discussed and Kae felt continue tonight to be a good plan. Discussion followed with suggestions of the public taken into consideration. Signage on more than one street was discussed. "Properly done" and "trade-offs" were suggested. City control and review committee were suggested. All agreed "good taste" is hard to regulate. John English suggested some situations could be handled with variance process--you could add provision for quality criteria or request exceptional consideration--adding a good deal but asking for special consideration. Discussion regarding sign size, equity between east and west and these large signs 150' apart followed.

Gary Kucinski MADE A MOTION this meeting be continued to the next regularly scheduled meeting of the Planning Commission for the purpose of discussing the following issues and only the following issues: 1. Height and area of the signs oriented to the freeway SR 16; 2. Greater segmentation of area 2as designated on the map; 3. Consistency of sign regulations on the east and west sides of the freeway and 4. The issue of signage on more than one street frontage. I further move that the meeting be done in a round table fashion and that public input will be solicited but only upon the invitation of the chair for purposes of controlling the meeting. Gretchen Wilbert SECONDED. MOTION CARRIED. (Next meeting Tuesday, Feb. 2, 7:00 p.m.)

ADJOURNED AT 8:47 p.m.

Respectfully,

Jacqueline Martens

PLANNING COMMISSION MEETING: February 2, 1988

PRESENT: Kae Paterson, Gretchen Wilbert, Gary Kucinski, Nick Skansi and John English
ABSENT: Christa Leathers and Bob Wolf

Meeting called to order. First order of business - MINUTES. Corrections to minutes were Morfee spelling instead of Murphy in letters presented and change of spelling Harting to Hartwig.
MINUTES APPROVED AS CORRECTED.

GIG HARBOR SIGN ORDINANCE CONTINUATION

Planner Friedman presented three more letters expressing concern over height. Bob Wolf's letter with thoughts on the situation presented to the Commission. Short course on local planning was mentioned - coming up on February 17.

Mike Wilson, City Administrator, spoke regarding Gig Harbor Sign Ordinance. He felt there was confusion on #4, location of wall signs. Provision deals with square footage, not the placement. He discussed projecting signs and said the amount of signs is decreased. You can divide the signs up any way you choose within the limitation of the footage allowed. Kae Paterson felt they should deal with the east/west portion of the previous motion--taking the items out of order. Question whether "should there be" should be added to the first regarding height. Discussion followed about "oriented toward SR 16." A Mr. Lyon in the audience asked if there was a certain style mentioned in the comp. plan and if the businesses should follow this style. John English advised a design review has been discussed. Woman from the audience asked for a list of the people involved in the planning process of the the draft. Samantha Fisher thought the theme idea excellent but felt people could find you in the phone book--scared of signs along the highway. East/west consistency a concern. Also the signs on back of buildings. Thought should be greenbelt along the highway. Lois Hartwig quoted article from paper dealing with billboards. Felt this is the time for Gig Harbor to set a trend. Don Huber spoke in favor of signs. Trying to do it in good taste but can't find the businesses with small signs. Had a 25 - 35% increase in business with a readerboard. Mike Wilson spoke of drafting process and items involved.

Gretchen Wilbert MADE A MOTION to have parody on both sides of the highway. Gary Kucinski SECONDED. Discussion followed regarding different areas of signage. Gretchen liked the idea of theme and asked if parody and lower sign height is considered--could that eliminate Area 1 altogether. Maybe eliminate area 1, put area 2 on the west side and make 20' a limitation. John English explained area 1 limited by distance between entrance and exit points and distance back of 300'. Presented Bob Wolf's thoughts. Audience questioned defacto voting or bylaws--Kae Paterson decided easier not to permit it. When questioned MOTION CARRIED with Nick Skansi, Gary Kucinski, and Gretchen Wilbert IN FAVOR and John English AGAINST. When asked, Kae Paterson indicated she would also have voted IN FAVOR.

Mr. Lyon suggested open dialogue with Winthrop or Leavenworth and find out how they've been handling these areas. Mr. English indicated general contact has been made by the previous planner and Mike Wilson as well as Pete Friedman. Mr Lyon indicated he is speaking specifically regarding size, historical make-up, geographic location, etc. Discussion covered areas of theme and geographic limits.

Gretchen Wilbert MADE A MOTION to incorporate area 1 and 2 into area 3 and all of area 1 and 2 to be made area 3 under area 3 specifications. Gary Kucinski SECONDED. Gretchen mentioned she could see theme working well under #3. Discussed sizes of signs related to speed limits. Which businesses could have signs directed toward the freeway and speed limits on access roads. Business further away from the highway want taller, bigger signs so they may have the same opportunity as the business near the freeway. Jeff Moore said either visible or not visible. Many hours and a year's worth of work--pass it on to the council. Mr. Corringh felt east side a reasonable job done. West is going to be Gig Harbor--Gig Harbor on both sides. Consider 20 years from now--it's common sense signs should be smaller the farther you are from the freeway. Mr. Splanady spoke for signage. Mr. Tweeten of the Harvester Restaurant in area #4 felt he's going to be shorted since the freeway interchange is going to cut him off. Discussion of areas followed. John English indicated he saw direction for another study session. Suggested take area 3 and test it against the map--compare against the others for a "test fit." Mr. Lyon asked if they had every heard the term "gerrymandering"--as pertaining to the map with relation to so many different zones in one geographic area. Kae Paterson advised they are not legal boundaries.

Gretchen Wilbert WITHDREW HER MOTION. Gary Kucinski WITHDREW HIS SECOND.

Gary Kucinski MADE A MOTION to go into 1 or more study sessions to discuss the proposed sign ordinance. Gretchen Wilbert SECONDED. MOTION CARRIED. (2/16 at 7:00 p.m.--public invited, but not a public hearing.)

Gretchen Wilbert MADE A MOTION to adjourn. Gary Kucinski SECONDED. CARRIED at 9:15 p.m.

Respectfully,

Jacqueline Martens

PLANNING COMMISSION MEETING: February 16, 1988

PRESENT: Kae Paterson, Gretchen Wilbert, Christa Leathers, Gary Kucinski, Nick Skansi
and John English

ABSENT: Bob Wolf

MINUTES Read and APPROVED AS CORRECTED.

GIG HARBOR SIGN ORDINANCE (CONT.)

Two more letters presented by Pete Friedman--one from Mr. Lyon and another from an ad hoc group. Commission discussed community feeling which shows they seek parity and lower height for signs. Gretchen felt the only signs that needed more height were the signs indicating service stations--but none should be 35 feet high. The theme also came through in surveys and the people feel "small village" concept should be maintained. Design review process was suggested. Major concerns from original motion were discussed. They handled parity and signage on more than one wall so determined height and step down to residential were still concerns to be dealt with. Also spoke about aiming signs at the freeway and speed limits on frontage roads. Photographs of community signs was presented. Various solutions were discussed.

Christa Leathers MADE A MOTION the maximum freestanding sign height anywhere be no higher than 15'. Gretchen Wilbert SECONDED. Discussion regarding 20' possibility and ideals of each commissioner followed. MOTION CARRIED with Christa Leathers, Kae Paterson, Nick Skansi and Gretchen Wilbert VOTING YES and John English and Gary Kucinski VOTING NO.

Next area of discussion was sign area. All felt lower the height, smaller the size.

Gretchen Wilbert MADE A MOTION to limit the size of free standing signs to 35 square feet on one side. Christa Leathers SECONDED. MOTION CARRIED.

Next area of discussion dealt with change of areas listed on map with more concern for the residential areas. Suggested a change of 1 to 3 and 2 to 4. Mentioned wall signs and projecting signs determined by multiplier--felt 1.25 multiplier made sense.

Gary Kucinski MADE A MOTION for purposes of wall mounted signs areas 1 and 2 should become 3 and 4 respectively. Christa Leathers SECONDED. MOTION CARRIED.

Decided since numbers were given in text that shopping mall signs needed attention.

John English MADE A MOTION shopping center identification signs shall conform to area and height requirements for freestanding signs in the area in which the center is located. Gretchen Wilbert SECONDED. MOTION CARRIED.

Next discussed projecting signs.

Gary Kucinski MADE A MOTION surface areas in areas 1 and 2 are to be eliminated, surface area in area 3 is 32 square feet, and areas 4 and 5 will remain as stated. John English SECONDED. MOTION CARRIED.

John English MADE A MOTION Office Building Identification Signs shall not exceed 35 square feet in area. Gary Kucinski SECONDED. MOTION CARRIED.

ADJOURNMENT was unanimous - to continue at next scheduled meeting.

Respectfully,

Jacqueline Martens

Planning Commission Meeting: March 1, 1988

PRESENT: Kae Paterson, Christa Leathers, John English, Gretchen Wilbert, Gary Kucinski
ABSENT: Nick Skansi & Bob Wolf

GIG HARBOR SIGN ORDINANCE (Continued)

MINUTES John English/Kae Paterson. MINUTES APPROVED

Kae Paterson brought up the subject of a middle buffer between the 300' area by the freeway and the residential area on the west side of the freeway. Discussion followed.

John English MADE A MOTION signage go from 15' high/35 square feet in the 300' area to 10' high/32 square feet running to south end of Harbor Plaza/Pt. Fosdick Square then go to 10' high/25 square feet. (Pete Friedman providing map) Christa Leathers SECONDED. MOTION CARRIED.

Lengthy discussion followed Pete Friedman's concern over Kimball being split 15/35 on one side and 10/25 on the other. Kae Paterson suggested take it back 300' from the freeway. John English suggested the 300' begin at the end of the off ramp of the freeway on the east side to prevent a situation on Kimball. Discussion to determine area followed. Kae Paterson mentioned triangle defined by Pioneer, Grandview and Stinson as being RB1 and its relation to the area.

John English MADE A MOTION that from the south side of Pioneer, 300' back from the freeway interchange, to the south side of Pioneer Plaza be put into area 3 and south along Kimball and the RB1 triangle be left in area 4. (Map to be provided by Pete Friedman) Christa Leathers SECONDED.

At this point the SIGN ORDINANCE ADDENDUM was introduced by Pete Friedman. After a brief discussion it was handled one by one.

John English MADE A MOTION on "PAGE 2--Add the following definition: Bulletin Board - a board or small sign on which notices, community events or hours of operation are posted." Christa Leathers SECONDED. MOTION CARRIED.

John English MADE A MOTION on PAGE 3 ^{#12} Develop graphic showing fog lines and use "present or designed future" wording. Gary Kucinski SECONDED. MOTION CARRIED.

John English MADE A MOTION on Page 3 #17--Amend definition to begin "The planned use of trees, shrubs, . . ." Gary Kucinski SECONDED. MOTION CARRIED.

John English MADE A MOTION on Page 4 #21 insert the words "or greater" between "acres" and "in size". Gretchen Wilbert SECONDED. MOTION CARRIED.

Christa Leathers MADE A MOTION on Page 5 #34 the typo - third sentence - "sign area shall be..." Gretchen Wilbert SECONDED. MOTION CARRIED.

Gary Kucinski MADE A MOTION on Page 6--Delete Section after Map 1. John English SECONDED. MOTION CARRIED.

John English MADE A MOTION on Page 7 to amend the permit fee schedule by adding Electric: 25-50 sq. ft. \$40 and delete the two right columns. Christa Leathers SECONDED. MOTION CARRIED.

John English MADE A MOTION on Page 8 to change variance procedure to "regular variance criteria." Gary Kucinski SECONDED. MOTION CARRIED.

Christa Leathers MADE A MOTION on Page 9 to add to general regulations 1 (a) "These devices, when not part of any sign, are similarly prohibited. Limited use of thematic flags, banners and pennants, that are complementary to a specific location or structure may be permitted upon approval of the code administrator. This waiver is not intended to allow the use of devices which may move as a result of wind pressure." John English SECONDED. MOTION CARRIED.

John English MADE A MOTION on Page 10 #2 (a) Delete "undisturbed soil at the base of the supports" and add "finished grade". Gretchen Wilbert SECONDED. MOTION CARRIED.

Christa Leathers MADE A MOTION on Page 11, paragraph at top of page, sixth line - delete "not visually impair the placement" add "not obstruct the view or view of signs of adjacent property owners." Gary Kucinski SECONDED. MOTION CARRIED.

Gretchen Wilbert MADE A MOTION on Page 11, Item g - Landscaping change to: Permits for signs will not be granted until required landscaping or screening is installed or a bond or assigned funds in the amount of 125% of the estimated cost of the landscaping is provided. John English SECONDED. MOTION CARRIED.

John English MADE A MOTION on Page 12, Area 5b - Insert the word "nor" between "roof-lines" and "more than". Gary Kucinski SECONDED. MOTION CARRIED.

Gary Kucinski MADE A MOTION on Page 12 (4) Window Signs -a) should read "area standards" in second sentence. Christa Leathers SECONDED. MOTION CARRIED.

John English MADE A MOTION on Page 13 5 (d) Projecting Signs. Add to Area 5 "Businesses choosing to use projecting signs shall reduce the amount of allowable window or wall mounted sign area proportionately." Christa Leathers SECONDED. MOTION CARRIED.

John English MADE A MOTION on Page 13 6) Shopping Center Identification Sign (s) - second sentence: delete "at one or more main entrances to the shopping center" to "one sign per street frontage." Gary Kucinski SECONDED. MOTION CARRIED.

Christa Leathers MADE A MOTION on Page 14, 8 (e) add "total all sides." Gretchen Wilbert SECONDED. MOTION CARRIED.

John English MADE A MOTION on Page 16, F. Campaign Signs: delete second sentence. Change all references to right-of-ways to rights-of-way. Eighth line insert words "a period" between word "for not". Add new sentence - Signs shall be removed by the candidate or the City will remove the signs at the candidate's expense. Gretchen Wilbert SECONDED. MOTION CARRIED.

John English MADE A MOTION on Page 16 G. Seasonal: Decoration Signs - add sentence: Signs shall be removed by the promoters of the event or signs will be removed by the City at promoter's expense. Gary Kucinski SECONDED. MOTION CARRIED.

John English MADE A MOTION on Page 17, 9. First line add "identification" between "institutional" and "signs," delete "on all faces". and Second line - insert "on all faces" after "feet", add ";" delete "and". Christa Leathers SECONDED. MOTION CARRIED.

John English MADE A MOTION on Page 17, 10. First line - delete "having a", replace with "limited to". Gary Kucinski SECONDED. MOTION CARRIED.

John English MADE A MOTION on Page 17, 11. First line - delete "s" from organizations, delete "lot", insert "city entrance". Gary Kucinski SECONDED. MOTION CARRIED.

Gary Kucinski MADE A MOTION on Page 18, 12. Fourth line - insert "for multifamily projects" after "18 square feet". Christa Leathers SECONDED. MOTION CARRIED.

John English MADE A MOTION on Page 18, Section 6: 3. add "or lights". 4. delete entire sentence, replace with "signs or parts of signs which revolve". Gary Kucinski SECONDED. MOTION CARRIED.

John English MADE A MOTION on Page 19 delete entire first paragraph at top of page. Christa Leathers SECONDED. MOTION CARRIED.

John English MADE A MOTION on Page 19, 10. Change to read: All reader board signs including portable reader boards except for theatres. Portable reader boards may be allowed for special events for a period not to exceed three days. Gretchen Wilbert SECONDED. MOTION CARRIED.

Christa Leathers MADE A MOTION to forward the Sign Ordinance as amended to the City Council and strongly recommend its' acceptance. Gretchen Wilbert SECONDED. MOTION CARRIED.

ADJOURNMENT Gary Kucinski/Christa Leathers at 8:55 p.m.

Respectfully,
Jacqueline Martens