

PLANNING COMMISSION MEETING - October 4, 1977

Present: Chairman Cec Root, Glenn Behnke, Allan Bucholz, John Gilich, Kae Paterson, and George Borgen at 7:35

CORNELL HEIGHT VARIANCE Dr. John Cornell was present to ask for an 8'6" variance in height for construction addition to existing Buck and Sons Realty on Stinson and Grandview. Plans were passed to the Commission for review. Construction would be 23' 6" with variance. Glenn Behnke asked Wayne Goodno regarding parking and Goodno said there is plenty. John Gilich asked what would be going in upstairs. Dr. Cornell stated it would be turned into a professional building with doctors offices on the ground floor. Dr. Cornell stated there is an alternative one story plan but it is not as desirable. There will be three offices upstairs and three downstairs. Kae Paterson made the comment they must consider the precedent factor and if this conversion was made the neighbors might want the same. Chairman Root asked again what would be the nature of the offices and Dr. Cornell stated it would be strictly for professional purposes, and the design would match the existing building. Kae Paterson asked about the sign situation and Dr. Cornell said it is up between two poles and has been this way for awhile.

Glenn Behnke MADE A MOTION they have considered the plan and building specifications and that the height could have absolutely no effect on anyone in the area and recommend it to the Town Council for 8'6" variance--and, furthermore--it is approximately 200' from any residences and they are on the Gig Harbor side. George Borgen SECONDED. MOTION CARRIED.

Minutes of the previous meeting were read and there were no corrections except spelling of Dr. Doel.

CELLAR RESTAURANT VARIANCE Mr. Bob Drone (one of the owners) was present to explain the variance request. There is an awning on the building and the main floor is a tavern. The restaurant is downstairs. The liquor board has requested all reference to the Cellar Restaurant be removed from the present Tavern sign. There are three doors in the building with an awning over the sidewalk. The only space would be 17". They would like to put up a 7' dark metal sign with soft white lighting attached to the building. They wish a 17" variance onto the sidewalk. Sidewalk in this area is unbuilt drop and doesn't tie into anything else. Glenn Behnke asked if the sign would be under the awning and the answer was yes. Drone said a handrail will be constructed blocking the step. The Fire Department recommended this action. Square footage of the sign was stated at about 30 Sq. Ft. It would be level with the doorstep and even with the grade. Cec Root Asked for any objections from the audience--there were none.

George Borgen MADE A MOTION to approve the sign and recommend it to the Town Council. John Gilich SECONDED. MOTION CARRIED.

DOEL SITE PLAN (Continued) Mr. Jack Slaevin, of J.J. Slaevin was present to discuss the Doel Site Plan. He stated Dr. Hruza indicated he could not look at the plan until it was referred to him by the Commission. Mr. Slaevin asked if this could be done so they might present the full case. Chairman Root explained to Slaevin Dr. Hruza is the consultant. George Borgen suggested they call or send a letter to Dr. Hruza.

Mr. Slaevin said the Fire Marshall had been contacted and presented a letter from him. The main thing brought out by the letter is the fact 90,000 gallon tank would be ok for an interim period until a better solution could be worked out. Slaevin said he had previously talked with the Fire Marshall and 60,000 gallons would have been adequate. He had talked with the mayor and indicated the mayor had said authority for a design on a high level tank had been given. All the Fire Marshall wanted was high enough pressure so the main would be charged at all times. Slaevin said the plan would be submitted to all the departments involved. Also, complete plans would be provided regarding the turnarounds. Chairman Root asked if there was any area map. Mr. Slaevin said there was none as he was unaware one was needed until the reading of last meeting's minutes.

Doel representative said a vicinity map with alarm systems, easement, and hydrants had been submitted. Wayne Goodno brought it up from the basement. Kae Paterson asked compatibility with the surrounding buildings and about zoning with the easement.

At this point George Borgen MADE A MOTION to authorize Dr. Hruza to check out the site plan and other specifications covered in the minutes so he may make a recommendation. Glenn Behnke SECONDED. MOTION CARRIED.

New site plan specifications in Zone 3 were then read by Chairman Root. He was concerned about contiguous property lines shown but no owners. Names of adjacent owners were given by Doel rep but were not added to the map. Chairman Root asked for any opposition from the audience. None present. Representative for Doel stated the specifications asked for had been met regarding maps, etc. Mr. Slaevin said he would work with any department necessary. He has already contacted the fire marshall regarding water and fire hydrants--he would work with the city planner and answer all questions--he would work with the building inspector, Wayne Goodno.

Glenn Behnke asked Wayne Goodno if all asked for in the previous minutes had been met in the way of maps and plans and are they to his satisfaction. Mr. Goodno said the water system is detailed but he doesn't know about the supply--water is scarce up on Soundview.

Mr. Slaevin said he had spoken with the water superintendent and was told 350,000 gallons per minute was adequate for domestic use and filling a storage tank. He will try to get a letter to that effect. George Borgen asked who he had spoken with, Jim Hibbs? Slaevin said yes.

John Gilich asked if the storage tank was indicated on the plans. Slaevin said no but he would have it later. Also, the easement road will be covered. There is one major entrance giving security and the city planner will be consulted. Cec Root made the observation the traffic pattern is confusing. Glenn Behnke asked if use of the easement would make a split pattern and thus more desirable. Kae Paterson said a new fire station up on Kimball Drive is planned. Gilich said the plan is self contained, but the adjacent property should be considered.

Discussion followed regarding the placement of the Doel Site Plan on the agenda. Chairman Root said the Town Clerk is the one who puts hearings on the agenda and the Doel people should check with him.

George Borgen asked Wayne Goodno is there anything else he needs? Wayne said no.

Glenn Behnke MADE A MOTION the meeting on Dr. Doel's Site Plan will be continued until October 18 and at that time everything will be complete and turned into the Town Clerk and Town inspector and the town inspector will have the authority to talk with anyone that calls regarding this plan. George Borgen SECONDED. MOTION CARRIED.

John Gillich MADE A MOTION to adjourn and Glenn Behnke SECONDED. CARRIED.

Adjournment at 8:58 p.m.

J. Avery

PLANNING COMMISSION MEETING - October 18, 1977

Present: Chairman, Cecil Root, John Gilich, George Borgen, Kae Paterson
Allan Bucholz and new member Carole Chaik

Absent: Glenn Behnke in Portland

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

Minutes of the previous meeting were read with one correction.. On page two in paragraph 6, 350,000 was changed to 350. The minutes stood as corrected.

Chairman Root stated he had contacted Dr. Hruza regarding the Doel Site Plan, through a letter and a phone call. Dr. Hruza indicated he would not possibly be able to review the Doel Site Plan by October 18th. Chairman Root spoke with the Town Clerk, Don Avery, to have the people involved informed the continuation would be moved to November 1, 1977.

At this point, Chairman Root introduced the draft of a letter to Mr. John Finholm regarding his past service on the Planning Commission. The draft was passed to the Commission to be read individually. It was requested it be made part of the minutes.

DRAFT

Dear John:

The Gig Harbor Planning Commission, in regular session assembled, unanimously wishes to commend and thank you for your many years of devoted and unselfish labor as a member of this Commission.

Each of us feels a deep sense of loss since your retirement from the Commission, for we had learned to rely heavily upon your good and unbiased judgement; your deep knowledge of this community and the wishes of its citizenry; your unfailing good humor, and attention to all relevant details.

Please, therefore, accept our best wishes for both yourself and your good wife in whatever pursuits you elect for yourselves in the coming years. You will always be remembered for your constructive contributions to Gig Harbor as one of its leading citizens. And we further hope that, from time to time, you will drop in to see us with any suggestions or advice you may have for any of us.

Most Sincerely,

Discussion of the draft followed. John Gilich MADE A MOTION to accept the draft of the letter as submitted to be typed up and sent to Mr. Finholm. George Borgen SECONDED. MOTION CARRIED.

Further discussion followed as to how the situation could be presented to the paper. It was agreed that would be a good plan. John Gilich MADE A MOTION to attempt to do what we can to have this communicated to the paper. Allen Bucholz SECONDED. MOTION CARRIED.

Chairman Root asked if anyone knew the status of the Comprehensive Plan. Kae Paterson said she had seen some reference to it in the minutes of the Council Meetings of recent.

George Borgen MADE A MOTION to adjourn. John Gilich SECONDED. MOTION CARRIED.
8:00 p.m.

J. Avery

D R A F T

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Most sincerely

PLANNING COMMISSION - November 1, 1977

Present: Chairman Cecil Root, John Gilich, Carole Chalk, Allan Bucholz, Kae Paterson, and George Borgen.

Absent: Glenn Behnke, due to illness.

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

JOHN BUJACICH HEIGHT VARIANCE The Bujacich's wish to add a one and one-half story addition to their home at 3323 Ross Avenue. To do so, they wish an 8' height variance. The addition will be 14' X 20' in an area which is zoned R-1. The overall height, according to Mrs. Bujacich, would be about 26' or about 32' from the basement area. Cecil Root pointed out 15' is existing so only 23' could be allowed.

George Borgen MADE A MOTION to accept the height variance and recommend it to the Town Council. Allan Bucholz SECONDED the motion. At this point Kae Paterson suggested they weigh the consistency and precedence factor of this suggestion. Chairman Root asked if any opposition was present in the audience. None voiced. The Building Inspector, Wayne Goodno also had no objection. MOTION CARRIED.

DOEL SITE PLAN - CONTINUATION Mr. J. J. Slaevin was present to represent Dr. Doel.

Wayne Goodno presented a letter from Dr. Hruza, which was read by the secretary. Mr. Slaevin indicated the situation has been pretty well stated. Mr. Sherwood had recommended several minor changes which had been met. There were drainage bumps planned for in the parking-area because of minor elevation problem to drain off in peak flows. He indicated the Fire Marshall has signed and approved the plans and his requests have been met.

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John Gilich questioned the 90,000/tank and asked clarification of the point it may be negated if a hi-level tank is put in by the City. Slaevin said if a hi-level tank is never built then the 90,000 gallon tank will be built as approved. His impression is the hi-level tank will be completed by August of 1978 as published in the Gateway. The developer wants to be through with the plan before August. Construction of the 90,000 gallon tank will be delayed until they see if the hi-level tank is built by that time.

Kae Paterson referred to rezoning approval as mentioned in previous minutes of the Planning Commission and also the Town Council. She asked what is the status? Is the whole parcel to be developed as was requested in the Council Hearing. Mr. Slaevin answered the density in this area prevents it being done all at once. He pointed out the planned access is adequate and compared it to other complexes. They are planning on developing high density and then moving down the property. The low density area may be retained as undeveloped. John Gilich asked Wayne Goodno if he had any comment as to the extra road--is it a good idea? Mr. Goodno replied an extra road is always a good idea--especially with the Fire Department to be situated up near there--it would mean better access to the complex. Mr. Gilich stated he was not sure how the Council felt about the idea. It was brought out the entrance road follows a slope layout. There is an open area that will have to be cleared at a later date.

Kae Paterson submitted an adjacent site plan for Commission review. Mr. Slaevin pointed out the storm and sanitary areas in relation to the adjacency.

Mr. Paglia, attorney, indicated he had not been present when Dr. Hruza's letter was read and requested access to same.

Mr. Slaevin again reviewed construction plan to indicate the 90,000 gallon tank would be one of the last steps. Allan Bucholz asked if it would be filled with city water. Slaevin answered "Yes", and then pointed out 8" lines will be full at all times as requested and pointed out the location of the tank on the plans.

Mr. Slaevin made reference to the access road and said it could be worked out with the Engineer and the planners to be acceptable. Kae Paterson asked if this would give a 60' right-of-way. Slaevin answered yes. Mr. Paglia pointed out this would be a non-exclusive private easement. Mr. Slaevin referred to it as a driveway. Mr. Paglia indicated it was a little more than that. Mr. Paglia read the Borovich easement and indicated it would not become a city street. This would not be an ownership--just a right-of-way--no utilities, just ingress and egress. John Gilich asked if there was a minimum standard for this roadway. Mr. Paglia said they could request it meet and be maintained by city standards. Mr. Slaevin indicated the main driveway would be 23 feet--there was no reason for narrower than 12'. Mr. Paglia asked Mr. Goodno the code requirement for a subdivision. Mr. Goodno explained 60' right-of-way but not a paved surface. John Gilich asked if light or water would be a problem. Wayne Goodno said the easement does not include utilities but Doel would be served on his own property. Kae Paterson asked if Mrs. Borovich wanted to develop, could she use these roads as access to her property. Mr. Paglia pointed out the property has been short platted and the easement is shown. Some has been sold and there will be development. John Gilich asked if 24' is proper lane development and consistent with Gig Harbor. Mr. Paglia said 24' paved width is not really wide enough if they are subdividing with parking and sidewalks. Mr. Slaevin said two good two way lanes are needed for access. 24' gives this. It's a 60' easement and if more than planned is required, they can do this. John Gilich asked how far the 60' goes. Mr. Paglia said up to their property plat--across the M.B. Hunt road is accepted. He indicated parking should be taken care of as well as access. He brought up example--what if an auto broke down? He compared it with Island View East which has 50' wide roads. Mr. Slaevin showed county standards for road as 12.5' from the center with a 1.5' raised edge. Proposed is 24' drive with no raised edge. John Gilich asked where will the road water go? Slaevin said a ditch will take care of it. It would be maintained by the developer. Mr. Paglia said they were obligated by rulings of 1963 to construct and maintain. Topography will carry some of the drainage off their property. They should be required to plan a roadway in accordance with the subdivision plat. Mr. Slaevin said there is a storm drain on the North edge with a catch basin at that point and it will drop into the storm drain. Mr. Paglia said "Today was a good example of catch basin efficiency!" Mr. Slaevin said they are working with the City Engineer.

George Borgen MADE A MOTION they recommend to the Town Council that we approve of the proposal as made by Dr. M. Doel subject to the inclusions of all the recommendations as made by Dr. Frank Hruza. Kae Paterson SECONDED the motion so they could discuss it. Allan Bucholz asked if they should recommend approval with the Engineer's approval as well as Dr. Hruza's. George Borgen said "They know more than we do," in reference to the technical aspects of the proposal.

Kae Paterson asked if the drainage was referred to in any of the letters. Mr. Slaevin suggested they include drainage and method of drainage must be approved by the City Engineer in the motion. Commission was reminded discussion period did not include audience. John Gilich expressed concern over the bumps in the road.

Kae Paterson MADE A MOTION to amend the initial motion to include that drainage meet whatever specifications the Town Engineer lays out. John Gilich SECONDED.

Commission was questioned on the amendment. It was CARRIED.

Commission was questioned on the motion as amended. It was CARRIED.

Mr. Slaevin mentioned the Fire Marshall's conversation with the Mayor in regard to the hi-level tank. Glenn Stenbeck, Fire Marshall, went on record as being very negative toward drafted systems. Plans look good on paper and it was his recommendation this be tables until the hi-level system is completed.

At this point Chairman Root brought up the subject of Mrs. ^{Maria} ~~Marian~~ Ivanovich of 3617 Harborview Drive. He was approached by Mr. Frank Ivanovich, as was Glenn Behnke, and Mr. Ivanovich indicated he had researched the minutes of previous meetings and the November 16, 1976 minutes did not cover the situation thoroughly. Mr. Ivanovich indicated he wanted the minutes changed. Chairman Root read the portion of November 16, 1976, which concerned Ivanovich and then read what Ivanovich wanted included. John Gilich said he saw no way in which to avoid a conflict. Point in question was approval of a dock. Verbal approval had evidently been given in the meeting on November 16 which did not appear in the minutes. Ivanovich wanted this inserted as it concerns his property. Party in question is Tarabochia. He has contacted the Corps of Engineers objecting to the Ivanovich dock, which was not indicated by his verbal approval. Kae Paterson said she would check the tapes.

Minutes of October 18 Commission meeting stood approved as read.

Chairman Root indicated he had been asked by Mr. Finholm to give individual thanks to the group. It was brought out there had been a newspaper article interviewing him with remarks from the Mayor.

Carole Chalk MADE A MOTION to adjourn. Allan Bucholz SECONDED. CARRIED at 9:05 p.m.

J. Avery

PLANNING COMMISSION MEETING - November 15, 1977

PRESENT: Chairman, Cecil Root, George Borgen, John Gilich, Carole Chalk, and Allan Bucholz

ABSENT: Glenn Behnke, because of illness, and Kae Paterson

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

MCADAMS CONDITIONAL USE PERMIT Mr. McAdams wishes to construct three (3) duplexes in an R1 district on Rosedale Street. He explained it is at 4325 to the rear of the block and above Shirley toward I-16. Mr. Gilich asked if there were power lines close. Mr. McAdams said about 300 feet to the West. Mr. Tarabochia owns much of the land around this area - he would hook onto the city sewer - rental would be to adults, with no children. He wants to construct three duplexes with no view, but acceptable for his purpose. Chairman Root seemed to think these would be helpful in getting water lines up to the school area.

Carol Chalk asked how many square feet. Mr. McAdams said there would be approximately 800 square feet per unit. Their plans are to also keep the better trees in the area for landscape. John Gilich thought they should consider a larger plat for a rezone. Mr. McAdams reviewed the plans with Chairman Root. Wayne Goodno and Allan Bucholz conferred regarding the plans and then Wayne pointed out if the easement shown is granted, it will make the lots undersize. Wayne pointed out a setback problem that will be caused by the development of adjacent properties. The development will mean the easement will be a dedicated street, subtracting footage from the proposed construction area. Chairman Root asked how many square feet required for a duplex. Mr. Goodno indicated 15,000 sq. ft. are needed. Mr. Goodno added he believed the easement is recorded but not dedicated to the town.

Mr. Gilich made the observation to allow R2 in R1 is a problem and people up the line would be affected by this precedent setting action. Heavy density is also a factor. George Borgen said spot zoning would mean they would be swamped with requests if they pass this. Wayne Goodno said, again, the property all around this parcel would request the same zoning and then the easement would become a dedicated street, leaving the lots short. Chairman Root and Wayne Goodno discussed the possibilities of new construction. Wayne said the area has recently been short platted and can't be changed for five (5) years.

George Borgen MADE A MOTION to turn this down. Chairman Root observed to Mr. McAdams that it had seemed a good idea. John Gilich SECONDED. Then it was observed spot zoning would have been the worst problem. MOTION CARRIED.

Minutes of previous meeting stood as corrected. A. Bucholz left at 8:00 p.m.

NORTH VIEW PLAT (REVISED) Chairman Root said lot width had been cause of last turndown. Mr. James Kors was present to represent Mr. Vanderstaay, the developer. He reviewed the past history for Carole Chalk, the newest member of the Commission. He advised the lots have been reduced from 24 to 21, there is an allowance for a through road, they have met the requests on the right-of-way, and no lots are narrower than the necessary 80 feet. The average lot in the sub-division is now 10,500 square feet. Chairman Root asked Wayne Goodno if it met the requirements of code and Wayne said yes. Carole Chalk asked about drainage and Mr. Kors said storm drainage will be installed and tied into Stinson with all probability.

Chairman Root observed he personally doesn't like the lots backing onto Stinson and is there screening adjacent. Mr. Kors said 10 or 15 feet would be retained as a natural strip and protective covenants would be set up. Cec Root asked if there are any restrictions on screening height. There should be a limit to 30 feet for people above this area so as not to block their view. Mr. Vanderstaay said he would agree to the restrictive covenants. Mr. Gilich said he didn't remember many trees being on this piece of property. Mr. Kors answered most of them are on the screening strip. Mr. Borgen said he still doesn't think this fits the concept of the town. John Gilich mentioned the large impact this will have on Gig Harbor. Mr. Borgen observed the whole project is massive planning. Chairman Root said be thankful it's R1 and these are not apartments and duplexes. Mr. Kors said the screening is no cut green and asked again if it was acceptable. John Gilich said it covers their original concerns. No objections were voiced when asked for. John Gilich said there is no reason not to accept this, the developers have fulfilled the obligations. Morally the largeness is an issue, but legally - no.

John Gilich MADE A MOTION to accept the proposal as submitted and include a 15 foot strip on the Stinson side of protective greenbelt and also restrictive covenants on any tree to go above 30 feet. Carole Chalk SECONDED. MOTION CARRIED.

WILLIS SITE PLAN Property lies at 7716 Pioneer Way (Old City Hall). They propose turning the lower floor into 4,000 square feet of liquor store. The architect has indicated level parking with plans to keep liquor parking of lower floor separate from medical clinic parking on upper level. It will look more medical than liquor on the whole. Chairman Root asked Wayne Goodno if the parking was adequate. Goodno said yes. It is zoned B2 with no setbacks. They have been provided by the architect anyway. Chairman Root indicated it was quite attractive. It was pointed out there will be 26 parking places. 8 for liquor and 18 for medical. 8 is all that is required by the liquor board. Mr. Charles Starwich of the Liquor Department has reviewed the plans and OK'd them. It meets the town requirements and exceeds the liquor store needs. Architect for this project is Howard Krewson. John Gilich observed the 24' height is well within requirements and sees no reason to object .

John Gilich MADE A MOTION to accept the plan as submitted. George Borgen SECONDED. Chairman Root received no objections to plan. MOTION WAS CARRIED.

IVANOVICH MATTER Taken up by the Commission. Kae Paterson indicated in a telephone conversation to Mr. Root the tapes of November 16 were not readable. Minutes are completed as far as they go. Chairman Root said all Commission members indicated they remembered the verbal agreement and he believed the statement presented by Ivanovich should be included in the minutes. Minutes of November 16 were read by Chairman Root. He had misplaced the statement of Ivanovich and secretary was to get new copy. ~~Gilich said he hasn't seen the proposed plans and believes they find disfavor with both neighbors of Ivanovich.~~

W. G. SCANNELL ZONE DETERMINATION Mr. Scannell is involved with property North of Olympic Village down toward Reid Road. There is 6 1/2 acres in the county. He is involved the Pierce County Community Action Committee. There is senior housing involved in this rezone. Skannell is of the opinion it should be presented by Gig Harbor as the people will come from this area. They need R3 on the bottom 4+ acres and this will be senior housing. RB1 for medical is desired on the rest. It is approximately 303 feet off of 56th. Skannell reviewed the plans with the Commission. Root asked if he would consider R2. Skannell was not familiar with R2 and Root explained. Commission's main objection

would be 35' height which would be a view obstruction. George Borgen asked is density is a problem. Mr. Skannell said the units would be approximately 580 square feet and a series of buildings are less attractive than one unit. Chairman Root said there are three things to consider in this: Density, Height, and the precedent. He explained R3 is for the brow of the hill and this was the only area it was planned for. Mr. Skannell said it meets the standards set by the government and is the only parcel of land in the area to do this. The area is not conducive to one family housing and there is too much exposure to the freeway and a shopping area but would meet requirements for seniors. Traffic parking for units of this nature is .333 per unit in Tacoma as compared with 1.5 in normal circumstances. Gilich said the proposed has merit with regard to next to shopping area, fire protection, and water but they need more time to consider this. Gilich asked Goodno where it lies to compare with the new annexation, and what is the status of the annexation. Wayne Goodno told him the annexation is in the hands of the Boundary Review Board. Carole Chalk asked if the land slopes. Skannell said yes and said the noise level wouldn't be so high. Conversations with the mayor and Don Avery had been held and they had been advised the tax base should be considered on this property--the town should take it before the county does. Chairman Root said it doesn't fit in with the Comprehensive Plan. Borgen asked if they have any plans drawn up. Skannell said the expense would be too great until they were sure the land could be utilized in an R3. Gilich asked if Pierce County would give permission. Skannell said if so the water would come from Shore Acres. It was observed that Shore Acres gets its water from the town.

George Borgen MADE A MOTION to continue this until the next meeting. Gilich SECONDED. MOTION CARRIED.

GILICH MADE A MOTION TO ADJOURN. BORGEN SECONDED. MOTION CARRIED. 9:10 p.m.

PLANNING COMMISSION MEETING - December 6, 1977

PRESENT: Chairman Root, George Borgen, John Gilich, Carole Chalk, Allan Bucholz, and Kae Paterson

ABSENT: Glenn Behnke with illness

MEETING CALLED TO ORDER AT 7:30 p.m.

CORNELL SITE PLAN Property is behind Buck and Sons on the corner of Stinson and Grandview. Mr. Cornell presented a survey drawing to the Commission. Proposed is a two story building and would match up with existing buildings. Gilich asked about parking and Cornell explained enough area for people in existing building and also the new proposed building. John Gilich expressed opinion he could see no objection. Chairman Root asked what is zoning. Wayne Goodno explained it is commercial or General Service zoning. Chairman Root asked for objections from the audience. None voiced. John Gilich asked Cornell about objections by the neighbors. Mr. Cornell said he has heard none. Kae Paterson said a landscaping drawing is technically necessary when filing an application. Mr. Cornell said there was not one present, but the cost would be \$5,510 and Mr. Borgen would be doing the landscaping. Chairman Root asked the area of the new building and Mr. Cornell said approximately 5,200 sq. ft. Cornell again stated it would be two story.

Mr. George Borgen MADE A MOTION to approve this proposal. Allan Bucholz SECONDED. MOTION CARRIED.

Chairman Root then read a letter from Mayor Bujacich with reference to the Doel Site Plan and hiring extra people without going through his office. Mayor Bujacich was present and further explained his letter. John Gilich asked which was the bigger problem, water or the rezone on Doel. Mayor Bujacich said the request for R3 has never been drawn to ordinance because legal description is still missing from the original requirements. There was a lack of communication between the Council and the Commission.

IVANOVICH REQUEST FOR CHANGE OF MINUTES of November 16, 1976. Chairman Root explained the situation to review. He asked Kae Paterson if she had researched the tapes of that Planning Commission Meeting. Kae Paterson said the tape had been erased, as they did not keep the tapes that length of time. Mayor Bujacich intervened and said he doubted the legality of changing the minutes of a year ago. Mr. Ivanovich said they had brought their attorney to that meeting to protect the mother's rights--verbal agreement was made because a written would have taken too long. Verbal was to have become a part of the public record. Mr. George Bujacich was present and stated he has no objections to the dock--as long as they stay within the boundaries of their property. He said this was just reaffirming his statement of the meeting a year ago at which he said the same thing. Ivanovich's agreed this was absolutely correct. Mayor Bujacich said this is only a statement and the Planning Commission cannot determine what should be included in the minutes. Mrs. Ivanovich said the Anchich/Tarabochia lawyer has written a letter objecting after having verbally agreed. There should be no discussion and the records should be accurately correct and if Ancich disagrees, he should have said so. Mayor Bujacich suggested Mr. Ancich be contacted as to what he said. Mr. Ivanovich disagreed and said Ancich already said he agreed. Actual minutes were read by Chairman Root and then he recalled he remembered such an agreement. He stated the minutes should have been changed the following meeting if there were to be any changes made.

Mrs. Ivanovich said it's simply a matter of members remembering what happened and correcting the minutes. George Borgen said he won't back it up until the detail is recalled and he remembers the discussion was held. John Gilich said he accepted the intent. Lawyer jargon seems to indicate more than was actually said. There may be other issues. Borgen has restated his situation. Language could be put in terms used rather than statement read. Mrs. Ivanovich asked how could it be worded to be less cumbersome. Kae Paterson said the agreement was made a two meetings, as she remembers, but entails a little more than she remembers. Mrs. Ivanovich said it should be inserted and become a matter of record of the Committee--simply inserted in the minutes of the Committee Meeting. Mayor Bujacich asked for clarification. George Bujacich says publically no objection if within the boundary--what does Anchich say? Yes in the meeting but objecting now? Mrs. Ivanovich said that was the statement made--Anchich can say no tomorrow, but the minutes of that meeting should reflect he agreed then.

John Gilich asked if there were any legal problems. Kae Paterson said all members remember the agreement, but she is uncomfortable about changing the minutes. She was concerned because she had heard in the past that Tarabochia objected. If the remembrance in these minutes is present it will serve the purpose. John Gilich said he goes along with Mr. Borgen regarding detail--but the intent was to be fair and sees no reason to go against this. George Borgen said he can't remember the wording and is hesitant about changing the actual meeting words. Chairman Root said he believed no legal advice is needed in this case. NO MOTION WAS MADE TO INCLUDE THE STATEMENT.

HILDEBRAND SITE PLAN Plan is to expand mini-warehouses. Mr. Goodno presented the plan to the Commission. This will be an addition to the original site. It will consist of two new buildings 22' X 160' matching the others. Chairman Root asked Mr. Goodno if this would complicate the parking facilities. Mr. Goodno said no problem but he is not sure about the property description--the Engineer has not checked it out yet. Chairman Root asked if it was necessary to wait and Mr. Goodno said it was needed before the final approval. Mr. Hildebrand explained the system to the Commission. He said there are 18 people wanting lockers now--plan is for 64. It will be no problem to fill in the rest. John Gilich asked if the landscape will be the same with the same height. Hildebrand said yes. He explained he would rather go through the Commission this way. With a plan for two now and then later he would go through with another two. John Gilich asked if there is a problem with traffic movement. Mr. Hildebrand said there is 24' on the back of the property for traffic. The new fire regulations have to be figured for. There is 39' available if necessary. Buildings are constructed with a wide aisle between buildings and then a narrow aisle. Hydrants are planned. No water main is reflected on this plan. Allan Bucholz asked about drainage. Mr. Hildebrand said it runs down the Pole Line Road. There is a drain system present.

Chairman Root asked if there was any objection regarding the appearance. Mr. Hildebrand said he has just repainted and has had no complaints. No objections were heard from the audience when asked by Chairman Root. John Gilich MADE A MOTION the additional warehouses be accepted. Kae Paterson said no landscaping drawings were submitted and was concerned about council attitude. Chairman Root said no second to motion--discussion out of order. George Borgen SECONDED. George Borgen said drainage down Soundview will be increased and will be a problem. Mr. Hildebrand said a Septic Drain Tile is a solution. John Gilich asked if the area will be eventually faced with drain tiles. Mr. Hildebrand said he has been prewarned but will still utilize the road for drainage for the time being. Chairman Root asked Mr. Goodno for comment on drainage. Mr. Goodno gave none. Question was put to the Commission. Vote was Gilich YES, but the rest gave no answer. MOTION DIED with lack of vote. Kae Paterson expressed concern over no landscape map. Mr.

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Mrs. Ivanovich said the issue is "do the members recall what happened and are they willing to state this, --- ~~and~~ and have the minutes changed to reflect this." George Borgen said he remembered the discussion but doesn't remember it in that detail. John Gilich said he accepted the intent of the proposed change to the minutes but the lawyer language was a problem, it seems to say more than intended. The intent was to allow each property owner to have access to build within his own property lines, ~~on the waterfront~~. If the language could be put in terms of language regularly used, he could accept the proposed amendment more easily than the presently proposed formal statement. Kae Paterson said it was her recollection from two different hearings, the Bujacich hearing and the Ancich hearing about a month before, and she is positive because she was keyed to do this, that she had asked specifically at the Ancich hearing if George Ancich had any objection to Ivanoviches building a dock and Mr. Ancich said had no objection as long as they built within their property lines. At the Bujacich hearing they both said they had no objection. She stated she hadn't realized it was said to be a matter of public record, although of course it was since it was at a public meeting, and that somehow the proposed amendment said a little more than she understood from what went on that night. Mrs. Ivanovich said it should be inserted and become a matter of record of the committee---

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John Gilich asked if there were any legal problems. Kae Paterson said she was a little uncomfortable without an attorney's opinion, changing the minutes of a year ago. She went on to say that she certainly hoped that tonight's minutes will reflect that all of us who were present remember that both parties (Ancich and Bujacich) agreed to this (allowing Ivanovich's to build a dock). She added that she would be comfortable signing a statement that this was her recollection, but that she was uncomfortable changing the minutes. Mrs. Ivanovich said it would be quite adequate from their point of view if the fact the the commission ~~members~~ remembers the agreement appear in tonight's minutes. Cecil Root said Kae Paterson's statement would be in the minutes and asked John Gilich if he recalled that too. John said he would go along that it was the intent of the parties concerned to share the waterfront. George Borgen could remember discussing this but could not remember the exact words said. Allan Bucholz and Carole Chalk were not at the meeting. Kae Paterson asked to ~~add~~ to her statement that she was very aware of this agreement because she had heard in the past that Mr. Sarabochia had opposed a dock adjacent to him so she was looking for this agreement. Mr. Sarabochia was not at the hearing and Mr. Ancich represented their interest. Chairman Root said he believed no legal advice is needed in this case. NO ACTION WAS MADE TO INCLUDE THE STATEMENT.

Hildebrand expressed concern over tabling the application. His next application can include the necessary drainage system. Allan Bucholz MADE A MOTION to accept the site plan to be accompanied by a plan for drainage and landscaping to adequately handle run off. George Borgen SECONDED. MOTION CARRIED. 4 Yes and Kae Paterson NO.

WALKER VARIANCE Request for Basement 50% below grade variance at 6801 Soundview Drive. Chairman Root asked if present grad will be utilized in planning. Mr. Walker was present to explain variance - said the plans are altered to create more basement area and dirt fill alongside to meet ordinance and utilize present grade, by altering some of the basement. This will allow for a double car entrance on the North side. Any deeper and driveway would be impossible as well as blocking view. It is well suited for the area and comparable to surrounding homes. It will be Walker's home with wife and mother-in-law to be residing. John Gilich asked what is meant by above grade level? Mr. Walker said mean grade level and illustrated on the blackboard. He said the present ordinance is confusing and the concrete has been poured out further to comply. Mr. Bucholz asked what is the variance for is the basement is already below. Wayne Goodno said he is leary of not passing a situation of this type through the Planning Commission--this will make it legal. Mr. Walker said there will be some fill and illustrated same on blackboard. Mr. Gilich asked if this is same ground level as home to the left. Walker said no-- it will be lower. Mr. Bob Person, contractor for Walker said it will be 24" below the street line when finished. Mr. Walker indicated Mr. Betts, his neighbor, would allow a 6" tight line through his property to meet the storm drain. Mr. Gilich asked if it was above code in his estimation. Walker said no - not as he saw it. Mr. Gilich asked about bringing in fill. Walker said not where they are putting the basement. Mr. Bucholz asked how much fill. Walker answered 3' X 10". Mr. Bucholz asked if the neighbors objected. No objections according to Walker. Mr. Person said a false hill on the side will be created. Chairman Root asked how the ground slope compared with the neighbors. John Gilich was concerned with the house alongside. It slopes to the water and the only exception is the one next to which slopes to Soundview.

Mr. Walker said he had corrected the plans to say 24" below Soundview and will show 12" building and when rest level it will reflect the 24". Allan Bucholz asked if Soundview drops at this point or continues further North until it drops. Mr. Walker said there is about 36" slope in the property from one side to the other. Chairman Root asked if there were any objections by the audience. None were voiced. Mr. Johanason, a neighbor on Soundview was present. Wayne Goodno said the main idea is to take advantage of the view above the house in front of Walker. Kae Paterson said she is concerned about the greenbelt across the street. Mr. Walker said that property also slopes up. Chairman Root asked Mr. Goodno if he had any further recommendations. Wayne said they would be his interpretations against the needs. Allan Bucholz asked if the building permit had been given and was the foundation already in. Answer to both was yes. Wayne Goodno said he had checked when the forms were laid and said they were too high. Walker should apply for a variance. Foundation was poured anyway--and now Walker wants variance. Walker explained before the suggestion to stop the forms had been laid. They were rented and it was better to take a chance and pour anyway. John Gilich said they should postpone. Chairman Root said they were making the best of a bad situation. Mr. Person said a building permit had been issued and they poured. Ground level doesn't merit more than is there. Ercsian is a problem so fill was to be added. It will comply to 50% or more below grade. They are in compliance with the neighboring homes--any lower would be a liability. They are trying to conform to those around. John Gilich wanted more clarification as to sloping. Bucholz made mention it was

below level but he hadn't seen the site. Allan Bucholz MADE A MOTION they grant the variance for height. George Borgen SECONDED. MOTION CARRIED. 4 Yes. Gilich NO.

HUBER & ANTILLA REZONE They request change from Waterfront 1 to Waterfront 3. They propose 15 condominiums on Harborview Drive near old ferry landing. Mr. Goodno presented plat plan. Don Huber explained plans to the Commission. Waterfront 1 would take 5 or 6 units and property in question now has two houses and a storage shed on it. It would be 4 stories from water edge up. It would be less height than a normal house. The bulkhead is already in and there would be backfill. The structure would run a lateral distance but would not cause interference heightwise. George Borgen asked if this was the mouth of the harbor. Answer was yes and it was pointed out on the map. Allan Bucholz asked if the bulkhead existed and was in good repair. Don Huber said he had had an engineer in and it seems to be. No views are cut off and it conforms to waterfront use. George Borgen asked if the Shoreline Management would even consider it? Mr. Huber said it is adequate with storm drains and sewers and thinks they would. These are not apartments, but condominiums. George Borgen said this is against our planning and is also spot zoning. Mr. Huber said this is not a normal piece of property. Kae Paterson said they are over a barrel--they have already denied a two-story house on the beach. John Gilich said the land use intent creates an impact. Chairman Root asked anyone in favor. No one was present. Chairman Root asked for objections. Mr. Chapman was recognized. He lives across the street and had two questions. Is there no density ordinance and where will you put 30 cars. Mr. Borgen explained Huber is just asking rezone to accomodate same. Bucholz said it shows 28 on the plans. Mr. Chapman said view is a concern. Mr. Huber said again, it is lower than a house would be. Mr. Askren, about 4th house along beach into harbor, said the shoreline is far from adequate for 15 condominiums and the density of traffic will be a question. Speed through this area is also a question. Ms. Louise Babich, who lives right above, stated that in the summer the people already there have many friends who visit and come onto the beach. There is no possible way to walk to the ferry landing let alone take 28 more cars. The houses built above them already drain into their garage. Audience applauded her outburst. Mr. George Bujacich stated with the start of condominiums on the shore of the harbor the door is open for more. As a fisherman, he would like to keep the shoreline as it is. Mr. Pete Peacock asked Mr. Huber if the four story condominium wouldn't exist over the existing driveway 10'. He made the suggestion the plans be provided to assure the people behind it that it doesn't exceed the 10'. Mr. Huber illustrated on the blackboard, how they plan to build. He agreed it would increase traffic and would probably be a problem. Sewer line is adequate and the only real problem is do the people in Gig Harbor want a construction of this type.

Mr. Allan Bucholz read the Gig Harbor master Shoreline Act which indicated new structures shall not dominate as to size, use, or location.

John Gilich MADE A MOTION to reject the request for change in zone from W1 to W3 as not consistent or wanted by the people of Gig Harbor. Allan Bucholz SECONDED. MOTION CARRIED.

Recess at 9:30 - 5 min.

SKANNELL REZONE (Continuation) Last meeting the Commission said it would take a look at the property. It has been further checked with the County Planning and they said it is consistent with comprehensive planning. The Heights and the best use would be multiple family. County Commission said with time the problems would be answered and would be more suitable for multiple dwelling. They need centralization and greater density than R2 would allow. John Gilich asked if this was an R3 annexation request. Skannell said R3 and R1 for the top part. Kae Paterson asked if special plans for R3. Skannell said yes, Gig Harbor Grange said this is the only site suitable for senior citizens. It would be in conjunction with Gig Harbor Grange and federal funding. George Borgen asked if these would be two or three story buildings in high density area. Skannell said yes--compared with Hilltop area of Tacoma. Kae Paterson asked if they are one big building. Borgen explained they would be cluster of small buildings. Skannell said 48 units--12 per acre. Skannell indicated he has not cemented plans with the Grange but they want quality construction. He hasn't been in contact with the Grange as to requirements.

Wayne Goodno suggested they come in as two separate packages. First R1 and then R3. John Gilich said density is a problem and George Borgen said water is also. Skannell said nothing can happen until these are corrected. The property is not suitable for single family because of traffic. Extension of Olympic Village will add and create more problems. It is ideal for citizens with less traffic and close to all facets of shopping.

Carole Chalk asked what is the Grange tie. Skannell said Mr. Norm McLaughlin with Community Action of Pierce County used to be connected with the Grange. John Gilich was curious as to the situation in relation to the Hogan Shore Acres Annexation. George Borgen said several years until water and sewer in this area. What is the urgency. Skannell said until a need is established and pressure is present there is nothing that will be done. There are fast steps being taken as to solving water problems and the new area represents a tax base and is one more step in bringing in the boundaries to tie in with the county. Olympic Village needs water, too. He referred to the annexation and said there were people, including himself, that weren't advised or invited to the hearing regarding same. Chairman Root advised they would hate to vote yes or no on this at this time. The land might be available for other usage: Olympic Village and Shore Acres are not represented and he would like to see them consulted. He would like to have a continuation until adjacencies can be notified. Question was raised as to where is status of annexation. It was brought out it is before the Boundary Review Board, December 8, and one or two representatives will be there from the Town. George Borgen MADE A MOTION to table the proposal until after the Boundary Review Board meeting. John Gilich SECONDED.

Skannell said he went over this last meeting. Their first thoughts are to wait until the Boundary Review Board acts and see what they do. Why wait? He indicated he could approach the Board and inform them his rights have been infringed upon so why should they act in a similar case. Chairman Root indicated the Commission could not be pushed. John Gilich said there is insufficient input from citizens. George Borgen said it is touchy on R3. Mr. Skannell said think of what is best--look at ways of good sound planning. John Gilich said any proposal by the Commission will have more weight if initial proposal before the Review board is passed. There is a serious question as to R3.

Question. MOTION CARRIED. Carole Chalk didn't vote.

December 6, 1977

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Kae Paterson explained her standpoint because she had not been present at the previous meeting. She thought RBI completely reasonable. Senior citizens would be reasonable in this area if it could be worked out.

Wayne Goodno raised the question could they accept contiguous property until the Shore Acres annexation went through.

Minutes of previous meeting read with one sentence of Gilich's struck. Approved as corrected.

Re-election of Chairman was mentioned by Chairman Root. George Borgen, Allan Bucholz, and Carole Chalk were appointed to nominate for this position.

Chairman Root indicated he would be absent at the next meeting.

John Gilich MADE A MOTION to adjourn. George Borgen SECONDED. MOTION CARRIED at 10:22 p.m.

J. Avery

November 1, 1977

The minutes of the Gig Harbor Planning Commission meeting of November 16, 1976 should be corrected as follows:

"The two parties involved did discuss the matter of the agreement. They consequently made a formal agreement at this meeting that they will not infringe on one another's navigable space AND NO PARTY WOULD HAVE OBJECTION TO MRS. IVANOVICH BUILDING A MOORAGE SIMILAR TO THE BUJACICH OR ANCICH MOORAGE AT A SUBSEQUENT DATE and this agreement thus becomes a matter of public record."

It is my recollection that the above statement (agreement) was arrived at by Mrs. Ivanovich's attorney asking the question individually of George Ancich and George Bujacich and receiving a direct answer from each with the known intent of having the answers become a permanent part of the record.

The above stated correction should become a permanent part of the recorded minutes.

Signed _____

Cecil Root
Planning Committee Chairman

PLANNING COMMISSION MEETING - December 20, 1977

Present: Glenn Behnke, George Borgen, Allan Buchholz, John Gilich, and Kae Paterson

ABSENT: Chairman, Cecil Root and Carole Chalk

SHADE VARIANCE Mr. Dennis E. Shade requests a variance to construct a home not meeting 50% below grade in basement. Property is at 9816 Woodworth Avenue and is Lot 1, Block 2 of Harborview 2nd Addition. Mr. Shade explained his lot grades away from the street. He will not be able to tie into the sewer--similar situation to next door. The property is on top of a hill so there would be no view blockage. Vice-Chairman Behnke asked for in favor or against from the audience. None either way was voiced. He then asked Mr. Goodno if this was a bonafide request and Wayne said yes. Kae Paterson asked how would it compare with the house next door and Wayne said it would be almost identical. George Borgen asked how much variance is needed. Mr. Goodno stated approximately 3'. George Borgen MADE A MOTION to recommend this variance to the Town Council. Kae Paterson SECONDED. John Gilich was curious if more homes in this area would have the same problem. Mr. Goodno said yes, there were several. MOTION CARRIED.

IVANOVICH SUBSTANTIAL DEVELOPMENT PERMIT APPLICATION Glenn Behnke began by referring to the minutes of November 16th of 1976. It had been understood there was something left out, and he said it would all come out in this meeting. Kae Paterson mentioned a change she had for the last minutes and asked if it would help to read it at this time. There was some question as to what bearing the minutes of the 16th had on the application. Mr. Markovich objected as he felt it did not have to do with this application. Glenn Behnke asked for a representative for Mrs. Ivanovich to present the application. Mr. Robert Erickson, attorney, said because of possible defect in the minutes of the meetings he would attempt to clear the air. He referred to the meeting of Nov. 16, 1976, and the attempt to work out differences. The Commission indicated they wanted to see a friendly neighborhood agreement. If the Ivanovich people would withdraw any objection they might have toward the Bujacich, Ancich Tarabochia docks and floats, that in turn the Bujacich family and the Ancich Tarabochia people would withdraw any objection they might have to the Ivanovich's building later. He asked Mr. Frank Ivanovich if he remembered this. Mr. Ivanovich said yes, it was asked by Mr. Marges, their attorney at the time. A written statement by John Ancich was read at this time by Mr. Erickson. The written statement indicated Mr. Ancich recalled such an agreement and he recalled this statement was asked to be included in the minutes of this meeting of November 16, 1976. Also introduced was a letter from Mr. Marges. Mr. Markovich objected as not relevant. Mr. Erickson said it was necessary to produce evidence an agreement had been made. John Gilich asked if the Commission was bound by the legality of this agreement, which was explained by Mr. Erickson to be Promisory Estapol. Mr. Erickson indicated he had not been able to find out what the Rules of the Commission would bind them to.

Plans were then presented to the Planning Commission by the Ivanovich people. Enlargement showed positioning of the new construction and adjacent properties. Approval of moorage requested. 51.78' wide lot at 3617 Harborview Drive involved with a request to construct a float and drive pilings. It will be an uncovered structure with a wood deck and frame and styrofoam floats. If necessary, a survey will be done prior to construction. Each float will be approximately 6' wide and 30' long. The dock will extend 290' and will be fixed to four pilings to be driven in and there will be a dolphin at the end. The floats are all movable and six boats will be accomodated. Three Sein type boats and two or three gil-netters. Moorage is 18' from Easterly line and will end about 12' from same property line. Sq. Ft. is 8,750 feet--requesting a variance for that. As for parking, they can load and unload on the property. They own a lot 300' away to accomodate 15 or 16 cars. They will need another variance for parking. George Borgen said he believes the lot is kind of pear shaped.

Mr. Ivanovich pointed out the Ancich/Tarabochia property is to the right and the Bujacich to the left. He compared drawings with superimposed on the Tarabochia Ancich Bujacich drawings. Kae asked how far from the west property line. Mr. Ivanovich said about 34 feet. Bergen asked if moorage only on one side and they said yes.

Any objections asked for. Mr. Markovich represented Ancich and Tarabochia to the East. He questioned Mr. Erickson's Promisory Estapol, with reference to the meeting of Nov 16, 1976. Mr. Markovich said objections were never withdrawn. The objections raised have to do with the Shoreline Master Plan and the Zoning Ordinance of the Town of Gig Harbor. Encroachment and infringement on Ancich and Tarabochia als a problem. Mr. Ivanovich indicated 290' long. Mr. Markovich questioned what was in the files. He asked if they had an Environmental worksheet, a Site Plan showing 1" to 20' and a copy of the vicinity map showing 1" to 400'. Mrs. Ivanovich indicated all had been sent to the Corps of Engineers. Mr. Markovich said he had a copy of the Corps of Engineers map and there was a dis-similarity between that one and the one now presented. In presentation tonight, the dock is shown as 6' to the end. On the Corps of Engineers it is shown as 6', but the last 27' are shown 12' wide. 51' wide, 8,750 sq. ft. lot area and possible 6 commercial vessels. The Corps of Engineers application says it will be used for private moorage. The purpose is unclear. If for private moorage, the boats must belong to the people living there. Why do the Ivanovich people need 290' to moor one boat. Using it for commercial purposes--the Master Program specifically states the construction for commercial purposes shall comply to the boat moorage sections of the Gig Harbor Zoning Ordinance, the Marina Section of the Shoreline Master Program, and with the Piers, Floats, and Moorage Section of the Shoreline Master Float Program and must comply with the parking in the Gig Harbor Zoning Ordinance. He questioned if the following were in the files: 1. Estimate of future users, including the percentage residing in Gig Harbor; 2. Estimate for size of water craft; 3. General plan showing sewer and water supply; 4. Environmental assessment; 5. One space per berth for parking. Minimum interference with public use of the water surface must be met. The Ancich/Tarabochia people maintain a netshed on their dock. With construction as proposed it will completely take away their ingress and egress. If as shown, Ancich and Tarabochia will be denied their use. In the above stated management control there is the question that size and extent shall not exceed moderate dimensions necessary for their needs. This brought up the question again is this private or commercial. The Ivanovich people will also be required to include a plan for distribution of waste materials--not into Gig Harbor Bay. Joint use should be discussed with adjacent owners, moorage bouys should be considered and should be designed for physical access on water's edge. Any Commercial usage must comply with Marina Section, Boat Moorage Section--Zoning Ordinance regarding structural safety which must have written approval from the City Engineer. The ordinance states 12' from property line unless there is a common agreement with adjacent owners for joint use of side lot property lines. Corps of Engineers drawing shows only 6' from property lines on 27' end. The property lines are in question, this far out into the water they can not be determined without a survey. Further actions should not be acted upon until this is acted upon. Coordination of the applications is necessary as a first step. Will this be private--or is it to be commercial. Applicants are bound to supply several other items before a consideration can be made. The zoning ordinance requires 100' from the property for adjoining parking. The applicants said 300'--it was 430' as measured by them (Mr. Markovich). There are not sufficient facts. 10,000 sq. ft. is required for any other than residential. The property is 8,750' according to Ivanovich--parking is a problem. There are several discrepancies.

Glenn Behnke asked if anyone else had comments. Mr. George Bujacich said he had no objection. He had no objection on November 16, 1976. He wasn't aware this was a bargaining agreement. He had no objection as long as the Ivanovich people stayed on their property. Mr. Erickson did mention this. No surveyed lines appear on the application as shown. He is now encroaching on Mr. Duvall on the west of him. If Mr. Duvall decides to build, he will have to move and will be very much affected.

At this point, Mr. Paglia introduced himself. He was Ivanovich attorney in the Ancich-Tarabochia-Ancich-Ivanovich matter. He said they set a precedent in that case, when they recommended approval and the people only had 9,600 sq. ft. It had a government boat moored there, and Shoreline Management Board refused a proposal made by the Planning Commission and the Town of Gig Harbor contrary to the Shorelines Hearing Board. There is no way to determine lateral lot lines unless they start at the mouth of the bay. He went over the problem of figuring the ends of the docks because widths can not be as wide as the land side. Tarabochia has more width on his float than Ivanovich. According to the Coast Guard, in January of 1978 they will take care of the question of sewer dumpage into the bay. There will be none. Boats built after that time will have to comply. With regard to parking, the Shoreline master Plan says parking will be available within reasonable walking distance - preferably on the upland side of Harborview. Mr. Paglia stated with reference to blocking the access, a gearbox allows backing into piers--it is not as convenient, but Mrs. Ivanovich is just asking for equality. In order to find out where the property is they have to cooperate. If Ancich/Tarabochia is is off, then each coming in after them will be off. It will be one violation after another. A whole bay survey would not be binding--and would be expensive. You can compare this with the Ancich/Tarabochia and see what precedants were set. You cannot block the Ancich brothers to the East with the Ancich/Tarabochia facility, and now you can't do the same thing to Mrs. Ivanovich. As to the square footage deficiency, you probably should go variance, but you didn't require it in the prior one. Glenn Behnke said he understood variances for these would be asked for so they didn't have to worry about these at this time.

Jake Bujacich said at this time, the Town was opposed to the Ancich extension, but there was a grandfather clause except for the outside 139'. There will be a hearing in June, 1978 to determine if this is to be allowed. Its up to the courts to decide if this will be left as is. As far as the Town is concerned there has been no precedent set. The town denied, and it was upheld by the Management Commission. Paglia said they cut back approximately 68' of the 139' and allowed out to the second piling. They made them take the "T". They only appealed the down side.

Mr. Markovich said we're starting a new era in making people comply to zoning ordinances, the Master programs, the whole reason that Mr. Ancich/Tarabochia filed for a substantial development permit. Mrs. Ivanovich has to put one in and that's the reason those 12--15 have to file now even though they've put in things. Mr. Markovich said he doesn't believe the Town or Commission are doing any good unless they require the compliance by any applicant. As presented this evening, there has been no compliance. Mr. Paglia read para 3 of the decision of the Shorelines Hearing Board (6/22/77) showing Ancich/Tarabochia had not supplied everything and had been recommended for approval. There is a precedent set.

Allan Bucholz asked what the distance between the Ancich/Tarabochia dock would be if the width was 6' instead of 12'. Mrs. Ivanovich said the 6' came into view when Mr. Ivanovich mentioned to the architect it would be setback 6'. He told the architect it would be 12' of setback and 6' of dock. The architect turned it around. The distance would be 22 feet. Distance of 18' is needed, for boats. Some discussion occurred when Mr. Ancich indicated 22' and Mr. Ivanovich said he didn't have the St. Dominick anymore. Discussion followed as to how many boats would have to be moved to get an 18' boat into this area. Allan Bucholz felt that the Ivanovich people were giving up area and they are doing what they have to do. Glenn Behnke asked, at this point, that Mr. & Mrs. Ivanovich answer some of the questions that have been brought up. Mrs. Ivanovich said they need moorage for their vessel, a fishing type, and that several people have sought moorage. Mrs. Ivanovich said if the neighbor is out that far then why can't they extend.

There was the question of the last 63' of Tarabochia dock which may not be there after June of 1978. Allan Bucholz observed if Tarabochia is disallowed this last footage then the Ivanovich people will be too. Mrs. Ivanovich said this is the equivalent of the dolphin and the last piling. Mr. Bucholz asked about the type of moored boats which could appear in the Ancich/Tarabochia ingress-egress. Mrs. Ivanovich said they are small type, but they do not anticipate any being placed to block Ancich/Tarabochia. She brought out that Ancich/Tarabochia have been mooring doubly on their dock and the new construction will prevent this. There will be no more free run. Glenn Behnke asked if this was commercial instead of private. Mrs. Ivanovich said they are applying for commercial. It's an evolution as they were first planning private because they need the space for their boat--but others do, too.

Kae Paterson asked for definition of commercial vs. private. Glenn Behnke said commercial is for fishing boats and private is for their own personal boats. Mr. Markovich clarified commercial by implying it is an incoming situation. His main problem is the fact the application was for private and now commercial is implied. He was not aware of this 'til this evening. Notice from Army Corps of Engineers indicated private. He indicated they should resubmit an application to the Corps to show actual planned use. Mr. Paglia tried to clarify the meaning of private and commercial.

John Gilich said the Tarabochia/Ancich property is 60' and then asked Bujacich (George) how much his was. Bujacich said 76'. He then pointed out if it's 76' in the cove it would not be able to run clear out like this. They taper in. George Bujacich said they really need a survey line. Mrs. Ivanovich said it would taper in from the West and leave them with 33' which would give adequate access. If Ancich/Tarabochia taper they only have 10'. John Gilich mentioned that length out would depend on the size of property on land. The wider on land, then the wider on the water and docks would be built with this in mind. George Bujacich said it all goes back to the Jandauer property at the end of the cove. The property includes tidelands and has been recorded in Olympia. These legal lines can not be changed and it turns their property to the East. He found out his end floats and dock are on the Duvall property. His concern is that if Duvall builds, and he has to move, he wants somewhere to go. George Ancich explained where his boats are moored in comparison with the proposed.

Glenn Behnke was of the opinion there were a few things to be changed before this application could go through. He asked Mr. Markovich to supply the requirements he had mentioned in writing, so the attorney can go over them. Allan Bucholz said they are all nervous and this could not be decided tonight. Kae Paterson said the plans should be consistent in these cases. George Borgen said they should postpone and Glenn Behnke said it would give time for their attorney to go over it. Postponement explained to Ivanovich and she was told she should straighten out the private--commercial situation and some of these compliances should be met. Kae Paterson said it might be a good idea for both attorneys to sit down with the town attorney and get this straightened out. Glenn Behnke said it would be all right. George Borgen MADE A MOTION to postpone this until next meeting. Allan Bucholz SECONDED. MOTION CARRIED.

NICHOLS VARIANCE Variance is for lot size at 3810 Harborview Drive. Mrs. Nichols was present to review the plans with the Commission. She plans to make existing house livable. They would leave the building like it is and add a little deck. They would excavate underneath and make a garage. The building would be the same height it is and they would put in a bulkhead. Landscape would be low shrubs. The lot is 50' X 128'. Allan Bucholz asked if they planned to jack the building up and put the garage underneath. Mrs. Nichols said yes. The house is fairly sound. Allan Bucholz asked how big is the house. The answer was 24' X 16' and a small room. Glenn Behnke asked Wayne Goodno if it would be over height. Wayne said it shouldn't be. Wayne said there is a possibility of water problem. Excavation may uncover something in the hill. It's a sliding hill and there is a possibility of great expense. Glenn Behnke said if two cars are under will this bring

-5-
it back about 15'. Wayne said more than that. The wall might infringe on a right-of-way and backing out would be a problem. They would have to have enough room to pull out, not back out and this would mean a turnaround. He pointed out this is an abandoned structure and must completely meet codes. John Gilich said the houses above are a concern. Wayne Goodno agreed and said there might be a slide with excavation. Allan Bucholz said piles might be an answer. Mayor Bujacich brought up the fact there is a water main adjoining Skansie to Bay ridge in this area. They would need to be very careful. Also, there is no sewer stub to this property. They are 19' to 24' deep in this area. It might take the Big Rig instead of a backhoe and would be very expensive. John Gilich thought height might be a problem to the neighbors. Glenn Behnke asked if there were any objections and there were none voiced. Allan Bucholz asked Mrs. Nichols if they had had any preliminary estimates on this area. Mrs. Nichols answered no. George Borgen asked if this was a lot size variance only and the answer was yes. He said he was hesitant without hearing estimates. Kae Paterson asked if the building code protected them so they know someone isn't going to go in and excavate and have the whole hillside slide. Wayne said they would need a geological survey. Mayor Bujacich said GeoLabs did one when they went in with the sewer. Wayne said they would check to see if it might be positive and the Mayor said it was negative in this area. Glenn Behnke said it should probably be restricted to Mr. & Mrs. Nichols as to water and sliding and investigated prior to excavation. Mr. Bucholz said if it is already negative it probably won't change.

Mayor Bujacich said this is clay hill and there is much slippage. He said he believes there is a grandfather clause which covers this and they don't need a variance for anything but height.

Allan Bucholz MADE A MOTION to recommend acceptance with the stipulation it applies only to Mr. and Mrs. Nichols and the house presently existing. George Borgen SECONDED. MOTION CARRIED.

Minutes of previous meeting stood approved as corrected, with Ivanovich correction by Kae Paterson included.

John Gilich MADE A MOTION to adjourn. George Borgen SECONDED. MOTION CARRIED.

9:48 P.M.

J. Avery

PLANNING COMMISSION MEETING - JANUARY 3, 1978

PRESENT: Cecil Root (Chairman); Glenn Behnke, John Gilich, Carole Chalk, and Kae Paterson

ABSENT: George Borgen and Allen Bucholz

Meeting called to order at 7:30 p.m. No hearings were scheduled. Minutes of the previous meeting were discussed. John Gilich MADE A MOTION to accept the minutes and Kae Paterson SECONDED. MOTION CARRIED with the understanding the minutes would be read at the Ivanovich Hearing coming up. Chairman Root read the letter from the Ivanovich's regarding postponement until the meeting of January 17.

Present in the audience were Bill Whatley of Weathervane Builders, Inc. with a request for clarification of an ordinance. He said he is looking at a couple of lots in Island View East. When he applied for a building permit, he found there may be a problem. He wanted clarification as to the definition of existing grade. He wanted to know if this applied to the original or the final with fill. There is new fill in the area of the lots he is concerned with. Mr. Goodno said he believed it was the original before the fill was moved in. Mr. Whatley said if this is true, the area is almost unbuildable for a rambler. If the existing grade is the final grade, then the anticipated home could be built. Glenn Behnke asked if the development was on Soundview. The answer was yes. Wayne explained it is on Soundview and Island View Court. The next view would be affected, but this is not pertinent. Mr. Whatley needs clarification. The land now dips off of Soundview and has been filled in.

John Gilich asked if there is a problem in connecting the storm drain and sewer if in the dip. Wayne said if it goes according to the ordinance, there is no way he can go into the sewer without pumping. The drain on this property would be such he would flood his own basement.

Mr. Whatley said the sewer is only 6' deep at this point. Glenn Behnke suggested he make a variance and have the basement floor hook into the sewer without pumping. Wayne Goodno said the basement 50% under grade is a question. Glenn Behnke said his opinion is the land after it's been graded with fill. Chairman Root confirmed the ordinance was not clear on this question. John Gilich asked how big is the lot. Wayne said it is about 10,000 square feet--there is no problem with setbacks. Mr. Whatley said it is 38' off Soundview. He has not purchased this lot yet--this is speculation. He needs the definition before he buys. John Gilich also suggested he apply for a variance. Chairman Root said there is no reason not to come to the Commission with this in the form of the variance. It would then be acted upon and go to the Council. The only way to clarify this is to file and have someone take it to court for a final decision. Mr. Behnke said a variance makes it easier to pass this type of situation. Mr. Goodno said it takes about 6 weeks to put a variance through. Mr. Gilich said it would be the easiest way to figure out the problem. Kae Paterson said she would make a few phone calls to see if there had been a precedent set. Glenn Behnke said a variance to bring this up to the sewer would be the best approach and Wayne Goodno said this settles this particular lot but doesn't do anything about the ordinance. He agreed the variance was probably the best way to go. He believed surface water would be a problem. Mr. Whatley and his partner Mr. Mack said there is a time factor--January 15 to close.

Chairman Root said there is unfinished business. He mentioned the nominating committee for Chairman of the Planning Commission. Carole Chalk said they would get together and Chairman Root said he would wait for a report from George Borgen, Chairman of the nominating committee.

There was some discussion about the Kieth sign as to oversize and the red neon. Wayne Goodno said the sign was portrayed on the plans and now the Council says he should go for a variance. Council claims it is non-conforming.

Carole Chalk MADE A MOTION to adjourn. Glenn Behnke SECONDED. MOTION CARRIED. 8:19 p.m.

1978
PLANNING COMMISSION MEETING - January 17, 1977

Present: Chairman Root, John Gilich, Glenn Behnke, Kae Paterson, Carol Chalk, Allan Bucholz, and George Borgen

Meeting called to order at 7:30. Minutes of previous meeting read by Kae Paterson. Minutes stood approved as read.

ISLAND VIEW TERRACE Mr. Alex Brunac was present to represent the Island View Terrace people.

There was some question by Mrs. Ivanovich why they were not on the agenda. The Island View Terrace hearing was not scheduled until 8:00. There was discussion as to why no new notice had been sent for this meeting to the people involved. Chairman Root told people questioning Town Clerk should be consulted. Glenn Behnke referred to the letter of postponement of the Ivanovich people in which they stated postponement until the meeting of January 17, so they knew about it. Mr. Burgess, attorney of two years ago for the Ivanovich people, said there should be no question of continuance tonight under the circumstances. Mrs. Ivanovich said they have never received notice of any hearing from the town clerk. Portions of December 20 hearing read by Chairman Root as to the postponement and reasons. Chairman Root asked the Commission if they thought they should proceed with this hearing. The Commission was in agreement they should. Chairman Root advised the audience they are not in a court of law and should act accordingly.

ISLAND VIEW TERRACE Drawing presented to the Commission. M. Jack Bolton, land surveyor, was present. Change from Wickersham to Hunt Road. City Engineer advised Wickersham might go to four land in the future. This is reason for change. To hold maximum grade of 14 feet he would have had to make radical change. Property in question is the SW corner of the intersection of Hunt & Wickersham Roads. It is intended for a subdivision containing eight lots. All are over 9,000 Sq. Ft. and meet minimum width requirements. Storm detention system is provided for. The lots will be restricted to the use of the cul de sac and none will open onto Hunt or Wickersham. Kae Paterson asked for screening easement and it was pointed out it was 10 ft. along Hunt Road and along the private road easement as well as along Wickersham. Private road easement is 50 feet of which 28 will be actual road. Zoning will be R1 on lots 1 through 8 inclusive and R2 on the lot set over. Lot set over is 215 feet X 92. Eight single family are planned and then one either duplex or triplex. Chairman Root asked the building inspector, Mr. Goodno, if he had any technical questions. Chairman Root asked for anyone opposed. None were voiced. George Borgen MADE A MOTION to recommend the proposal to the council, as shown on the plan. Glenn Behnke SECONDED the motion. MOTION CARRIED.

IVANOVICH HEARING (Cont.) Letter of January 12 from Frank Ivanovich read by Kae Paterson. December 22, 1977, letter read by Chairman Root outlining requirements to be observed by applicants, from Mr. Makovich. Letter from Glen Sherwood, City of Gig Harbor, to Wayne Goodno, Building Inspector, was read by Chairman Root. Department of the Army letter to the Town of Gig Harbor was also read by Chairman Root. Representatives for Ivanovich were requested to speak at this time. Mr. Burgess spoke as a witness and referred to 1976 when Mr. Bujacich wanted his pier. He brought up the verbal agreement that there would be no objection to Ivanovich. He referred to the minutes and the request the statement be included in writing. He read a portion of his letter to Mrs. Ivanovich written in 1976 regarding the agreement. Chairman Root read the minutes of November 16, 1976, regarding this agreement. Mrs. Ivanovich suggested the correction to these minutes be read. Kae Paterson read her correction to minutes. At this point, Mr. Ancich spoke. He said the meeting is out of order. He said he had no letter of postponement. He was not notified of the goings on. He mentioned Mr. Bujacich was not notified. He was happy with the way he was being treated and thought it not fair. John Gilich suggested a phone call to the town attorney might be in order.

Kae Paterson thought they might have a problem because the notification was not made. Chairman Root agreed they should get a legal opinion. He thought it might have to be postponed again. Mr. Ancich asked they ask the attorney about the notification. Mrs. Ivanovich said if his attorney knew, then he knew. She said Mr. Bujacich has made the statement that he is not going to object so she could see no reason for him to have to be at the meeting. John Gilich expressed concern over the meeting. He thought maybe a new hearing should be scheduled.

Mr. Markovich said he would respect the suggestion of legal advice. He questioned also the change of application without a new notice. John Gilich wanted to go on record he wanted both rights to be finding fault. He wanted both sides to feel they had the right to speak. Carole Chalk said everyone interested had been at the initial meeting on Dec. 20 so they knew it would be continued until January 3, 1978. People involved had an opportunity to know what was going on. Glenn Behnke asked Mrs. Ivanovich and Mr. Markovich if they got a legal opinion from the attorney--would they abide by it. Both answered yes. Glenn Behnke MADE A MOTION they take a ten minute, or less, break to call the town attorney so both sides could agree on a decision. Mr. Markovich said he would not be satisfied with anything Mr. Johnson would say because he knows the procedure. He said he would not allow it. Mrs. Ivanovich said she would. The motion died because of lack of second. Mr. Markovich was concerned over the procedure--said there is two applications--one private and one commercial. Said they are hearing two hearings and which one are they going to act on. Chairman Root declared public hearing closed. He asked the Commission if they wished to take any action whatever. Commission went over the letters submitted. Mr. Markovich threatened a lawsuit in Superior Court to determine whether or not the proceedings are legal. Glenn Behnke brought out wording from the Army indicated it was a revised drawing and said nothing about being reapplied for. Mrs. Ivanovich said this is correct, they have not reapplied. Mr. Markovich's major concern was how they got to the meeting this evening. It wasn't even on the agenda. Mrs. Ivanovich was willing to take the chance of a decision this evening and then discuss legality later. Discussion followed regarding postponement. Glenn Behnke MADE A MOTION to postpone until the 7th of February and make a recommendation to the Town Council, at their very next meeting so there would be no further delay. George Borgen SECONDED. (MOTION CARRIED.

To hear this

George Borgen as Chairman of the Nominating Committee for Planning Commission reporter they had decided on Cecil Root as Chairman and Glenn Behnke as Vice-Chairman. Glenn said he had had it for two years and let someone else be vice. John Gilich suggested secret ballot. George Borgen said why--only one for each. George Borgen MADE A MOTION to unanimously vote Chairman Root for chairman again. Allan Bucholz SECONDED. MOTION CARRIED. George Borgen MADE A MOTION to cast a unanimous vote for Glenn Behnke as Vice Chairman. Commission stated they had voted on Glenn Behnke in the first vote.

No further minutes recorded. Five minute recess requested, then

PLANNING COMMISSION MEETING - FEBRUARY 7, 1978

Present: Chairman Cecil Root, Glenn Behnke, Carole Chalk, and Kae Paterson

Absent: John Gilich, Allan Bucholz, and George Borgen

PROTTO VARIANCE Nick Protto was present to explain his variance to the Commission. Property in question is zoned R1 and sets in a gully. They need the variance because of obstructions around them so greater building height is desired. Building will be single family and there is 12,640 square feet of land area. There are trees to the west and hills to the north and south. Home will be earth tones to blend in. There would be a basement 4 to 6' underground and the building would be approximately 28' high so the variance would be 4'. Basement would be 50% below grade.

Wayne Goodno expressed concern for the lot behind this property. If building variance is allowed, it would obstruct neighbor. Mr. George Weeks, adjacent property owner was present to state his case. Chairman Root asked if he had any objection. Mr. Weeks said his view would very definitely be affected by the variance. He has two lots and lives on the highest one with plans to move to the middle. He said the lot he is on right now would be affected, so most certainly the middle one would be. Mr. Protto said he could have built without excavation and that would have made him even higher.

Kae Paterson thought they should view the site before a decision was made and discussion followed as to why and reasons were explained to the Protto people and Mr. Weeks. Kae Paterson MADE A MOTION to postpone until the next meeting. Glenn Behnke SECONDED. MOTION CARRIED.

IVANOVICH VARIANCES Variances for lot size and use of property not adjacent were presented to the Commission. Chairman Root said the attorney for the City indicated variances should be considered before consent is given to the applicants for their application to build a dock. Mr. Merges, attorney for Ivanovich, said the situation has been fully presented and the Commission was ready to vote at the last meeting but there was question as to proper notice. The letter from the attorney indicated they should be ready to vote.

Glenn Behnke asked how much parking would be allowed for at 3617 Harborview Drive lot. Mrs. Ivanovich stated there was no off street parking. Area for loading and unloading for two cars is provided and more parking is provided for on property 400' away. Kae Paterson asked how much actual parking could be used on this lot at 3617 Harborview Dr. Mrs. Ivanovich said two cars if need be. Discussion followed regarding lot 400' away. Chairman Root asked what is the size of the lot. Mrs. Ivanovich said 50 X 200'. Glenn Behnke asked the address. Mrs. Ivanovich said there is none. She went on to say there is room for 8 or 10 cars on the top part of the property and there is a house on the other end. Chairman Root asked if the lot borders on Harborview Drive. Answer was yes. Chairman Root presented a map of the waterfront development and Mr. Ivanovich pointed out the lot in question.

Chairman Root asked for any opposition. Mr. Markovich spoke for Mr. Tarabochia and Mr. Ancich. He said the requirements of the Shoreline Master Program had not been met. He said a written report must be presented by the applicants to show condition of hardship, why they needed the variances. They need to prove they can not make reasonable use of this property without them. He brought out necessary points in report. He said there is none on file and the file is defective at this point. Square footage had not been mentioned until this point.

Mr. Markovich then explained to the Commission what variance means. He said the Commission and the Council don't have authority to grant these variances. He was concerned with the number of boats to be moored at the dock. It has been stated several different ways at different times. There is no indication made as to how many cars can go on the lot--how big it is--is it dust free surface as required--drainage is a question--no examination as to pollution has been made--and there are numerous other questions the applicants have not complied to. The regulation of property 100' from the original site was made for a purpose. Safety is the basic reason. Convenience is the second. This is a very travelled area and there is no sidewalk. 400' on the road with crossings twice is not a safe condition. He said the variance for square footage can't be granted and there is not sufficient information submitted to pass on the parking lot 400' away.

Mrs. Ivanovich said every requirement has been met--there is nothing in the regulations preventing the Commission from voting on lot size. Glenn Behnke said the letter from the attorney said they can grant the variance for footage. Mr. Markovich said there hasn't been specific reference to this. Kae Paterson said they have granted variances on footages and used the Tides Tavern as an example. Mr. Markovich said this will be tested in court. He added this is an extremely congested area. Glenn Behnke pointed out it is the water being used, and he couldn't see a bother as to square footage of the lot. Kae Paterson pointed out one of the main concepts of Gig Harbor is moorage for fishing boats. It has always been one of the main goals for the Harbor. Mr. Markovich was of the opinion they would have to rezone for square footage. Kae Paterson asked how many other lots on the water were less than 10,000 square feet. Mr. Markovich admitted even Tarabochia and Ancich were not 10,000 square feet and the case is now in the appeals court.

Mrs. Ivanovich said going to court doesn't bother her. She told the Commission to feel free to make the decision as they pleased.

Glenn Behnke pointed out to Mr. Markovich that the variances weren't the end of the line, but they had to have variances in order to get a permit.

Glenn Behnke MADE A MOTION to recommend to the Town Council the variances be granted. Carole Chalk SECONDED. MOTION CARRIED.

Mr. Markovich said a procedural error had occurred. The notice said held on the 14th before the Town Council. City Ordinance says once recommended by the Commission, the Town Clerk then determines if it needs a public hearing and then two weeks newspaper notice is needed. Mrs. Ivanovich said listing had been made in the Gateway. Glenn Behnke suggested he take it up with the Town Clerk.

Minutes of the previous meeting were read. Glenn Behnke MADE A MOTION they be approved as read with corrections. Kae Paterson SECONDED. MOTION CARRIED.

Glen Behnke MADE A MOTION to adjourn. Carole Chalk SECONDED. MOTION CARRIED, 9:45 pm.

PLANNING COMMISSION - FEBRUARY 21, 1978

PRESENT: Chairman Cecil Root, George Borgen, Allan Buchholz, Carole Chalk,
Kae Paterson

ABSENT: John Gillich and Glenn Behnke

CASTELAN SHORELINE DEVELOPMENT PERMIT Mr. Keith D. McGoffin, Attorney at Law, was present to represent Mr. Mike Castelan. Mr. Castelan wishes to gain a permit for existing floats and to add floats and replace bulkhead. Mr. McGoffin produced a drawing of the area to the Commission and indicated it is a 1947 pier with two fingers built in the last two or three years. Mr. Castelan would like 14 space moorage to supply overall moorage for 26 to 28 vessels. 30' is on the applicants property and a portion of the area is leased tidelands from the State. He reviewed the Shoreline Management Plan relating to this area. He indicated the Environmental Worksheet shows the installation of a piling and a bulkhead adjacent to the existing pier would be the only permanent construction. The moorage area and pier would be moveable so it could be removed easily. Pollution during construction would be slight. Disturbance of the bottom and shell fish would occur as well as an increase in noise and traffic. Long range effect would be minimal in the water but there would be an increase in traffic to the site. There is ample upland parking for 60 cars. There would be no increase in population density, and human health, safety and welfare is not a problem. These would be non-covered stalls, 26 to 28, which includes along side finger pier. This would still leave space for the people behind to get into their property.

Chairman Root asked about the one piling shown existing. Mr. McGoffin said this was put in about 1947 or 48. Kae Paterson asked about the size of the craft to be handled by this moorage. Mr. McGoffin was also asked what type. He stated sailing vessels mainly--commercial with one per stall. The stalls toward shore would be smaller. Basically it would be pleasurecraft leaning to sailing as the non-covered stalls would accomodate tall masts. He said this could be considered an application for a marina when asked by the Commission. Kae Paterson asked the total width of the property. Mr. McGoffin said Lot 1 is 52' and Lot 2 is 50'. The leased property is in front of Lot 3 and is not owned by the applicant.

Chairman Root asked for opposition. Mr. Monty Hester spoke representing the neighbors--specifically Dick Allen and his daughter. He referred to page 20 of the Town of Gig Harbor Shoreline Master Program and said their concerns were as neighbors, citizens of Gig Harbor and users of the water who appreciate the view. He expressed concern that the environmental worksheet had not been presented until this date and suggested the Commission compare it in detail with the Master Program. He said the pier goes straight out and makes an abrupt left. It impairs the view and the usage of the neighbors. He suggested comparison of paper figures and actual usage would show differently. The zoning and the Master Program encourages commercial fishing. Pollution is a concern--police protection would be increased and the tax would be applied to the address of the owners--which is not Gig Harbor. The present moorage is without previous permit and the Commission should look at this property. There is a dolphin tied to the pier and is not in accordance with the sketches. There is a discrepancy and doubts as to where the property lines really are. The plan doesn't have sufficient detail.

He expressed further concern in the following areas.

1. There is no Army Corps of Engineers permit.
2. No circulation of proposal to other State agencies involved.
3. Environmental worksheet supplied--but not environmental assessment, and the worksheet should have been earlier for review.
4. No application for Conditional Use Permit for existing structure.
5. No written report why it was built without a permit.
6. No reflection by the applicant to estimate ration of Peninsuls vs. non-Peninsula users.
7. No estimate of trailer vs. no trailer for moored boats.
8. No general plan for water supply, power, sewer--uplands or boat and what about bilge pumping facilities.
9. Have the Fisheries and Health Departments been notified.
10. There are no landscaping and surface drainage plans presented.
11. Have the State requirements for fueling facilities been met.
12. Fishing commitment and harborline to be considered joint use by neighbors which was not indicated.

The proposed finger pier is 5' X 98' in dimension as indicated. The neighboring property has a pier existing which has been there for a number of years. They can dock, unload, and leave or remain as to the tide. It is ideal for fishing. The proposed pier would come closer than 12' which is the requirement unless agreed upon. No permission has been asked for or obtained at this point. The application is not in accordance to be heard at this time and the Master Program should be strictly adhered to. As to the property of the existing lease represented by Castelan--it is likely the lease does not merit Castelan's right to develop this property. This is definitely an uncertainty. An extensive impact statement should be provided. They are not opposed to waterfront development as long as the applicants comply to Master Program and Zoning Ordinance requirements. New pier would cut off view and the use of adjacent properties and would create concern as to added police protection.

Chairman Root read the Commission responsibilities and suggested the Commission postpone one month in which they would read the material presented and look over the properties involved.

George Borgen MADE A MOTION to postpone one month in which they would read the material presented and look over the properties involved. Kae Paterson SECONDED. MOTION CARRIED. Postponed til March 21.

STANLEY SHORELINE DEVELOPMENT PERMIT Greg Stalker was present to represent Mr. Peter Stanley. Property in question is 3000 Harborview Drive--The Tides Tavern. They wish to retain existing floats and a piling. There is no beach and a low bank of rock, sand, and clay with a wood bulkhead. In 1973 the floats were altered. The old were in disrepair and they added the piling. Letter from Johnson and Kelley was read indicating the Shoreline Management Act requires a Development Permit for this property. Stanley letter to the Planning Commission was read. It was indicated by a Department of the Army Corps of Engineers letter in 1973 that it would not be necessary to apply for a Department of the Army permit to replace the old construction. Mr. Stalker said they weren't aware a local permit was required by the city in this case. Kae Paterson asked what the status of piling No. 4 on the drawing was and was told by Mr. Stalker it's there next to the dock to secure it. Chairman Root asked if there were any changes in the dock. Mr. Stalker said it would be retained as is with just periodic maintenance. No opposition was voiced from the audience.

George Borgen MADE A MOTION to recommend the permit to the Town Council. Allan Bucholz SECONDED, MOTION CARRIED.

HILDEBRAND SITE PLAN Mr. Hildebrand is submitting site plan for adjacent warehouse area next to existing. There will be a 20' buffer next to the pole line road between present and proposed. Drawings were discussed. He pointed out 10,000 sq. ft. at a time can be asked for according to City Ordinance. This is the reason for the development in stages. He was asked about the landscaping on the buffer, and indicated it is natural and there would be no visibility from the highway. Chairman Root received no opposition from the audience.

George Borgen MADE A MOTION to recommend the site plan to the Town Council. Allan Bucholz SECONDED, MOTION CARRIED.

PIERCE COUNTY FIRE DISTRICT #5 VARIANCE They asked for 22' for a hose tower and 11' for a building at 6711 Kimball Drive. Chief Drew Wingard was present with drawings. Carole Chalk asked why such a tall hose tower was needed and Mr. Wingard answered they must hang the hoses to dry as any other method would deteriorate them. No opposition was given when asked for by Chairman Root. Kae Paterson MADE A MOTION to recommend variance to the Town Council because of the unique character of the structure which needs a hose drying tower. George Borgen SECONDED, MOTION CARRIED.

HUBER VARIANCE ^{which allows} Request is for a 20' height variance at 2809 Harborview Drive, Zoned W1 ~~it will be~~ 15' without basement or 24' with. Applicant has two level property and intends to build on the lower grade, so as to minimize view obstruction to neighbors. Mr. Don Huber explained construction will be 5 unit condominium, three stories in height on the water. They want to build on the lower level and fit into the bank. Height variance is for a pitched roof. Three stories with a flat roof could almost meet present requirements. Chairman Root asked for overall area of lot. Mr. Huber figured approximately 21,000 sq. ft. without the tidelands. Allan Bucholz asked if there was an existing bulkhead. Mr. Huber said yes. Mr. Bucholz asked how far is the floor above the bulkhead. Mr. Huber figured it was a foot or so above the bulkhead and constructed of concrete. Chairman Root was concerned about ingress and egress. Mr. Huber explained there are two accesses with parking for activities below. There would be 17 stalls for the apartment which would supply more than 2 stalls per apartment. George Borgen stated maintaining uniformity of the harborline is a concern. The original plans were to keep predominate buildings away from the mouth of the harbor.

Chairman Root asked for opposition. Maurine Goldman, Soundview Drive, said five or fifteen, the area hasn't been rezoned for more than single family. Chairman Root said this zoning accomodates single family, two family, or multifamily if recommended by the Commission and Council. Lois Babich said Dr. Dimant was turned down--might as well change prospective of the harbor line. Boat traffic is a concern. It's a choice piece of property and it's not fair to place five familys here--if we let this in Dr. Dimant will come in and Standard Oil is for sale--what then?

Chairman Root said the three contiguous property lines are not represented. Mr. Goodno said not necessary. Site Plan follows variance, then building permit issued. Kae Paterson was of the opinion they should look at this particular problem. Allan Bucholz asked if there was enough space to go two stories. Mr. Huber said yes. Mr. Bucholz asked if three stories was to pull it in more. Answer again was yes. Mr. Bucholz then asked if there was any option if all the requirements were met. Kae Paterson read the zoning of this area and said they give no guidelines.

she was told
 Mrs. Babich said aren't we your guidelines? If we change it there it's going to change the whole harbor. Mr. Short of the audience said if it doesn't meet the square footage, why does it have to be argued. It had been figured earlier the 21,000 sq. ft. figure was about 11 sq. ft. short of allowable for five units. Mr. Huber said they are asking the variance for height not square footage. There is a property owner involved you have to consider--zoning does allow that type of usage. Maurine Goldman said she didn't know until recently this area had been rezoned. → It must have been an oversight, but she was not informed. Mr. Robert Chapman of Harborview Drive said his concern is the number of cars going back and forth and thought it not for the good of the people.

Kae Paterson suggested to postpone and look at the options. George Borgen said parking spaces were completely off the road--they must take an over all picture and look at what the owner could do in the height variance was not passed. Mr. Jim Wicks of the audience suggested a show of hands for and against the proposal.

Kae Paterson MADE A MOTION to continue until the next meeting, March 7, and all walk the property with the plans available at the Town Hall for all to look at. George Borgen SECONDED. MOTION CARRIED.

George Borgen suggested the local people look over the area also. Lois Babich asked what must be done to get this area back to the original zoning.

CROTTO VARIANCE (Cont.) Mr. Crotto went over previous meeting for members not present. He again presented house plans to the Commission. It was indicated Mr. Weeks, neighbor protesting last meeting, had approached Mr. Root with no objections to the planned construction. He had then left, he was ill. Mr. Crotto was curious as to existing grade criteria. He indicated there was a 15' setback variance that would have to go before the Commission also. Mr. Root said this is a unique problem and Kae Paterson agreed.

Kae Paterson MADE A MOTION to approve and recommend to the Town Council because it's a unique piece of land if if grade hadn't been cut out they wouldn't need a variance. George Borgen SECONDED. MOTION CARRIED.

Minutes of the previous meeting were approved as corrected.

George Borgen MADE A MOTION to adjourn. Carole Chalk SECONDED. MOTION CARRIED.
 10:25 p.m.

PLANNING COMMISSION MEETING - March 7, 1978

Present: Glenn Behnke, John Gilich, George Borgen, Carole Chalk and Kae Paterson

Absent: Cecil Root and Allan Bucholz

HUBER VARIANCE (Continued) Drawings were presented to the Commission. John Gilich had been absent in the previous meeting and asked Mr. Huber if they planned to extend the construction beyond the existing wharf. Mr. Huber said no--partial would be floating dock instead of standing on piles--probably from the last two pilings. He went over the drawings with the Commission. John Gilich asked about any objections from the City, since the City property abuts this. Wayne Goodno said there is nothing on record. John Gilich asked about the access. Mr. Huber showed him two entrances on the drawings and pointed out the parking area. John Gilich mentioned the City had once planned a park in this area. Wayne Goodno said the City plans just took in the right-of-way and they had decided it would be out of the way for a park and they would be unable to police the area properly. Carole Chalk brought out multifamily on the water could be requested to leave public access to the beach. Mr. Tom Morris of the audience said this property is private and individually owned. There is a sheer bank on this property and better public access could be made on City property.

Glenn Behnke asked for opposition from the audience. Mr. Morris was of the opinion there must be none because of the conspicuous absence of the objectors of the last meeting. John Gilich said he has concerns over the multiple concept and interference with boats. He doesn't know if he can live with the multi-family plan. Mr. Huber said this is the Commission's chance to set a precedent as to new construction on the water. If this doesn't go through, they will be forced to build side by side, instead of the present plan with greenery on both sides. Proposed is like the housing in this area. Glenn Behnke stated it would be better to go higher and have more greenery. John Gilich suggested they meet with the Council to determine the need in this area since the idea of a park had been mentioned before. He also asked why Huber didn't buy the City property and go another route. Glenn Behnke said people are dependent on this City property to get to netsheds and homes on the beach in this area.

John Gilich MADE A MOTION this request for height not be allowed at this time, because of the impact of a multi unit at the mouth of Gig Harbor, and concerns of wharf and boat traffic patterns as well as public access.

Mr. Morris, of the audience, said the tax base would be less. They would have to build two structures on this property. He can't see why the public wants this for access--the land doesn't lay right. It's a delay and delay is dollars. It will be the pride of Gig Harbor.

George Borgen SECONDED. First vote was split 2 to 2, but when wording of the motion was gone over, MOTION CARRIED.

FRISBIE VARIANCE Monty Hester spoke with the Commission and had this variance postponed until April 18 at 7:30.

CROTTO VARIANCE Nick Crotto drew a sketch of the property at 9218 Milton Avenue. He has recently obtained a height variance on this property. He explained that he needs a 15' setback variance on this property to make a view of Gig Harbor.

CROTTO

He brought out his only access is an easement through the property in front. Instead of the 30' setback he would like to make it 15'. He explained the layout of the property to John Gilich, who was absent when his variance for height went through. He pointed out the route of natural drainage to George Borgen when asked. Opposition was asked for. Mr. Weeks, of the audience, owns the property in back of this lot and was curious what this would do to his view. He finally decided he won't know until the property is built on.

George Borgen MADE A MOTION to recommend this variance to the Town Council. Carole Chalk SECONDED. MOTION CARRIED.

Minutes of the last meeting were read and stood approved as corrected.

BUJACICH CONDITIONAL USE PERMIT Property is at 3625 Harborview Drive. Mr. George Bujacich presented the plan to the Commission. He needs permission to do what he is doing now, which is the processing of raw fish for fertilizer. He stated this is a one day a week processing with only about 4 hours of grinding. There is some noise. The fish used are hake and scrap fish. They are fresh fish with no odor. If there was odor it would indicate spoilage in the fish which would make it unusable. George Borgen asked how many people were involved. George Bujacich answered four. Carole Chalk asked if there was any waste. Answer was no.

Major point

Any opposition was asked for by Glenn Behnke. Mr. Tony Franich of 3702 Harborview Drive said his property is being devaluated because of the fish fertilizer plant across the street. There are large numbers of seagulls, much noise, and he was concerned about the use of chemicals which were probably dumping into the harbor. He asked since the conditional use permit was being asked for is the plant now legally operating. Glenn Behnke explained this is why he is applying. Mr. Franich asked again, is he legal? George Bujacich explained he is in a Commercial Zone, and didn't think he needed a permit. He supposed he was not legal. Mr. Franich said if he wasn't legal, then why did the Mayor allow it? Question was directed to Mayor Jake Bujacich. The Mayor indicated the situation had been brought to his attention about ten days ago. He also had believed since this area was zoned Commercial a permit was not needed. He checked it out and when it was found they were not legal he asked them to get a permit. George Bujacich said he had a permit for the business. It is in the experimental stage, not manufacturing every day, and only four batches had gone through since March of last year. Maria Ivanovich, resident next door, said it looks like a junkyard. There's lots of noise, birds, and she has no privacy. Mrs. Franich said Mr. Bujacich is not in good faith putting in his fertilizer plant. He first had a marina without a permit and then applied for private moorage. It means extra traffic and now it's a fish factory. George Bujacich said there is not a bad problem with seagulls. The first time they unloaded, some fish fell overboard and since then they have been more careful. There are no chemicals used, just a perfume for the odor. Glenn Behnke asked him about the noise. George Bujacich said they only operate the grinder about three or four hours a week. It's a high speed machine with a whiny noise that could be suppressed by building shielding around it. Mr. Bujacich was asked would there be an increase in the trucks needed for the fertilizer. Mr. Bujacich said as the business grew they would probably need more and bigger trucks to haul it out. Mrs. Ivanovich said they were there already. Kae Paterson asked what the lot size was. George Bujacich answered over 14,000 square feet. Glenn Behnke said he had been there and there was absolutely no odor. It was a humming noise and they only do it 3 or 4 hours a week. Kae Paterson asked if they could

BUJACICH

go down and see the operation. George Bujacich told her yes, he could also run the machine so they could get an idea of the noise. December, January and February would probably be the only months affected by the operation. He also explained his is not a marina, no one pays moorage.

Nick Babich, partner in the venture, said his is the only purse seiner on the dock. He thought it would only take 2½ hours to grind a batch and would probably be only three months affected. 20 hours a year possible grinding was his estimate. He mentioned there were more seagulls present when they cleaned the fish off the boats than were present with the fish fertilizer plant. John Gilich said he had seen it and thought others should go down and see it. He mentioned safeguards should be maintained. Glenn Behnke said the neighbors and others should make arrangements to view the plant. It was clean with screens inside and was immaculate.

George Borgen MADE A MOTION to postpone two weeks so all could look at it. John Gilich SECONDED. MOTION CARRIED. Glenn Behnke set it up 8:30 p.m. on March 21st.

Glenn Behnke referred to a letter from the Town Council regarding zoning and height. They concluded existing grade is the grade now--even if changed in the last six months. It was revealed a permit was needed in order to grade.

John Gilich MADE A MOTION to adjourn. Kae Paterson SECONDED. MOTION CARRIED. 9:54 P.M.

J. Avery

PLANNING COMMISSION MEETING - MARCH 21, 1978

PRESENT: Chairman Cecil Root, Glenn Behnke, George Borgen and John Gilich

ABSENT: Carole Chalk, Allan Bucholz, Kae Paterson

As the Castelan Hearing had been postponed, the minutes of the previous meeting were read. They stood approved as corrected.

Chairman Root brought up the fact people postponing meetings should have to go through proper channels once more, so as to notify all concerned and cause less delay for the Commission. Gentleman from the audience suggested a time limit could be set up.

Chairman Root originated a motion that the Planning Commission hereby resolves that when an applicant for a variance, conditional use, shoreline permit, or other factor involving a public hearing requests his hearing be postponed, that a new date shall not be set until the hearing has been readvertised and interested persons notified of the date of the new hearing. Glenn Behnke SECONDED. MOTION CARRIED.

Memo from the Town of Gig Harbor to the Commission was read regarding naming of three streets.

George Borgen MADE A MOTION the street known as Tyee, Spring, Chinook and Coho be made Chinook. Glenn Behnke SECONDED. MOTION CARRIED.

George Borgen MADE A MOTION the street of Grandview marked 3 on the map be named View Place. John Gilich SECONDED. MOTION CARRIED.

Glenn Behnke MADE A MOTION the street adjacent to Scandia Guard, bearing #99, be changed to Ringgold. George Borgen SECONDED. MOTION CARRIED.

Commission then discussed the definition of basement. Glenn Behnke read Section 17.04.120 and said it covers this question with the last sentence. Definition is anything 50% below grade and any questions or abnormalities should come before the Commission. Question of existing grade was again discussed and it was suggested the town attorney draw up information covering the situation.

Glenn Behnke MADE A MOTION to turn notes on height problems over to the City Attorney with the request he draw up a draft of proposed changes in the ordinance and submit it for Planning Commission consideration. John Gilich SECONDED. MOTION CARRIED.

BUJACICH CONDITIONAL USE PERMIT (Continued)

George Bujacich was present to explain the Conditional Use Permit and stated he had presented everything at the last meeting but was glad to answer any questions. Mr. Dave Swift, part of the business but not of the property ownership, spoke and said there is no evidence of the fertilizer plant from the street and it can't in any other way be identified as a fertilizer plant.

When Chairman Root asked for objections, Mrs. Franich said she opposes with the same reasons as given in the last meeting.

George Borgen asked Mr. Bujacich what is done with the fertilizer. Mr. Bujacich said it is a liquid concentrate. He has kept the last batch in the tanks for everyone to see.

He said use is one tablespoon to a gallon of water and the whole fish is used in the process. Chairman Root asked if the bottling was done on the premises. Mr. Bujacich answered yes--it is put in plastic containers. George Borgen asked if this was plant food. Mr. Bujacich answered yes. Mr. Borgen said the name fertilizer is a detriment and suggested maybe the wording plant food could be used. Mr. Bujacich said at the moment there are 1,000 gallons there with no odor. He further explained they haven't changed the dock in any way. John Gilich asked Mrs. Franich if her objection was because of the fertilizer name. Mrs. Franich said it's just the idea of that kind of plant. John Gilich suggested a conditional use which asks for safeguards and that a review be made of this plant with an eye to relocation when a larger plant is needed. It was suggested the time potential and water access for moving this product be looked at. In this limited capacity, it's fairly consistent with the Harbor fishing concept. John Gilich asked if there is a time frame. George Bujacich said it runs two to three months and there is no room at the present site for expansion. They would have to move to a bigger area. George Borgen asked what if it ran for five years and they sold it--what if a yearly review was made--safeguards are necessary. Discussion followed as to what kind of review was needed, could the name be changed, and the fact it is a family operation type of business.

Glenn Behnke MADE A MOTION to approve this requested Conditional Use Permit and recommend it to the Town Council to be limited to the Gig Harbor Fish Company and at the end of each year the Town Council is to review the operation to see if it has become objectionable. George Borgen SECONDED. It was mentioned by John Gilich the plant is consistent with water front usage but has noise and there is no odor. The Town Council should be made aware of the objections to noise and traffic. MOTION CARRIED.

George Bujacich asked for clarification between waterfront and commercial zoning. It was explained by the Commission Waterfront can be restaurants and water related business, but Commercial covers just business.

Glenn Behnke MADE A MOTION to adjourn. George Borgen SECONDED. MOTION CARRIED. 9:02 PM.

J. Avery

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PLANNING COMMISSION MEETING - April 4, 1978

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

ABSENT: George Borgen

John Hodges, new assistant for the City of Gig Harbor was introduced to the Commission.

McGUIRE VARIANCE Property is 6,000 square feet zoned R1, and is on the corner of Dorotich and Ross in the Melville Platt. Land is 120' on the Dorotich side and 50' on the Ross side. Mr. McGuire was present and stated there is a 20' setback required from the street with 8' from the adjoining lot. This would only leave him 17' on which to build. He requests 16' setback on Dorotich which is a variance of 9'.

John Gilich asked him if this would be consistent with the other homes. The answer was yes. Chairman Root said there is a grandfather clause which applies to this property. This was platted before zoning. Chairman Root asked for an explanation from Wayne Goodno. Wayne said the rear yard setback is 30', not 25. If he is fronting on Ross the rear would need a 30' setback. Ordinance 17.16.050 was read governing same. John Gilich asked if the front was on Ross. Answer yes. Carole Chalk asked Mr. McGuire would his house be 26' wide. Mr. McGuire said yes. Observation was made this is very narrow.

Chairman Root asked for any objections. None were given.

John Gilich MADE A MOTION to accept this proposal and recommend it to the Town Council as the houses on Ross Avenue are no problem, setbacks are consistent with other homes on the avenue, it is not detrimental to local character and it conforms to setback and house to be built is not inappropriate. Glenn Behnke SECONDED. MOTION CARRIED.

At this point minutes of previous meeting were read. They stood approved as read.

Since there were a few minutes before the next hearing, Chairman Root advised the Commission the Town Council was pleased at the prompt response to the street naming. Basements will be handled as requested. He brought up the fact there is no existing setup for apartments larger than 4 units other than R-3. B-1 zoning should be changed or a new zone for apartment houses should be set up. He asked for comments from Wayne Goodno. Wayne said he would like to add there was no ordinance or zoning governing or allowing condominiums either. They need one to sanction or deny and explain where they would be allowed. Wayne said he would like to see an ordinance formulated. Kae Paterson said the ordinance refers to multifamily dwellings and the assumption was this would pertain to condominiums. The Commission agreed there was very little difference between apartments and condominium--condominiums being more individual. Glenn Behnke suggested they start an R4 for apartments and condominiums.

FABRE REZONE Douglas R. Fabre was present to speak. He wants his land to be General Purpose instead of R1. Property is at 4406 Rosedale Street. He wants to construct a five unit apartment, one story. He explained this five unit complex would act as a buffer between residential and the large apartment complex that is going in to the West. He said his land is partially zoned general already--a little less than half. He explained his drawings to the Commission. Kae Paterson asked how large the units next door would be. Mr. Fabre explained they were to the West and Wayne Goodno stated there would be six 4/plexes in two story formation.

John Gilich said they have turned general across the street into R2. He wouldn't want to allow expansion of general zone. Glenn Behnke stated with R2 he could still build multiple dwellings but no cement plant. Kae Paterson said he would have to reduce his number to four. Glenn Behnke asked how many square feet in the property. Answer - 29,577 with the easement. Chairman Root said there were only 23,507 in one block on one side of the easement. It was explained the easement cuts through the property and leaves 10' on the other side for Mr. Fabre. Chairman Root asked what this would do to the property in back. Mr. Fabre stated his plans were for one duplex and one triplex. Chairman Root asked for comments from Mr. Goodno. Wayne said he doesn't know the access to the rear property. Fabre pointed out land released for easement. There is a 20' easement with 10' of his property on the other side. Wayne advised it has to be a recorded easement. Kae Paterson observed a block 100' X 180' would be the property looked at. Glenn Behnke asked if the easement could be counted in the square footage. Wayne said if the easement was granted before Fabre bought the land then it belongs to the Andersons behind. John Gilich said the easement and square footage was a question and expansion of the general zone also.

Wayne Goodno said the general zone could be changed to R2 as a lower zone--it was acceptable--and the R1 could be changed to R2 also. Chairman Root asked for any objections. There were none.

Glenn Behnke MADE A MOTION to continue the hearing until the next meeting and in the meantime ask Mr. Fabre to change with the Town Clerk the zoning from General to R2 and get easement data to Wayne Goodno so he can figure out the square footage and supply drawings of R1 and General on this property. Chairman Root advised before the plans come to the Commission the Town Clerk and the Building Inspector should check them for differences from zones under consideration and give their clearance. The Building Inspector has not been made aware of some of these plans. Chairman Root reas Code 17.56.020 (a) and (d) governing same. Kae Paterson SECONDED. MOTION CARRIED.

STANCIC VARIANCE Property is at 3709 Cellar St. and consists of 12,000 square feet. Marion and Judith Stancic were present and requested variance in rear yard setback. They want to build a workshop and one car garage. Mr. Stancic said this is on his back side--the West--and the neighbor suggested he go up to the property line to build. Chairman Root asked if there would be any clearance. Mr. Stancic said couple of feet--he could go to the side legally and build, but it would block the neighbor's view. There is an open carport already there. It was brought out he is only 18' from the property line in the first place. John Gilich suggested two feet would not be enough clearance with a solid building. Chairman Root asked for any objections. Mr. George Weeks was present and ran down his list of appearances before the Commission and the Town Council. He said his property is going to be affected and asked for comparison of properties. After lengthy discussion there was

no objection from Mr. Weeks. John Gilich said he is concerned because the new construction is so close to the property line. In commercial zoning they allow to the line, but this isn't commercial--there is no sense of emergency and it causes infringement on development. Allan Bucholz agreed with John but said if all parties are agreeable it could be done, however, it sets a precedent and could cause a problem. He suggested maybe 3 or 4 feet from the line. It was determined the area concerned was not rear yard and was considered side yard which only takes an 8' setback. It was brought out the house is non-conforming already. Stancic said the house is 10 years old. John Gilich was of the opinion an open space should be allowed.

John Gilich MADE A MOTION the variance be granted and recommended to the Town Council a 4' setback be observed with allowance to build within 4' of property line. Allan Bucholz SECONDED. MOTION CARRIED with Kae Paterson abstaining.

Glenn Behnke MADE A MOTION to adjourn. John Gilich SECONDED. MOTION CARRIED 9:17P.

J. Avery

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Approved as read

PLANNING COMMISSION MEETING * April 18, 1978

PRESENT: Chairman Cecil Root, John Gilich, Carole Chalk, Kae Paterson, George Borgen
Allan Bucholz

ABSENT: Glenn Behnke

FRISBIE HEIGHT VARIANCE Mr. Monty Hester was present to represent Mr. Frisbie. The property concerned is at 9721 Woodworth Avenue. Mr. Frisbie desires a 17 foot height variance. Mr. Hester said Mr. Frisbie is actually seeking a 9 foot variance. This is not a basement building and 15 feet is allowed on this particular type. It is on the Peacock Hill with a gentle slope in front to Peacock Hill. No views would be affected by this. Other homes on this road have 3 to 5 foot variances. It would allow for better view and sewer access. Mr. Frisbie has chosen a particular design and needs the variance to follow it. There normally is a 25 foot setback and even with this, the view would not be obstructed and the neighbors would not be affected.

There was a James Madden communication in the file regarding the height variance and indicated it would be agreeable with a different setback. Jim Hanson said 20 feet additional setback would be more desirable. Ralph Hinderer, of the architectural committ, said the covenants in the plat pose a problem.

John Gilich said setback seems a major concern. Mr. Hester said this is just a height variance. Kae Paterson asked how deep is the lot. Mr. Hester indicated it is 211 feet deep and 110 feet wide. The remark was made by a person in the audience the north lot would not be affected if a setback of 25 feet plus another 20 was observed. Mr. Hester indicated there was no sewer problem at present. The Architectural Committee was present -- Ralph Hinderer and Dennis Shade. They said the setback should be settled first before the variance is allowed.

Chairman Root asked for any persons in favor. None were present. Any objections were asked for and three letters were read from the file. James Madden had submitted one and the Architectural Committee objected unless stipulations were met. It was signed by Mr. Hinderer, Mr. Madden, and Mr. Hanson.

Chairman Root asked if other houses in this area have received variances. Mr. Goodno said yes and they have been in the neighborhood of 5 feet. Chairman Root asked if this much variance would make it compatable. Mr. Goodno said yes. Mr. Dennis Shade said the height will deter from the uniformity of the neighbors. There is no more than a 5 foot variance for the rest of them. Mr. Allan Bucholz asked if they could bury the house 5 feet. Mr. Hester said the covenants provide for a two story--specifically for 9 foot variance. People are drawing a conclusion regarding detrimental effect. Mr. Hester checked with Mr. Allan, of the audience, to see how steep the slope of the property is. Mr. Allan indicated it is a very gentle slope and Mr. Hester indicated Mr. Frisbie would like to leave the trees on his propert if at all possible. John Gilich asked if the land was more unique than the neighbors. It was indicated the land to the North has a steeper slope. John Gilich said if the house and not the land is the issue he can't go with the request. Mr. Borgen said it's a matter of taste. He sees nothing wrong and doesn't think it would hurt the value. Chairman Root said he had looked at the property and the land lies the same for the houses. The main floor is even with the street and gives a level appearance. A 5 foot variance for Mr. Frisbie would be harmonious.

John Gilich asked Mr. Hester about the plans observing the covenants and said the homes already built haven't spoken to them. Wayne Goodno indicated there was a problem if too deep with the sewer.

Kae Paterson MADE A MOTION to recommend the variance with a maximum of 9 feet with the stipulation construction would be no more than 2 feet higher than the existing houses. Allan Bucholz SECONDED. MOTION CARRIED with John Gilich voting NO.

CASTELAN SHORELINE DEVELOPMENT (Cont.) Mr. McGoffin, representing Mr. Castelan, gave a short review. He pointed out the application is a two phase situation. The first is the existing facility--presently on the property, and the second is the alternate plan. There is zoning which allows this type of development. Purse seiners and gil netters are to be accomodated here. The second phase is needed moorage for sailboats and pleasure craft. State leases were given as one of the reasons for postponement. The area spoken of is Tract C--inside area of existing floats and water between there and the outside water line--they see no problem. He indicated both plans allow access by water to docks on Lots 3 and 4. They have to start somewhere. In reply to the needed items as listed by Mr. Hester, he said they will meet the requirements as the time elapses--they can't put everything in a dollar outgo.

Kae Paterson asked how many gil netters and purse seiners were presently there. Mr. McGoffin said 7 gilnetters and 2 or 3 purse seiners. during the season there is moorage for 7. Kae Paterson asked how many small boats would be moored on the additional moorage. She was told 24 or 26 and it would still leave room for purse seiners and gilnetters.

Chairman Root asked for anyone in favor. None. He asked for objections and Mr. Monty Hester was present to speak for Dick and Carolyn Allen, Perovich's and Lena Bujacich. He said no problems had been solved except an extensive application made. The Shoreline Management Program provided a permit can only be had if the stipulations are met. Page 20 explains the approval. Nothing has been submitted to the Commission. The Environment Assessment has not been satisfied. There has been complete failure between the application and the Shoreline Master Plan. The navigation rights of his clients have been restricted. Carl Perovich has a 122 foot fishing boat to be possibly tied at his dock when it is renovated. The applied for prevents navigable waters.

Carole Chalk asked the duration of the state lease. Answer was 10 years with extension. Chairman Root asked if the objection was to the existing as well as the proposed. Mr. Hester said they are opposed to continuation of unpermitted float. Chairman Root asked about repair of bulkhead. Mr. Hester said in front of his property--that's wonderful--he can repair it.

Mr. McGoffin said the state lease extends in front of Lot 3 and 4 and provides Mr. Castelan with rights. If there are other ordinances he is sorry for not adhering to them, but they have met the Shoreline Master Plan.

Letter of February 8 from John Bujacich expressed objection. Chairman Root read portion of Shoreline Plan regarding consistency of plan. John Gilich said second class tide-lands and two parts are being leased. Access to dock is mandatory. There has been trouble with harbor lines before--it squashes ownership to the west. Compromise must be retained and he can't buy the second project. Waterfront should be protected. If the land is leased already--access should still be retained.

George Borgen MADE A MOTION they should recommend to the Council that existing dock at right angles to the shoreline be approved with replacing the bulkhead. John Gilich SECONDED. George Borgen MADE A-MOTION to turn down the second phase. John Gilich SECONDED.

Discussion followed--Kat Paterson made the observation it doesn't allow enough access to get seiners in and turnaround. She said she would go for a third or a half of the proposed if it was primarily for fish boats. Carole Chalk said no information regarding parking and additional planning had accompanied the plans. MOTION CARRIED.

UDDENBERG REZONE Mr. A. Keith Uddenberg desires to change zone from R1 to E2 at 7520 Soundview Drive to construct a business office. This is a long narrow strip. The land varies from 40 feet to about 100 feet. Part of this has been excavated. George Borgen said R1 to E2 is a big jump--why? Kae Paterson said she would be more comfortable with RBL. Chairman Root indicated it requires a site plan. Kae Paterson said RBL requires 25 foot front yard. 17.28.070 D2A was read. The books did not appear to be the same. July, 1977 did not specify this information. Mr. Uddenberg said he doesn't want too large a front yard. He had no architectural sketch.

George Borgen MADE A MOTION to recommend RBL zoning to the council so he can go ahead with his plans. Kae Paterson SECONDED. At his point objections were called for. Maurine Goldman asked clarification regarding rezoning. Her property is near and she wanted to know if the value would be affected. John Gilich explained there has to be a residential concept in RBL. Maurine Goldman asked if a copy of the zoning was available and she was told yes. Mr. Jim Winch of 7601 Soundview said Mr. Uddenberg has already used this as commercial. He expressed concern over what was going to go in there. MOTION CARRIED.

Mr. Fabre was present and was under the impression his hearing was continued. He was informed he would have to be readvertised. He asked to be informed of the new hearing.

John Gilich MADE A MOTION to adjourn. Allan Bucholz SECONDED. MOTION CARRIED. 9:33 p.m.

PLANNING COMMISSION MEETING - MAY 2, 1978

PRESENT: Chairman Cecil Root, Carole Chalk, Kae Paterson and John Gilich

ABSENT: Glenn Behnke, George Borgen and Allan Bucholz

As no one was present at 7:30 for the Markovich variance, the minutes of the previous meeting were read. They were approved as read.

MARKOVICH VARIANCE Property in question is 3419 Harborview Drive. Chairman Root indicated there are three signs to be considered in this variance. Building in question houses law offices. Two letters were introduced. One was from the building inspector and indicated no objection. The other was from Mariah Ivanovich and did indicate an objection.

John Gilich MADE A MOTION to continue the hearing until next meeting. Kae Paterson SECCNDED. MOTION CARRIED.

FABRE REZONE Request is for a change from R1 and General to R2 at 4406 Rosedale Street. Mr. Doug Fabre was present to review his request. Letter from the Building Department of Gig Harbor indicated Mr. and Mrs. Anderson have filed a short plat on the property to the South. They recommend no more than a four-plex with a 30 foot easement to the property south of Mr. Fabre. Mr. Fabre stated his would be a low profile building and good for the area. Mr. Anderson has indicated they can get together on the 30 foot easement.

John Gilich went over the situation of the 30 foot easement needed to get to the land to the South of Mr. Fabre. There is a 20 foot easement presently deeded to Mr. Anderson and Mr. Fabre owns the 10 feet on the other side. If the ten feet were added to the 20 foot easement then it prevents a five unit complex and Mr. Fabre would have to settle for a 4-plex. Kae Paterson explained the process to Mr. Fabre. John Gilich said application for R2 is consistent and R2 is an acceptable zone consideration. Kae explained if the Commission recommended R2 Mr. Fabre could build a 4-plex, but with that square footage, he would need a variance to build a five unit.

Chairman Root pointed out the need for roads in this area and indicated land spoken of on map. He said the problem of roads in this area could change when the new roads were built.

Mr. Anderson was present with a copy of the short plat for the land to the south. He is changing his area from two lots to three lots. His zone is general and will remain the same. Kae Paterson asked if Mr. Anderson was building multifamily or residential. Mr. Anderson told her he is building multifamily with one 4-plex and one duplex. At this point Chairman Root, Mr. Anderson and Mr. Fabre went over the map and drawings of the area. They tried to work out the problem of square footage in relation to the easement and decided Mr. Fabre would only be able to build a 4-plex with the available square footage. Wayne Goodno was consulted and asked how much was necessary for a triplex. He indicated 15,000 sq. ft. was necessary for a duplex, but could build even a 4-plex if 4,000 sq. ft. per unit. Discussion regarding use of easement followed. Mr. Anderson indicated his land is general, but he would have no objection to a change to R2 if it would still accomplish what he is planning. Rezone would be no problem. Chairman Root asked if a site plan is required on this and Wayne Goodno answered yes.

Chairman Root asked for objections, and there were none.

John Gilich MADE A MOTION to recommend R2 for the area presented. Kae Paterson SECONDED. MOTION CARRIED.

SKANSI VARIANCE Mr. John Paglia was present to represent the Skansi brothers with a request for 75' variance in the parking code of the City of Gig Harbor, 17.72.050 (B). Parking variance is to be used in constructing a marina located at Stinson Avenue extended. Mr. Paglia indicated there is a revised Corps of Engineers application combining the Skansi property with the Gilich property to provide for an 81 moorage marina at this location. The bulk of the parking would lie at the base of the hill. The property is zoned W3, highest density permitted and they can get 34 parking places on the site. This leaves 47 off street parking stalls needed. There are 10 acres across the street--175' not 100' away as called for in the code. Mr. Paglia presented sketches of the area and stated it is not known what will come out of the Corps of Engineers--they need permission before they proceed. He stated it will not be covered moorage, will not off set the environment and will provide some fishing moorage for local use. He pointed out most communities in the area have 2 moorage stalls for one parking spot.

Kae Paterson expressed concern over walkways--property is on a curve. Mr. Paglia said there is a pretty good straight stretch and maybe a caution light would slow traffic down. Mr. Skansi spoke and said experience at the other marina site would indicate the 34 stalls would be adequate 90% of the time. The upland would not be used that much. Mr. John Gilich was of the opinion it was not the 175' being looked at but the concern of pedestrian crosswalk as the biggest problem. Mr. Paglia said there is the same problem in other areas in Gig Harbor. He pointed out the variance is for 75', not the pedestrian crossing.

Chairman Root asked for any opposition from the audience. A letter from the Building Department was read and in response Mr. Paglia pointed out the property will not lie fallow forever. Not all of the 10.79 acres will be used for parking. As far as the vehicle conjection is concerned--something will eventually be happening with this property. Chairman Root asked if the Shoreline Substantial Development Permit had been applied for. Mr. Paglia said no, they are working in steps because of the expense. John Gilich indicated he felt it is consistent with waterfront usage and they should allow it to go through. Marina approval would not be a consideration at this point. Mr. Paglia said this is 295' of waterfront with 10,000 square feet but not enough room for parking. 34 moorages on 295' is ludicrous. The Tarabochia/Ancich situation was approved and parking was not even defined.

Pat Jerkovich from the audience was curious just where the proposed was located. Her property is in the same area. It was pointed out there would be trees and a buffer zone between the parking and the residential in the area. Discussion between Paglia and Jerkovich followed as the property situation was explained to her. Kae Paterson asked about parking on R1. Wayne Goodno said it is acceptable.

John Gilich MADE A MOTION to recommend the variance to the Town Council as being consistent with waterfront usage. MOTION DIED for lack of a second.

Kae Paterson MADE A MOTION to recommend to the Town Council the variance be denied based on the fact, though it is a narrow piece of property, there is not that much of a hardship. It could be used for other purposes. MOTION DIED for lack of a second.

Mr. Paglia made the decision he would just as soon go next week to the Council as was already planned--but without the recommendation of the Commission. He said to postpone this would be unnecessary delay. Chairman Root declared the matter closed.

Mr. Paglia expressed displeasure at the Commission for not being able to come to some sort of decision.

John Gilich MADE A MOTION to adjourn. Carole Chalk SECONDED. MOTION CARRIED 9:31 p.m.

J. Avery

PLANNING COMMISSION MEETING - MAY 16, 1978

PRESENT: Chairman Cecil Root, George Borgen, Allan Bucholz, Glenn Behnke, John Gilich, Carole Chalk and Kae Paterson.

ABSENT: NO ONE

HILDEBRAND SITE PLAN Property is located at 5700 Soundview Drive. Site Plan is a continuation of several already before the Commission. Law of Gig Harbor requires no more than 10,000 square feet can be put through at a time. Mr. Hildebrand stated this will mean completion of the mini-warehouses on the property. They are surrounded by greenbelt. He expressed concern over this stipulation of 10,000 sq. ft.

Chairman Root asked for objections or comments from the Building Department. There were none.

Glenn Behnke MADE A MOTION to recommend the Site Plan Review to the Town Council as they find it is in giving with the rest of the buildings up there and a completion of the project. Carole Chalk SECONDED. MOTION CARRIED.

MARKOVICH SIGN VARIANCE (Continued) Mr. Denny Andrews, partner of Mr. Markovich, was present to review the request. Property is at 3419 Harborview Drive. It is approximately 15,000 square ft. and zoned W1. Letter of objection from Mrs. Ivanovich was again read. Mr. Andrews said the sign is approximately 8 feet over the ordinance. The main entrance has been changed and one sign needs taken down. The sign would be 24 sq. ft. and the ordinance is 16. This would result in a variance of 8 feet. There would be no more than 3 square feet on the other sign so total variance would be approximately 12 sq. ft. He explained it would be a beige sign with black lettering--no neon. John Gilich asked how many signs? Mr. Andrews said two. It was pointed out three were indicated on the plans. Kae Paterson asked if this was zoned waterfront? Wayne Goodno answered yes.

Chairman Root asked for any opposition. None was voiced. Building Department also had no comment.

George Borgen MADE A MOTION to recommend the variance to the Town Council pertaining to the identification and entry sign with the stipulation the third sign shown on the plans be voided and initialed. Glenn Behnke SECONDED. MOTION CARRIED with Allan Buchold voting NO.

NORTHVIEW PLAT Final surveyor Nels was present to review the information. Chairman Root asked him if there were any changes. He said there was some change in the street names. Glenn Behnke asked if there was anything said about a sidewalk. Streets that were changed were discussed. Amber Lane is now Hopkins Place, Bay is now Insell Avenue and Century Drive is now Moline Lane. There is a screening easement on Stinson. Chairman Root asked if the streets were paved. Answer from Nels was yes. Discussion followed as to how much of the road was paved. Kae Paterson expressed opinion she would like to see a walkway over Moline as she thought it would later tie into Pioneer. Nels made the statement Glenn Sherwood has approved the construction drawings and the construction drawings have the street plans detailed on them. The Commission expressed concern because the streets did not appear to be wide enough. John Gilich asked if all the 60' shown was being used. Nels answered no. George Borgen thought they should require sidewalks. Nels answered sidewalks were not a condition on the preliminary plat. Jim Kors, planner, has met with Glenn Sherwood and as far as he knew, all the requirements had been met.

John Hodges, of the Building Department, said the preliminary requirements have been met as stated by the surveyor. He said it is up to the Council on the subject of sidewalks. Nels said wouldn't this normally be a condition of the preliminary plat. Providing for them now would be a large and additional expense at this time. Mr. Hodges indicated the \$87,000 bond has already been posted. Final assessment has not. Nels said the bond was worked out on the expense shown and sidewalks will make the bond a larger sum. John Gilich told him he would not be penalized, probably, under the circumstances. Chairman Root read the bond. Kae Paterson wanted to know who sets the amount of the bond.

Glenn Behnke MADE A MOTION to recommend the final plat of Northview Subdivision to the Town Council and find it agreeable with the strong recommendation sidewalks, if possible, could be provided on Insell Street and Moline Street. John Gilich SECONDED. MOTION CARRIED.

SKANSI VARIANCE (Continued) John Gilich MADE A MOTION to reconsider the request by Skansi for variance. Glenn Behnke SECONDED. MOTION CARRIED.

Property in question is at the bottom of Stinson extended. Mr. Paglia was present to review the variance. He drew a sketch of the area showing the property and the 75' variance requested. He stated the Shoreline Management Program states parking within a reasonable distance from property. He explained property is not in a flood plane as indicated in the last meeting. There would be adequate screening for the project and he again mentioned the density of use provided by the zoning W3. He proposed a crosswalk on Harborview. There will naturally be traffic and this will slow it down. There are erosion problems existing on the property as it is--it erodes into the Gilich walkway. He suggested since the zoning is W3, which is highest density, an uncovered marina is probably the least view obstructing of anything that could go in here.

Glenn Behnke said the street and the busyness bothers him. He suggested a left turn lane and caution light to be included with the crosswalk plan. Mr. Paglia said he thinks there is enough room for a left turn lane. Mr. Skansi spoke and pointed out the parking lot will seldom be full if the present marina is any indication. He said screening can be provided. He also pointed out what could go on that property could be worse.

Carole Chalk asked if it made any difference to Mr. Skansi if the people involved are Peninsula people. Mr. Skansi answered yes. He has approached the Port of Tacoma to subsidize this project. Glenn Behnke asked if there would be any excavating. Mr. Skansi answered very little.

Allan Bucholz MADE A MOTION to recommend to the Town Council to allow the variance for 75'. John Gilich SECONDED. Kae Paterson said she has thought about it and is still uncomfortable. She thinks adequate loading is a problem. John Gilich said the request for parking is consistent with the zone. MOTION CARRIED. Kae Paterson voted NO.

Minutes of the previous meeting were read and stood approved as read.

Letter ^{to} from the Mayor to the Planning Commission was read by Chairman Root. It concerned adopting a new ordinance for real estate exchange. Single family are selling as duplexes etc. and there is no enforcement. There is need for routing through the Building Dept. to make sure the codes are met. John Hodges pointed out other cities have passed similar ordinances. All structures would be covered. He said a Certificate of Compliance would be required and the fees varied from town to town. It was suggested a study session be set up to review several situations. *from John Hodges*

There was conversation regarding the sidewalk situation on the Northview Plat. It was the opinion of the Commission something should be done to assure sidewalks in necessary areas would be provided for. After some discussion, George Borgen MADE A MOTION to recommend to the Town Council all new development projects in the Town of Gig Harbor be required to include streets, gutters, curbs, and concrete sidewalks. Glenn Behnke SECONDED. MOTION CARRIED.

John Gilich MADE A MOTION to adjourn. Glenn Behnke SECONDED. MOTION CARRIED - 9:45 p.m.

J. Avery

PLANNING COMMISSION MEETING - JUNE 6, 1978

Present: Chairman Cecil Root, Carole Chalk, John Gilich, George Borgen and Allan Bucholz

Absent: Kae Paterson and Glenn Behnke

HUBER 5 UNIT CONDOMINIUM SHORELINE PERMIT Mr. Huber was present to explain his plan. He said they have complied with the zoning as it is 2 story and meets the 24' maximum. Sketches were described to the Commission and the audience as to what would be seen. He was present only for the Shoreline Permit. Said type of zoning encouraged multi-family and multifamily with access to the water.

Chairman Root asked for any objections. Mrs. Peter Babich of 7325 Soundview asked if last time before the Commission they were lacking footage. Mr. Huber said this is not a request for a building permit. Discussion followed as to square footage. Maurine Goldman of 7521 Soundview Drive asked what is Mr. Huber asking for if he isn't asking for a building permit or a variance--this had been denied twice before--what is the change. Letter on file of objection by Mrs. Goldman was mentioned by Chairman Root. Ms. Jean Chapman of 2808 Soundview Drive asked why Mrs. Goldman's question was not answered. Chairman Root explained Roberts Rules of Order prevented them from taking the direct approach to a question of this type.

John Gilich brought up the question of height. He said is the building in conformity to the height variation if the elevation is 48' from the basement floor. Mr. Huber explained the height is in relation to the water. Gilich asked if that was high tide, low tide or mean tide. Mr. Huber said it doesn't matter. He was told it does. Mr. Root asked Mr. Huber about the ingress and egress to the property. Chairman Root asked Mr. Goodno width of the road servicing and Mr. Goodno answered 60'. Mr. Gilich asked if the hill had been cut to satisfy height. Mr. Huber said last time the building was higher--a three story--now it is a two-story, but longer.

Wayne Goodno mentioned there is a netshed on the property. It is an existing structure and should have a 10,000 sq. footage sewer assessment. There are 23,000 sq. ft. in the property--this would leave only 14,000 sq. ft. He didn't see how Mr. Huber could get five units in there. Mr. Huber said the Code indicated living unit and the netshed added to the community. Mr. Gilich asked Mrs. Babich to repeat her objection. She indicated she had communicated with Mr. Paglia and Mr. Paglia said because of the netshed there doesn't appear to be enough sq. footage. She is willing to fight it. The holiday parking and traffic is a big problem. Mrs. Babich said there would be too many people in that area--not enough room--too large for the entrance to the harbor. The shed should stay. Mr. Huber said they are supplying 5 or 6 stalls for parking and garages. The zoning is for this type of use. They could put many other things on this property that would be less desirable like a restaurant, fish equipment sales, boat repair, boat launching, boat mooring--all of these could go in there. He said 9,000 sq. feet are required for the first dwelling unit and then only 3,000 for each additional. There is 40 or 50 feet on either side of the buildings. Mr. Gilich said the intent was not at fault. George Borgen said none of the mentioned businesses could go in there. Mr. Huber said the Code allows for them. Mr. Borgen said parking for anything that size would be a problem. Mrs. Goldman asked if the zoning was W1 why could a restaurant go into residential housing. John Gilich expressed fact he is sensitive about the impact. Building inspector advised question of square footage.

Allan Bucholz said he had no remarks about the netshed. He liked the project and said it doesn't appear too overpowering. These are five very expensive condominiums and wouldn't mean that much traffic. He had nothing against the plan. Carole Chalk said two parking stalls for each unit is as much as most houses have. Chairman Root said adoption of this plan is questionable and there is a possibility the area is not sufficient.

Mr. Huber discussed dominance of the shoreline, physical access and visual access, stated there would be very little view blockage. Landscaping would be done well, there are triplexes and four-plexes alongside this and it should be compared with the surroundings.

John Gilich said as of now there is no knowledge as to legality in the question of square footage, and many neighbors have complained.

John Gilich MADE A MOTION the proposal be denied as requested. George Borgen SECONDED. MOTION CARRIED with Allan Bucholz voting no.

Mr. Huber requested the specific policies governing denial be written up.

PHIPPS VARIANCE Mr. Steve Phipps of 4214 Harborview Drive requested a variance in height, amounting to 5 feet. ~~Variance~~ 17.160 states no higher than 24' with basement and 15' without basement. This is R1 zone. There are three acres behind the residence owned by the applicants and is sloping. View would not be a problem. It is right above the sewage treatment plant. He requests 29' total height. Mr. Phipps indicated the access is off of Harborview and an easement dated 1897 has been granted along with addition to reach the property. Mr. Phipps explained the drawings to the Commission. Mr. Root asked if there would be any hardship if the code was enforced. Mr. Phipps said the house couldn't be redesigned to fit. He is building that high for a view out of the loft. When the drawings were made, they weren't aware of the 24 foot restriction.

Allan Bucholz asked Mr. Goodno if there is any possibility of development above the site. Mr. Goodno said the property belongs to Phipps. John Gilich asked if the city proposed sewer was near here. Wayne Goodno said it was beyond this point. Chairman Root asked for anyone in favor or opposed. No answer. He asked the Building Inspector if there were any problems and Wayne said not at this time.

John Gilich MADE A MOTION to allow Mr. Phipps request for a 5' variance as the request is consistent and fair. Allan Bucholz SECONDED. MOTION CARRIED.

UDDENBERG VARIANCES Mr. Uddenberg's request concerned setback and height variances. Property is on Soundview Drive next to the bowling alley. Zoning is for R1. The area is not suitable as residential and office area is more desirable. Peninsula Shopping Center is the applicant. He would like to construct an \$80,000 office building and begin construction July 1. It would be one story with wood siding and shingle roof. Mr. Bob Davy the architect for Mr. Uddenberg said they would like to move as close to the street as the bowling alley. The shake roof brings the total height to 17' so a variance of 2' would be needed. 20% of the building is within to confines of the code. R1 setback is 25' according to Mr. Davy. Mr. Uddenberg said he is not sure there is a setback for R1 but they are going through this procedure to be sure, just in case. There are two reasons for the request to be so close to the street. It screens the driveway to the food market and gives greater

view to the neighbor above. John Gillich asked if this was consistent with the existing bowling alley. Mr. Davy said yes.

Chairman Root asked for any objections. There were none. Mrs. Hunt from the property above the site was present.

It was asked of Mr. Hodges if the provisions for sidewalks had been met. Mr. Hodges said the situation must be taken up with Waynd. Mr. Uddenberg discussed the plans with the Commission.

George Borgen MADE A MOTION to approve the height variance as requested. A discussion began as to the completeness of the plans. Sidewalks were a question. They were not shown on the plans. A suggestion was made to sketch them in and initial same to save time. John Gillich read the requirements. Chairman Root said a Site Plan has to be advertised if sidewalks are a question. George Borgen's motion was read again. Carole Chalk SECONDED. Setback was discussed at this point. The motion was withdrawn. Then formation of a new ~~began~~ ^{motion} began.

George Borgen MADE A MOTION to recommend the 2' height variance and 10' variation for setback provided the building does not project forward of the bowling alley. Carole Chalk SECONDED. MOTION CARRIED.

HEDMAN VARIANCE Mr. Hedman requested 54' square foot lot size variance to develop a short plat. Property is 7403, 7405 and 7407 on Stanich Avenue. Requirement says lot size not less than 9,000 square feet. They would be 53.74 square feet short on each lot. This would amount to 8,946.26 per lot. Area is zoned R1.

Discussion followed as to 12,000 square feet to be the new ordinance for lot size. Nothing had been definite on this point. Wayne said this would come under the 9,000 square foot requirement as nothing was firm on the 12,000 square foot ruling. Mr. Hedman said this is South of Mrs. Hunts property. 30' of the west side had never been dedicated to the Town. After giving 30 X 122 to the City they are 53 square feet short on all the lots.

Chairman Root asked anyone in favor or opposed. Mrs. Hunt asked what would be put in there and thought this had been turned down before. Mr. Hedman said single family would go in. Mrs. Hunt said a rumor had gone around that multiple was planned for here. Lot size was discussed by Mr. Hedman and Mrs. Hunt. Mr. Hedman said they would save what landscaping there was on the property. Carole Chalk asked if these would be identical floor plans. Mr. Hedman said no. Chairman Root asked if they planned to build soon. Mr. Hedman said within a year or two. Root asked if the plans included sidewalks. Hedman said he was not opposed to the idea.

Wayne Goodno said 2 to 4 pieces of property were included in a short plat. The alternative for Hedman is 2 lots with 9,000 square feet and then ask for 159 square foot variance on the third parcel.

George Borgen MADE A MOTION to approve the plan as presented. Allan Bucholz SECONDED. MOTION CARRIED.

Minutes of previous meeting were read. One correction and they stood approved as corrected.

It was asked if the Planning Commission had taken any action on "existing grade." Chairman Root said it is in the hands of the Council and the attorney and they had no word back. Allen Bucholz said they were to check with Dr. Hruza. Dr. Hruza letter was presented by Wayne Goodno and read by Root. Letter was to the Town Council and Mayor.

John Gilich MADE A MOTION to adjourn. Allan Bucholz SECONDED. MOTION CARRIED.
10:06 p.m.

J. Avery

PLANNING COMMISSION MEETING - JUNE 20, 1978

PRESENT: Chairman Cecil Root, John Gilich, Kae Paterson, Carole Chalk, and Glenn Behnke

ABSENT: Allan Bucholz and George Borgen

SHAIN SHORELINE DEVELOPMENT Property is located at 8827 Harborview Drive. It consists of two lots and is the Shoreline Restaurant. They wish to extend an existing dock for summer restaurant use. This would consist of 16 additional feet to the dock of 4 feet now there. It will extend over water and will bring it out even with the bulkhead of the Wooden Spoon. Mr. Shain was present to answer questions.

Wayne Goodno said there is no problem with the Building Code. John Gilich said since they partially exist there is no reason to go through Shoreline Management. Mr. Shain said it will provide for outside dining and drinking. He again said the existing dock is 4 feet and the additional will bring it out to 20 feet. John Gilich asked if he was willing to agree to covenants as to a band operating on this outside area. Mr. Shain said it would be agreeable and there is a stairwell inside going downstairs with doors leading to the deck--it will be all inside control. John Gilich asked if the neighbors had any comments. Mr. Shain said he had heard from no one. Chairman Root asked for objections from the audience, but no one was present with same.

Glenn Behnke MADE A MOTION to recommend to the Town Council this application for a shoreline permit be granted as they feel it would be an asset to the Town as the restaurant is already there and it would be a nice place for visitors to go--providing there be no entertainment or loud music on the deck. Kae Paterson SECONDED. There was discussion regarding the design as being one to maintain the character and climate of the existing shoreline and covenants as to no entertainment or disco were in order. MOTION CARRIED.

UDDENBERG SITE PLAN Property is 7520 Soundview Drive. Peninsula Shopping Center is the applicant for an office building on this site. Mr. Uddenberg was present to explain the plans. Mr. Goodno, Building Inspector, said the plans were complete. Mr. Hodges said the sidewalks were shown on the plans. Chairman Root asked for any objection from the Audience. There was none. John Gilich said he saw no problem on the driveway between Uddenberg and Hunt, neighbor to the south.

John Gilich MADE A MOTION to accept the site plan as presented. Glenn Behnke SECONDED. MOTION CARRIED.

Minutes of the previous meeting were approved as corrected.

FABRE SITE PLAN Property is located at 4406 Rosedale Street. Mr. Fabre wishes to construct a 4-plex. The property is zoned R-2.

Chairman Root asked Mr. Hodges if he and Wayne Goodno had reviewed the site plan. Mr. Hodges said they questioned sidewalks, curbs and gutters going down Rosedale. Mr. Fabre reviewed the site plan with the Commission. Mr. Hodges said there is a question of square footage and brought out a short plat adjacent proposed by Mr. Anderson. Mr. Fabre discussed the situation of sidewalks. There are several pieces of property along Rosedale that do not have sidewalks, while the Commission wishes him to put them in. He was curious what would happen to the people already there.

At this point, Mr. Anderson from the Audience spoke of a 10 foot easement in question on the Fabre property. In order for Mr. Anderson to get his short plat adjacent to the Fabre property, he needs an additional 10 feet of easement to go with the already deeded 20 foot easement. Mr. Fabre's land is an L shape. The 10 feet in question are on the other side of the 20 foot easement. It is of no use to the Fabre site plan and Mr. Anderson said without this additional 10 feet his short plat is rendered useless. He wants to use the 20 foot easement as is. Mr. Anderson said his zoning and short plat depend on this 10 feet. Mr. Anderson's plans are to divide two lots into three in his short plat with 2 4-plexs on one and one 4-plex on the other with R2 zoning. A lengthy discussion followed as to why or why not this 10 feet of "no mans land" property should be given up and turned into additional easement. Wayne Goodno pointed out Section 16.20.110 of the code leaves a lot of this up to the Planning Commission.

At this point, the Planning Commission decided the extra 10 feet doesn't affect what Mr. Fabre plans with his property. Mr. Fabre will be using the 20 foot easement for ingress and egress and the extra 10 feet is not needed for his site plan. Kae Paterson asked if the parking would be on the lot as the drawing showed over on the easement. It was changed on the plans.

Glenn Behnke MADE A MOTION to recommend to the Town Council that Mr. Fabre's Site Plan request be granted. Carole Chalk SECONDED. MOTION CARRIED.

ANDERSON ANNEXATION AND REZONE FROM GS TO R2 It was felt the groundwork had been laid in the Fabre hearing. His property is adjacent to Mr. Fabre--to the South.

Glenn Behnke MADE A MOTION to recommend to the Town Council they annex the property into the city as an R2 zone. John Gilich SECONDED. MOTION CARRIED.

Kae Paterson asked how many square feet in each of the parcels. Mr. Anderson said Lot 2 had 18,000 sq. ft. (approx.) and Lot 3 had 40,000 sq. ft. (approx.)

Kae Paterson MADE A MOTION to recommend to the Town Council Lots 1, 2, and 3 be rezoned to R2. Carole Chalk SECONDED. MOTION CARRIED.

Chairman Root read letters regarding lot size. He pointed out is lot size is changed to 12,000 square feet it would not be sufficient--there should also be a lot width minimum specified. He thought this should be recommended to the Council as there have already been problems with lot width. Kae Paterson pointed out the Subdivision Ordinance has an 80' width requirement. Wayne Goodno said this would apply only to new subdivisions and others are under a "grandfather clause." Glenn Behnke thought it might be easier to divide an acre by four to get the requirement for a new lot size. It was thought it might be easier. Acre is 43,560 sq. Ft. Chairman Root said in five acres subdivided, you take a lot of area for roads.

Letter from Ruth Bogue read to the Commission and it was pointed out if there were any questions, please see her.

Glenn Behnke MADE A MOTION to adjourn. John Gilich SECONDED. MOTION CARRIED. 10:10 p.m.

J. Avery

PLANNING COMMISSION MEETING - JULY 5, 1978

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

ABSENT: Kae Paterson

SCANNELL DETERMINATION OF ZONE Property is North side of 56th St, N.W.--Tract 23 of Shore Acres. Mr. Pat Delapp, President of Peninsula Area Council was present to inform the Commission the gentleman representing Mr. Scannell would be a few minutes late.

MINUTES OF THE PREVIOUS MEETING WERE APPROVED AS CORRECTED.

SCANNELL Mr. Norman McLaughlin was then present to represent Mr. Scannell. He stated this area would provide housing for senior citizens. There are 60 units planned and 5 acres involved. Request is for R1 and R3 on this parcel of land. Mr. Hodges reviewed the plans and photographs with the Commission to point out the exact location. The units will be rental units and not purchased.

Carole Chalk asked if medical and dental offices were to be located at this site. Mr. McLaughlin said they were planned for the top acre. At this point a letter from Mr. Pat Delapp of the Peninsula Area Council was read in favor of the project.

Chairman Root explained the R3 zoning with reference to this application. Mr. Gilich asked Mr. Goodno, of the Building Department, what the status of the Hogan Annexation was at this time in relation to this piece of property. It was thought the Annexation had been passed but that Soundview itself was still not through. Chairman Root asked Mr. Goodno if R3 would allow 18 units per acre. Mr. Goodno thought so. Mr. Gilich pointed out traffic problems in this area if the senior citizens were to cross the road.

Chairman Root asked for anyone in favor. Several people went on record as being so. Mr. E.H. "Curley" Elliott, Robert Roby (Representative of the Grange), Mr. Donald A. McDonald, Patrick Delapp, and Catherine Phillips, who spoke in favor of the handicapped persons and stated it was a good idea--being on one level. There was no opposition.

Glenn Behnke MADE A MOTION to recommend to the Town Council these properties be zoned as requested in the application before annexation because R3 is top of hill zoning and R1 is consistent with land recently zoned in this area. Allan Bucholz SECONDED. MOTION CARRIED. John Gilich voted no and expressed concerns again about traffic.

CAMERER VARIANCE Mr. Camerer requested 3,800 square foot variance for the N.W. corner of Lewis and Stanich Streets. He wants to build a duplex and feels no one adjoining has less than triplex so the Commission might grant his variance. Area is zoned R2. He said there is a tri-plex to the North and a four-plex to the Northwest of the property. The lot area is 11,200 approximately (100' X 112' approx) and 15,000 square feet is required. He said others around him have lots about 100' X 100'. Allan Bucholz asked how old the buildings were on the other lots. Mr. Camerer estimated about 5 or 6 years old. John Gilich asked him if his request was based on the others. Mr. Camerer said there was mostly multi-family on this block. Mr. Gilich pointed out this is a substantial square footage variance. Allan Bucholz asked Mr. Goodno if there were houses across the street. Mr. Goodno said no and there would be no traffic proble. Across the street is zoned as R1.

Chairman Root asked anyone in favor. No answer. He asked for objections and a Mr. Tony Cloud said Lewis is a single family area--multi-family is not abutting that street. The high density was built before the zoning ordinance of the City. He believed we need more open space. He thought this would not be compatible with the houses on Lewis or across the street. The lot adjacent is undeveloped. Chairman Root asked him if he thought this would be setting a precedent. Mr. Cloud said yes--he lives on Lewis and is very aware of the situation.

Mr. Camerer said in this block all lots are developed except the lot next door. The lot is lower and he doesn't think view would be a problem. Glenn Behnke thought this would be setting a bad example. John Gilich said the request is legitimate based on R2, but sees no real hardship need--houses on Lewis are all residential. It is a substantial request for that much difference.

Glenn Behnke asked if one or two story. Mr. Camerer said whatever is most compatible with the thinkings of the Commission.

Wayne Goodno said there is considerable slope to the land. John Gilich stated the Commission is going to review 9,000 to 12,000 square footage ordinance and thought there is no hardship condition here for this much variance. Carole Chald agreed with John. Allan Bucholz personally didn't care if a duplex went in at this location.

John Gilich MADE A MOTION to deny the request as presented. Glenn Behnke SECONDED. MOTION CARRIED.

LOT SIZE CHANGE FROM 9,000 square feet to 12,000 FOR SINGLE FAMILY RESIDENCES

Chairman Root asked for anyone in favor. Mr. Anders Johanson of Peacock Hill stated there is construction on Soundview and 57 units on a 15 acre location planned for subdivision. He said there is no longer a privilege to enjoy home and setting where this growth pattern is present. He has 10 acres inside the city limits and would hate to see it used like proposed at 64th and Hunt just to get more dollars and cents value. He raised an objection to the amount of 57 units in 15 acres.

Mr. John Holmas stated he doesn't own property now. He is associated with two lady builders. The change would affect them. He thought even with 9,000 to 12,000 it wouldn't mean open space provisions. Even with this, the person could plan buildings all over and as a lot size increases it doesn't necessarily increase the desireability. Open space should be directly allocated if this is the case. Chairman Root thought a lesser increase would be a value in this case. Maybe 10,000 square feet instead of 12,000. Mr. Holmas said open space is the option. 12,000 square feet is not necessarily going to resolve the problem.

John Gilich said if 12,000 square feet is established, people can always go under in footage with a hardship case by a variance.

Mr. Johanson said his objection specifically is to the type of building as projected on Hunt. He would like to see a well planned unit development.

Doris Johnson, neighbor next to Mr. Johanson, said she does not agree with an increase. They need a better plan. They can do better with a good plan on a smaller lot.

Mr. Bob Hemel said a combination of the two items discussed would be desireable. They have had problems in the Kitsap area with builders who don't know or care what they do. They definitely need better planning. The PUD sets up certain bonuses for the people who plan.

Glenn Behnke suggested dividing an acre into 4. If a bigger section, like 15 acres, then roads would have to come out. He suggested they have a developer deed one lot for every ten in a development for open space. In effect it would mean a cluster of homes then an open space then another cluster.

Allan Bucholz agreed with an open space and suggest not equal lot sizes so everything would not appear the same. It would add interest to the area. It could be the same concept with 12,000 square feet but just fewer houses.

Carole Chalk had no comment.

John Gilich said he would like more time on this. People think they should have the open space concept and he is not ready to vote for 12,000 sq. ft.

Mr. Holman suggested control over the 9,000 square feet. If it meets the 9,000 sq. ft. then why not make a requirement for open space on this. Chairman Root thought a site plan would cover this and zoning could be used to control this.

Chairman Root commented the input had been good but they should have more input on this and thought 12,000 sq. ft. not a final answer. Correct planning is a consideration and guidelines must be established.

MADE A MOTION *they Mr Root Write a letter*

Glenn Behnke recommend to the Town Council they delay this as the 12,000 square feet would not answer the open space problem and the Commission would like to continue the discussion. Carole Chalk SECONDED. Allan Bucholz was of the opinion delay is going to drag this out. He is in favor of doing something as an interim act. It was suggested every site be reviewed by the Commission until they get a new plan. MOTION CARRIED. It was pointed out most lots are grandfathered.

HARBORVIEW PARK SUBDIVISION (Wick Homes Development) Request is for s 57 lot subdivision abutting Soundview Drive on the East, Stanich Avenue on the North and Norwegian-wood Apartments on the West. Mr. Douglas Webb of Subdivision Management of 16031 119th Place N.E. in Bothell was present to explain the plan. He said the main access is Soundview and they would extend Jercich, Stanich, and Erickson to allow traffic through development. They met with the City of Gig Harbor about a week and a half ago because there were several issues of concern. Mr. Webb explained the plans to the Commission. Instead of a right of way on the North and West they have planned screening of 25' greenbelt. This is proposed all around the development and will be native growth protection easement. This 25' will come off the lots on these sides. There is a full drainage retention system required of them. There is no open space planned because the development is next to a town park. Wick Homes could change this to make more open space if necessary. Homes would be in the upper middle price range of 55,000 to 85,000 dollars. They are not at the bottom end of the spectrum.

John Gilich questioned the idea of open space. Mr. Webb said they could incorporate this idea but would then cut the lot sizes down to compensate. He pointed out there are only 56 lots after extending Stanich and Erickson. Chairman Root asked for anyone in favor. There were none. He then asked for objections. Mr. Johanson questioned regarding the easements allowed. Were there non paved areas for fire and he asked for an explanation of the extension of Stanich. It was a question before and what are plans to extend it further then in the development. Mr. Webb said they are required to pave 600 feet of Stanich and 100 feet of Erickson to hook pavement to the already existing pavement. They could extend Stanich to the South but cooperation from the property owners would be needed.

Mr. Berks Comby, a resident on Stanich said there is no drainage problem now and no drainage system is needed. The area is sand and any additional water poured into this area would make an underground drainage system necessary.

Ellen Michel, on Stanich, said she is on the N.E. corner--in direct line for the drainage. She is sick to see something not much more than a government development going in.

Mr. Comby said in relation to possible open space he wouldn't buy cutting the lot size.

Glenn Behnke asked about sidewalks. Mr. Webb said none were shown. Whatever policy was required could be met.

Mr. Jack Sorral of 7111 Stanich was curious where the main access would be once they started development. Mr. Webb said Soundview would be the logical access as it is the lowest spot.

Kathleen Pradich, on Stanich, said the city has stated Stanich is not a city street, and now all of a sudden it's a city street. Why?

Mr. Webb pointed out the storm retention system will store the peak load and dispense it slowly later.

Mr. Holman expressed concern over clearing the property. It was explained by Mr. Webb they would clear the right-of-way and then use a bulldozer to pull the tall trees cut in the clearings into the right-of-way.

Mr. Root expressed he thought this to be a very crowded area. Glenn Behnke suggested they dedicate two lots and leave the lot sizes the same. The Town Engineer had reviewed the plat and a letter was read to the Commission by Mr. Webb. Allan Bucholz said there are too many building sites on the property and it doesn't seem like one lot of open space would be enough in this area. It was brought out once this area is cleared in the manner suggested, the tall trees left would be very susceptible to wind.

Joy Johnson said she is amazed to see a developer who says he will leave 60% of the trees and give 25 feet of screening. She thought they should look at the future and the quality proposed.

Mr. Hodges pointed out there is no lighting planned, no sidewalks, streets and gutters planned and a staff report has been written covering this. Allan Bucholz asked what type of house is going in here and said it has a definite bearing on what goes in here. Mr. Webb pointed out several locations where Wicks Homes are located to be viewed. Glenn Behnke pointed out there are no fire hydrants. Mr. Hodges said there have been provisions made for every 600 feet.

Glenn Behnke MADE A MOTION to recommend to the Town Council approval of 51 lots instead of 56--proper lighting and take the lots out of the back of the cul de sacs and meet all requirements of a letter of May 22 from Don Avery and recommend 5 foot sidewalks and agree to all things shown as greenbelt and agrees with planner it is very attractive. DIED FOR LACK OF SECOND. Mr. Comby asked if 25' greenbelt around the area came from the lots. Mr. Webb said yes.

Allan Bucholz MADE A MOTION to postpone the hearing until the first meeting in August, August 1. John Gilich SECONDED. MOTION CARRIED.

John Holman MADE A MOTION to adjourn. Mr. Gilich SECONDED. Ltr. from Port of Tacoma read. MOTION CARRIED. Meeting adjourned 10:46 p.m.

J. Avery

PLANNING COMMISSION - JULY 18, 1978

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

ABSENT: Carole Chalk and Kae Paterson

ANDERSON VARIANCE Mr. Anderson explained his plans to the Commission. His property is adjacent to Mr. Fabre, who has come before the Commission earlier. Mr. Anderson wants a private roadway modification. His neighbors still have not entered favorable negotiations regarding 10' needed for Mr. Anderson's 30' easement.

John Gilich asked how many units would be going in. Mr. Anderson said his property has an R2 zoning and would allow about 12 or 13 units. Mr. Goodno pointed out under streets and private lanes in the ordinance it calls for the towns standard plans for this--or a 30' minimum. John Gilich asked when a private property becomes a lane. Mr. Goodno said when it is dedicated to the town. John Gilich expressed concern over the handling of this property.

Discussion followed regarding steps taken if the easement is not granted with relation to the future site plan. Wayne Goodno said ingress, egress and utilities have to be considered when deciding to allow a 20' roadway. Sewer, water, telephone and drainage all have to go on this same roadway.

Glenn Behnke brought out the fact this property is approximately 58,000 square feet. This amount of property would allow 6 single family residences. He asked if the same 30' easement requirement would also apply to these. He was told yes.

Allan Bucholz MADE A MOTION to recommend to the Town Council the 20' variance as requested be allowed. John Holman SECONDED. MOTION CARRIED.

Minutes of the previous meeting were read. Regarding Lot Size Change, a correction was made in the motion to read Chairman Root was requested to write a letter to the Town Council. . . .The minutes stood approved as corrected.

A letter regarding Gig Harbor ordinances on duplexes was read to the Commission. John Gilich MADE A MOTION to send it on to the Town Council for consideration and approval. John Holman SECONDED. MOTION CARRIED. Glenn Behnke voted NO.

LOT SIZE CHANGE 9,000 to 12,000 Square Feet (Continued) Mr. John Holman asked what is the real reason behind changing to 12,000 square feet. Wayne Goodno told him that more open space had been the the first thought behind this. John Holman said the setbacks would have to be changed if this is the case. Wayne Goodno said he didn't quarrel with the 9,000 square feet but the developers are using it as a maximum, not as a minimum. He suggested variation in lot size.

Allan Bucholz suggested allowing three houses and breaking it up with open space at four and above. John Holman said maintenance of the open spaces and playgrounds would be a problem. Glenn Behnke said big, high fences hiding developments are an answer. He pointed out several examples. Wayne Goodno said 80' width on lots is specified, but nothing is said about the corner lots. Glenn Behnke suggested 9,000 or 10,000 sq. ft. and over 8 lots to be a variety of sizes. John Gilich thought a review of the lots in town is necessary to individualize building. Chairman Root thought the answer to the whole thing is planned unit development. Variable lot size seemed to be the consensus of most.

John Holman asked if there were very many 1 and 2 lot areas to be developed. Allan Bucholz said yes and John Hodges said they would be grandfathered in. Chairman Root pointed out there is a lot of area wanting to be annexed. Wayne Goodno said he had no quarrel with 9,000 as long as the developers don't interpret it as the maximum. John Holman suggested raise the requirement to 12,000 sq. ft. and handle the subdivisions as to what they have. John Gilich again mentioned the need for data on open land in the area. Wayne Goodno said if they request the lots 4 at a time or in the manner of only a certain portion at a time to come at 9,000 square feet and everything over that variable lot sizes, the builders will do it just that way. 4 lots at a time, then wait a while, then 4 lots. The subdivision on Hunt street was discussed with reference to maximum lots per piece of property.

It was suggested the following statement be reviewed by the Commission.

Minimum lot size for a single family residence shall be 10,000 square feet with the following exceptions.

- A. Where the "Grandfather" clause applies nothing in this section shall be judged to conflict with same.
- B. Lot size in Planned Unit Developments comprising 10 lots or more may be of varying sizes with a minimum of 6,000 square feet for any lot (s) but the average size of all lots in the PUD must be a minimum of 10,000 square feet exclusive of roads, streets, open spaces, and "green belts."

John Holman MADE A MOTION to recommend the above quoted statement to the Town Council. Glenn Behnke SECONDED. MOTION CARRIED.

Glenn Behnke suggested a copy of the excerpts from the Residential Development Handbook be also included when sending the recommendation to the Town Council.

Allan Bucholz MADE A MOTION to adjourn. John Holman SECONDED. MOTION CARRIED 9:51 p.m.

J. Avery

Approved as read

PLANNING COMMISSION MEETING MINUTES - August 1, 1978

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

ABSENT: Carole Chalk, John Holman and Allan Bucholz

HARBORVIEW PARK SUBDIVISION (Wick Homes Development) Continued

Chairman Root introduced a letter from Dr. Hruza to the Commission. Date of the letter was July 6, 1978.

Mr. Douglas Webb was present to review the plan. He was not sure of proper procedure because situation was pretty well covered in the last meeting. He felt the main thrust of the Commission was reducing the lots from 56 to 51. The developer says he could live with it. Glenn Behnke said he has visited the site and likes this type of plan. There is a lot of concern about the 30' easement on the North and West sides. John Gilich agreed with Glenn Behnke that they are trying to reduce the amount of impact. He asked about the 30' easement on the North and West. From the appearance of the property, he thinks most trees will go. Drainage on Soundview is a question. Environmental impact is important. He expressed concerns about utilities and schools. Also concerned about the inside street system. Suggested the 30' easement be dedicated and go from there. Kae Paterson suggested dedicated greenbelt on North boundary East of Stanich but was uncomfortable with the road along the West and questioned regarding fire access. She pointed out Dr. Hruzas report mentioned sidewalks. Maybe they could be placed on Erickson and Stanich.

Chairman Root had several comments on the situation.

1. A 30' dedicated right-of-way along the West side (Norwegian Wood) was required to provide when it was developed already exists. There are water lines along this side to be considered.
2. Along the North side a similar situation exists. There is a 30' dedicated right-of-way on the entire side.
3. On the lower edge the property borders on Mr. Beardsley's property and he could possibly be asked for a 30' right-of-way to make a 60' road to the point it takes off to the East.
4. Copies of any covenants should be concerning:
 - a. Maintenance of open space and cul-de-sacs
 - b. Cutting of vegetation and over all heights of remaining vegetation
 - c. Off street parking - at least 2 spaces with each lot--one covered
Prefer three with larger lots.
5. No open area shown except cul-de-sacs. State law requires that be given consideration.
6. Storm drainage would have to meet standards of the town engineers.
7. Sidewalks are unsightly in conjunction with cul-de-sacs but should be included on at least one side of the street.
8. Specifics regarding preservation of existing trees and natural growth should be included. It needs considerable study. Also, what is to be done with the landscaping.
9. Comprehensive environmental impact statement should be included.

At this point Mr. Webb asked to comment. He said with the exception of the impact statement everything could be dealt with. 30' could be dedicated as a right-of-way but left as greenbelt so if nothing is ever built they will remain as greenbelts. The city has the option.

He stated covenants are prepared in any event. A minimum of four parking spaces are all ready provided. Open space "tot lot" could be put in, and could be deeded to the city or the other owners. Storm drainage is not a problem and conditions of approval would be ok. They would make sure there are sidewalks on all through streets and if necessary sidewalks on cul-de-sacs could be arranged. They want to retain all the trees they can. He doesn't agree with the statement they will be all gone when the houses go in. Wick Homes doesn't normally landscape the homes, thinking the new owners would like this privilege. A covenant to cover landscaping within 6 months of buying could be inserted, however. Impact statement would only delay the plat 6 months. The project is small and should not require one. There is cost and time involved. The town engineer didn't think it was necessary--the town clerk suggested it.

Chairman Root said there is the question of lot size now before the Council and read the minutes regarding lot size from July 18.

Mr. Johanson wondered what was going to happen at the West level behind Norwegian Wood. The right-of-way is unpaved and not maintained. Will this mean 30' from this plat will be the same--to grow up as wild area. This leaves the property owners at the South with no access plans. Mr. Hodges said this is dedicated for future use. The Council could be approached about plans for a road. Mr. Johanson said the property owners are entitled to as much as the others. Stanich would cut the properties in half if extended.

Mr. Rob Helm spoke on leaving the trees and growth. He has visited several Wick Homes in the area and saw no sweeping slash and burn. They have left plenty of vegetation and wooded area.

Mrs. Ellen Michel lives right next to the development. She said a recent article in a Tacoma paper projected a sub-division on the Peninsula as having only 12,800 square foot lots and expressed objection. They seemed to favor 15,000 square feet. She pointed out this is one of the few scenic undeveloped areas in town. 9,000 sq. ft. is not going to leave much room for trees and vegetation. Trees in this area are too tall to be left that close to the homes. She is very much against this as it stands. She compared it with the area to the West and said she would like to see it up graded, not down graded.

Mr. Beardsly said he has no plans for his property but would like more time. He is shocked at the small lots. He is thinking about dividing his into 100' X 150'. This adjacent would sort of spoil his job.

John Gilich asked things be put in perspective. Road systems are a question and are not for the benefit of the owner. Kae Paterson wanted to know the average lot size. Mr. Webb advised her 80' X 116' would be an average lot. He suggested his slides be used at the next meeting to show what Wick homes really look like. Mr. Webb suggested the right-of-way necessary be paved and lots fronted on this. It was also suggested they leave a 50' or 60' setback on Soundview. This would provide a buffer so the houses would be shielded from Soundview. Kae Paterson mentioned a trail along the West. This would be the easiest way to the gradeschool and park. Glenn Behnke didn't think an environmental study was that complicated. Mr. Webb said an environmental checklist had already been furnished.

Glenn Behnke ran down a list of the requirements--

- 50' frontage on Soundview
- Sidewalks on main streets
- 30' easement on the North and the West

Covenants given
Four off street parking spaces
Change North Entrance off Soundview
Put in open space
Storm drainage
Leave all trees possible - front & back & landscape by owner

Glenn Behnke MADE A MOTION to recommend to the Town Council that these people go ahead with all these changes and bring it back for our consideration

John Hodges said a determination on the Environmental Checklist has not been made and it has not yet been determined if this is significant.

Kae Paterson SECONDED.

John Gilich questioned the fact the checklist had not been approved. Mr. Hodges said they have not reached a determination. Before the proposal was before the Commission it should have been supplied. It should be required now as it's part of the City Ordinances and required by the State.

Mr. Webb explained the process. The Commission has to decide whether to require an impact statement--they are in tune now if no decision is made. If the Commission required one then Wicks can appeal. Or if the Council requires one they could appeal. Everything is preliminary at this stage. Mr. Webb said the worksheet is only about 50 questions explaining the no's and maybe's.

John Gilich asked if they should receive a statement before a decision is made. Mr. Hodges was of the opinion it would meet SEPA.

MOTION WAS REREAD. MOTION CARRIED.

Mr. Webb asked if he could be scheduled on August 15.

Minutes of the previous meeting stood approved as read.

Kae Paterson MADE A MOTION to send a letter to George Borgen thanking him for his service. Glenn Behnke SECONDED. MOTION CARRIED.

Glenn Behnke MADE A MOTION to adjourn. John Gilich SECONDED. MOTION CARRIED 9:15 p.m.

J. Avery

PLANNING COMMISSION MEETING - August 15, 1978

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

ABSENT: John Gilich

HARBOR LANDING RESTAURANT SITE PLAN

Site plan for a walk-in refrigerator was presented to the Commission. Property is located at 3226 Harborview Drive. Mrs. Lewis was present to review the plan. It is already in according to Mrs. Lewis, and they took it for granted they had a permit. Glenn Behnke said he could see the need for it but it should be camouflaged with plants in front, or painted the building color or darker with tall shrubs to cover it. Kae Paterson agreed it should be covered with greenery. Chairman Root asked for anyone in favor or opposition. There was none.

Glenn Behnke MADE A MOTION to recommend to the Town Council they allow this request for a site plan for a walk-in freezer with a suggestion it be landscaped and painted to match the surroundings better. Carole Chalk SECONDED. MOTION CARRIED.

Minutes of the previous meeting stood approved as read. Letter to George Borgen was read.

Question was raised as to the status of change in lot size. Wayne Goodno said it was 12,000 square feet as far as he knew.

KING REZONE

They are requesting a change from R1 to B2 for the purpose of constructing professional offices and retail stores to be located on Kimball Drive adjacent to the new fire station. Mr. Robert J. Smiley, Land Use Planner, represented the owner. He said they would rezone and then come forward with a site plan. Land is 1/4 mile south of Pioneer fronting on Kimball--it's 300' East of the Freeway. County land adjacent is zoned "Urban" and to the east is an R-1 zone. There are services available, i.e. water, power, sewer, and good fire protection. County uses are highly intensive on this type of property. A medical center complex is planned. Existing R-1 wouldn't make reasonable profit. There is noise from the freeway as a detriment and it is removed from the downtown area. R2 and R3 were discounted for environmental reasons and they are socially and politically not acceptable. RB-1 higher density use discounted and B-1 requires strong access to residential areas. B-2 is appropriate. It provides attractive business. It will include medical, professional and general offices. A 30' greenbelt was proposed at the rear of the site. It is fully covered with trees at this time--20 to 25% will be retained. There will be two clusters of buildings and open space. It will provide service to the community.

At this point, Chairman Root asked for anyone in favor or opposition. None was voiced. A restaurant in this complex was mentioned and John Holman asked what type would it be. Mr. Smiley said not a 24 hour, moderately priced--something like the Black Angus. Kae Paterson asked would a liquor license be asked for. Mr. Smiley said probably. Carole Chalk was curious if they could be assured the owner would retain the property. Mr. Smiley indicated the income tax standards indicate the owner must own improved property. Chairman Root asked about the water and sewer. Mr. Goodno said no problem. Mr. Smiley said the overpass near there should be able to handle the traffic and the complex would present an employment opportunity to the area. Kae Paterson asked about the 30' easement if asked for. Mr. Smiley said it could be arranged but would take away their green buffer zone. Kae indicated she would like to see the roadway--but also the greenbelt.

It was brought out about 20 parking spaces were provided above the requirement and if greenbelt was a primary concern, courtyard and parking could be cut to arrange for it. Kae Paterson brought up visual impact from the freeway. Mr. Smiley said they are hoping the restaurant is architecturally designed to convey the image "The Woods" is the place to go.

John Holman MADE A MOTION to follow Glenn Behnke's suggestion to approve the request making it for Mr. King only to make sure they are getting what is represented subject to a site plan approval rather than an individual one. Recommend change from R1 to B2. Glenn Behnke SECONDED. MOTION CARRIED.

COPELAND CONDITIONAL USE PERMIT

Mr. John Copeland presented a request for a conditional use permit to change from a tri-plex to a duplex at 9106 Peacock Hill Avenue. Zone is R-1. He presented visual plan to the Commission. Lot is 130 X 150' and building only takes about 4 1/2% of the site.

Chairman Root received no answer when he asked for in favor or opposed.

Allan Bucholz MADE A MOTION to recommend the Conditional Use Permit to the Town Council. Carole Chalk SECONDED. MOTION CARRIED.

HARBOR WATER CO. SITE PLAN

No one was present to review the plan with the Commission. The property is 4208 Neal Court. They propose construction of a commercial storage building. The property is zoned GS. The environmental impact sheet was read by Chairman Root. Site Plan was 1" = 400' and another was 1" = 20'. Specifications read one with 1" = 30' should be supplied. Also, no landscaping plans were present.

Kae Paterson MADE A MOTION the hearing be postponed until the next meeting and contact the applicant so they can supply complete site plan with landscaping. Glenn Behnke SECONDED. MOTION CARRIED.

HARBORVIEW PARK (Continued)

Revised plans were presented to the Commission. Slides were shown by Mr. Webb. Mr. Webb indicated Mr. Root's 11 points resulted in revision of plat. Now they are dedicating 30' on the North and West sides for road. They might also move access to Soundview to the top of the lots bordering the Beardsley property. They have dropped to 52 lots with a tot play area in the center of the plat of about 7,000 sq. ft. There are various lot sizes--about 1/2 dozen are 9,000 sq. ft.--the greatest majority are 9,600 to 10,200 sq. ft. and there are a few above. There is one large corner lot of 11,400 sq. ft. Landscaping will be up to the owners. An environmental impact statement shouldn't be necessary after the revisions. Glenn Behnke said the new plan looks like more privacy. Kae Paterson brought up the fact Stanich has a crook in it--it was originally planned almost straight. Mr. Webb pointed out the benefits of Stanich in the new position. Access will still be provided to the homes on the South side. Chairman Root again mentioned the situation of the Town's revised lot size to 12,000 sq. ft. Mr. Goodno said he thought this was right. Mr. Webb said they had legal advice and since their application began weeks ago, the lot size had no bearing because it was presented before.

John Holman asked about the tot lot. Would it be deeded to the property owners or to the city. Mr. Webb said they need a decision from the city. If not the city, then it will be undivided interest 1/52nd to the owners.

Chairman Root said he still needed to see the covenants and there was no letter from the town engineer approving the drainage system. An on site retention study was acceptable to the engineers according to a gentleman from the audience.

Mr. Johanson asked why it was objectionable to bring Stanich straight down through the plan. Another woman from the audience asked has the traffic situation been taken into account or water needs considered. How about more firemen and policemen needed.

Mrs. Pradich was concerned Stanich had not been accepted as a city road. It was stated this belongs to the city--it shows as a 30' road. There could be a vacation, but would have to be checked out. Karen Johnson said a portion is listed as Stanich Avenue. The city hasn't done anything with it--are there going to be three Stanich Avenues? Mrs. Pradich expressed concern about plans for a road up the Norwegian Wood side of the plan. She was of the opinion there would be accidents as the school kids use this to get to the park and to the school. Also, the school is overcrowded now. The development will bring in many more. What then?

Allan Bucholz expressed the feeling there are too many homes on this area. Mr. Webb indicated many of these will be split level. He said he couldn't bend any further on Stanich. Mr. Johanson stressed a road on the West--he has it. Behnke said school levies should be considered. Karen Johnson was concerned about fire protection after the homes are built. Mr. Webb said hydrants are provided. Mr. Johanson said the road at the 660' level was not only for himself and he didn't care for the general attitude of Mr. Webb. He was asking out of respect for his neighbors also.

Chairman Root said there is still a lot to be desired in this area. They need to know what the covenants say. Mr. Behnke said it could be made desireable. He liked the idea of streets all around and the hydrants. Kae Paterson liked some things in each plan. Allan Bucholz said the trees would help the site--he was not used to this many homes.

Karen Johnson said a survey several years ago revealed no large developments were wanted. Why was the survey made if the people of Gig Harbor have no say. Glenn Behnke informed her the people were only objectionable to multiple dwelling.

Mr. Webb said the previous owner could have divided into 3 parcels of 5 acres each. He feels they are discriminated against because of size. If the previous owner had brought these in one at a time they would have had as much of a problem.

Glenn Behnke MADE A MOTION that this revised plan with all the 11 elements talked of in the last meeting be recommended to the Town Council as a better plan than the one before and we would like to recommend it. Allan Bucholz SECONDED. MOTION CARRIED. Kae Paterson voted NO.

Glenn Behnke MADE A MOTION to adjourn. Allan Bucholz SECONDED. MOTION CARRIED. 10:29 p.m.

J. Avery

PLANNING COMMISSION MEETING - SEPTEMBER 5, 1978

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

McQUILLIARD CONDITIONAL USE PERMIT Location is 7407 Soundview Drive N.W. It is proposed a private school of performing arts be put in here. Area is R-2 Medium density residential. Mr. McQuilliard was present to represent the request. His wife Kathy was also present.

Glenn Behnke asked if this used to be a funeral home. Answer was yes. John Gilich asked if this would be a commercial enterprise. Answer was again yes. This would be a performing arts private school--basically educational. Carole Chalk asked about parking. She was told there is space behind the building. Mrs. McQuilliard explained it would be almost exclusively ballet. There would be no performing at all--only educational lessons. There would be no recitals at this location. The high school would handle these. Hours are 2:30 to 8:30 p.m. on an average--Monday through Thursday. School is only 9 months out of the year--no summer months. Mr. Ed Haginaw, owner of the property, presented a drawing of site plans. A question was raised regarding the access road. Is it private or county. It was pointed out this is a private road and belongs to the property. Carole Chalk asked if there would be major changes in the plan. Mrs. McQuilliard said it would be pretty much the same. There would be no trees cut down, parking is already in and there is no need for additional parking. The size of the classes is basically the same. Basically it would remain in the same state. John Gilich pointed out the house has been an eyesore--now they want to go commercial. The neighbors are up in arms. McQuilliard replied R-2 would allow outside activities for nursery schools or boarding schools. Ballet wouldn't have this and would be less noise and traffic. The ages of students ranges from 4 to adult. John Gilich asked if they would speak to a covenant regarding noise, traffic and aesthetic improvement. Answer was yes. Person from audience asked about a proposed sign. Mrs. McQuilliard said there is a 9 foot square sign proposed. This would be 3' X 3'. It is, however, not a necessary sign and could be omitted. Another from the audience asked if the building was being leased or if they planned to buy. She said purchased.

In favor or objections were asked for by Chairman Root. Mr. Mike Sunnich said he lives on Soundview across the street. They shouldn't bring business into this area. A good example is the Tides Tavern. Elsie Platt said the building is an eyesore--any improvement might not be objectionable, however, more traffic is not needed and she doesn't like the commercial idea. Mr. Yates asked what happens if the studio is allowed and they sell out in a year. Chairman Root pointed out a condition not to be handed down and for owners use only could be stipulated. Peggy ~~Casehart~~ ^{COZBET} was concerned about the parking. If parking is allowed on the street, it would cause a traffic hazard because their driveway would have view obstruction. Mr. Robert Platt stated he thought the place was condemned for groups several years ago. Wayne Goodno, of the Building Department, had no information that would verify this. Mrs. Earl Stearns said property values were her main concern but traffic was also a problem. Mr. Merrill ~~Berrieh~~ ^{PARISH} said he is opposed to any more changes in his area.

Mr. Ed Haginaw said the architect has looked at the building and it is extremely sound. And to the people who have spoken about zoning--clinics, hospitals, nurseries, triplexes, & duplexes could go in here with R2 zoning. Mrs. McQuilliard responded to the comments made. She said there will be no major architectural changes, no landscape changes and no parking changes. They don't need a neon sign, advertising is by word of mouth. The school has grown from 50 to 283 in six years.

... Tom Morberg of 7415 Soundview said he owns a duplex adjacent to the property. He believes a mix of commercial and residential is not necessarily a detriment. He is concerned with the subject dwelling being 1 1/2 feet to 2 feet from the property line. Main concerns are the noise level and the parking.

It was explained to Mr. Morberg the system is not an amplified recording system. They use regular stereo. Mrs. Platt expressed concern over lots of children and lots of cars. Mrs. McGuilliard said there are about 12.3 students at any given time in the studio. The children stay in the building until they are picked up. They could make the driveway a one way to make the traffic pattern on to Soundview easier and safer.

Chairman Root asked Mr. Goodno and Mr. Hodges for comments from the Building Department. There were none.

Kae Paterson asked since it is a large building will they use all of it or will some be rented out. Mrs. McGuilliard said the apartment might be used by them. Kae Paterson said she thought personally it would be an improvement to the physical structure. They could put conditions on the conditional use so the neighbors wouldn't find problems. Allan Bucholz felt it was low key with all the things that could go in there--a pretty good use for the building. They could put conditions on the property. Carole Chalk was impressed with the McGuilliard's and their type of work. She was in favor with the conditional use. John Gilich said their aims were very noble but the adverse effects were noise and traffic. They have good intentions. It is an eyesore--should have had more of a plan and clarification--suggested review every 6 months. John Holman said anything is an improvement to the building. They would be a low key type of occupant. He thought it a pretty good plan. Glenn Behnke said it had been a headache to him in the past. He's tried to get several people to take it over. The building is set up for this type of operation. Parking and traffic are the only concerns, but if we have control over it and the driveway is made one way it should be a good plan. We're lucky to have something so refined.

Possible conditions for the conditional use were listed on the blackboard by Kae Paterson for discussion.

John Gilich asked about non-conforming use. Wayne Goodno said the only type of permit that would allow them to operate there--annual review would take care of this. Carole Chalk suggested landscaping should be done--painting is not enough. She also suggested the drive be blacktopped. The audience questioned the run-off problem.

Glenn Behnke MADE A MOTION to recommend to the town council they grant this conditional use permit as we feel it would be a cultural impact to the town. Neighbors have objected but considering the building interior it is a very good use for it. Following conditions are applicable.

1. Building be inspected by building inspector to verify safety.
2. yearly review of conditions.
3. Noise--No music, etc., to be heard off property.
4. One way driveway--room to pass and no turn across Soundview.
5. No on-street parking.
6. Children kept inside.
7. Limit uses to teaching classes and apartment.
8. Limit to 10 parking places
9. Hours on classes - 2:30 p.m. to 9:30 p.m.

Allan Bucholz SECONDED. John Gilich then MADE A MOTION to amend the MOTION to state the apartment must be occupied by the owner only. Carole Chalk SECONDED. MOTION CARRIED. Question on original motion CARRIED.

Minutes of previous meeting approved as read. John Holman MADE A MOTION to adjourn. Allan Bucholz SECONDED. MOTION CARRIED. 9:23 p.m.

J. Avery

PLANNING COMMISSION MEETING - October 3, 1978

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

No hearings were scheduled, so minutes of September 5 meeting were read.
They stood approved as read.

Covenants for the Wick Homes Development were read. Short discussion
followed.

Question was raised whether or not the lot size requirement had been
changed to 12,000 square feet. It was decided it had.

Glenn Behnke MADE A MOTION to adjourn. John Gilich SECONDED. MOTION
CARRIED. 8:03 p.m.

J. Avery

PLANNING COMMISSION MEETING - October 17, 1978

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

ABSENT: Allan Bucholz, Carole Chalk and John Holman

TELEPHONE UTILITIES SITE PLAN Mr. Bob Scott of Telephone Utilities and Mr. Bill Morris the contractor were present to explain the plan. They would like to add a 60' X 24' area to the warehouse located at 4524 Neel Court. John Gilich asked if the addition would be for their own use. Answer was yes. Kae Paterson said at the time it was originally built, there was a question as to the berm and natural vegetation to be kept in tact. She asked if they planned not to move the berm and if they will leave most of the vegetation as is. They explained there is a serious breakin problem and they need visual coverage of the area. This probably won't be the last addition. They also own 7 1/2 acres up on Rosedale and will probably be building there at a future date.

The greenbelt issue was covered. It was thought a greenbelt should be required. Scott said breakins were a problem great enough a greenbelt should be considered. It was suggested the fence be moved back and a greenbelt planted outside on their property. Bob Scott thought this would make it possible to lose this property if this set up was adopted. Kae Paterson said the Council minutes indicated the property line be kept in greenbelt. Scott indicated they will keep the berm intact and the vegetation thereon. John Gilich asked if the berm is fixed. Mr. Scott said yes. Kae asked what is on the berm. She was told fir on top and some juniper like tams on the rest. It was suggested perhaps strips placed in the cyclone fence could substitute for some of the greenbelt. Glenn Behnke said future expansion of the area would probably require screening.

Building Department was called on for their opinion. Wayne Goodno said they should give an alternative of slatting the fence or greenbelting and let them decide what to do. Greenbelt would take up yard space and aid vandals. A solid fence would be more desireable. John Gilich asked if anyone was living there. Scott said no. John Hodges suggested the parking area be paved. The employees are now parking in a field. It was thought paving would create a drainage problem.

Kae Paterson read 17.72.050F on parking which states parking over 4 spaces shall be screened.

Kae Paterson MADE A MOTION to recommend to the Town Council the site plan be approved with the following provisions. Road provided into property paralleling SR 16 and shall be maintained as one way road. Vegetation on berm will be looked at and new natural growth planted if necessary to screen from the highway within 10 years. Screen be provided along South property line from duplexes. If the duplexes are expanded on the East or the church site developed screening will be put along the property line adjacent to these areas. Screening could be slat fence, trees, or whatever. Glenn Behnke SECONDED. MOTION CARRIED.

ANDERSON SHORT PLAT Anderson short plat presented for final approval. Cecil Root asked Anderson if any changes had occurred since it had gone through before. Mr. Anderson said no. Glenn Behnke MADE A MOTION to recommend to the Town Council this short plat be accepted for final approval. Kae Paterson SECONDED. MOTION CARRIED, with John Gilich voting no because he was not satisfied that the 10 foot easement

had not been granted by Mr. Fabre. This particular piece of land is still "no man's land".

Minutes of the previous meeting stood approved as read.

Glenn Behnke MADE A MOTION to adjourn. John Gilich SECONDED. MOTION CARRIED. 8:46 p.m.

j. Avery

PLANNING COMMISSION MEETING - Wednesday, November 8, 1978

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

Absent: Glenn Behnke

VANDERHEIT VARIANCE and ANDERSON VARIANCE were heard together as they are adjacent properties with the same problem and presented by the same man, Mr. Anderson.

Vanderheit variance is at 3405 Ross Avenue and the Anderson variance is at 3402 Ross Avenue. They are requesting a variance to the rule of 50% below existing grade for a basement. They will be one story homes with a daylight basement to the rear. The area is zoned R-1. They need this level to enter sewers without a pumping procedure. Mr. Steve Anderson said the sewer is about 9' below street level. They are very close to not requiring a variance. The main floor is 1' above the road to slope the front yard toward the street. The basement is about 7' below the road level. This is consistent with the house to the North. His property was slightly higher so didn't require a variance.

Kae Paterson asked height of the peak of the house above street level. Mr. Anderson said it would be about 12'. Chairman Root asked the nature of the land underneath. Mr. Anderson said it is wet. He submitted plans to the Commission. He said there is about 20' from the basement to the peak of the roof. John Gilich said this will be an improvement as it is not a very pretty area now.

Chairman Root asked for anyone in favor or against. Mr. Tony Cloud stated he was neither for or against but was curious about the height change being requested. If the house was built under existing ordinance where would it be. Mr. Anderson said it would be about 2'. Wayne Goodno agreed and said this would be the maximum. Mr. Cloud asked with the fill and the erosion how would it affect the land to the South. Mr. Anderson told him drainage will be through Mr. McGuire's to the North.

John Gilich MADE A MOTION to recommend to the Town Council they accept the Vanderheit request for variance as submitted as it seems to be well within planned limits and not in disregard of any neighbor's heights or with ecology. John Holman SECONDED. MOTION CARRIED.

John Gilich MADE A MOTION to recommend to the Town Council they accept the Anderson request for variance as submitted as it seems to be well within planned limits and not in disregard of any neighbor's heights or with ecology. John Holman SECONDED. MOTION CARRIED.

Minutes of the previous meeting were read and stood approved as read.

Next hearing was not due for a time so Kae Paterson brought up a situation she felt the Commission would be interested in. According to an article in the Gateway, a frontage road is planned parallel to SR 16 from Rosedale to the treatment ~~plant~~^{center}. She is concerned with the problem of getting from SR 16 to the frontage road. This will cause a problem because people will have to go through the town for access. She felt it should be studied because of the potential traffic tie up. John Hodges said there will be preliminary work on Pioneer interchange in the spring but nothing is planned on the Rosedale interchange until about 1989. Kae said this will open up the treatment center and all the property

in that area that is now land-locked. It was agreed by the Commission this would be a good area of study.

JOE HOOT SHORT PLAT Wayne Goodno brought this to the attention of the Commission. He said they need to know if this is in a sensitive area. Tony Cloud of the audience made the statement this area has been filled. Used to be a pond for ducks.

John Gilich MADE A MOTION to recommend to the Town Council this area should be considered insensitive. Carole Chalk SECONDED. MOTION CARRIED.

GARNER VARIANCE ~~Property~~ Property is Lot 13, Block 2 of Crestview Addition. Mr. Garner indicated it is Ryan and Cascade Avenues. He would like a 15' rear yard variance for construction of a house. The square footage of the area is 13,600. Variance is for locating the garage within 15' from the property line. Actual house will be 41' from the line. He presented his plan to the Commission. Mr. Garner drew his property on the blackboard and explained the footages. He pointed out reason for the variance is improvement of view. It will also improve view of his neighbor on Lot 14. Allan Bucholz asked about the access to the garage and Mr. Garner drew it in. Mr. Holman asked if Lot 12 was higher than Lot 13. Mr. Garner told him yes.

Chairman Root asked for anyone in favor. One gentleman from the audience ^{W. J. McLeod} and adjacent to Lot 12 said he was in favor. When Mr. Root asked for opposition, Mr. Frank Goerig on Rainier to the West expressed concern regarding height in relation to view and the value of his property. Kae Paterson asked Mr. Garner if he was any higher than the lot adjacent. Mr. Garner advised her his has a flatter pitch planned to the roof, so would be slightly lower. Mr. Garner advised his house will have 1810 square feet and the garage will have 600 square feet.

Mr. Goerig spoke and wanted assurance from Mr. and Mrs. Garner in front of everyone the roof line will not exceed allotted height and will meet requirements of Gig Harbor Building Code.

John Gilich felt this was out of order as these requirements will be monitored by the Gig Harbor Building Department. Mr. Goerig said in this case, he'd have to oppose the variance.

John Holman MADE A MOTION to recommend to the Town Council they pass the variance as requested. Carole Chalk SECONDED. MOTION CARRIED.

ELLENER VARIANCE 3' height variance requested for a dormer at 3403 Vernhardson Street. Mr. Layne had submitted a note voicing no objection. Mr. Ellener said the house would be about 18' above ground level, not 15' as the requirement states. His house is older. It is already constructed and he has changed the peak on the roof to the opposite direction for drain off. Allan Bucholz asked if it blocks anything. Mr. Ellener said he is about 175' from a log cabin. Wayne Goodno advised there is no complaint from the neighbors. It was brought out the neighbors had been notified.

Allan Bucholz MADE A MOTION to recommend to the Town Council the variance be allowed. John Gilich SECONDED. MOTION CARRIED.

John Gilich MADE A MOTION to adjourn. Allan Bucholz SECONDED. MOTION CARRIED. 9:12 p.m.

PLANNING COMMISSION - November 21, 1978

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

Minutes of the previous meeting were read. They stood approved as corrected.

GILMORE SHORT PLAT The Commission reviewed letters from Glenn Sherwood and Dr. Hruza. A determination as to the sensitivity of the area is required.

Glenn Behnke MADE A MOTION to recommend to the Town Council they find no environmental impact in a sensitive area. Allan Bucholz SECONDED. MOTION CARRIED.

HEDMAN SHORT PLAT The Commission reviewed letter from Glenn Sherwood. Area in question is to be divided into three lots.

Kae Paterson MADE A MOTION they postpone decision until the next meeting so it will give each member of the Commission a chance to walk the property. Carole Chalk SECONDED. MOTION CARRIED.

At this point Kae Paterson introduced guests who came to speak regarding the new frontage road planned between Rosedale and the treatment center. Guests were Mr. Raleigh Cook of the Department of Transportation and Jim Morton, Chairman of the Peninsula Advisory Committee. Rosemary Ross, member of the Town Council, was also present.

Mr. Cook pinned up a vicinity map showing the area from the Narrows Bridge to the Swede Hill Interchange. He pointed out the frontage road on the map and went on to tell of the highway history in this area. He covered safety problems and indicated they already have the right-of-way for this road.

Jim Morton pointed out some of the disadvantages of putting the road in this particular spot and indicated a need for an interchange between the Swede Hill area and Gig Harbor on SR 16.

Discussion followed with members of the Commission.

John Holman MADE A MOTION to adjourn. Glenn Behnke SECONDED. MOTION CARRIED. 9:06 P.M.

Respectfully,

Jacqueline Avery

PLANNING COMMISSION MEETING - December 5, 1978

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

ABSENT: Glenn Behnke

Meeting called to order 7:32 p.m.

ELLWANGER ZONE DETERMINATION Mr. Ellwanger was present to ask zone determination prior to annexation. He has one acre on Birmingham Drive in the city which is B2. There are 11 more on the county line drive which are in the county. He would like to annex to the city. He plans small type offices on the one acre area and residences or condominiums on the rest. The residences would be gothic, one floor, small and the condos would be along the same lines. He would like to keep the property as one parcel. The area in the county is residential.

Chairman Root read the application which indicated 10.5 acres be annexed as R3.

John Gilich expressed concern about a business development in this area. He was not sure if this would be the next business center. Mr. Ellwanger stated he only wants to add 2 acres to B2 zoning. He explained there is a creek running through the property. It slopes gently to the creek. There is a main creek and a feeder creek, but is not a ravine situation. He would like to develop naturally around the creek. There is a bridge already across the creek. It would be about two years before the first building would start.

Kae Paterson indicated she would like to wait on the zoning. She is opposed to the R-3 density.

Chairman Root asked for anyone opposed. There was no opposition. Kae Paterson said if it is zoned now and then sold the area would be wide open. She suggested it be brought in as R1. Allan Bucholz agreed with Kae. Carole Chalk made no remarks. John Gilich wanted to know how the sewers would be handled. Wayne Goodno advised him they would run underneath the creek. Mr. Ellwanger advised there is sewer now on the other side of the street from him.

Ms. Sandra Page of the audience wanted to know if the land was annexed to the town and Mr. Ellwanger was told later he couldn't build as he wished, would he then be able to go back into the county. The Commission thought not.

Kae Paterson mentioned this area is away from a freeway interchange and would cause more traffic.

Chairman Root asked for comments from the building inspector. They indicated none. John Hodges suggested continuation of the hearing to study environmental checklist which was just presented at this meeting. Chairman Root agreed with the suggestion to annex as R-1. Once a zone determination is set it's hard to change. Mr. Ellwanger said he would agree to R1 and later present a master plan for the whole 12 acres.

Kae Paterson MADE A MOTION to postpone until the next meeting so the Building Department has a chance to examine the environmental checklist. Allan Bucholz SECONDED. MOTION CARRIED.

CAREFREE ASSOCIATION CONDOMINIUMS Property is up near Strough's. Same side of street between the auto repair place and Borovich's. Area is zoned R-2. Approximately 2.5 acres in this tract. They are asking for 15 Units. John Hodges suggested the environment would have a negative impact, but a firm decision has not been reached. The attorney has indicated R2 will permit condos and also R3 with a conditional use permit.

John Gilich was interested to know if the easements shown were used to calculate the square footage. The answer was no. Mr. Pete Colbert and Mark Schmidt were present to review the plan. They indicated the easement already exists. Discussion of the plans followed. It was indicated the area involved would be planted in grass around the condos with trees and a natural screen. Setback was questioned by John Gilich and Mr. Schmidt said Dr. Hruza's information on this subject was not correct. The law allows up to the edge of an easement according to their attorney. Dr. Hruza's letter was referred to by the Commission. Mr. Colbert said phone conversation about one year ago with Dr. Hruza indicated same as the attorney. Wayne Goodno said the easement goes clear to the Doel property.

Pete Colbert requested the hearing continued two weeks to ask for legal advice to see if the easement needs a setback. Chairman Root advised the site plan doesn't show the adjacent property owners and no scale is shown on the plans.

Pete Colbert requested they advise of any other discrepancies so they might have all the information required. Kae Paterson said they are taking their word on situation of 50% below grade on height. Allan Bucholz wanted to know what type of drainage will be furnished. Pete Colbert said on-site water retention and the fire department has already looked at this. He stated they have threshold negative deck from Gig Harbor. Condos will be in the range of \$70,000 with 5 or 6 different floor plans.

Allan Bucholz MADE A MOTION to continue until the next meeting. John Holman SECONDED. MOTION CARRIED.

HEDMAN SHORT PLAT (Cont.) Area is three lots up near Hunt. John Holman MADE A MOTION to recommend to the Town Council this is a non-sensitive area. John Gilich SECONDED. MOTION CARRIED.

AT THIS POINT, Chairman Root indicated he had been called by the Mayor with a suggestion they redesign the Building Code and the Zoning Code. The Mayor indicated these should be complete reviewed and suggestion was meet first Wednesday of each month with Dr. Hruza and the Council to come up with new codes.

One suggestion was for the Building Department to draw up proposed changes and submit them to the Council and the Commission to be discussed. Planning Commission agreed they are 100% behind the Mayor.

Minutes of the previous meeting stood approved as read.

John Gilich MADE A MOTION to adjourn. John Holman SECONDED. MOTION CARRIED at 9:34 p.m.

Respectfully,

J. Avery

PLANNING COMMISSION MEETING - December 19, 1978

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

ABSENT: John Holman, Carole Chalk and Allan Bucholz

CAREFREE CONDOS (Cont.) Mr. Tom Fishburne was the attorney present for the Condo hearing. Mr. John Hodges' preliminary report was presented. Mr. Pete Colbert presented the plan from the beginning. He stated the property could accommodate 16 units. Only 15 are planned with a tennis court. He explained the square footage and said it conforms to height and the amount below ground required. There will be cedar siding on the project and each unit will have a fireplace. The price range will be in the \$70,000 bracket. There is an easement on the West side mentioned by Gilich and Colbert advised he would get to that. He thought the easement is mainly to serve the Goers property, adjacent. The problem with the easement is still unclear. It will allow roadway for the proposed 54 unit apartment which is planned. 24' for a city street is required. They have plans for a road 25'. Gilich asked is the easement used for square footage and the setback. Mr. Colbert said they are using it for a setback but not for square footage. Mr. Tom Fishburne was presented by Mr. Colbert. He explained setbacks are measured from lot lines. Lot lines were pointed out by Mr. Fishburne. He showed Lot 1 of the short plat to Kae Paterson and explained the sideyard to the group. There is 60' between the nearest building and the lot line. The easement is private and for road only. It does not include utilities. If Mr. Goers wants the road, he has to build and maintain it. Harborview West, an apartment complex, would prevent this road from ever becoming an arterial. Mr. Gilich mentioned a problem with roads in the city. He wanted to know what will be the form of the road. Will it be a lane, boulevard, street or what. Mr. Colbert explained a fire lane will be provided for. Mr. Root asked if the condos are sold will the property go with them or just the building on the land. Mr. Colbert explained it will be handled as undivided interest. The land is not subdivided. The people will own it in common. They will own the airspace but all other is owned in common.

At this point, Mr. Root presented a note from the Mayor advising it is up to the Planning Commission to set the setbacks according to information gained from Mr. Hess, the Town attorney.

Mr. Colbert was advised the site plan doesn't meet specifications. John Hodges said the three contiguous property owners are shown on the assessor's map. He advised they need to show landscaping and drainage plans. Mr. Colbert pointed out a water retention system will have to be designed by his engineers and OK'd by Mr. Glenn Sherwood. Mr. Hodges advised the council requires these be met when the site plan is filed. He pointed out there are two site plan requirements in the ordinances. Mr. Gilich pointed out concerns this type of construction causes. Mr. Hodges suggested they ask for a clarification from the Council on which requirement they should use. Confusion exists between 17.20.030 and 17.20.100. He again said landscaping is not provided and drainage system is needed for this. They also need to look at screening adjacent to R1. It must also be clarified what type of screening is to be used. Mr. Colbert said the property was purchased for the view. what is the use of having view if it has to be screened. Mr. Hodges asked him the height of the construction. Mr. Colbert said it conforms to the requirement. 24' with a basement is the requirement and Mr. Hodges said this should be shown with a topo line to show the requirement has been met. Mr. Hodges said compatibility with the Town's Comprehensive Plan is necessary. Traffic plan should be taken into consideration. He also mentioned storm drainage retention singlization on Hunt and Soundview Drive.

Chairman Root advised setbacks are a problem. He pointed out the sketches presented show exteriors that look like two story above. 50% below grade looks like a problem. Mr. Colbert said the code interpretations are a problem. He thought a ruling from the city attorney would be given at this meeting. They still haven't received any word.

John Gilich expressed concern with the easement. Mr. Hodges indicated compatibility with the surrounding buildings and the land use fits in this general area. He indicated the sidewalks, curbs and lights within the project should be shown. Mr. Root suggested a 30' setback. Mr. Fishburne suggested no more than a sideyard setback or it will spoil the property. Wayne Goodno suggested hammerhead turnarounds be shown so the Fire Marshall will give his OK to the plan. Kae Paterson indicated if a two lane road with greenbelt and a sidewalk was provided she would settle for a 25' setback. Mr. Colbert and Mr. Fishburne suggested a 20' as a solution.

Glenn Behnke MADE A MOTION they recommend to the Town Council Carefree Condos are in accordance with many things on the preliminary plans and would like something more defined and letter from Mr. Hodges was just received so need to go over it carefully and bring back the next meeting.

Kae Paterson said she didn't think they need a 60' road. Mr. Colbert had heard her suggestion before and thought it fair. She would like something more than a driveway. A road (2 car) with a sidewalk and also screening taking up to a 40' width and giving them a 25' setback would be a probable solution.

Motion died for lack of second.

Mr. Colbert suggested a continuation since they have a better idea of what is necessary.

John Gilich MADE A MOTION to continue until next meeting January 2, 1979. Glenn Behnke SECONDED. MOTION CARRIED.

At this point Mr. Les Rosenthal was presented to the Commission. He has looked at a site at 3616 Pioneer Square owned by Tom Galbraith. Zone is B2 and would allow dental, medical but not a veterinary practice. He wants to put in an outpatient clinic. There would be no animals there overnight. Jones Animal Hospital would be used for the central vet care. Dr. Richard Williams, presently operating an outpatient clinic in Puyallup, spoke of the Denver and Louisiana clinics. It's a new concept. Dr. Jones of Tacoma also spoke in favor of the plan. Quality medical care can be provided more economically. The vet is closer to the people and also has access to quality medicine. The practice would be limited to dogs and cats. Mr. Rosenthal said this has been taken up with the Building Department. Glenn Behnke said if the rest of the tenants agreed, it would be fine. He suggested getting a letter from all the other tenants. Mr. Rosenthal said the Gig Harbor Medical Lab is right there and would provide the labwork. He has spoken with several of the tenants and they have voiced approval. He said any areas that would have noise are away from the areas of greatest concern. There is only 700 sq. ft. He explained hospitals provide overnight nursing care and since this is a clinic it would not be overnight. Name proposed is "All Creatures Small Animal Clinic". He was told conditional use or variance might be an answer. John Gilich said a review would be a reasonable condition.

Kae Paterson MADE A MOTION to recommend to the Town Council that the Planning Commission feels that a Conditional Use Permit would be the proper way to handle the request to allow a small animal outpatient clinic in Pioneer Square and the Building Department should be authorized to take such an application. Glenn Behnke SECONDED. MOTION CARRIED.

There were some questions regarding minutes of the previous meeting. It was thought they had further discussed the problem of redesigning the building and zoning codes and decided homework should be done by the Building Department and members of the Commission and Council before suggestions were brought up and discussed by the group. It was thought going through line by line would be a long drawn out process. Minutes, however, stood approved as read.

It was brought up a nominating committee for electing a chairman for the following year is necessary. Kae Paterson and John Gilich suggested they wait until all the members were present. Cecil Root suggested they make John Holman Chairman of the Nominating Committee and he asked would Kae Paterson and John Gilich serve also. They agreed to.

Glenn Behnke MADE A MOTION to adjourn. John Gilich SECONDED. MOTION CARRIED. 10:02 PM

J. Avery