

Gig Harbor Planning Commission
Jan. 4, 1966
8:10 P.M.

Meeting called to order by Chairman Uddenberg
Members present were; Uddenberg, Finholm, Hore,
Markovitch, Reed and Washburn.
Minutes read and accepted.
Hore made motion that we deny petition for rezone of
Old Maloney Place by John Dower, Finholm seconded
motion. Motion was unanimous that petition be denied.
Reed was not participating member on this issue.
Recommendation for denial will be submitted to
Mayor and Council. Secretary given directive to
inform Mayor by letter.
Jerry Scofield presented long range plan for
development of an area East of Peninsula Light
Co. for dwellings and moorage. This area is in area
of old Galbraith or Austin Mill co.
Scofield's preliminary plans were disgussed by
public and Planning Commission.

Chairman and Planning Commission disgussed
proceedure for study of proposed Zoning and Sub-
division ordinances. It was decided that we would
review these plans for ordinances, have a review
session at a regular meeting and then have a joint
Planning Commission and Town Council study session.

Nick Skansi presented preliminary plans for proposed
8 unit apartment on lot Number 1 of the Skansi
subdivision. Mr. Skansi was reminded that this area
had been zoned residential R-1 and would have to be
re-zoned to allow such a structure.

Finholm made motion to adjourn and seconded by Hore.
Meeting adjourned at 9:30 P.M.

Respectfully submitted,
W.H. Mashburn, Secty.

8:15 P.M. January 18, 1966
Members present were Uddenberg, Reed and Mashburn
Minutes read and approved as read.

Ken Hore resignation read.
Discussion on getting professional planner on occasion for
professional advice.
Reed made motion to adjourn, Uddenberg seconded.

Meeting adjourned at 9:30 P.m.

Respectfully submitted,
W.H. Mashburn, Secty.

February 1, 1966

Meeting called to order by Chairman Uddenberg at 8 P.M.

Members present were; Uddenberg, Markovitch, Burkheimer and Mashburn.

Minutes read and approved as read.

Chairman Uddenberg suggested we contact the State Dept. of Highways on a proposal for a meeting to discuss proposals for interchange or overpass and exits for the Gig Harbor area from and to highway 16. Secretary given instructions to contact someone in Highway Department who would be willing to make an official appearance at a meeting either at Gig Harbor or where convenient.

Sub-division ordinance read in it's entirety and further discussed.

Markovitch made motion to adjourn, seconded by Burkheimer.

Meeting adjourned at 10:25 P.M.

Respectfully submitted,

W.H. Mashburn, Secty.

Mr. Bruce Trowbridge and Mr. Ralph Kirslake were contacted at Dept. of Highways, Olympia, Tel. 943 7900 at District 3.

Mr. Trowbridge suggested we get together with the Town Council and get our notes in order and a plan of what we wish for this stretch of Highway 16.

The reason he would like us to make our suggestions is that he plans on beginning work on this highway planning and engineering sometime within six months and he would like all our ideas to consider.

When we feel that we have all this data organized and ready to present to him, he is to be contacted and he will be glad to bring along Mr. Kirslake and come to Gig Harbor for a session.

He wishes us to lay out where we will have our arterials feeding through town and from and to the Highway as well as other pertinent ideas relative to this stretch of highway.

February 15, 1966

Meeting called to order by chairman Uddenberg at 8:15 P.M.
Members present were; Uddenberg, Markovitch, Reed, Berkheimer
and Washburn

Minutes of previous meeting read and approved as read.

Notes on call to Highway Dept. discussed and it was decided that chairman Uddenberg would endeavor to set up a meeting with Town Council in very near future to discuss exits, ingress and egress from and to Highway 16 in the Gig Harbor area. Notes would be evaluated and assembled in readiness for meeting with representatives from Highway Dept.

Reed suggested we should have a professional Planner at meeting. It was decided to try getting Chet Woods ~~of~~, Engineer to be present. Reed will call County Planning Dept.

Sig Anderson presented his proposed street layout and lot locations of his proposed plat on Peacock Hill. Secretary instructed to write letter to Town Council stating that the Planning Commission will accept Sig Anderson proposed Plat as presented.

Hans Sauness presented problem of what he could use property located on corner of Harborview and Verhardsen, has four 25 foot lots and one 50 foot lot. He wished to get permission to sell property as potential duplex sight.

He was informed that he could sell the property as suitable for duplex but that builder would have to submit plans and seek a ~~variance~~ for building permit.

Re-zone
Some discussion on what progress had been made on County Planning report.

Secretary instructed to seek Richard Johnson to ~~go over~~ review Sub-division Ordinance and make comments or recommendations and then present Sub-division ordinance to Council.

It was agreed that Planning Commission should urge Council to consider recommendations that all utilities be underground in future planning.

Reed made motion to adjourn, Markovich seconded.
Meeting adjourned at 10:30 P.M.

Respectfully submitted,
W.H. Washburn, Secty.

March 1, 1966

Meeting called to order by chairman Uddenberg at 8:05 P.M.
Members present were; Uddenberg, Reed, Burkheimer and Mashburn.

Minutes of last meeting read and approved after wording variance changed to re*zone.

Report by secretary that council wished a joint meeting to study subdivision ordinance. No date set as yet.
Secretary was later instructed to get sub-division ordinance typed up in revised form and ready for presentation to council.

Reed reported on his contact with County planning department.
Reed reported that it was suggested by Mr. Evely that he would recommend the counciling of the company of Clark, Coleman and Rupiak for future planning for Gig Harbor.
Also named was Leo Daley and associates.
It was suggested we contact people in Port Orchard as to their progress in planning and their recommendations.

Keith Uddenberg volunteered to check with Port Orchard.

Reed made motion to adjourn and Burkheimer seconded.

Meeting adjourned at 8:25 P.M.

Respectfully submitted,
W.H. Mashburn, Secty.

March 15, 1966

Meeting called to order by chairman Uddenberg at 8:10 P.M.
Members present were; Uddenberg, Markovitch, Birkheimer and
Mashburn.

Minutes of previous meeting read and approved as read.

Jake Bujacich asked if it was allowable to build a duplex in the
Harbor Heights sub-division.

Some discussion on areas where duplexes and triplexes could be built.

Question on what areas were termed "G" district.

Secretary instructed to set up meeting with Council to study zoning
ordinance. Tentatively Tues. nite, March 22.

Also Secty instructed to set up meeting with Highway Department to
discuss future plans for interchanges or crossings to Gig Harbor
from and to Highway 16. This meeting would be Council and Planning
Commission with Highway Dept.

Some discussion on future plans for water and sewage and public wharf.

Note; A meeting with Council to study zoning ordinance was held on
the 22.

A meeting with the Highway Dept. was held on March 29.

Another meeting with council to study zoning ordinance was
held on March 31.

Markovich made motion and was seconded by Uddenberg to adjourn.
Meeting adjourned at 9:50 P.M.

Respectfully submitted, W.H. Mashburn, Secty.

Tues. April 5, 1966

Meeting called to order by acting Chairman Bill Reeds at 8:45 P.M.

~~Mr. Reeds questioned members present being legally members of the Planning Commission and stated that being he was the only member present that we could do no business.~~

~~No meeting due to lack of sufficient members.~~

Respectfully submitted,

W.H. Mashburn, Secty

*Reeds was a member of the
Board at the midway conference of the
city.*

April 19, 1966

The meeting was called to order by chairman Uddenberg at 8:05 p.m.

The members present were Keith Uddenberg, Bill Reed, Ruben Berkheimer, Horace Heath, Harry Mashburn and John Finholm.

Earl Knapp presented trailer court plans for tract of land on East Corner of the Burton Northern Road and the I. S. Hunt Tract, consisting of approximately five acres.

Bill Reed made a motion for the approval of said trailer court and Harry Mashburn seconded the action. It was carried unanimously.

A letter was instructed to be written to the Pierce County Planning Commission stating our approval of the Trailer Court, if the proper screening will be installed for adjoining lots to proposed trailer court.

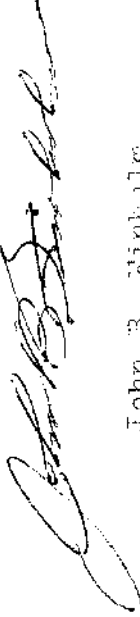
Harry Mashburn resigned from the planning commission to take up his duties as City Councilman. A vote of thanks was given Harry for his unselfish devotion to the Town Planning Commission.

Ralph Skulich asked for rezone R to I for construction of a duplex on Pescadero Subdivision Lot #4. The Town Planning Commission voted ~~in favor~~ of said petition. A hearing for the same was set for Tuesday, May 17, 1966. Mr. Kath was to be informed of the hearing date by letter. *

Mr. Howard Reed presented tentative plans for apartment and marina for property at former auction Hill site next to The Peninsula Light Co. building, and asked for a rezone to meet their immediate needs. The Town Council will be asked to join the Planning Commission for a study of the ordinances at a special meeting on Tuesday night, April 26 at 8:00 p.m.

A motion to adjourn was made by Bill Reed and seconded by Harry Mashburn. The meeting was adjourned at 9:15 p.m.

Respectfully submitted,



John B. Michols
acting secretary

April 26, 1966

Meeting called to order by chairman
Keith Eldenberg at 8:30 P.M.

Members present were Keith Eldenberg
Horace Heath Bill Reed and John Ferrelan.

All members spent the evening working
on zoning maps.

Adjourned 9:45

Respectfully submitted
John Ferrelan
Acting Sec.

May 3, 1966

The meeting was called to order at 8:15 p.m. by the chairman, Keith Uddenberg.

The members present were, Keith Uddenberg, Horace Heath, Bill Reed, Nick Markovich and John Finholm.

The minutes of the previous ^{meeting} were read and approved.

Howard Reed discussed Zoning for ~~the~~ proposed development of the former Austin Mill site.

Felix Reisner, consulting engineer for the development expressed his views on how the 250 units should be built.

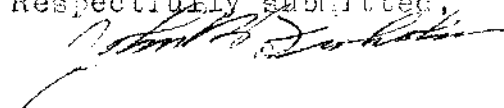
Jerry Scofield added that in California the view of the ocean was blocked from the highway by single family dwellings, but on this development, open view places of the Gig Harbor bay would be planned.

It was agreed that

Fred Utesky, consulting engineer for the town of Gig Harbor, ~~will~~ be invited to attend a special meeting. Bill Reed volunteered to call Fred Utesky in regards to this meeting and to arrange a convenient date for same.

The meeting adjourned at 10:00 p.m.

Respectfully submitted,


John B. Finholm --- acting secretary

SPECIAL

May 17, 1966

The meeting was called to order by chairman Keith Uddenberg.

The members present were, Keith Uddenberg, Horace Heath, Bill Reed, Ruben Berkheimer, Nick Markovich and John Finholm.

The minutes of the last meeting were read and approved.

Ralph Shulich's petition for zone change from R to I for the Pescadero sub-division, so designated as lot 4, for the construction of a duplex was read.

There was no opposition for or against the petition from the citizens present.

A motion was made by John Finholm and seconded by Nick Markovich that the Town Planning Commission recommend to the Gig Harbor Town Council that Ralph Shulich's petition for a change from R to I for the specific purpose of a construction of a duplex on lot 4 Pescadero sub-division with height limit of not over 20 feet above average grade be granted. The motion carried.

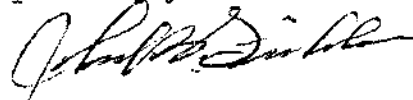
REGULAR MEETING MAY 17TH

Nick Skansi requested a date for a hearing for an eight unit apartment building. The date will be set when the Planning Commission receives a map, plans, etc. from Nick Skansi on the proposed apartment building.

Plan Fred Utesky, ^{ok} ~~consulting~~ engineer for the Town Of Gig Harbor, was present to aid the Planning Commission for the approval of Zoning ordinances.

The meeting adjourned at 11:15 p.m.

Respectfully submitted



John B. Finholm
acting secretary

JUNE 7, 1966

The meeting was called to order by chairman, Keith Uddenberg at 8:20 p.m.

The members present were Keith Uddenberg, Ruben Berkheimer, Horace Heath, Bill Reed, Nick Larkovich and John Finholm.

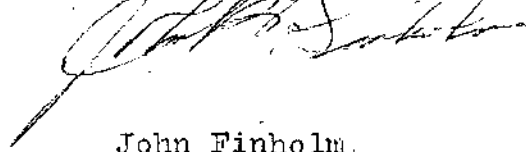
The minutes of the May 17, regular and special meeting, was approved as read.

Horace Heath made a motion to accept zoning ordinances with attached proposed changes made by Consulting Services Corporation (Fred Utesky). It was seconded by Ruben Berkheimer. The motion carried.

Howard Reed and Ed Hoppen were present at the meeting. They were very anxious to get zoning ordinances to fit their building complex.

The meeting adjourned at 11:00 p.m.

Respectfully submitted,



John Finholm.
acting secretary

June 21, 1966

The meeting was called to order at 8:15 by W. Reed, temporary chairman.

The members present were W. Reed, R. Berkheimer, and Horace Heath.

Discussed problems of Planning Commission.

Bill Reed reported upon conversation with Utesky in reference to zoning ordinances and agreed to furnish 15 copies to us.

Reed brought 25 copies of comprehensive planning for Peninsula.

Meeting adjourned at 9:15 p.m.

Respectfully submitted for John Finholm

Horace Heath

July 5, 1966

The meeting was called to order by acting chairman, Bill Reed at 8:15 p.m.

The members present were Bill Reed, Horace Heath, Ruben Berkheimer, Harold Roby and John Finkholm.

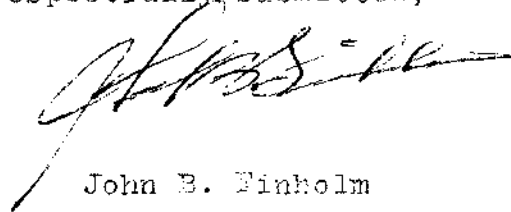
Election of officers was held for the coming year. Bill Reed was elected chairman, Horace Heath vice chairman and John Finkholm, secretary.

Bill Reed volunteered to call Mr. Utesky for copies of ordinances so that the planning commission could present them to the council meeting on July 28, 1966.

A discussion pertaining to obtaining a paid secretary for the Planning Commission was held.

The meeting adjourned at 9:15.

Respectfully submitted,



John B. Finkholm

Aug. 2, 1960

The meeting was called to order at 8:15 p.m. by chairman, Will Reed.

The members present were Will Reed, Yorice Keith, Rubin Bertheimer, Harold Roby and John Pinholm.

The minutes of the last meeting (July 9) were read and approved.

It was decided by the planning commission to attend in today the town council meeting on October 11, and for Will Reed to present to the council a report on the past performance and future plans and wishes of the Planning Commission.

The Planning Commission agreed to discuss, with the Town Council, the retraining of the Consulting Geologists Corporation and the hiring of a secretary for the Planning Commission meetings.

The meeting adjourned at 9:17 p.m.

Respectfully submitted,



John L. Pinholm, sec.

August 16, 1966

The meeting was called to order at 8:15 p.m. by chairman, Bill Reed.

The members present were, Bill Reed, Horace Heath, Harold Roby and John Finholm.

The minutes of the last meeting were read and approved.

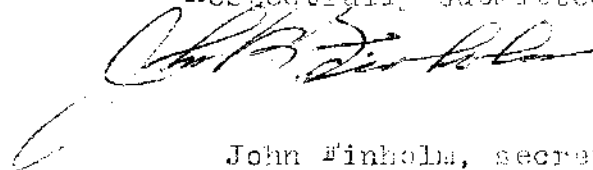
Horace Heath and John Finholm were appointed to obtain information on the availability of a secretary and also about a date for presenting the building code for public hearing.

Bill Reed volunteered to call Mr. Utesky for information on retaining the Consulting ~~engineer~~^{ENGINEERS} Corporation as our town consultants.

A motion was made by Horace Heath and seconded by Harold Roby that the Planning Commission accept the building plans of Alan Buchholz, with the provision that he provide four car off-street parking in front of his proposed building between the Horace Heath property and the Knapp Motor Co. The secretary was instructed to send a letter of acceptance to the building inspector, John Halvarson.

With no further business, the meeting adjourned 9:05 p.m.

Respectfully submitted,



John Finholm, secretary.

September 6, 1966

The meeting was called to order by chairman, Bill Reed, at 8:15 p.m.

The members present were Bill Reed, Horace Heath, Ruben Berkeheimer and John Finholm.

The minutes of the last meeting were read and approved.

A motion was made by Ruben Berkeheimer and seconded by Horace Heath that Mrs. Morgan be hired as secretary for the Gig Harbor Planning Commission at \$5.00 per meeting. The motion carried.

Floyd R. Killion's request for permission to build a green house on his property was approved by the Planning Commission. The secretary was requested to send a letter to the Gig Harbor Town Council respectfully informing them of the approval.

Bert Uddenberg, chairman of Gig Harbor Lions Club Park Committee, presented plans for a park on ten acres of land adjoining the Harbor Heights school.

Horace Heath made a motion that the Planning Commission endorse approval of the park plans. The motion was seconded by Ruben Berkeheimer. The motion carried.

Bill Reed was instructed to call Mr. Utecky asking him to be present September 30 at a public hearing pertaining to proposed zoning ordinance.

With no further business, the meeting adjourned at 9:15 p.m.

Respectfully submitted,



John B. Finholm

Sec.

September 20, 1966

Meeting called to order by Chairman Bill Reed at 8:30 p.m.

The members present were Bill Reed, Horace Heath, Ruben Berkheimer, Harold Roby, John Finholm and Ethel Horgen, Secty.

The minutes of the last meeting were read and approved.

Mr. Jteski was present to answer any questions pertaining to the proposed Zoning Ordinance. It was suggested that Mr. Jteski be retained to attend 1 (one) meeting a month.

and Comprehensive Plan.
A large colored wall map to be drawn of proposed zoning plan. Mr. Reed volunteered to take care of this project.

The Peninsula Gateway was to be contacted regarding coverage in newspaper of proposed plan, purpose of which is to impress the importance of this plan to the public.

Letter was received from Mr. Nick Markowitz regarding his resignation from the Planning Commission. Secty Horgen was instructed to forward letter to Mayor Secor respectfully asking for a replacement.

Funds for the 1967 Budget was discussed. No definite figure was reached.

With no further business, the meeting adjourned at 10:10 p.m.

Respectfully submitted,

Ethel A. Horgen

Ethel A. Horgen, Secty.

October 4, 1966

Meeting was called to order 8 P.M. by Chairman Reed.

Members present were: Bill Reed, Horace Heath, Ruben Berkheimer,
and John Finholm.

Minutes of previous meeting were read and accepted.

Discussion was held on wall map. Mr. Heath requested to color one
as sample.

Mr. Reed informed the Committee that the new budget provided \$300.00
for expenses during 1967.

October 18th would be a public meeting with Mr. Uteski present to
help conduct meeting. Members of Commission plan to meet $\frac{1}{2}$ hour
before meeting to discuss procedure and possible questions that
might be asked.

Mr. Reed read letter received from Purdy Realty regarding request
for permission to erect apartment house followed by discussion
on subject. More information was needed before definite answer
could be given. Secretary Horgen instructed to write letter to
Mr. Morris of Purdy Realty.

Discussion was held regarding Harold Sharpe's question regarding
trees that obstruct view. Letter to be written to Mr. Sharpe
informing him that the matter will be discussed further with
our planner.

Letter to be written to Mr. Nick Markovich thanking him for the
time and effort given by him to the Planning Commission.

File to be re-organized under direction of Mr. Berkheimer.

Discussion was held regarding what was needed to complete the
Comprehensive Planning Study. Mr. Uteski would be asked to
furnish the necessary preparations of guidelines, procedures,
forms etc. for the administration of zoning and subdivision
ordinances.

With no further business, the meeting adjourned at 10:05 P.M.

Respectfully submitted,

Ethel A. Horgen
Ethel A. Horgen, Secretary.

October 18, 1966

Mr. Reed opened public meeting at 8:00 P.M. Mr. Utevsky, together with the Planning Commission, conducted a discussion on the Comprehensive Plan Development of Gig Harbor. Meeting was adjourned with a motion from Mr. Finholm to continue meeting November 1, 1966. Motion was seconded by Mr. Heath.

Planning Commission Meeting was opened by Chairman Reed at 9:30 P.M.

Members present were: Bill Reed, Horace Heath, Ruben Berkheimer,
John Finholm and Warren Bradley

Minutes of previous meeting was read and approved.

Mr. Dean Mullen was present in behalf of Dr. W. Bacon regarding request to remodel office and clinic into 2 separate apts., which would increase present living quarters from 2 apts. into 4 apts. Building was to be inspected by the Committee, formal petition drawn up and decision would be made at the next public meeting.

Discussion with Mr. Utevsky regarding feasibility of having him as planner on a continuing services contract. Motion was made by Mr. Berkheimer and seconded by Mr. Bradley that a letter of authorization would be mailed to Mr. Utevsky allowing him to proceed with the preparation of guidelines, procedures, forms etc. for the administration of zoning and subdivision ordinances at a cost not to exceed \$445.00.

Mayor Secor was present and spoke a few words in favor of having Mr. Utevsky on a continuing service basis.

With no further business, meeting was adjourned at 11:10 P.M.

Respectfully submitted,

Ethel A. Horgen
Ethel A. Horgen, Secy

November 1, 1966

Public Meeting called to order 8:05 P.M. by Chairman Reed. There were approximately 55 people present. Chairman Reed opened meeting with a brief review of discussions held during meeting of October 18th after which new map on wall was explained. The meeting was then turned over to open discussion. Twelve people voiced their opinions, and it was generally felt that most of them were afraid the County would come into the picture and take over. It was explained that the County had nothing to do with the Gig Harbor planning program. Chairman Reed was to submit to the Peninsula Gateway a statement explaining this misunderstanding. Mr. Heath made a motion to continue meeting on the 15th of November. Seconded by Mr. Roby. Meeting adjourned at 10:00 P.M.

Planning Commission Meeting was opened by Chairman Reed at 10:05 P.M.

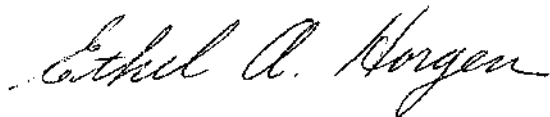
Members present were: Bill Reed, Horace Heath, Ruben Berkheimer,
John Finholm, Harold Roby and Warren Bradley.

Minutes of previous meeting was read and approved.

Mr. John E. Smith of Bridgeway Realty was present with petition and supporting check to rezone for purpose of remodeling existing office and clinic owned by Dr. Bacon into 2 additional apts. To complete the petition Mr. Smith was asked to prepare a legal description of the needed 20,000' in relation to entire property (3.09 acres) with set-backs as follows: 15' side, 35' rear and 20' common to property on existing street. Petition would be brought up again at a hearing on December 6th.

With no further business, meeting was adjourned at 11 P.M.

Respectfully submitted,



Ethel A. Horgen, Secty

OPEN HEARING MEETING
GIG HARBOR PLANNING COMMISSION

November 15, 1966

Chairman Reed called meeting to order at 8 P.M.

Members present were: Bill Reed, John Flaholm,
Forace Heath, Warren Bradley, Ruben Bockheimer,
Harold Roby.

There were about 60 people in attendance.

Present at this meeting was Mr. Ken Jones of the Pierce County Planning Commission. He discussed the relationship between county and town and confirmed the previous newspaper statement that the county had no intention of interfering with Gig Harbor planning.

Meeting progressed with questions and answers with the Commission members giving due consideration and thought to the wants and dislikes of those present with respect to the comprehensive plan and future of Gig Harbor. At 9:35 P.M., Mr. Heath made a motion to close and continue open meeting on December 20th. Mr. Roby 2nd the motion.

Respectfully submitted,

Ethel A. Horgen
Ethel A. Horgen, Secty.

SPECIAL MEETING

November 22, 1966

Chairman Bill Reed called meeting to order 8:00 P.M.

Members present: Bill Reed, Horace Heath, Warren Bradley, Ruben Berkeimer, Harold Roby, John Finholm.

Chuck Heaton and Ken Cornel recent purchasers of the Gig Harbor Sand and Gravel Co. property presented verbal plans for 24 unit 3 story Marine type apartment building with finger boat moorage for twenty plus small yacht boat moorage to be constructed on above mentioned property. ** Mr. Heaton and Mr. Cornel were instructed to submit plans with set backs, parking space, height, etc. to the Planning Commission.

Nick Babich presented plans for single family building in Pescadero Addition 32' x 40', 24' high. Warren Bradley moved that the back lot be not less than 26 feet from line of property. Horace Heath 2nd motion, carried.

Mrs. Horgen was instructed to write letter to Nick Babich, Rt. 4, Box 4066, Gig Harbor of Council action and also send letter to Town Council of building plan.

Nick Merkovich presented building plans for 4 unit apartment on Prentice Street.

Mrs. Horgen requested to send to Olympia for House Bill No. 122.

No further business appearing, peace and harmony prevailing, meeting adjourned 9:45 P.M.

Respectfully submitted,

John B. Finholm Acting Secty.

* The word Council was corrected to read planning commission action.

** Addition: Mr. Heaton and Mr. Cornel were instructed to submit plans for property to be rezoned.

DECEMBER 6, 1966

Chairman Bill Reed called meeting to order 8:00 P.M.

Members present: Bill Reed, Horace Heath, Ruben Berkheimer,
Reuben
 John Finholm, Harold Roby, Warren Bradley

Minutes of the Nov. 15th meeting read and accepted.

Minutes of the Special Meeting held Nov. 22, 1966 read, corrected
 and accepted.

Bacon petition read by Chairman Reed. Gordon Shragg, representative for Wm. Bacon was present and spoke regarding minor petition changes. The petition which appeared in the local newspaper was the revised petition therefore complete and correct as it appeared. Discussion followed both for and against. Mr. John Lincoln wished to go on record as being strongly opposed to multi family units in this particular area. After due consideration and thought, Mr. Reed asked for motion to recommend to City Council that they be allowed to rezone for this 4 unit apt. It was emphasized however, that this is for the present structure only and the balance of the property can be used only for single unit dwellings. Mr. Heath made the motion, 2nd by Warren Bradley, unanimously carried. Letter to be sent advising City Council of this recommendation.

Letter and \$6.00 check was received from Arrow Signs Inc. for permission to erect a sign at Keyes Ford in Gig Harbor. After discussion this request was approved. Mr. Heath made the motion, 2nd by Mr. Roby, unanimously carried. Mr. \$6.00 check was returned to Mr. Falin of the Arrow Signs Inc. who was present, and he was asked to submit it to Mr. Kath for a building permit after City Council approval. Letter to be sent to City Council advising them of this request and approval.

A preliminary plat plan was discussed but was not submitted because it lacked the approval of the Town Engineer. Mr. Sig Anderson was to get this approval and return with the plat at the next meeting.

Chairman Bill Reed suggested that a letter be sent to Mr. Utevsky asking him to advise the Planning Commission what has been done regarding the preparation of guidelines, procedures, forms, etc. for the administration of zoning and subdivision ordinances.

With no further business, the meeting adjourned at 10:00 P.M.

Respectfully submitted,

Ethel A. Horgen
 Ethel A. Horgen, Sec'y.

DECEMBER 20, 1966

MINUTES OF OPEN HEARING

Chairman Reed opened meeting at 8 P.M.

Members present were: Bill Reed, Horace Heath, John Finkholm, Harold Roby, and Warren Bradley.

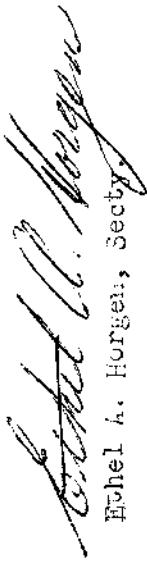
There were about 60 people present. Minutes of previous meeting were read and approved.

Mr. Nick Markovich presented plans for a 4-plex unit to be built on Prentice street. After due consideration Mr. Reed asked for a motion to approve this request. Mr. Finkholm made the motion, seconded by Mr. Heath, unanimously carried.

Comprehensive plan for Town of Gig Harbor was next introduced by Chairman Reed. Mrs. Virginia Shackelford of Tacoma, spoke in behalf of Mr. Nick Tarabochia of Gig Harbor. She made it clear that Mr. Tarabochia was not in favor of comprehensive planning and read from a prepared statement what pitfalls could follow a comprehensive plan approval. Mrs. Rosemary Ross read letter from Mr. Swayzee regarding House Bill 122 and annexation. Mrs. Ross also was strongly opposed to any federal aid or county interference in the planning of Gig Harbor. Mrs. Coonan and Mrs. Shackelford both spoke regarding House Bill 122 and the tremendous power of annexation which could follow a comprehensive plan. Mr. Dower and others inquired why a comprehensive plan was necessary? Mr. Reed answered that if passed the town would be eligible for federal aid if it ever so desired, but that is not our purpose at this time. The plan is mainly to be used as a tool for orderly town growth. Mr. Duane Erickson suggested that the hearing be continued on January 3rd, 1967 to enable him to do some additional research regarding the necessity of having a comprehensive plan. Mr. Finkholm made a motion to this effect, it was seconded by Mr. Bradley.

Meeting adjourned at 9:45 P.M.

Respectfully submitted,



Ethel A. Horgen, Secty.

JANUARY 3, 1967
MINUTES OF OPEN MEETING

Chairman Reed opened meeting 8 P.M.

Members present were: Bill Reed, John Finholm, Horace Heath, Harold Roby,
Reuben Berkheimer.

Minutes of previous open meeting were read and approved. There were about 60 people present. Chairman Reed spoke regarding matters pertaining to comprehensive planning. Duane Erickson spoke regarding zoning and comprehensive planning - stating it was necessary to have comprehensive planning first, followed by zoning. This would eventually lead to a well organized and planned town. As far as annexation was concerned, Gig Harbor could only expand 2 miles because of being a 4th class town.

Mrs. Shackelford of Tacoma was present representing Mr. M. Larrabodie. She informed the commission that a petition had been prepared opposing the current comprehensive plan, suggesting further study so that every citizen clearly understood what implications it involved both for today and for the future, and then put it to a vote by the residents of the town before it was adopted.

Mr. Robert Ellender of Tacoma, owner of property in Cda Harbor, was present and read a prepared letter stating his concern for what could follow the adoption of a comprehensive plan regarding annexation and control by Tacoma.

Present was Mr. John Lamb, Staff Planner of the Association of Washington Cities, Seattle, who was introduced and spoke in favor of comprehensive planning and stated how necessary it was for the healthy growth and prosperity of a town to have such a plan.

Mrs. Rosemary Ross spoke regarding her concern for her property rights opposing federal aid and county control. Mrs. Emmet Ross spoke regarding her concern for the fishing docks, net sheds, etc. Mr. Reed assured her that the fishing industry would be protected to the fisherman's satisfaction under the new plan.

Chairman Reed asked for a motion to close open meeting. The majority of those present were opposed to the close of the open meeting, nevertheless Mr. Heath moved the hearing be closed, seconded by Mr. Berkheimer, *unanimously passed.*

After due consideration and discussion Mr. Reuben Berkheimer made the motion to recommend to the City Council that they adopt the Comprehensive Plan as proposed except for the following changes:

- (1) Replace existing map by new map dated 1/3/67.
- (2) Waterfront usage amended to definitely protect the docks and net sheds and to encourage maintenance and character.

Motion was seconded by Mr. Horace Heath and unanimously carried. Meeting was adjourned by Mr. John Finholm, 2nd by Mr. Horace Heath at 10:20 P.M.

Respectfully submitted,

Ethel A. Horgen
Ethel A. Horgen, Sec'y

MINUTES OF MEETING

JANUARY 17, 1967

Chairman Reed opened meeting at 8:10 P.M.

Members present were: Bill Reed, Horace Heath, Reuben Berkheimer,
Harold Roby and Warren Bradley

Minutes of previous meeting were read and approved.

Mr. R. E. Olsen was present requesting approval for a 8 unit apartment to be constructed on Stanich Avenue. After due study and discussion, Mr. Bradley made the motion to approve, 2nd by Mr. Heath, unanimously carried, subject to the following:

- 1) Adequate parking area for 12 cars
- 2) Not to exceed 25' in height *
- 3) Set Backs as allowed in R Zone

Mr. Ken Cornell of Tacoma, recent purchasers of the former Gig Harbor Sand & Gravel property presented plans for a 30 unit apartment construction. After due discussion and review the approval motion was made by Mr. Bradley and seconded by Mr. Roby, unanimously carried, with the suggestion that the structures not to exceed 15' above street level.

Jake Sujacich was present and discussion followed regarding building permits and inspectors.

Invoice was presented from Consulting Service Corp. for \$445.00 for preparation of guidelines, forms, etc. for the administration of zoning and sub division ordinances. Motion for invoice approval was made by Mr. Roby, 2nd by Mr. Bradley, unanimously carried.

Mr. Bradley volunteered to color a few maps to be given to the City Council to aid them when reviewing the comprehensive plan.

Mr. Finkolm was not present, but had previously requested a leave of absence for a 3 months' period due to being out of town. Approval motion made by Mr. Heath, 2nd by Mr. Roby, unanimously carried.

With no further business at hand, motion was made by Mr. Roby to adjourn meeting, 2nd by Mr. Heath, unanimously carried.

Respectfully submitted,

Richard L. Horgen
Richard L. Horgen, Secty.

* Correction: letter said connecting part (a) to read.
Not to exceed 24' in height.

February 10, 1967

Vice Chairman Mr. Horace Heath opened meeting at 8:15 P.M.

Members present were: Horace Heath, Reuben Berkheimer,
Warren Bradley and Harold Roby.

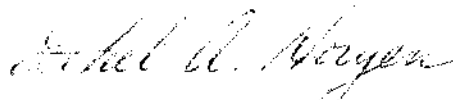
Minutes of previous meeting were read.

Letter read from State of Washington Interagency Committee regarding Outdoor Recreation in Olympia. Meeting in question was already passed, so no action was taken. Letter read from Mr. Felix E. Reisner, Seattle property development consultant, regarding his desire to be notified when public hearings are to be held that involve comprehensive planning and/or zoning ordinances in Gig Harbor. Secretary requested to send reply requesting him to inform his clients to notify him of when public hearings are held, all of which are advertised in advance in the local newspaper.

Correspondence and maps received from Mr. Fred Utesky of the Consulting Service Corp. of Seattle were reviewed and discussed. The maps received were our own which the consulting service had borrowed to aid them in preparing the comprehensive plan.

With no further business on hand, meeting was adjourned at 9:30P.M.

Respectfully submitted,



Ethel A. Horgen, Secty.

FEBRUARY 21, 1967

Mr. Horace Heath, Vice-chairman opened meeting at 8 P.M.

Members present were: Horace Heath, Reuben Berkheimer
Harold Roby and Warren Bradley

Minutes of previous meeting were read and approved.

A representative from Sailfish Marina was present and requested permission to erect a sign at their place of business. After brief discussion, Warren Bradley made motion of approval, 2nd by Harold Roby, unanimously carried.

Nick Markowitz next presented plans for a 20 stall dock with parking facilities. He was advised to wait for the Army Engineer's notification to the planning commission of this proposed dock.

Warren Bradley volunteered to make additional copies of the Gig Harbor Interim Ordinances to be distributed to the members of the Planning Commission.

Discussion followed regarding old buildings in North Gig Harbor. It was decided legal advice was necessary before anything was done in this direction.

Comprehensive Plan now before the Council was next discussed. Mr. Berkheimer made the motion that the area in the triangle between the 3 roads now occupied by Austin & Erickson Lumber Yard mainly, be considered as a commercial area in the Comprehensive Plan proposal by the Planning Commission. It was 2nd by Warren Bradley, unanimously carried. Secretary was instructed to advise Town Council of this change.

With no further business, meeting was adjourned at 9:30 P.M.

Respectfully submitted,

Ethel A. Horgen

Ethel A. Horgen, Secty.

Correction on name, should read "Markovitch"

MARCH 7, 1967

Vice Chairman Herace Heath, opened meeting at 8:15 P.M.

Members present were; Herace Heath, Reuben Berkheimer, Louis Mazza, Warren Bradley, and Harold Reby.

Minutes of previous meeting were read and approved with one correction in spelling.

Mr. Heath asked for any discussion of new business or questions by members and it was brought up that there is a public hearing on the 4th. of April, at which time, according to Mayer Secer, there should be a concentrated and plain version of the sewer plan presented. This meeting falls on our regular meeting night and Mr. Bradley suggested to us that we have a short meeting to follow this special meeting the night of April 4th.

A notation was made of Mr. Mazza's address by the new secretary, Hazel Mazy, she was introduced to everyone present at that time and following that Mr. Bradley moved the meeting be adjourned, motion was seconded by Mr. Heath. Meeting adjourned at 9:15 P.M.

Respectfully submitted,

Hazel I. Mazy
Hazel I. Mazy, Secretary.

MARCH 21, 1967

Mr. Horace Heath, vice chairman, opened the meeting at 8 P.M. and roll call was taken. Members present were: Reuben Berkheimer, Louis Mazza, Warren Bradley and Harold Roby.

Minutes of previous meeting read, and approved as read.

Mr. Heath asked if there was any new business before the Commission. A Mr. Graham was present and asked about requesting the rezoning of a lot. This lot 200 x 140 is at the corner of Stinson and Grandview and is needed for general office space. Mr. Graham was told to submit the request at the open meeting of the City Council on April Fourth. It was suggested to him that a diagram and description of the lot would be helpful to the City Council also.

Following this a general discussion was held on the ways to improve business in the harbor and Mr. Markevich's plan in particular was discussed. Mr. Jake Bujackoh came in and asked if the Helmenen and all of the planning Comm. members might meet on Tues, March 28th at 7:30. It was decided that this would be done as everyone said they could be there at that time.

There being no further business, meeting was adjourned at 9:20 P.M.

Respectfully submitted,

Hazel Mazzy
Hazel Mazzy, Sect'y.

APRIL 4, 1967

Mr. Horace Heath, Vice-Chairman, opened the meeting at 9:25 P.M., this meeting being held after the open meeting of the City Council. Roll

call was taken. Members present were: Reuben Berkheimer, Louis Mazza, John Finholm and Warren Bradley.

Minutes of the previous meeting read, and approved as read.

A gentleman representing Mr. Graham presented a diagram and description of the lot at the corner of Stinson and Grandview, directly across the street from the substation. The diagram presented showed a building which is to contain eight to twelve office spaces; and the commission was assured it meets the requirements of the uniform building code. As this area will never be substantial for residential area, Mr. Graham desires this zoning changed. There is a rental unit on the property paying \$40.00 per month. The builder stated this construction will act as a buffer between the highway and the city.

Mr. Bradley made a motion that the zoning on this area be changed from R-1 to commercial. In calling for questions, it was brought out that this matter would have to go before the City Council and the secretary was instructed to write a letter to the Council saying the commission members all approve this zoning change and would like the council to act on it. Mr. Graham's diagram and description will be submitted with the letter.

Mr. Felix E. Reiner, Seattle property development consultant, came before the Planning Commission with a suggestion that they meet with the members of the council to try to iron out some of the problems on the comprehensive plan, which were brought up at the Council meeting held earlier in the evening. Mr. Reiner also discussed property he is helping to develop which will again be submitted to the council, at its next meeting.

Mr. Mazza made the recommendation that the Mayor see that there are five council members in attendance at future meetings of the council and if not, invoke the law which says a council member is not to miss more than three meetings.

Three letters were read from State agencies regarding parks and recreation; one on H. B. 686 before the legislature, the other two on meetings to be held on outdoor recreation. No discussion.

Mr. Bradley moved the meeting be adjourned, motion seconded by Mr. Finholm. Meeting adjourned at 10:05 P.M.

Respectfully submitted,



Marla L. Hughes, Secretary

Mr. Horace Heath, vice-chairman, opened the meeting at 8:00 P.M. and roll call was taken. Members present were: John Finholm, Louis Mazza, Warren Bradley, Harold Roby and Reuben Berkheimer.

Minutes of previous meeting read and approved as read.

The Petition of Gaydon Developments, Inc. to rezone the lot at the corner of Stinson and Grandview was again brought to the attention of the commission. The petition is to be filed with the city clerk, and notice of public hearing published in the local newspaper. This public hearing was scheduled for May 9, to allow for the requirement of publication for at least 15 days prior to hearing.

Howard Reed, representing Felix Reisner, was again in attendance at the meeting regarding zoning ordinances; stated the survey map in question had been given to the Clerk, but could not be located at this time. Surrounding property in the area being described by original maps showing meander line (original maps dating back to 1859), it is therefore necessary for all concerned to have a current map showing this meander line. Mr. Berkheimer questioned Mr. Reed regarding the portion they desire vacated in relation to the present roadway. Mr. Reed pointed out the location of the property on the map included in the comprehensive plan and stated they are prepared to put up a performance bond and indemnity agreement that would assure protection of the shoulder of the road. Further, that they would move the water main (when located) when they get their plans and start the improvements; also, the survey monuments would be replaced wherever the city wanted them. If these monuments could not be found they would re-establish monuments. Mr. Heath agreed to meet with Mr. Reed in the morning to locate said map.

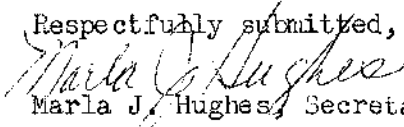
Mr. Heath brought up a matter presented by the Tacoma Title Company, inc., for rezoning and showed the commission a description of property owned by Mr. and Mrs. S. Anderson. This property is located on the Cig Harbor side of Scandia Guard. The matter involved the building of a two-story dwelling which conflicts with the present requirements on height of residential buildings. This property is included in the portion annexed; now in the city limits. Matter to be looked into further.

The secretary was instructed to write a letter to the City Council to include in the comprehensive plan, already submitted to them, the rezoning of the land running the length of the highway, within the city limits. This portion to be zoned as General Service Use (GS) and used as a buffer between the highway and city, approximately 300 feet wide. Variations in the size due to topography to be approved by the City Council upon recommendation of the Planning Commission. Motion made by Warren Bradley, seconded by Louis Mazza that above rezoning be submitted to City Council for inclusion in the Comprehensive Plan.

Election of officers was held for the present year. Louis Mazza was elected chairman, and Horace Heath, Vice-Chairman. At this point, Mr. Mazza took over the meeting as Chairman.

Mr. Bardley stated he would like to see a member of the City Council in attendance at the commission meetings and a member or members of the commission attending council meetings.

Mr. Heath made a motion to adjourn, seconded by Mr. Bradley. Meeting adjourned 10:20 P.M.

Respectfully submitted,

 Marla J. Hughes, Secretary

MAY 2, 1967

Mr. Horace Heath, vice chairman, opened the meeting at 8:20 P.M. and roll was taken. Members present were Horace Heath, John Finholm, Reuben Berkheimer, Warren Bradley and Harold Roby.

Minutes of previous meeting read and approved as read.

Mr. Heath reported on the special meeting held by the City Council regarding the rezoning ordinances. The commission allowed several amendments to be made - the inclusion of Spadoni Bros. and Island Empire Telephone Co. as "businesses"; also the area of the machine shop and the Hobby Hut. This latter piece of property including land past the Eagles Hall. Valley Grocery was omitted on the map.

Mr. Heath read a letter dated January, 1967, regarding changes the Council wishes to have made on the map in the comprehensive plan.

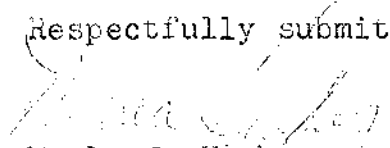
The Ordinance creating the commission was read by Mr. Heath. He instructed the secretary to bring the membership list up to date, giving the dates each term will expire.

In discussing zoning, Mr. Bradley brought up the fact that difference in terrain around the city would necessitate variances in zoning. There are areas where building could be higher than the ordinance allows without doing any harm. It was decided the commission would act on these cases as they arise, granting variances without a public hearing as long as rezoning was not involved.

Further discussion on proposed zoning and members made corrections in all copies of proposed ordinance to bring them up to date. Copies not completed will be corrected by Mr. Berkheimer.

Mr. Finholm moved the meeting be adjourned, seconded by Mr. Roby. Meeting adjourned 9:50 P.M.

Respectfully submitted,


Marla J. Hughes, Secretary

Louis Mazza, Chairman, opened the special meeting at 8:10 P.M. and roll was taken. Members present were: John Finholm, Warren Bradley, Harold Roby, Reuben Berkheimer, Horace Heath and Louis Mazza.

Minutes of previous meeting read and approved as read.

The first item to be taken up was the purpose of this special meeting - the application of Gaydon Developments to rezone their property from R-1 Residential to Limited General Office. It was brought out at this point that the City Council had rezoned the 300 foot strip along the highway to be used as a buffer according to the request of the commission on April 18, 1967. There being no objections to the application, Mr. Bradley moved that recommendation be made to the City Council to rezone the property at the corner of Stinson and Grandview (description published in the Peninsula Gateway and sent to the council with recommendation). Motion seconded by John Finholm.

Mr. Mazza read a letter from the Howard Reed Company submitting two survey maps of the Burnham-Hunt County Road which Investment Syndicates Inc. and the Gellich's have requested be vacated. Mr. Felix Reisner was in attendance representing Mr. Reed. As this has been pending for some time, Mr. Reisner stated he would be glad to put in another application to reactivate this matter. Mr. Heath stated that before the council would vote to vacate the property they wanted some assurance in the form of a performance bond. Mr. Reisner agreed that the proper way to handle it would be to require a bond and he would request Mr. Hamilton (city engineer) to come up with an estimate for the relocation of the water line and the resetting of monumentation. When this is done it would be a simple matter to get a performance bond in that amount. Then the vacation would be on the basis of a bond. Once the estimate is presented to the Council the company could then get on with developing long range plans for the area.

Mr. Heath made a motion that the commission recommend to the council the vacation (as shown on the survey map submitted by Scofield Realty, marked Exhibit "A" dated May 9, 1967) be granted, subject to necessary protection determined by the city engineer and covered by a performance bond. Seconded by Mr. Roby. The secretary was instructed to write a letter to the council in accordance with the above, stating what the commission's action had been and enclosing a copy of the survey map.

Further discussion on the proposed zoning ordinance. Mr. Reisner pointed out several things which might create future difficulties, mainly with the sewer system. Mayor Secor asked Mr. Reisner if he would talk to Hill and England and get their opinion on this matter regarding sewers.

Mr. Mazza instructed the secretary to make a brief report on commission action to the local newspaper.

There being no further business, motion made to adjourn meeting by John Finholm at 9:25 P.M., seconded by Harold Heath.

Horace

Respectfully submitted,

Marla J. Hughes
Marla J. Hughes, Secretary

MAY 16, 1967

Meeting was called to order at 8:25 P.M. by Chairman, Louis Mazza, and roll was taken. Members present were Louis Mazza, Horace Heath, Harold Roby and Reuben Berkheimer.

Minutes of previous meeting read and approved as read.

James Kors, Registered Civil Engineer, Tacoma, in attendance regarding Harbor Heights proposed plat. This property belongs to Sigvard C. Anderson and Lillian J. Anderson and known as "Harbor View". This area previously annexed by the city and located on the Gig Harbor side of Scandia Gaard. Mr. Kors requested that the chairman and secretary approve and sign this document in order that it could be filed with the County Auditor. This action being necessary before the owners could sell any of the property. Plat signed as requested and passed on to City Clerk for his signature.

Remainder of meeting spent in further work on proposed zoning ordinance.

Meeting adjourned by motion of Horace Heath at 10:00 P.M. Seconded by Harold Roby.

Respectfully submitted,



Marla J. Hughes, Secretary

JUNE 6, 1867

The meeting was called to order by Vice-Chairman, Horace Heath at 8:10 P.M. Members present Horace Heath, R. Berkheimer, Warren Bradley, Harold Roby and John Finholm.

Minutes of last meeting were read and approved as read.

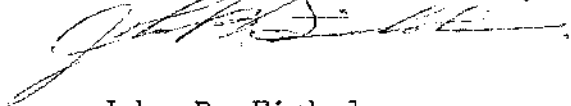
Mr. and Mrs. Cliff Devall of Tacoma, property owners next to the old Gig Harbor Sand and Gravel property inquired on restrictions for a 12 unit apartment building; height and sanitation discussed.

Frank Ivanovich discussed plans for a 20 - 24 unit apartment next to Tarabouchia addition on a 300' x 150' lot.

Remainder of meeting spent on work on proposed zoning ordinance.

Meeting adjourned by motion of Warren Bradley at 10:00 P.M., seconded by Harold Roby.

Respectfully submitted,



John B. Finholm
Acting Secretary

JUNE 20, 1967

Meeting called to order at 8:00 P.M. by Vice Chairman, Horace Heath, and roll was taken. Members present were Horace Heath, Harold Roby, J. B. Finholm, Reuben Berkheimer and Warren Bradley.

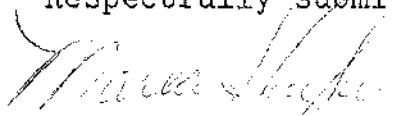
Minutes of previous meeting read and approved as read.

Entire meeting devoted to work on proposed zoning ordinance.

Next regular meeting to be July 11, 1967, due to holiday.

Meeting adjourned by motion of Warren Bradley and Seconded by R. Berkheimer at 10:10 P.M.

Respectfully submitted,



Marla J. Hughes, Secretary

JULY 11, 1969

Meeting called to order at 8:15 P.M. by Chairman, Jouis Mazza, and roll was taken. Members present were Horace Heath, Rueben Berkheimer, Warren Bradley, Louis Mazza and John Finholm.

Minutes of previous meeting read and approved as read.

Entire Meeting devoted to work on proposed zoning ordinance.

Meeting adjourned by motion of Horace Heath, seconded by Reuben Berkheimer, 9:45 P.M.

Respectfully submitted,



John B. Finholm
Acting Secretary

JULY 18, 1969

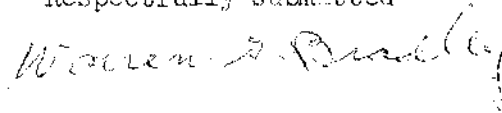
Meeting called to order by Chairman, Louis Mazza 8:00 P.M.

Minutes of previous meeting read and approved as read.

Motion made by Reuben Berkheimer and seconded by Harold Hoby that the planning commission approve the ~~lease~~ use of Uddenberg-Thrash Building at Rosedale and Harborview Ave. ^{Fred} Bondy, DBA, Precise Products Co., will use this for the purpose of light manufacturing.

Meeting adjourned 9:45 P.M.

Respectfully submitted



Warren G. Bradley
Acting Secretary

AUGUST 1, 1969

Meeting called to order by Vice-Chairman Horace Heath at 8:30 P.M. Roll was taken and members present were Horace Heath, John Finholm Reuben Berkheimer, Warren Bradley and Harold Roby.

Minutes of previous meeting read and approved as read.

Mr. John Smith, Jr., President Bridgeway Realty, presented plans for a new apartment building to be constructed in Lewis Addition on Lots 11 and 14. Construction will consist of two, two story buildings, or four apartments with storage and laundry facilities behind each unit. Mr. Smith explained in detail the floor plan, building height and parking area available. He assured the commission all zoning requirements had been met. They set the cost of this building at approximately \$80,000, and rents will rent for \$100 to \$115 per month, tenants paying utilities.

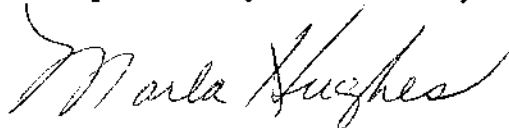
Motion then made by Warren Bradley that the planning commission give their approval and submit plans as outlined to the city Council with recommendation they grant their approval to Bridgeway Realty as agents for the owner Mr. R. Seigner. Seconded by Harold Roby. Secretary instructed to write a letter to the city council in accordance with this motion.

The next item of business was a letter received from Whitacre Engineers, Inc., regarding proposed boat moorage. The firm would like to meet with the planning commission and requested information on meeting dates. Secretary instructed to write a letter to this firm supplying desired information.

Next regular meeting will be August 15, 1969.

Meeting adjourned by motion of Warren Bradley, seconded by Reuben Berkheimer at 9:20 P.M.

Respectfully submitted,



Marla J. Hughes, Secretary

AUGUST 15, 1969

Meeting called to order by Vice-Chairman Horace Heath at 8:10 P.M. Roll was taken and members present were Horace Heath, John Finholm, Reuben Berkheimer, Warren Bradley and Harold Roby.

Minutes of previous meeting read and approved as read.

West Taft, Whitacre Engineers, Inc., representing Dick Williams (also present) presented plans for proposed boat moorage; showing length of pier and fill area. The pier will be for approximately fifty covered stalls to accomodate pleasure boats 28' to 40' in length. Mr. Williams plans to construct the covered moorages of painted aluminum. The walk way will be 5' to 6' wide, safe and sturdy.

Mr. Heath asked Mr. Taft what they had heard from the City Council on this matter. Mr. Taft read a letter from the Corps of Engineers including a copy of letter received by them from the City Council. This letter from the council stated their three main objections to the proposed moorage:

- A.the dock is too long and would interfere with present use of the harbor.
- B.applicant has not made arrangement for parking facilities
- C.covered moorage would not be attractive;

the council requested they deny the application of Mr. Williams. Therefore, the Corps of Engineers turned it down on this basis.

Mr. Taft then stated they had made provision for adequate parking, 55 spaces, or at least one space for each stall, in an area 100' x 185'. Further, that their dock would be within the length taken up by existing piers and docks.

Mr. Bradley suggested they present a detailed drawing of the parking area showing individual spaces, size, etc.

In summing up, Mr. Heath stated that possibly the commission members could talk to the council and give them the information they received tonight and then go from there. That perhaps with more information presented to the council and with more detailed drawings and plans, some positive action could be taken.

Remainder of meeting spent on proposed zoning ordinance.

Meeting adjourned by motion of Warren Bradley, seconded by Mr. Roby, 9:45 P.M.

Respectfully submitted,

Marla J. Hughes
Marla J. Hughes, Secretary

SEPTEMBER 5, 1967

Meeting called to order by Chairman Louis Mazza at 8:10 P.M. Roll was taken and members present were Louis Mazza, John Finholm, Reuben Berkheimer, and Harold Roby.

Minutes of previous meeting read and approved as read.

Entire meeting spent on completing proposed zoning ordinance.

Next regular meeting September 19, 1967

Meeting adjourned by motion of John Finholm, seconded by Harold Roby.

Respectfully submitted,

Marla Hughes
Marla J. Hughes, Secretary

SEPTEMBER 19, 1967

Meeting called to order by Chairman Louis Mazza at 8:10 P.M. Roll was taken and members present were Louis Mazza, Reuben Berkheimer, Harold Roby and Warren Bradley.

Minutes of previous meeting read and approved as read.

Mr. John Smith, Jr., President, Bridgeway Realty, expressed a desire to meet with the commission for two reasons - the first being in connection with the apartments being constructed for Mr. R. Seigner in Lewis Addition. He stated their delay in starting construction has been due to the Health Department; the department is not satisfied with the amount of space for drain field in the front of the property. The Plans at present show two lines, they must have room for five lines to satisfy the Health Department. Mr. Smith, therefore, requested that the commission agree to allow them to eliminate the set-back line between the two lots. This would permit the building in front to be moved back and in turn giving the desired footage in front for the drain field. Mr. Smith stated the owner would guarantee he would not sell the lots as individual lots, at least until the Town of Big Harbor has a sewer system; and, if in the future, the property were sold, they would change the set-back line between in order to meet regulations.

Warren Bradley brought up the fact that under our interim ordinance we have nothing in plat form, and do not know the town's legality for singular and plural lots; further, that he would suggest Mr. Smith contact Mr. Erickson, City Attorney, for the correct procedure and draw up a plat and have the Health Department and Planning Commission sign it.

Mr. Smith's second purpose in attending the meeting concerned the possibility of the DiLoretto Ranch being annexed to the city. That Mr. Lewis would like to be annexed to the city of Big Harbor, but they don't want to become annexed unless they can get their property set aside for multi-family zoning. Mr. Bradley explained they would have to come in as R-1 and then apply for rezoning.

The next item of business was the budget for the coming year. Motion made by Warren Bradley that the Planning Commission request a budget of \$600.00 for the fiscal year, seconded by Harold Roby; all being in favor, the secretary instructed to write letter to City Council with this request.

It was brought to the commission's attention by Chairman Mazza that we no longer have a Vice-Chairman. Mr. John Finholm was unanimously elected to this position.

Remainder of meeting spent on proposed zoning ordinance.

Meeting adjourned 10:10 P.M.

Respectfully submitted,



Marla J. Hughes, Secretary

OCTOBER 3, 1967

The regular meeting of the Gig Harbor Planning Commission was called to order at 8:10 P.M. by Vice-Chairman John Finholm. Roll was taken and members present were John Finholm, Reuben Berkheimer, Warren Bradley, Harold Roby and Louis VonSalzen. This was Mr. Vonsalzen's first meeting; he fills the vacancy left by Horace Heath, whose term expired June, 1967.

Minutes of previous meeting read and approved as read.

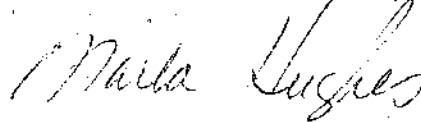
Mr. Finholm instructed the secretary to write a letter thanking Mr. Heath for his faithful service on the commission.

There was a short discussion on the units being built by Mr. R. Seigner in Lewis Addition in order to bring Mr. VonSalzen up-to-date on this matter. It was explained to him that construction requirements were taken from the Uniform Building Code of 1967, which call for a minimum of eight feet from the side lines and twenty feet back from the front line. (see minutes of Sept. 19, 1967)

Remainder of meeting spent on proposed zoning ordinance.

Motion made by Warren Bradley to adjourn meeting at 9:45 P.M.; seconded by Harold Roby.

Respectfully submitted,



Marla J. Hughes, Secretary

Next regular meeting - October 17, 1967

October 17, 1967

The regular meeting of the Big Harbor Planning Commission was called to order at 8:00 P.M. by Chairman Louis Mazza. Roll was taken and members present were Louis Mazza, Reuben Berichimer, John Elmholm, Warren Bradley, Harold Roby and Louis VonSalzen.

Minutes of previous meeting read and approved as read.

Commission members approved the coloring of the Comprehensive Plan maps which are to be included in the proposed zoning ordinance.

Mr. S. Lewis Kelly, with his contractor, Mr. George Larson, presented plans for a home and small shop for lawn mower and chain saw repairing to be built on the old Sanford property on Pioneer Way. This property is presently in a residential area; however, when the proposed zoning ordinance goes into effect, it will be in the General Use area - allowing for small business. Mr. Kelly stated he had inquired of the immediate neighbors and received no verbal objections to this plan. Rather than wait for the zoning ordinance, Mr. Kelly wishes to present his plans to the City Council for a variance. After looking over his plans, checking the building requirements and parking area, Warren Bradley made a motion that the Secretary write a letter to the City Council recommending they approve Mr. Kelly's plans. Motion seconded by Harold Roby.

Mr. Rodney Ryker was in attendance requesting information on the original sewage system proposed in 1962. The commission was unable to answer his questions and suggested he contact the city engineer. Mr. Ryker also inquired about the proposed zoning ordinance and especially the requirement for building height. He was assured this item would be well covered in the proposed ordinance.

Mr. VonSalzen discussed the 1967 building code, particularly the charge for plumbing permit - based on cost rather than outlets.

Remainder of meeting spent on proposed zoning ordinance, and preparing it for presentation to the City Council at their next meeting. Secretary instructed to write a covering letter transmitting the ordinances and copies of Comprehensive Plan map to the Council members.

Meeting adjourned by motion of Warren Bradley, seconded by Harold Roby at 9:40 P.M.

Respectfully submitted,

Maria J. Hughes, Secretary

Next regular meeting Nov. 7, 1967

Special meeting of the Gig Harbor Planning Commission called to order at 8:00 P.M. by Chairman Louis Mazza; roll was then taken, showing the following members present: Louis Mazza, John Finholm, Reuben Berkheimer, Warren Bradley and Louis VonSalzen. Minutes of previous meeting read and approved as read.

This was a joint meeting with the Gig Harbor City Council to discuss their suggestions for changes in the Proposed Zoning Ordinance submitted to them October 18, 1967. City Council members in attendance were: Mayor Secor, Jake Bujacich, Ed Bunch, Pete Klenak and Rudy Nikolac.

Mr. Bunch started the evening's discussion by questioning the commission on the R-1, R-2 and B-1, B-2 zones as indicated on the colored map included with the zoning ordinance; also stated the council felt the boundaries were not clearly defined on all zones. All changes in this map will have to be made on the comprehensive map and then have small copies made from it for the zoning ordinance.

Mr. Bunch asked why it was necessary to have R-1 and R-2 zones and who determines these areas. Mr. Mazza explained that R-2 provides for the building of apartment houses, etc., R-1 being single resident dwellings and R-2 multiple. Further, that we had to have some starting point and if someone wants to build after that, they will ask for a variance.

Mr. Bujacich suggested it might be easier to make it all R-1. Mr. Bunch agreed and stated that any time someone wants to build an apartment or duplex they could come to the commission.

Lengthy discussion followed on lot size requirements, as there are numerous lots in the city less than 10,000 sq. feet. Mr. VonSalzen explained the lot size was based on sanitation requirements and could be changed once the sewers are in; existing lots would be subject to Health Department ruling. All in attendance felt 7,500 sq. feet would be adequate.

Remainder of meeting spent discussing and suggesting changes for definitions in the ordinance as follows: (commission members see attached for changes to include in your copy)

1. BOAT HOUSE - left as is
2. BUILDING HEIGHT - changed to read
"...shall be defined as measured from the lowest basic footing level as designated on submitted plans, to the highest point of the roof line. Any problems arising from unusual topography or other physical circumstances, shall be reviewed by the Planning Commission and resolved by the City Council.
3. FAMILY - left as is
4. FLOOR AREA - changed to read (last sentence)
"...Floor area shall not include accessory water tanks and cooling towers, mechanical equipment or finished attic spaces with headroom of less than 7'6", exterior steps or stairs, terraces, breezeways, and open spaces."
5. LOP DEPTH - left as is
6. ROW HOUSE - left as is
7. TRAILER - left as is

The planning commission and the council will have a joint meeting November 13, 1967, 7:30 P.M. to continue work on this ordinance.

Meeting adjourned by motion of Louis VonSalzen, seconded by John Finholm, 10:00 P.M.

Respectfully submitted,

Marla J. Hughes
Marla J. Hughes, Secretary

The regular meeting of the Big Harbor Planning Commission was called to order by Chairman Louis Mazza at 8:00 P.M. Members present were Louis Mazza, Harold Roby, John Finholm and Warren Bradley. Minutes of previous meeting read and approved as read.

Jake Bujacich, representing Mr. and Mrs. Sigvard Anderson presented their petition for annexation of the area known as Harbor View, covered in plans previously presented to the commission and approved May 16, 1967. He stated a performance bond would be given for the construction of roads; they are now getting bids for the work and construction would begin by spring. Motion made by Warren Bradley and seconded by Harold Roby that Mr. Anderson's petition be approved subject to the performance bond and that recommendation be made to the City Council ~~subject to the~~ for their approval. Secretary instructed to write to the Council on this matter.

Letter read signed by Antone J. Skansi, Nick Skansi and Patricia A. Skansi presenting their plans for a six-plex to be built on Lot #1, Bay Ridge 1st Addition to Big Harbor. Antone and Nick Skansi were in attendance and answered questions from the commission regarding parking area, sanitation requirements and building height. There will be five two-bedroom units and one one-bedroom unit; this unit providing room for laundry facilities. All requirements having been met, Mr. Finholm made a motion the planning commission approve the plans as presented and recommendation made to the Council; motion seconded by Warren Bradley. Secretary instructed to write letter on this.

Mayor Secor introduced the two new members of the City Council, Mr. A. Edgert and Mr. Cal Svinth; who joined other council members, Jake Bujacich, Ed Bunch and Pete Klenak in working further with the commission on the proposed zoning ordinance. The following portions of the ordinance were discussed;

1. Pg. 5 - Fences - "shrub or hedge not exceeding six feet in height"
Mr. Svinth questioned the location of the shrub or hedge, did this mean only on property line.
2. Pg. 6 - Section 4 - Districts. R-1 and R-2 to be combined, having only R-1. R-1 and B-2 should also be combined. These areas would then be either residential or commercial.
3. Pg. 7 - Section 5.3. Lot area changed to 7,500 sq. ft.
4. Pg. 7 - Section 5.4 - Coverage. 33 1/3 % not sufficient; felt set-back requirements and Health Dept. rules would take care of this.
5. Mr. Bujacich felt that a trailer ordinance of some type should be included in this section to protect property owners.
6. Building height again discussed - 25 feet too high. Also change definition to "existing grade" as originally written.
- 9.5 7. Pg. 13 - Signs. Question raised as to height of sign on top of building, was this included in total building height; 40 feet including sign.
8. Side yards and building height on waterfront property.
9. Correct wording whenever "approved by Commission" appears.
10. Pg. 22 - Boat Moorages. Return sections (d), (e), and (x) to copy.

Meeting adjourned by motion of Warren Bradley, seconded by John Finholm 10:00 P.M.

Next regular meeting Tuesday, December 19, 1967.

Respectfully submitted,

Marla J. Hughes
Marla J. Hughes, Secretary

Meeting called to order by Vice-Chairman John Finholm at 8:00 P.M. The following members of the Planning Commission were present: Louis VonSalzen, Harold Roby, Warren Bradley and John Finholm. Minutes of the previous meeting (Dec. 5) were read and approved as read.

The first item of business was plans presented by Curt Dellplain and Don Snyder for a small garage to be constructed in a residential area, located at Shore Acres crossroads, partially within the city limits. This garage is to be used for a small private business, car painting and upholstery. This property is four acres of wooded land which is owned by the parents of one of the young men. The building, which is estimated to cost approximately \$200.00, will be set back in the woods and will be maintained in an orderly fashion. Mr. Bradley told Mr. Dellplain that the owners of the property would have to submit a petition for rezoning, the city council would hold a public hearing on their petition; then, if the property is rezoned, their plans could be presented to the commission for consideration.

Mr. VonSalzen asked the commission's opinion on a question asked of him, regarding cutting a large piece of property lying between two parallel streets. This property would be two building lots 175' deep. The party owning the property wanted to know if he would have to adhere to the set-back regulations for back yards on both pieces of property. The commission agreed that the set-backs on each piece would have to be 35' from the rear property lines.

As Mr. VonSalzen has missed two meetings due to illness, which were devoted to work on the proposed zoning ordinance, he had several questions regarding their discussions; first, the combining of R-1 and R-2 zones. Mr. Bradley explained that with the zones being all R-1, the city council would be free to expand any of those areas into R-1. Secondly, the definition of "building height". He wanted to know just what had been decided on this and if it was to be 25'. It was decided that the original definition would be used, referring to existing Ordinance #72, paragraph D; and the height would be ~~25'~~ including basement or 15' without basement.

The following portions of the proposed ordinance were discussed with city council members Mr. Bunch and Mr. Svith:

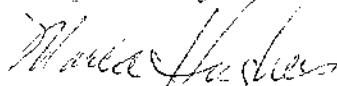
1. Pg. 7 - Section 5.1 - Coverage. 33 1/3% will be taken out. Set-back and sanitation regulations will take care of this.
2. Pg. 13 - Section 9.5 - Building height, business area. 40' includes signs and other additions.
3. Pg. 16 - Section 10.8 - Building height, R-1, waterfront. Made the same as R-1, refer again to ordinance #72, paragraph D.
4. Pg. 22 - Section 16.2 - Boat moorage. Only omit E.
5. Pg. 18 - Section 13.3 - "Board of Adjustment". As in other places in the ordinance, it will be changed to read..."the Planning Commission may recommend approval of application on approval of the City Council".
6. Trailer parks and spaces. Mr. Bradley felt this should be left out completely and ruled on individual cases.

Mr. Finholm asked to be excused for two months and Mr. Bradley will be away during the month of March.

Mr. Finholm instructed the secretary, in accordance with suggestion made by Mr. Bradley, to write a letter to the City Council requesting their attendance at the next commission meeting, Feb. 6, for further discussion of the proposed zoning ordinance.

Meeting adjourned by motion of Mr. Roby at 9:45 P.M.; motion seconded by Mr. Bradley.

Respectfully submitted,



Marla J. Hughes, Secretary

MEMORANDUM 5, 1968

Meeting called to order by Chairman, Louis Lazza at 7:30 P.M. Minutes of previous meeting read. Louis Lazza, Harold Roby and Nelson Berkeimer. Minutes of previous meeting read and Mr. Roby brought out the fact that the minutes gave the impression that the zoning classifications had been changed from R-1 and R-2 to only R-1; both zones are to remain in effect.

Chairman Lazza read a letter from J. W. Shensky, Assistant Director, Pierce County Planning Department, regarding Joseph A. Hillard, who has petitioned the County to rezone a five acre tract on Wickersham Road and the W. D. Hunt Road. This lot is now SR-9, Suburban Residential, he wants it changed to R1P, Planned Multi-Family Residential and plans to build sixteen three-pax units. This property is part of the area wishing to be annexed to the city; however, the city would not permit them to be annexed as multi-family residential. All annexed land must come into the city as R-1. Mr. Roby suggested the commission advise the county that this land is inadequate for the filling proposed. Mr. Berkeimer stated the county health Department would have something to say regarding sanitation regulations; further, that it is not in accordance with our comprehensive plan or general competition for zoning in that area. Mr. Berkeimer pointed out that the statute states they must come into the city as R-1. The secretary was instructed to notify the Pierce County Planning Department as to the feelings of the commission on this matter.

The proposed plans of S. T. Tolson for a mooring ramp and dock were reviewed. This property is located near the Nautic Apartments and the proposed ramp would be no longer than that of the apartments. Mr. Tolson will have to go through the Corps of Engineers before they can drive any piling, but he desired to get the opinions of the planning commission and council before doing this. The commission found no objection to the plans and the secretary was instructed to transmit these plans to the City Council with recommendation for approval. Secretary also instructed to notify Mr. Tolson of this action.

Mr. Lazza read the following communications: Letter from Intermunicipal Committee for Outdoor Recreation enclosing a Letter from Governor Evans and a Letter from T. Hendrickson. These were regarding R. D. #0, 686, 687, 688, 689, 690 and issue for outdoor recreation and wishing the commissions' ideas and suggestions on this matter. All communications were received too late to take any action.

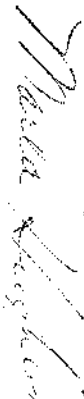
The secretary read a bulletin from the Bureau of Governmental Research and Services, University of Washington, entitled "Comprehensive Plan and Zoning Ordinance and the Adoption Thereof". This stressed the need to have all comprehensive plans and pertinent documents certified by the City Clerk and recorded at the County Court House.

Lizene F. Cooper presented his sketch for a home to be built on one of Dick Johnson's tracts on Peacock Road near Scandia Ward. He had a question regarding setback requirements. After answering his questions, he was advised to present these plans to the City Council. Secretary instructed to write the City Council regarding Mr. Cooper's plans.

Remainder of meeting spent working on map to accompany zoning ordinance.

Meeting adjourned by motion of Nathan Berkeimer at 10:00 P.M., motion seconded by Harold Roby.

Respectfully submitted,



Charles J. Hughes

THURSDAY, 22, 1968

The meeting was opened at 7:50 P.M. by Chairman, Louis Tazza. Roll was taken and members present were Louis Tazza, Warren Erdley, Kenben Berkeimer, Harold Roby and Louis VonSalzen. Minutes of the previous meeting were read and approved as read.

The secretary read a letter from Mrs. James E. Scoggins regarding the rezoning of a five acre tract of land at the northeast corner of E.B. Hunt Road and Mckerstam Road; this letter included a copy of the letter directed to the Pierce County Planning Commission by residents and property owners in the immediate vicinity of the property in question. The people signing the letter were hopeful that the Pierce County Planning Commission would not approve the rezoning requested by Joseph A. Willard. Mr. Berkeimer stated he had attended the Pacoma meeting on this matter; and, after hearing both sides of the case, the Planning Commission had then read their own report. This report denied the petition for rezoning.

A bulletin was read by the secretary from the Planning Association of Washington announcing their forthcoming conference of the P.A.W. to be held in Ventnoche April 5 and 6. No action was taken.

Mr. VonSalzen presented the plans of Mr. and Mrs. Lloyd Patnode for their home to be built in Lewis Addition. The Patnodes desire a variance for the set-back requirements on the property. The plans show only 17' set-back on the rear of the property, the interim ordinance calls for 35'; therefore, Mr. VonSalzen could not give them a building permit until a variance was granted. After studying the plans, the commission voted unanimously to send the plans to the City Council with their recommendation for approval.

Mr. VonSalzen presented the plans of Louis Tazza to build a duplex, two apartments identical to those presently on his property. He stated he had one over the plans in detail and they comply with all the requirements. Mr. VonSalzen made a motion that the planning commission approve them and make their recommendation to the City Council. Motion seconded by Harold Roby; unanimously approved.

Remainder of meeting spent in work on the proposed zoning ordinance.

Meeting adjourned 10:30 P.M.

Respectfully submitted,

Harold Roby
Harold Roby

Marla J. Hughes

MARCH 5, 1968

The regular meeting of the City Harbor Planning Commission was called to order at 8:00 P.M. by Chairman Louis Mazza. Roll was taken showing the following members present: Louis Mazza, Louis VonSalzen, Warren Bradley, Harold Roy and Rauben Berkheimer. Also present were Ed Church, Jake Sujacich, Mr. W. Edbert, Cal Smith and Mayor Secor of the City Council. Minutes of previous meeting read and approved as read.

Mr. VonSalzen presented the plans of Dick Skansie for a duplex to be built on Lot 6 Bay Ridge Avenue. All set-back requirements have been met; this will be an attractive two-unit, two-bedroom building with carports. (This lot is located in an R-1 zone, but as there are similar buildings in the area and the building will be 100 feet from the lots on either side) it was felt rezoning was not necessary. The construction meets the requirements of the interim ordinance and there is no objections from neighbors. Mr. VonSalzen made a motion that these plans be submitted to the City Council with the commission's recommendation for approval; seconded by Mr. Berkheimer.

Mr. Dick Tarabochia was present to submit his plans for a mobile home court to be constructed on lots 459 and 490 near Lynn Gardens. Approximately five acres of this ten acre tract is to be developed at this time. The remaining acreage is not within the city limits. Mr. Tarabochia stated the court will have oil-topped roads, a park and laundry facilities for twenty-four spaces. A question was raised as to what Mr. Tarabochia intends to do to supply water, if he is planning to hook on to city water. He stated at the present time he planned on using the well, which produces adequate water, but after some discussion regarding the possible requirement for persons within city limits to use the city system whenever possible, he stated he would do whatever is necessary to supply the water. Mr. Sujacich suggested he check with the City Attorney, as he was sure an individual couldn't go into competition with the city to supply water. Mr. Mazza questioned his plans for sewage and was told he would install individual septic tanks for each space.

After considerable discussion on these points Mr. Bradley brought up the fact that the property lies in an R-1 zone; trailer courts falling under the classification of C-1. Therefore, Mr. Tarabochia was instructed to prepare a petition for rezoning, containing a proper legal description; present it to the planning commission. It will then be submitted to the City Council for a public hearing on rezoning.

Mr. Sujacich, representing the City Council, returned the zone map which had been submitted with the proposed zoning ordinance and informed the commission the areas outlined on the map must have a legal description. He stated Mayor Secor will obtain this information. The City Council desires to have one more meeting with the planning commission on this matter and March 11, 7:30 P.M. was set for such a meeting.

Mr. Mazza read the trailer ordinance for Orting, Washington, in hopes that something similar could be drafted for City Harbor.

Meeting adjourned at 9:15 P.M.

Respectfully submitted,

Marla J. Hughes

MARCH 19, 1968

The regular meeting of the Planning Commission was called to order at 8:00 P.M. by Chairman Louis Mazza. Roll was taken showing the following members present: Louis Mazza, Louis VonSalzen, Reuben Berkheimer and Harold Roby. Minutes of the previous meeting were read and approved as corrected to read, "Skansie property lies within 100 feet of existing commercial property."

Mr. Buckholtz, architect and Mr. Constantino, property owner, presented plans for a home to be built along Peacock Way. A variance is needed for building height. Ordinance #72 requires 2 1/2 feet total height with basement; Mr. Buckholtz feels they could adjust the plans to 25 feet from basement floor to highest point of roof. The highest part of the building would be ten feet higher than the rear property line. Mr. Buckholtz was advised to make application for a variance with the building inspector, the planning commission would then advertise for a public hearing.

The secretary made a report on the progress of the proposed zoning ordinance. Various changes were again discussed. At this time, Mr. Berkheimer stated that he strongly objected to the changes made in building height requirements.

Mr. Mazza read a letter from Mr. Richard B. Williams of Pleasurecraft Marine, regarding his desire to lease from the city the area of the presently condemned city dock. After discussion, Mr. VonSalzen made a motion that the Planning Commission recommend to the City Council that they give serious consideration to Mr. Williams offer to lease this area; seconded by Mr. Roby. Motion passed unanimously.

Mr. Mazza read the City Council's proposed ordinance, "AN ORDINANCE ENUMERATING, DEFINING AND DECLARING CERTAIN THINGS AND ACTS TO BE NUISANCES; PROVIDING A PENALTY FOR THE CAUSING, KEEPING MAINTAINING, PERMITTING, SUFFERING OR ALLOWING THEREOF." Discussion followed. Mr. VonSalzen made a motion that a letter be sent to the City Council stating that the commission feels Ordinance #100 for the Town of City Harbor covers our present needs in regard to size of trees and shrubs, etc. for the city. Motion seconded by Mr. Berkheimer; and passed unanimously.

Short discussion was held on a tentative trailer ordinance.

Meeting adjourned at 10:00 p.m. upon a motion made by Harold Roby, seconded by Reuben Berkheimer.

Respectfully submitted,

Marla J. Hughes

Marla J. Hughes, Secretary

April 2, 1948

a public hearing was held April 2 on the proposed zoning ordinance for the Town of St. Joseph. Louis Lanza, Louis Ornelzer, "Arren Bradley, Benson, Appleby, and Harold Holt were present, representing the Planning Commission. Also present were Mayor Seery, Ed Larch, Edie Alford, Mr. Elchebert, Ed Scholtz and (the wife) of the City Council.

The Commission opened the meeting by reading the introduction to the proposed ordinance. Then, the following portions of the ordinance were read and discussed:

1. SECTION 11 - Town Council asked for this addition was introduced. The Commission placed it as the vertical distance and that the distance between elevations of the existing grade of the ground to a proposed building above the building surface the ground top. The original ordinance was 10.4. SECTION 10 - (see notes provided). It dealt with the height of the building in all cases unvarying.
2. SECTION 1 - Secretary read a resolution from Lanza which called for that Commission that wish to be included to be interpreted as substitution of the word "and" with "or" with lines between harmonious in construction which would be as follows:
 1. SECTION 6 - Is a duplex classed as extra dwelling? Distance to be calculated from the rear or side of the building.
 2. SECTION 7 - Is a duplex classed as extra dwelling? Distance to be calculated from the rear or side of the building.
 3. SECTION 8 - Is a duplex classed as extra dwelling? Distance to be calculated from the rear or side of the building.
 4. SECTION 9 - Is a duplex classed as extra dwelling? Distance to be calculated from the rear or side of the building.
 5. SECTION 10 - Is a duplex classed as extra dwelling? Distance to be calculated from the rear or side of the building.
 6. SECTION 11 - Is a duplex classed as extra dwelling? Distance to be calculated from the rear or side of the building.
 7. SECTION 12 - Is a duplex classed as extra dwelling? Distance to be calculated from the rear or side of the building.
 8. SECTION 13 - Is a duplex classed as extra dwelling? Distance to be calculated from the rear or side of the building.
 9. SECTION 14 - Is a duplex classed as extra dwelling? Distance to be calculated from the rear or side of the building.
 10. SECTION 15 - Is a duplex classed as extra dwelling? Distance to be calculated from the rear or side of the building.
 11. SECTION 16 - Is a duplex classed as extra dwelling? Distance to be calculated from the rear or side of the building.
 12. SECTION 17 - Is a duplex classed as extra dwelling? Distance to be calculated from the rear or side of the building.
 13. SECTION 18 - Is a duplex classed as extra dwelling? Distance to be calculated from the rear or side of the building.
 14. SECTION 19 - Is a duplex classed as extra dwelling? Distance to be calculated from the rear or side of the building.
 15. SECTION 20 - Is a duplex classed as extra dwelling? Distance to be calculated from the rear or side of the building.
 16. SECTION 21 - Is a duplex classed as extra dwelling? Distance to be calculated from the rear or side of the building.
 17. SECTION 22 - Is a duplex classed as extra dwelling? Distance to be calculated from the rear or side of the building.

Meeting adjourned at 10:30 - to be continued April 6, 1948, 7:30 P.M. It is noted that the above suggestions will be considered to be included in the proposed zoning ordinance.

Respectfully submitted,

Marie Hughes

Marie J. Hughes, Secretary

the continued public hearing on the proposed zoning ordinance was called to order by Chairman Louis Mazza. Roll was taken, showing the following Planning Commission members present: Louis Mazza, Louis VonSalzen, Harold Roby and Warren Bradley.

Before opening the discussion, the chairman read a letter from Mr. J. H. Shensley, Assistant Director of the Pierce County Planning Department regarding the petition of Mark E. Knap requesting a zone change from SR-9 Suburban Residential and High General Use to 2 H Single-Family Residence and asking the members of the Planning Commission on this petition. Warren Bradley made a motion that the Commission recommend to the Pierce County Planning Department that Mr. Knap's request for a zoning change be allowed as it is within our plans and is located inside what we consider the buffer zone on the freeway. Motion seconded by Mr. VonSalzen; vote was unanimous.

Mick Tarabochia presented his petition for rezoning in order to rezone his lane for the construction of a trailer court near Lynn Gardens, lots 159 and 190. As this matter requires a public hearing, Mr. Tarabochia was instructed to contact the City Clerk to file his petition and pay the required fee; the Clerk will advertise this petition for public hearing by the City Council.

The following portions of the zoning ordinance were discussed:

1. BULLET LIGHT (page 2) - changed to read: The vertical distance measured from the average elevation of the existing grade of the area to be covered by the building to the highest point of the roof....
2. SECTION 3-E - All corner lots and reverse corner lots shall maintain for safe vision purposes 40' fences, shrubs or other physical obstructions, within 20' feet of corner road line, higher than 36" above the existing grade.
3. SECTION 4 - DISTANCES - The subject of the petition of John Dower and neighbors presented at the last hearing was discussed under this section as follows:

This petition was signed by residents desiring this area to be changed from R-1 to Waterfront. Mr. VonSalzen stated he had a talk with Mr. Dower and Mr. Dower expressed a desire to have the petition changed to R-2 rather than Waterfront, as some of the property does not extend to the water. Mr. Dower had been in contact with the other property owners and everyone was agreeable to this change.

Mr. Tarabochia stated he had a net shed that was in this area presently classed as commercial. He wondered how the proposed change would affect his property. Mr. VonSalzen informed him he would be allowed to continue using it as commercial and that it was possible that his property could be waterfront and the rest would be R-2.

Mr. Hujacich reminded the commission that nothing could be done as far as an R-2 zone was concerned as it was a verbal request, the written petition was for waterfront. He, further, that no change could be made on the zoning map at this time.

Warren Bradley made a motion that due to an oversight on the comprehensive plan that a parcel of waterfront property owned by Mick Tarabochia be included in the waterfront zone (legal description to be furnished by Mr. Tarabochia) and that a letter recommending this change be sent to the City Council. Motion seconded by Mr. VonSalzen; unanimously approved.

4. SECTION 5.5 - Rear Yards - Changed to 20 feet
 5. SECTION 5.6 - Side Yards - Every lot shall have two side yards, of at least eight feet each, measured from the wall.
 6. SECTION 6.7 - Building Height - Same as 5.7, Page 7
 7. SECTION 7.5 - Rear Yards - Changed to 20 feet
 8. SECTION 7.7 - Building Height - Same as 5.7, Page 7
 9. SECTION 8.2 - Permitted Uses - Add:
 (h7) Restaurants and cocktail lounges
 (61) Taverns
 10. SECTION 8.6 - Building Height - Same as 5.7, Page 7
 11. SECTION 9.2 - Permitted Uses - Add:
 (23) Add ALL permitted uses of waterfront, Section 11.2, Page 13
 12. SECTION 9.5 - Building Height - Same as 5.7, Page 7
 13. SECTION 10.2 - Permitted Uses
 (2) Moorage and docking facilities for pleasure boats and commercial vessels and
 14. SECTION 11.5 - Rear Yards - In this district, no rear yards shall be required except the tideland provides a private rear yard and open space.
 15. SECTION 11.7 - Building Height - Same as 5.7, Page 7
 16. SECTION 11.11 - Off-Street Parking - Add to (b):
 ...and one parking space for each room is still
 17. SECTION 11.1 - Intent - Add to (a):
and to allow all uses as permitted in districts 1-2, 2 and 3-1
 18. SECTION 13.1 - Conditional Uses - Change as follows:
 (b) ...2 acres or more
 (1) In R-1 only, apartments of two or more units
 Add to (c):
 (2) 2 or more acres
 19. SECTION 22 - PARAGRAPH 5 - Add.....for each of these.

Mr. VonSalzen suggested that Mr. Volk have a new addition proposed starting the si. nature of the property owners desiring the change from R-1 to R-2 instead of waterfront. We could then legally act upon it at our next public meeting April 14; at which time our recommendation could be made to the city council.

A motion was made by Mr. VonSalzen that the Planning Commission submit the proposed zoning ordinance as changed by the public hearing, to the City Council for their consideration. Seconded by Harold Roby; unanimously approved.

Meeting adjourned at 9:55 P.M. by motion of Harold Roby, seconded by Karen Taylor.

Respectfully Submitted,

Harold D. Roby, Mayor, Secretary

APRIL 16, 1968

The regular meeting of the Old Harbor Planning Commission was called to order by Chairman Louis Pazzo at 8:00 P.M. Roll was taken showing the following members present: Harold Kober, Leuben Berkheimer, Warren Bradley, Louis VonSalzen and Louis Pazzo. Reading of the minutes were dispensed with by motion of Louis VonSalzen seconded by Warren Bradley.


Mr. Roy Griffin of Griffin Recreation, Inc. in LaCrosse, presented his plans for a sixteenth-unit apartment house to be constructed on Starich Avenue. This property was zoned for an eight-unit building in January, 1967, when the property was owned by R. L. Olson. This construction will consist of two buildings and the property has the approval of the Pierce County Health and Sanitation Department. It will be a deluxe type unit; each apartment having two bedrooms and 1 1/2 baths. The plans show 1 1/2 parking spaces for each apartment, and the height would come under the 24 foot requirement. Mr. Bradley made a motion that the commission recommend the approval of Mr. Griffin's plans to the City Council; motion seconded by Harold Kober.

Mr. Pazzo brought in the matter of Dick Tarabochia's petition for rezoning in order to build a trailer court on Rosedale Avenue. As there is considerable opposition to this by the neighborhood, property owners and trailer courts are not included in the permitted uses under the new (proposed) zoning ordinance, Mr. VonSalzen made a motion that the Planning Commission recommend to the City Council that Mr. Tarabochia's petition be denied. Motion seconded by Warren Bradley, passed unanimously.

The next item of business was the petition of property owners desiring to be included in the R-2 Zone of the Proposed zoning map. This petition had previously been presented at the public hearings, with the exception that the property owners desired to be classified as "waterfront." As the public hearings had been legally closed on the proposed zoning ordinance, Leuben Berkheimer made a motion that the letter be referred to the City Council for what ever action they see fit to take. Motion seconded by Harold Kober, unanimously approved.

Mr. Pazzo read a trailer ordinance from the Town of Ortia, Washington. The secretary was instructed to supply the commission with copies for study before their next regular meeting, May 7, 1968.

Meeting closed by motion of Warren Bradley, 10:00 P.M., seconded by Louis VonSalzen.

Respectfully submitted,

Maria J. Hughes, Secretary

Note: 5-7-68 - Dick Tarabochia's petition was not submitted to the City Council, it will come before a public hearing of the Planning Commission May 21, 1968.

mh

Secretary

Walter D. White

Walter D. White

Respectfully,
Walter D. White

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MAY 21, 1968

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The regular meeting of the Planning Commission was called to order at 8:00 P.M. by Chairman Louis Lazza. Roll was taken; the following members being present: Louis Lazza, Euben Wertheimer, John Strohm, Harold Aoy and Warren Bradley. Minutes of the previous meeting were read and approved.

Dr. Ryan desired information re zoning re-platting three lots which he owns. The lots were originally made quite large, the smallest being 110' x 225'. It is not his wish to divide the lots, but make it possible for ~~residential~~ purchasers to divide them after purchase. In answer to Mr. Wertheimer's question re zoning restrictions in the deed, Dr. Ryan stated that the plat was set up with this restriction in it. Mr. Lazza informed Dr. Ryan that the commission would take this under advisement and then check the legality of re-platting.

The remainder of the meeting was devoted to the scheduled public hearing of Mr. Mick J. Tarabochia for rezoning to construct a trailer court. (See attached sheet for contents)

After the public hearing was dismissed, these comments were thoroughly discussed by the commission members. Warren Bradley then made a motion that the Planning Commission recommend to the City Council that they deny the petition of Mick Tarabochia as the Planning Commission has avoided, for the past two years, setting up processes for a trailer court or mobile home sites within the city limits and that the local neighbors are all very much against this. Motion seconded by Harold Aoy. Vote was taken, three in favor, one opposed. Motion carried. The secretary was instructed to write a letter to the City Council accordingly, including the petitions and the map submitted by Mr. Gilbert.

Meeting adjourned by motion of Harold Aoy, seconded by Euben Wertheimer, 10:00 P.M.

Respectfully submitted,



Marla J. Hughes, Secretary

*Original filed with letter to Council and Mr. Tarabochia

JUNE 3, 1966

The regular meeting of the City Council Planning Commission was cancelled by order of Councilman Azza, because present were Councilman John Nichols, Councilman John Nichols, Councilman Arthur Nichols and Councilman Arthur Nichols. The meeting was held on June 3, 1966, and was approved.

Mr. Constantino, City Engineer, presented a resolution to amend the zoning ordinance (refer to minutes of March 17, 1966). The commission had heard this request for a variance of one foot to build his home. The City Council, on June 23, 1966, approved the variance with the provision that the building shall not be higher than ten feet above the rear property line, as stated in his letter to the Council. Mr. Constantino's construction was halted by the Council on that provision was not met to their satisfaction, and he desired advice on this matter. Mr. Constantino stated that the Council had given their approval for the 2' width that provision as it was in his petition asking for the variance and it was the way they approved it on his plans, and that it was his understanding that construction could include if the Commission would advise Councilman Azza. Mr. Azza told Mr. Constantino that the Commission would advise the Council that they gave their okay to going 2' deeper, and Mr. Constantino would inform either Mr. Constantino or Mr. Nichols that he told Mr. Constantino that if he does a 2' deeper, he could go ahead with construction. The secretary was instructed to write a letter to the City Council accordingly.

Mr. Constantino mentioned the fact that this would be the last meeting; he had a related his resignation today. The City Attorney had told Mr. Constantino that he could not serve as a member of the Planning Commission until he had the letter for the City Council. Mr. Constantino will attend meeting in an advisory capacity only.

The next subject on the agenda was the plat presented by Mr. Constantino on the last meeting. Mr. Constantino desired information as to how he could proceed with the restrictions removed from the original dedication, as this was a public cause owners of his three lots to subdivide. Mr. Constantino stated that he would get a release from the people who have purchased property in this plat; Mr. Constantino requested Mr. Constantino to determine if correct as all purchasers. Mr. Constantino made a motion that the Planning Commission notify Mr. Constantino (the City Council) that in their opinion the first step would be for Mr. Constantino to secure a release of restrictions from the present owners of lots in this plat, acting on the advice of his own attorney. Motion seconded by John Nichols; carried. Secretary to write this letter, including a copy of the plat to the City Council.

Meeting adjourned by motion of John Nichols, seconded by Councilman Azza, 11-10-66.

Respectfully submitted,

Carla L. Jones, Secretary

July 2, 1968

The regular meeting of the Gig Harbor Planning Commission was called to order at 8:00 p.m. by Chairman Mazza. Members present were Louis Mazza, Reuben Burkheimer, Warren Bradley, John Finholm and Harold Roby. Minutes of the previous meeting were read and approved.

Mr. Mazza said he had again been appointed as a member of the Planning Commission and that a chairman must be elected. After some discussion a motion was made by Warren Bradley that Louis Mazza be re-elected chairman of the Commission for the next year. The motion was seconded by John Finholm. Motion carried.

Mr. Burkheimer suggested that Mr. Walter L. Amann be considered to fill the unexpired term of Louis Von Salzen. The secretary was instructed to write a letter to the Mayor and the town council requesting their approval, with the recommendation of the Planning Commission.

There was some discussion concerning the need to hold meetings during the remainder of July and August. The zoning ordinance is in the hands of the council who plan to hold their public hearing on July 30. Mr. Bradley made a motion that no regular meeting be held in August, but a special meeting may be called in case of need. Mr. Roby seconded this motion and it was carried.

Chairman Mazza told the commission that Dr. Mark F. Meier had written to the commission protesting Dr. Ryan's proposed subdivision. The secretary was instructed to make a copy of Dr. Meier's letter and mail it with a cover letter to Dr. Ryan.

CORRESPONDENCE

Pierce County Planning Commission letter concerning Case #248-68, Joe Hoots Construction Company, zone change from SR-9 to RML. The commission agreed that the letter (dated June 5, 1968) came in too late for action.

Interagency Committee for Outdoor Recreation letter concerning application deadline for consideration for funding. The letter said that the majority of available funds is in Initiative 215, primarily for acquisition and development of marine recreational sites. Chairman Mazza remarked that the town dock would work in real well in conjunction with the plan, but the commission agreed that the dock will just sit there and rot.

The Planning Association of Washington membership drive met with little approval.

Chairman Mazza and the commission agreed that they would not meet again in July unless it was necessary.

The commission will work on street platting and numbering as a future item of business.

Meeting adjourned at 9:05 p.m. upon motion by John Finholm, seconded by Warren Bradley.

Respectfully submitted,

Patricia Ebert

Patricia Ebert, Acting Secretary

July 16, 1968

The special meeting of the Gig Harbor Planning Commission was called to order by Chairman Mazza at 8:00 p.m. Present were Reuben Burkheimer, Warren Bradley and Harold Roby. Minutes of the previous meeting were read and approved.

The prospective appointment of Mr. Walter Amann was discussed, with Mr. Berkheimer explaining to the Commission what the council's action had been. Mr. Berkheimer said that he gave the council a background sketch describing Mr. Amann but that the council decided to defer action until all members were present. (Mr. Bujacich and Mr. Svinth had not been present at the July 11 council meeting.)

Prospective plans for a float with finger piers was presented by Chairman Mazza on behalf of Mr. Ed Hoppen. Mr. Hoppen has submitted his plans to the Army Engineers Office for approval but would like the Planning Commission's recommendation. He had already shown the plans to the council at the July 11 meeting, saying that he knew they were interested in off-street parking plans. The council said the plans had to go before the Planning Commission first. There was some discussion by the commission concerning meander lines, zoning regulation, etc. Chairman Mazza said it was within its own zoning and that Mr. Hoppen had provided more than ample parking. Mr. Hoppen plans to lease only those stalls that are not needed by him in his business. Mr. Berkheimer moved that the Planning Commission recommend approval as they found no conflicting elements. Mr. Roby seconded and the motion carried.

The commission agreed that they will wait until September to take up street numbering.

Chairman Mazza suggested that a member of the council might sit in on the Planning Commission meetings as an ex-officio member. He said the council member would have no vote, of course, but it might lead to better cooperation. No action was taken on the suggestion.

The secretary was instructed to write the letter to the town council about the recommendation of the commission of Ed Hoppen's plans.

The meeting was adjourned at 8:30 p.m. upon motion by Warren Bradley, seconded by Harold Roby.

Respectfully submitted,

Patricia Ebert

Patricia Ebert, Acting Secretary

September 3, 1968

The regular meeting of the Gig Harbor Planning Commission was called to order by Chairman Mazza at 8:00 p.m. Members present were Louiw Mazza, John Finholm, Harold Roby, Reuben Berkheimer and Warren Bradley. The minutes of the previous meeting were read and approved.

A discussion was made on street numbering. A suggested starting point was an imaginary line where Rosedale Street and Harborview Avenue intersect.

The Planning Commission recommends that the Town Council take whatever steps are necessary to open Stanich Street at the north end.

The Planning Commission recommends that the Town Council allow in their budget a reasonable amount for additional streets and avenues, particularly a street between Pioneer Way to Stinson Avenue.

William H. Krabler and Richard Lentz to be contacted for interest on being a member of the Planning Commission.

Warren Bradley moved for adjournment; seconded by John Finholm; carried.

Minutes taken by,

Warren Bradley

October 1, 1968

The regular meeting of the Gig Harbor Planning Commission was called to order by Chairman Finholm at 8:20 p.m. Members present were John Finholm, Harold Roby, Reuben Berkheimer and Warren Bradley. The minutes of the previous meeting were read and approved.

A letter from Jack Eyrish was read. In it Mr. Eyrish requested a variance to build two portable buildings behind the Gig Harbor Union Station. The members of the commission discussed the request at some length. Measurements were taken and the plan was found to be out of scale. Warren Bradley made a motion that a letter be written to Mr. Eyrish telling him that the scale and dimensions did not agree, and that further information was needed as to height, type of roof, type of siding to be used, etc. Harold Roby seconded the motion and it was carried.

Mr. Roby presented work he had done on the street numbering system.

At 9:00 p.m Warren Bradley moved for adjournment; seconded by Harold Roby. Carried.

Respectfully Submitted,

Patricia Ebert
Patricia Ebert, Acting Secretary

November 4, 1968

The regularly scheduled meeting of the Gig Harbor Planning Commission was called to order by Chairman Mazza. Present were Chairman Mazza, Reuben Berkheimer and Warren Bradley.

The request for variance by Mr. Jack Eyrish on the Gig Harbor Union Station was discussed. A motion was made by Reuben Berkheimer to recommend the granting of the variance. Motion not carried. The following reasons were given:

1. Built on top of existing septic tank and drain field.
2. A potential fire hazard.
3. Too congested an area.

A request for a variance for Judith Ekman was discussed. This concerns an addition to her apartment. A motion was made by Reuben Berkheimer in favor of granting the variance. Motion carried.

A motion was made at 9:20 p.m. by Warren Bradley to adjourn the meeting. Motion carried.

Warren Bradley, pro tem

Combined Public Hearing and Regular Meeting of the Gig Harbor Planning Commission, dated November 26, 1968.

Chairman Mazza called the meeting to order at 8:10 p.m. All members were present. The secretary read the minutes of the previous meeting and, as there were no corrections or additions, the minutes stood as read.

Chairman Mazza then explained that a public hearing was now in session to determine the best applications of the zoning ordinance to the newly annexed Hildebrand, Peterson and Borovich properties. Mr. Hildebrand came forward to explain where Parcels A, B, and C were located on his map and gave a resume on what he plans to do with Parcel A. He requests R-2 zoning so that he could rebuild in case of a burn-out. He explained how part of the property shown on the map is still in the county and only 630 feet by 350 feet was annexed under Parcel A.

The chairman asked if there were any questions. A Mr. Snyder in the audience wanted to know where the property was located.

Joey Peterson, owner of Parcel B, was asked what kind of zoning he wanted. He answered that he would prefer to have other than R-1 zoning. Mr. Borovich, owner of Parcel C, presented his plan which was platted for residential lots with the exception of the property at the top of the hill. This, he said, could be zoned "commercial" as it had no view and he did not plan to sell it for building lots. It was finally understood that he would prefer the platted property to be zoned R-1 and the remainder zoned R-2.

The chairman asked for opinions from the audience in regard to the proposed zoning; there was no voice against it.

Reuben Berkheimer then made a motion that Parcels A and B be designated as R-2 zoning and that Parcel C, belonging to Mr. Borovich, be retained as R-1, with the exception of the west 430 feet by 340 feet to be designated R-2. This was seconded by Warren Bradley and carried unanimously.

The public hearing was over at this point and the regular meeting was then in session. The chairman read a letter from David Selm who plans to build on the corner of Burnham Way and Franklin. As the zoning code requires a twenty-five foot setback on both sides of the corner, they request a variance to allow them to build a garage 14 feet from the Burnham Way property line. The members discussed all the aspects at some length, with the feeling that the driveway was too short for a car to pull all the way off the street to open the garage door. Mr. Selm answered that they will have an automatic garage-door opener. Warren Bradley then made a motion that the side setback be reduced to seven feet and the twenty-five foot setback for the front yard (Burnham Way) be reduced to fourteen feet (in other words, granting the variance.) Harold Roby seconded the motion and it was carried.

The chairman read Tom Dempsey's letter regarding uncontrolled growth of foliage. Mr. Dempsey passed out literature and copies of a nuisance ordinance. The commission will take the matter under advisement.

John Finholm moved for adjournment, seconded by Warren Bradley. Meeting adjourned at 8:57 p.m.

Respectfully submitted,

Patricia Ebert

Patricia Ebert, Acting Secretary

Public Hearing, Planning Commission, December 20, 1968

The meeting was called to order at 8:10 p.m. by Chairman Mazza. All members of the Commission were present but Warren Bradley. The minutes of the last meeting were approved as read.

The chairman read the letter from Mr. Griffin's architect, James McGranahan, which requested a change in zoning from R-1 to R-2 and a variance to permit greater density within the zone. When the chairman asked for opinions from the audience, Mr. Ronald Day said he was against spot zoning and asked if the Planning Commission would, at this same time, consider rezoning other properties in that vicinity to R-2. He said that there is no R-2 zoned property available for sale. He was advised that a petition for rezone was necessary before such consideration could take place and it was suggested that he get together with other property owners to initiate such a request.

The commission, upon consideration of Mr. Griffin's plans, discovered that the height of the proposed apartments would be greater than that permitted under the new zoning ordinance so that Mr. Griffin would have to request an additional variance for height as well as density. Mr. Griffin was not present, nor were any of the twenty-two adjoining property owners who had been notified of the public hearing.

Reuben Berkheimer made a motion that the meeting be continued until January 7 and that Mr. Griffin be contacted to be sure to be here to discuss the problems. John Finholm seconded and the motion carried.

The public hearing was then closed and the commission discussed other problems. The nuisance ordinance was brought up, but it was agreed that there is nothing in the zoning ordinance against the planting of trees and shrubs except the following:

- Sect. 3 B: ". . .there shall be no fences, shrubs or other physical obstructions within 20 feet of the corner property line, higher than 36" above the existing grade."
and C: "On interior lots a fence, shrub or hedge not exceeding six feet in height may be located anywhere from the front setback line to the rear property line."

The Commission set up a petty cash fund and asked the secretary to send a get well card to Mrs. Secor.

Public hearings were discussed, but no conclusions were reached.

Harold Roby moved for adjournment. John Finholm seconded. Meeting adjourned at 9:30 p.m.

Respectfully submitted, *Patricia Ebert*
Acting Secretary

Public Hearing, Planning Commission, January 7, 1969

The meeting was called to order at 8:00 p.m. by Chairman Mazza. All members were present. The minutes of the previous meeting were approved as read.

The Public Hearing, opened at the last meeting, was continued at this meeting. James McGranahan, architect for Roy Griffin, was present. The plans of the proposed apartments were discussed and the commission members had a few questions regarding density and height. The property is 2600 square feet short for the number of apartments that are planned; the commission felt that the square footage allowed only about nine and one-half units. The building is twenty-two feet from grade to peak. Mr. McGranahan explained that the council had originally approved the plan for sixteen units, but he felt that fourteen units was better planning for the property. When the commission asked for objections from the audience, Patricia Nikolac protested the density as far as septic tanks were concerned. She said they already receive a great deal of drainage from Siegner's apartments and felt that the Planning Commission should abide by the regulations that they themselves had set up. Mr. McGranahan answered her comment by saying that the county had approved the septic tank system for sixteen units. He also said that his client, when he purchased the property, had no idea that he could not put sixteen units on his land. Now he is applying for fourteen units and he had no indication that the thirty feet was not part of the property. It would not be economically feasible to put as few as ten apartments on this property. Warren Bradley commented that height was no problem as it was not view property and could not possibly restrict anyone else's view. At this point John Finholm moved that the property be rezoned from R-1 to R-2 and that the variances be granted for greater density and height except that the apartment complex density be reduced from fourteen units to twelve. Warren Bradley seconded and the motion was carried. The public hearing was closed at 9 p.m.

There was other discussion on public hearings; nothing was resolved. Warren Bradley moved for adjournment at 9:10 p.m.

Respectfully submitted,

Patricia Ebert

Patricia Ebert, Acting Secretary

Planning Commission Meeting, February 4, 1969

The meeting was called to order by the Chairman at 8:05 p.m. Present were Chairman Mazza, Reuben Berkheimer, John Finholm and Harold Roby.

The minutes were approved as read.

Chairman Mazza told the members of the Commission that he had received a letter from the Town Council requesting the Commission to rezone the property where the Gig Harbor Union Station is located. Mr. Berkheimer read Section 19.3 of the zoning ordinance and said he felt that the council passed the buck to the Planning Commission; that the Council could have requested change of the ordinance as well as the Planning Commission and that they could have initiated it themselves. The Chairman felt that it should go through the Planning Commission first. They discussed the moving in of the building and felt that it was wrong and that Mr. Eyrish had acted without official approval. Mr. Mazza explained why the building was moved; that Mr. Eyrish had to get it off its previous location, and the Town Clerk and Chief of Police could not refuse him a moving permit. There is no record of the property concerning setbacks on the side where the building was placed. The Chairman then read that portion of the Town Council's minutes that pertained to the rezoning of this property. The Planning Commission did feel that this property should be rezoned as service stations are not a permitted use under Section 10, W-1, Waterfront. They also felt that they did not wish to spot zone.

Harold Roby made a motion that the Planning Commission recommend rezoning the property from W-1, Waterfront, to C-1, Commercial. The property is defined as Howard Austin's property, the Garden Club, the Peninsula Light Company, and the Gig Harbor Union Service Station. John Finholm seconded. Carried. The public hearing notice will be published on February 6, if possible; otherwise February 13; making the public hearing possible by either February 25 or March 4. The decision to zone Austin's property commercial was to avoid spot zoning. He can request otherwise at the Council's public hearing.

The Planning Commission members discussed at some length Sections 19.4 and 19.5, and felt that their original intent had not been made clear. Perhaps the meaning is clear in the wording and the attorney had misinterpreted it. In any case, the Planning Commission wishes to abide by its original decision: that the Planning Commission meet at their regular sessions to discuss and make recommendations on zoning changes and requests for variances. They will then make the recommendation to the Town Council who will then advertise and hold public hearings. It was never the intent, nor is it now, of the Planning Commission to hold public hearings. The Secretary will write a letter to the Town Council to that effect.

Mr. Berkheimer felt that the Planning Commission should keep open the subject of access streets to Hill and Stanich Avenues.

Meeting adjourned at 9:15 p.m.

Respectfully submitted,

Patricia Ebert
Patricia Ebert, Acting Secretary

Addendum: The Secretary spoke to Chairman Mazza on Wednesday, February 5, concerning the notice of public hearing for the newspaper. Mr. Mazza said that, in accordance with the Planning Commission decision not to hold public hearings, that no notice of public hearing would be requested or published.

Planning Commission Meeting, March 4, 1969

The regular meeting of the Gig Harbor Planning Commission was called to order at 8:25 p.m. after a short study session with two members of the Town Council.

The minutes of the previous meeting were approved as read, upon motion by Warren Bradley and seconded by Harold Roby.

Mr. Olson, representing the Northwest Land Association, presented his plans for a four-plex his company plans to build on Lot 10, Lewis Addition. He said his company had hoped to start construction last spring but had been prevented by lack of financing. Now they are ready and have county approval. He went on to say that they are town-house type apartments similar to those being constructed in Bellevue and Beckonridge. The chairman explained to him that he will need variances in height, density and change in setbacks on both front and rear yards. Warren Bradley moved that we advertise for a public hearing and notify the adjoining property owners. Harold Roby seconded and the motion carried.

Warren Bradley felt that as we are two members short on the Commission the Town Council should present the Commission with some people.

Bill Reed was here and asked if it would help to have the Peninsula Light Company apply for a rezone, but the Commission told him that the rezone is set for a public hearing. The date of this public hearing was discussed and it was decided to try for the 25th of March if notice could be published in time.

The meeting was adjourned at 9:05 p.m. upon motion by Warren Bradley and seconded by Harold Roby.

Respectfully submitted,

Patricia Ebert

Patricia Ebert, Acting Secretary

Planning Commission Meeting, March 25, 1969

The regular meeting of the Planning Commission was called to order by Chairman Mazza at 8 p.m. Members present were Reuben Berkheimer, Warren Bradley and Harold Roby. As there were no objections or corrections the minutes stood approved as read.

The chairman opened the public hearing on the change in zone by reading the notice of public hearing that was published in the Gateway. The chairman called for objections and Howard L. Austin asked to be excluded from consideration because he felt that zoning to commercial was not in his best interests. Mr. Minkiewics, of Investment Syndicates, asked that the tidelands they own be considered in the change of zone. He was advised that he would have to apply for a zone change from the Town Clerk as the tidelands had not been included in this notice of public hearing. There were no other comments on the proposed rezoning.

Harold Roby then made the motion that the original recommendation still stands with the exception that we grant Austin's request to keep his property in the waterfront zone. Warren Bradley seconded. Carried. The public hearing was then closed.

The public hearing was opened to consider variances on Lot 10 Lewis Addition. The chairman asked that people in favor of the variances comment first on the issue. Roland Holsinger was present and spoke on behalf of his client. He explained that the land had been purchased and the apartment planned before the new zoning ordinance went into effect but his client was unable to obtain financing and the start of construction was delayed until it was too late. He spoke on the fine appearance and quality of the proposed four plex. The builder showed elevations.

Chairman Mazza then asked for comments on those opposed from the audience. Mr. Walter Adams, buyer of the Ronald Ray duplex, said that if the four-plex is allowed it will completely block his view. He said that he had been told that the lot was zoned single-family when he bought the property and that no one could block his view. Ronald Ray also told the Commission that he felt the council would never allow anything that would block someone else's view. He said it was obvious that Adams would lose his view and his tenant as well. Russell Siegner asked questions on the density. The chairman said that the setback variances requested are 20' front and 12' rear yards. Then the septic tank problem was brought up. The builder assured the commission that the county had approved the land for four units and that there was sufficient ground area to put in the drainfield. Russell Butler of Lot 19 said that the building would take away his view. He said he was against it. Rudy Nikolac said that the sewer drainage from the eight-unit apartment above him was terrific onto his property. Roland Holsinger told the commission that the highest and best use of the property was the most important factor to consider. He questioned who would build a single-family resident where there are only duplexes, fourplexes and bigger apartments yet. Ronald Ray said he felt that the view was the most important issue at stake. Warren Bradley asked the architect, Mr. Mora, if there was a chance of lowering the height. He said no. Then it was suggested that the apartment be moved down the lot farther but the architect said it would make little difference as grading and filling would still put it at about the same height. It would create about the same condition. Warren Bradley said that by ordinance a single-family dwelling, with basement, could be built on that lot that would be 19½ feet high. The commission, upon suggestion by the chairman, decided to table their decision for further study.

The regular meeting was resumed at this point. Mr. Oak Lodholm was present and asked for a one-foot variance in height on the proposed warehouse to be built on light company property. The commission will advertise for a public hearing.

Warren Bradley moved that we recommend to the council for a change of height for R-1 and R-2 and Commercial. They recommend that R-1 and R-2 be changed to 25 feet maximum height and Commercial be changed to 40 feet maximum height. Reuben Berkheimer seconded. Carried.

Reuben Berkheimer asked that the secretary be directed to write a letter to the Association of Washington Cities, enclosing a copy of Ordinance 109A and asking specifically for a ruling on Sections 19.3, 19.4 and 19.5 as being within the legal statutes.

The chairman had prepared a map on which he had marked off some possible R-2 zone sites. He wanted to know what the commission felt like about it.

The street situation was discussed. Rudy Nikolac explained his position.

The secretary asked the commission if she could be allowed to send the notice of public hearing to the newspapers as soon as fees are received in the office when requests for rezone or variances are received. She was given such permission.

Harold Roby moved for adjournment and Warren Bradley seconded. Meeting adjourned at 9:20 p.m.

Respectfully submitted,

Patricia Ebert

Patricia Ebert, Acting Secretary

April 1, 1969

The meeting was called to order at 8 p.m. by Chairman Mazza. Present were Chairman Mazza and Reuben Berkheimer, Warren Bradley, John Finholm and Harold Roby. As there were no corrections or additions to the minutes they stood approved as read.

Mr. Bob Beale of the law firm of Murray, Scott, McGavick and Graves was at the meeting and presented an application for conditional use permit and diagram for Nick Tarabochia's proposed trailer park on Rosedale Street. The attorney outlined the situation as it existed when Mr. Tarabochia first applied and how his application for rezone was denied by the Commission. Since then it has been established by a law suit that the then existing ordinance is not legal. There was a great deal of discussion on the matter. The attorney asked that the Planning Commission make a recommendation to the council on the application. The commission refused to make any recommendation concerning conditional use; they felt that their position had already been established at the public hearing and that the attorney should approach the council and appeal. The attorney was not aware of Ordinance No. 110 which prohibits mobile homes within the town limits. (Since the meeting the chairman instructed the secretary to write to the council and tell them of the commission's position in the matter.)

The commission accepted the council's refusal to consider a greater maximum height as proposed at the commission's last meeting.

Regarding the council's request that the Planning Commission rezone from R-1 to R-2 the property bounded by Stinson, Hoover, the town's west boundary, Rosedale and Harborview, Warren Bradley felt that the choice property near the top of the hill should not be included and moved that the aforementioned section be divided into R-1 and R-2 zones as per the diagram. This was seconded by Harold Roby. Carried. This division line is about even with the south boundary of the Pescadero Addition, and also in a line with the road on which the Post Office is located and this division line runs east and west.

The chairman read letters from the Continental Builders concerning the proposed four-plex on Lot 10, Lewis Addition. The members of the commission agreed that the height was not a consideration but that density and setbacks are another matter. Warren Bradley recommended by motion that the commission allow it. There was no second. Then Reuben Berkheimer moved that the Planning Commission recommend that the request for the four-plex be denied because of the extreme variation from our zoning ordinance so far as density and front and rear yard setbacks are concerned, but that the Planning Commission will permit the builder to construct a duplex on the property. Harold Roby seconded. Carried.

In answer to the Planning Association of Washington letter concerning their dues, the members of the commission instructed the secretary to write and ask what the dues might be.

The trailer ordinance was discussed and the secretary was instructed to make copies so that the members could study them more fully.

Meeting adjourned at 10:20 p.m. upon motion by Warren Bradley and seconded by Harold Roby.

Respectfully submitted,

Patricia Ebert
Patricia Ebert, Acting Secretary

Planning Commission Meeting, April 15, 1969

The meeting of the Gig Harbor Planning Commission was called to order by Chairman Mazza at 8:15. Members present were Louie Mazza, Reuben Berkheimer, Harold Roby and John Finholm.

Upon motion by Reuben Berkheimer that the paragraph of April 1st Planning Commission meeting on rezone for Tarabochia Trailer Park conditional use permit stand as stated and the Commission secretary be instructed to write to the Gig Harbor Town Council that the public hearing held had established the Commission's feelings on the conditional use. This was seconded by Harold Roby and Carried.

All members present agreed that the rezone from R-1 to R-2 on property bounded by Sinson, Hoover, the town's west boundary, Rosedale and Harborview be left as stated. The choice property near the top of the hill should not be included and moved that the aforementioned section be divided into R-1 and R-2 zones as per the diagram sent to the council as per meeting of April 1, 1969.

All members of the Planning Commission felt that this rezone would be in the best interests of the Town of Gig Harbor.

Comprehensive road plans were discussed. Full discussion next meeting.

Meeting adjourned at 9:15 upon motion by Harold Roby and seconded by Reuben Berkheimer.

John Finholm, Acting Secretary

April 22, 1969

The meeting of the Gig Harbor Planning Commission was called to order by Chairman Louis Mazza at 8:10 P.M. Members present were Louis Mazza, Harold Roby, Rubin Berkheimer, Warren Bradley and John Finholm.

The Public hearing on the request of the Peninsula Light Co. for one (1) foot variance on their proposed building was held. No opposition to this request was voiced. Rubin Berkheimer moved that the variance be allowed; seconded by Harold Roby. Carried.

The Gig Harbor Planning Commission has received a letter from the Washington Association of Cities that the zoning code of the of the Gig Harbor code sections 19.3-19.4 and 19.5 of the ordinance are perfectly permissible.

Trailer court ordinance tabled for further study.

May 6 -- hearing on change of zone R1 to R2.

Discussion on comprehensive road plans. Propose immediate action by meeting with Town Engineers and Town Council.

Adjourned 9:20 P.M. by motion of Harold Roby, seconded by Warren Bradley.

Respectfully submitted,

J. B. Finholm
Acting Secretary

Planning Commission Meeting, May 6, 1969

The meeting was called to order by Chairman Mazza at 8:05 p.m. Present were Chairman Mazza, Reuben Berkheimer, Warren Bradley, Harold Roby and John Finholm. Minutes of the previous meeting, taken by John Finholm, were approved as read.

Chairman Mazza opened the public hearing on rezone of R-1 property bounded by Rosedale Street, Harborview Avenue, Pioneer Way, Grandview Street-Hoover Road and the west town boundary. The chairman read the public notice and asked for objection to the proposed rezone.

Martin Skrivanich, who has lots 1,9,11 and 12 in Pescadero Addition, objected in view of the sewer drainage. He also said that the pipe line is inadequate.

A question arose on the density requirements in the Pescadero Addition. David Skrivanich said that it was zoned R-2 three years ago.

Ruth Bogue objected on the grounds that the septic tanks in the area won't take care of drainage as it is. Mary Skrivanich said she didn't really understand why it could not be just a residential district.

Rosemary Ross, representing the Emmett Ross's who live on Rosedale, said that the parents feel that single family dwellings are sufficient in the area.

Phyllis Manly said she had property for two homes and there would be fewer sewage problems with one duplex than with two homes.

Mrs. Bogue said that her property had been approved by the Health Department and five acres have proved inadequate to take care of the drainage from one home.

Nick Babich was not in favor of it. He suggested that the council come and take a look at the drainage.

Del Jones said that it should stay the way it is with the sewer system that we have and apartments might block the view.

When the chairman asked for a show of hands about seventy percent of the people present were not in favor of it. Only one person was for it.

Squires, who lives in Pescadero, said the drainage was very bad and he had seen two drain fields that had overflowed down around the main water line.

The Lloyd Burgett's, who came in late, said that from a health standpoint the rezone was not a good idea.

John Gillich said that he was generally for heavier use of land and said that there must be a road through there.

The chairman asked for a show of hands against it.

The public hearing was adjourned at 8:55 p.m. The regular meeting was reconvened at 9:05. Warren Bradley felt that the water mains on the hillside were inadequate and felt that this was the biggest point, and that density and other considerations do not compare with the drainage problems. He moved that we recommend to the council against rezoning this area from R-1 to R-2 for the aforementioned reasons plus the fact that a majority of the people in the audience were against it. John Finholm seconded. Motion carried.

The chairman asked if they could make a decision on the trailer court.

The members of the Commission discussed the possibility of having to resign from the Commission in order to be reappointed by the new mayor. They decided to put it off until the next meeting.

Planning Commission Meeting, May 8, 1969, Cont'd.

Beginning in June they decided that one meeting a month is enough except for hearings and then the secretary will call them.

Warren Bradley moved for adjournment and Harold Roby seconded. Meeting adjourned at 9:45 p.m.

Respectfully submitted,

Patricia Ebert

Patricia Ebert, Acting Secretary

Planning Commission Meeting, June 3, 1969

The regular meeting of the Gig Harbor Planning Commission was called to order at 8 p.m. Present were Chairman Mazza, Warren Bradley, Reuben Berkheimer, John Finholm, Harold Roby, Cecil Root and Dennis Courtright.

As there were no corrections or additions to the minutes they stood approved as read. Mr. Ed Hagenau showed the commission his plans for a lot he proposes to buy from Vince Skansi on Jerisich Street. He contemplates the building of a house and requests variances for the following:

1. A reduction in lot size to 7541 square feet. He requests this because it would allow him to construct another home on the remaining 9000 square feet or he could sell that lot.
2. He also requests a variance in front setback to 10 feet. He explained that the roadway is an extra 10 feet wide, a donation from Mr. Skansi, which was at one time needed as ferry access but which now will probably never be utilized. He went on to say that the building inspector recommended that it be accepted. He added that the proposed building will restrict no one's view.

It was agreed that Mr. Hagenau should present the request to the town clerk and that the secretary should attempt to have the notice of public hearing published in the Gateway on June 5 so that the hearing could be held by June 24. Mr. Hagenau will be away but his lawyer will handle it.

The chairman asked Mr. Root and Mr. Courtright for brief resumes:

Mr. Root told the commission that he had been with Pacific Power and Light Company as Division Manager and General Sales Manager. Mr. Courtright has been with the National Bank of Washington here since 1965.

The commission decided that they would not have a quorum for the July 1 meeting and moved their July meeting up to June 24.

Mr. Berkheimer reminded the commission that his appointment expires this month.

The chairman brought up the secretary's salary. The secretary had requested an hourly wage. Mr. Bradley motioned that we allow the secretary \$2.00 per hour with a minimum of \$5.00 per meeting. John Finholm seconded. Carried. The chairman will sign the vouchers for her pay.

John Finholm moved for adjournment and Harold Roby seconded. Meeting adjourned at 9 P.M.

Respectfully submitted,

Patricia Ebert

Patricia Ebert, Secretary

Planning Commission Meeting, June 24, 1969

The regular meeting was called to order at 8 p.m. Present were Chairman Mazza, John Finholm, Harold Roby, Dennis Courtright and Cecil Root. The minutes of the previous meeting stood approved as read as there were no additions or corrections.

The public hearing on the Hagenau property was called to order. The chairman read the public notice and asked for objections to the proposed variances. There were none. Attorney Paglia said that they found that there is a ten-foot strip of road vacated, adding an additional 1000 square feet to the property. He said this vacation was by Resolution No. 2098 of the County Commissions of the ten feet of the outside of the Ferry Landing Road which made it a 60 foot road; he said it reverts to a 60 foot road by operational law.

John Finholm moved that we recommend to the council to accept or approve the granting of the variances. Harold Roby seconded. Carried.

The hearing on the Robert Ebert variances was next. This asked for an increase in height of the roof of 4 feet and asked also for an eight foot fence along the front property line. The chairman asked for height of the existing roof. It had never been measured but was thought to be about 15 feet from the ground. The chairman asked for objections: Mrs. Louis Zinn said she opposed it as she said it would cut the view off for her. Mr. Heinemann had no objection about the height. Then the fence portion of the variance was discussed. John Finholm said he felt that the commission should stick within the new zoning ordinance and not go over the height limitation of 6 feet. The commission will take it under advisement.

The public hearings were then closed and regular business was discussed.

The chairman would like a thank you letter written to Mr. Berkheimer. John Finholm moved that we send it. Courtright seconded. The chairman will sign it.

Meeting adjourned at 8:35 p.m.

The following members of the commission met the next day at the Ebert residence to look over the property: John Finholm, Dennis Courtright, Cecil Root and Chairman Mazza.

It was determined that the existing height of the house was 15 feet. John Finholm moved that the variance be granted to increase the height of the house to 17 feet when the new roof is constructed. The fence height was restricted to six feet. Seconded by Cecil Root and carried.

Respectfully submitted.

Patricia Ebert

Patricia Ebert, Secretary

Planning Commission Meeting, August 7, 1969

The meeting was called to order by Chairman Mazza at 8 p.m. on Thursday, August 7, after postponement from August 5. The meeting was postponed for lack of a quorum. Present were John Finholm, Harold Roby, Dennis Courtright, Cecil Root and John Gilich.

As there were no corrections or additions to the minutes they stood approved as read.

The public hearing was then called to order. The public hearing was on Ronald Ray's request for a rezone of his property adjacent to the Austin & Erickson log mill from R-1, Single Family Residential, to C-1, Commercial. Ronald Ray introduced his new partner, Larry Burcar. Then Mr. Ray went on to say that he and his partner would like to erect a building suitable for storage or light manufacturing. He thought that net storage might be in short supply and his building could be used for that purpose. He would manufacture nothing heavier than kitchen cabinets. He felt that it would not be spot zoning as there is commercially zoned property across the street and it might be considered an extension of the existing zone.

When the chairman asked for objections Mr. Roby spoke up and said that Howard Austin didn't care one way or another. There were no objections. There was some discussion as to what "light manufacturing" consists, but it has never been defined. After further discussion, Harold Roby moved that the change in zone be allowed. Seconded by John Finholm and carried.

Dennis Courtright moved that we ask for \$600.00 for the 1970 budget. Harold Roby seconded. Carried. The secretary was instructed to write the letter.

The chairman mentioned that John Smith would like to rezone and erect a 12-unit apartment house next to the park on Harbor Heights. The chairman suggested that the Planning Commission look the property over.

The chairman suggested appointing a vice-chairman in case the regular chairman is not present. John Finholm moved that Harold Roby be appointed. Seconded by John Gilich. Carried.

As there was no further business the meeting was adjourned.

Respectfully submitted,

Patricia Ebert

Patricia Ebert, Secretary

Planning Commission Meeting, September 23, 1969

The regular meeting of the Planning Commission was called to order at 8 p.m. by Vice-Chairman Roby. Present were Warren Bradley, Cecil Root, John Finholm, John Gilich and Dennis Courtright.

The minutes of the previous meeting stood approved as read.

Vice-Chairman Roby told the commission that Grover Crawford offered to dedicate land for a road that would permit access to the Hill-Stanich Street area, and Mr. Roby feels that the council should do something.

John Finholm said that he felt that a potentially-dangerous situation exists on Harborview Avenue at the junction of Peacock Avenue. He went on to say that cars making the turn up Peacock do not yield the right-of-way to Harborview traffic, and he feels that a stop sign should be installed for southbound traffic along Harborview. Warren Bradley moved that we recommend to the council to look into putting in the stop sign coming from the head of the bay on Harborview. John Gilich seconded. Carried.

Crawford's property was again discussed and John Finholm felt that the council should handle the matter. All agreed that the town should accept the dedication of the street while it is available to them. Councilman Klenak, in the audience, agreed to bring it up at the council meeting.

Cecil Root brought up the Peninsula Helmsmen's street naming and numbering proposition. He thought it was an excellent plan and explained that early settler's names would be retained. He felt that the Planning Commission should give approval and he then moved that the secretary write a letter to the County Commissioners, signed by the chairman, approving their plan, and offering cooperation in putting it into effect. Warren Bradley seconded. Carried.

They then brought up the proposed apartment near the Harbor Heights Park. John Gilich felt that three or four stories should not be allowed there and Cecil Root felt that the park should be allowed to retain its desirable features and not be spoiled by multiple dwellings.

Warren Bradley moved for adjournment and Dennis Courtright seconded. Meeting adjourned at 9:10 p.m.

Respectfully submitted,

Patricia Ebert

Patricia Ebert, Secretary

PLANNING COMMISSION MEETING and PUBLIC HEARING, October 7, 1969

The meeting was called to order by Chairman Mazza at 8 p.m. Present were Warren Bradley, Dennis Courtright, John Gilich, Harold Roby and Cecil Root.

The public hearing on rezone of the Stancic property was opened by Chairman Mazza who read the notice from the newspaper. Mrs. Stancic spoke on behalf of her husband who was fishing. She explained that they own the property that stretches between Stinson Avenue and Bayridge Avenue; eventually they plan to build their own home on the upper portion. They would like to build a tri-plex on the lower portion, with two apartments in the daylight basement and a third apartment above these two. She felt that they would obstruct no one's view. As they would be adjacent to the Ford agency's used car lot, she felt the property is not suitable for single-family use.

Mr. & Mrs. Joseph Serka were in the audience and they did not protest but felt that permission for this one apartment would open the door to more. This they would not want as they wish to preserve the single-family character of the neighborhood.

Warren Bradley felt that the recommendation from the Planning Commission should include an entire area instead of just one lot. Mr. Mazza then told the members of the commission that the Ford agency had never been zoned anything but R-1 which placed the building under non-conforming use. This was hardly fair because if there were a fire the building could not be rebuilt. The commission members decided to have an on-site inspection on Sunday at 2 p.m.

Dennis Courtright moved for adjournment and Harold Roby seconded. Adjourned at 9 p.m.

Respectfully submitted,

Patricia Ebert

Patricia Ebert, Secretary

Planning Commission Meeting, October 21, 1969

Vice-Chairman Roby called the meeting to order at 8:15 p.m. Present were Cecil Root, John Finholm, John Gilich and Dennis Courtright. The minutes of the previous meeting stood approved as read.

The public hearing was continued from the October 7 meeting on the Marion Stancic rezone request.

The proposition was put to the Planning Commission that the Stancic property could have a transitional use permit by virtue of being adjacent to property that has non-conforming use as commercial property and also is across the street from W-1, Waterfront. Recommendation ~~is~~ the transitional use permit would eliminate the necessity of spot zoning as well. The drainage problem was discussed but it was agreed that no building permit could be issued if the Health Department refused permission for a septic tank. Dennis Courtright then moved that the council be notified, with a copy to the Stancic's, that the Planning Commission recommends granting of a transitional use permit. This was seconded by John Finholm and carried. They felt that Mr. Newton, of the Ford Agency, should be advised that he has improper zoning and John Gilich offered to let him know.

Cecil Root moved that the meeting be adjourned. Dennis Courtright seconded the motion. Meeting adjourned at 9:45 p.m.

Respectfully submitted,

Patricia Ebert

Patricia Ebert, Secretary

Planning Commission Meeting, November 18, 1969

The meeting was called to order by Vice-Chairman Roby at 8 p.m. Present were Warren Bradley, John Finholm, Dennis Courtright, John Gilich and Cecil Root. The minutes of the previous meeting stood approved as read.

John Gilich reported that he had talked with Bill Newton at the Ford Agency concerning the proper zoning of the agency property and that Newton will have a lawyer handle it. Mr. Newton appreciated it that the Planning Commission had advised him.

Warren Bradley moved that the secretary send a letter to the council asking them to review the public hearing necessity on variances as written in the ordinance. Mr. Root felt that only one public hearing should be held, this to be held before the Planning Commission, and the council should be the Board of Appeals. John Finholm seconded the motion. Carried.

Cecil root said that the county will definitely start after the first of the year on about three acres of the new park.

The commission discussed acquisition of streets. Warren Bradley felt that the people should be asked for a bond issue. They will draft letters by next meeting and make a composite to be published in the Gateway.

Warren Bradley moved for adjournment and John Finholm seconded. Meeting adjourned at 9:25 p.m.

Respectfully submitted,
Patricia Ebert
Patricia Ebert, Secretary

Planning Commission Meeting, December 2, 1969

The meeting was called to order by Chairman Mazza at 8 a.m. Present were Warren Bradley, Harold Jobr and Cecil Root. John Pinholm came in late.

The minutes of the previous meeting stood approved as read.

Mayor Bujaick, Councilwoman Poore and Councilmen Dunn and Coughlin were present to discuss a comprehensive street plan for the town. When the Planning Commission asked for money in the budget to purchase possible street rights-of-way, Mayor Bujaick told them that the town has no street money remaining in the budget. The Material Street Fund could not be used for acquisition of streets and roads. The Mayor said he was fairly certain that Harborview Avenue is a state highway and as such could be maintained by the state.

When the Planning Commission asked about a possible bond issue for acquisition of roads the Mayor told them that a bond issue had been voted before--on a three-year plan. The state lowered the time limit to one year and after that the bond issue failed. There is only a possibility that the budget might permit seal coating next year, this being a temporary measure to save the surface. The Mayor insisted that the sewers will go through. If voting measures fail the Pollution Control Agency will force the town to build a sewer system. The entire council felt that it was foolish to put anything but emergency repairs into streets that would be torn up by unlocated sewers.

Mr. Mazza brought up the Pierce County Planning Commission letter concerning Case No. 1967-69, Jeley A. Wright, who requests permission to develop a franchised campground and trailer facility. This lies outside the town limits but is within the 400 feet of notifiable limitation; therefore, the town agencies have the right to make comment. There were no decisions of any kind included with the letter--only a plot plan showing the location. The Planning Commission felt that this area would eventually become town property through annexation and they felt that the temporary nature of tents would merit an undesirable population. Cecil Root then moved that the Planning Commission recommend against the development because the plan did not include enough detail to merit the Big Harbor Planning Commission to make a decision, and the property was too close to town property where trailer parks are not permitted. Warren Bradley seconded. Carried.

The road plan discussion resumed. They discussed acquisition of a right of way between Pioneer and Stinson avenues. The Mayor felt that the town could make a comprehensive road plan, drawing in rights of way, and when subdivision or development was eventually begun, then the developer would be forced to honor these roads. There was a great deal of dissention on the subject. Chairman Mazza then suggested that the town request the services of a planner from the Association of Washington Cities, and the secretary was instructed to write a letter to that body asking for information on funds and professional help.

At 9:35 Warren Bradley moved for adjournment. John Pinholm seconded. Meeting adjourned.

Respectfully submitted,

Patricia Ebert

Patricia Ebert, secretary

Planning Commission Regular Meeting and Public Hearing, February 3, 1970

The regular meeting of the Planning Commission was called to order at 8 p.m. Present were Chairman Mazza, Warren Bradley, Harold Roby and Cecil Root. John Gilich was ill and John Finholm was out of state.

As there were no corrections to the minutes of the previous meeting they stood approved as read.

The chairman presented a letter from the Association of Washington Cities which answered the Planning Commission's request for information on planning, funds for planning, etc. They conveyed a great deal of information on loan.

The chairman read a letter from the mayor which recommended the appointment of L.P. (Pat) McGuire to fill the vacancy on the Planning Commission. Mr. Bradley moved that we accept the recommendation and Cecil Root seconded. Carried.

At this point the chairman opened the public hearing and read the letter from Paskill Properties and the notice of public hearing. John Meyer, the architect for the firm of Charles Morgan, presented the plans and explained that his firm had attempted to design a wooden building with a soft character that had plenty of plantings to further soften the line. It will encompass three floors of apartments with either 19 or 20 units and parking area for nearly two cars per unit under the building. The top floor apartments will have balcony bedroom with planted roof decks. The entire building has a setback of 25 feet as a front yard. It will have its own sewage treatment plant with the outflow about 99 percent pure. As it is a condominium, it is estimated that the units would sell for from \$30,000 to \$50,000 each.

The chairman then opened the meeting to comments from those opposed:

JOE ANCICH said that he owns property on both sides of the proposed apartments and wishes to go on record as objecting to the variances. His reasons were that he does not believe in spot zoning and he feels that it will lower the value of his property.

KATHERINE FRANICH felt that it would be a bad thing if these people were allowed to build as the next people would be building across the street from her also.

MARY JERKOVICH said that she felt it would be blocking their view quite a bit there.

DONALD SMITH felt that if permission were granted in this case then the commission and the council could not deny others the right to build as high or as densely.

JOHN PAGLIA had been retained by Joe Ancich and he told the commission that they could not pass on these variances because they are directly contrary to the zoning ordinance No. 109A which decrees "light and air" as well as height, density and maintenance of the residential character of the Harbor. He said that he understood that one member of the commission had already publicly voiced his opinion that he was in favor of the project. He said that he would not name names but felt that one member should disqualify himself. He said that he had been retained by Joe Ancich but that no doubt others wished to be represented and he cited Jerkovich, Franich, Smith and Stancic.

MARION STANCIC said that it is rather high and not within reason.

WARREN BRADLEY commented that it was important to maintain view although he knew that sometimes it was not possible. He did agree that traffic congestion would be rather bad.

CECIL ROOT felt that the problem required a great deal of consideration.

LANE PASKILL told the commission that they had really tried to make an interesting place

for the town. He said that there is only an eight-foot difference between this building and the building previously approved for Cornell. He felt that his building would be infinitely more desirable to look at than the present garbage dump that exists there.

JUDITH STANCIC: said she objected to the proposed building but also told Mr. Paskill that local residents do not consider the Harbor a garbage dump.

MARY SMITH registered her objection to the building also.

JOHN MEYER said that the proposed apartment imposes no more of a hardship than that granted Mr. Cornell. He described present conditions on the property as old broken down concrete walls, stagnant water standing in pools, rusted metal and junk lying around; he told Mrs. Stancic that only this piece of property was referred to as a garbage dump, not the entire Harbor. He went on to say that they had taken sight levels from the Jerkovich's front porch and it is true that it does take away some of their view, but that the building should destroy no one else's view, but instead provide a pleasant vista with soft weathered wood, landscaped roof gardens, and green grass and trees at street level.

The commission discussed the possibility of taking the matter under further consideration. Mr. Gilich had expressed a desire to be able to vote in the matter and could not be present as he was ill. The commission decided to postpone their decision until their next regular meeting on February 17 at 8 p.m.

John Paglia told them that their vote must take place in public. Warren Bradley asked that a letter be written to John Finholm asking his opinion in the matter.

The commission then turned to the Wesley Wright request for a hearing. Mr. Wright had asked permission to construct a franchised campground on his property outside the town. The commission had previously voted against this as they had little information to go on and no plot plan to guide them. Mr. Wright presented the plot plan, photographs, sketches, etc., for their information. He assured the council that it would be supervised as he would live on the premises. He also explained that no trailers are permitted as permanent residences; only travel trailers and campers on a transient basis. He said that the Pierce County Planning Commission had given their approval and were waiting for word from this body before recommending to the County Commissioners.

Harold Roby moved that the Gig Harbor Planning Commission, upon reconsideration of the site as temporary use instead of permanent trailer facilities, recommend in favor of the campground. Warren Bradley seconded. Carried.

The meeting was over at 9:30 p.m.

Respectfully submitted,

Patricia Ebert

Patricia Ebert, Secretary

Planning Commission Public Hearing, February 17, 1970

The continuation of the public hearing was called to order at 8 p.m. by Chairman Mazza. Present were Warren Bradley, Cecil Root and Harold Roby.

Mr. Paskill asked Architect Meyer to go over the model of the building. Mr. Hansen questioned whether the model was exactly to scale. Mr. Meyer assured him that it is exactly to scale but pointed out the small amount of the property that will be filled.

George Bujacich asked how long the proposed dock was. He wanted to know if permission for the dock had been obtained from the adjoining property owners. Mr. Paskill answered that the dock was still in the planning stage. They had not gone so far as to obtain permission from adjoining owners. He said that the proposed dock (perhaps thirty or forty feet long) was an accomodation dock not a marina. George added that he feared that the rise in taxes from the condominium would force him to give up his net shed because he could no longer afford it.

The Chairman read the list of names of property owners within 300 feet and asked for a roll call of those present.

Ray Graves, representing Paskill Properties, made a few comments and urged the Planning Commission to approve the application. He said that, judging by the scale model, it does not appear to be a very high building. He spoke of the previous use and of the application that was previously granted to Cornell for a condominium. He said this building represented an investment of three-quarters of a million dollars. He felt that this building was probably more desirable than most uses to which the property might be put. If this proposition fails the value of the property might be depressed and an undesirable use might be created. He stressed that it would not attract transients. He stressed the tax income.

Mr. Paglia again spoke and said that he represents the Jerkoviches, the Smiths, the Franiches, the Ancich Estate, the Stancics, Newton Ford, and the John Bujaciches. He spoke about the dangerous curve, density of use and spot zoning. He brought up Cornell, the ordinances, both old and new, and maintained that it was spot zoning, citing the example of Guemes Island and an aluminum processing plant. The chairman told him that it was not a question of zoning, only of variances. Ray Graves also said it was not spot zoning because Paglia's example (Guemes Island) was a change from residential to commercial use and true spot zoning, but this case is within the contemplated use and well within the present zoning.

There was a discussion of fire-proof construction. The architect said it is covered under the Uniform Building Code.

Mr. Hansen asked twice more if the model was exactly to scale.

Judith Stancic said she would like to ask the gentlemen a question -- "How would they like to live in the property directly behind your building?" She felt that it blocks the view of all the houses near there. The architect said it really takes the view of only one--the Jerkovich house.

There were no further comments. Chairman Mazza reminded the Planning Commission of their objectives. Warren Bradley spoke. He said that so far as a view blockage is concerned some do have their view blocked irregardless of the rules of the ordinance. He then moved that due to setting a precedence for future variances as to height and density he recommends that this variance be denied and so recommends to the town council for their action. Seconded by Cecil Root. Carried unanimously be individual vote.

Respectfully submitted,
 Patricia Ehart, Secretary
Patricia Ehart

Planning Commission Meeting, March 24, 1970

The special meeting of the Planning Commission was called to order by Chairman Mazza at 8:10 p.m. Present were John Finholm, Cecil Root, Harold Roby and Warren Bradley.

The secretary read the minutes of the last meeting. As there were no corrections or additions to the minutes they stood approved as read.

Chairman Mazza then opened the public hearing by reading the notice published in the Gateway. This was a request by the Phillips Petroleum Company for a variance in height and size of a sign.

Mr. Bob Claypool of the Phillips Company explained why they request the variances. They wish to have a sign that was visible from outside the Harbor. They established the height and size by having a crane hold a sign at various levels while they watched from a small boat in the channel. They determined that it was visible at 33 feet. They explained that the sign would be illuminated but not flashing and would probably not be lit past 9 p.m. The sign would be fixed at right angles to Harborview Drive and he felt that it would obstruct hardly any view.

Chairman Mazza then asked for comments from the floor. Susan Ritchie objected to the sign on the grounds that she was against any and all signs. She felt that signs are a detriment to the Harbor. Mr. Ritchie felt that the location of the sign, on the land near the bulkhead, would be misleading to newcomers who might feel that it was an automobile gas station; a service station for boats should be advertised strictly from the water side. Mrs. Lee Makovich objected as she also felt that the sign should be at the end of the float.

The Oil Company explained that they prefer to have the sign on the land as they were advised by their engineers that a post would break when subjected to wave action at the end of a float. Also the sign could be higher and more visible from the land.

Cecil Root and John Finholm said they were both in favor of upholding the ordinance. Warren Bradley said he felt that permission of this kind would open the door and permit all the oil companies to erect such signs. Cecil Root moved that the Planning Commission recommend that the request be denied. Harold Roby seconded. Carried.

The public hearing was closed and the Chairman called for other business.

Antone Skansie brought his fence problems before the Planning Commission. He said that he had begun the building of a fence to which a neighbor objected and he then found that he needed a building permit. The council informed him that he also needs a variance as the fence is too close to the road. He wishes to obtain either permission for the variance or vacation of the street. The road is 40 feet wide and he previously obtained a variance for his setback on his house which is just 10 feet from the road. He was not willing to place his fence on the setback line. John Finholm felt that the fence on the right-of-way would create a dangerous situation by obstructing vision. Others felt that it would be too great a deviation from the ordinance to permit a fence that close to the road. Warren Bradley then moved that the Planning Commission recommend that the roadway fronting lots 2,3,5 and 6 of Bayridge First Addition be vacated. Harold Roby seconded. Carried.

Meeting adjourned at 9:45 p.m.

Respectfully submitted,
Patricia Ebert
Patricia Ebert, Secretary

Planning Commission Meeting, May 19, 1970

The regular meeting of the Gig Harbor Planning Commission was called to order by Chairman Mazza. Present were Cecil Root, Warren Bradley, Harold Roby and John Finholm.

The secretary read the minutes of the last meeting. Regarding the proposed street vacation, John Finholm said he felt that the Commission had acted a little hastily. He felt that parking would become a problem now and "how about the drainage." There were no other comments and the minutes stood approved as read.

Clyde Stricker, representing Charles Benton, presented plans for the proposed residence to be built on Shirley Street next to Nick Tarabochia. He asked for a variance in height of 9 feet 6 inches but said that the house could be completed, with a variation in roof style, to comply with present height restrictions. The change in roof style would, however, destroy the appearance of the house. No one's view would be affected as the house will be built on the absolute crest of the hill. No neighbors object. In fact, the Tarabochias submitted a letter in favor of it. John Finholm said he hated to see too much deviation from the zoning ordinance but he said he would go along with this as it would block no one's view. Warren Bradley moved that the Planning Commission recommend that this 9 foot 6 inch variance be granted. Harold Roby seconded. Carried.

Mr. Mazza then explained the zoning ordinance as it applies to fences. He compared it with the Fircrest ordinance which provides a fence setback of 50 feet on corner lots. All members felt that the 50-foot setback was worthwhile but wished to keep the height of 36". Mr. Root moved that the zoning ordinance be amended to a fifty-foot setback on corner lots, retaining the fence height of 36". From the 50-foot setback, the fence may be no higher than six feet up to and including the rear property line. Harold Roby seconded. Carried.

Mayor Eujacich was present and posted a sketch on the bulletin board showing property on the waterfront between the Peninsula Light Company and the Gilich net shed. The council would like to provide property in the town for multiple family use with greater density when the buildings would not conflict with the over-all planning now in force. For these reasons the Planning Commission will make a recommendation for a change in zoning and will designate the property W-2 or W-A. Open spaces for vistas will be provided so as to not completely obstruct view. Buildings 40 to 50 feet in height can be accommodated at the south end of the tract. Toward the north the ground rises and building height must be lower.

The Chairman reminded the mayor that the Commission is short another member as Warren Bradley's term is up as of this meeting. They would also like to replace John Gilich as he has been unable to attend. The mayor said to write him a letter to that effect.

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Patricia Ebert

Patricia Ebert, Secretary

Special Planning Commission Meeting, July 2, 1970

The special meeting of the Gig Harbor Planning Commission was called to order by Chairman Mazza at 8 p.m. Present were John Finholm, Pat McGuire, Harold Roby and Cecil Root. The meeting was called to hear a variance request from John S. Hanson, 3136 Elwood Drive W., Tacoma. Mr. Hanson wishes a 2'6" variance in height for a residence he plans to construct below the Bettis residence on Grandview Extension.

The secretary had not notified John Gilich of the meeting as she thought he was no longer a member. Chairman Mazza said he had asked for another chance and he will still be considered a member of the Commission.

There were no corrections or additions to the minutes so they stood approved as read.

The commission felt that the Hanson variance would obstruct no one's view as the peak of the roof would be below the level of the foundation of the home directly above. Harold Roby moved that the Planning Commission recommend approval of the plans as submitted and grant the variance request of Mr. Hanson. John Finholm seconded. Carried.

Cecil Root moved that the secretary be instructed to write a letter to the county commissioners requesting the current status on the street naming and numbering procedure and recommending all possible dispatch.

As there was no further business the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Patricia Ebert
Patricia Ebert, Secretary

Regular Planning Commission Meeting, August 4, 1970

Chairman Mazza called the meeting to order at 7 p.m. Present were Cecil Root, John Gilich, Harold Roby and Pat McGuire. The secretary read the minutes of the last meeting. As there were no corrections or additions the minutes stood approved as read.

Mayor Bujacich was present and asked the Planning Commission's consideration of a new amendment to the zoning ordinance. This was passed by the Council at their meeting on July 27. The Planning Commission was to consider the ordinance amendment only in the light of the area involved, between the Gilich net shed^{the} Light Company, the mayor said. He went on to explain that the ordinance allows greater density and greater height; seventy percent of the land area would be available for buildings, leaving thirty percent for open space. The mayor said the attorney planned it to read "land area from sideto side, measured from the two corners nearest the water." Mr. McGuire said he felt that later on in that section the meaning became ambiguous as it states "seventy percent of the total area. . ." The commission decided that they could approve the amendment if a provision were included to clarify "area." Mr. Root then moved that the ordinance be approved if Section 10 A-3 paragraph (b) be clarified./ Pat McGuire seconded. Carried. Mr. Root since provided a detailed motion as follows:

That the new zoning ordinance No.135, as passed by the Gig Harbor Town Council, be approved by the Planning Commission with the proviso that Section No. 10 A-3 (b) now reading "70% of the total area of the parcel whereon the construction is to occur." be clarified to specify that only 70% of the length of the lot (running approximately parallel to the shore line and to Harborview Drive) may be built upon, leaving the remaining 30% for open view of the water and of the Harbor. That a letter to this effect be sent to the council.

The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Patricia Ebert

Patricia Ebert, Secretary

Special Meeting, August 22, 1970

The special meeting was called to order at 8:20 p.m. by Vice-Chairman Roby. Present were John Finholm, Cecil Root, John Gilich and Pat McGuire.

The meeting was called to discuss the rezone petition of the J.H. Galbraith Company who wish to rezone a small parcel of R-1 property to B-2 for use as a service station location. The property is adjacent to Harbor Heights School and is on the corner of Pioneer Way and Grandview Street.

John Finholm said he would like to hear what the residents and the school felt about it. Pat McGuire felt that a buffer zone was provided and this property was not really near it. Also, it would be spot zoning. Cecil Root felt that the buffer zone should be sufficient land for such uses. John Gilich moved that the request be rejected because the proposed land lies three hundred feet outside the General Use zone and therefore constitutes spot zoning. In addition, there is insufficient evidence to date as to whether the State proposes a major interchange in this area. This request could be reconsidered in the event that the foregoing interchange is constructed.

Meeting adjourned at 9 p.m.

Respectfully submitted.

Patricia Ebert

Patricia Ebert, Secretary

SPECIAL MEETING, DECEMBER 8, 1970

The Planning Commission met in special session on December 8, 1970, at 8 p.m. Present were Chairman Mazza, Pat McGuire, Fred Hildebrand, John Finholm, Cecil Root, John Gilich and Harold Roby.

John Dobler, who is building a 36-unit apartment house at the head of the bay on the east side, presented his plans for commission approval. He said he hoped to eventually go ahead with a second identical apartment house near the first one and felt that all the property from the Bayshore Apartments around to Kaehler's dock would be ideal for multi-dwelling use and would adapt very well to apartment houses of various kinds. He has firm purchases from the Veitenhanses and tentative purchases from Conan. His only outright refusal is from Triplett. He would like the Planning Commission to approve his plans to establish a W-2 or W-3 zone if he submits annexation proceedings to the town. The chairman told him that the commission could not approve or disapprove--only hold a public hearing and make their recommendations on that basis.

Mr. Tom Galbraith and E.K. Murray of the J.K. Galbraith Company again asked for permission to use their site on Pioneer Way for a service station. They applied for a conditional use permit and only for the property to be occupied by the station. There was some discussion on the request. Chairman Mazza felt that the property, just 52 feet away from the General use zone, could better qualify for a transitional use permit. Fred Hildebrand seconded the Planning Commission recommend granting of a transitional use permit 150 feet by 125 feet in depth, not to exceed 20,000 sq. ft. Cecil Root seconded by Cecil Root. Motion carried. The secretary was instructed to file with a carbon copy to the Galbraith Company.

Chairman Mazza would like to get together to clear up matters of policy. Meeting adjourned at 9:25 p.m.

Respectfully submitted,

Patricia Ebert Secretary

REGULAR MEETING, JANUARY 5, 1971

Meeting called at 8 p.m. by Chairman Mazza. Present were Pat McGuire, Harold Roby, John Finholm and John Gilich. As there were no minutes of the last meeting they stood approved as read.

John Dobler presented and showed plans of a piece of property that he owns south of the freeway. He requests rezoning to General Use that part of the property that is south of the freeway. The freeway access road cuts across a corner of the property. He feels that this non-view property is not good for residential use. Motion carried. The Planning Commission will be rezoned to business-oriented use.

John Dobler's property that lies along the freeway should be tied in with county policy of 500 feet from the centerline of the freeway. Motion carried. It was moved that a recommendation be made to the council that all property within 500 feet of the centerline of the freeway be classified General Retail use. Motion carried. Fred Hildebrand seconded the motion. The Planning Commission will look the property over and decide on what portion of the land will be rezoned to general use on the basis of topography.

As there was no further business the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Patricia Ebert Secretary

Planning Commission Meeting, January 19, 1971

The regular meeting of the Gig Harbor Planning Commission was called to order by Vice-Chairman Roby at 8 p.m. Present were Pat McGuire, Fred Hildebrand, and Cecil Root.

As there were no corrections or additions to the minutes of the last meeting they stood approved as read.

E.W. Hagenau presented his request for multi-family use on a dwelling he recently constructed on his property on Jerisich Street. He felt that since the house is already there that making it a two-family dwelling really changes nothing. He said the septic tank is ample for four-bedrooms and his lot size is over 18,000 square feet which is more than enough square footage. Mention was made that there are two beach cabins on the same property. Pat McGuire moved that the Planning Commission recommend approval of the application to the council based on Section 10.2 (4) of the zoning ordinance. Cecil Root seconded. Carried.

Mr. Root asked why the letter regarding the general use zone along Highway 16 ;had not been submitted to the council. The secretary explained that Chairman Mazza felt it was not explanatory enough. Pat McGuire wrote a rough draft for that letter for submission to the council.

The meeting was adjourned at 8:50 upon motion by Fred Hildebrand.

Respectfully submitted,

Patricia Ebert
Patricia Ebert, Secretary

Planning Commission Meeting of February 2, 1971

The Gig Harbor Planning Commission met on February 2, 1971. Present were Chairman Mazza, Pat McGuire, Cecil Root, Harold Roby, John Gilich and Fred Hildebrand.

As there were no corrections or additions to the minutes they stood approved as read.

Julian Schmidtke was present to request a rezone of property they propose to buy at the site of the Austin & Erickson log mill and the residence next door. They request a rezone from R-1 to B-2, as they wish to remodel the mill and use the building for their basket shop. There will be no manufacturing and there will be ample parking. They hope to utilize the house in the business. The chairman felt that B-1 would be a better description as the ordinance states that residences are to be discouraged in B-2 zoned property and he felt that all the land from the creek on down to include the Ronald Ray property should be considered for rezoning. The Ronald Ray property had previously been accorded C-1 use but the property reverted to R-1 since the zone change was not used within a year. The chairman would like that portion of Ordinance No. 109A to specifically include gift shops; thus 7.2 (9) should read Variety Stores and Gift Shops. Harold Roby then moved that it be recommended to the council that it be approved for B-1 from the beginning of the Ray property to the creek, or a permanent boundary line set by the town council. This was seconded by Pat McGuire. Carried.

The chairman then brought up the Hagenau request. There was a discussion concerning the fact that there are three homes on the same property.

Pat McGuire moved that Mr. Root's letter be placed before the council with the possibility of annexation of the area in question. They agreed that the property to be considered for annexation runs from the veterinary clinic to Insell's property, running parallel to the edge of the freeway. Every possible effort should be made to incorporate this land within the town limits. Harold Roby seconded. Carried. The secretary was instructed to write to the council.

Meeting adjourned at 9:40 p.m.

Respectfully submitted, P. Ebert, Sect.

Patricia Ebert

April 6, 1971

The meeting was called to order by Chairman Mazza at 8 p.m. Present were John Finholm, Cecil Root, Harold Roby, Pat McGuire, John Gilich and Fred Hildebrand.

As there were no corrections or additions to the minutes of the last meeting they stood approved as read.

The chairman called on Kae Paterson. Mrs. Paterson had written on behalf of interested citizens of the town who live near the crest of the Pioneer-Stinson area. They would like to see a more attractive plan for development near the interchange as this will be the main entrance to the town. They would like to see sidewalks before development is begun. They would also like to see a more careful consideration before rezoning is done by anyone. She presented careful drawings concerning roads, driveways, possible multi-family zones, etc. The commission said they would take her ideas under consideration.

DENTON VARIANCE: Mr. Denton and his architect, Mr. Kennedy, were present and showed drawings of his lot on Harborview. There is an existing house on the property and he would like to build on the front of the lot which has more than sufficient area for a second dwelling. They are asking for a variance in back-yard from 30' to 15' as they wish to place the new residence as far back on the lot as possible in order to preserve the view for the neighbors. Neither did they wish to place the daylight basemented house closer to the front property line as it would stick up like a sore thumb. All the members of the commission felt that it would be better placed back on the lot. John Gilich moved that the petition be accepted with the stipulation that the square footage requirement be met, maintaining the minimum lot size of 10,450 square feet. This was seconded by Fred Hildebrand and carried.

HACENAU VARIANCE: Mr. Hagenau presented Wesley Taft of Whitacre Engineers who told how Mr. Hagenau requests a variance from 18,000 square feet down to 17,693 square feet to accomodate the fourth dwelling unit on his property. There was a question concerning what comprises a dwelling unit and the commission felt that the zoning ordinance was ambiguous on this point. The commission felt that W-1 is more lenient, insofar as multiple use goes and the three homes on Mr. Hagenau's lot seem to harm no one. He has furnished ample parking on the lot. He claims that none of the neighbors object to his plans to rent the daylight basement. The commission felt that decision was a matter of legal interpretation. Fred Hildebrand moved that the petition be accepted. John Finholm seconded. This was to allow a variance of 310 feet in lot size. Carried. Fred Hildebrand asked that the wording concerning dwelling unit be clarified; that the word "attached" be added to the ordinance or furnish this commission with their intent. They wish another letter written stating that it should read "9000 square feet for the first separate dwelling unit and 3000 square feet for each additional attached dwelling unit," if this is the intent of the council.

Meeting adjourned at 9:45 p.m.

Respectfully,

 Patricia Ebert, Secretary

April 21, 1971

The meeting was called to order by Vice-Chairman Roby at 8 p.m. Present were John Finholm, John Gilich, Cecil Root, Fred Hildebrand and Pat McGuire.

The minutes of the last meeting were read and Fred Hildebrand moved that they be accepted. This was seconded by Pat McGuire and carried.

John Holmaas was present and presented a petition for rezone of the Smith Snyder property, a four-acre tract which occupies the northwest corner of the Hunt Road and Harborview Avenue. He asks for rezone from R-1 to R-2. He introduced Architect Litzzenberger who explained that they plan a development of about 47 apartments. They felt that the property would take better to multiple use in regard to the Hildebrand property and it is adjacent to county property zoned Commercial and Planned Neighborhood Shopping. They felt that the traffic flow would increase a great deal when the frontage road goes in, making the property less desirable for single-family use. They also felt that the property could be considered in a transitional zone in case the general use zone goes into effect.

John Finholm said he would like to consult with the Berkheimers and the Arnolds to see how they might feel about it. Others felt that site plans should have been furnished as they hesitated to consider rezoning without something concrete to go on. Mr. Root would like to visit the property. It was agreed that a decision would be postponed to the next meeting when the architect will provide drawings of what they intend to do.

The commission then discussed the proposed amendment to Ordinance No. 109A. Fred Hildebrand moved that it be adopted in its entirety with the exception of changing subparagraph (c) to read "for general business use" instead of "for a modern-type gas station." John Finholm seconded the motion. Carried

The meeting was adjourned at 9:25 p.m.

Respectfully

 Patricia Ebert, Secretary

May 4, 1971

The meeting was called to order by Chairman Mazza at 8 p.m. Present were John Finholm, Cecil Root, Fred Hildebrand, Harold Roby, John Gilich and Pat McGuire.

The minutes of the last meeting were read and as there were no corrections or additions they stood approved as read.

Rezone Request: John Holmaas was present and re-submitted the petition for rezone of the Smith-Snyder property from R-1 to R-2. Mr. Holmaas stressed the point of maximum use of the property for multi-dwelling construction, the abutment of R-2 zoned property at the southwest corner and the Commercial and General Use zoning by the county to the west. He also stressed the non-obstruction of view.

A site plan and sketch of the proposed complex was presented by Mr. Litzzenberger. The commission questioned Mr. Litzzenberger on the proposal, specifically areas of parking, density, and traffic safety relative to the two entrance-exits off N.E. Hunt Road

Mr. Root asked Mr. Litzzenberger why rezoning had not been requested under a conditional use rezone; specifically para. 13.1 and 13.4. Mr. Holmaas answered that provision had not been considered that. Mr. Root's point of view was that rezoning under conditional use would permit much tighter control by the Planning Commission and the Council. Mr. Holmaas was agreeable to submitting a conditional use request.

Mr. Berkheimer, an adjacent property owner, was present and was asked to give his views of the proposal. Mr. Berkheimer is strongly opposed to rezoning to permit multi-dwelling construction because of sanitation problems, spot zoning within a solid R-1 area and overcrowding with possible encroachment on his property by children.

There being no further discussion, Mr. Roby moved that the petition be denied. Mr. Pinholm seconded. The motion was carried with Mr. Hildebrand abstaining.

Amendment to Ordinance: Chairman Mazza questioned the amendment to Ordinance No. 109A which had been reviewed at the last meeting. Fred Hildebrand stated for the members present that the motion as stated in the minutes of April 20, 1971, was the wording as approved by the commission.

Meeting adjourned at 9:20 p.m.

Minutes taken by Pat McGuire.

May 18, 1971

The regular meeting was called to order by Chairman Mazza. Present were Harold Roby, John Pinholm, John Gilich, Cecil Root, Pat McGuire and Fred Hildebrand.

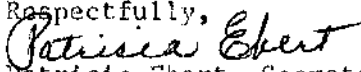
The minutes of the last meeting, taken by Pat McGuire, were approved as read.

R. L. Siegner had submitted a request for a variance on property he owns behind Harold Kjørli's residence. He wished to place a residence farther back on the property than the ordinance allows and had asked for a rear yard variance from 30' to 15' in order to place the house high for the best view. He had indicated that he retains an easement to the property.

The commission had many unanswered questions, and, since Mr. Siegner could not be present, they decided to postpone their decision. They would like to have more information and have Mr. Siegner present.

Larry McIntosh of the County Planning Commission was present at the request of Fred Hildebrand. The commission showed him how they hope to establish a line to differentiate the General Business zone along Highway 16. Mr. Edgbert was present with a topographical map to explain the problem. Mr. McIntosh will provide some rough sketches by the next meeting.

As there was no further business the meeting was adjourned at 8:55 p.m.

Respectfully,

 Patricia Ebert, Secretary

June 1, 1971, Regular Meeting

The meeting was called to order by Vice-Chairman Roby. Present were John Finholm, Cecil Root, Pat McGuire, John Gilich and Fred Hildebrand.

The minutes of the previous meeting were accepted as read.

Mr. Siegner was present and asked approval of a variance on the rear yard of a lot they own on Harborview behind Harold Kjorli's house. This was discussed at the meeting of May 18 and postponed as the commission lacked information concerning easements, land elevations and so forth.

Russell Siegner showed a drawing of the property in relationship to easements, roads and adjoining properties. He said that the Pierce property behind his lot maintains a hedge of about 15 feet in height. The Pierce house is about 100 feet back from this hedge and would not be affected as to view. The easement is about 12 feet in width and extends from Harborview Avenue.

It was felt that the variance of 15 feet in rear yard would harm no one. John Gilich then moved that the Planning Commission recommend approval of this variance to the Town Council; John Finholm seconded. Carried.

Kae Paterson was present and offered the commission another map concerning the disposition of the property at the top of the hill.

Fred Hildebrand moved for adjournment at 8:40.

Mention was made that this meeting was the last for John Finholm. His appointment expires June 11.

Respectfully submitted,

Patricia Ebert

Patricia Ebert, Secretary

June 15, 1971, Regular Meeting

The Gig Harbor Planning Commission met on June 15. The meeting was called to order by Chairman Mazza and present were Cecil Root, Harold Roby, John Finholm and Pat McGuire.

The Daniel Snuffin's were present with their architect, Alan Bucholz, to request a variance in setback on the lot they own on Franklin Avenue, just off Burnham Way. It was determined that the 10 foot variance they request is considered a front yard setback. Mr. Bucholz showed plans of the proposed dwelling and explained that since the land falls rather swiftly to the rear the house would be only about 8 feet above the level of the street. The commission did question why the house could not be placed farther back on the lot, thus eliminating a need for any variance as there is plenty of rear yard space; The Snuffin's said they wish to place the house even with others on the street. Pat McGuire then moved that the commission recommend approval of the variance. This was seconded by Cecil Root. Carried.

John Finholm had received an appointment to a third term. This will be verified by a letter from the council.

The Planning Commission members agreed that they would not meet this summer except on call.

The meeting was adjourned at 8:50 p.m.

Respectfully,

Patricia Ebert
Patricia Ebert, Secretary

Special Commission Meeting, July 6, 1971

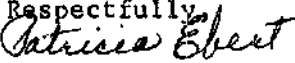
The meeting was called to order at 8 p.m. by Vice-Chairman Roby. All were present.

Vice-Chairman Roby had the secretary read the application for transitional use permit as submitted by the J. H. Galbraith Co. John Finholm felt that it would not be harmful to the town. John Gilich said it was a unique landfall; he was not saying no but felt that the main entrance to the town might be put to other uses. Fred Hildebrand moved that the Planning Commission recommend approval of the transitional use permit. Pat McGuire seconded.

Kae Paterson said it is 750 from the centerline of the freeway and thus lies 300 feet in the residential area. Joe Ancich spoke also on the basis that it is spot zoning. Fred Hildebrand said that in view of the Commission's intention to rezone all the land along the frontage road, this goes along with proving that point. The County has to be shown that the town is sincere.

The vote carried three to two. John Gilich and Pat McGuire voted no.

Meeting adjourned at 9 p.m.

Respectfully,

 Patricia Ebert, Secretary

Special Commission Meeting, August 3, 1971

The meeting was called to order by Vice-Chairman Roby. Present were John Gilich, Cecil Root, John Finholm and Pat McGuire.

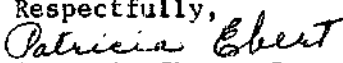
The meeting was called upon the advice of the town attorney. It was necessary to pass on two amendments to the zoning ordinance that Attorney Paglia said the Commission had not been given to consider. These were Ordinances No. 109 B and C.

Upon reading the papers in the J. K. Galbraith file, it was determined that the Planning Commission had indeed seen Ordinance No. 109B and had passed on it at their meeting of April 20, 1971. Pat McGuire moved that the Commission notify the council that they were aware of and approved Ordinance No. 109B, with changes noted, on April 20, 1971. John Gilich seconded. Motion carried.

There was discussion concerning Ordinance No. 109C with mention made that an ordinance cannot be made retroactive. Pat McGuire moved that the Commission recommend disapproval of any changes in Section 19.4, Subparagraph (c) proposed by Ordinance No. 109C. The section as amended by Ordinance No. 109B is believed to be adequate. Mr. Root seconded. Carried.

In other business the Commission discussed the possibility of establishing 30-minute parking in the town. The future expansion of the town hall building was also discussed, with the possibility that the building might be remodeled with some style.

Meeting adjourned at 9 p.m.

Respectfully,

 Patricia Ebert, Secretary

Planning Commission Meeting, September 7, 1971

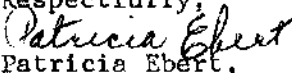
The meeting was called to order by Chairman Mazza. Present were Cecil Root, John Gilich, Fred Hildebrand, Harold Roby and Pat McGuire.

The minutes stood approved as read.

No business was transacted. The chairman said he felt it was time to get reacquainted and also to get together on the interchange. He asked Fred Hildebrand if he had any further information on the highway development plans and the town's establishment of a general zone. Mr. Hildebrand will see if he can get Mr. McIntosh for the next meeting. It was determined by Chairman Mazza that the frontage road is 500 feet from the centerline of the Freeway.

They discussed the street vacation in the Clay Hill area. They decided to postpone their recommendation until after the council meeting.

Meeting adjourned at 9 p.m.

Respectfully,

 Patricia Ebert,
 Secretary

Planning Commission Meeting, October 5, 1971

The regular meeting of the Gig Harbor Planning Commission was called to order at 8 p.m. on September 5. Present were Chairman Mazza, Cecil Root, John Finholm, Fred Hildebrand, Pat McGuire and John Gilich.

As there were no corrections or additions to the minutes of the last meeting they stood approved as read.

Chairman Mazza told the Commission that the main business at hand was to study and re-write Amendments 109B and 109C. Cecil Root read Amendment 109B to refresh everyone's mind. Ed Bunch and Ruth Bogue, Council members, were present. Mrs. Bogue explained that the amendments had been abolished by the Council at a public hearing upon the advice of the town attorney. Councilman Bunch told the Commission that any road in the town could be considered an access road to the freeway the way the amendment was written and all residential areas were jeopardized.

The Commission felt that there was a question concerning where the 300 feet from the freeway lies--was it 300 feet from the centerline or the edge. Chairman Mazza moved that the General Use zone be considered to be 300 feet from the State Highway property. This would include the proposed frontage road. Fred Hildebrand seconded the motion. There was a great deal of discussion on the motion which was now on the floor. Someone reminded the Commission that General Use includes Commercial and C-1 allows no residential uses. There was a question of whether the re-write should be a zone change or transitional-conditional use as before. Fred Hildebrand said it would be a rezone and that this would eliminate the question of transitional-conditional use. Chairman Mazza then amended his motion to read 800 feet from the centerline of Highway 16 as it now exists and also amended it to read General Retail District instead of General Use. Fred Hildebrand amended the motion to read that it be restricted to the area from Pioneer to Hunt Road. This amendment also includes changing it from 800 to 100 feet from the centerline of the freeway. John Finholm seconded the amendment. Fred Hildebrand and John Finholm voted yes; Cecil Root, Pat McGuire and John Gilich voted no. Pat McGuire recommended that the amendment read 800 feet from the centerline instead of 1000 feet as 100 feet would extend into prime view property. John Gilich seconded. That motion was 300 feet from the centerline of the freeway between Hunt Road and Pioneer Way. Carried. Mr. Root moved

*Mr. La Bress of the
County Planning
Dept.*

300 feet from the existing Highway 16 times and then Pat McGuire wrote the

eral Retail District, B-2, for a distance, except that area between the M.B. Hunt of 800 feet measured from the center

their 1972 budget needs and \$300 was felt

the Clay Hill property as a citizens' view-clear the site and fix it up. This is the requested vacation for. Pat McGuire seconded.

Call.

Meeting adjourned.

Respectfully submitted,

Patricia Ebert Secretary

Planning Commission Meeting, October 19, 1971

The meeting was called to order by Chairman Mazza. Present were Cecil Root, John Finholm, Harold Roby, John Gilich and Pat McGuire.

As there were no corrections or additions to the minutes they stood approved as posted.

Three members of the town council were present to discuss the rewriting of Amendments No. 109B and 109C. Mayor Bujacich explained that he hoped that the proposed business district adjoining the freeway could be interspersed with green space as well as buffered with R-2 zones for high rise apartment use. The 800-foot measurement from the centerline of the freeway was also questioned but Pat McGuire explained that there had to be some point of reference and the Cushman Line and the freeway are established points as well as a guide used by the State and County as well.

The possibility of using a topographical map to follow the ridge line was discussed. The Commission explained that they had had one here at a meeting and had attempted to make use of the ridge but the 800 foot measurement came close to it at several points. It was agreed that a decision would be postponed until a map could be obtained.

Meeting adjourned at 9:20 p.m.

Respectfully submitted,

Patricia Ebert Secretary

Planning Commission Meeting, November 16, 1971

The meeting was called to order by Vice-Chairman Roby at 8 p.m. Present were Cecil Root, John Finholm, Fred Hildebrand, Pat McGuire and John Gilich.

The minutes of the previous meeting were approved upon motion by Cecil Root and seconded by Fred Hildebrand.

Nick and Antoni Skansi appeared on behalf of their rezone petition. They requested rezone of a parcel of land about 9 acres in size located on Clay Hill adjacent to the Beach Basket and rezone from R-1 to C-1. They had no plans for development at the present time. Mr. Root read those sections of the zoning ordinance that pertained to development and permitted uses of B-1 and C-1 zones. It was hoped that the Skansi brothers would realize that C-1 did not fit the area well nor did it permit any residential uses. Then Fred Hildebrand moved that the request be denied for C-1 zoning. This was seconded by John Finholm, and carried. This left the way open to change the request from C-1 to B-1. This change was requested and initialed by both parties. Pat McGuire then moved that the Planning Commission recommend approval of the rezone request. Fred Hildebrand seconded. Carried.

Members of the council were present to again consider the rewriting of amendments 109B and 109C by the study and consideration of that area at the top of Pioneer Way. The mayor had obtained a topographical map of the area and had drawn in suggested zones--B-1 or General Use along the frontage road and a buffer of multi-family use of about 150 feet between the B-1 and the existing R-1 down over the crest of the hill. There was a suggestion that these multi-family zones attain a new designation, such as RMH or maximum density zones. The mayor and Fred Hildebrand will meet with a county planner who can draw these suggestions to scale in order for the Commission and the Council to act upon.

Fred Hildebrand moved for adjournment at 9:20. John Finholm seconded. Meeting adjourned.

Respectfully submitted,

Patricia A. Ebert

Patricia Ebert, Secretary

Regular Planning Commission Meeting, November 16, 1971

The meeting was called to order by Vice-Chairman Roby at 8 p.m. Present were Cecil Root, John Finholm, Pat McGuire, John Gilich and Fred Hildebrand.

The minutes of the previous meeting were approved upon motion by Cecil Root and seconded by Fred Hildebrand.

Nick and Tont Skansi appeared on behalf of their rezone petition. They requested rezone of a parcel of land about 9 acres in size located on Clay Hill adjacent to the Beach Basket. They requested rezoning to C-1. They had no plans for development at the present time. Mr. Root read those sections of the zoning ordinance that pertained to B and C zoning in hopes of clarifying the type of zoning that is requested. The Planning Commission felt that zoning to Commercial in that area was not feasible. Fred Hildebrand moved that the request be denied for C-1 zoning. This was seconded by John Finholm. Carried. The request was then changed by the Skansi Brothers to B-1. The change was initiated by both parties. Pat McGuire moved that the Planning Commission recommend approval of the rezone request. Fred Hildebrand seconded. Carried.

The council was present in order to study and consider the rewriting of amendments 109B and 109C by rezoning the area at the top of Pioneer. The mayor had obtained a topographical map of the area and had drawn in suggested zones. He had included multi-family zones of about 150 in width to be used as a buffer between existing R-1 and the planned E-1 that faces the frontage road. There was a suggestion that these residential areas be denoted as RMH or condominium or high rise areas. The mayor and Fred Hildebrand will meet with a county planner who can draw these suggestions to scale in order for the Commission and Council to draw up amendments.

Fred Hildebrand moved for adjournment at 9:20 p.m. John Finholm seconded. Meeting adjourned.

Respectfully submitted,

Patricia Ebert
Patricia Ebert, Secretary

Planning Commission Meeting, December 7, 1971

The meeting was called to order by Chairman Mazza. Present were Cecil Root, John Einholm and Harold Roby.

Cecil Root moved that the reading of the minutes be dispensed with. The motion was seconded and carried.

Chairman Mazza read a letter from Town Attorney Hester which advised the Planning Commission that new and recent legislation makes it mandatory that the Planning Commission hold public hearings as well as council level. Mayor Bujacich was present and told the commission that a public hearing is now required on rezoning of the property at the top of Pioneer Way which is designated as Lot 2 on the recently completed map posted on the board. The mayor said he hoped that plans could be established for a road connecting Pioneer and Stinson. (This would pass through Kimball and Sanford property.) Chairman Mazza said that the Planning Commission will take this matter under advisement when all their members are present.

Wayne Goodno, building inspector of the town, presented a variance request from Nick J. Tarabochia on the property leased to the CoastGuard. Mr. Tarabochia requests a six-foot variance in side setback in order to construct a carport in the general area in which he had had a double garage. He had the garage hauled away because it was too wide to permit access to the dock by emergency vehicles. He said he would never have removed it entirely if he had known he would have this trouble. A public hearing date was set for the first Tuesday in January. Mr. Tarabochia also asked about the roof over the dock area. It was felt that this would not require a public hearing.

The chairman had the secretary read a letter from Mrs. Scoggins of Shore Acres who recommended serious studies by competent planners regarding the updating of the comprehensive master plan for this area.

John Holmaas was present and asked what might have been done regarding change of that part of the ordinance regarding annexation. The mayor explained that the council had considered it and would work something up and give it to the Planning Commission for recommendation. This was eliminate the uncertainty on the part of the annexee as to what zoning his property would attain upon annexation. It would also eliminate two additional public hearings after annexation.

Meeting adjourned at 8:50.

Respectfully submitted,

Patricia Ebert
Patricia Ebert, Secretary

Regular Meeting and Public Hearings, January 4, 1972

The regular meeting of the Gig Harbor Planning Commission was called to order by Vice-Chairman Roby. Chairman Mazza was not present nor was Fred Hildebrand. Present were Cecil Root, John Gilich, John Finholm and Pat McGuire.

As there were no corrections or additions to the minutes they stood approved as read.

Vice-Chairman Roby read a letter of resignation from Fred Hildebrand. He will be leaving as he has moved out of the town limits. John Finholm asked that a letter of thanks be sent to him.

PUBLIC HEARING - TARABOCHIA-ANCICH CARPORT VARIANCE: The secretary read the notice of public hearing. George Ancich explained why they request the variance. They received a building permit from the town and moved out the old double garage and began construction of a single carport when they were informed they would need a variance as it was too close to the property line. He added they would never have removed the other garage, but remodeled the existing one, if they had known what trouble they would have.

Joe Ancich said he opposed the variance for the carport on grounds that it would not be an improvement to the property. His attorney, John Paglia, was present and he told the commission that he was representing the Ancich Brothers and Mrs. Ivanovich. Mr. Paglia said he felt it was entirely a question of jurisdiction. He stated that the garage in question is a non-conforming building and could not be rebuilt according to the code. He quoted intent as well as section 18.4 (f) of the zoning ordinance, and said that the proposed carport is in violation of all four parts of the abovementioned 18.4 (f). He went on to say that the property already maintains too heavy use for a 50 foot (or so) lot. He mentioned the holding tank which was done without approval or variance. He mentioned open vistas and the possibility that others would feel that they could do the same if this were granted. It is all a case of pecuniary gain. He said setbacks are not mentioned. It would have deleterious effect on the neighbors property. He maintained, too, that the parking in the area is in violation to the number of moorage spaces on the property; He feels that it is illegal because it was constructed subsequent to the ordinance. He feels that the sections of the ordinance that deal with fences eliminates this carport. He again mentioned the non-conforming status of the old garage; one non-conforming building should not be replaced by another nonconforming building.

George Ancich here stated that the new structure would not only be narrower but also less high. The enlarged driveway would also provide access for emergency vehicles as well as permitting other vehicles to turn around instead of backing out on Harborview. Mr. Paglia recommended that the police be consulted for a report on accidents on that curve since the Coast Guard went in.

Others in opposition were: John Jerkovich, Mrs. Franich, George Plancich and Mike Castelan. Reasons given were overcrowding, parking, fire danger, too narrow property for such extensive use. George Ancich defended the parking problem, saying that crews working on fishing boats take the parking space, not the Coast Guard.

Mr. Paglia felt that legality was the only real question at stake and when George Ancich questioned why they allow variances in regard to legality, Mr. Paglia answered that "a variance is needed to correct a hardship that is not self-induced."

Mr. Root felt that there were two issues brought up here when only one should be in question. First, there are objections to the Coast Guard, the parking and the overcrowding and these issues are not in question tonight. All that should be considered is that a variance has been requested to construct a carport and on that basis he moved that the Planning Commission recommend approval to the council. This was seconded by John Finholm.

Pat McGuire felt that it would be possible to construct a carport within the setbacks of the property. The vote was taken and it stood at two to two. Vice-Chairman Roby broke the tie

by voting for denial. Public Hearing closed.

PUBLIC HEARING - TARABOCHIA-ANCICH NET SHED ROOF: George Ancich explained that he wished to add a roof over the shed to protect his nets and gear from the weather. It would be lower than the other roof and would extend about 40 feet.

Attorney Paglia maintained that this was another hardship that is self-induced since Ancich gave up his net shed to the Coast Guard. He also maintained that it will affect view. He stressed that it is a non-conforming building.

George Ancich felt that it was possible that the dock is within the side setback as one of their surveys discloses that the line lies some distance away, but he admitted that no one really knows where the line is.

Pat McGuire felt that the property was primarily a Coast Guard Station; that the choice of whether it was the above or a fishing property was made some time ago. He then moved that the request be denied because he felt that the area of this property is now given up as a net shed in favor of the Coast Guard. Cecil Root wanted to wait and get a ruling from the town attorney before a decision is reached. Mr. McGuire withdrew his motion and then moved that the application be tabled pending a ruling from the attorney. John Finholm seconded. Carried. The continuation is scheduled for February 1 at 8 p.m. Public Hearing adjourned.

C.E. Fraychineaud was present to request a variance in rear yard setback in order to construct a carport. A public hearing was scheduled for January 18 at 8 p.m.

The members of the Planning Commission asked that the secretary mail notices of public hearing to each one.

Further public hearings are scheduled as follows:

Skansi Brothers rezone: February 15, 8 p.m.

Lot 2 Rezone: March 7, 8 p.m.

John Gilich plans to work on an amendment to the zoning ordinance which will protect the docks and net sheds and preserve the fishing village aspect of the Harbor.

The meeting was adjourned at 10:15 p.m.

Respectfully submitted,

Patricia Ebert

Patricia Ebert, Secretary

Regular Planning Commission Meeting, January 18, 1972.

The regular meeting was called to order by Chairman Mazza. Present were Cecil Root, Harold Roby and John Finholm.

Cecil Root moved that the reading of the minutes of the last meeting be dispensed with. Motion seconded and carried.

PUBLIC HEARING, C.E. FRAYCHINEAUD:

Chairman Mazza read the notice of public hearing and called for comments from those in favor of the petition for variance in rear-yard setback.

Mr. Fraychineaud now has to back out on to Harborview Avenue and would like to construct a garage in order to create a turnaround behind his house. The garage height will be considerably below the level of his house and will be about ten inches lower than the grade behind his house. He wishes to build on the rear setback line.

Mrs. Kajca, a neighbor, said it could not possibly affect anyone in the area.

The building inspection felt it would affect no one.

Harold Roby said that Mr. Fraychineaud has no other alternative as his lot is very small. He then moved that the commission recommend the granting of the variance. John Finholm seconded. Carried. The public hearing was then closed and regular meeting resumed.

CITY SIGN COMPANY: This company plans to erect a sign for Harbor Landing Mall. They wish to construct a sign that would extend six feet above the building and be parallel with Rosedale Street. It would be 96 square feet in area, or 48 square feet on each side. If the area could be considered to be B-2, then the sign size is acceptable. They are then requesting a variance in sign height only. The commission agreed that the height was the only criteria for variance. There was a question, however, if a six foot variance is needed, or should it be more since the building is four feet higher than the zoning ordinance allows. It was agreed that the latter was the case; there was a difference between legal and asked-for heights. The variance request should be for 10 feet. City Sign was advised that a hearing date would be set. Later that date was set for February 1 at 8 p.m.

FRED ARTIS was present and asked the commission's opinion on the possibility of using a tract of land near the Freeway and Rosedale Street for a health club or recreational area. It was agreed that transitional use would most likely apply. The commission agreed that such a use would suit the area and they thought it would be acceptable. They did suggest that Mr. Artis contact the local churches for their opinions.

Cecil Root presented a typed recommendation establishing an R-3 district. Two small changes were suggested: Side Yards, changed to eight feet, and, omit g. under conditional uses, as it was felt that the sale of liquor might not be desirable in residential zones. Cecil Root moved that it be sent to the council with the suggested changes made. Harold Roby seconded. Carried.

A discussion was then begun on that portion of the map posted on the board named Lot 2. It was discussed and the commission felt that the service station question might be settled by amending the ordinance. Cecil Root moved that Conditional Uses permitted under Section 13.4 be amended to include the establishment of service stations. Harold Roby seconded. Carried. Harold Roby suggested another amendment. That Section 16.2 (e) be amended as such: "That Twelve foot side yard lines should not be construed to include bulkheads on lots subject to erosion." Motion seconded by Cecil Root. Carried.

Mr. Edgbert's public hearing was set for 8 p.m. on February 15.

Meeting adjourned at 9:50 p.m.

Respectfully submitted,

Patricia Ebert

Secretary

Regular Commission Meeting, February 1, 1972

The regular meeting of the Gig Harbor Planning Commission was called to order at 8 p.m. Present were Chairman Mazza, Cecil Root, Harold Roby, John Finholm and John Gilich.

Harold Roby moved that the posted minutes be approved. This was seconded by John Finholm and carried.

Chairman Mazza called the first public hearing to order by reading the notice of hearing. CITY SIGN COMPANY: Their representative explained that they wish to erect a sign six feet above the roof of the Harbor Landing Mall. Since the building is over legal height they request a 10 foot variance in sign height. He said it would be interior-lighted, 96 square feet in total size or 48 feet on each side, and he felt an asset to the town. Comments for and against were:

ALBERT ANDERSON felt that there was no reason to put up such a large sign. It would obstruct their view.

SUE RITCHIE felt that the existing sign suffices for advertising purposes and other signs would no benefit but detract from the view.

RONALD SHEPHERD said he felt the present sign was adequate. A lighted sign above the building would definitely detract from the view.

John Gilich wanted to know why the present sign was not adequate. The representative said that the restaurant owner felt that a nice bright sign would be much more attractive. As an example he cited the Newton Ford sign.

The consensus of the audience was that they objected to a large bright sign above the building but would accept a one-faced sign flat against the building.

John Gilich said that the building is somewhat of a landmark in the town and as such does not need a large bright sign! He also objected to any sign that would affect view. Others felt it would be wrong to depart too far from the zoning code.

John Finholm moved that the variance be denied as presented. Roby seconded. Carried.

TARABOCHIA-ANCICH CONTINUATION: The public hearing was called to order and immediately John Paglia asked that Chairman Mazza disqualify himself as he is a tenant of the petitioners. Chairman Mazza then did so and Vice-Chairman took over, citing Section 17.5 of Ordinance 109A which states that alterations or repairs may be made to a non-conforming building.

E.K. Murray, attorney for Mr. Tarabochia, spoke on behalf of the applicants. He cited intent as the most pertinent point. He also felt that the roof would be an improvement and an asset to the town.

JOHN PAGLIA brought up the same arguments as before but stoutly maintained that variances to non-conforming buildings were not permitted. He brought up the parking, overcrowding, and the fact that it was a self-induced hardship. He felt that they are asking for a privilege not shared by others/

Three neighbors stated that it would affect their view: Plancich, Ivanovich and John Ancich.

George Bujacich said it would not affect the view from their piece of waterfront property. One other man, not identified, said his view would not be affected.

John Gilich pressed for exact dimensions from George Ancich. George said he wants a roof 40 feet long and the uncovered length at the end is uncertain.

John Finholm moved that the Planning Commission recommend to the town council approval of the request of Ancich and Tarabochia for a shed roof for nets and gear. Seconded by Root. Vote was three to one with John Gilich demurring as he hoped to establish exact size of the dock and roof. John Gilich then voted yes with the hopes that the roof would not extend more than thirty or thirty-five feet. Carried.

TRANSITIONAL USE PERMIT: Rosemarie Fabina was present with plans for the health club that is planned for the area near the Freeway at MacDougall Road. She was told that it must now be heard in public hearing and the date for that was set for March 7.

REZONE REQUEST FROM BETTY BLAINE: Plans were shown by the building inspector for the Scott-Kinner property at the corner of Peacock and Harborview. Rezone to B-2; is asked; 5 shops and a small restaurant are planned. Public hearing is set for March 7.

Chairman Mazza read John Holmaas letter concerning annexation proceedings. Holmaas wishes to amend the zoning ordinance whereby property now annexed as R-1 be annexed at the future use through comprehensive plans. There was some discussion but it was decided to table the issue for further study.

As there was no further business the meeting was adjourned at 10:10 p.m.

Respectfully submitted,

Patricia Ebert Secretary

Planning Commission Meeting, February 15, 1972

The meeting was called to order by Vice-Chairman Roby. Present were Cecil Root, John Finholm, John Gilich and Pat McGuire. As there were no corrections or additions the posted minutes were approved. Meeting recessed for public hearing.

PENINSULA INVESTMENT CORPORATION: Mr. Bill Edgbert explained that he wished to rezone the property from R-1 to B-2. He had no particular plans for it at the present time, but the State Highway Department today purchased part of the property for the frontage road and he felt that B-2 was the best use of the land.

Kae Paterson asked if it would be possible to leave a buffer zone of trees adjacent to the school property. Mr. Edgbert said he could not promise but would reserve a positive commitment for later. Pat McGuire, upon perusal of Ordinance 109A, stated that the zoning ordinance states that B-2 land must be landscaped and screened from adjoining R-1 land.

John Gilich moved that the petition be accepted. Seconded by Cecil Root and carried.

SKANSI BROTHERS REZONE: There were no persons appearing in opposition to the rezone request that was held in public hearing. The brothers had appeared on behalf of their request (See November 16, 1971) but the attorney had determined that the public must be notified before the Planning Commission could render a decision. Since the request had already been approved by the Planning Commission it was moved that the rezone request be approved. John Finholm made the motion and it was seconded by John Gilich. Carried.

Meeting adjourned at 8:35 p.m.

Respectfully submitted,

Patricia Ebert Secretary

Regular Planning Commission Meeting, March 7, 1972

The meeting was called to order by Chairman Mazza at 8 p.m. Present were Cecil Root, John Finholm, John Gilich, Harold Roby and Pat McGuire. Cecil Root moved that the reading of the minutes be dispensed with. Harold Roby seconded. Carried.

HEALTH CLUB: Miss Fabina and Fred Artis were present and again explained what they wish to do with the site. They had been advised that a transitional use permit would cover it but Pat McGuire, upon reading Section 12.2 of the zoning ordinance, determined that transitional use would not apply. Instead, conditional use, under Section 13.4 (6) Recreation buildings, just exactly covers the request. There were no voices in opposition. Cecil Root moved that they be granted a condition use permit rather than a transitional use permit. Harold Roby seconded. Carried..

BETTY BLAINE REZONE REQUEST: Miss Blaine explained why she wishes to rezone the corner of Peacock and Harborview from R-1 to B-2. She presented plans showing restoration of the old house into shops and the addition of four more shops in a separate building. She would provide 19 parking spaces and establish the best possible traffic flow. She would provide screening to the north and attractively landscape the property, retaining some of the present trees. She also emphasized that she would restore, within her ability, the house to the period in which it was built.

John Paglia was present on her behalf. He explained that, to eliminate the need for a variance, the structure would not be just like the drawing. She would keep the new portion separate from the old. But he did say that the drawing was not at stake tonight--only the rezone is under consideration.

The chairman asked for a show of hands of how many were in favor. There were a dozen or so. Opposed, Robert CRASE said he would like to ask a question. He explained that parking is at a premium along Harborview in the summer and many times they have no place to park their own cars near their home. He wonders how this building would affect the parking situation.

Mattie and Esther Wood were much in favor of the development feeling that it would vastly improve the neighborhood. Shirley Holman spoke in favor of it also, feeling that Miss Blaine has a great deal of foresight in planning such a well-restored building.

John Finholm moved that the Planning Commission recommend to the council that it be rezoned from R-1 to B-2. Harold Roby seconded. Before the vote was taken, John Gilich wished to add that he felt it could be a precursor of other family-type buildings that could be given the same option. Pat McGuire brought up the fact that this will constitute remodeling of a non-conforming structure--John Paglia had argued this very point not very many weeks ago. John Paglia said that, on the contrary, this was a bastard son of another era that would be restored to its pristine purity. The vote was then taken and the motion carried.

Public Hearing closed.

Chairman Mazza read letters from the County Planning Commission whereby they considerably notified this office of proposed rezonings of county land near the town limits. The letters arrived too late to answer in time.

SHOPPING MALL: There was a great deal of discussion on this point. Some felt that a development might conflict with proposed shopping areas at the Gig Harbor interchange. Pat McGuire felt that the method of clumping shopping areas was infinitely preferable to stringing them out along the edges of the highway. Altogether, it was felt it did not conflict.

HAVEN OF REST: The Planning Commission feels that cemeteries are not consistent with their general plan. A motion was made and seconded to this effect. Carried.

In both cases the commission members felt that the County Planners should be thanked for their courtesy in notifying this office and to write them an additional letter requesting their help in setting up a comprehensive plan for county land surrounding the town and the East side.

Meeting adjourned at 9:20 p.m.

Respectfully,
Patricia Ebert Secretary

March 21, 1972, Regular Planning Commission Meeting

Present were Harold Roby, Cecil Root, John Finholm, John Gilich and Pat McGuire.

The reading of the minutes was dispensed with.

John Gilich proposed that an adequate drainage system be planned for the town. He felt that a moratorium on building should be instigated until the drainage system is accomplished. He also went on to say that he was concerned that the roof on the Tarabochia-Ancich net shed will not conform to the aesthetics of the period. He felt that care should be taken in that regard in the future.

The secretary was asked to obtain information from other towns as to their method of achieving a single style, such as Leavenworth's German Village.

Pat McGuire moved that an indefinite ban on initiation of new residence and/or business dwelling construction be declared immediately within the Town of Gig Harbor until a proper and approved sewage disposal system and an improved storm drain system be accomplished. There was no second so the motion died.

B-2 ZONE: Pat McGuire felt that B-2 abutting the R-1 of the school was not good. He suggested a B-2 zone on the service station site surrounded by R-2. Cecil Root felt he was not for it as the Planning Commission should refuse to consider it without a public hearing. Pat McGuire said the council can initiate change on its own.

McGuire then moved that the Planning Commission agrees with the council's plan with the exception that Lot 2 be zoned R-2 except for the Southwest 20,000 square feet (enter description) which would be zoned as B-2. Seconded by John Finholm and carried.

John Gilich would like to see a yield sign at the new corner of Peacock and Harborview. No action was taken.

John Holmaas had a specific suggestion regarding the annexation procedures. He had his attorney draw up a proposed ordinance that would amend the annexation section of 109A. Cecil Root moved that the suggested ordinance pertaining to the zoning districts in newly annexed areas be approved in general as a worthwhile idea and that same be submitted to the Town Council and the Town Attorney for study and final or further recommendations. Pat McGuire seconded. Carried.

Meeting adjourned at 9:10 p.m.

Respectfully submitted,
Patricia Ebert Secretary

Planning Commission Meeting, April 4, 1972

The meeting was called to order by Chairman Mazza. Present were Cecil Root, John Finholm, John Gilich, Harold Roby and Pat McGuire.

The secretary read the minutes of the last meeting and, since there were no corrections or additions, they stood approved as read.

Mr. Jack Hersee was present and requested a variance in side yard setback of four feet on a lot at the corner of Ross and Dorotich Streets. Pat McGuire determined that he would need a five foot variance on his rear yard setback also as he had provided only 25 feet. It was determined that a public hearing is required, so a hearing date was set for April 18 at 8 p.m.

Peter Darrah was heard from next with plans to provide parking at his Old Town Ship Chandlery on Harborview Avenue. He said he had purchased the property across the street where he will provide parking for employees but he would like to plan for a seven-car parking lot by bulk-heading and filling the front yard at the ship chandlery. This will mean minor alterations to the building, but otherwise only painting and replacing of windows with doors is planned to that building. He went on to explain that he plans to convert the former duplex on the street to a historical museum. He has approval from the health department. He has been to court and adjudication determined that he has ample square footage on his property for his plans as well as provision of off-street parking at the curb. He will also restore the dock somewhat as perhaps two vessels will be moored there as part of the museum. The gist of his speech was that they wish to preserve the waterfront aspects and feel that the intent of the waterfront section of the ordinance permits what he plans to do. He was uncertain whether it has to be spelled out to include the museum or not. He also plans to rent out shops in the chandlery to marine-oriented businesses and didn't know if he needs special permission for them also. Pat McGuire moved that the proposal be tabled pending further study or possible amendment of the ordinance to include such uses as museums and marine-oriented sales or shops, and a public hearing will be held on April 18, 1972. Harold Roby seconded. Carried.

L. C. Myers, who owns property near Stinson Avenue, proposes annexation of his property because he is being squeezed out by the freeway. He would put in a road to town specifications. He was directed to contact the town attorney for instructions on how to proceed.

John Holmaas was present and told the commission that he had spoken to the town attorney regarding the Planning Commission proposal on annexation change procedures. The attorney told him to ask for a public hearing date, by which time he will have rendered an opinion. May 2 at 8 p.m. was set for the hearing date.

Chairman Mazza told the commission that Betty Blaine had called him and asked if she can withdraw her present plans for the lot at the foot of Peacock Avenue and Harborview Avenue. She said her attorney advised her that it would be too expensive to proceed under current plans and now she would like to submit new plans, tearing down the old house, and starting new. She was told that the Council's public hearing must proceed because it has been called by advertisement. However, since she had only requested rezone of the property it was decided that she could proceed with new plans.

The town council, represented by Councilwoman Bogue and Councilman Bunch, met with the commission at this time to settle the question of the zoning at the top of the hill. Councilman Bunch felt that the area designated for R-2 zoning was not clear. Bill Edgbert, whose request for rezone on Lot 4 was recently turned down by the council, felt it was not fair to include his property along with the service station rezone as the entire proposal might fail on the basis of the service station and then he could not reapply for a year. The council members said they turned down the proposal for rezone on Lot 4 because they felt that the entire area at the top of Pioneer should be considered at once, instead of piecemeal. Also, it was brought up at this time that the commission had planned on establishing an R-3 zone along Edgbert's property and for some reason the council had

tabled the proposal for further study.

Councilwoman Bogue felt it was wrong to zone property to higher use without some plans to work with. Chairman Mazza felt that the ordinance protected the town as to uses but Pat McGuire agreed with Mrs. Bogue, saying that ten taverns could be built in a row under the terms of the ordinance.

The secretary was instructed to check with the town attorney regarding the proposed R-3 zone before they set a public hearing date.

Pat McGuire moved that the commission hold a public hearing on _____ for the purpose of formulating a planned rezoning of Lots 2, 3, 4, 7, 8 and 10, Section 8, T 21 N, R 2 E. Rezoning will consider changes from R-1 to R-2 and B-2. The recommendation was that the areas shown on the attached map be adopted as shown for zoning under provisions of Ordinance 109A, Sections 6 and 8. Harold Roby seconded. Carried. Cecil Root moved that we call a public hearing on a date to coincide with the above hearing to consider a new multi-family residential zone to be called R-3. John Finholm seconded. McGuire amended the motion to read that he would like to appoint Mr. Root to draw up the proposed amendment. Motion Carried. Meeting set for May 2.

Meeting adjourned at 10:45 p.m.

Respectfully submitted,
Patricia Ebert
Secretary

Planning Commission Meeting, April 18, 1972

The meeting was called to order by Vice Chairman Roby and Cecil Root, John Finholm, John Gilich and Pat McGuire were present. The meeting was recessed for the first public hearing.

Jack Hersee asked for a variance in side yard setback of 4 feet. There was a question of whether he also needed a variance in lot size but Ed Bunch, in the audience, said that previously platted property is exempt from the lot sizes decreed in Ordinance 109A.

ADAM ROSS, JR. objected on grounds that the house would be right in front of the kitchen of his mother's home. It was felt that Hersee could ask for a new front yard setback.

John Finholm moved that the variance be rejected on the grounds that several neighbors object to the side yard setback and that Mr. Hersee can reapply for a new front yard setback. This was seconded by Pat McGuire and carried. To be reheard on May 2.

The second public hearing was that of an amendment to Ordinance 109A which would permit museums and marine-oriented sales or shops in the W-1 Waterfront section.

There were many people that objected but on grounds that did not apply. Most objected to parking, usurping of the waterfront so far as navigation is concerned, and the possibility of permitting undesirable uses. Rosemary Ross felt that outside interests might infringe on local persons' rights.

Carl Applegren, an outsider and formerly of Foss Tug, said that he thought the museum was a great idea; he felt this little town was becoming known all the way down the coast and certainly provision should be made for preservation of the history of the Harbor just as Astoria and Port Townsend have done.

Peter Darrah had a petition of over 150 names, including those of Gary Williamson and Duane Parish.

Ronald Ross said that there has been an increase in the number of items missing from their

docks. It was intimated that these missing items have been showing up at the Chandlery.

A motion was made by Pat McGuire that Ordinance no.109A, Section 10.2 be added to as follows: Subparagraph 12: Maritime Museums; subparagraph 13: Marine Antique Shops; subparagraph 14 Marine Retail Shops, and Section 10.10, Off Street Parking, that Section 15 shall apply to this district. This was seconded by John Gilich. This makes the parking regulations much more stringent.

Tony Cloud objected on the grounds that there are no long range plans for the Harbor that should be strictly adhered to if they existed. He said that the most predominant asset of the area is its quaintness and when that is destroyed it will become just another Balboa or Coronado.

At this point Mr. Root asked for a vote. It was one vote for, and four against. Motion denied. Then there was a motion made by McGuire to reconsider this amendment at the next meeting. This was seconded by John Gilich. Carried.

Rosemarie Fabina asked what can be done about her application for the health club. This had been denied by the council on the grounds that it was improperly advertised, Miss Fabina explained that she was misdirected in the beginning and then, she claimed, a typographical error was made at council level which compounded the problem. She asked if anything can be done to eliminate another public hearing at the Planning Commission level. Mr. Root moved that inasmuch as a certain amount of confusion arose concerning the proper permit application for the health club to be established by Mrs. Fabina and Fred Artis, through no fault of the applicants, the Planning Commission has determined it should be classified under Section 13.4 "Conditional Uses in Districts, R-1 or R-2." The Planning Commission does approve same and recommend to the Town Council that said request for the health club be granted on a conditional use permit basis. In making this recommendation we have in mind that a public hearing has been held and no objections have been voiced to the granting of this permit. John Finholm seconded this motion.

Pat McGuire moved for the following amendment: That the Planning Commission had at said public hearing changed the request to a more stringent zoning classification. John Gilich seconded the amendment. Motion carried.

The first motion was voted and motion carried.

Public Hearing dates were set:

- | | |
|---------------|---|
| May 2, 1972: | Continuation of Hersee variance
Amendment to 109A continuation
Top of the Hill zoning |
| May 16, 1972: | Tangren Variance request
John Holmaas Annexation Change |

The meeting was adjourned at 9:55 p.m.

Respectfully submitted,

Patricia Ebert

Secretary

Planning Commission Meeting, May 2, 1972

The regular meeting of the Planning Commission was called to order at 8 p.m. Present were Vice-Chairman Roby, Cecil Root, John Gilich, Kae Paterson and Pat McGuire. Kae Paterson was recently appointed by Mayor Bujacich to fill the unexpired term of Fred Hildebrand. The minutes stood approved as read.

The first public hearing was called to order after recess of the regular meeting. ROSEMARIE FABINA - REQUEST FOR CONDITIONAL USE PERMIT: Mrs. Fabina was present again after a decision was made by the Town Attorney that she had to make application for a new request. Mrs. Fabina asked that it be made clear in the records that it is a recreational building. Her parking, memberships, etc., were discussed. John Gilich moved that her request for conditional use for recreation building and property be accepted. Adequate landscaping should be provided. Cecil Root seconded. Carried.

HERSEE VARIANCE REQUEST: Mr. Hersee came back with a request for variance in front yard setback instead of side yard setback. Mrs. Ross had no objection nor did Harvard Bradshaw. The proposed house would be infinitely more desirable than the weeds and blackberries now growing on the lot. Cecil Root moved that the variance request be allowed. Pat McGuire seconded. Carried.

AMENDMENT TO W-1 SECTION OF ORDINANCE 109A: Peter Darrah was present and wished to comment on some of the items recorded in the minutes from the last meeting. Concerning the intimation that he had received stolen articles in his chandlery, he said the police records may be consulted at any time. Their records state that items innocently purchased by Darrah were returned to the seller (a small boy) who then returned them to their rightful owner. He went on to say that he had checked with the Corps of Engineers and Adam Ross caused pilings to be driven in the middle of the waterway. He said that he already has a Corps of Engineers permit for a float. He went on to say that anything he does so far as floats go will not extend to the right of the boats already moored at the Union Docks and tied to Darrah's pilings. He also felt that John Finholm should abstain from voting on the grounds that he is a relative of the town attorney.

Jim Hansen of Peacock Hill said that one piece of property reflects on another and has some effect on the whole area. He felt the Planning Commission should proceed with caution.

Pat McGuire said he was very much in favor of the museum but one that was run by the town. Rosemary Ross asked Peter Darrah if his museum would be free to the public as a town-run museum would be. No, answered Darrah.

Cecil Root moved that in view of the several difficulties pertaining to parking in the vicinity of the proposed museum that the proposal to amend Ordinance No. 109A to permit the establishment of museums with Waterfront Districts (W-1) be hereby tabled until such time as sufficient parking in the area does exist in fact. This was seconded by John Gilich. Pat McGuire said it was tying the amendment to a certain piece of property and that is not legal. John Gilich withdrew his second and Cecil Root withdrew his motion.

More discussion ensued. Rosemary Ross wondered if museums might not be considered out of waterfront districts. In other words, it was a shame to tie up waterfront in such a way when it is at a premium. Kae Paterson agreed and felt the entire picture should be taken into account. Cecil Root then moved that the proposal to amend Ordinance No. 109A by permitting the establishment of museums in waterfront districts (w-1) be tabled giving the Commission time to further study the problem. John Gilich seconded. Carried.

TOP OF HILL ZONING: The areas in question were pointed out to the audience and comments were called for.

VERN LUNDE was present but did not object to the possible change in zone on his property.

DR and MRS MARK MEIER objected on many grounds. Dr. Meier felt that it was wrong to allow

business right at the main entrance to the town. Mrs. Meier felt there would be too many temptations for school children, including the possibility of drugs.

GARY WILLIAMSON said certain types of businesses would be undesirable near and school and he agreed to submit a list of objectionable businesses.

Mr. LUNDE would like to see his property be zoned B-2 as per the zoning proposal. The R-3 proposal was read and possible areas of application were shown.

Mr. Root then moved that the Planning Commission recommend to the council adoption of an R-3 zone as submitted. Pat McGuire seconded. Motion carried with Kae Paterson abstaining. The vote included that of Vice-Chairman Roby, which was needed in order to constitute a quorum.

A great deal of discussion ensued on the proper manner of weeding out undesirable uses in B-2 districts. Cecil Root moved that the meeting be continued to May 16. Seconded by John Gilich. Carried.

Meeting adjourned at 10:35.

Respectfully submitted,

Patricia Ebert

Secretary

Planning Commission Meeting, May 16, 1972

The regular meeting was called to order by Chairman Mazza. Also present were Cecil Root, Harold Roby, John Gilich, Kae Paterson and Pat McGuire.

The minutes of the last meeting were approved as read.

PUBLIC HEARING - TANGREN VARIANCE REQUEST: Mr. Tangren was present and explained that the area in question, Block 2, of Harborview 2nd Addition, bears a covenant which allows those property owners to construct two story residences. An architectural committee must pass on house plans before a home can be built in that area. He told the commission that the block lies along a ridge and no one's view would be blocked from behind. Also, a two-story home is necessary in order to get any kind of view from that location. He intends to observe the normal setback in the front, keeping the rear of the property in a natural state.

MARTIN SKRIVANICH objected on the grounds that he would not like a home so high above his lot. He would not like the feeling of neighbors looking down at his place. He also wondered if each adjoining property owner might not request a higher house than the neighbors.

RALPH SHULICH, Sr. began to object on the same grounds that Skrivanich used and then branched off into a private grievance on parking restrictions on Chinook Avenue.

MAYOR BUJACICH said that Martin Skrivanich's complaint that each home owner will want a higher house than the next is not true. He said that if each property owner observes the same front setback that a two-story house of the same height will afford the same view for each and the view looks out nearly straight ahead for these homes; there is no view to the right.

JIM MADDEN, a resident of the addition, said he would be in favor of the variance and felt it would add to, not detract from, the view and the values of the neighborhood.

LANCE CROSBY said he has no objections. He asked if there had been any variances allowed on height in block 1. No. The covenant says Block 1 cannot be over 15 feet in height.

PAULINE THURSBY would appreciate the same opportunity when it came her turn to build.

LINDA TRUEDSON was in favor

JIM HANSEN said he was in favor for the back lots but would not favor a variance permitted in Block 1.

John Gilich moved that the variance be allowed and Harold Roby seconded. Motion carried by vote of four to one with Pat McGuire voting no.

AMENDMENT TO ORDINANCE NO 109A, ANNEXATION: John Holmaas was present and explained that the procedure changes that portion of the ordinance that concerns determination of zone prior to annexation. There were no voices in opposition. It was felt that it would not only eliminate duplication in public hearings but would allow the annexee to know his status beforehand. Cecil Root moved that the Planning Commission recommend approval of this additional amendment to the ordinance. Pat McGuire seconded. Motion carried with Kae Paterson abstaining.

TOP OF HILL ZONING; continuation: Gary Williamson had previously agreed to furnish a list of the sorts of businesses that would not fit in with schools. Instead he had contacted the county Planning Department and recommended that the Commission and the County Planners get together in order to achieve a well coordinated plan for zoning.

Speaking in favor of the proposed zoning were Tom Galbraith, E. K. Murray and Vernon Lunde. Kae Paterson and Pat McGuire were for the coordinated effort with the county. John Gilich said he was undecided since ;it was not 100% certain that the proposed overpass and frontage roads will be built.

Cecil Root moved that Lots 2 and 4 be zoned B-2 with the exception of the eastern edge of Lot 4 as indicated on the map as R-3. Harold Roby seconded. Vote taken with Root, Roby, Gilich and McGuire voting yes and Kae Paterson voting no. Motion carried.

In other business Pat McGuire felt there were valid recommendations in Williamson's letter. He then proposed that a contact be made using the letter as a reference. Dennis Clarke, a county planner, counseled the commission on the kind of help they might receive. He said to write to Mr. Ken Jones the assistant director of the County Planning Department. The secretary was instructed to write, setting up a date for June 6 to discuss the impact on present and future land uses in the Gig Harbor-Pierce County areas along SR-16 from the Olympia Village Interchange to the Rosedale overpass.

It was agreed that the tape recorder would be used for the meetings in the future.

Meeting adjourned at 9:45 p.m.

Respectfully submitted,

Patricia Ebert Secretary

Regular Planning Commission Meeting, June 6, 1972

The regular meeting was called to order by Chairman Mazza at 8 p.m. Present were Cecil Root, Harold Roby, John Finholm, Kae Paterson and John Gilich. Also present in the audience were Ed Bunch and Ruth Eogue of the council. The minutes of the last meeting were approved as read. Tonight, the tape recorder was being used for the Planning Commission meetings for the first time.

Chairman Mazza called upon Dennis Clarke from the Pierce County Planning Department who introduced the assistant director, Mr. Ken Jones. These men had appeared at this meeting in answer to a request~~ed~~ originated by the Gig Harbor Planning Commission to discuss the impact on present and future land use from the Olympic Village interchange to the Rosedale Overpass.

Mr. Jones said it was important that the various agencies work together. The county program for a comprehensive plan for the area is in the planning stage right now and it is an excellent time to begin a joint effort. He told of the recent questionnaire which is now being evaluated. He went on to say that the county land has been zoned since 1962 but a comprehensive plan has never been set up. He pointed out the areas that are now zoned C-2, PS-2 and RMH; all the rest of the land ~~to the Rosedale Road~~ was previously zoned General use over the objections of the County Planning Department. This General Use zone extends 500 feet from the centerline (or really the center of the southbound land, the original measurement) of the freeway. He spoke of the necessity of making a plan because it is a tool for making decisions; it implements the zoning ordinance and sets policies. He said it would be an ideal time to set up a plan and he told the commission that if they cared to go ahead and begin a comprehensive plan that the County Planning Department would be glad to work with them. Chairman Mazza thanked Mr. Jones for his informative talk and said they would be in touch.

Calvin Hansen requests a variance in height on his house at 9508 N. Harborview Drive. June 20 was set for the public hearing.

Since this was Harold Roby's last meeting, Chairman Mazza asked if he would consider reappointment. He said he would indeed be willing to ~~accept~~^{accept} another term. The secretary was instructed to write to the mayor and the town council telling them that Mr. Roby is willing to continue serving on the Planning Commission if they so wish.

John Finholm asked what the plans might be for the Knapp garage building. He said they are concerned at the store because parking is already at a premium. Wayne Goodno said he has contacted the new owner and asked him to come in to the office to explain his plans.

Kae Paterson asked to have some study meetings set up regarding a comprehensive plan.

The meeting was adjourned at 9 p.m.

Tape PCI, Side 1, 0-316 feet.

Respectfully submitted, *Patricia Ebert*
Secretary

Regular Meeting, June 20, 1972

The meeting was called to order by Chairman Mazza. Present were Cecil Root, John Finholm, John Gilich, Kae Paterson and Pat McGuire.

As there were no corrections or additions the minutes of the previous meeting stood approved as posted.

PUBLIC HEARING - CALVIN HANSEN VARIANCE REQUEST:

Mrs. Hanson was present and showed sketches of the proposed addition to the house. They plan to add a recreation room in the existing attic and need to add three feet to the height of this ceiling. The roof over this portion will be a shed-type.

The increase in height would obstruct no one's view as the property rises steeply at the rear of the yard. There is not enough level space to add a room at ground level so going up is the only way that they can add space for their expanding family.

Mention was made of the esthetics of the remodeling but the town has no criteria for enforcing design.

Pat McGuire moved that a recommendation be made to approve the request for variance in that it is not in conflict with the with the comprehensive plan and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. John Finholm seconded. Motion carried. Public hearing closed.

In other business Cecil Root and John Finholm were appreciative of copies of council minutes now being furnished for each member and they would like a letter written to the council to thank them. It was explained that the idea came from Councilwoman Bogue who hoped to foster better understanding between the council and the Planning Commission.

Chairman Mazza said it would be necessary to appoint a new vice-chairman since Harold Roby would evidently not be reappointed to the Planning Commission. John Finholm recommended that Pat McGuire be appointed to that office. Cecil Root seconded. Carried. The secretary was instructed to write a letter of thanks to Harold Roby ; for his long service to the Planning Commission.

Concerning the summer vacation time, it was agreed that the Planning Commission would meet only upon call. Meeting adjourned at 8:45 p.m.

Tape PC 1, Side 1, 316-575 feet

Respectfully submitted, *Patricia Ebert*
Secretary

Gig Harbor Planning Commission Meeting,
September 5, 1972

The meeting was called to order by Chairman Mazza at 8 p.m. Present were Cecil Root, John Gilich, Kae Paterson and Pat McGuire.

As there were no corrections or additions to the minutes of the last meeting they stood approved as read.

Correspondence was received as follows:

Trail Inventory Guidelines from the Interagency Committee for Outdoor Recreation.
State Planning and Community Affairs Agency request for commissioners names.
State Planning and Community Affairs Agency planning commission survey questionnaires.

Kae Paterson told about the coming historical workshop to be held at Steilacoom.

The secretary was asked to furnish copies of Ordinance No. 153 to each member of the commission. Concern had been expressed over the proposed amendment (Ord. No. 155.) The secretary was also asked to obtain extra copies of Association of Washington Cities pamphlet on Shorelines Management Act of 1971 for each member. Only one was received by mail.

Kae Paterson said she would be interested in hearing the evaluation of the Pierce County Planning Department survey and said that either Dennis Clarke or Ken Jones might be willing to attend one of our meetings to tell us the results of the survey.

John Gilich said he had heard that the plans for the health spa have collapsed for lack of funds.

The commissioners discussed the answering of the questionnaire.

Pat McGuire said he had attended Peter Darrah's open house on the lightship and said he had given some thought to Darrah's problems. He said that to the best of his knowledge no variance should have been required for Darrah to fill in his lot and make a parking lot out of it but that was what he had been told. More information will be obtained.

Meeting adjourned at 9:20 p.m.

Respectfully submitted,
Patricia Ebert
Patricia Ebert, Secretary

October 3, 1972

The regular meeting was called to order by Vice-Chairman McGuire at 8 p.m. Also present were Cecil Root, John Finholm, John Gilich and Kae Paterson.

A motion was made to dispense with the reading of the minutes of the last meeting. The motion was seconded and carried.

CORRESPONDENCE:

1. Planning Department of Pierce County letter on completion of their survey. A discussion took place as to whether Dennis Clarke could be present at the next meeting. The secretary was instructed to write and ask them to appear on the 17th.
2. Shoreline Management Act election information.
3. Municipal Research and Services Center letter on publication.
4. Department of the Army notice on deepening of the Blair and Sitcum Waterways.
5. Meetings:

Grinders and Shredders

Recycling Efforts

6. Conference Call, September 1972.

There was a discussion on the publication. Motion was made by John Gilich to purchase the book as a reference volume. Seconded by Kae Paterson. Vote three to one with Cecil Root voting no.

Appointment of Glenn Behnke to the Planning Commission was announced by Vice-Chairman McGuire.

NEW BUSINESS:

Kae Paterson brought up the top of the hill zoning. She pressed for Planning Commission recommendation to rezone back to R-2 as an interim measure pending the adoption of R-3 zoning. Vice-Chairman McGuire was for not recommending it and forcing the council to put the R-3 through.

Kae Paterson then moved for a public hearing to reconsider the zoning of Lot 2 from B-2 to R-2. The justification for the rezone is based on the fact that the triangle was not zoned B-2 also. The motion died for lack of a second.

Cecil Root suggested a letter to the council saying that the commission feels it is very important to future planning. This was put in the form of a motion. John Finholm seconded. Carried.

Cecil Root felt that studying Ordinance 109A and recommending amendments to keep the ordinance up to date was of primary importance.

Kae Paterson felt that instigation of a different B zone was very important. McGuire said it could be handled conditionally; giving B-zoning under conditional use permits.

John Gilich brought up business use under the grandfather clause.

Kae Paterson suggested the services of a professional planner.

Kae went on to say that she would like to ask the commission to meet at 7:30 instead of 8 p.m. as she will have to be home by 10 p.m. It was then put into the form of a motion. Seconded and carried.

The next meeting was planned with the County Planner speaking from 7:30 to 8:30 and a study session to propose amendments to 109A after 8:30.

Meeting adjourned upon at 9:35 p.m.

Respectfully submitted

Katricia Ebert

Special and Regular Planning Commission Meeting, October 17, 1972

The meeting was called to order by Vice-Chairman McGuire. Roll was called and present were Cecil Root, John Finholm, John Gilich and Kae Paterson.

Cecil Root suggested a correction in the minutes of October 3. In the paragraph referring to important changes in future planning he would like "residential or R-3" inserted.

Kae Paterson would "interim measure or some more controlled business zone" inserted after her statement concerning R-3 zoning.

The minutes of the meeting were then approved as amended.

The men of the Pierce County Planning Department were present to bring the commission up to date on the tabulated survey. Ken Jones turned the discussion over to Dennis Clarke who had completed the tabulation and is now in the analysis phase.

5858 questionnaires were mailed out and 1818 were returned. The tabulation was done on 145 questionnaires in the town or about 10% of those that answered. Of the 5858 mailed out about 500 were sent to the town and 145 were turned.

Of the town itself, 27% of those queried mailed the questionnaire back.

Out of the total replying 43% had from two to ten acres and 36% owned waterfront.

Q. What do you hope to keep or accomplish?

1. Natural beauty, character and esthetics.
2. Rural as opposed to suburban
3. Prevent overcrowding
4. Prevent rapid pace of development.
5. High or unfair taxes
6. Save trees
7. Sewage
8. Low Density Concept
9. Some plan
10. Improve road conditions through maintenance.

Q. Where would you look for leadership.

- 43% to county agencies
- 36% other citizens
- 24% political representatives

When asked what percentage would look to the town for leadership, 52% of those contacted said they would look to the town.

Q. Building site size: People outstandingly wanted 1/2 acre or more but not true for the town. Possibly the town prefers a more dense living situation.

Q. Duplexes favored two to one in the town as opposed to suburban areas.

Q. Apartments and mobile homes were felt to be perhaps better integrated in the town.

Q. Where should development take place:

- Service Stations - Freeway interchanges
- General Stores: In the neighborhood
- Supermarkets, banks, cafes - in town, not in neighborhood, but close to the neighborhood.
- Major Discount Stores - Perhaps freeway interchanges, but 30% felt they did not belong on this side of the bridge.
- Agriculture - 87% felt it should have a permanent role.
- Undeveloped Waterfront - Approved as natural areas and public use. Apartments, small lots, or commercial development find little favor.

Dennis Clarke recapitulated. The area is not opposed to growth, but with controls. 121

Ken Jones spoke about the eventual development of the comprehensive plan and its continual updating and review.

Pat McGuire asked if the Town of Gig Harbor itself will be analyzed separately. Yes, more in depth.

Pat then asked if the town would be given an analysis of the survey. Jones felt that the survey was more area-wide than confined to the town, but yes, an analysis could be given to the town.

Pat McGuire asked if there was any truth to the rumor that a mobile home court is going to be built near the Purdy Treatment Center. He was answered, perhaps.

Jones felt that total community support is necessary. He said that all future retail and business zones should be restricted to areas already committed. The state will give no help at policy making concerning the General use zone, or they will give no help to other planning agencies.

There was a discussion on development near the airport and John Gilich asked about Port of Tacoma funding.

Pat McGuire thanked the Planning Department members for their interesting evaluation.

109A Amendments

Cecil Root proposed a draft for study purposes only. It greatly limits permitted uses and leaves height and density open for discussion. Pat McGuire said it could replace the B-2 zone and a new B-3 be instigated to include the other permitted uses.

Cecil Root said to consider natural vegetation, screening, landscaping, parking, retention of fishing village atmosphere, complete site plans. Pat McGuire brought up retention of the grandfather clause. Perhaps the areas or the buildings themselves could be designated for retention under the clause.

Cecil Root asked for copies of Ordinance No. 153A when they are ready and he also requested that more of a left hand margin be left on the copies of minutes.

Other discussion that took place was conditional use zoning. Dennis Clarke said perhaps an attorney should write the ordinance or at least be consulted. Dennis went on to suggest that a better way is to zone the area to a certain planned use and require extensive plans, even plans for signs, landscaping, etc., all to be approved as a package.

Holmaas Annexation Amendment

The issue will be placed on the agenda of the meeting of November 8 at 7:30 and will be advertised on the 17th.

Meeting adjourned.

Respectfully submitted,

Patricia Ebert Secretary

Tape PC 1, Side 2, 0-1210

Planning Commission Meeting and Public Hearing, November 8, 1972

The meeting was called to order by Vice-Chairman McGuire at 7:30 p.m. Present were Cecil Root, Glenn Behnke, John Finholm, John Gilich and Kae Paterson.

Cecil Root moved that the reading of the minutes be dispensed with. John Finholm seconded, and the Vice-Chairman asked if there were additions or corrections. There were none and the motion carried.

CORRESPONDENCE:

1. Application for Variance from J.H. Galbraith Co. The public hearing for the variance request was set for the Planning Commission by the Town Clerk at 7:30 p.m. on November 21.
2. Shoreline Management Act hearing before the Town Council on Allan Bucholz property.
3. The Vice-Chairman received copies of the Pierce County Planning Department survey pertaining only to the Gig Harbor input.
4. The first copy for the Planning Commission library was received: Surveys, Subdivision and Platting, and Boundaries.
5. Engineer's letter on deepening of Blair and Sitcum waterways, information only.

OLD BUSINESS - PUBLIC HEARING:

The Vice Chairman called the public hearing to order on determination of zone prior to annexation. He called on interested parties after reading the proposed ordinance. John Gilich moved that the proposed ordinance be accepted as read. Cecil Root seconded.

John Holmaas spoke. He told the commission that the proposal has been 14 months in consideration and had hit a snag when the attorney inadvertently omitted a portion that pertained to public hearings before the Planning Commission. He again told what is hoped to be accomplished. He felt it would be for the benefit of all.

Bill Edgbert felt it was something that has been needed for a long time. He hopes it will be approved.

John Dobler was also present and said he agreed with Mr. Holmaas and Mr. Edgbert.

Kae Paterson felt that the ordinance should designate notification of property owners within 300 feet, in the county as well as in the town. Others said they felt that since this notification is previously stated in the ordinance, Section 19.4, it is perhaps implied that it carries through all amendments.

Kae explained why she was against passage of the ordinance amendment. She would like to see the ordinance changed so the town had the option of annexing at the town zone closest to the county zone that the property was already previously zoned, if it were other than single family residential.

Cecil Root was satisfied with the amendment as it was and felt that passage was vital at this time.

Glenn Behnke felt it was an intelligent way to proceed.

John Finholm felt that there was no question concerning the notification of property owners since the ordinance already provides for it. He was for the passage, feeling there was nothing wrong with the way it was written.

John Gilich agreed with Glenn Behnke and felt that the public is amply protected under 19.4.

Kae asked that a cover letter to the council be included.

The vote was taken and motion carried 4 to 1 with Kae Paterson voting no.

RETAIL SERVICE AND OFFICE DISTRICT:

Wayne Goodno had a few suggestions regarding the writing of amendments to the ordinance. He said it would help him in his job if certain aspects could be clarified, such as screening, signs, and off-street parking. Sidewalks came into the discussion also.

Glenn Behnke felt that a building should be attractive from all four sides--thereby making screening unnecessary except for the parking lot. He felt that loading should be handled internally.

Kae Paterson brought up policy statements in the comprehensive plan of Kitsap County which give guidelines instead of such blunt statements as found in a zoning ordinance.

In respect to signs, it was agreed that it was possible to suggest a change for mall-type buildings.

So far as off-street parking is concerned, Wayne said the ordinance is not written to cover all the employees' parking let alone the patron's cars. Pat McGuire suggested that the ordinance be phrased to read "capacity" especially in the case of restaurants.

The discussion was tabled. Each member will work on this in his own time before the next meeting.

NEW BUSINESS:

Vice-Chairman McGuire welcomed Glenn Behnke, the newest member of the Planning commission and said the commission was indeed fortunate to have him.

Kae Paterson passed out material from the U of W meeting on shorelines. She also had other material from the Kitsap County Planners whose policies implement their comprehensive plan.

Meeting adjourned at 9:30 p.m.

Respectfully submitted,
Patricia Ebert
 Patricia Ebert, Secretary

November 21, 1972

The meeting was called to order by Vice-Chairman McGuire. Present were Cecil Root, Glenn Behnke, John Finholm, John Gilich and Kae Paterson. Chairman Mazza has been away on a trip since October.

There was no correspondence.

As the secretary had failed to furnish copies of the posted minutes for each member the minutes were read and approved as read.

OLD BUSINESS - J.H. GALBRAITH VARIANCE REQUEST:

The J.H. Galbraith public hearing was called to order. This a a request for variance in proximity to the school for establishment of a service station. Vice-Chairman McGuire opened the meeting to comments from the public.

TOM GALBRAITH reminded the commission that the property is now zoned B-2, thus permitting the establishment of service stations. Also the highway department has obviously started the access ramps and frontage road. He had prepared a plan showing the locations of two fences that will separate the service station from the school. In answer to questions he told the commission that the property is 20,000 square feet plus and will have two entrances, one on Pioneer Way and one on the frontage road. The dimensions will be 140 feet on the frontage road and 150 feet on Pioneer. He went on to show sketches of plans for the remainder of Lot 2, possibly office buildings with professional tenants.

GARY WILLIAMSON spoke of the increased traffic and extra traffic created by the service station. He said that perhaps it will not be so attractive in a few years as the drawing shows.

STEVE EKBERG said that people who have to live around it are opposed to it. He was strongly opposed since it was near the school and very congested.

MARIAN EKBERG was also opposed. She felt it would affect the greenbelt and thus the very entrance to the town where it is important to provide an attractive appearance.

JACK REUHL was in favor. He said he felt a service station will not adversely affect the school since the intersection becomes commercial anyway because of the freeway intersection. Also the service station would not conflict with school hours since the station would have peak hours entirely different from the school hours. He felt that esthetics of the area would not be improved by disallowing service stations.

TOM GALBRAITH said he felt the town would not be bothered by the service station; instead it would keep freeway traffic out of the town since his patrons would go back to the freeway and not come into the town looking for gas. He also felt that it should be allowed since the council has provided the variance provision. The service station would be 300 feet from the school except for the one corner near the playground.

GLENN BEHNKE asked if there would be a sidewalk. He felt that children would be better off on that corner with a sidewalk since they now walk in the street.

KAE PATERSON read a notation from the Kitsap County Planners whose policy does not permit a service station near a school. She went on to tell about a hearing at the Pierce County Planning level where a service station was turned down in the Ponders Corners area. The residents there just did not want another service station because of problems associated with the present station. Tom Galbraith answered her that the service station was turned down because the property was not already zoned B-2 like this one is.

JOHN GILICH said he was very aware of the impact the freeway have on the town. What other use could the land be applied to? He was very concerned with the changes that are taking place and wondered what could be done to halt it.

KAE PATERSON felt that the fact that it was zoned B-2 was the whole fault. She felt that at one time perhaps a service station could be worked into the area but now she felt it was not possible. She is basing her opinions on the fact that such a variance could be injurious to the neighborhood or detrimental to the public welfare. She spoke about the decrease in value of adjacent lots. Vice-Chairman McGuire reminded her that the B-2 aspect is not up for discussion at this time.

GLENN BEHNKE said he had spent quite a bit of time up there today. He said the Simerson property is really business property too and he felt it was best that the town control these properties than anyone else. He feels that the area there has lost its residential status through the nearness of the freeway and he would never buy land there for anything but business use. He said he was all for sidewalks and said that children would be safer on a sidewalk around a service station because today he watched some walking in the middle of Pioneer Way.

JOHN FINHOLM said he has no quarrel with a nice-looking service station.

CECIL ROOT felt a service station was a most-desirable addition and felt it would not add to the traffic problem. It would add to the revenue of the town with no additional tax base. It would contribute to the open-space feeling. He thought, too, that sidewalks were an excellent idea. He was in favor of moving that the variance be granted. He then put that in the form of a motion. John Finholm seconded.

GLENN BEHNKE then moved that it be recommended to the Council that sidewalks be included in the plan. Kae Paterson seconded the amendment.

VICE CHAIRMAN MCGUIRE then restated it "to amend the recommendation to strongly urge that approval of the variance be based upon construction of sidewalks on all streets about the site." Motion carried three to two with John Gilich and Cecil Root voting no. John Gilich wished to go on record that he approved of this motion but misunderstood.

The basic motion was then called for vote; Vice-Chairman McGuire restated it in seven parts: 1. Best use of property; 2. Safety; 3. Income Production; 4. Traffic, problem or not a problem; 5. Resident opposition; 6. Greenbelts; 7. Establishment of precedents. The motion was carried by vote of 3 to 2 with Kae Paterson and John Gilich voting no.

B-3 ZONE: There was some discussion with a proposal from Cecil Root on screening. Glenn Behnke suggested only one change--that "evergreens" be inserted as to the type of tree, shrub or hedge.

There was other discussion and it was agreed that more suggestions will be submitted at the next meeting. Glenn Behnke suggested that sidewalks be 6 feet or more in width.

NEW BUSINESS: Weldon R. Pascoe has submitted an application for a change of zone on the Kelly and Sanford properties. A public hearing has been set for December 19 at 7:30 p.m. John Finholm will not be able to attend as he will be out of town. Vice-Chairman McGuire asked that a member look into the question of the change of zone and look the property over and report to the commission on December 5. He would like the report to cover the applicability of continuing the saw shop and the possibility of adding boat sales. John Gilich volunteered to work on it.

A discussion of a comprehensive plan ensued and study sessions are being considered. The mayor told the commission of the budgeting of professional advice for the Planning Commission.

Density changes were discussed. Kae Paterson asked if comprehensive planning could be taken up at the next meeting since there was little other business.

Meeting adjourned at 9:30 p.m.

Respectfully submitted,

Patricia Ebert Secretary

Planning Commission Meeting, December 5, 1972

The regular meeting was called to order at 8 p.m. Present were Vice-Chairman McGuire, Cecil Root, Glenn Behnke, John Finholm, Steve Ekberg and Kae Paterson. Glenn Behnke told the commission that he would not be able to attend meetings for a while since he goes into the hospital tomorrow for surgery. The mayor had unofficially announced Chairman Mazza's resignation at the last meeting and Steve Ekberg was introduced as he was appointed to fill the unexpired term.

The reading of the minutes was dispensed with and the posted minutes were adopted upon motion by Cecil Root, seconded by John Finholm and carried.

Vice-Chairman ^{McGuire} ~~Mazza~~ again read Mr. Pascoe's application which now officially asks for rezone to B-2 for mower repair and boat sales. The vice-chairman had appointed John Gilich to give an interim report at this meeting. Since John Gilich could not attend he asked the secretary to report on his behalf that he did not approve of the proposed use of the property since he felt that boat sales would be a poor choice for the entrance to the town which he felt should be beautified instead of developed wrong uses.

Vice-Chairman McGuire counseled the commission that they should be dealing in facts, not emotions. The best use of the property and nothing else should be considered.

Kae Paterson told the commission that Sky Realty was looking into the possibility of developing the Insel property and asking for annexation to the town.

Mr. Root again brought up his written suggestions on screening. Kae wondered if it might not be possible to amend this to include natural screening such as the large trees that abut the school on Edgbert's Lot 4. Under this proposal they would not be acceptable since they are much taller than the height limitation. Vice-Chairman McGuire said this screening definition refers to the portion of the ordinance that applies and he felt that was the proper procedure. He went on to say that he would entertain a motion saying that

The commission agrees to the recommendation pending amendment of the ordinance. Glenn Behnke moved that the Planning Commission recommend adoption of the screening definition for future adoption in the revised ordinance. John Finholm seconded. Carried.

SCREENING: Screening where required by this ordinance shall mean natural growth or plantings. Some shall be in the form of shrubs, hedges or trees of an evergreen variety and of a type that will be compatible with its surroundings ^{designed to improve} such as will improve the appearance of the area in which it is provided. Such growth and plantings must be kept trimmed to height levels prescribed for fences, hedges or trees in the area and under the circumstances as required for each particular area. Board fences, woven wire fences, and other similar construction will not be acceptable or meet the requirements for screening under this ordinance.

The sign definition will be taken up at the next meeting.

Vice-Chairman McGuire tendered his resignation from the Planning Commission because he is accepting an appointment to the Town Council. He announced that nominations are now open for chairman and vice-chairman of the Planning Commission. After some discussion Cecil Root accepted the nomination upon motion by John Finholm, seconded by Glenn Behnke and carried. The vice-chairmanship will be considered later. John Gilich, unable to be present, had asked that his suggestion be tendered. He suggested that there be no regular chairman but that each member serve as chairman on a rotating basis.

Hearing for N. Tarabochia and C. Ancich for side yard variance at the Coast Guard site was set for January 16, 1973 at 7:30 p.m.

Kae Paterson mentioned again that she would like study discussions on the possible adoption of a comprehensive plan and the possibility of hiring planning help.

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Patricia Ebert

Secretary

Corrected by Cecil Root,

Planning Commission, December 19, 1972

The meeting was called to order by Chairman Root. Roll was called and present were Glenn Behnke, Steve Ekberg, John Gilich and Kae Paterson. He recessed the regular meeting and called the public hearing to order. *Minutes read & approved upon motion, seconded and carried.*

PUBLIC HEARING - WELDON PASCOE REZONE REQUEST:

The notice was read and the request was presented by Ron Holsinger, real estate agent for Mr. Pascoe.

He told the commission that the property comprises about a half-acre. He urged the highest and best use of the land and said the property could be considered an island, too great for residential uses. He showed a drawing of "Lighthouse Marine", a low level, contemporary building, utilizing the present home and shop belonging to Mr. Kelly. Mrs. Sanford's home would be removed to make way for a covered boat storage. Classpar, Sidewinder and Mercury will be handled, now as well as repairs. They will utilize all existing trees and shrubs. Mrs. Kimball, through a letter, approves. They plan to put in sidewalks and a chain-link fence with a gate to be locked at night. The main access would be on Pioneer Way but the service entrance for repairs would be in back on Stinson Avenue. Larger boats will be under cover and small boats will be in the parking lot. Noise will be at a low level since repairs will be done indoors.

John Gilich asked the Vernon Lunde's, in the audience, how they felt about it. Mr. Lunde said he would like a change from Residential since it is no longer appealing property in that location with only residential use.

Kae Paterson wondered if any attempt had been made to coordinate with the corner (Insel property) which will be used for real estate sales. She went on to ask for more landscaping near the street since it is one of the two main entrances to the town.

Chairman Root asked for comments against from the audience. There were none.

Glenn Behnke asked if it is permissible to make repairs in a Business zone. It was debated whether B or C was the permitted use for repairs. Ron Holsinger said they had applied for rezone and it was left up to Vice-Chairman McGuire to set the proper zone.

Steve Ekberg felt also that it would be better to consider the entire area in total. He also felt that boat sales belong in Commercial instead of Business zoning.

Kae Paterson said she would like to see a coordinated area--a planned unit development with approval of the entire package. She also felt that what they wanted was a commercial-type use and questioned the sale of boats in that particular area--perhaps it was not the most attractive use for the main entrance to the town.

Glenn Behnke felt the entire property should be considered, not just pieces--one at a time. He also felt that more planning should be in order since it is repair--more industrial use than business.

Chairman Root said that there were three options before the commission:

1. Approve the request and recommend to the council.
2. Recommend to the council that it be rejected, or
3. Table for further study.

Ron Holsinger pressed for a decision tonight on the basis of hardship for his clients.

Steve Ekberg moved that the application be denied. Kae Paterson said it might be wrong to turn them down on the basis that the wrong zone was applied for and mentioned the section of the ordinance that decrees a year's wait before reapplication. Steve then withdrew his motion providing it be included in a larger plan.

Glenn Behnke felt that the applicants were misdirected in the application for rezone and they should not be penalized for this. On the other hand, he felt it was the wrong spot for this sort of ^{enterprise} ~~business~~ since the town did plan small businesses only, not industry.

John Gilich felt that perhaps it could be zoned to B-2 and the building given non-conforming use.

Kae Paterson asked if they would consider a completely enclosed building and no chain link fence. Ron Holsinger said yes, it was possible.

Since no decision could be reached the public hearing was continued until January 2.

PENINSULA SPORTS CENTER SIGN VARIANCE:

The secretary was instructed to contact the town attorney before a date is set for the public hearing.

SIGNS:

There were suggestions regarding the proposed sign section. Height not to exceed building height. Eliminate sandwich-board signs. Special section on political signs. Signs should not move in any way. Mr. Root will re-write his section incorporating the suggestions, including a suggested paragraph of intent by Steve Ekberg.

NEW BUSINESS:

Glenn Behnke nominated John Gilich for vice-chairman. This was seconded by Steve Ekberg. Carried.

Chairman Root suggested, by motion, that letters of appreciation be sent to former Chairman Mazza and Vice-Chairman McGuire. Seconded by Glenn Bahnske and carried.

There was a motion for adjournment at 9:30 p.m. Seconded and carried.

Respectfully submitted,
Patricia Ebert Secretary

Planning Commission Meeting, January 2, 1973

The meeting was called to order by Chairman Root. Present were George Borgen (new appointee) Steve Ekberg and John Gilich. John Finholm and Glenn Bahnske were ill; and Kaz Paterson was not able to get a sitter.

The minutes were approved as read.

The public hearing had been continued to this date but the attorney advised that the applicants must reapply with no fee since they need a different zone than they were advised in the beginning. The applicants were present and said they do plan to reapply as C-1 and suggested consideration of the entire "peninsula". Mr. Kelly said he had been given previous approval to operate a business at this site. He is being dead-ended and is losing the sale and the business both. He had been appraised at \$80,000 by Bush and Webb and feels that his only recourse is to sue. Ronald Helstinger pleaded pressure of business and illness of Mrs. Sanford. It was decided to reset the public hearing date and John Gilich moved that the hearing be set for February 6. George Borgen seconded. Carried.

PENINSULA SIGN CENTER: There has been no answer from the attorney regarding the letter the secretary was instructed to write. Action is postponed until word from the attorney is received.

OLD BUSINESS: John Gilich brought up the vast land clearing now taking place near the prison and would go on record as asking for clarification from the Pierce County Planners. He would like to plan against such things beyond the town limits. Dennis Clark was in the audience and spoke off the record. He did say that there is no regulation against clear-cutting.

SIGNS: The revision written up by Chairman Root was discussed. It was felt that political signs and advertising banners need more clarification. Steve Ekberg was for a separate sign ordinance since the current revision, while very good, covers only the P-2 zone. Steve Ekberg moved and George Borgen seconded that this draft be forwarded to the council with a letter specifying that the Planning Commission is in accord but that an all-inclusive ordinance be drafted to cover all types of zones.

The Planning Commission would appreciate their consideration. After they have had the opportunity of discussing the proposal we would like to have their suggestions in written form. Motion carried.

NEW BUSINESS: The Peninsula Homeowners request members of the Big Harbor Planning Commission attend their meeting on January 8. Chairman Root and George Borgen will be present.

Steve Ekberg presented Kaz Paterson's study sheets for possible discussion at the next meeting.

Meeting adjourned at 9:55 p.m.

Respectfully submitted,
Patricia Ebert Secretary

Regular Meeting and Public Hearing, January 16, 1973

The meeting was called to order by Chairman Root. Present were Glenn Behnke, George Borgen, John Finholm, John Gilich, Steve Ekberg and Kae Paterson.

The minutes of the last meeting were approved as read.

The regular meeting was then adjourned for the public hearing on the variance request of NICK TARABOCHIA and GEORGE ANCICH for side yard setback at the Coast Guard site. They wished to construct a garage on the old foundation. The chairman called for proponents' comments: There was no one present.

He then called for comments from those opposed.

JOHN PACLIA, representing John, Joe and Peter Ancich and Mrs. Ivanovich, referred to Section 18.3 (f) of Ordinance No. 109A and told us to consider parts 1, 2, 3, 4 and section (b). He referred to past action. He pressed for open space and view from the road and adjacent properties. Also fire hazard and alleviation thereof. He said it would be too close to the net shed of the Ancich brothers. There are no special circumstances there that do not apply to other properties nearby. He claimed it would be over-zealous use of the land.

John Gilich said he was opposed as it would not reflect open space intent--not hardship.

Glenn Behnke asked how close the Ancich net shed is to the Tarabochia property. It of course predates the ordinance but is much closer than the 12 feet now allowed.

John Gilich moved to deny the request. Kae Paterson seconded. The vote was five ayes and one nay with John Finholm voting no. Motion carried.

Nick Tarabochia appeared at 8 p.m. He had failed to note that the hearing was set for 7:30 pm

The Hutton variance request on sign ^{sign height} variance at Peninsula Sports Center was set for February 6 at 7:30 p.m.

The chairman told the commissioners of a film to be shown at the Peninsula Homesmen's meeting. One or more members will be present.

KELLY SAW SHOP: The minutes were read from old Planning Commission and Council meetings. The secretary was asked to make copies for each member by the next meeting.

Glenn Behnke asked about the legality of the saw shop business and nearness to the property lines and the road. It was felt that since Kelly built before the ordinance he has a non-conforming use.

Randy Lascoe was present and asked how the commission felt about the use of the Ford garage for his marina by the time they vacate in April. He asked what would be the procedure to convert to boat, motor and trailer sales. Councilwoman Eogue, in the audience, felt that rezoning to W-1 might be possible in that location. The owner (Newton) would have to make the application. Councilman Bunch felt.

John Gilich moved that the commission recommend to the council that a large tract of land be acquired for future land use by the town. This was seconded by George Borgen. Carried.

Meeting adjourned at 9:10 pm.

Respectfully submitted,

Patricia Ehart

Patricia Ehart, Secretary

February 6, 1973

The meeting was called to order by Vice-Chairman Gillich. Present were Chairman John Binham, George Norgon, Steve Ditzgen, Ken Peterson and John Binham. The meeting was held in the library building since the Town Hall was being used for the election.

The public hearing was called to order. This concerns the petition for the site and height of a sign at Municipal Sports Center. Proposer's committee member, Mr. David, representing George Norgon, said that the sign is 5 feet high and will be 10 feet long. At the time they erected the sign they did not know there were 10 buildings adjacent to it. He said the sign was placed high because the property is large and the sign would not be seen otherwise.

There were no objections to the sign.

John Binham said he had been by on Highway 16 and that the sign is not visible from the highway.

The building inspector was asked about the Town's position. He said the sign is too close to the property line and does not abide by the setback.

It was noted on the application that the owner claim that the sign is a sign for the building.

Mr. Peterson asked if the sign could be placed first against the side of the building, thereby projecting it to legal line and shading by the building and not visible from the road and if not he would like to withdraw from the highway if this were done.

Steve Ditzgen felt that the ordinance should be adhered to and would on day the ordinance application, Ken Peterson accepted. The vote was two to three. Motion carried. George Norgon then moved that the variance be granted with a time limitation of two years. It

the ordinance should be changed to be more liberal. The point was that the variance would be granted with a time limitation of two years. It was pointed out that the variance would be granted with a time limitation of two years. It was pointed out that the variance would be granted with a time limitation of two years. It was pointed out that the variance would be granted with a time limitation of two years.

HELY ST. JOHN: Mr. Kelly was present to inquire about the status of the three law and town shop. He was told that the property has non-conforming use status and can be sold if the use is not changed. Mr. Kelly felt this was not good enough and that the sign was being pulled out from under his feet. He was speaking on the basis that the sign will become a sub-lease and he will be out of it. He wanted to buy the sign, but the property and maintain the non-conforming use on that also, so that he could have access to the town way. He discussed the town with a lawyer.

KENYON GARDNER: Wayne Clutter was present and said he would like to get a business license to operate an auto repair shop in the town's former body shop location. It was suggested by Ken Peterson that it would be a non-conforming use replacing another non-conforming use, although later she found that perhaps it no longer has non-conforming use status since it has been abandoned. Mr. Clutter was advised that alterations to the building would be necessary since the use could not be used and the plumbing and wiring are bordering on a wall. It was decided that the owner and Mr. Clutter will get together with the building department concerning the building. Mr. and Mrs. Clutter were present, asking about the triangle at the top of the hill and asking if any further zoning was being considered at the present time. They were told that the Planning Commission is working on it.

KENYON GARDNER: Application has been received from the owner of the building to convert the site to a permit sales and service of meats. It was felt that the zoning ordinance

inadvertently omitted "boat sales" in the W-1 Section. Public hearing was set for 7:30 p.m. on February 20.

Concerning the triangle at the top of the hill on Pioneer Way, Glenn Behnke said he felt it should be very carefully considered. At least it would give the owners a chance to intelligently sell it if it were zoned. The next meeting will be set aside for discussion on it.

CORRESPONDENCE: Pierce County Soil and Water Conservation District Meeting, February 28/

Mrs. Paul Babich was present and said she heard that the Dayshore Marina has been sold and a restaurant will be put in there. She wondered if the town will consider it carefully and advise property owners of action. She was told that the town had no official notification.

Work Sheets: Kae Paterson brought up the prepared application forms that Wayne Goodno had found in the file cabinet. She felt it had a lot of merit and Wayne also felt these could be put to good use. Glenn Behnke moved that the commission recommend to the council that they activate what has been inactive. George Borgen seconded. Motion carried.

The secretary was instructed to publish notice of a study meeting that will take place next Tuesday, February 13, in the library. The commission plans to consider future planning.

Meeting adjourned at 9:20 p.m.

Respectfully submitted,

Patricia Ebert Secretary

Planning Commission Meeting, February 20, 1973

The meeting was called to order by Chairman Root. Present were Steve Ekberg, George Borgen and John Gilich. Glenn Behnke and Kae Paterson were not present because of illness.

The minutes of the last meeting were approved as read.

The public hearing was called to order. This concerns the rezone application submitted by Bill Newton Ford and asking for rezone to W-1. The chairman called for comments in favor:

Ronald Holsinger brought a booklet with some dimensions and outlines of the lot. He apologized that he had not had time to prepare more detailed drawings. He gave dimensions of the front setback at 17' and 34' (measured from the edge of the pavement). He said it is 20 to 29 feet on the side. He did not know where the property lines are. He claimed that there is plenty of parking. He said that the marina business is rather a low-gross - high-profit business that does not attract a great many customers so the crowding would be at a minimum. He went on to say that a lot of the buildings are temporary and could be tailored to the town's requirements.

John Gilich was all for phasing out the business entirely since it is in an R-1 area.

Jim Hansen, in the audience, asked if it were not possible to give a conditional use on it instead of such a broad use as W-1. He asked if it were not possible otherwise to eliminate some of the undesirable uses of W-1.

Judy Stancic said they agreed with Mr. Hansen; they have no objection to the use as a marina but would object to a high-rise apartment, for instance.

Chairman Root brought up Section 17.4 of the Zoning Ordinance. He said it permits non-conforming use or change from one non-conforming use to another. George Borgen felt that non-conforming use would preclude alterations to the building. Marion Stancic said that the town

let Bill Newton put in a shed at the rear of the building--that would be alteration of a non-conforming use.

John Gilich felt that W-1 could not be adapted here and should be turned down. George Borgen and Steve Ekberg felt it was wrong to have non-conforming uses hanging around but it would be too bad to eliminate the use of the building forever.

George Borgen then moved that the W-1 application for rezone be turned down. John Gilich seconded.

Randy Pascoe objected saying it was the second time he has made application and it cost him fifty dollars each time. He said he can hardly afford many more fifty dollars.

Roy Davis asked just what are the fears against W-1. He said he felt it would need council approval to create high-rise in that area so that would be eliminated. He felt some of the other permitted uses under W-1 would be precluded and the remaining uses are not objectionable.

Marion Stancic said he objects to a restaurant or cocktail lounge also.

The vote was taken. Motion carried.

Ron Holsinger asked for clarification. What rezone should they now apply for. There was a great deal of discussion but Councilman Bunch, in the audience, said he felt it was not the business of the Planning Commission to suggest or recommend to the applicant. Instead, the applicant should read the Zoning Ordinance and then ask for the zone they think applies, March 8 at 7:30 p.m. was set for the first possible date of reapplication for the hearing. John Gilich moved and Steve Ekberg seconded that the hearing be held then. Carried.

TRIANGLE ON PIONEER: This was to be discussed tonight but Steve Ekberg moved for another study session on February 27 at 7:30 p.m. Carried.

CORRESPONDENCE:

1. Department of Ecology letters.
2. Narramore, Bain, Brady and Johnson letter.
3. Peninsula Helmsmen's reports.
4. Pacific Outdoor Advertising letter requesting information on signs, etc. The secretary was instructed to answer.

The secretary was asked to send cards to the sick members.

Some discussion took place on traffic flow but no conclusions were reached.

Motion to adjourn at 9:25. Seconded and carried.

Respectfully submitted,

Patricia A. Ekberg Secretary

March 6, 1973

The chairman called the meeting to order. Present were Chairman Root, Glenn Behnke, Steve Ekberg, John Gilich and Kae Paterson.

The minutes stood approved as read.

CORRESPONDENCE:

1. Letter from the Town Council requesting development of a plan in the town and a rather large area adjacent to the town and application of the R-3 zone to the area described.
2. School District letter on Family Life Education Fair.
3. Department of the Army announcement of public meeting on the deepening of Blair and Sitcum Waterways.
4. Northwest Environmental Consultants offer of services.
5. Department of Ecology letter on flood plain workshop.
6. Shore line Management permit addresses.

Chuck Lindner of Sky Realty was present concerning development of the triangle at the top of Pioneer Way. He asked if the planning commission had made any decision on that property. He went on to ask if the Planning Commission would give an informal letter stating that they have no objections to his plans for the Insel property/ He went on to say that the Pierce County Planning Department needs a recommendation from the Gig Harbor Planning Commission that this is what they have in mind for this area; that it meets the Gig Harbor comprehensive plan. They are being replaced and will be out of jobs when the overpass is completed, but they plan to go before the county for a rezone. It is SR-9 right now. They wish the interim permission pending the annexation by the town. Lindner said he was advised by the Pierce County Planning Department to bring the letters from adjacent property owners and the town saying they had no objection. Chairman Root told him that the Pierce County Planning Department does its own investigation. When the request for information comes from Pierce County then the Gig Harbor Planning Commission will give their opinion. Chuck Lindner said they are considering postponing the annexation hearing for one month.

John Dobler was present with site plans for his second apartment house on the east side. He is asking for County rezone but is still undecided about annexation; he will probably ask for it because he did not realize it would be so soon that the sewer will be completed. He had no concrete evidence to offer about the success of his drainfield because he said the papers are not yet back from the State Health Department.

Objecting to Mr. Dobler's proposal were Jack Selford and Mrs. Marshall vanOstrom from the east side. They objected on the basis of contamination of air and water from the drainfield and the traffic situation created on the road from cars, trucks, campers, trailers and boats from the present parking lot. He said that the apartment has had vacancy signs up all winter so ~~they~~ cannot fathom why he feels he needs another apartment house.

Chairman Root thanked the interested parties and went on with other Planning Commission business. He brought up the letters that he had written to the Pierce County Planning Dept. on the Dobler Case and the Olympic Village Heights Investment Partnership case. The letters were approved by the other members of the commission.

Concerning the Council letter regarding the comprehensive plan development of the town and adjacent properties, the Planning Commission will gladly undertake the task but would like and require maps of adequate size.

The seminar on March 31 bears a charge of \$3.50 per person. The secretary was asked to check the budget and see if there is money available for several members to attend.

Glenn Behnke moved for an amendment to Ordinance No. 109A. That the Planning Commission respectfully recommends to the Honorable Mayor and Town Council of the Town of Gig Harbor

that Line 11 of Section 10, Waterfront District W-1, permitted uses, be amended to read:

11. Boat, Marine Engine, and Outboard Motor Repairs.

and that another line be added to read:

12. Boat, Marine Engine, and Outboard Motor Sales.

We believe these changes to be justified by the present practice of allowing such activities to be followed within the W-1 Waterfront District, seemingly with no inconvenience to any person, or firm or without violation of the meaning of the regulation.

Steve Ekberg seconded the motion. Carried.

The possible Residential-Business Zone was presented and read by Steve Ekberg. This will be taken up at the next regular meeting.

Meeting adjourned at 9:55 p.m.

Respectfully submitted,

Patricia Ebert Secretary

MARCH 20, 1973, REGULAR PLANNING COMMISSION MEETING

The meeting was called to order by Chairman Root. Present were Glenn Behnke, George Borgen, Steve Ekberg, John Gilich and Kae Paterson.

The minutes stood approved as read.

An application for a two-foot height variance was submitted by Paul V. Holmes. Date of Public Hearing set for April 3 at 7:30 p.m. upon motion by Glenn Behnke, seconded by Steve Ekberg. Carried.

ENVIRONMENTAL PLANNING CONFERENCE SEMINAR: The fee will be paid by the town for those that wish to attend. Glenn Behnke said he had previous plans. Others that will attend are Kae Paterson, Cecil Root, George Borgen and John Gilich.

RESIDENTIAL-BUSINESS ZONE:

Steve Ekberg, John Gilich and Kae Paterson had worked on this proposed zone and presented it at the last meeting. The chairman now opened the meeting to discussion concerning this zone. The topics discussed were:

Loading

Front Setback. It was agreed to set it at 25 feet to conform with the remainder of the ordinance.

Parking strip. It was felt that there should be no planted parking strip. Sidewalks were agreed upon with a six foot minimum/ Plantings in the sidewalk would be acceptable.

Site Plan: All buildings in this zone would come before the Planning Commission for approval. The wording was changed from "The site plan must be approved. ." to "This plan must be approved. . ."

Permitted Uses: There was a great deal of discussion about whether government buildings should be included here.

Professional Offices. It had been written to mean that the "etcetera" was to cover types of possible professional uses.

Lot area and height were discussed.

Chairman Root wondered why barber and beauty shops were not included. Most members felt that a barber shop would fit in well.

Fraternal Organizations. Steve Ekberg said this zone was designed to be gear to day time use and a fraternal organization would be essentially night time use.

It was agreed that a proposed amendment would have to be submitted to the attorney for final writing. The members agreed that they will complete it next meeting.

Mayor Bujacich and Councilwoman Bogue showed the members of the commission the completed plans for the small park at the foot of Rosedale Street.

Glenn Behnke had a map he had prepared with his idea of how the town could be zoned.

The map on the wall marked in red was discussed for possible R-3 use. The secretary was asked to obtain copies of the R-3 amendment as soon as they are ready.

Motion was made for adjournment at 9:50 p.m.

Respectfully submitted,

Patricia Ebert Secretary

April 3, 1973, Regular Planning Commission Meeting

The meeting was called to order by Chairman Root. Also present were Glenn Behnke, John Finholm, Steve Ekberg, John Gilich and George Borgen. The minutes were approved as read.

The public hearing was called to order. Mr. Paul V. Holmes requested a 2-foot height variance on a residence he plans to build on a lot in the Woodworth Addition. Mr. Holmes was present and had brought site plans. He said there would be about a 40' rise from Prentice Avenue to the foundation. He had an elevation plan also and showed how his design requires the extra two feet.

Mr. and Mrs. Gordon Strasbaugh, in the audience, objected, saying their view would be obstructed. Mr. Holmes pointed out that he will be only nine feet above Florence Street (Woodworth Avenue). He could have built closer to that street and the house would have been even higher. Mr. Holmes was asked if he could possibly restrict the house to the allowed 24 feet by digging the basement deeper. He said that a fill problem could exist and placement of the house on the site would affect his view. The McCandlesses objected also as they did not want their view blocked. It was pointed out to the Strasbaughs and the McCandlesses that they had had no view at all until the clearing was begun for this house and the Skoor place next door.

Glenn Behnke moved that the Planning Commission recommend approval of Mr. Holmes variance in height from 24 feet to 26 feet and that the house should be set on the lot as per plan, forty feet from Prentice Avenue and angled per plat drawing and if he presents plans later for a carport they are to be in line. This was seconded by Steve Ekberg and carried.

CORRESPONDENCE:

1. Pierce County Planning Department letter to Mayor Bujacich, with carbon copy to Chairman Root, concerning application for rezone adjacent to the SE corner of the town. This was Chuck Lindner's application to rezone from SR-9 to RMH for a real estate office. The Planning Department wishes comments or recommendations. Steve Ekberg had a copy of the county code and he felt that the county zone of RMP would be more restrictive since it would require site plans. The permitted uses of RMH and RMP are the same. Others on the commission felt it would be wrong to make such a recommendation. Chairman Root had drafted a ^{consult} letter which he now tendered for the consideration of the Commission. The only change that was felt necessary was to suggest the word "only" be inserted after "proposed building." John Finholm moved that the Planning Commission adopt the letter as amended and that it be submitted to the Pierce County Planning Department with a carbon copy to the Gig Harbor Town Council. Glenn Behnke seconded. Carried.

VARIANCE REQUEST ON STATE MUTUAL BANK SIGN: Public hearing set for May 1 at 7:30 p.m. upon motion by Steve Ekberg, seconded by George Borgen. Steve Ekberg said he will not be in town for the next meeting. He had worked up a proposed ordinance on signs. Steve Ekberg moved for an amendment to the above motion to have the Planning Commission instruct the building inspector to advise the submitters to have all available information by May 1. The amendment seconded by George Borgen. Carried.

REQUEST FOR CONDITIONAL USE PERMIT BY NICK TARABOCHIA: Glenn Behnke moved that a public hearing be set for May 1 at 8 p.m. George Borgen seconded. Carried.

Concerning the Bill Newton Ford building Chairman Root said he had information that the building would be abandoned by May 15 and either boarded up or made available for use under some conditional use. He heard that it might be possible to lease it if the town could work it out.

RESIDENTIAL BUSINESS ZONE: The changes could be penned in--to add barber shops and delete government buildings. They agreed that it could now be turned over to the attorney to be returned to the Planning Commission.

RECOMMENDATION TO COUNCIL ON R-3 ZONES: John Gilich moved that the East 180 feet of Lot 4 be designated as R-3. This was seconded by Steve Ekberg. Carried. Glenn Behnke asked that the entire Planning Commission take a field trip together before making any further R-3 recommendations.

Steve Ekberg had done preliminary work for a sign ordinance and he would welcome suggestions to include in his work-up before next meeting.

John Gilich said he would like a letter of commendation on the part of Councilman Bunch. He would like the secretary to write to the council thanking them for the expertise, levelheadedness and general stabilizing influence of Councilman Bunch.

Respectfully submitted,

Patricia Ebert Secretary

Regular Meeting, April 17, 1973

Chairman Root called the meeting to order at 7:30 p.m. Present were John Finholm, George Borgen, John Gilich and Kae Paterson.

The minutes were approved as read.

CORRESPONDENCE:

1. Town Council letter on rezone to R-3. The council disapproved the Planning Commission recommendation for a portion of Lot 4 saying that it was not worth while to hold a public hearing on such a small section. There was a great deal of discussion on the proper areas. The Planning Commission felt that the council had suggested some areas that were not entirely suitable for R-3 and portions of which should have been kept for R-1. George Borgen was for writing to the council saying that the Planning Commission is in accord but would like to recommend further study on the North boundary of the proposed zone. Otherwise the council's letter was approved. This had been made in the form of a motion and a second was received but both were withdrawn. No action was taken.
2. State Mutual Savings Bank withdrew their application of the sign variance by letter.
3. Sky Realty withdrew their application for annexation by letter.
4. John Dobler letter. He too withdrew from the application to the county.

CONDITIONAL USE PERMIT ON VFW HALL. The public hearing was set for May 1 at 7:30 p.m. Councilman Borgen moved to that effect. It was seconded by Kae Paterson and carried.

SIGN ORDINANCE: They agreed to take the proposed ordinance home to study it.

John Gilich suggested that the council hold all public property in public trust. The secretary was instructed to write to the attorney for clarification on waterfront property.

Councilman Bunch pressed for work on the comprehensive plan for the town and adjoining county property. April 24 was set aside for a study session at 7:30 p.m.

Meeting adjourned at 8:40 p.m.

Respectfully submitted,

Patricia Ebert Secretary

Regular Meeting, May 1, 1973

The meeting was called to order by Chairman Root at 7:30 p.m. Present were Glenn Behnke, George Borgen, John Finholm, John Gilich and Steve Ekberg.

The minutes stood approved as read.

PUBLIC HEARING - CONDITIONAL USE PERMIT ON VFW HALL:

Councilman Bunch, in the audience, pointed out the property and the road which reaches the property. The building will be 30 by 50 feet. The septic tank and drainfield are already in place. There were no objections to the proposed conditional use permit and John Finholm moved that the Gig Harbor Planning Commission respectfully recommend the approval of the conditional use permit on the part of Councilman Bunch. The motion was seconded and carried by vote of three to one with John Gilich abstaining. Public hearing closed.

CORRESPONDENCE:

1. Mayor Bujacich's letter to the Planning Commission regarding the Charles Lindner request on rezoning in the county. Discussion took place on direction of recommendations in the future.
2. Adjusted sign ordinance. There was discussion but no action was taken. The building inspector was asked his opinion. He felt it was too enormous and complicated and felt it should be considered paragraph by paragraph.

PUBLIC HEARING - TARABOCHIA CONDITIONAL USE PERMIT REQUEST:

This public hearing was called to order. Nick Tarabochia introduced his attorney, Ray Graves. Mr. Graves had brought a map and he showed the commission where the property was located. He presented no plans. The post office has expressed an interest in the site, he said, but it could be located elsewhere.

In the audience, Jack Witherspoon asked if it would be a rental structure with a lease. He was answered yes, a ten year lease and a 15 year option. Mr. Witherspoon then said that it was not a good policy to place a commercial structure in a residential neighborhood; it should be considered what might happen at the end of the lease period. The commission felt that the property would automatically revert to R-1

Nellie Erickson reminded them that the policy has been to keep business zones at the top of the hill and the slope kept for R-1 use. Steve Ekberg felt that conditional use such as this did not belong in this location since the property is primarily R-1 use. When the use is gone what happens to the building? It could also be a major traffic problem since Pioneer Way is expected to bear the brunt of the traffic. Steve Ekberg felt it might be "detrimental in every way to the affected properties."

John Finholm was in favor of it. John Gilich would like to keep the post office here in town, speaking for retired and business people who would find it easy to reach that location.

Glenn Behnke felt that a centrally-located post office is very important but it might be difficult to climb that hill in bad weather.

George Borgen felt that it would be unlikely that the post office would move out in ten years. He felt it would be a good choice of post office locations.

Councilwoman Bogue felt that it would have an effect on surrounding lots. It should be considered whether it would have an adverse effect on surrounding property--would it be an asset or liability?

Mrs. Emmett Ross objected to the parking situation that exists on Rosedale now and she felt that the post office would foster the same situation in a new location.

John Finholm moved that the Gig Harbor Planning Commission respectfully request that the council grant the Tarabochia conditional use request. George Borgen seconded. Motion carried by vote of 4 to 1 with Steve Ekberg voting no. Public hearing closed.

The commission went on to discuss the possibility of an apartment being built on Shore Acres property. It was asked that someone on the commission check into it. Steve Ekberg said he would be in town on Wednesday and he would ask.

SIGN ORDINANCE: Glenn Behnke would like to set a study session on it at the next regular meeting.

There was a motion and a second to adjourn.

Respectfully submitted,

Patricia Ebert

Regular Planning Commission Meeting, May 15, 1973

Secretary

The meeting was called to order by Chairman Root. Present were George Borgen, John Finholm, John Gilich and Steve Ekberg. Glenn Behnke and Kae Paterson were not present.

The minutes of the last meeting were approved as read. Concerning these minutes John Finholm said he had spoken with Nick Tarabochia about the proposed conditional use permit. He said that Nick Tarabochia agreed that he would provide screening or a greenbelt--whatever is asked.

CORRESPONDENCE:

1. Planning Commission letter to council on the VFW Conditional use permit.
2. Copy of Planning Commission letter to the council on the Tarabochia conditional use permit request. Chairman Root said he felt that this letter was improperly phrased--the Planning Commission should not have specified a particular lot, nor was the Planning Commission asked to recommend a location.
3. Application for variance on the part of SJ Curtis. The hearing date was set for June 5 at 7:30 p.m. upon motion by Steve Ekberg. John Finholm seconded and motion was carried.
4. State Planning and Community Affairs Agency Workshop.

Chairman Root reminded the commission that his term of office expires with the next meeting. John Gilich moved that Cecil Root be reappointed to the Planning Commission with a letter to the mayor saying that his loss would be detrimental. George Borgen seconded and motion carried.

Steve Ekberg reported that he had contacted the Pierce County Planning Department about apartment construction in the Shore Acres area. They told him that Arne Reyer might be building multiple residences and he checked with the permit department and was told that three duplexes are going in on Wickersham.

Concerning the zoning for RB Use, Steve Ekberg reported that Attorney Johnson has run into a few problems but will have something by the end of this week.

Comprehensive Plan: It was recommended that each member come up with their own ideas that can be combined at a later date. In two previous study sessions the areas of the east side and Shore Acres had been considered and it was agreed that a recommendation could be made at this time to the Council. The motion is as follows: In line with the request to submit recommendations for the areas outside the Town of Gig Harbor it is hereby recommended that all the peninsula known as East Gig Harbor south of the extension of Vernhardson and all of the area from the Narrows to Gig Harbor east of Highway 16 be R-1 with the exception of the already established commercial areas. It was seconded and carried.

SIGN ORDINANCE: The intent paragraph was accepted as it stands.

1. Obsolescence section: It is perhaps not possible to eliminate non-conforming signs. The commission questioned it.

Page 2. Paragraph 1. Councilman Bunch, in the audience, questioned red "neon." It should read "no red-lighted signs" and this was okayed. Ulluminated within or without was explained. Beer signs were questioned because they are sometimes red. Strike the word "either" from the sentence "lighted signs shall have either. . ." Barber poles were questioned. It was agreed that they would be eliminated in this section and included under permitted uses. Steve questioned regulation of signs within stores. Perhaps only offensive signs could be controlled. Check on signs inside but visible through windows.

Paragraph 2. Okayed

3. Okayed

4. Should read should not be higher - eliminate "but" - capital I. In no case should a sign extend over the top roof line of the building to which it is attached.

5. It was meant to empower the Building Inspector to use his judgement; The Building Inspector said that the Uniform Building Code regulates it. Wayne was asked to write a new Paragraph 5.

6. Many faults were found regarding this paragraph. It was suggested that instead of deposit that it become a lien against the property.

It was suggested that each member make a study of the remainder of this ordinance.

Motion to adjourn at 9:25 p.m.

Respectfully submitted,

Patricia Ebert

Secretary

PLANNING COMMISSION MEETING, June 5, 1973

The meeting was called to order by Chairman Root at 7:30 p.m. Present were Glenn Behnke, John Finholm, Steve Ekberg and Kae Paterson. George Borgen and John Gilich were unable to attend because of prior commitments.

John Finholm moved that the reading of the minutes be dispensed with. Glenn Behnke seconded. Carried.

PUBLIC HEARING - CONDITIONAL USE PERMIT APPLICATION, S. J. CURTIS:

The chairman read the application for the permit and gave the reasons for the request. Mr. Curtis had applied on the grounds that a homeowner should be allowed the chance to rent his space if it does not harm the residential character of the neighborhood.

MONTE HESTER spoke for Mr. Curtis. He presented a petition signed by 10 neighbors within 300 feet. He explained that it is a daylight-basement house, directly across the street from an existing R-2 zone. He went over the zoning ordinance sections that apply. The R-1 section refers to Section 13, conditional uses, and he felt Mr. Curtis's house qualifies under "apartment." He said there is ample parking. It is only a one-bedroom apartment in the basement and therefore would remain low density.

He brought up land area. There is ample square footage on the lot. It is a reasonable and minimal use. He went on to say that many persons could find themselves in the same boat as Mr. Curtis--with a fixed income and inflated prices. He felt it would not be an adverse use--the zoning ordinance permits it if criteria are met. It could be limited by the commission as to owner, time period or number of occupants.

Steve Ekberg was for the conditional use but would impose the condition that when the owner sells the multiple-use status is removed.

John Finholm felt it would set a precedent. Monte Hester said there would be no adverse effect. It does not diminish anything and would fit within the ordinance. He felt it should be granted on its own merits.

Mr. Curtis said the apartment had been constructed by John Dower at the time the house was built.

Mayor Bujacich, in the audience, asked if it was a case of extreme hardship. Monte Hester said no, but that the terms of the ordinance permit it. Mayor Bujacich brought up the fire code restrictions.

There was no one else to speak in opposition.

John Finholm disqualified himself because he is Monte Hester's father-in-law.

Steve Ekberg felt it would be an anachronism to permit a general post office in an R-1 area and deny a duplex. He felt it would be within the ability of the Planning Commission to recommend a duplex in that area. Kae Paterson was for the permission provided it met the provisions of the Uniform Building Code.

Steve Ekberg moved that the conditional use permit be approved provided that three provisions are met:

1. That the owner occupy the premises.
2. That it meet the Uniform Building Code, and
3. That no more than two residents occupy the lower apartment.

Kae Paterson seconded. Motion carried by vote of Steve Ekberg, Kae Paterson and Glenn Behnke. Attorney Hester said this constituted a quorum vote. Public hearing closed.

CORRESPONDENCE:

1. Planning Association of Washington request for dues.
2. Notice of public hearing on June 29 by the State Department of Ecology.
3. Seattle Department of Commercial Development concerning marine shorelines. It was felt that the letter should be answered, saying that the town is working on their portion of the master program and thanking them for their efforts to keep us informed.

Variances Requested:

Public Hearing set for Charles Lane July 13, 1973, at 7:30 p.m.
Public Hearing set for Irmgard Bolstad, June 19 at 7:30 p.m.

SIGN ORDINANCE:

Chairman Root had developed a compromise between the Uniform Sign Code and Steve Ekberg's plan. The commission looked it over and made a few suggestions and asked for suggestions from the building inspector. The last sentence on page 3 should be struck and rewritten, "Permits for political signs will not be required."

The building inspector submitted the following:

No red-lighted signs? It was brought up that there is a possibility to require flat against the building signs and then the red light or neon will not conflict like it would if the sign projects.

Bottom of page 1, "residents" should be changed to "residents, neighbors, or businesses."

Page 2, paragraph 2, who should interpret? It was decided that the intent paragraph covers this.

Signs should not extend more than one foot over the sidewalk or out from the building exterior.

The commission will look over this proposed ordinance and discuss it at the next meeting.

RESIDENTIAL-BUSINESS ZONE: This has come back from the attorney. The secretary was instructed to make copies and include them with the minutes for the next meeting's discussion.

Meeting adjourned at 9:45 p.m.

Respectfully submitted,

Patricia Ebert Secretary

PLANNING COMMISSION MEETING - June 19, 1973

The meeting was called to order at 7:30 by Chairman Root. Present also were Glenn Behnke, John Finholm, Steve Ekberg, George Borgen and Kae Paterson.

The minutes were read by the secretary and corrected by Steve Ekberg who wondered if the letter to the Town Council specified that the present owner must occupy the premises. He said he intended originally that it refer to the present owner. He would like another letter to the council clarifying this point. The minutes then were accepted as corrected.

The public hearing was then called to order.

IRMGARD BOLSTAD: The application by Irmgard Bolstad was read and her architect, Jack McConaghy, showed an original drawing of what they intend to do. He said they provided six-foot setbacks off Pioneer and Tarabochia, although these were not required. Sidewalks are provided on all sides. The heights of the buildings range from 14 feet to 26 feet, so height variance is requested from 15 feet to 26 feet. He had provided parking for 27 cars. Steve Ekberg noted that he had not provided enough parking spaces so it was decided they will seek a continuance to work out the parking. Meeting continued to July 3.

RESIDENTIAL BUSINESS ZONE:

Chairman Root found only one omission. In section 4, hours 8 a.m. to 6 p.m., he felt should read "operate only between 8 a.m. and 6 p.m."

The building inspector asked a question about yards. It is specified that parking shall be in the rear or side. It was decided it should read "not less than 15 feet and not less than 10 feet in depth, for rear yards." They struck out the words "if adjacent to a residential use." They crossed out the first word of the next sentence, "otherwise."

George Borgen asked about "two storied" in section 4. How high would the two stories be? They decided to delete the word "behind." It was suggested that a conditional use paragraph be added. Wayno Goodno wanted a height limitation. Chairman Root suggested a building height to 15 feet and then the conditional use paragraph.

Conditional Use in an RB-1 Zone:

In an RB-1 zone the following use may be permitted by the granting of an application for a conditional use permit.

Where view will not be blocked a building with a maximum height of 24 feet may be constructed.

Kae Peterson suggested that the words "post office" be eliminated under item 2, section 2.

Steve Ekberg will take the changes up with the attorney before the next meeting.

SIGN ORDINANCE:

They crossed out "no red-lighted signs are permitted."

Page 3, Section 11. The first sentence is corrected to read: "Buildings of the mall type, that is, buildings housing more than one business or service, all utilizing common street entrances, shall be limited to one sign."

Section 9. Steve Ekberg asked whether painted-on signs apply to windows.

Glenn Behnke asked that "exterior" be substituted for "side" of a building.

Just before the meeting adjourned Steve Ekberg furnished members copies of his map on which he interpreted zoning for the town.

Meeting adjourned at 9:45 p.m.

Respectfully submitted,

Patricia Ebert Secretary

PLANNING COMMISSION MEETING - July 3, 1973

The meeting was called to order at 7:30 p.m. by Chairman Root. Present were Glenn Behnke, Steve Ekberg, John Gilich and Kae Paterson. George Borgen and John Finholm were not present.

The minutes were read by the secretary and corrected as follows: Steve Ekberg said his notes showed it should read "not less than 15 feet in depth," and the 10 foot part struck out. The minutes then stood approved as corrected.

CONTINUATION OF BOLSTAD PUBLIC HEARING:

Jack McConaghy presented an altered plan cutting some buildings down in size. This now makes a total of 7198 square feet and allows parking spaces for 40 cars, three more than required. He said he allowed six foot setbacks on Pioneer and Tarabochia and a three foot setback on the alley.

Harry Dearth, present in the audience, said the parking space presumes acquisition of his property which he is not at all sure he wants to let go at this time. If he fails to sell it to them it leaves them short on parking spaces.

It was felt a dispensation could be allowed on the four lacking parking spaces. Also, no one objected to the height variance at either meeting. Steve Ekberg moved that the height variance be approved subject to the proper drawing being submitted and suggested that Chairman Root initial it on behalf of the Planning Commission. Glenn Behnke seconded. Carried unanimously.

The questionnaire from the Interdisciplinary Advisory Commission on Shoreline Management was referred to the town council for action.

Governor Evans letter on the Community Development Conference was read. The secretary was instructed to bring this up at the next meeting.

RE-1 DISTRICT: The secretary was instructed to retype the ordinance with the exception of page 1.

SIGN ORDINANCE:

Both ordinances were felt to have good points. Glenn Behnke was asked to attempt to combine both preliminary ordinances.

The zoning adjacent to the town was discussed. It was agreed that the next area to be taken under study was the freeway, both sides, from Olympic Village to the far side of the Rosedale underpass.

John Gilich asked the secretary to write to the Attorney General's Office regarding the town's obligation to keep existing street ends as public property.

Meeting adjourned at 9:10 p.m.

Respectfully submitted,

Patricia Ebert Secretary

PLANNING COMMISSION MEETING - July 17, 1973

The meeting was called to order at 7:30 p.m. by Chairman Root. Present were Coerge Borgen, John Finholm, Steve Ekberg, John Gilich and Kae Paterson. Glenn Behnke did not attend.

The minutes stood approved as read:

Chairman Root then called the public hearing to order.

CHARLES LANE HEIGHT VARIANCE REQUEST:

Representing Charles Lane was Attorney George Gagliardi who explained that a height variance from 15 feet to 23 feet was requested for a boat cover. He stressed that it is a cover only, not a fully-enclosed boathouse. He felt that what Mr. Lane proposes to do possibly does not require a variance but that Mr. Lane will do anything in his power to make all concerned departments happy. He feels that no view will be obstructed with the possible exception of John Finholm's tenants. He questioned whether the variance is needed in height from the tidelands or from the dock or whether tide height will affect it or not. The boat cover will not exceed the height of adjacent pilings. He felt that it would fit in very well since the area is entirely oriented to boats. He went on to introduce in evidence letters from Sty Stieler, the Pollocks, and the U.S. Environmental Protection Agency, all in approval of the project.

Sketches were not available for presentation at this time but Charles Lane explained that the cover will measure 25 x 50 feet and will be 23 feet high at the beam. Mr. Lane said it was just an oversight at the time that he failed to ask for a covered moorage.

Chairman Root asked for comments against the proposal and John Finholm said that both of his tenants would be affected by the loss of their view.

In favor of the proposal were:

JOHN CARBONE, 7822 Goodman Drive NW, who said he has been through just such a thing as Mr. Lane is now going through only there were 60 or 70 people in opposition to his boathouse. There were three years of hearings and the outcome was that it was dismissed in his favor after fifteen minutes of deliberation by the judge.

R.E. STIELER, P.O. Box 501, said that when they were tenants of Mr. Lane's building they would have welcomed a view such as this from either of their upstairs or downstairs locations in the building. They consider it a real asset to the area.

VIANNA VELTENHANS was in favor but made no comment.

John Finholm moved to continue the hearing to August 7 so that we will have a chance to look over the drawings and see the detailed site plan. Steve Ekberg seconded. Carried. Public hearing closed.

Planning Workshop: Make reservations for two, Chairman Root and John Gilich.

Motion and second to adjourn at 8:40 p.m.

Respectfully submitted,

Patricia Ebert Secretary

Regular Planning Commission Meeting
August 7, 1973

The meeting was called to order by Chairman Root. Present were John Finholm, Steve Ekberg, and John Gilich. Kee Paterson, George Borgen and Glenn Behnke were not present.

The minutes of the previous meeting stood approved as read.

CONTINUATION OF CHARLES LANE VARIANCE REQUEST:

Mrs. Lane wished to make it clear that they had asked for a "boat cover" not a boat house. The Lane's presented sketches of the boat cover. Mr. Lane showed samples of the proposed roofing material and asked if the Planning Commission would care to help make the choice.

Myron Hellman, the Lane's engineer, said the width of the finished cover is 29 feet. There is a 10-foot setback for each property line, measured from the centerline of the pilings. He said the roofline is very similar to other rooflines in the area. The gable is in the opposite direction to the entrance of the shed, or transverse to the direction of the boat,

The pitch is 4" in 24'. He explained that the wind velocity and the snow load determine the pitch of the roof. If the gable ran with the length of the boat the pitch would have to be much higher. The sides will be covered about 4 feet down from the roof--otherwise it is open framework below,

Mr. & Mrs. Robert Pollock were in favor. They rent two stores from Mr. Lane. They felt that it would be upgrading the area so far as boathouses are concerned.

Mr. & Mrs. Huntsman are in favor of it.

Mr. Hillman felt it would protect dollar values so far as upkeep in the harbor.

Attorney Cagliardi reiterated as at the previous meeting. Mr. Lane is trying to make the project acceptable to everyone concerned in every way.

In opposition were:

1. Letter from Glenn Behnke.
 2. Letter from Monte Hester on behalf of Mr. & Mrs. John Finholm, opposing it on the grounds that it does not maintain 12 foot side setbacks and it obstructs view from adjoining property.
 3. Walter N. Hogan letter objecting to the boat cover.
- Letters 2 and 3 included carbons of letters to the Army Corps of Engineers.

Present was Sherrie Shepherd, 3226 Rosedale Street. She lives in the second house up Rosedale from Harborview Drive. She objects on the grounds that anything that covers the water detracts from view. There are too many covered moorages now. They obstruct the view for those that live in the area as well as those driving through. She did stress that a dark color roof interferes less with the view than a light color roof.

Mrs. Lane asked to speak. She felt that they are not blocking anyone's view but the Finholm's and the Shoreline's. They (the Lanes) pay tremendous taxes and have a right to protect their investment. They are trying to please everyone.

Mrs. Robert Pollock pressed that there is a conflict of interest here. She asked for absolving any decision on that basis. She stressed covered moorage only. She said there is no blocking of view from either of their upper-story businesses. She said it obstructs no view from the lower level either. She stressed that the Army Corps of Engineers had many letters on behalf of Mr. Lane as well as those read in opposition.

Attorney Cagliardi felt it boiled down to just Mr. Finholm and the Shoreline Restaurant. He asked that they vote honestly on the proposal.

Chairman Root said that one statement made last meeting was in error. The moorage would be

considerably higher than the piling at high tide--the minutes of the last meeting said the moorage would be no higher than the piling. Mr. Lane said yes, 3 or 4 feet higher and the minutes are in error.

John Finholm felt that, if granted now, that the variance would set a precedent. Mr. Pollock stressed that the pilings are not as attractive as the covered moorage would be.

Chairman Root closed the discussion after Mr. Lane made one more comment. He spoke regarding protection of his personal property. He felt that he had a right to that protection since he pays a lot of taxes.

John Finholm asked to be excused at this point and disqualified himself.

Steve Ekberg said he felt that the only question at stake was the height variance--there is no argument as to the moorage or whether there should be a boathouse there or not. The obstruction to view is the important issue and the view from the water to the shore as well as from the shore itself. He quoted from Section 18 of the zoning ordinance as he said he felt that granting of the variance would be injurious to the neighborhood and detrimental to the public welfare.

John Gilich said he had looked at this from every angle; he respects personal property but feels that one cannot allow it in good faith. He felt that granting the variance would mean that view would be blocked--it would set an appropriate precedent--and the quality of the waterfront is at stake, not preservation of an expensive vessel. He, too, voiced his objection that it was not in the best interests of the citizens of Gig Harbor.

Steve Ekberg then moved that the request, as submitted by Mr. Lane, be denied. John Gilich seconded. Vote carried.

Mrs. Pollock made a statement to the effect that one member of the Planning Commission had made a public statement that the variance would never pass. Steve Ekberg wished it on record that he resented Mrs. Pollock's accusation.

Public hearing closed. A five-minute recess was taken.

The meeting resumed with the setting of a public hearing for Mr. Robert Tangren. August 21. 7:30 p.m.

CORRESPONDENCE:

Coastline Development Company letter regarding the proposed condominium.

Chairman Root spoke about the Pierce County Planning Department meeting he attended as a member of the Citizen's Advisory Committee on the Shoreline Master Program development. The date set for completion of the master program is September 20. He outlined what had been explained at the meeting. He asked the commissioners to make use of town maps on which they may make a preliminary outline.

Meeting adjourned at 9:10 p.m.

Respectfully submitted,

Patricia Ebert Secretary

Planning Commission Meeting, August 21, 1973

The meeting was called to order by Chairman Root. Present also were Glenn Behnke, George Borger, John Finholm, Steve Ekberg and Kae Paterson. John Gillich was not present.

A motion was made and seconded that the reading of the minutes be dispensed with, with one correction. Steve Ekberg wished it made clear that he had taken offense at Mrs. Pollock's accusation that John Finholm had made the public statement.

The public hearing was then called to order - TANCREM VARIANCE REQUEST:

Robert F. Tangren has reapplied for a variance in height of a house to be constructed in the Harborview Second Addition. He had been granted a variance of 12 feet last year. When he failed to obtain financing and the building permit the time limit expired. Now that he had obtained his house plans he found he requires only a five-foot variance. The covenant permits two-story homes in that area. He presented plans, including site plans.

In the audience, Jim Nadden spoke for himself and Jim Hansen, both of them neighbors of Mr. Tangren. Both of them are very much in favor of granting the height variance.

George Borger moved that the variance be approved. John Finholm seconded. Carried unanimously.

The regular meeting was resumed with a discussion on the development of the master plan. There is to be a meeting on August 23. They plan to arrive at goals regarding conservation and the historical and cultural element.

Chairman Root asked for discussion on the town-owned waterfront properties. These are street ends belonging to the town, namely: Sweeney, Uddenberg, Rosedale, Hunt and Jersich (now Harborview). Steve Ekberg said that development, so far as possible, should be to make them view spots and access to the water for people who otherwise have no such privilege. Glenn Behnke agreed, but said that they should be developed with a rock base instead of lawn base in order to discourage undesirable uses.

CORRESPONDENCE:

Peninsula "Sealmen" letter regarding Dr. Lewis speech on September 6 at 7 p.m. at Fishermen's Hall. A free ticket had been included. Wayne Goodoe was given that ticket.

A second letter was a Department of Ecology letter on the Environmental Policy Act.

RB-1 ZONE:

Concerning the development of the RB-1 Zone, Steve Ekberg had an answer from Attorney Johnson. The attorney had turned the preliminary ordinance over to the Pierce County Planning Department for their suggestions. They had come up with some interesting ideas and Steve said he hopes to have the finalized version by next meeting.

SIGNS:

Glenn Behnke had been asked to come up with some ideas concerning combining the two preliminary sign ordinances. He said he had looked at every sign in town and they have proven to be of just four types:

- Lettered Signs (Painted, etc.)
- Out-out letter signs
- Special free-standing signs
- Trademark Signs.

He wondered if restrictions could not be set up within these four types. The free-standing and trademark signs should require a permit and Planning Commission and Council action before approval. Glenn was asked to put his ideas in writing.

ANTI-LITTER:

Glenn Behnke proposed that litter barrels be placed throughout the town. Perhaps the business men could pay for the barrels and the town be responsible for dumping them. They will check to see if it might not be possible to propose it as a public service project of Kiwanis or Lions. The secretary was instructed to write a letter asking if the town would see to the collection if a civic organization can provide help.

John Holmaas was present. He had attended the last Citizen's Advisory Board Meeting of the Master Program and he gave a resume. He said the meeting proceeded very slowly.

He went on to ask if the Planning Commission could be thinking of possible uses of his property at the NW corner of Hunt Road and Soundview Drive. It has been logged, leaving a fringe of trees.

Motion for adjournment at 9:06 p.m.

Respectfully submitted,

Patricia Ebert Secretary

Planning Commission Meeting, September 18, 1973

The meeting was called to order by Chairman Root. Present were Glenn Vehnke, George Borgen, John Einholm, Steve Ekberg, John Gilich and Kee Paterson.

The minutes stood approved as read with a small correction that John Holmaas's property is in the NW corner of Soundview Drive and the N.E. Hunt Road.

The public hearing was called to order:

DAN PERKINS REZONE REQUEST:

Mr. Perkins asked that his property, the old Sanford property, be rezoned to B-2 as R-1 is unrealistic zoning in that area. He hopes eventually to use the property for office buildings. The land is a little over 9800 square feet in size. Mrs. Kimball, next door, has no objection to the rezone. The other property owners in the area had no objection either.

Vernon Janda was present. He owns about an acre in the triangle and feels that R-1 is not suitable for the area. He wishes to submit also for B-2 zoning.

Mr. Perkins had no plans for the property yet but felt that a professional office building would present no great problems as far as traffic flow and parking go.

Tom Galbraith, owner of the property across Pioneer, sees no objection to either B-1 or B-2.

Chuck Lindner, who had property rezoned to the SW of the property in question, would like to see this rezoned. It would be more appropriate and no neighbors object.

Louis Kelly was much in favor of the rezone. He, too, has applied for rezone. He said he was shot down on two previous sales because it is zoned R-1 and cannot be rebuilt in case it burns.

Wayne Goodno said that ingress and egress are major problems, of course, and he feels it definitely should be rezoned as R-1 is unrealistic, but that B-2 allows too many permitted uses.

Steve Ekberg said that they are considering a new zone, R2-1 which would fit in well with the area there. He also felt that B-2 allows too much. He would move to postpone this rezone for one month.

Louis Kelly questioned the R2-1 wondering if it would apply to his shop. He felt that it would be a hardship on those in that area.

Temporarily Chairman Root turned the chair over to John Gilich while he made some remarks. He said he felt that the logical zone for the area is B-2. Some uses may be out of place but he doubted that any objectionable uses may be built. The area is near the overpass; there is ample parking, and he felt that waiting on the new zone may be an indefinite delay. In all

fairness it should be zoned R-2 with all dispatch. He would not see on what grounds it could be turned down. Clear Behnke agreed.

Councilwoman Foguo, in the audience, pressed for the RR-1 zone, citing the Betty Plater rezoning request. She advised that they use caution or complete control of the area may be lost. If the applicants pressed for a decision now they might be voted down by the council and then have to wait an entire year before resubmission.

Kae Paterson seconded Steve Ekberg's motion. Carried unanimously. Public hearing continued for one month.

Mr. Louis Kelly had submitted an application for rezoning. After considerable discussion he decided not to ask for a public hearing right now.

The proposed ordinance was read by Steve Ekberg. Questioned word:

Business Hours: Stricken

Height: to read as the old ordinance, 15 feet with conditional use to 24 feet when views cannot be blocked. Attorney Johnson had advised that conditional use must be in separate section.

Does it permit residences. It was agreed that it permits residential uses as permitted in R-1 and R-2.

Does this zone permit accessory uses in connection with primary use. As it is written it does not. The Planning Commission felt it was best to leave it on the restrictive side.

Site Plans? Utility Easements (Do not apply). Required parking (taken care of), Yards defined (taken care of). Front yards on primary and secondary roads (not applicable).

The members of the Planning Commission congratulated Steve Ekberg on his hard work. Clear Behnke moved that the proposed ordinance be submitted to the Town Council as a new ordinance. John Birchler seconded. Carried.

Steve Ekberg then moved that the Planning Commission recommend that the Council urgently consider the following parcel for rezoning to RR-1:

That area bounded by Stinson on the west, Grandview on the north, Homan on the east and the Town limits on the south.

George Bergen seconded. Carried.

Public hearing was set for the Big Harbor Yacht Club on October 9, 1973 at 7:30 p.m.

STEN ORDINANCE: The Planning Commission will consider this at once.

TCC Citizens Planning Class was brought up.

Meeting adjourned at 9:30 p.m.

Respectfully submitted,

Patricia Ebert

Secretary

OCTOBER 2, 1973

The meeting was called to order by Chairman Root. Present were Alan Root, George Bergen, Steve Ekberg, John Birchler and Kae Paterson. The minutes read and approved as read. The public hearing was then called to order.

CONDITIONAL USE PERMIT FOR THE OLD HARBOR YACHT CLUB:

On behalf of the applicant were Doug Carber, architect for the remodeling, who explained that the building lies in an R-1 zone and is in violation of the ordinance as far as remodeling goes. It will not be made much larger but will have a deck on the east side and a partial concrete basement.

Glenn Behnke asked if they plan to make the building available for rental. No, according to the by-laws it can be used by the membership only.

Ruge Fishelm spoke up on this subject also, saying he would not appreciate the extra noise if it were available for rental.

Mr. Carber showed the commission a letter he had from Duane Parish of Goodman School giving the club permission to park on the school parking lot. He said in case of conflicting meetings the school will notify the yacht club.

Rush Stouffer said the club is used for one monthly meeting, board meetings, and a few parties during the year. The meetings will remain the same as the clubhouse will not be large enough for larger parties.

John English said the Yacht Club has been a very good neighbor. It is no sort of annoyance at all. He felt that the deck might be the only questionable source of noise. Bill Morgan, club member, said a properly acoustically-designed building should lower the noise level.

John Rare of the Yacht Club said the club is not used at all in July and August and no one would want to use the outside deck in the winter.

No one else spoke, when the chairman asked for comments in opposition:

Glenn Behnke moved that the request be granted as per the plans. George Borgen seconded. Kae Paterson asked if, at this point, the commission wished to impose conditions upon the granting of the permit. No one offered any and the motion was carried. Hearing closed.

Other public hearings were set as follows:

Wayne Willis rezoning request - October 16 at 8 p.m.

Sound and Shore Realty/Ervin Craig rezoning request. Motion was made that the November meeting be held on November 5 as the 6th is election day. Kae Paterson seconded. Carried. The public hearing was set for 7:30 p.m.

LITTER BARRELS: In regard to the Planning Commission recommendation to the council, George Borgen said he had a sponsor to purchase the trash cans. He will go on to get a definite proposal.

MASTER PLAN DEVELOPMENT: They spoke about the town-owned street ends. Uddenberg Street was definitely recommended for development such as planting trees and placing benches. Glenn Behnke will look into it and ask if Doug Carber will coordinate it with a sketch along with the Knapp Building remodeling.

Regarding the master plan, Chairman Root said the town itself is supposed to set up its own committee, a cross-section of the community, and hold three meetings, then a public hearing, and finally make a recommendation to the SMA.

A possibility of a RE-2 zone--the establishment of retail shops and restaurants with R-1, was discussed.

A sidewalk from the north end of town to tie in with the sidewalk that ends at Northwest Yacht Sales was discussed.

Meeting adjourned at 9:45 p.m.

Respectfully submitted,

Patricia Ebert Secretary

PLANNING COMMISSION MEETING, October 10, 1972:

The meeting was called to order by Chairman Cook. Approval was taken for the meeting to be adjourned and John Gilkey.

The adjourned meeting was held:

Since the next meeting falls on Election Day, November 6, the next regular meeting will be held on Tuesday, November 6.

THE MEETING BEING IN ORDER, adjourned.

Since no preliminary work has been completed regarding this hearing, the next meeting should start to be conducted on the next meeting date of 9 p.m. This was suggested by Chairman Cook and agreed.

Chairman Gilkey said he had approached Doug Parker about the removal of part of the roof of 1444 Berkeley Street. The Parker said he would be happy to have the plans and would also be in the general responsibility of the work.

COMING UP NEXT:

1. Water Control District Planning Commission, The Collins Management Committee (November 13 meeting). Chairman Cook asked for a representative from the group. John Gilkey will attend on October 19 at 7:30 p.m.

The public hearing was then called to order.

STANLEY WHITE GROUP HEARING:

Stanley White, attorney, represented Mr. White. He presented a general outline and drawings concerning their request to convert to R-3 zoning. He said they propose a two-house development of 32 units. 50 parking spaces are provided. The property fronts 165 feet along Gilman and has a depth of 660 feet. There would be a 300 foot separation between the property and the nearest R-3 zoned property.

The option was out at the end of the night and they would appreciate no answer to the council by their next meeting.

In opposition there were:

James Johnson, who said it is just south of Koby's property (on 6th) as opposed to the public hearing) is against the additional change of the zoning.

William Cook also asked the zone changing and pinoffs from the north, but also from what this development would destroy the social character of the Hillside.

Chairman Gilkey felt it would not be consistent with the way that we have zoning and felt that they were very far off and thinking of what would happen if the area were zoned R-3. He said he would like to have a public hearing on this.

Chairman Gilkey moved that the council be adjourned. Since no time was available for a public hearing, adjourned at 9 p.m.

Approved: H. J. Cook, Chairman

Patricia Ebert, Secretary

Special Planning Commission Meeting, November 5, 1972

The meeting was called to order by Chairman Root. Present were Glenn Roberts, John Strohman, Steve Shberg, John Clark and Max Peterson.

City Engineer stood approved as read.

REPORT OF PLANNING - PROPERTY REQUEST FOR ZONE B-2, C-21C:

David Gaddy of Sound a Show Realty presented his case. The purpose is to zone the B-2 to permit the building of a retail office, a modular home display and later a retail home sales office. They would put a 7 foot foot road which would run through the old Mackayville apartment and out at Olympic Village.

Chairman Root found no permitted use for modular homes or retail home sales and a B-2 and the residential use for B-2 zone meets their needs.

Some members of the Planning Commission felt that B-2 zoning opened the land to too many permitted uses. Others felt it was an isolated use, sloping toward the freeway, and natural for modular home and mobile home sales.

There were no voices in opposition.

Chair DeBake moved for recommendation to the council of the granting of the B-2 zone. George Bergen seconded. Motion carried with 2 yeas, 3 nays, and one abstention (Max Peterson). Public hearing closed.

PUBLIC HEARING - MARK THOMAS VARIANCE REQUEST:

Mr. Thomas bought a lot just below R. E. Johnson in the South Shore Hill Addition. The lot is not square and not rectangular. Because the road dips and part of his property is taken for this road he cannot fulfill the front and back yard setback requirements. George Bergen moved that the variance be granted. Steve Shberg seconded. Carried. Meeting closed.

THOMAS MOVED request for variance. Meeting set for November 20 at 7:30 p.m.

MEETING DEBARRED to be continued to next meeting.

STON ORIENTATION: Members have met in one study session.

Was the Shoreline Management request to Mayor Cooke. Staff will be in to talk to him. Meeting adjourned at 8:45 p.m.

Respectfully submitted,

Alvin Elst
Secretary

ALABAMA COMMISSION, November 30, 1973

Chairman, you called the meeting to order. Present were Clay Bell, George Rogers, Glenn Springs, John Miller and Les Jefferson.

The meeting was recessed for the public hearing.

When meeting resumed for adjournment:

Chairman, you called the case for challenging whether the Board is the Board of Education and whether it could be present. Objections were raised against the Board of Education and not present.

Chairman, which school is objection to the school? The letter referred to a provision of the law.

John Miller felt the use of the title "school" was to be understood with the title and rights of the people of the school.

A response would be in the case that the Board of Education is not the Board of Education and should not have the right to be present.

John Miller would like the meeting to continue to the school and the school board and the Board of Education.

The question is whether the school board is objection to the school board and the school board is not the Board of Education.

Chairman, you called the Board of Education of the Board of Education and the Board of Education of the Board of Education.

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Patricia Ebert

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to attend but wished to go on record that they favor the granting of the variance.

Earl Selanders and Etta Foley objected, saying they felt that part of the driveway was on their property. Steve Ekberg reminded the commission members that the only point to consider tonight was whether to grant the variance or not, not to determine who owns the property.

George Dargatzis moved that the request be approved. Steve Ekberg seconded. Carried.

STANLEY VARIANCE REQUEST:

Peter Stanley was present and asked permission to use the enclosed deck at the Tides Tavern for the service of beer, wine and food. He was first given permission by the council then the permission was revoked. In all that time there has been only one complaint. There will be no music; it will be quiet and well-policed.

Steve Ekberg had checked with Attorney Johnson concerning whether variances include "use." He said that the attorney ruled that a variance would apply in this case since it is a unique situation.

Clara Bohake asked Peter Stanley if the deck could be closed off at midnight. Yes. Was Peterson wanted to know if perhaps the noise would not be objectionable after 11 p.m.

Mrs. Pabich, again in the audience, felt that granting it would set a precedent. She was afraid that other business establishments in the area would want the same privileges.

John Tisholt said he had heard only good reports about the Tides Tavern since Peter Stanley took over. Clara Bohake said he did not feel that it would set a precedent since each case is individual and cannot lead for its own merits. In part or to say that the ordinance (109.1) permits outside dining in 2 rooms.

Steve Ekberg moved that the variance request be granted with certain conditions: That there be no music, dancing or outdoor speakers; that the deck be closed at midnight; and that the request be granted for the period of one year to be reviewed at the end of that year. Mr. Peterson called that the council's attention be called to Section 18.3 (c) which states that the council has the right to impose conditions, etc. John Tisholt seconded the motion and the motion carried. Public hearing closed.

Minutes: Corrected to read Ordinance and Tisholt in the last paragraph.

Correspondence: Monroe County Planning Commission/Committee: Helmer meeting at 7:30 p.m. at the high school.

The sign ordinance will be considered at the next meeting.

Mail copies of the November 5 meeting to members.

Adjourn at 10:05 p.m.

Respectfully submitted,

Patricia Ebert Secretary

Planning Commission Meeting - December 18, 1973

Chairman Root called the meeting to order at 7:30 p.m. Present were Glenn Behnke, John Finholm, Steve Ekberg, John Gilich and Kae Paterson.

The minutes stood approved as read.

CORRESPONDENCE:

1. Planning Commission letter of recommendation on Douglas Sorensen.
2. Planning Commission letter of recommendation on Philip Stanley.
3. Notice of County Zoning Meeting on December 5. Kae Paterson reported on this meeting. They want the Citizens Advisory Committee to set up a comprehensive plan by July of 1974. There is another meeting scheduled for January 5 from 9 a.m. to 4 p.m. at the Shoreline Restaurant. The secretary was asked to notify the members in advance.
4. Shorelines Environment Subcommittee meeting on December 20 at the Pierce County Planning Department, Room 741, County-City building. John Gilich will attend. The secretary will remind him.

Chairman Root reminded the commission that January 1 is the regular Planning Commission meeting. Glenn Behnke moved to hold the meetings on January 8 and 22 instead of 1 and 15. Kae Paterson seconded. Send an item to the newspaper regarding this.

Chairman Root felt that an election should be held every year to elect a current chairman and vice-chairman. He asked Glenn Behnke and John Finholm to act as the nominating committee.

CONTINUATION OF PERKINS HEARING: Kae Paterson moved to postpone the public hearing to the next meeting. Steve Ekberg seconded. Carried.

SIGN ORDINANCE: Not ready yet.

They discussed the signs at Pioneer and Grandview. The building inspector showed the commission members a copy of the letter he had written to Buck and Sons advising them that the signs are illegal and telling them to correct the situation.

The commission members commented that they had enjoyed the association with Steve Ekberg.

Chairman Root suggested more protection of town waterfront such as a ban on condominiums.

Kae Paterson said the last Pierce County Planning Commissioners meeting announced that Joe Hoots would not be reappointed.

Motion to adjourn at 8:15 p.m.

Respectfully submitted,

Patricia Ebert Secretary

PLANNING COMMISSION MEETING - January 8, 1974

The meeting was called to order by Chairman Root. Present were Glenn Behnke, John Finholm, George Borgen, John Gilich and Kae Paterson.

The minutes stood approved as read.

Regarding the nomination of a new chairman, the committee gave the following recommendation: That John Gilich be appointed the new chairman and Cecil Root be appointed the vice-chairman. Cecil Root wished to withdraw as vice-chairman or any other position. The nominating committee felt that Cecil Root had done a grand job as chairman but honored his wish and nominated Kae Paterson as vice-chairman. George Borgen moved that the nominations be closed. Glenn Behnke seconded. Motion carried.

Correspondence:

1. Attorney General's workshop on Planning. This is discussed later on.
2. John Gilich did not attend the Citizens Advisory Committee on Shoreline Management as he was not reminded in time.

Glenn Behnke suggested finishing the sign ordinance tonight. It was agreed that Glenn and Cecil Root will meet tomorrow morning with the building inspector to work on it.

At the next meeting the commission will discuss the comprehensive plan for the area adjacent to the town.

Cecil Root told the commissioners about House Bill 791, discussed at the meeting last week at the Shoreline Restaurant. It encompasses plan-making authority.

John Finholm will be gone all of February and March. Glenn Behnke, who has now sold his building, Neptune's Court, will be gone from March to June on the advice of his doctor.

Regarding the above-mentioned workshop on planning, it was discussed whether the town can pay the way for perhaps two members of the commission. The secretary will check on it.

At the next meeting they will consider waterfront property and make a policy statement.

On January 15 the second meeting of the Citizens Advisory Committee on the Comprehensive Plan will be held at the Lutheran Church at 7:30.

Glenn Behnke said he wished to thank Cecil Root for his chairmanship. He said it had been a pleasure to work with him and he very much appreciated his leadership.

Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Patricia Ebert Secretary

January 22, 1974 - Regular Planning Commission Meeting

The meeting was called to order by Chairman Gilich at 7:30 p.m. Present were Glenn Behnke, George Borgen, Cecil Root and Kae Paterson.

The minutes stood approved as read.

CORRESPONDENCE:

1. Application for conditional use permit. This is from Thomas G. Morris/First Cardinal Group on the former Knapp Garage. They wish to lease to Newton Ford for a body and fender repair shop. A public hearing is now set for February 5 at 7:30 p.m. Mr. Albert Malanca presented the side for the Morrises. He said the Newton Ford body and fender shop would be an interim tenant who would fill the bill and would be appropriate users of the space.
2. Application for variance from Richard B. Allen. Hearing set for February 5 at 8 p.m.

SIGN ORDINANCE: They read the entire sign ordinance aloud and made a few corrections. A motion was made by George Borgen that it be turned over to the council as corrected. Cecil Root seconded. Carried.

PUGET SOUND GOVERNMENTAL CONFERENCE:

This letter concerns the National Flood Insurance Program. The list identified Gig Harbor as having special mudslide hazard protection only. The Planning Commission was designated

to complete the application, but the commission felt they should take no action at this time without consulting the council and the mayor. Cecil Root moved that the Planning Commission chairman take it up with the mayor to find out if it meets with council approval. Glenn Behnke seconded. Carried.

of Shoreline Management

SUB-COMMITTEE MEETINGS scheduled for February 7 and 13 at the Pierce County Planning Dept. The secretary will remind the commissioners.

Advisory

The Citizens Committee will meet on Monday nights at 7:30 from now on at Harbor Heights School. They felt that it was most important to attend these meetings and aid in the input. They felt that development of a comprehensive plan on their own would be of no value right now.

Meeting adjourned at 9:35 p.m.

Respectfully submitted,

Patricia Ebert Secretary

Regular Meeting, February 5, 1974

The meeting was called to order at 7:30 by Chairman Gilich. Present were Kae Paterson, George Borgen, Cecil Root and Glenn Behnke.

The minutes were read by the secretary. They were approved as read except for two corrections: Sub-Committee Meeting of Shoreline Management, and Citizens Advisory Committee.

The first public hearing was then convened:

FIRST CARDINAL GROUP CONDITIONAL USE PERMIT REQUEST:

The public notice was corrected to read "building" and not "basement." Kae Paterson asked if the doors on the street level will be used. Yes. Mr. Morris said there will be no cars or parts left outside the building. Glenn Behnke moved that the application be allowed for the requested four-year period with the condition that all parts and cars be kept inside the building. Cecil Root seconded on acceptance of the conditions. Carried unanimously. Meeting adjourned.

W.D. Edgbert asked about determination of zone and annexation proceedings as practiced by the council ~~and~~ set by the zoning ordinance. He wondered if it might not be wise to look again at these proceedings. This determination of zone prior to annexation was taken up before.

Tom Galbraith brought up his property adjacent to the town limits which he would like to annex if it could be zoned prior to annexation under this proposal. There are no immediate plans for the property. The Planning Commission will take this up at their next meeting for further discussion.

R. B. ALLEN PUBLIC HEARING:

Mr. Allen is constructing a duplex on his lot in the Pescadero Addition. He requests to use the basement as a third living unit and lacks the square footage without a variance. The chairman read the notice of public hearing and asked those in favor to speak first: MARTIN SKRIVANICH asked the dedicated width of Chinook Avenue. Mr. Allen said that the width of Chinook has no bearing on the width of his lot.

RALPH SHULICH, SR. sent a note. He has no objections to the use of the property in this manner.

in Opposition were:

NICK BABICH, who lives across the street. He was opposed because he felt the zoning covered duplexes only--not triplexes. He was told that R-2 covered 2 or more units if the square footage was in order. He could not see where the property could stand a triplex. It would

be better to rezone to single family use. He also felt the square footage requirements should be observed.

JACK SQUIRES had nothing personal but feels that he is against it because Allen does not live there and he does. He feels that the road is too poor and parking is inadequate. It would be too much population density--there is not enough room on the lot for three families.

MRS. ELMER ACKERMAN spoke of the road problem. She felt it should be remedied. If this is the only way to have the road repaired she would be in favor of the triplex in hopes that the town will be forced to improve the road.

GEORGE LOVROVICH did not feel it should be granted. There are already too many problems with the road and parking and felt that the area should be returned to single family dwellings.

Mr. Allen asked that a few corrections be considered. He said he would not only provide off street parking, but has recessed the bulkhead so that cars can get off the shoulder of the road. He feels that the triplex is good use of the property.

JACK REYNOLDS cited erosion problems, poor drainage, inadequate roads. He said the road is really only 18 to 20 feet wide, not 40 as they have been discussing.

Kae Paterson read that portion of the ordinance that deals with intent and special circumstances. Cecil Root found no specific hardship in Mr. Allen's case. It would be contrary to the intent of the ordinance to grant this request and he recommended that the request be denied. Glenn Behnke seconded. Carried unanimously. Mr. Allen asked that at least one member of the commission look at the site.

Eugene Cooper had a question about his sewer problem/

RB-1 REZONE REQUEST: Vernon Lunde had submitted a request to have his property rezoned to RB-1. The commission asked to have this deferred to at least the first meeting in March. They discussed the possibility of instituting this rezone themselves since the Dan Perkins rezone request is still on the agenda and they would like to consider the entire triangle as one piece. (See the minutes of September 18, 1973, where the Planning Commission recommended application of this zone to that triangle.)

Meeting adjourned at 9:30 p.m.

Respectfully submitted,

Patricia Ebert Secretary.

REGULAR MEETING - FEBRUARY 19, 1974

The meeting was called to order by Chairman Gilich. Present were Glenn Behnke, Cecil Root, George Borgen and Kae Paterson.

The chairman asked if there were any corrections or additions to the minutes. The minutes stood approved as posted.

RB-1 ZONE DISCUSSION: Since the Planning Commission had previously recommended approval of the application of the RB-1 zone to the triangle at the top of Pioneer, it was moved by Glenn Behnke that the \$50 be refunded to Vernon Lunde who had last meeting made application for rezone of his property to RB01. This was seconded by Kae Paterson. Motion carried.

The commission then proposed to make another recommendation from this level to rezone the triangle to RB-1 now that the new zone is in effect. The secretary was instructed to write again to the council. Kae Paterson then moved that the Glen Perkins hearing be closed. Secopnded by Glenn Behnke and carried.

PRIOR DETERMINATION OF ZONE, ANNEXATION: Cecil Root moved that the Planning Commission recommend to the council that they adopt this proposed ordinance as updated by the Planning Commission. Glenn Behnke seconded. There was a great deal of discussion.

Kae Paterson said she had spoken with a member of the AWC who mailed her three town ordinances dealing with this same subject. She said there were three possibilities to follow:

1. Annex only at R-1 (as is now in effect.)
2. Annex at the zone closest to the existing county zone, or
3. Zone at the time of annexation.

Any of these methods has to be tied in with the town's comprehensive plan, as determined by the RCW's.

She went on to ask that all property owners (including county) be notified that live within 300 feet of the annexation proposal. She pleaded that a change of procedure not be done piecemeal, but coordinated with the county plans. She would like to see further study before passage.

Cecil Root felt that the proposed amendment allowed complete control by the town.

The entire proposed ordinance was read. Then Mrs. Paterson brought up another copy she found in her file that referred to the comprehensive plan. She asked if this could also be included. She also asked that notification of property owners could be included. Since the town has no records of out of town property owners it was suggested that the annexee be required to furnish such a list at the time of application. Cecil Root felt that another inclusion could be that the Planning Commission and the council reserves the right to suggest alternate zoning to the annexee in case the particular zone he requests might not be suitable to the area.

The only other change made was the substitution of the word "shall" for "may" in the second paragraph. The motion was then carried unanimously.

CORRESPONDENCE:

The secretary was asked if she had consulted with the mayor about the mudslide insurance. She was then asked to set up a meeting for John Gilich with the mayor.

Pierce County Planning Commission Shoreline Management Master Program meeting on 2/21/74.

Puget Sound Governmental Conference letter on flood insurance program.

Mrs. Paterson reminded the commission members of the airport hearing on February 28. She went on to suggest that the commission study further application of their new zones. She then passed out CAC tentative goals to those unable to attend the meetings.

Meeting adjourned at 8:50

Respectfully submitted,

Patricia Ebert Secretary

MARCH 5, 1974

The meeting was called to order by Chairman Gilich. Present were Glenn Behnke, George Borgen, Kae Paterson and Cecil Root.

The minutes stood approved as read.

Public hearing was set for Fina Rezone for March 19 at 7:30 p.m.

Other matters discussed were:

The possibility that the Planning Commission could suggest some kind of road system to the Town Council. This topic was taken up again later.

It was suggested that the Town Council be reminded of the recommendation on litter barrels. It reflects pride in community, said Glenn Behnke. The commission would like to see these placed at least in the new public areas. Perhaps the new competition among garbage collection companies would mean a cheaper pick up price that the town could afford.

They discussed the possibility of a park just off Harborview Drive (formerly Purdy Drive) where the old road went.

They again discussed the possibility of a road that would alleviate the congestion on Harborview Drive. Perhaps a road following the course suggested in the comprehensive plan would be feasible. It was felt that it would be doubly important to provide such a road since the sewer construction will completely close off Harborview Drive.

The Citizens Advisory Committee consists of W.D. Edgbert, Harold Best, Cal Svinth and George Borgen. They wish to meet with the council and the Planning Commission. A tentative date was set.

Cecil Root moved that the Planning Commission go on record and recommend to the Town Council that the airport not be expanded and that it be banned to helicopter use as well. Glenn Behnke seconded. The motion was then expanded to recommend to the Town Council that they pass a resolution to this effect. Glenn seconded the addition. Cecil Root suggested that this resolution be sent to the Pierce County Planning Commission.

CORRECTED 3/19/74

A discussion followed on what does the town want to make of itself.

Motion to adjourn at 8:50.

Respectfully submitted,

Patricia Ebert

Secretary

Planning Commission Meeting - March 19, 1974

The regular meeting was called to order at 7:30 p.m. by Chairman Gilich. Present were Cecil Root, George Borgen and Kae Paterson.

Cecil Root wished to correct a portion of the minutes. He wished the sentence deleted that the resolution be sent to the Pierce County Planning Commission. It should be noted that he wrote the rough draft of the letter that was actually sent to the Town Council with recommendations for the Pierce County Commissioners and Planning Commission, as well as the Port of Tacoma and Tacoma City Council. Otherwise the minutes stood approved as posted.

The public hearing was then called to order.

REZONE REQUEST FROM FOSTER/FINA:

Roy Myers, of Bridgeway Realty, explained that the property in question lies just below Foster Street and encompasses about 7½ acres and 360 feet of road frontage. Only the lower 2½ acres would be developed at this time--there are no plans for the other five acres belonging to Mrs. Foster. Mrs. Foster wants the R-2 because she would like the possibility of some day recouping the sewer assessment charges. Mr. Fina wants to build eight duplexes on the 2½ acre site. Mr. Myers said it would be reasonable to zone the 7+ acre site to R-2 since it abuts R-3 and it would not be spot zoning since it is a large parcel.

Maynard Carlson, also with Bridgeway Realty, said the duplexes are nice, not more than 15 feet in height, and the revenue is needed by the town. Water would have to be put into the area if the plan is approved.

Cecil Root figured that, on the basis of the square footage of the area, more than 100 living units could be built on the entire tract. He went on to say that he was also speaking for Glenn Behnke, away on leave, when he said he felt it should have a plan presented. This is not demanded under present zoning.

Kae Paterson said we could consider an overall approach to Planned Unit Development for the entire area, including the center section of land between Stinson and Pioneer. Merle Crum felt that the entire parcel from the Telephone Company to the Jones property should have been multi-family or perhaps business.

Steve Ekberg, in the audience, felt that by rezoning the entire 7+ acres you could create over 100 units and there are already nearly 100 units already created above Foster Street. He felt the streets could not stand the increased use and the traffic flow would be bad. It should require cooperation from all in the area. Why should it be zoned to R-2 when it is so very suitable for R-1 use.

It was decided that the developer would furnish a PUD before the Planning Commission decides. They will bring the plan and leave it at the Town Hall. The Planning Commission will render a decision by a month from now. Motion by Kae Paterson to continue the hearing for two meetings. George Borgen seconded. Public hearing closed.

CORRESPONDENCE:

Meeting of the Shoreline Management Advisory Committee on 3/20.

Other topics of discussion were:

Litter barrels or cans. This will be looked into further. It was discussed as a possibility that 50¢ be collected from businesses each month to pay for pickup.

Regarding the possibility of a park on Harborview Drive, Cecil Root had spoken with the mayor and he will see if the ownership reverted to the original owners.

A possibility of a PUD was discussed.

Councilman Ekberg told about the adoption of a sign moratorium.

Meeting adjourned at 9 p.m.

Respectfully,
Patricia Ebert Secretary

Planning Commission Meeting - April 2, 1974

The meeting was called to order at 7:30 p.m. by Chairman Gilich. Present were John Finholm, Cecil Root, George Borgen and Kae Paterson. Present also, as a guest, was Kae's father, Mr. Buchanan of Steilacoom.

The minutes were approved as posted upon motion of Cecil Root and seconded by Borgen. Carried.

They discussed the coming Fina/Foster public hearing. The site plans were brought to the office a week ago and were discussed at some length tonight. The commissioners agreed that the town really needs a Planned Unit Development ordinance. Cecil Root said the mayor had told him that the commission could approve rezones with strings attached. He felt we should be able to stipulate that the Planned Unit Development be site planned, developed and followed exactly.

Section 13.4 (4) Conditional Uses in Districts, specifies planned unit developments under certain conditions. The secretary was asked to contact the attorney for the legal ramifications of this procedure.

Chairman Gilich wished to discuss the town boundary between the town and Highway 16. Instead the commissioners went on to discuss the impact of the increased traffic from the sheer number of cars coming from the rezoning of the aforementioned 7 acres of land.

The Planning Commission wished to thank Mr. Buchanan for his help and asked the secretary to write to the Steilacoom Planning Commission.

Mr. Buchanan read a letter from the mayor of DuPont on the possibility of federal grants for joint sessions of towns. He went on to tell of developments in Steilacoom and their zoning was compared with ours. The main difference seems to be that they permit duplexes in R-1.

The Planning Commission would like to study the possible routes of proposed streets in the town. They would like to have some maps to work with, perhaps semi-contour maps.

Meeting adjourned at 9:15 p.m.

Respectfully submitted,

Patricia Ebert Secretary

April 16, 1974

The meeting was called to order by Chairman Gilich. Present were John Finholm, George Borgen, Cecil Root and Kae Paterson.

John Finholm moved that the reading of the minutes be dispensed with. Seconded by Cecil Root. Carried.

PUBLIC HEARING - FINA/FOSTER/ROBY

Milton Roby had asked to be included in the proposed R-2 zoning. The principals, Realtors Carson and Myers, recapitulated on the yard setbacks. They said the developers are willing to accept any restrictions. George Borgen described the proposed plans as prohibitively high density and felt that it might be acceptable if it were planned better. The owners are willing to accept the zoning subject to any demands the town wishes to make.

Drainage in the area was discussed. The building inspector said the standards will be made more strict as more development compounds the problem.

The Planning Commission felt they could not recommend the R-2 at present because the plans are ^{at hand} unacceptable. The owners cannot afford to develop the land as R-1 because they are stuck with \$18,000 in sewer assessments - so R-2 is the only feasible way to go.

A discussion took place on the exact acreage. The total is 14½ acres, 7½ of which are Mrs. Foster's, 2½ are Mr. Fina's and the remaining 4½ are Roby's.

Cecil Root moved that a letter be sent to the Mayor and the Town Council to reject the acceptance of a straight R-2 on the property.

There was a great deal of discussion before a second was heard. Wayne Goodno felt that development of a tract of land should not place without at least one more street parallel with Foster Street - perhaps two.

George Borgen seconded the above motion just to detain. They hoped the council might come up with an alternative. Then the possibility of the year's wait was discussed. It would be unfair to deny at this time when it could be tabled pending the possibility of redesigning the entire area. In light of the possible adoption of a planned area George Borgen withdrew his second and Cecil Root withdrew his motion. The public hearing was then tabled until further plans can be developed. The motion was for indefinite postponement. Seconded and carried.

Then discussed the possibility of professional help but Cecil Root felt it was the developers' job to provide plans. The Planning Commission will ask for a study session with the council-- the time to be at the discretion of the council.

Correspondence was read and a report given on the Shoreline Management study.

Motion to adjourn at 9:30 p.m.

Respectfully submitted.

Patricia Ebert

Secretary

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- 1. That the applicants have not, to date, proved to the satisfaction of the Planning Commission that the proposed new bridge would benefit the Town of Big Rapids.
- 2. That the Planning Commission feels that a great deal more study should be given to the environmental impact, including streets, drainage, density and other factors before such a change can be implemented.

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Patricia Ebert, Secretary

PLANNING COMMISSION MEETING - MAY 21, 1974

The meeting was called to order by Chairman Gilich. Present were Glenn Behnke, Cecil Root, George Borgen and Kae Paterson. John Einholm was out of town.

Cecil Root moved that the reading of the minutes be dispensed with. George Borgen seconded and the motion was carried. The minutes were accepted as posted.

Public hearing on Gilich-Gilich-Doel was postponed until the night of June 11 at 8 p.m. as the secretary had failed to publish the notice in time. The night of June 4 was eliminated as a meeting night because it conflicts with high school graduation.

Mayor Bujacich had written to the Planning Commission regarding the R-2 rezone request. The Planning Commission was instructed to let the principals know of their decision, and the principals could then decide if they wish to proceed or withdraw before the council sets their hearing date. The secretary was instructed to send a copy of the minutes to FINA/FOSTER/and ROBY with a cover letter.

Public hearing on Thaden variance request set for 7:30 on June 11, 1974.

They discussed the red neon sign in the window of the Little Showcase.

Glenn Behnke moved that the Planning Commission endorse the Litter Control Act to the council and get the public interested in it. George Borgen seconded. Carried.

Kae Paterson and George Borgen had visited John Lamb of the Association of Washington Cities regarding professional assistance. He recommended hanging on to all the R-1 zoned land that the town has. Among other things the comprehensive plan should be updated and related to the sewer system. Kae and George will go ahead with their attempt to hire a planner for a short term to help with updating the comprehensive plan.

The possibility of the owners of the proposed B-2 rezone bringing a plan before the Planning Commission and the Council were discussed.

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Patricia Ebert Secretary

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 PLANNING COMMISSION MEETING - June 11, 1974

The meeting was called to order by Chairman Gilich at 7:30 p.m. Present were Glenn Behnke, Cecil Root, John Finholm and Kae Paterson.

The first public hearing was then called to order - THADEN VARIANCE REQUEST:

John Thaden spoke in his own behalf. He said that he had word from one neighbor, Mrs. Hetty Wilkinson, and she has no objection to the proposed variance. Mr. Thaden is requesting a five-foot height variance in order to add two upstairs bedrooms when he remodels. The house now measures 24 feet in height. The building inspector said there is no way the variance can harm anyone since the house is much lower than surrounding property and screened by tall firs.

Glenn Behnke said that since the house sits on the terrain so that it would affect no one that he moves that the variance be granted. John Finholm seconded. Carried. Hearing closed.

The second public hearing was then called to order:

GILICH-GILICH-DOEL REQUEST FOR B-2 ZONE:

Michael Doel said that his 2/3 of an acre on the corner of Rosedale and Stinson is a very busy one. He does not feel that it is in any way residential property. Drainage expense of about \$5000 is facing him as well as sewage costs and he feels that he would like a suitable business-type office zone on his land.

Mrs. Donald Gilich said they felt it was not desirable residential neighborhood being located between the firehouse and the telephone company. She would like to see a business type use there and felt that it would be quieter than a residence.

Al Hanson, who owns property across from Spadoni, said he felt it was suited for business use only, not residential.

The chairman then called for comments in opposition:

Leslie Speer felt the increased traffic would only increase the traffic hazard. He also felt that the town already has enough business districts.

Barbara Griggs felt there is now less traffic on Stinson since the freeway is in but she is against the proposal.

Agnes Novak is against business development. She felt it would depreciate property values and there would be no telling what would go in there.

Mr. Griggs was against it because he would not like the prospect of not knowing what sort of businesses might go in there.

Chat Larsen said that some small businesses would be acceptable if they were sure what might be developed there but he felt it would be entirely possible to open a can of worms.

Glenn Behnke said the present B-2 zone is too all inclusive. On the other hand if a beautiful building were developed there it would not be unacceptable to the neighborhood.

Mrs. Gilich said the entire piece of property is an eyesore and has been for thirty years. Next to the fire station it has no future.

Mr. Doel asked if it could not be considered a transitional use being across from the telephone company and Spadoni's.

Kae Paterson asked the view of the audience.

Mrs. Franich answered her by saying she felt it would be all right to build multi-family there if the units were not too tall.

Cecil Root explained the conditional use portion of the ordinance and the possibility of development along that line.

Cecil Root said that it seems that the consensus is against the B-2 zone itself because of its leniency and he moved that we recommend to the council that the B02 zone be not allowed at this time. Glenn Behnke seconded. Carried.

CORRESPONDENCE:

- 1. Pierce County CAC meeting planned for June 17.
- 2. Letter from Mayor Bujacich asking the development of a comprehensive plan for the Olympic Village area regarding Mr. Hogan's petition for annexation.

Cecil Root referred the Planning Commission to their own minutes of May 15, 1973, and letter to the Council of May 14, 1973, where the commission had already developed a comprehensive plan recommendation for that area. The following is the motion by Cecil Root with second by Glenn Behnke. The motion was carried with Kae Paterson in opposition:

That Walter Hogan's property be zoned B-2, including the Exxon service station property. That the veterinary clinic be zoned RB-1 and that a triangular parcel bounded by Soundview, 56th NW and the proposed access road to the freeway overcrossing be zoned RB-1.

Kae Paterson wished to go on record as opposing all B-2 except with site plan approval and she would next like to study a planned business zone.

Glenn Behnke said he will be gone for the next ten days.

The meeting was adjourned at 9:20 p.m.

The secretary was instructed to furnish copies of various ordinances to the Planning Commission.

Respectfully submitted,

Patricia Ebert

Secretary

PLANNING COMMISSION MEETING - June 18, 1974

The meeting was called to order by Chairman Gilich. Present were Cecil Root, John Finholm, and George Borgen. Kae Paterson was unable to attend but had sent material for distribution.

The reading of the minutes was dispensed with and the minutes accepted as posted upon motion by Cecil Root, seconded by John Finholm. Carried.

They discussed the comprehensive plan for the Olympic Village area. It had been discovered that veterinary hospitals were allowed only in the C-1 section of our ordinance. It was felt that the original decision to recommend RB-1 still stood since they did not wish to spot zone and also felt that C zoning was too permissive. A letter written by Cecil Root was unanimously accepted.

Cecil Root brought up the study session of June 17 with the council and the Shoreline hearing board. He gave a brief resume of their recommendations.

They discussed the TIA expansion and the program now established to fight it.

George Borgen brought up the discussion on planning. He had a letter from the planner now under Pierce County contract who was interested in working with the Planning Commission. He suggested enlisting a lot of local help. The other possible professional was Dr. Frank Hruza, suggested by John English. George will look into it further.

The meeting was adjourned at 8:50 but the planners stayed on for further discussion.

July 2 - The commission members met and decided to hold no meeting as there was no urgent business.

Respectfully submitted,
Patricia Ebert, Secretary

PLANNING COMMISSION MEETING - July 16, 1974

The vice-chairman called the meeting to order. Present also were Glenn Behnke, George Borgen, John Finholm and Cecil Root. The minutes stood approved as read from the June 18 meeting.

R-2 ZONE WORKSHEET:

The proposed changes to the R-2 zone were discussed. The members of the commission did not agree on some portions of the re-writing. The building inspector brought up the point that cutting the square footage requirements so far as development went could instigate a lawsuit.

George Borgen moved that a letter be written to the council that the Planning Commission has read and studied briefly the worksheet on medium density residential district changes and that it is the opinion of the Planning Commission that more work could be done and the commission desires to sit in on it. John Finholm seconded. Carried.

CORRESPONDENCE:

Petition for annexation from Fred Hildebrand/R. Glaisyer:
In regard to this petition the commission considered application of the comprehensive plan to the area. It is located between the present Gig Harbor Villa Apartments and the freeway and adjacent to the veterinary clinic. The principals had asked for zoning to B-2. Cecil Root moved that the commission recommend that they are in favor of a zone change to RB-1 or R-3 in case of annexation as opposed to B-2. George Borgen seconded. Motion carried with Glenn Behnke voting no. Glenn was in favor of a combination of RB-1 and R-3.

COMPREHENSIVE PLAN:

The commission will undertake a current land-use study. They plan a field trip on July 30 and each member will take a section of the area to study. The secretary was instructed to let John Gilich know.

Motion to adjourn at 9:30 p.m.

Respectfully submitted,

Patricia Ebert

Secretary

PLANNING COMMISSION MEETING - August 6, 1974

The meeting was called to order by Chairman Gilich. Present were Glenn Behnke, Cecil Root, John Finholm, George Borgen and Kae Paterson

The minutes of the previous meeting stood approved as posted.

Chairman Gilich read a letter from Town Clerk Avery which stated that the Planning Commission is invited to attend the council meeting on August 12 to discuss the proposed changes to the R-2 zone. Also, Fred Hildebrand will be present to discuss the proposed zone to be applied to his future annexation.

Kae Paterson reported on the tour regarding the current land-use study. The tour was made in Glenn Behnke's car and Cecil Root's boat. The outcome of the study was that the most important consideration is that the town needs roads. Storm drains are a prime consideration also. It was felt that construction of roads could be stipulated to those planning subdivision.

Cecil Root went on to say that he felt that Planned Unit Developments are important for any sizeable area.

Glenn Behnke said he felt that Stinson Hill would make a good R-3 development with height limitations and perhaps R-2 below.

Glenn Behnke went on to say that the zones as they now exist are too broad. Perhaps they could be categorized into more sections--such as B-1, B-2, B-3 and B-4.

Kae Paterson said that perhaps the town could consider Potential Zoning, such as the County has. In other words, that an area could be zoned "business" provided that certain conditions are met.

They spoke about bicycle trails. They wondered if a pedestrian or bicycle trail could be built around Clay Hill when the sewer construction is completed. Perhaps it could be included in a recommendation from the Planning Commission. They expanded it to include the main roads in town that might be adapted to bicycle use and walking when the sewer project is completed.

PROFESSIONAL HELP:

Frank Hruza was discussed. He has a wide background in urban planning. No details have yet been worked out with him but it was felt that he favored using his students at UPS in the planning. The first step, anyway, is a survey and he would superintend the writing of a questionnaire. Glenn Behnke moved that we contact him, meet with him, and hire him if we agree. The initial meeting is to be at no cost to the town. John Finholm seconded. The first meeting he could attend would be the first Tuesday he can make it, or the 20th, which is the next Planning Commission meeting. Carried.

R-2 WORKSHEET: Steve Ekberg's changes were read and the commission members made notes. This will be taken up with the council on the 12th. Meeting adjourned at 9 p.m.

Respectfully submitted,

Patricia Ebert

Secretary

PLANNING COMMISSION MEETING - August 19, 1974

The meeting was called to order by Vice-chairman Paterson. Also present were Glenn Behnke and George Borgen. John Gillich, Cecil Root and John Finholm were not present.

The minutes of the previous meeting stood approved as posted.

The proposed R-2 Restrictions submitted by Cecil Root were read and the following changes suggested:

That the word "greater" be substituted for the word "higher" as far as density goes because higher seems to mean taller instead of larger.

So far as "intent" goes Vice-chairman Paterson suggested that an insertion pertaining to view property that slopes toward the water be made. It is to be typed up and submitted to Cecil Root for tomorrow's meeting.

The definition of Planned Unit Development was questioned. It is referred to under Section 17.04.430, page 136, in the Gig Harbor Municipal Code.

Slight changes were made as follows:

- 17.20.30 A. Last word should be development instead of construction.
 D. Development, not construction. The commission also wondered if it might not be necessary to require a performance bond.
- 17.20.40 C. "Per living unit" was tentatively inserted after 5000 square feet.
 D. Could be 30%.
 E. Same
 F. 45%.
- 17.20.50 A. OK
 B. OK
 C. OK
 D. 10 foot side yard, limiting any projection to 36".
 E. Limiting any projections to 48".
- 17.20.60 Height. Same.
- .70 Off Street Loading - Same.
- .80 Parking - Same
- .90 Curbs and Sidewalks - Sidewalks to be no less than five feet wide.

Insert new number for the following:

"Utilities to be underground."

- 17.20.90 A. Substitute development for area.
 Insert at end of paragraph "not to be a public facility."
 C. Subsections of Section 17.20 "this ordinance".

The Planning Commission felt it was wrong to use the above paragraph B since it applies to Ordinance 109A, not the present code.

The State Highway Department requested rezone to B-2 on the 10-acre tract recently approved for annexation. The hearing date was set for 9-17-74 at 7:30 p.m.

Motion to adjourn at 10 p.m.

Respectfully submitted,
Patricia Ebert Secretary

GIG HARBOR PLANNING COMMISSION - September 3, 1974

The meeting was called to order at 7:30 by Chairman Gilich. Present were Glenn Behnke, Cecil Root, John Finholm and Kae Paterson. George Borgen was not able to attend. Mayor pro tem Bogue was present and introduced the new member, Allan Bucholz. She also told the commission of the council's request that the commission devise a PUD and cluster housing attachment for the R-2 ordinance now under consideration.

The minutes of the previous meeting stood approved as posted.

The commission went over the R-2 specifications that came from the council. Mr. Root suggested adding "or will be made available by the developer," in relation to utilities, storm drains, etc. This was not accepted since storm drains are felt to be too big a responsibility for a developer. They will be taken up separately at a later date.

Mr. Root suggested eliminating Item F, PUD or cluster housing. It is to be covered under a separate ordinance. Kae Paterson said she wondered if we should get a professional opinion on treating a PUD as a separate zone instead of as a use or conditional use in an underlying zone. She had always seen it used in the latter way but this may be completely acceptable or even better.

On page 3, it was suggested that exterior "material" be changed to exterior "finish."

Add under open space "including recreational use."

Add "tracts over 110,000, or 2½ acres, must be PUD or cluster housing development.

Kae Paterson suggested under Permitted Uses:

Buildings of 2 to 4 living units.

Allan Bucholz suggested side yards of ten feet instead of 20 feet on residential buildings. Non-residential buildings should have side yards of not less than 25 feet if next to residential use.

Underground utilities; "where feasible."

It was also recommended that boarding schools, etc. . . . be omitted or put under conditional uses. The proposed PUD ordinance was read by Cecil Root. Glenn Behnke moved to accept the initial draft to be submitted to the council for review. John Finholm seconded. Carried.

Meeting adjourned at 9:50 p.m.

Respectfully submitted,

Patricia Ebert Secretary

PLANNING COMMISSION MEETING - September 17, 1974

The meeting was called to order at the Gig Harbor Library by Chairman Gilich. Present were Kae Paterson, Cecil Root, John Finholm, Glenn Behnke and George Borgen. Allan Bucholz was not present. The minutes were read and approved as read.

PUBLIC HEARING - REZONE REQUEST FROM STATE HIGHWAY DEPARTMENT:

The state had requested rezone to B-2 for a tract of land recently annexed to Gig Harbor. Mr. Fisher was not able to be present but had explained that they have no immediate plans for the land but felt that it would bring a better price to the taxpayers if it were zoned to business use.

F

Fred Stroh was present. He said "why not let the new owner decide what use he wants to put the land to?"

Kae Paterson said she did not feel that we should zone any more undeveloped property in the area near the highway for business use until we have a comprehensive plan which includes that area. However, we do not have a timetable for that plan and perhaps it is not fair to ask land owners to held off indefinitely.

She then moved, although it may be a bit premature, that the town consider zoning any further property near the highway, between Grandview, SR-16, and Olympic Village, including the piece under discussion, to business use until an appropriate zone is available which requires site plan review. And further, since successful site plan review requires consistent policy statements to use as guidelines, that the town consider the policies, goals and objectives in the Pierce County Comprehensive Plan urban and highway environments as possible guidelines for reviewing site plans until a comprehensive plan for the Town, which covers the area in question, is adopted. She emphasized that she did not feel that we should completely tie ourselves to the county guidelines but that they should be taken into consideration.

There was no second to the motion and Kae moved that the petition be tabled. Cecil Root felt there was no objectionable uses under B-2 as delineated in Section 17. John Finholm felt it was a perfect place to apply B-2.

George Borgen felt it should be postponed, hoping that site plan zoning be put into effect. It is not up to us to help the State make more money.

Bill Edgbert, in the audience, has the adjoining 7 acres and it is zoned B-2 and R-3 with the potential of dedication of a road. He recommends that the state land be zoned the same as the Peninsula Investment Co. land.

A question was asked concerning the availability of sewer and water services. Wayne Goodno said the sewer service would certainly be available through extension but there are no water services available.

Bill Edgbert said that he had previously worked with the town on the water system and the town has a half-million gallon storage tank near Harbor Heights School which would more than adequately service his Peninsula Investment Co. property.

Kae Paterson moved that, while we agree that this piece of property is potentially suited for B-2 type development, we not consider zoning any further property in the area between Grandview, SR-16, and Olympic Village, including this piece, for business use until an appropriate zone is available which requires site plan review and that at the same time we consider a B-2 type zone requiring site plan review, we consider potential zoning so the property owner who wants to develop has some idea what the town considers appropriate future use for his land. George Borgen seconded this motion. The vote failed three to two.

Glen Behnke then moved that the rezone to B-2 for the highway department site be granted with the easterly 180 feet zoned to R-3 with the restriction that site plans be submitted to show parking and ground coverage controlled as to layout. The easterly 180 feet to be zoned to R-3 including future dedication of a 30 foot right of way for a street. George Borgen seconded and vote was 4 ayes and 1 abstention. Mr. Stroh asked that a copy of the minutes be mailed to him.

Kae asked that the secretary make copies of the county potential zone for the commission.

CORRESPONDENCE:

1. The council had written a letter giving notice of a public hearing at their level for Merle Crum. Mr. Crum, requesting a variance in height of 5 feet, felt that the current Gig Harbor Municipal Code precludes a hearing before the Planning Commission. The Council recommendation need be heard only before their body; but they did request an opinion or Cecil Root moved that the Planning Commission

recommend to the council that it be approved since it is much lower than the surrounding land and will obstruct no view. Glenn Behnke seconded. Carried.

2. Council letter requesting that the commission report on the adjustment of minimum square footage of unit size on R-3 zoned land. Cecil Root then moved that the Planning Commission recommend that Section 17.24-110 under R-3, "Dwelling unit size" be deleted completely. George Borgen seconded. Approved unanimously.

The chairman then read the letter from Frank Hruza. The Planning Commission was very interested in hiring him but felt that certain points need clarification. The chairman will telephone him, telling him what money is available (for the remaining three months to the end of the year) and asking him if he cares to tackle the job. They decided to ask for a special meeting on September 24 at 7:30 and inviting Dr. Hruza. They will ask the mayor to sit in.

Meeting adjourned at 9:35 p.m.

Respectfully submitted,
Patricia Ebert Secretary

SPECIAL MEETING - September 24, 1974

The meeting was called to meet again with Dr. Frank Hruza. They discussed fees. Mr. Hruza charges \$25 per hour with ¹²25¢ a mile. He charges cost + 10% on ^{processing}secretarial work.

Mayor pro tem Bogue was present. She said their greatest concern was for new ordinances at present.

Kae Paterson asked about how to tie in with the comprehensive plan. Dr. Hruza spoke of the "taking" issue. He suggested picking out the most critical areas and perhaps securing or strengthening the comprehensive plan. We are fortunate, he said, that we are not so large here that we have to go in for consensus building. He spoke of a possible community effort--asking people what do they want in their community and he said that 10% of the population would be a good turnout in that event. He spoke of restricting the density as a means of restricting population

Ruth Bogue felt that there will certainly be more money available for planning help next year and went on to say that the B2 zone is certainly one of our most critical problems at present

They discussed the order of importance in business zones. Glenn felt that getting the zoning ordinance in shape is the first order of importance. The zoning and density are individual here--not a comparison with Puyallup or Steilacoom. Dr. Hruza felt the size of our town is to our benefit--consensus should be easier to obtain in a small town. He went on to speak of student involvement--it would be under his supervision but perhaps not available until next term.

In the meantime Dr. Hruza asked that the commission go over the ordinances that we have and ^{mark}make those sections that they are most concerned with. The secretary was asked to contact the missing members of the commission and let them know what is planned for the next meeting.

Respectfully submitted,
Patricia Ebert Secretary

PLANNING COMMISSION MEETING - OCTOBER 1, 1974

The meeting was called to order by Chairman Gilich at 7:30 p.m. All members were present. The minutes of the last meeting were read and approved as read except for two corrections as follows:

Dr. Hruza charges 15¢ per mile, not 25¢; and the word is "processing" not secretarial.

The chairman said that perhaps the Planning Commission set an unwise precedent in accepting the assumption of Merla Crum's contention that no public hearing is necessary at the Planning Commission level. They went on to discuss the possibility of a road between Del Jones's and Crum's property. It appears that Jones has deeded 30 feet. Glenn Behnke moved that the council look into the road right of way before they grant the variance. John Finholm seconded. Carried.

Kae Paterson asked that the secretary remind the members of each meeting and she also told the commission that she will have to leave each meeting at 9 p.m. since she has not been able to find a suitable babysitter. She wondered who would chair the meetings in case she had to leave and John Gilich was not here.

ZONKS: Dr. Hruza had left word that the commissioners could go over the zoning ordinances with the idea of picking out those portions that might need changing.

Kae said that the intent clause in R-1 specifically speaks of no sewers. She wondered if this portion needs changing.

On the R-2 specifications, the commissioners decided that two additional factors need changing or enlarging:

In Section F-1., page 4, it was suggested that the sentence be added to as follows:

". . . all natural shrubs and trees should be retained where possible." and that, concerning sidewalks, "sloping accesses or ramps for handicapped persons be added at the corners."

They discussed the permitted uses and wondered if some of the uses should not be changed or eliminated/ This means, in other words, that residences or apartments be placed in their own category., or they could be placed under conditional uses. This will be taken up with Dr. Hruza. Dr. Hruza will be asked to attend the next meeting on October 15.

Meeting adjourned at 8:48 p.m.

Respectfully submitted,

Patricia Ebert

Secretary

PLANNING COMMISSION MEETING - October 15, 1974

The Planning Commission met at the Town Hall at 7:30 p.m. Because of the holiday the previous day the council met at this same time and place to hear the comprehensive plan and annexation petition on the Hogan property. This was also the commission's first meeting with the planner Dr. Hruza, and he and the commission were invited to sit in on the council hearing on the comprehensive plan. The Planning Commission then moved to the Gig Harbor Library for their regular meeting.

The Planning Commission meeting was called to order at 8:35 at the library by Chairman Gilich. Present were Glenn Behnke, Cecil Root, Allan Bucholz, John Finholm, George Borgen and Kae Paterson, as well as the consultant, Dr. Hruza.

The first order of business was to go over the concerns on the R-1 - R-2 sections of the

ordinance listed in the minutes of the last meeting.

It was agreed that the words, "the lack of sewerage facilities, and" be stricken from the Intent clause of R-1, Section 17.16.010, since leaving them there might imply that once sewers were available a higher density might be acceptable.

The group went over the list of uses permitted in R-1 and R-2 since it was felt that probably some uses should not be there. It was decided to remove "c", golf courses, from Section 17.16.020, Permitted Uses in R-1, and make it a conditional use under Section 17.64/040A, Conditional Uses Permitted in R-1 and R-2. It was also decided to delete "f" schools, boarding, from Section 17.20.020, Permitted Uses in R-2. It is already listed as a conditional use under Section 17.64.040.

Frank Hruza said that "agricultural uses" as permitted in R-1 were not defined in the definition section 17.04, and possibly a definition should be developed to give a little more feel for what was acceptable. The Town also might consider developing a separate ordinance regulating livestock.

The commission then went through the proposed R-2 ordinance with Frank Hruza. It was agreed that the last part of Section 17.20.010, Intent, be changed to read "where suitable facilities such as streets, sewers, water storm drainage, are presently available or will be available with an acceptably-defined future for the higher density while at the same time preserving the primarily residential character of the district."

Under Section 17.20.020, Permitted Uses in an R-2 District, golf courses and schools, were removed and made conditional uses under Section 17.64,040D.

The last sentence of Section 17.20.030, Land Use Regulation, was changed to read "Upon determination by the Planning Commission that facilities suitable to the planned development do exist or will be provided and when suitable performance bonds have been provided to the Town Clerk, a recommendation will be made to the Town Council."

Under Section 17.20.030 - B, Site Plans, the words "for transmittal to the Planning Commission" were added at the end of paragraph 1 after "a minimum of two site plans will be prepared, submitted, and left with the Town Council with any application for designation of a building lot or tract of land as R-2." This is to make the procedure consistent with that outlined in paragraph 3 of the same section. The second section of paragraph 3 was changed to read "The site plan shall initially be transmitted to the Planning Commission by the Town Clerk."

Section 17.20.040, Lot Area, paragraph F, was changed to read "A minimum of 50% of the total lot area, including recreational uses such as swimming pools, tennis courts and badminton courts shall be left as open space and/or yards. All natural trees and shrubs shall be retained where possible, such other open space and/or yards shall be planted, landscaped and maintained as follows:"

Section 17.20.050, Yards, Paragraph D, was changed to read "For buildings having residential occupancy only, every lot shall have all side yards of at least ten feet each, measured from the wall of the building, limiting structural projections to 36 inches. Paragraph E was changed to read "Side yards of all non-residential buildings shall be not less than twenty-five feet each measured from the wall of the building, limiting any structural projections to forty eight inches."

In Section 17.20.090, Curbs and Sidewalks, Paragraph A., "six feet" was changed to "five feet" and "will" was changed to "shall".

In connection with the intent of R-2, the commission discussed the town's water run-off problems and it was decided to recommend to the council that the town should have a water run-off ordinance.

It was suggested that numbers be spelled out.

Frank Hruza reported he had contacted Joe Shensky, Director of the Pierce County Planning Department and set up a meeting with the county to be briefed on what the county is proposing for the Gig Harbor Peninsula Plan and implementary ordinance to come up for hearings in November. This briefing will help him better advise the town on how the county plan will impact the town.

Kae Paterson gave out copies of a possible approach to changing B-1 and B-2 so that some of the less intensive uses could be allowed without opening up an area to the more intensive B-2 uses and also so that the town would have site plan control. This will be discussed at the next meeting. It was felt that the Planning Commission would just meet without the consultant to discuss how they wanted to do this.

Kae Paterson also mentioned that she was helping with the county roads and transportation plan and that Steve Ekberg was working with the committee from the council. The committee is interested in knowing the needs, concerns and future plans of the town so these can be incorporated in the county plan.

Minutes taken by Kae Paterson

PLANNING COMMISSION MEETING - November 5, 1974

The meeting convened in the Library at 7:30 p.m. as the general election was being held in the Town Hall. Chairman Gilich called the meeting to order. Present were Kae Paterson, Allan Bucholz, Cecil Root and Glenn Behnke. The minutes of the previous meeting were accepted as read.

CORRESPONDENCE;

A letter from Mayor Bujacich was read. This letter criticized certain reporting procedures of the Planning Commission.

The R-2 discussion by the council was gone over. The necessity for site planning and council approval of a single duplex development was deemed not a necessity by the Building Inspector. Cecil Root proposed a letter to the council concerning simplification of the ordinance. The question then arose concerning the minimum size of the property. They discussed formation of a committee or joint session to get better understanding. Cecil Root moved that the letter he wrote be submitted to the council. This motion was seconded by Glenn Behnke. Motion carried by vote of three to one. The letter is as follows:

"Due to the several ideas, interpretations, texts and divergent inputs relative to the proposed R-2 up-dating, it is the feeling of the Planning Commission that the entire proposal has become unduly complicated both as to requirements and as to administration.

It is therefore proposed that a simplified R-2 zone requirement be proposed which may be administered without need of public hearings.

It is also recommended that for more complex situations involving land areas of 110,000 square feet or more; triplexes, quadriplexes, et al, a new zone be created wherein planned unit developments be required which will naturally involve public hearings before both the Planning Commission and the Town Council.

If this be the will of the Mayor and the Council the Planning Commission will gladly cooperate in either or both of these up-dating projects to any extent the council wishes."

Glenn Behnke moved that the Planning Commission write a letter to the Mayor and Council with a carbon copy to the Peninsula Gateway. Motion seconded by Cecil Root. Carried.

The letter is as follows:

"We respectfully request you, the Town Council, to re-open the application of Mr. Walter Hogan for annexation of Olympic Village to the Town of Gig Harbor and also to include the request of the Exxon Station property and the Gig Harbor Veterinary Hospital in the annexation.

With no one at the public hearing on October 15 offering objections to the annexation and rezoning, and no reasons being given by you the Town Council members, for your failure to act, we therefore feel the Town of Gig Harbor owes Mr. Hogan and the others concerned another chance, and that you should evidence a fairer attitude toward this annexation request."

A discussion followed on storm drainage. It is considered of the utmost importance but not feasible at this time.

The commission discussed the amount of money spent on the consultant at this time. They wished to delay any further consultation until they had received a bill.

Meeting adjourned.

Respectfully submitted,

Patricia Ebert

Secretary.

PLANNING COMMISSION MEETING - November 19, 1974

The meeting was called to order at 7:41 p.m. by Chairman Gilich. Present were Glenn Behnke, Cecil Root, George Borgen, and John Finholm. Allan Bucholz and Kae Paterson were ill and unable to attend.

The minutes were read and accepted as read.

John Holmaas appeared before the commission. He requests annexation of three lots in East Gig Harbor adjacent to the park at the head of the bay. At this time he requests the application of the comprehensive plan to the area. The three lots were recently platted under the county's new short-plat restriction. They encompass 200 feet of waterfront. The property is joined by land owned by Ernie Reyer, John Dobler and Verna Wheeler. They may also wish to make application for annexation if the comprehensive plan application appeals to them. He now asks what usage the commission might place on his three lots. He is frankly looking for higher land usage. The land will not perk and would like sewers. At present the county is making a study and the land would eventually be included in the drainage basin. He would also like at least a W-2 designation. He could obtain water from John Dobler but feels that town water and sewers are more desirable.

His request for W-2 could be detrimental to only one family, the Rice's. John Finholm felt it would be appropriate for apartments--it is not much good for anything else.

There was more discussion and it was finally recommended that we ask Frank Hruza to come to our next regular meeting to assist us in considering application of the comprehensive plan to the area and other possible considerations further along the east side of the Harbor. The request is therefore tabled to the next meeting.

Dr. Hruza's bill was read and a motion to pay was made by George Borgen with second by Glenn Behnke. Motion carried and recommendation that the bill be paid.

A nominating committee was appointed by the chairman consisting of John Finholm, Kae Paterson and John Gilich to nominate next year's chairman. The committee is to report at the next meeting.

Motion to adjourn at 10 p.m.

Respectfully submitted,

Secretary

PLANNING COMMISSION MEETING - December 3, 1974

The meeting was called to order by Chairman Gilich. Present were Cecil Root, John Finholm, George Borgen, Allan Bucholz, Kae Paterson and Dr. Hruza. Glenn Behnke was not present. The chairman then adjourned the meeting for a discussion with Councilman Hanson.

The meeting had been advertised as a joint session with the Council, the Planning Commission and the Planner. They intended to discuss the possibility of reconsidering the Hogan annexation request and the council had asked for this joint session prior to setting a public hearing date. Most council members were unable to attend this advertised joint session so another date was set for December 16 at 7:30 p.m. Dr. Hruza told Councilman Hanson that the council could take a look at the future boundaries of the town--an overall view. He went on to say that department heads should provide reports on what enlarging the town boundaries would mean to their departments. Also, perhaps each council member could identify his position and concerns in one short paragraph.

Dr. Hruza also examined the latest proposed revision to the R-2 zone and he offered to go over the revisions and present a draft. This will be prepared before the study meeting.

The regular meeting was resumed at 8:10 p.m.

Mr. Roy Henington was present and wished to bring to the commission's attention the rise in water rates. He said he knew it was not exactly the commission's business but if anyone had any influence or can help any he would appreciate it.

Two people in the audience commented; one saying that it would hurt those on a limited income as Mr. Henington must pass the raise on to them, and the other saying that he could not understand why apartment houses should be penalized if they pay for the water that goes through the meter.

JOHN HOLMAAS COMPREHENSIVE PLAN APPLICATION:

John questioned the words "median height" as they occur in the ordinance. He said this is not possible as there is no bench mark. It is a legal problem and must be clarified by proper authorities.

Kae Paterson wondered if W-2 or W-3 were applicable to this area. She also wondered what the Shoreline Management plans might recommend for the area. Dennis Clarke said these should be ready about the latter part of January.

John Homaas said he understood that the county plans to pave 96th St. and he wondered if it might not be advantageous to place the sewer line across the street before it is blacktopped. Any action on the application is postponed until the attorney rules on "median height."

TARABOCHIA USE PERMIT:

Attorney Nick Markovich was present to represent Mr. Tarabochia. He said they left paragraphs 4 and 5 black as they wished the Planning Commission to consider the request and help fill in these sections. Their intent, hopefully, is for a post office but there are other uses, too such as a town hall and library.

This will be considered at some length at a study session and the principals are to be advised of the date.

HILDEBRAND REQUEST FOR APPLICATION OF COMPREHENSIVE PLAN:

Fred Hildebrand said they plan to extend the frontage road from the county ramp through the property to meet the Stroh property.

He still requests at least B-1 zoning since he has a prospective leasee who wants to put in a top-line restaurant. RB-1 zoning does not permit restaurants. He especially wants a restaurant, a medical clinic and a financial institution. All are permitted uses under B-1 zoning.

George Borgen moved that the request be approved to recommend B-1 use to amend the previous action. This had been a recommendation to RB-1 or R-3 use. Cecil Root seconded the motion. This is subject to proper road dedication to provide access to and through the area. Kae Paterson would have liked to see site planning but there is no way to require it at present.

LINDNER COMPREHENSIVE PLAN:

Chuck Lindner plans to submit his intent to annex and needed a recommendation on application of the comprehensive plan to the area occupied by his real estate office. Kae Paterson moved that we recommend to the council that the area be annexed as RB-1, the same as the remainder of the triangle. John Finholm seconded. Carried unanimously.

Dr. Hruza advised that the Planning Commission come to the study meeting prepared with what they would like to see so far as annexation goes.

NOMINATING COMMITTEE REPORT:

John Finholm said that they had considered Glenn Behnke as chairman but he told them that he would not be able to be present at all the meetings in the future and that he would willingly serve as vice-chairman. It was the unanimous opinion of the nominating committee that Cecil Root be reappointed chairman and that Glenn Behnke be appointed vice-chairman. Allan Bucholz seconded. Carried.

Meeting adjourned at 10:30 p.m.

Respectfully ; submitted,

Patricia Blunt Secretary

PLANNING COMMISSION MEETING - December 17, 1974

The meeting was called to order by Chairman Gilich. Present were Cecil Root, John Finholm, Glenn Behnke, Kae Paterson and Dr. Hruza. George Borgen had been attending the CAC meeting and came in late. Allan Bucholz was not present.

The minutes stood approved asread.

Dr. Hruza advised the commissioners to look at the R-2 in preparation for their meeting with the council.

John Holmaas was again present about his determination of zone. The question was still what is "median height" when there is no such term recognized by the Coast and Geodetic Survey. The secretary was instructed to contact the town attorney concerning the term and advise John Holmaas of the determination. Dr. Hruza asked the secretary to make copies of the Tidal Bench Marks and mailoone to him and one to Attorney Johnson.

The Planner said it was of the utmost importance to include an "intent" statement each time a section of the comprehensive plan is developed. This way, if there is a question of why some decision was made, there will be basis for that decision.

The commission discussed the tree situation at the Huber and Antilla apartment comp;lex. It seems to be mostly a matter of poor communication. ^{the alders that} Councilman Ekberg objected to so violently were to be removed anyway in the site plan because that is where the pool goes. Wayne Goodno told of how they removed a very large fir tree on one corner of the complex and found the entire root system was moldy. Glenn Behnke had visited the site and told the commission of the superior reputation of these builders and of their consistently high standards on this project. They plan to put in \$50,000 worth of landscaping on this job. He went on to say that sometimes replanting is more subcess-ful in the long run because everything grows up at the same rate/ Sometimes, too, it is not successful to remove only a portion of tall trees because the remainder have a ten-dency to weaken when the support of the others is removed.

Dr. Hruza said this predicament stresses the need of site planning. In the case of some builders not so superior as Huber and Antilla perhaps a bond should be required.

There was a discussion on the possible boundaries of the town. "What is a logical boundary?" The Planner suggested that the commissioners make policy statements to support your possible boundary decisions. Chairman Gilich asked that the zoning map be enlarged to include Olympic Village and interchange. He would like notation made of existing and proposed water tanks also.

Concerning the coming discussion on annexation the planner suggested:

Draw appropriate boundaries.

Put in writing the policy considerations (reasons) for establishing these boundaries and the kinds of developments consistent with the boundaries.

The question arose of how future annexations may be assessed their fair share of the sewer system. The secretary will find out.

Meeting adjourned at 10 p.m.

Respectfully submitted,
Patsiea E. Lee Secretary

PLANNING COMMISSION MEETING - January 7, 1975

The meeting was called to order by the new chairman, Cecil Root. Present were John Finholm, Allan Bucholz and Kae Paterson. John Gillich was ill and George Borgen was attending a conflicting meeting.

The minutes were read and approved as read with the exception of that portion that dealt with Councilman Ekberg's objection to the alder trees. It was made clear that he objected only to "the removal of the alders."

John Holmaas was again present. In spite of no answer on the part of the attorney at rendering a decision on median tide, he wished to go ahead at this time with the recommendation of the Planning Commission. The attorney can render a decision at council level. No public hearing is necessary now--just a recommendation on the application of the comprehensive plan to the area.

Allan Bucholz had no objection. There are very many controls built in. Kae Paterson would like to take it up at a session with the planner and also would like to know what effect the Shoreline master program might have.

John Holmaas said he was only applying for zoning that might be recommended by the Planning Commission and the council.

The Shoreline master program was discussed some so far as the restrictions go. Allan Bucholz said the nearness to Crescent Creek might make it necessary to apply for conditional use as this is considered a "fragile area."

The chairman said he hoped that the Planning Commission would, in the future, make their decisions as rapidly as possible in the future and not keep the petitioner returning time after time.

The members of the commission would like to look at the site and see how the proposed height might affect adjacent properties. A decision was postponed until the next meeting.

The Planning Commission discussed the coming decision on the Tarabochia request. The chairman suggested that before the next meeting that the members think about stipulations or restrictions on the Tarabochia request and to consider the objectives of the Planning Commission for 1975

Meeting adjourned at 9:20 p.m.

Respectfully submitted,

Patricia E. Eber Secretary

PLANNING COMMISSION MEETING January 21, 1975

The meeting was called to order at 7:30 p.m. by Chairman Root. Present were George Borgen, John Gilich, ^{John Finholm} Kae Paterson and Allan Bucholz.

The reading of the minutes was postponed in the interest of conservation of time. Chairman Root asked Mr. Tarabochia if he would mind that the commissioners consider John Holmaas's decision first since he plans to meet with the CAC at 8 p.m.

HOLMAAS REQUEST FOR DECISION ON APPLICATION OF THE COMPREHENSIVE PLAN:

He asked tonight for W-2 or W-3, three stories. John Finholm said that there has been some static on three-story construction. Would Mr. Holmaas consider just two story? Mr. Holmaas answered that he would consider the Planning Commission recommendation whatever it was.

Chairman Root said he had looked at the property. It is a nice piece of property and the existing trees probably obstruct more view than a three-story apartment would. The general character should be maintained, however, with a more or less rural setting preserved.

Kae Paterson said, in view of the fact that it is considered a critical area, we might look at it in those terms. Otherwise, those on the East side would not like so much large scale.

DAVE WIDNEY, a resident of the east side, said that people there are not eager to see heavy development on that side. Would the commission consider input from the east side people? They would like the rural atmosphere maintained and people who already live there do not want a hi-rise or factory. There was discussion of again postponing for input from the east siders.

Chairman Root said we owe John Holmaas an answer--he has been here three times already.

John Gilich said he would go for W-1 but not W-2 or W-3.

Allan Bucholz said he would not object to a properly developed apartment since the Rebecca Shores is already there.

John Finholm moved that the Planning Commission recommend the granting of a W-2 with a two-story height limitation. Allan Bucholz seconded.

George Borgen felt that we should hear more from the people who live on the east side. They have gone to some effort to be zoned single-family and they should have a voice. Also, he felt that there is no meaning to the height restrictions with no basis for where the height starts.

Kae Paterson said that, under some circumstances she would go along with W-2 but not the density proposed, and then only with specific conditions attached. It needs cooperation with residents of the east side.

John Holmaas cited the alternatives. On his three lots he can build three houses with a height of 35 feet.

The motion was voted on. The vote was 3 to 2 in favor with George Borgen and Kae Paterson voting no.

TARABOCHIA CONDITIONAL USE PERMIT:

Nick Markovich represented Mr. Tarabochia in his request for a conditional use permit.

The chairman read the intent portion of the conditional use section of the ordinance.

The commissioners discussed the possibility of a road through from Pioneer to Stinson Avenue. Other considerations discussed were:

- Town Hall site
- Additional truck problem from Post Office
- Lease or buy outright by Post Office
- Not residential property?
- At least a 10,500 square foot building with parking for 35 employees cars
- Screening
- Drainage

George Borgen moved that we accept this land on conditional use as a possible site for a future public service facility as per the requirements listed by the Planning Commission subject to the future requirements and conditions. Allan Bucholz seconded. Motion carried with Kae Paterson abstaining.

The commission would like to have Dr. Hruza present to help set the specific conditions or requirements. He was asked to attend a study session on January 29 at 7:30 p.m. The decision will be announced at the Planning Commission meeting of February 4 at the Library.

Dr. Hruza's bill for \$381.68 was presented and John Gilich moved that the bill be paid. George Borgen seconded. Carried.

REQUEST FOR ZONE CHANGE FROM CASCADE DEVELOPMENT: A public hearing was set for February 4 at 8:30 p.m.

MINUTES: These were read and stood approved as read.

The commissioners were asked to think about considerations for future meetings; for instance, recommendations on plans for 1975.

Meeting adjourned at 9:20.

Respectfully submitted,

Patricia Ebert Secretary

PLANNING COMMISSION MEETING - February 4, 1975

The meeting was called to order at 7:30 p.m. by Chairman Root. Present were Kae Paterson, John Finholm and John Gilich. George Borgen was ill and Allan Bucholz had a conflicting meeting. Nick Markovich was present on behalf of his client, Nick Tarabochia.

The minutes were read and stood approved as read.

TARABOCHIA CONDITIONAL USE PERMIT:

Chairman Root discussed the study session with the consultant when the conditions or restrictions were ironed out. Dr. Hruza had mailed copies to Mr. Root and this was discussed at this time. The commissioners went over the proposal step by step.

A. INTENT

1. After B-2 was added "permitted uses under conditional use."

2. OK

3. OK

a. b. c. are ok but Kae questioned section d. She asked about the side setbacks on the northeast property line with a parking strip. Other setbacks would allow a greenbelt. Section B.3.e was added as follows:

e. No off street loading or off street parking located closer than 8 feet from the dedication as required in 1 above, along the NE property line.

4. Design, for example with pitched roofs, instead of including.

The remainder was accepted as written except that 10 and 11 are omitted.

Kae felt there would not be enough screening on the SW side. Others felt that the closer the buildings nestled to the uphill slope the less visible they would be from above. The attorney felt it was very good and found nothing to disapprove of.

John Finholm moved that it be presented to the council for approval. Motion carried with Kae Paterson abstaining.

HOLMAAS REQUEST: The secretary was asked to read the recommendations to the council. It was approved.

Through;her oversight the secretary failed to publish notice of the public hearing on Cascade Development's rezone request. The hearing was reset for February 18 at 7:30 p.m. Dr. Hruza will be asked to attend.

At Kae's urging a study session on annexation was set for Tuesday, March 11. Dr. Hruza will be asked to attend.

Meeting adjourned.

Respectfully submitted,

Patricia Ebert Secretary

FEBRUARY 18, 1975 - PUBLIC HEARING

The meeting was called to order at 7:30 p.m. by vice-chairman Belnke. Present were John Gilich (who arrived late because he had been attending a conflicting meeting), John Finholm, George Borgen, Kae Paterson, Allan Bucholz and Dr. Hruza.

The minutes were accepted as posted upon motion of George Borgen, seconded by John Finholm. Carried.

PUBLIC HEARING - CASCADE DEVELOPMENT REZONE REQUEST*

The vice-chairman read the notice of public hearing and a statement by Cascade Development concerning their reasons and describing the proposed project. A large drawing was presented of the 129-unit complex. Stan Johnson was present to answer questions. He felt it fitted in with the intent--to establish R-3 zoning at the crests of the hills where view would not be disturbed for others. The R-3 would allow them to condense the buildings and allow less land use. The buildings would be 24 feet high with pitched roofs. The area encompasses 9 plus acres but no percentage of impervious cover was available at this point. So far as drainage was concerned it would have 15 dry wells; besides the top half of the property slopes toward the freeway so half of the drainage would not be toward the town. There is parking for 198 cars. The building inspector was questioned and he said there is sufficient water for ordinary use but not for fire protection. The designer, Robert Lynch, said his insurance agent sees no problem there since the buildings are detached.

The vice-chairman asked for further comments from the audience. There was no one present to speak against the project but ERVIN CRAIG and DR MICHAEL DOEL spoke in favor of it, feeling it was an ideal situation and no problem with traffic should be encountered since it lies adjacent to the freeway and very near the access road.

Dr. Hruza said to keep in mind that the Planning Commission would be really permitting the maximum density under R-3, not just what they saw here. The developer would not be bound by the plans submitted but the zone change that would be allowed. The commission would perhaps be accepting a precedent with its effects on adjacent property on this side of the freeway.

Density was brought up and how it might affect the town's services. There would be 96 two-bedroom units and 33 one-bedroom units posing a density of 2.8 persons per unit. Parking spaces were discussed and it was agreed they should be changed to 2 spaces per unit.

Granting of the zone change would have effects through the drainage of "casual water" versus what would ensue from development. The proposed frontage road would certainly have an effect on traffic patterns. The granting of the zone change would also have an impact on future requests.

Mr. Craig said a 50-foot road dedication was approved by the county engineers to connect to the frontage road at Stroh's. He would certainly dedicate toward the road. Mr. Lynch felt that as much screening as possible along the freeway and along Wickersham was important.

George Borgen moved that the R-2 zoned property in question be changed to an R-3 zone subject to the following recommendations:

1. That a maximum of 60% impervious cover be allowed.
2. That two parking spaces per unit be furnished based on the pending amendment of R-2 districts that will require two parking spaces per unit.
3. All trees and shrubs should be retained where practicable to maintain a natural visual corridor along State Road 16 and Soundview Drive.
4. While not requiring curbs, gutters and sidewalks on this development, the Planning Commission wants to express its concern to the council for development of pedestrian access along the full length of Soundview Drive.

5. In recommending that this request be reclassified to R-3, the Planning Commission believes (a) that the remaining R-2 in this area should be reclassified to R-3 and (b) that the effect of such reclassification is limited to the area west of Soundview and south of the Hunt Road.

John Finholm seconded the motion. Carried unanimously.

In regard to the coming study session on annexation, George Borgen moved that the council be invited to attend the meeting on March 11, seconded and carried.

R-2: The Planning Commission, upon motion of Allan Buchholz, has agreed on the revised draft and a public hearing has been set for March 4, 1975. John Finholm seconded the motion. Carried. The council will be advised by letter.

Meeting adjourned at 9:40 p.m.

Respectfully submitted,

Patricia Ebert Secretary

MARCH 4, 1975

The meeting was called to order at 7:30 p.m. by Chairman Root. Present were Glenn Behnke, George Borgen, Kae Peterson and Dr. Bruza. John Finholm was out of town, John Gilich was ill and Allan Buchholz had out of town company.

PUBLIC HEARING - R-2 ZONE CHANGES:

Dr. Bruza told the commission that he had eliminated golf courses and high schools from the list of permitted uses because they take so very much land that they can be requested on a variance basis.

The chairman called for comments from the audience: There were none, either for or against.

George Borgen moved that it be approved and recommended to the Town Council. Glenn Behnke seconded. Carried. The consultant suggested that "development area or development site" be changed to "lot" since it is only a matter of definitional terms. The above motion was then carried.

JOHN HOLMAAS presented a proposal for a plat on the NW corner of Soundview Drive and the Hunt Road. It is a little over four acres in size and he is asking for rezoning to R-2 for duplex use and the approval of the plat at the same time if it can be accomplished since it is a package deal. Each lot would have a minimum size of 15,400 square feet. All utilities would be underground. He would like a public hearing for the plat approval as well as the rezoning.

He was asked what advantages he felt it had as R-2. He cited bus lines, better use such as cluster-type development, but asked if the Planning Commission can make any recommendation to make it more desirable. The consultant felt he should petition for a zone change before the plat is considered. Upon reading a part of the ordinance, the consultant decided that John could ask for conditional use under R-1 with a planned unit development, Section 17.64.040.4. Then again, if Holmaas decides to sell off lots it cannot be considered a single ownership and the above section would not apply. He was advised to consult his attorney and to make application with definite plans in mind. Dr. Bruza said he would look into it in a preliminary way.

ANNEXATION STUDY SESSION: This study session was set for March 11. In view of tonight's poor attendance, the chairman asked the secretary if she will remind the other members and the town council of this coming meeting. Dr. Bruza passed out suggestions that the Planning Commission might be considering the service capacity within the present town limits so they

can determine what they can permit outside the town limits.

The council had written asking that the commission take another look at the E-2 section of the Code. The secretary was asked to supply copies of the short plat ordinance proposal for all concerned and both matters will be taken up at the next regular meeting.

PLANNING ASSOCIATION OF WASHINGTON wrote requesting that planners contact their senators and representatives urging support of the \$5 million local planning assistance funds. The commission felt that, on a per capita basis, the town would realize very little of these funds. Glenn Behnke moved that Chairman Root be given permission to write a negative letter if Mayor Dujacich agrees. George Borgen seconded. Carried.

Meeting adjourned at 9 p.m.

Respectfully submitted,

Patricia Ebert

Secretary

PLANNING COMMISSION MEETING - MARCH 18, 1975:

The meeting was called to order by Chairman Root. Present were Glenn Behnke, John Gilich, and Kae Paterson. John Finholm was out of town. George Borgen was attending a conflicting meeting in Olympia and Allan Bucholz was attending a 14-week course.

The minutes stood approved as read.

Chairman Root read the letter sent regarding the Planning Association of Washington letter on allocation of funds.

Chairman Root had minutes from the annexation study session to report. It was moved and seconded that these minutes be included in tonight's minutes. See end of report.

John Gilich raised an issue as to the outcome of the council's hearing on Taralochia's petition. He felt the Planning Commission looked bad because of the council's decision and the outcome of that meeting. There was a great deal of discussion on the subject. John felt that we are not being responsive to our jobs because of the wide variation in the council's opinion from the opinion of the commission.

E-2 REVISIONS: The chairman felt that the decision should be postponed until after the council's acceptance of the E-2 revisions. Glenn Behnke said the Planning Commission should ask for a special meeting just on this subject and then ask Dr. Hruza to write it up. A joint session to get the council's feeling was suggested. The follow-up of E-2 is postponed for one month.

SHORT PLAT: The chairman suggested that they invite the town attorney to the next meeting to go over the proposed short plat ordinance because it is phrased in very technical terms. John Gilich moved and Glenn Behnke seconded that the above be made in the form of a motion. Carried. The secretary was asked to make copies for members and notify the attorney for the next meeting.

DR HRUZA'S BILL: Glenn Behnke moved that the bills be paid as rendered. John Gilich seconded. They went on to discuss Dr. Hruza's attendance at meetings. In the past it was sometimes uncertain which meetings the Doctor should be asked to attend as some meetings contain subjects to which he could contribute valuable input and others do not deal with his specialty at all. The chairman asked that we have a formal motion regarding the actual invitation of Dr. Hruza to our meetings and to those of the council. Kae Paterson moved that the Planning Commission decide, by actual motion, to invite Dr. Hruza to attend. John Gilich seconded. Carried. This should help clear up the uncertainty. Regarding the conditional use permit hearing of Hick Taralochia it was brought up that Dr. Hruza was present and thus Dr. Hruza was able to give the viewpoint of the Planning Commission. No other members of the Planning Commission attended that

meeting to answer the council's queries.

VARIANCE ON CATHOLIC CHURCH RECTORY: Date set for hearing on April 1 at 7:30 p.m.

The article in last Saturday's Home Builder was mentioned.

Regarding the next meeting, Kae Paterson wondered if Dr. Hruza had been asked to outline the steps to a comprehensive plan for the next meeting.

Motion to adjourn at 8:40 p.m.

Respectfully submitted,

Patricia Ebert

Secretary

COMBINED TOWN COUNCIL AND PLANNING COMMISSION "STUDY SESSION" CALLED TO DISCUSS ANNEXATION
March 11, 1975 - Town Hall

Present were Councilwoman Bogue, Councilmen Ekberg and Hanson and Mayor Dujacich; Commissioners Behrke, Borgen, Gilich, Paterson and Root, and Wayne Goodao, Building Inspector.

A short discussion of the mechanics of annexation to the Town was held, the mayor explaining that any request for annexation must originate with the area desiring to be annexed.

Mrs. Bogue was then asked to make any suggestions she care to relative to the subject under discussion. She felt that more "input" from the Town's citizens was necessary and that possibly a survey could be conducted by an interested high school class.

Mr. Hanson felt that "if" such a survey was desirable perhaps one of the classes of Dr. Hruza might like to undertake such a project.

Mrs. Paterson mentioned that alternatives would have to be presented to the public--otherwise results would be so scattered or cover so wide an area of thinking they would be practically valueless.

It was brought out in the discussion which followed that for a survey to be successful to any degree questions would need to be prepared in advance, possibly by a professional or professional~~s~~ in the field of planning. Some felt a worth-while survey would be quite costly, even if it could be made a part of an annual census, which might not be practical, particularly from a time-factor standpoint.

The mayor said that if he were asked without warning how he wanted the town to grow, he would be tempted to say to let it stay the way it is. However, as mayor, he has a responsibility to the whole populace and both he and the others present must accept the responsibilities that go with their positions. He said that at the first sewer election (about 1962 or 63) the proposition was defeated by approximately 200 votes. At the last election which it carried there were still about 200 votes against it, probably largely the same people who voted against it the first time. New-comers made the difference between defeat and acceptance.

John Gilich agreed that our responsibility was to the whole town. Officials must not ask the rank and file to make their decisions for them/

The mayor and Borgen agreed that a practical start on deciding the future of the town would be to draw a line around our drainage district and draw up a comprehensive plan for that area. The mayor suggested that might be a good project for Dr. Hruza.

It was pointed out that a plan of roads and streets must of necessity be taken into consideration both as presently established and as will be required for future development before a real, practical, workable, comprehensive plan can be mapped out. (Dr. Hruza, at a previous meeting, disclaimed training for a road and street planning role.)

Clenn Behrke said that while he realized and acknowledged the good work Dr. Bruze had done for us, he felt that the officials and people of the town itself should decide on how the town should grow and progress, and not lean too heavily upon the ideas of a non-resident professional planner.

Summing up all discussions it appeared to be the consensus that any and all annexations should meet the following criteria before being finally approved.

- (a) should fit into an overall, yet to be agreed upon, pattern of growth,
- (b) that input from residents was desirable but not a substitute for the decision-making responsibilities of the official family,
- (c) that a survey of public opinion would be valuable but due to cost and time factors might not presently be practical,
- (d) that a study of the availability, utilization, and adequacy of all facilities, including water, sewers, drainage, police and fire protection, streets and roads, parking, traffic congestion, open spaces, parks, schools, shopping facilities and libraries be made in advance for every proposed annexation, with emphasis on cost factors of such facilities as they would be borne by the town or by the developer or development.
- (e) that an outline of all factors which should be included in a comprehensive plan for the present town limits, drainage basin, and/or adjacent areas, be drawn up under qualified supervision.
- (f) that study by both the Town Council and the Planning Commission be given to the practical aspects, costs, and methods of arriving at such a plan.

Adjourned at 8:50 p.m. (Mr. Hanson had been able to attend only about the first half hour of the meeting.)

Minutes taken by Cecil Root.

PLANNING COMMISSION MEETING - APRIL 1, 1975

The meeting was called to order by Chairman Root. Present were Clenn Behrke, John Maholke, George Borgen, John Gilich and Kae Entwerson. Allan Bacholz was not present.

PUBLIC HEARING - VARIANCE REQUEST FROM CATHOLIC CHURCH FOR RECTORY:
The chairman read the notice of public hearing and asked for comments from those in favor:

PAUL TEBB, representing the building committee for the rectory, explained why they are asking for a seven-foot variance:

It will blend in with the architecture of the other buildings and will hardly be seen. It will be connected at the roof line with the present church with a two-car carport between. There will be living quarters on the ground floor of 1700 square feet with a badly needed church office. There will be 900 square feet of living quarters upstairs. Also it will get the mobile home off the premises.

There was no opposition and the building inspector approved of the plans. George Borgen moved that the variance application be approved and so recommended to the council. John Gilich seconded. Carried. Public hearing closed.

The secretary read the minutes of the last meeting and changes were made as follows:

John Gilich felt that we are responsive to our jobs and just because the Planning Commission seems out of step with the council's decisions we must not falter or be deterred from our responsibilities to the people of Big Harbor. This was substituted for that portion of the paragraph that stated that John Gilich felt we are not being responsive to our jobs because. . . .

" . . . formal action regarding "this" actual invitation" should read "any" actual invitation.

At the end strike out "for the next meeting" after the words comprehensive plan.

The minutes stood approved as read except for the above corrections.

Chairman Root read the minutes of the study session and these were made an official part of the minutes of the last meeting.

Regarding the guidance of Dr. Hruza on the annexation procedures, the chairman suggested he be given a few days after he receives his minutes and then he will be contacted.

SHORT PLAT:

Attorney Johnson was present. He said the legislature has adopted a statute which indicates that the town shall adopt a short plat ordinance but the county will not accept any more without an ordinance. The county would also like the procedure to be pretty much the same for all who submit it. The attorney went over the technical aspects of the ordinance. The exclusions portion is taken directly from the state statutes and is standard. He left it for the Planning Commission to work on in their own time.

George Borgen mentioned the possible annexation and subdivisions on the part of Ken Hemley. The secretary will mail him information.

Motion to adjourn at 9:20 p.m.

Respectfully submitted,

Patricia Ebert Secretary

PLANNING COMMISSION MEETING - APRIL 15, 1975

The meeting was called to order by Chairman Root at 7:30 p.m. Present were Glenn Behnke, John Finholm, George Borgen, John Gilich and Kae Paterson. Allan Bucholz was not present.

The minutes stood approved as read.

Glenn Behnke asked if we are going to do any work with Dr. Hruza on the comprehensive plan. The chairman read a note from John Holmaas that came to his post office box. He felt it should have been addressed to the Planning Commission as a whole and that John Holmaas, as a private citizen, contacted Dr. Hruza and we may be billed for his services. The commissioners felt it was very presumptive on the part of Holmaas and they felt that his request needed no response. The chairman will contact Dr. Hruza regarding the forthcoming work on the comprehensive plan.

The commissioners then worked on the short plat: They compared the proposed ordinance with that of the Town of Steilacoom and went over both of them section by section:

Sections 1, 2, and 3 are standard and from the state statutes and accepted as they stand.

Subsection 4 was not fully understood and should be clarified by the Town Attorney.

Section 4 - John Gilich objected to the use of two new terms here--sites and subdivisions. It was decided that they have like meanings but should be clarified and made consistent with the balance of the ordinance.

The Planning Commission accepts Sections 2 through 5 except for the above notation on Section 4.

Section 6:

In 1 (a) insert "Town Clerk of the Town of Gig Harbor" in the blanks.

Sections b through h are accepted.

Section (i) "a survey shall be required and the form of the plat shall be as requested by the Survey Record Act, Chapter. . ."

Section 6 (2) Approval

Fill in with the Mayor of Gig Harbor.

Section 7 (1) OK

- (2) The attorney had previously told us this paragraph was in question. He will check on it. John Gilich felt that proper street accesses should be provided and clarified, as the Planning Commission is vitally concerned with streets, possible need for arterials, through streets, etc.
- (3) through (6) are yet undecided and require more work.
- (7) Add sidewalks. . . .and. . . "at the discretion of the Planning Commission and the Town Council."

Sections 8, 9, and 10 OK.

The Planning Commission hopes to complete the short plat work at their next meeting.

Regarding the B-1 and B-2 changes, Chairman Root suggested that we start discussing this next meeting. Do we want to ask Dr. Hruza to attend now? It was decided that there would be another meeting to discuss definite ideas to provide for Dr. Hruza at a meeting a month from now.

Meeting adjourned.

Respectfully submitted,

Patricia Ebert

Secretary

PLANNING COMMISSION MEETING - MAY 6, 1975

The meeting was called to order by Chairman Root. Present were Glenn Behnke, John Gilich, George Borgen and Kae Paterson. Allan Bucholz and John Finholm were not present.

The minutes were read and accepted as read. The regular meeting was then adjourned for the public hearing.

JOHN SAREAULT VARIANCE REQUEST:

Mr. Sareault pointed out the area on the map and explained that he needs a variance to build his garage because it must be three feet closer to the lot line than allowed. This lot line is common with the Ryker Apartments. The immediate neighbor on the other side has no objection.

John Gilich moved that the variance of three feet be recommended since it blocks no view, is in good taste and takes cars off the street. Glenn Behnke seconded. Hearing closed.

CORRESPONDENCE:

1. Letter from Arnold, Peterson and Berkheimer speaking against John Holmaas's plan. John Holmaas was present. He said he was sorry if he was presumptuous. He said he feels that there are many things that can be done with the property such as a duplex or triplex subdivision. He feels that there are ways to accomplish it and to allay the fears of Mr. Berkheimer. He said he would be pleased to bring his partners to a meeting and try to work out a reasonable compromise. He was told to submit his application and a formal hearing will be held.

2. Letter from City of DuPont requesting a copy of Gig Harbor's new comprehensive plan. Chairman Root said Dr. Hruza is working on a comprehensive plan. Members felt that notes could be taken of what we feel we could recommend to Dr. Hruza.

SHORT PLAT ORDINANCE:

The secretary was asked to retype the proposed short plat ordinance with the corrections and to write a letter of recommendation to the council. The proposed ordinance was gone over word by word to make sure of the corrections and additions.

STATEMENT FROM DR. HRUZA:

Motion was made by John Gilich that his bill be approved. Seconded by Glenn Behnke. Carried.

The Planning Commission will ask him to attend their next meeting if he has anything ready on the outline for the comprehensive plan. The secretary will call him.

Suggestions were then made for inclusion in the comprehensive plan.

Meeting adjourned at 9:20 p.m.

Respectfully submitted,

Patricia Ebert

Secretary

PLANNING COMMISSION MEETING -- May 20, 1975

The meeting was called to order by Chairman Root. Present were Glenn Behnke, George Borgen, John Finholm, John Gilich and Kae Paterson. Allan Bucholz was not present.

Dr. Hruza had been asked to attend if he had enough work done on the comprehensive plan to present tonight. He was still working on the beginning and also he had a conflicting meeting.

The commissioners decided to work on the B-2 section of the ordinance.

John Gilich said he felt that there are certain businesses of an historical nature that existed prior to the zoning ordinance and should be allowed to operate under sort of a grandfather clause.

A discussion ensued on intents of B-1 and B-2. John Gilich said he would like some data on the ratio of B-1, B-2 and R-zoned land already apportioned.

Curbs and sidewalks should be written into all business zoning. All agreed on this point.

Only a general discussion took place. Kae Paterson had already drafted some ideas concerning the rewriting of these zones. The secretary made copies and these were distributed for future discussion.

Concerning the two vacancies that will come up on the Planning Commission, the secretary will write and remind the mayor.

The secretary was instructed to set the variance and transitional use permit request for four weeks from tonight.

There will be a rezone hearing on June 3 from the R.R. Mackay Company.

Meeting adjourned.

Respectfully submitted,

Patricia Ebert

Secretary

REGULAR PLANNING COMMISSION MEETING -- JUNE 3, 1975

The meeting was called to order by Chairman Root. Present were Glenn Behnke, George Borgen, John Gilich and Kae Paterson. Commissioners Finholm and Bucholz were not present.

The chairman welcomed George Borgen and John Gilich who were reappointed by the mayor.

The chairman then called the public hearing to order.

R.R. MACKAY AND SONS REZONE REQUEST:

The chairman read the notice of public hearing and asked for comments from those in favor.

DON MACKAY pointed out the area in question. He said they intend to build two-bedroom town-

houses and he submitted a site plan. There would be covered parking with room for 1.5 stalls per unit. When it was pointed out that the new R-2 requires two stalls per unit he said they could provide that. Each unit would be 1000 square feet with nine units in the complex. The area in question is 152' x 250'. They intend to build two stories with gable roof and are aware they would have to ask for a variance. The area is heavily wooded and underbrushed. They would leave as many trees and as much natural beauty as possible.

In opposition were:

REED HUNT who said he questions very seriously whether the town wants to change to R-2 zoning in that area. He feels it would be undesirable since extreme density in that area would be undesirable.

MOLLY WHIPKEY lives on Stanich Avenue near the property in question. She said the traffic down Stanich is terrible. There are many speeders, both car and motorcycle, and she cannot see any more traffic on the road. She said she is opposed also on the basis that she would like to see at least one area stay residential.

MRS. DAVENPORT, Hill Street, said she felt the same as Mrs. Whipkey. She added that others on the road are opposed as well, but that tonight was the final Harbor Holidays meeting and many could not attend this meeting.

Kae Paterson asked Mr. Hunt if he owns the property abutting the area in question. He answered yes, but that he hasn't the slightest intention of developing.

John Gilich said it should be considered in a larger package if they do consider rezoning it. As it presently is it would be spot zoning.

Kae Paterson said she was concerned with protecting the single family areas. We should have good reasons before we rezone to multi-family use.

George Borgen said he certainly had no preconceived ideas since he did not even know he would be serving on the commission again. He feels that this rezone would place a heavy load in just one small area--amidst residential areas.

Glenn Behnke said that although there is R-2 on both sides and B-1 on another, it still would be spot zoning and we are all against that. He moved that we recommend denial of the rezone. George Borgen seconded. Carried.

The principals will go ahead with the hearing at council level. The motion was carried unanimously. The public hearing was closed and regular meeting called to order.

The minutes stood approved as read.

Chairman Root announced that George Borgen and John Gilich were reinstated by Mayor Bujacich for another four years.

John Gilich said he was surprised to hear that Keith Uddenberg had bought the Crawford property; he did not want it rezoned to B-2 and that is just what can happen. It can be used as a parking lot under current zoning regulations.

The commissioners would like to discuss transitional use with Dr. Hruza.

A request for variance was received from Robert Ebert and the public hearing was set for June 17 at 7:30 p.m.

Minimum unit size (previously eliminated by ordinance) was discussed. It was felt that it was wrong to eliminate it entirely. The chairman said that perhaps a minimum could be established. It was felt that some kind of control was needed for minimum standards. It was suggested that Dr. Hruza be asked to go into this as well as the transitional use permit aspect.

Kae Paterson had made a breakdown of the approximate B-1, B-2 and C zones in acreage in the Town:

	NUMBER OF ACRES	DEVELOPED	NOT DEVELOPED
B-1 and B-2	49.3	18.4	30.9
C-1	<u>11.5</u>	<u>7.0</u>	<u>4.5</u>
Totals	60.8	25.4	35.4

Acres not zoned business but developed in non-conforming business use are 6.65 acres

Meeting adjourned at 9:00 p.m.

Respectfully submitted,
Patricia Ebert Secretary

PLANNING COMMISSION MEETING -- JUNE 17, 1975

The meeting was called to order by Chairman Root. Present were Glenn Behnke, John Gilich, George Borgen, Kae Paterson and Dr. Hruza. John Finholm and Allan Bucholz were not present.

The first public hearing was called to order.

ROBERT EBERT VARIANCE REQUEST: (This portion of the minutes was taken by Kae Paterson so that the secretary could speak on his own behalf.)

A five foot height variance was requested in order to add an upper bedroom at the same time as a new roof is put on. Glenn Behnke said that the building inspector (who was not present) had told him that the height variance was no problem. The house is below street level and the increase in height would bring the house to only about three feet above street level.

John Gilich asked if it will be made closer to the lot line and how wide is the lot? A. No. change in side setbacks. The lot is 123 feet wide.

John Gilich moved that the variance be approved and so recommended to the council. Glenn Behnke seconded. Carried. Public hearing closed.

The regular meeting was recalled to order and the minutes read by the secretary. Only one change was made, from Chairman Gilich to Chairman Root.

Dr. Hruza had made a study of the legality of fixing a minimum floor area standard or unit size. He had written a letter and it is included in the minutes as follows:

At your request, I have researched the question of whether it is possible For the Town of Gig Harbor to impose a minimum floor area requirement for each dwelling unit in an R-3 District.

The legal validity of such a regulation depends largely on the town's ability to show that the particular minimum floor area represents the minimum space needed for the mental and physical health of occupants of the dwelling unit. In cases where the requirements were unduly high, the courts have invalidated them on the basis that they were merely attempts to preserve particular neighborhoods as sites for large and expensive homes, or to upgrade the neighborhood at the expense of the newcomer. The same reasoning may be used to invalidate minimum-size requirements that differ from one type of residence district to another.

If the requirement is truly based on considerations of health, it should be the same in neighborhoods of modest homes as it is in neighborhoods with very expensive homes. In most cases floor space requirements of 500 or 600 square feet per family per dwelling, regardless of where it is situated in the city, would probably be upheld as reasonable.

If the town should decide to establish a minimum floor area, it would need to establish policy reasons why the particular minimum is necessary from the standpoint of mental and physical health. Such policy reasons would be absolutely essential in order to show, should the minimum be challenged in court, that it was not arbitrary, capricious or unreasonable.

Dr. Hruza went on to say that he had also researched the housing code. They had very small requirements ranging from about 250 square feet to over 400. Legally, the minimum size could be established. It would be well within our rights but we must establish reasons. Chairman Root suggested writing to the council, attaching this letter, and asking for their recommendation about whether they want the commission to follow this line of reasoning.

The regular meeting was recessed at 8:00 p.m. for the next public hearing.

DRISCOLL VARIANCE: The chairman read the notice of public hearing and asked for comments from those in favor. Mr. Jim Driscoll explained that he owns the property along with three others. It is not suitable for single-family residential use, he feels, because it is above the busy Shorline restaurant parking lot. That is why they are applying for the multi-family use. The lots measure a total of 115 feet long and 100 feet wide.

Kae Paterson asked him for a profile of the land. He had none.

Glenn Behnke pointed out to Mr. Driscoll that he could build two homes on the property since it is pre-platted property.

In opposition were:

WILMA CONAN, who asked where they plan to build on the property. More toward the Franklin Avenue side or toward the Shorline lot? She worried that fill might make the lot higher and block view behind.

ESTHER WOOD, who lives on the corner, said the Shorline parking lots are really not so very noisy—only about 3 weekends a year are they noisy at all. She said she would not like noisy tenants in the proposed duplex.

KELLY MARTIN said he was concerned about duplexes in that some are nice and some are unsightly. He would like to know more about the plans.

HEIMI KOMULAINNE said she would like to see the area kept as single-family dwellings.

GARY HERSEY, one of the partners, wondered if he supplied a sketch or print would it satisfy the neighbors.

GEORGE BORGEN felt that a sketch, showing elevations, might eliminate some objections.

Kae Paterson read the height limitation in the ordinance and Glenn Behnke said he felt the house would measure only ten to twelve feet above the road because the ground slopes sharply toward the water.

John Gilich was concerned whether this would create a unique situation and whether a duplex should be allowed. The audience does seem to object to a duplex.

Chairman Root said he felt that there were three choices here:

- 1. Grant the variance.
- 2. Recommend against granting the variance.
- 3. Continue the hearing.

Glenn Behnke moved that we continue the hearing to another date and give the principals a chance to bring plans of what they intend to do. George Borgen seconded. Carried. Mr. Driscoll will notify the secretary and she will mail out notices to property owners.

HEARING DATE SET FOR THE Boat Barn Sign Variance on July 1, 1975.

Chairman Root told Dr. Hruza that there are several possible applications of the transitional use portion and perhaps the ordinance should be changed to require a public hearing. Dr. Hruza said the intent portion would have to be rewritten—perhaps to conditional use. As it stands now the burden falls on the building inspector to determine adverse effect or adequate landscaping and screening. Dr. Hruza will draft something to apply to just the R-1 zone.

CORRESPONDENCE: Dept. of the Army letter on Blair/Sitcum Waterways and notice of hearing.

Meeting adjourned at 9:25 p.m.

Respectfully submitted,

Patricia Ebert

Secretary

PLANNING COMMISSION MEETING
JULY 1, 1975

The meeting was called to order by Chairman Root and then recessed for the public hearing. Present were Glenn Behnke, George Borgen, John Finholm, and those not present were Kae Paterson, John Gilich and Allan Bucholz.

Chairman Root announced that the reappointments of George Borgen and John Gilich were not confirmed by the council so he declared George Borgen ex-officio tonight.

PUBLIC HEARING - BOAT BARN SIGN VARIANCE:

The sign comes under Section E, Off Premises Signs. The sign is located in the same area as the previous signs of Triple T Marina and Lighthouse Marina. It could be a hardship since the marina is located off the main road. One of the criteria for granting variances is hardship. The management may ask permission later to put franchise information on the sign.

Glenn Behnke said he could see the necessity of a sign there. John Finholm said he could see nothing wrong with a sign there. He felt the owners should have the courtesy of being allowed to have the sign in that location.

George Borgen felt it was a necessity since there is no traffic by there at all.

Glenn Behnke felt that we should encourage boating and allied activities as Gig Harbor should be for boats and people.

Mike Pickett is adding bait and ice and will put marine hardware in at a later date.

Glenn recommended that the variance be granted. John Finholm seconded. Glenn and John voted in favor. George was not able to cast a vote. The public hearing was closed and the regular meeting resumed.

The minutes were read and accepted as read.

There was a discussion on the possibility of hiring Dr. Hruza to start the discussion on rewriting of the B-1 and B-2 areas.

Building Inspector Goodno reported that the parking at the north end of town is becoming a real problem. Some of the difficulty is that shop owners park in front of their shops and there is no room left for patrons.

The next meeting of the Planning Commission will be held at the Northview Terrace apartments recreation room. Glenn Behnke had kindly extended the invitation to the commissioners and their audience and a motion was made by John Finholm to accept the invitation. The motion was seconded and carried.

The meeting was adjourned at 9 p.m.

Respectfully submitted,

Patricia Ebert

Secretary

PLANNING COMMISSION MEETING - JULY 15, 1975

The meeting was called to order at the town hall and then adjourned to the Northview Terrace

recreation hall.

Present were Glenn Behnke, host, Chairman Root, George Borgen, John Gillich and John Finholm. Councilwoman Bogue was present and she said she had attended this meeting not only to visit the new apartment complex but also to bring word from the last council meeting. She told the commissioners that the council was urging completion of the comprehensive plan, especially on the periphery of the town. The council is vitally concerned with all the areas adjacent to the town especially since there have been applications for annexation received.

Councilwoman Bogue went on to say that the council had really appreciated John Gillich's performance as a commissioners but now a question had arisen about his residency since his marriage. Since he was temporarily not living in the town would it establish a precedent if he were allowed to go on serving on the Planning Commission. She explained that the council had asked the town attorney to research the question. George Borgen suggested retaining him as a non-voting member until he moves back into the town.

At this point the meeting was recessed for a tour of the complex.

Upon resumption of the regular meeting Councilwoman Bogue had to leave and Donald Huber, one of the owners of the apartment spoke of some of the problems they have had since Wood and McKean started building next door. He stressed stronger control over site plans, saying the town would certainly profit, but the builder would also profit by building a better quality development.

The minutes were read and corrected. They will be re-typed and distributed.

Chairman Root discussed previous recommendations on the comprehensive plan. Perhaps the highway could be considered a natural barrier. Some in the meeting felt that perhaps the town would eventually develop across the freeway. The chairman felt that work on the comprehensive plan was temporarily taken out of our hands when the council asked Dr. Bruza to do the groundwork.

There was further discussion but John Finholm moved that the business portion of the meeting be concluded at 9 p.m. Motion seconded and carried.

Respectfully submitted,
Patricia Ebert Secretary

REGULAR PLANNING COMMISSION MEETING - AUGUST 19, 1975

The regular meeting of the Big Harbor Planning Commission was called to order by Chairman Root. Present were Glenn Behnke, George Borgen, John Finholm and Kae Paterson. The regular meeting was adjourned for the public hearing.

VARIANCE ON THE WALTER BROWN PROPERTY:

The chairman read the notice of public hearing and the request of Mr. Brown. He had asked for a variance of seven feet, from the allowed 24 feet to 31 feet, to allow a chalet-type residence. Mr. Brown was present. He pointed out the location, next to Mr. Bradshaw's residence. The lot is 50 x 120 feet. Mr. Finholm asked the owner why he chose an A-frame type style for such a relatively level lot. Mr. Brown said that this was the type of home that he and his wife had always wanted; not necessarily any specific plan, nor had he asked for bids, but the basic dimensions, the floor plan, are what they would like. There would be a full basement. Kae Paterson said that Phil Bujacich, near her home, has a similar plan but it seems lower somehow. Wayne said it might be possible to alter the plans somewhat to accommodate the house without a variance.

Mr. Brown was asked what is the overall slope of the lot from the street to the lower end. He did not know. The street is above the lot level about two feet and the lot slopes perhaps

another four feet to the lower end.

In opposition were:

HARVEY BRADSHAW: He asked if the first floor level would be level with the street. The code requires 50% of the basement to be below grade so the first floor would be approximately level with the street.

TONY CLOUD: His first objection is preservation of the view. Cutting off the view for one person there might start a precedent. There are two other lots that could have a similar building in the neighborhood. He felt it was not a unique building site that called for that type of home. It is not a gulch. A builder should try to build a home to fit the site. A real high house is not compatible with the neighborhood. There is no strong argument for a variance.

MRS. ADAM ROSS: She lives right across the street and felt the house does not go with the neighborhood. She feels the same as Cloud.

John Finholm felt it could set a precedent and maybe really block view. It should not be allowed because it is not a needy or extreme case. George felt the same way. Glenn Bahnke felt it would not work a hardship ;to reject it. Kae Paterson felt the height level in the ordinance should be maintained and it did not meet the qualifications for a variance.

George Borgen moved that we recommend that the request be turned down. John Finholm seconded. Glenn Bahnke said a similar house could be constructed that would not be so high. Motion carried. Public hearing closed and regular meeting resumed.

The minutes of the July 15 meeting were read. Cecil Root corrected them because he said he did not mentioned the highway as a barrier. He never did feel that way. The minutes should reflect that some feel the highway is a barrier and some do not.

Kae Paterson said that Dr. Hruza had called. He is back from vacation and will contact both the council and the commission when he has information to report within two or three weeks.

They discussed the plan issued by the Town of Port Townsend. They all felt it was excellent. They felt it could be applied to our town with little change but Dr. Hruza, of course, is working on a specific plan for our town. The plan is quite generalized,

The Huber/Antilla public hearing was set for September 2 at 7:30 p.m.

The meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Patricia Ebert

Secretary

PLANNING COMMISSION MEETING - September 2, 1975

The regular meeting of the Gig Harbor Planning Commission was called to order by Chairman Root. All members of the commission were present. The meeting was recessed for the public hearing.

HUBER/ANTILLA REQUEST FOR APPLICATION OF THE COMPREHENSIVE PLAN:

Chairman Root read the request. The area in question lies at the end of Foster Street outside the town limits. The chairman read three letters from the principals, including one that requests R-3 zoning for the area.

Don Antilla, partner, explained his petition. They plan to build in like manner to the present

Northview Terrace. They request R-3 zoning to make the project workable. This would allow about 42 units on 2.12 acres of land--the square footage is 92,347 square feet. He showed clippings from the Seattle P-I of the present apartment complex and said he was told that it was the finest development on the Pacific Coast north of California. He showed his proposed construction plans and site layout. They plan one bedroom, one bedroom with den, and two-bedroom units.

He showed the drainage pattern on the property. All drainage is to be caught and channeled. George Borgen said he was concerned with the amount of drainage from so many apartments in one area. It was further discussed and evidently part of the drainage pattern will be toward the freeway.

The side setbacks are no less than 12 feet. There will be a large open space to the north and east in front of the buildings. The property abuts the highway on the west. There will be 26% impervious/74% pervious cover.

Regarding the water supply, they plan a swimming pool as a fire flow supply. Mr. Antilla brought up the letter from the engineer who stated that the town's water supply was sufficient to handle this complex.

In opposition were:

HULEN WILKINSON, who owns the property north of the area in question. They have a spring in the hillside on which they have had water rights since 1900. They have gravity flow water from this spring and many catch basins. They fear pollution and interruption of their water supply. George Borgen asked her if she was concerned that the proposed apartment would be a public nuisance. No, she answered, she feared only the loss of water and the possibility of slides.

TOM MORTE of Shore Acres asked if apartment complexes are consistent with the objectives of the citizens of the town. He suggested polling for a viewpoint. Glenn Behlke explained that the council and the commission feel that apartments are consistent with current zoning and that they plan to keep the multi-family housing near the interchanges.

RON LOPP was apprehensive about the loss of screening next to the freeway. He feared violation of the county comprehensive plan just because the property is annexed to the town. He criticized the traffic pattern grade or slope approaching the complex.

Don Antilla said that test holes have been dug by engineers and there is no problem with slippage on the hillside. He felt there would be no adverse runoff to the Wilkinson property.

Kae Peterson was concerned with locking at the total picture. She asked if we could postpone our decision pending word from Dr. Bruza concerning his work on the comprehensive plan. She went on to say that she was concerned with traffic on Stinson Avenue. When the commissioners were polled as to their views they gave the following opinions.

Glenn Behlke said he felt that multi-family dwellings should be kept on the ridge, although he did not feel so in the beginning.

John Finholm did not feel concern with the view from the highway--his biggest concern is for the drainage down Stinson Avenue. The traffic near the highway was not a great concern for him.

George Borgen was mostly concerned with water service and drainage. He would like a special study session with Dr. Bruza.

Glenn Behlke felt the water drainage was a concern but could be taken care of. He also felt that the needed roads would come in time when a pattern develops of where they are needed. Chairman Root felt the builders have shown good faith in their quality of workmanship. He felt no qualms on R-3 zoning in that area since it is on the crest of the hill.

George Borgen moved to postpone the decision to the next regularly scheduled meeting. Kae Paterson seconded. Carried. The decision will be made at the regular meeting. Motion was then made by Mrs. Paterson to hold a study session on September 12 (if possible). The secretary was instructed to check with Dr. Hruza and also with the attorney since Ron Lopp maintained that a special study session requires ten days notice. The public hearing was adjourned and the regular meeting recalled to order. The minutes were read and a change was made from "plan" to "study" concerning the Post Townsend "study."

Chairman Root brought up an article from the Seattle Times on transitional use. It suggested eliminating transitional use entirely and making it all conditional use. The secretary was asked to mail the article to Dr. Hruza with a note of explanation.

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Patricia Ebert Secretary

PLANNING COMMISSION MEETING - SEPTEMBER 16, 1975

The meeting was called to order by Chairman Root at the Cig Harbor Library. Present were Kae Paterson, John Finholm, Glenn Behnke, George Borgen and Allan Bucholz, as well as the planner, Dr. Hruza. Chairman Root said that, since this is a continuation of the public hearing, the minutes of the previous meeting should be read.

Chairman Root told of the study session held on Sept. 11 with Dr. Hruza. Dr. Hruza had showed several maps, both county-wide and adjacent areas, showing features pertaining to the comprehensive plan. He presented copies, both to the planners and the council, of the general plan to guide development. The chairman asked that the plan be made part of tonight's minutes; copies of it were provided to each member and a copy is included herewith in this minute book. The study session had adjourned at 9:40 p.m. The regular meeting was then recessed and the continuation of the public hearing was called to order.

ANNEXATION OF HUBER/ANTILLA PROPERTY AND APPLICATION OF THE COMPREHENSIVE PLAN:

Chairman Root asked if there were any present with new ideas.

MISS WILKINSON said that she would like some assurance that pollution would be taken care of. John Finholm felt there would be no pollution. George Borgen agreed--saying there would be less pollution than if 10 houses were built there. Don Antilla agreed, saying that there would be no child occupancy to speak of. People with children don't move into one-bedroom apartments.

Dr. Hruza pointed out the traffic pattern in the area and spoke of the possibility of extending some kind of right-of-way along the power line. If we develop much more we could eliminate the possibility of a right-of-way in the future. Dr. Hruza also discussed at this time the recommendations made by Pierce County when it was thought the property would be developed under county auspices. The county was concerned with additional landscaping and the concept of looking directly down on the parking area from the freeway. The other items that could be considered and acted upon in recommendations are fire hydrants, storm water drain plan, possibility of slide and erosion, comments from the school district, trees and ground cover. The county had recommended also fire requirements, landscaping, elevations to be submitted with final site plans, all utilities to be underground, geological studies, details on lighting, signs, etc., and the effect of grading on adjacent properties. The county is much more specific on certain factors. Also, assessing the property at the same rate as the current assessment rate. It is within the purview of the Planning Commission to use the RCW regarding indebtedness and pre-established assessments.

The chairman said our R-3 zone is not specific on screening so any motion should perhaps include screening. Some of the other factors in the above paragraph would be taken care of by the zoning ordinance and some by the various departments of the town.

Kae Paterson had typed out some suggestions. She said one thing to consider is where is the tipping point? Where do we break to less density? Glenn Behnke said he felt that R-3 should not extend to much below the crests of the hills. Other considerations that Kae brought up were: water supply and drainage problems--can we make provisions to alleviate problems below the area in question? Could Huber and Antilla guarantee the Wilkinson's water as long as they live? Could it be put in the form of a contract? Do the site plans fit our R-3 requirements? She had figured the maximum density at 36 to 39 units. Don Antilla said that they are aware that they must abide by any zoning. Kae would like to see additional screening along SR-16.

George Borgen said he is most concerned with the water run-off. Evidently the bulk of the drainage will go to the west side of the highway. Allan Bucholz was in favor of the site for an apartment. John Finholm felt they would create an asset to the town. He went on to make the following motion:

That the Gig Harbor Planning Commission recommend to the Honorable Mayor and the Town Council of Gig Harbor that the annexation of certain properties as described below, and as proposed by the Messrs. Huber and Antilla, be approved, same to be admitted to the Town with an R-3 zone rating, with the following stipulations and requirements:

1. That the details for a reasonable and sufficient water supply be worked out with the Town of Gig Harbor which will meet with the approval of the Town Council, the town Engineer and the Fire Marshal of the District.
2. That the town grant a sewer hook-up for the buildings that are proposed to be constructed upon the properties, with a reasonable and proper allocation of costs to be shared by the petitioners and the town.
3. That a method of routing storm run-off water which will not materially add to, or effect the drainage problems of the streets leading to or away from the area, be developed, same to be satisfactory to the town engineer.
4. That present and existing natural trees and shrubs be preserved insofar as practicable and additional landscaping be provided wherever necessary to insure maximum reasonable screening from Highway #16 and adjacent streets and buildings.

The above motion was seconded by George Borgen.

There was a discussion of the possibility of amending the motion to include the addition of a road. Kae Paterson moved that before final approval of the development by the Town Council, the town engineer should determine the possibility of a road running from Grandview near or on the power line, to Foster Street, and consult with Tacoma City Light to see if such a road on City Light right-of-way is possible and if any right-of-way from this property for such road development would be necessary. Allan Bucholz seconded. Amendment carried. Dr. Hruza said that, concerning the Wilkinson ladies request for an addendum concerning their water supply, this could best be handled by the Town Attorney and he will be asked to look into this. Glenn Behnke abstained from voting when Chairman Root called for the question. The original motion, as amended, was carried.

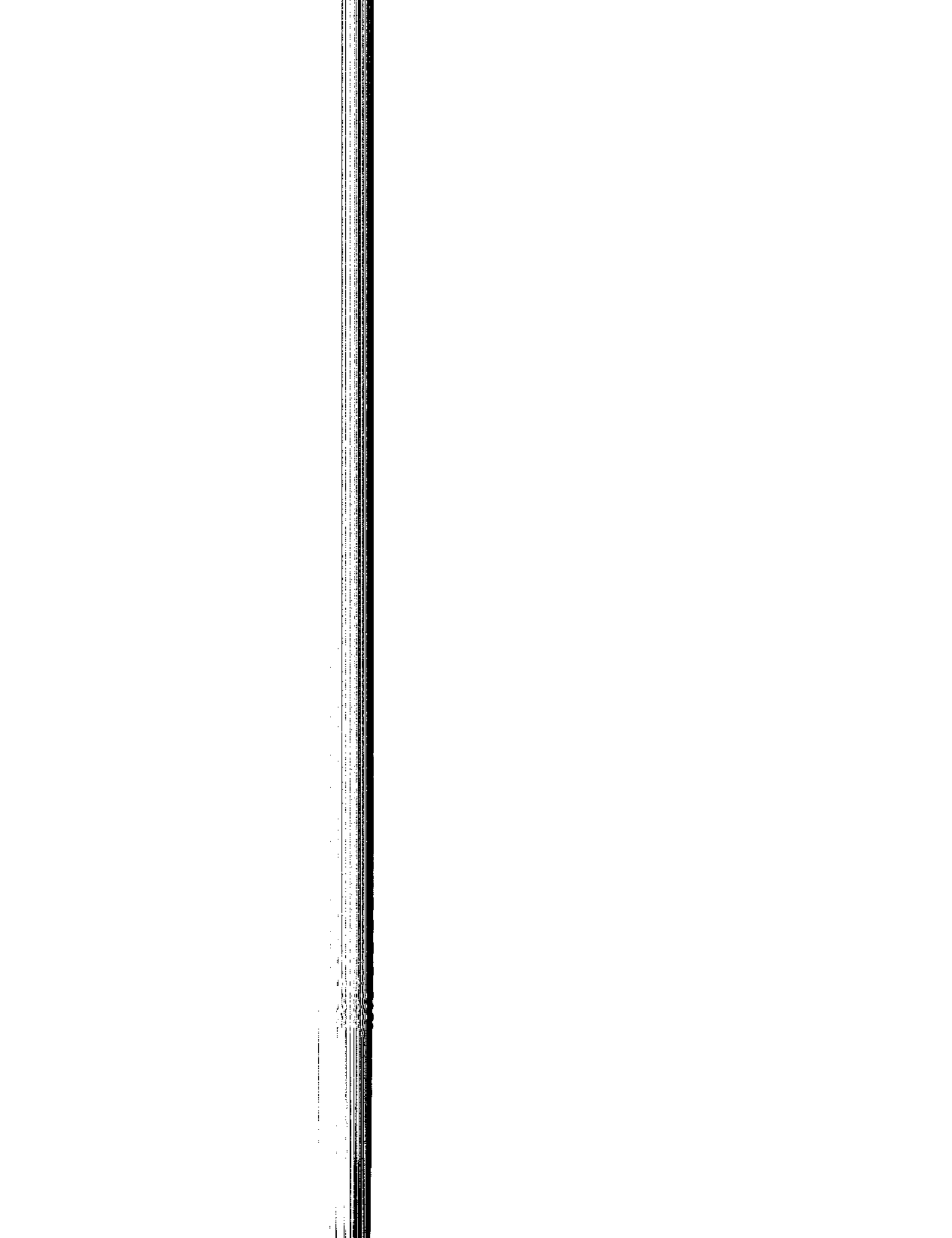
Public hearing adjourned.

The regular meeting was recalled. Dr. Hruza urged that a meeting date be set aside for work on the comprehensive plan. Glenn moved that Dr. Hruza attend the next commission meeting on October 7. Kae Paterson seconded. Carried.

Meeting adjourned at 9:25.

Respectfully submitted,

Patricia Ebert Secretary



Gig Harbor Planning Commission
Comprehensive Plan - Study Session #1
September 11, 1975

A general plan to guide physical development is essential for any municipality, whether large or small. Size of a community is important only insofar as it affects the amount of detail which goes into the plan's preparation.

By definition, what is a general plan? It is the official statement of the municipality's policies concerning desirable future physical development. The published plan document contains a single, unified general physical design for the community, including the relationships between physical development policies and social and economic goals. The general plan should be long range, comprehensive, and general in nature rather than specific. It should clearly relate the major physical design proposals for land use to the basic policies of the plan.

"Master plan" and "comprehensive plan" are two of the more traditional phrases, while sometimes "city plan" or "development plan" are used. The latter phrase, "development plan", is the name given to the plan prepared for the Town of Gig Harbor in 1965. Whatever designation the Town decides to give to its plan, there are a number of questions to be answered and issues to be resolved in the process of updating the present plan or preparing an entirely new one.

In an effort to provide a beginning point in the planning process, the following question and answer format has been developed. The questions are by no means exhaustive; however, an effort has been made to pose the most pressing questions and issues confronting the Town Council and Planning Commission.

- Q. When an area which needs public sewer and water services in order to develop is annexed to the Town, how can the costs of installing those new services be levied?
- A. There are several ways. If all that is involved is the hook-up of services to existing sewer and water lines already installed in the immediate area of the annexation, then the cost would be borne fully by the annexing property. If the annexation requires costly extension

of sewer and/or water lines, then a Local Improvement District (LID) could be formed with assessments being levied against the annexing area only. The council also could choose to bear the full cost of any improvements necessitated by the annexation.

Q. Can you give a specific example of what might be involved if Olympic Village or the Huber-Antilla property were to be annexed?

A. In both instances, it should not cost the Town anything (that is, owners who pay tax assessments on their property). Depending on the kind and amount of services needed, the property owners requesting annexation could either pay for the construction of necessary service extensions at the time of the annexation and enter into a contract with the town or a LID could be formed by the Town Council.

Q. Then are you saying that when the Town Council receives a request for annexation that, as a condition of approval, it can require the property owner to bear all of the costs of providing sewer and water services to the property?

A. Yes!!

Q. Then that means the Town would receive the full share of the property taxes as well as sales taxes, where applicable, once the property was annexed without having to deduct for any service costs resulting from the annexation. Correct?

A. That depends. If there was already adequate, existing town sewer or water services in the immediate area of the annexation request, then there probably wouldn't be any significant new costs to the Town. On the other hand, if another high-level water storage facility were needed not only to serve the annexation area but also portions of existing incorporated area, then the annexation might accelerate the time when the storage facility had to be constructed. Such construction, depending on how it was financed, might, I repeat, might cause some increase in assessments.

This will probably be the case, eventually, in the Olympic Village area. Such a high-level storage tank would serve those parts of the Town now on the pressure system. In addition, it would also serve the 129 unit

Harbor Wood West apartment development (under construction on Wickersham Road just north of the Gig Harbor Villa), as well as Shore Acres, either under the present contract arrangement or if the Shore Acres area should eventually request annexation.

- Q. If Shore Acres requested annexation, wouldn't the Town have to invest a lot of money in upgrading the existing water system?
- A. Again, that depends, Let's assume that Shore Acres were annexed and it was determined the existing water system in Shore Acres could not provide adequate fire protection. By that, I mean that the existing system was substandard in relation to the amount of available water necessary to maintain the Town's fire insurance rating. The Council could decide to establish a Local Improvement District in Shore Acres, only, to upgrade the water system in that area to a point where it was equal to the rest of the Town.
- Q. Mayor Bujacich is quoted as saying that the Town's sewer system will cost about \$60,000 to operate in 1976, but may only generate about \$40,000 in revenue. What is the cost figure based upon?
- A. The majority of the cost figure represents salaries. The remainder of the cost is for such items as utilities (power to run the treatment plant and pumping stations, and water), trucks, other equipment, and operating supplies.
- Q. Then it would be to the Town's advantage to enter into the proposed contract with Pierce County to serve the Purdy Treatment Center? Wouldn't this help offset the Town's operating costs?
- A. Indeed it would. However, the contract proposed by Pierce County contains sufficient capacity to serve not only the treatment center, known as Phase I, but also Olympic Village, known as Phase II. In other words, the proposed contract is written on the basis of capacity (50,000 gallons per day) rather than for a specific customer.
- Q. What is the specific advantage of the contract as now written?
- A. The County can get sewers into the outlying, unincorporated areas without building a treatment plant.
- Q. Isn't the Town obligated, under its original funding agreement with the

Federal Government, to provide service to the outlying area where a potential public health problem may develop such as at the Purdy Treatment Center?

- A. Yes, it would appear that the Town has an obligation to provide such service. However, it would also appear that the conditions under which the Town provides such services, (that is, the specific contract conditions), are up to the Town Council.
- Q. Do you mean that the Town could say it would agree to provide sewer service to a specific customer only, and not for a specific capacity, as now proposed by the County?
- A. Yes, it would seem that is the case.
- Q. What effect will the recent adoption of a new comprehensive plan for the Gig Harbor Peninsula by Pierce County have on the Town of Gig Harbor?
- A. Probably the most immediate effect will be from the three areas designated as "urban environments". Two of these areas, the Olympic Village-SR 16 interchange and the Gig Harbor-SR16 interchange, adjoin the present city limits. In the adopted Development Regulations for the Gig Harbor Peninsula the urban environment category "...encourages land uses of high intensity and density, including residential, commercial, industrial and other types of development, subject to the availability of adequate utility services." The third urban environment encompasses both sides of SR 16 about one mile north of Rosedale Street N.W. Presumably sewer services would be provided to these areas either by the Town or by Pierce County.
- Q. Then it would appear that one of the most critical policy questions facing the Town is what criteria to follow in handling requests for annexation in the urban environment areas of the County. Correct?
- A. Yes, that is correct. During the last year and a half, Gig Harbor has experienced a sharp construction upswing in multiple family dwellings. Building permits for three such developments, one in 1974 for 50 units and two in 1975, one for 129 units and the other for 32 units, account for 211 new dwelling units, more than doubling the Town's inventory of apartments. It appears possible that this trend of increased apartment construction at the higher, view elevations within and, perhaps more particularly, on the

periphery of the incorporated limits in the vicinity of Olympic Village and Gig Harbor interchanges (designated as urban environment areas by Pierce County) will continue for some time. It all depends on how soon the apartment market in this area becomes saturated.

Q. Is there anything objectionable to more intensive development in the vicinity of the interchanges provided the distinguishing qualities of the Town directly overlooking and surrounding the sheltered, picturesque harbor can be preserved?

A. The Planning Commission can recommend to the Town Council any and all goals and policies it feels are appropriate for the future development of the Town. In turn, the Town Council can adopt any and all goals and policies it feels most appropriate for future development.

Q. Then are you saying that the Town has a choice? It can either enter into a contract with Pierce County to provide sewer service on a capacity basis and let the County service the Gig Harbor and Olympic Village interchange areas, or the Town can decide to provide services directly to these areas in accordance with a specific General Plan developed by the Town and coordinated with Pierce County?

A. That is absolutely right. The Town has a choice. New development or expansion of existing development outside the city limits require services traditionally provided by the Town, including sewer, water, and police. Further, the Town is in a position at this time to establish what it feels is the most appropriate and reasonable annexation policy for all of the unincorporated area likely to eventually become a part of the Town. Further, the Town can decide whether it concurs with the County's various environment categories, particularly the high intensity and density of land use encouraged in the urban environments adjoining the city limits.

Q. Wouldn't the Town also want to consider whether there are other areas inside the city limits appropriate for high intensity and density of land use, as it would in the urban environment areas of the County?

A. Very definitely.

Q. Then what is the next step?

A. The next step would be for the Planning Commission and Town Council to agree upon a generalized land use plan for both the area inside the present city limits as well as those areas adjoining the city limits which may want to annex to the Town at some time in the future. The intensity and density of land use development in the areas presently outside the city limits will depend upon whether these areas eventually receive sewer service from the Town or from Pierce County.

Q. What about the Huber-Antilla annexation request on Foster Street?

A. Since the property adjoins an existing R-3 district inside the city limits, it would appear appropriate for the Gig Harbor Planning Commission to consider recommending to the Town Council the adoption of a comprehensive plan designating the area for R-3 classification, subject to such requirements as the Planning Commission deems reasonable and appropriate, including site plan, screening, access, and density.

Frank Hruza
Planning Consultant
September 11, 1975

PLANNING COMMISSION MEETING - OCTOBER 7, 1975

The meeting was called to order by Chairman Root. Present were Glenn Behnke, George Borgen, John Finholm, Kae Paterson, Allan Bucholz and John Gilich who was welcomed back by the chairman.

The minutes of the previous meeting were read by John Gilich as the secretary was not present. Changes were made as follows:

- "Approvalment" was changed to "approval. ."
- The time of adjournment was changed to 10 p.m.
- 2." that the town grant. . . with a reasonable AND proper. ."

The minutes then stood approved as corrected.

CORRESPONDENCE:

Letter from the town clerk requesting the rationale of the Planning Commission as to why the site plan review was changed.

The secretary had prepared an extract of the Planning Commission minutes where changes in the drafts took place. Dr. Hruza said we had a joint meeting with the council to resolve the differences and "on the basis of this there were still some differences that were not resolved so I took those recommendations of the Planning Commission which were a departure from some of those recommended by the council; the Planning Commission voted on them at a public hearing and transmitted them to the council and the council held a public hearing and adopted them." The members of the commission discussed the joint study session and felt that the point was resolved at this joint session.

Wayne Goodno brought up "detached" dwelling units. He felt that it was an ambiguous term. Dr. Hruza suggested adding "multi-family" to clarify the meaning. Also, add "square" before feet to correct a typing error, see Section 17.20.040 A.

Chairman Root said he had spoken with Mayor Bajacich about this at one time saying the mayor had told him that he hoped the procedure could be simplified to do away with the multiplicity of public hearings decreed by one draft of the proposed R-2 changes.

Dr. Hruza said he is convinced that the rationale came from the study session but will check his notes at home. He went on to suggest that a public hearing be set to clarify the ordinance. Glenn Behnke moved that the Planning Commission set a public hearing to clarify Chapter 17.20, R-2 Districts, by adding the words "multi-family" after the word detached in Section 17.20.020 B and to Section 17.20.040 A following the word detached and to add the word "square" after feet in Section 17.20.040A. This was seconded by George Borgen. Carried.

Dr. Hruza said he would write a letter to Chairman Root concerning the previously discussed 10-unit site plan review. Chairman Root can then turn it over to the council. George Borgen moved that we invite the consultant to the next council meeting in case he is needed to explain. There was no second.

COMPREHENSIVE PLAN:

Chairman Root said he had studied the old comprehensive plan and felt it was an extra good job but perhaps did not go far enough.

Dr. Hruza mentioned the use of a questionnaire. He said they mailed one in Eife and it is working out quite well. The results could be noted within one month. If it could be started in November, the results could be collated by the end of the year. He said that is questionnaire is good because it gets people's attention. Various suggestions arose, such as translating to Slavonian, getting school children involved, getting the help of the newspaper, etc.

The introduction was read aloud by Allan Bucholz. It was determined that the present popu-

lation has not kept pace with the estimated growth, but this was probably affected by the fact that sewers were delayed. They wish throughout this period of change delayed.

Goals and Objectives: Read by John Synholm and no changes are desired.

Principal Joels was read by George Roegen. Allan Buchholz said this portion is very similar to the Shoreline Management Plan. Dr. Bruze suggested adding "view of trees areas from the surrounding higher elevations of the town."

Specific Goals was read by Glenn Holmke. He felt that street beautification was very important. Joe Peterson asked if others felt a primary goal was single family neighborhoods. Dr. Bruze said this would be a good question for the questionnaire, and also what kind of zoning people want for the downtown area.

The commissioners went on to say that they would like to meet weekly while they work on the plan.

Motion was made that the public hearing could be set for the next regular meeting date if notice can be published in time.

Meeting adjourned at 10:15 p.m.

Respectfully Submitted,

Patricia Elert

Secretary

PLANNING COMMISSION MEETING - OCTOBER 21, 1975

The meeting was called to order by Chairman Root at 7:35 p.m. Present were Glenn Holmke, George Roegen, John Synholm, John Gillich, Allan Buchholz, Joe Peterson and Dr. Bruze. The minutes of the last meeting were read and corrected as follows:

Type of adjournment was changed to read 10:15 p.m. and the section on correspondence was clarified by adding R-2 zone. The minutes then stood approved as corrected.

The regular meeting was recessed for the public hearing.

CHANGES IN R-2 ZONE:

Dr. Bruze had furnished the following very well-worded change to clarify the meaning of detached in Sections 17.20.020 and .040.

Subsection 17.20.202 Permitted Uses

b. Add the word "multi-family" after the first word in this subsection, "detached."

The subsection will then read: "detached multi-family dwelling units containing not more than four living units per detached building. (See Chapter 17.20.302 for the maximum number of dwelling units permitted without first obtaining a Conditional Use Permit.)"

Subsection 17.20.040 Lot Area

A. Add the word "multi-family" between the words "detached dwelling." In addition, add the word "square" between the words "thousand feet." Subsection A will then read: "Minimum lot size for detached multi-family dwelling units shall be fifteen thousand square feet except for a single family dwelling which may be constructed on a minimum lot size of nine thousand square feet."

John Gillich moved that the recommendation be accepted as read. Motion seconded and carried. Public hearing adjourned and regular meeting reconvened.

Regarding the rationale of the Planning Commission in reduction of site plan review under the R-2 zoning, Dr. Bruze said he had checked back and his answer was very conservative regarding the example cited in the letter written by Chairman Root and now read by him. The letter was acceptable to the commissioners.

COMMISSIONER:

Attorney Johnson's letter was read concerning the appearance of fairness in the case of Sherr

and Antilla's public hearing. The attorney said the hearing should be held again with three commission members absenting themselves. They are George Borgen, Glenn Behnke and John Finholm. Dr. Hruza explained the latest Tacoma application of this law. The commission then set the re-hearing for Wednesday, November 5, 1975, at 7:30 p.m. with the regular meeting following. A motion was made to this effect, seconded and carried. Dr. Hruza stressed that, even though the regular meeting could have been held on election day in the town library, it would not be legal to hold a public hearing under these conditions.

Dr. Hruza's latest bill, in the amount of \$638.04, was approved upon motion of George Borgen. John Finholm seconded. Carried.

COMPREHENSIVE PLAN:

More discussion took place on the questionnaire. Dr. Hruza said it could mention the type of development that people want. He brought a copy of the Rife questionnaire and read some of the questions from it. It was broken down into goals, industry, activities, etc. He will bring copies for each member next meeting.

Concerning page 191, Land Use Demands, Dr. Hruza said the town has few parks and public buildings although there will be a new post office and town hall.

Concerning page 199, Plan Development, the Shoreline Master Plan would be very similar. Glenn Behnke moved that Dr. Hruza be authorized to make copies of the final draft. Kae Peterson seconded. Carried.

Motion to adjourn at 9:32 p.m.

Respectfully submitted,

Patricia Ebert

Secretary

NOVEMBER 5, 1975

HUBER/ANTILLA PUBLIC HEARING - APPLICATION OF THE COMPREHENSIVE PLAN:

Chairman Root apologized for the late convention of the meeting as he called the public hearing to order. The meeting lacked a quorum until George Borgen decided to sit in. Present were George Borgen, John Gilich and Kae Peterson. Allan Buchholz was a little late as he had attended a meeting in Seattle. The chairman called for proponents and explained that this is a rehearing because Attorney Hester said the appearance of fairness had to be maintained.

Don Huber restated that he would like to be annexed as R-3. He cited quality of construction, increase in the town's tax base, benefits through spending, etc. He said they would gladly take care of water problems and brought up some new information. He said that Roy Myers, in the audience, told him that this property has a natural drainage ditch under the freeway and it will take care of all the water on that hill.

LeRoy Myers said that he was the most personally affected of all because his property lies further on down the hill. He said the natural drainage all goes the other way by the old Hoover place into a peat bog lake on that property. John Gilich asked the direction of the drainage. Myers said it falls toward Highway 16 through a culvert by the new VFW Hall and then goes into the lake at the old Hoover place. It was not known where the drainage from that lake goes.

Kae Peterson asked Huber again what the total acreage is. He answered 2.2 acres if the trade goes through. She asked if he has site plans with him because she wished to study them for a few minutes. Huber stressed that it is not a residential site because there are power lines, the freeway and the proposed tank site. He also brought up the "severe" town sewer and water rates.

In opposition was Miss Wilkinson who again spoke of the springs and water system. Don Huber reiterated that he and his partner would guarantee her domestic needs during their lifetime. She would like a guarantee for the life of the property. Don Huber replied that he might be

morally liable to provide her with water but not legally so. Miss Wilkinson said that she had had this water right for years and that Walter Bergstrom of Blaine County told her that perhaps Huber and Artilla should prepare an environmental impact statement.

Chairman Root again went over the past action and took the liberty of going over the motion of the previous meeting and perhaps simplifying it. He passed out copies.

There was again a discussion of supplying water to the Wilkinson Ladies. Kuchala suggested a time limitation of perhaps a year or so. Chairman Root felt that the water rights should be worked out between the two involved parties.

Councilman Kuchala moved that we approve the proposal as per the following motion. John Gilich seconded. The motion finds the request, that of an R-3 zone, to be in harmony with the present Gig Harbor Comprehensive Plan with the following stipulations:

1. That the details for a reasonable and sufficient water supply be worked out with the Town of Gig Harbor which will meet with the approval of the Town Council, the Town Engineer and the Fire Marshal of the District.
2. That the town erect a sewer hookup for the buildings that are to be constructed on this side, with a reasonable and proper allocation of costs to be shared by the petitioners and the town.
3. That a method of routing storm run-off water which will not materially add to, or affect the drainage problems of the streets leading to or away from the area, be developed, same to be satisfactory to the Town Engineer.
4. That present and existing natural trees and shrubs be preserved insofar as practicable, and additional landscaping be provided wherever necessary to insure maximum reasonable screening from Highway #16 and adjacent streets and buildings.
5. That before final approval of the above request by the Town Council, the Town Engineer should determine the possibility of a road running from Broadway near, or along, the Tacoma-Cushman Power Line, to Foster Street, and consult with Tacoma City Light to see if such a road on City Light right-of-way is possible, and if any right-of-way from this property for such road development would be necessary.

Kae Paterson asked that the site plan be brought into conformation with the town's zoning regarding the number of units, setbacks, parking spaces, etc. Chairman Root felt that probably the building permit would not be issued with meeting the requirements. The building inspector said the site plan be sanctioned by the council. There was no second to the amendment. The original motion carried with George Bergen abstaining. Public hearing closed.

The regular meeting was recalled to order. The minutes were approved as read.

Chairman Root said the Attorney General's office had been contacted regarding the 'appearance of fairness' and he said that no one can be excluded from the audience as it ceases to be a public meeting. Commissioners Behnke and Finholm, excluded from the table, now joined the table.

CORRESPONDENCE:

Fred Babbitt had written pleading alternate routes around the town. He had drawn a sketch of a possible route. Chairman Root asked that the sketch be turned over to the engineer/

The secretary was asked to write to Mr. Babbitt thanking him for his interest. The engineer can conduct a feasibility study and if he can suggest a better route then the commission would appreciate it.

FIVE QUESTIONNAIRE:

Dr. Hruza was not present but had provided copies of the questionnaire and the final draft of the Shoreline Management plan. Dr. Hruza had asked that the commissioners be as prepared as possible by the next meeting to go ahead on the comprehensive plan. He asked that the commissioners devise questions particular to the town itself to add to the questionnaire.

Glenn Behnke expressed his ideas that the plan should designate the town as a boat or water oriented town as opposed to manufacturing of any kind. It is perhaps more of a bedroom community.

Chairman Root said that the secretary will check with the attorney regarding the environmental protection agency and give the information to Allan Bucholz. Allan had told the commission of a piece of property that he bought some years ago that has been made valueless through strict zoning.

COMPREHENSIVE PLAN:

p. 203 - Residential

Kae Paterson read this section. It was suggested that the reference to septic tanks be eliminated and perhaps it now calls for a readjustment of lot sizes.

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Patricia Ebert

Secretary

PLANNING COMMISSION - NOVEMBER 18, 1975

The meeting was called to order by Chairman Root at 7:45 p.m. Present were Glenn Behnke, John Finholm, John Gilich, Kae Paterson and Dr. Hruza.

The minutes of the previous meeting were corrected to read . . ."excluded from the table" instead of . . ."excluded from the meeting." Also, regarding the Allan Bucholz property near the airport, the clerk was asked to listen to the tape and try to get the name of the agency Chairman Root named. Dr. Hruza will check his records also. The minutes then stood approved as corrected.

PLANS FOR STINSON AVENUE" REVISION:

The commission looked over the engineer's drawing. Kae Paterson said she hoped that future plans for a road to the back of Foster Street could be tied in with this intersection. In any case, this is a logical starting point. All members of the commission were in favor of accepting this proposed change because all felt that the existing intersection at Pioneer and Grandview is very difficult. Glenn Behnke moved that the commission recommend approval and that we write the council that the proposed intersection is an excellent idea since it will give better access from Stinson Avenue to the Gig Harbor interchange and the proposed urban area at the top of the hill. However, we wish to call to the attention of the council and engineers our concern with finding an alternate route to Rosedale Street and the head of the bay that by-passes Clay Hill and possibly Stinson Avenue. We have asked that the possibility of starting such a route from Grandview to Foster Street on or near the power line right of way be explored and feel the present interchange should be designed with the thought in mind that we might eventually want to connect to this road. The motion was seconded and carried.

SHORELINE MANAGEMENT PERMIT - DUVALL BULKHEAD:

Wayne explained what is wanted. It is a matter of extending a bulkhead between two presently existing bulkheads and is not a matter of creating land but only protecting what is now there. The opinion of the Planning Commission is not required unless they wish to hold a public hearing prior to the hearing already scheduled by the council. Dr. Hruza said the public hearing is only a means of preventing problems that may arise and he saw no problem here. Kae Paterson moved that we notify the council that we do not feel a Shoreline Management hearing at Planning Commission level is necessary on the proposed bulkhead provided that the proposed bulkhead does not go farther into the harbor nor higher than existing bulkheads on either side and is not in conflict with the recently adopted Shoreline Management Act. Motion seconded and carried.

HESTER REZONE HEARING: Set for December 2 at 7:30 p.m.

The other Shoreline Management hearings were discussed. It was decided that the Holmaas hearing should be postponed so that the comprehensive plan can be completed. The Stanich dock hearing was postponed so the secretary can check with the only surviving Stanich brother to see if he wants to go ahead with it.

Dr.Hruza's bill was approved for payment upon motion of John Gilich. Glenn Behnke seconded. Carried.

The FIFE QUESTIONNAIRE was gone over item by item and will be finished at the next meeting.

Meeting adjourned at 10:15 p.m.

Respectfully submitted,
Patricia Ebert Secretary

PLANNING COMMISSION MEETING - DECEMBER 2, 1975

The meeting was called to order by Chairman Root at 7:30 p.m. Present were Glenn Behnke, John Finholm, George Borgen, John Gilich, Allan Bucholz, Kae Paterson and Dr.Hruza. Chairman Root recessed the regular meeting and called the public hearing to order. John Finholm absented himself from further discussion because of conflict of interest.

PUBLIC HEARING - HESTER REZONE REQUEST:

The chairman read the notice of public hearing and corrected the notice to read "south" of Rosedale instead of "north". The request for rezone was read and the map was passed. The chairman asked for those in favor to speak in regard to the request.

MONTE HESTER pointed out the location and told the commission that a portion of his property lies in the General Use zone and part of it in the R-1 zone. He felt it was ideally suited for rezone and that it would probably have commercial attributes since it is close to the freeway. He told the commission that he had a rough idea of what he would like. He would like to build 50 units in a medium rent range. It is 5 acres in size and he felt it would be ideal apartment property since it is close to the highway and the town has a great deal to offer in the line of fire protection, utilities and shopping. About 1/8 of the property already is zoned General Use.

Kae Paterson asked him if he plans to install town water out that far. Monte said Harbor Pump would furnish him water or he could extend the town mains. He felt it would seem reasonable on the part of the town to let him connect to the Harbor Pump system since this would be considered high level and the town has inadequate storage for high-level use.

There was a discussion on related county zoning in the adjacent areas.

COMMENTS:

John Gilich felt that water should not be the major issue here since they have let others furnish their own water. It is somewhat business-natured property nearby with the telephone company, Harbor Pump, churches and the graveyard.

Kae Paterson said she could not relate this area to R-3 apartment use since it is not on a hill crest, nor near an interchange. She felt that the businesses that are presently there did go there because of the former highway access. She would like to wait for completion of the comprehensive plan.

Allan Bucholz asked Monte how this property would have access to the freeway. Monte explained that it was simple to drive South on 46th Ave NW to the Gig Harbor interchange and not ever pass through the town. Allan said he felt the land was located suitably for apartments.

John Gilich felt the people in the town should have access to the services first. The area should not be controversial for apartment houses. He said he found it more acceptable for

heavy density than some we have allowed. Dr. Hruza said a building permit may be held up on the basis of the town not being able to supply service.

George Borgen said he found nothing wrong at this stage but maybe it would be better to wait for the overall plan.

Glenn Behnke had looked it over. He said he felt it was not a prime residential area. From *42 to 43 homes could be built on it, and that 50 apartment units would be preferable to 43 homes, especially if it were handled right. He would consider it only if it were stipulated that no more than 50 units were built, that all natural trees and shrubs possible be retained in order to give it a parklike setting, and the site plans be reviewed.

Monte Hester agreed to keep it to 50 units. It would not be economically feasible with less than 50 units. Two-story construction would be acceptable. He felt that Behnke's idea would be just what he had in mind.

Chairman Root would not object to a planned unit development or R-2, taking advantage of all natural vegetation possible. It should take extra study because we do need additional information.

Monte said he did not have much time but could wait until the middle of January. He said he could see the R-2 concept of one story with daylight basement apartments.

Dr. Hruza said an important consideration is what precedent would this set? The commission should ask itself if they could go for General Use in this area. If it really is R-1 instead then what would be appropriate for this area? Other requests will come up.

Chairman Root told the commission that he had received a telephone inquiry from a man whose firm controls 40 acres, some of the land in the town and some outside, across the street from this land, and they are planning on annexing and asking for an R-3 zone classification.

Monte said he felt his property had three factors going for it: It has roads on two sides of the property, it abuts General Use, and a portion of it is already zoned General.

Kae Paterson gave an explanation of the reasoning behind GS zones. The county has already reconsidered and changed the concept under their comprehensive plan. She suggested a different approach to this GS zone.

John Gilich moved that we delay a decision and look the problem over a bit more. Monte Hester said he would agree to amend his application to R-2. George Borgen seconded. Dr. Hruza suggested that Hester provide information on drainage--how is it to be handled? Also for Monte to look into R-2 and make sure that is what he wants. Motion carried. No date set in motion. Kae Paterson moved that the hearing be set for January 6 at 8 p.m. George Borgen seconded. Carried. Public hearing closed.

The regular meeting was recalled to order. Minutes stood approved as read.

The letter from the town clerk was read. The council requests the addition of site plan review to the Business portion of the ordinance. Councilwoman Bogue was present and said the council feels strongly that control is needed and would like site plan approval for open space, green belting and traffic flow--otherwise other controls might be necessary. She added that the letter should apply to all business zones, not just B-2.

EDGBERT SHORT PLAT APPLICATION:

The short plat came before the commission for possible action. Chairman Root said he felt that no action was necessary since it does not fall within a "sensitive area" as described in the short plat ordinance. It will be forwarded to the council with a cover letter. A motion was made by George Borgen that it be passed to the council because it is not within the realm of the planning commission. Glenn Behnke seconded. Carried.

Tom Morfee was present. He asked what the town anticipates in its growth rate over the next five years. Dr. Hruza said that with the present development in apartments the population could double within three years. The planning commission has yet to make a recommendation to the council of an appropriate growth policy for the next 10-20 years.

BUSINESS ZONE SITE PLAN APPROVAL: Dr. Hruza will speak to some council members and bring more information back to the Planning Commission. No action taken at this time.

CHAIRMAN ROOT appointed a nominating committee of John Finholm, George Borgen and Kae Paterson to nominate a new chairman by next meeting.

Work was resumed on the questionnaire. It was felt that natural resources of the area should include the use of the harbor for boating.

Motion to adjourn at 10 p.m.

Patricia Ebert
Secretary

PLANNING COMMISSION - DECEMBER 16, 1975

The meeting was called to order at 7:30 p.m. by Chairman Root. Present were George Borgen, John Finholm, John Gilich, Allan Bucholz, Kae Paterson and Dr. Hruza.

The minutes were read and corrected. Under comments, it was changed to state "Kae Paterson said she could not relate this area to 'R-3' apartment use. . ." Also, Chairman Root said Glenn Behnke's statement had been in error on the number of homes that could be built on five acres of land. Only about 27 instead of 42 or 43. Otherwise the minutes stood approved as corrected.

SHORT PLAT: Robert Dunn of 7108 Soundview Drive presented a short plat application for the commission's opinion. He bought the gold-colored house on Soundview just north of the Uddenberg home. He wishes to short plat in order to provide another building lot for his own home. The lot is about 22,000 square feet now and the upper parcel could be platted off at 10,500 leaving a little over 11,000 for a second building lot. No variance would be required. Since it did not involve a sensitive area the planning commission's recommendation is not required. Motion made by George Borgen, seconded by Allan Bucholz, that the plat be passed on to the council. Motion carried, although Kae Paterson did mention that it might have been preferable to establish a large lot size in that area.

CORRESPONDENCE:

Letter from the town clerk with notification that the council has declared a moratorium on all business zones. Dr. Hruza said he had contacted Ruth Bogue on the council's intent and it was their plan that the commission proceed to take care of screening and other requirements. In the interim it had been requested that site plan review be instituted. Dr. Hruza is working on it right now and will have it ready for the next meeting of the commission. Then the commission can look at the entire business section of the zoning ordinance to determine better uses, including drainage, screening, green belting, traffic flow, etc. Kae Paterson said the main concern of the council seemed to be with the larger parcels of property, not the downtown platted property.

Mr. Edgbert, in the audience, did not feel that the moratorium, with no time limit, was fair. It takes his property off the market. It is his business and his property for sale. He did not feel that he and his associates should be penalized as a group. George Borgen said he did not feel it was meant to affect any particular group--only as a means to plan ahead. Both Borgen and Dr. Hruza stressed that this is the time to plan--before the need arises. Plan for development while the need is not crucial.

Dr. Hruza can have a site plan review amendment by next meeting and perhaps it can be passed in January.

Allan Bucholz moved that the planning commission meet in special session on Tuesday, December 30, at 7:30 p.m. to study the material that Dr. Hruza provides. George Borgen seconded.

Carried. The commission felt that they could then advise the council of this groundwork and ask the council for a joint study session on the problem.

NOMINATING COMMITTEE FOR CHAIRMAN:

John Finholm, chairman of the nominating committee, named those nominated by the committee: Reappointment of Cecil Root as Chairman With Glenn Behnke as vice-chairman. Nominations were then taken from the floor and John Gilich nominated Kae Paterson as vice-chairman; Kae accepted the nomination because she felt she might be able to provide leg-work and save time and money. Twice the vote was taken and twice it was a tie. Vote will be taken again at the next meeting.

Chairman Root said we must all plan for orderly progress in the development of the town. Even though we don't all agree at all times we are all working for the best of the town.

Dr. Hruza presented a population development report and the community needs survey. Regarding the population report, if the present trend continues the population could double in the next two or three years. Dr. Hruza had received some new figures today from the county.

	<u>Pierce County</u>	<u>Peninsula</u>
1960-1970	8.7%	No figure
1973-1974	No figure	7.7%

The peninsula is growing, in the 1973-74 period, at 4 and 1/2 times the rate of the remainder of Pierce County. He will have more figures at the next meeting.

SURVEY: It has been reworded to make it clearer. It will be finished in just two pages (both sides). The commission should look it over carefully but be concerned only with the format. He asked that suggestions be made as to the final form by the next meeting. He said he would like permission to give the preliminary report to the paper to help create interest. Okayed.

George Borgen moved to let the council know of the coming study session and the possibility of the joint study meeting early in January. Kae Paterson seconded. Carried.

Motion to adjourn at 9:55 p.m.

Patricia Ebert Secretary

PLANNING COMMISSION MEETING - JANUARY 6, 1976

The meeting was called to order by Chairman Root. Present were Glenn Behnke, George Borgen, Allan Bucholz, John Finholm, John Gilich and Kae Paterson. Dr. Hruza attended.

The minutes stood approved as read.

ELECTION OF VICE CHAIRMAN:

Kae Paterson said she would be very glad to have someone else chair. She had previously offered to help mostly in the capacity of leg work. Glenn Behnke said he was glad to have someone else run. Mr. Behnke was elected by a vote of 4 to 3.

The chairman spoke about the mailing of questionnaires. There was discussion on the price of first class mail versus bulk mail. Glenn said the Pierce County Election Department can furnish lists of registered voters for \$3.00 each. They also spoke of using the water and sewer billing and also hand carrying. Kae was asked to investigate hand carrying.

REPORT ON STUDY SESSION OF JANUARY 5, 1976:

A joint session was held between the council and the planning commission. All members of the commission were present and three members from the council. A discussion was held on site plan review for business zones. A change was made on page 2 regarding site development. It

was changed to site development shall show an organized and compatible arrangement of buildings.

SPECIAL GUESTS:

Judith Stancic was present. She asked if it were possible to add a two-unit addition to the present three-unit apartment across from the former Newton Ford agency. It was built under a transitional use permit and it would be necessary to apply for a further transitional use permit.

PUBLIC HEARING - MONTE HESTER:

At the last meeting Monte had been requested to obtain specific information on the handling of drainage from the site. He asked Pazooki and McMenamin to furnish a letter and proposal. They propose a septic-tank-type holding system that would release storm drainage in a controlled manner. The drainage does not go down Rosedale but ends up near the Sewer Treatment Plant, they say. He also furnished a site plan showing the entrance to the property on 46th Avenue. It would be planned as a 50-unit complex of fourplexes and one duplex. At this rate it would exceed the ordinance by 1/2 unit. There would be 71% unimproved property remaining on the site. There would be 100 parking stalls and the buildings would be 20 feet 9 inches in height. Only about 29% of the property would be improved. This would be a modest complex with modest rent; this would not be a luxury type complex.

Kae Paterson said she felt uncertain that we should address ourselves to this particular property. What is different about this property? Do we want to rezone here? Monte Hester told her that this is one of the higher elevations of town, near the freeway and General Use zone and there are several buildings developed as businesses. It would not block views with the buildings being held to the 24-foot height limitation. Hester said it is not really residential property.

Allan Bucholz felt the property was ideal for this use. It would not detract. He felt the property would not be mainly single family use in that area. Glenn Behnke felt it would be an ideal buffer between the church and other businesses.

TOM MORFEE asked to speak but Chairman Root asked him to withhold his opinion at this time since he is not a resident of the town.

Kae Paterson said she felt reluctant to open any new areas to multi-family development at this time. George Borgen felt it was in the right location for such a development and not presenting any additional drainage problems.

John Gilich said that some had expressed the opinion that it was excessive development but that he felt that R-2 would not be too bad. This is consistent with current development there. It is not overwhelming, it abuts a General Use zone and the drainage is probably taken care of. He said he was chagrined because total services of the town would not be utilized. We should support him with water unless it is a lack of sufficient water. Monte explained that the lack of high level storage would be the only reason we would not utilize town water. He will be very willing to hook up when the supply is ample enough.

Dr. Hruza pointed out that the question is that the planning commission takes action not related to the comprehensive plan. What will be the action when another such request comes up? Is it establishing a precedent at this point? Can the planning commission take consistent action if there were other requests in the area? The planning commission could only say it was not spot zoning because it was unique. If we had a comprehensive plan we would have a guideline. From a planning standpoint do we want to continue to answer questions or to ask questions concerning appropriateness for pertinent uses. Some others on the commission felt that more density on the west side of the highway was highly acceptable and if more highway frontage were annexed that R-2 would be appropriate zoning.

Chairman Root felt the property lays nicely for R-2 zoning but perhaps we do not want to establish the whole area as R-2. He felt there was a lack of aesthetics in the design of the buildings on the site plan. He felt that perhaps there is too much continuity in buildings

all alike. He said the motion should include anything that requires special attention.

Glenn Behnke moved that we recommend approval on the granting of the rezone with the stipulations that the drainage be carried out as per the engineers report and that the developers pay the cost of extension of the water lines when the town has sufficient water supply. George Borgen seconded. Carried with Kae Paterson abstaining. Public hearing closed.

HOLMAAS: Dennis Clarke, on behalf of John Holmaas, asked for delineation on the part of the commission as to their recommendation preparatory to the second council hearing. As it is on the waterfront the SMP enters the picture. He explained that all of the town is classified as urban environment, according to the SMP, and other classifications in the plan are natural, rural and conservancy. The county calls this area rural residential. Dennis said they would like to include the commission's thoughts in the recommendation to the council.

The chairman felt that the commission could take no further action since this discussion was not designated as a public hearing. He did not mind the commissioners giving their opinions. Kae Paterson suggested other than urban environment for the east side if the area is annexed since the area is so different from the town in appearance.

TOM WAGNER, east side resident, asked to express the opinion of the residents there. They have recently expressed opposition to piecemeal annexation. Any decision about the zoning of the east side should be put to a vote of all east side residents and then good planning may result. Their designation is rural residential and see themselves as such. They feel it would be poor planning to have multi-family built, at least at this time, especially in an environmentally fragile area. The area should have a lesser classification than urban, they feel. They would like to have this put to a vote of all the residents of the area.

Chairman Root said that we should write to the town council outlining the question that has come up tonight and asking what they expect the commission to do. It also came up that the commission has never received the final plan from Shoreline Management to guide it.

QUESTIONNAIRE: The final corrections and suggestions were made. George moved that the questionnaire be prepared in the final form for printing. John Finholm seconded. Carried.

BUSINESS ZONES: Allan Bucholz moved that the proposed amendments be formally submitted to the council. Seconded and carried.

DR. HRUZA'S BILL: Approved for payment. The secretary was asked to check with the town clerk regarding the apportionment of consulting fees in the budget.

Meeting adjourned at 10:20 p.m.

Patricia Ebert Secretary

PLANNING COMMISSION - JANUARY 20, 1976

The meeting was called to order by Chairman Root. Present were Glenn Behnke, John Gilich, Kae Paterson and Dr. Hruza. Allan Bucholz and John Finholm are on vacation.

The minutes stood corrected as follows: Glenn Asked that the sentence pertaining to a buffer between the church and residential zones be corrected to read. . ."between the church and other businesses that lie next to the residential zone." Also, in the previous paragraph change "20-foot" to "24-foot" height limitation. The minutes then stood approved as corrected.

Mention was made, concerning the Monte Hester property, that part of the property lies below the street level and the road cuts off a portion of the property. Dr. Hruza said that, by law, they can use only the remaining square footage in computing their available area.

Chairman Root had spoken with Glen Sherwood regarding the suggestion tendered by Fred Babbitt. Nothing had been done in this regard and he asked that a letter be written to the council

urging action in this matter. Also, Chairman Root asked for a letter urging the extension of Stanich Avenue between the Nikolac residence and the Thriftway Store. Glenn Behnke moved and John Gilich seconded that these letters be sent to the council Carried.

Regarding the Hester recommendation, Chairman Root noted that we did not accept the site plans submitted by Hester for various reasons.

QUESTIONNAIRE:

The questionnaire was accepted in its final form with a few minor changes. Kae asked if it might not convey more importance on page 2, question 5, to either underline or capitalize all of the sentence pertaining to major goals. The secretary was asked to talk with the printer concerning this. Also, they would like to get the boxes squared. This will be taken care of in the retyping. The secretary will get a price.

Chairman Root will take the cover letter up with the mayor. This concerns the copies that will be furnished to the council for their information. Dr. Hruza will have the final draft of the questionnaire in the mail on Wednesday.

Kae Paterson agreed that she would take the job of hand distribution.

Meeting adjourned at 9:45 p.m.

Patricia Ebert Secretary

PLANNING COMMISSION MEETING - FEBRUARY 3, 1976

The meeting was called to order by Chairman Root. Present were Glenn Behnke, George Borgen, John Gilich and Kae Paterson.

The minutes stood approved as read.

Chairman Root passed copies of Dr.Hruza's cover letter that was intended to accompany the questionnaire. Copies were also passed of a cover letter suggested by the chairman. This had been written to clarify a few points. The chairman said the mayor approved of both suggestions and the chairman's copy was approved with the elimination of the words "at the most."

Concerning the questionnaire, the mayor had suggested the addition of one question: "If you believe in maintaining all possible natural environment areas, greenbelts, etc., within the town, would you support a bond issue to enable the Town to buy needed properties?" Kae Paterson did not agree that this question should be included, saying the Town of Steilacoom questionnaire did not include such an implementation question. Such implementation could come later. Chairman Root said the mayor stressed this question in order to know where he stood on financing. The suggested substitutions, in order to make the question more acceptable, were "parks and sanctuaries" for greenbelts. Kae Paterson then suggested altering the question to read, "If you believe in maintaining natural environment areas. . ." The alteration was okayed.

The price has been quoted by the Gateway: \$115 for 1500 copies and \$130 for 2000 copies. Glenn moved that 2000 copies be ordered. George Borgen seconded. Carried.

Kae Paterson said she would like some idea of when it will be ready for delivery. Glenn suggested that it be printed in the paper and a cover article be written. It was finally decided to leave the return of the questionnaire up to Kae Paterson.

Chairman Root asked about tabulation. He said that he and his wife will gladly assist in the tabulation or it could be turned over to Dr.Hruza. John Gilich was for keeping it local with volunteer help.

Hearings were set as follows:

Bunch variance on side setback, Feb. 17 7:30 p.m.
 Behnke variance on side setback, Feb. 17 8:00 p.m.
 M. Stancic transitional use permit - returned for more information.

Meeting adjourned at 9 p.m.

Patricia Ebert
 Secretary

PLANNING COMMISSION MEETING - February 17, 1976

The meeting was called to order by Chairman Root. Present were John Gilich, Glenn Behnke, Allan Bucholz, George Borgen and Kae Paterson. The public hearing was called to order.

PUBLIC HEARING - ED BUNCH VARIANCE:

Mr. Bunch wished to add on to his kitchen. This would bring his house closer to the setback on the corner lot that his home occupies.

Bernie Krier appeared on behalf of Mr. Bunch. He said it would have no harmful effect on the neighborhood. Gordon Strasbaugh had no objection because Benson Street would never be put in. Glenn Behnke moved that the variance be approved for recommendation to the council. George Borgen seconded. Carried. Chairman Root said he was in agreement--it is way above the street and would cause no harm. John Gilich felt it was a legitimate and proper request based on sound judgement. Public hearing closed and regular meeting resumed.

The minutes stood approved as read.

Kae Paterson reported on the progress of the distribution of the questionnaire. There is a meeting on Thursday night at 7:30 for those distributing the survey. Dr. Hruza will be present and will let them fill out the questionnaire to become familiar with it.

A letter was read from Michael Doel. He requested that all property owners be sent copies. Owners of town property who live elsewhere could be sent copies but they should be marked "non resident."

Glenn Behnke's hearing was next on the agenda. The regular meeting was recessed and the hearing was called to order.

PUBLIC HEARING - GLENN BEHNKE VARIANCE REQUEST:

The notice was read and Glenn presented his proposal from the audience. He said the concrete parking pad has been there for 15 years and it might qualify under the grandfather clause. The site is between 9 and 10 feet below street level. The property is unique because it comes to a very sharpe point and his carport would hinder no one's view. It would be open on three sides and would help the house design and appearance. No neighbors object. The ridge of the roof would be just 5 feet above the Shyleen blacktop.

Allan Bucholz found no objection since the neighbors do not object. There were no voices in opposition.

Wayne Goodno said it affects no one but the immediate neighbor and does not bother the traffic. The driveway has been in that location for years.

John Gilich moved that we recommend the request to the council. There is no disadvantage and there is definite improvement. Kae Paterson seconded. Carried. Hearing closed.

The regular meeting was resumed. John Gilich felt there was a question of misunderstanding. He felt that the Planning Commission had made a recommendation some time ago as to the application or extension of the comprehensive plan to the areas outside the town and adjacent to the boundaries. The council took no action at that time. Kae Paterson said that perhaps it is specifically the annexation plan the council is waiting for. George Borgen recommended that we hold extra meetings in order to get the comprehensive plan ready. Kae said we could suggest that all rezoning and annexation be halted until the plan is finished.

They discussed Marion Stancic's request for a transitional use permit. Wayne had questions of whether it was to be considered a five-plex or a tri-plex and duplex. He felt the only way to go was a five-plex. The hearing was set for March 2 at 7:30 p.m.

A hearing was set for Norm Hemley's variance request on March 2 at 8:30 p.m.

Meeting adjourned at 9 p.m.

Patricia Ebert Secretary

PLANNING COMMISSION MEETING - MARCH 2, 1976

The meeting was called to order at 7:30 p.m. Present were Chairman Root, Glenn Behnke, George Borgen Allan Bucholz and Kae Paterson. John Gilich arrived later.

The minutes stood approved as read. The first public hearing was postponed since the principal was not yet present.

BURG SHORT PLAT: The short plat was submitted first to the Planning Commission in accordance with the terms of the ordinance. The commission determined that it was not a sensitive area and forwarded it to the council for action.

STANCIC TRANSITIONAL USE PERMIT:

Mr. Stancic said he purchased the 50 feet of property adjoining the Mariner Apartments from Keyes Ford. His purpose was to keep the next owner, Newton Ford, from using the property as a parking lot. He feels that the narrowness makes the property undesirable for single family use and he asks the commission's opinion on how to add two units to the existing triplex. He does not want to add to the roof line--it would then be too bulky, so he thought it might be feasible to tie it together with the deck. The triplex and the duplex would share the common driveway. He did not share Wayne Goodno's concern that the duplex might be sold separately from the triplex. He said he does not want to sell any of it. In fact, he plans to move back to the apartment one day. He went on to explain that the lot extends all the way back to the next street, and he promised his cousins that there will be no apartments on Bayridge but they have no objection to the apartments below. There were no other voices in opposition.

John Gilich moved that he be permitted to extend the triplex to a five-plex, because it conforms to our original plan, does not overdo the density and no neighbors object. One common driveway would be most acceptable and we should give preferential consideration to petitions of our original residents. Allan Bucholz seconded. Kae Paterson suggested changing the petition to conditional use instead of transitional use since the latter does not permit more than two units. Conditional use permits two or more. Motion carried. Hearing closed.

Report on distribution of questionnaires: Kae Paterson said that 25 persons were present at the orientation meeting and about 900 surveys have been distributed. Not all have come back and at least another week will be needed to show a good return.

STONE PUBLIC HEARING:

The principals explained that in order to stay competitive they need to convert one island to self-service use. Originally the ordinance was written to prevent entirely self-service gasoline stations. George Borgen's only concern was to assure that it could not become entirely self-service. No voices were heard in opposition. Allan Bucholz moved that we recommend the variance be accepted. Glenn Behnke seconded. Carried. Hearing closed.

HEMLEY PUBLIC HEARING - VARIANCE IN HEIGHT:

Norm Hemley was present and explained that they intend to erect a steel building to manufacture their septic tanks in. The variance is necessary in order to allow doors of 14 feet in height. Trucks will enter the building from Harborview Drive and pass on through to Burnham Drive. There will be a minimum of noise and no tanks will be stored there. The equipment will be left outside in nice neat parking. They will landscape and paint and create a nice little park on the point of land. No one's view will be obstructed. The 15 foot sideyard setback will be

allowed next to the residential property.

Kae Paterson asked if it a non-conforming use. Wayne Goodno said that B-1 permits light industry and B-1 uses are permitted in a B-2 zone.

There was no opposition to Mr. Hemley's request. Glenn Behnke moved that we recommend to the council that the variance be granted. George Borgen seconded. John Gilich felt it was consistent with current use in the neighborhood but the commission should perhaps look at the very large area that has been set aside here for B-2 use. Motion carried. Public hearing closed.

The next meeting will take place on election night and will be held at the Library. Chairman Root asked John Gilich to chair the next meeting as he will be away on vacation. Dr. Hruza will be asked to attend.

Meeting adjourned.

Patricia Ebert Secretary

PLANNING COMMISSION MEETING - April 6, 1976

The meeting was called to order by Chairman Root at 7:30 p.m. The meeting was recessed for the first public hearing. Present were Allan Bucholz, John Finholm, John Gilich, George Borgen, Kae Paterson and Dr. Hruza.

PUBLIC HEARING - GEORGE ANCICH VARIANCE REQUEST:

George Ancich had requested a front yard setback variance of 20 feet on his lot on Prentice Avenue. He wished to construct a drive-through carport between the house and the street. He spoke to the commission, stating that the lot is very odd shaped. It has taken a great deal of fill to make it buildable. He would keep the house low on the lot--from 3 to 4 feet below street level.

Chairman Root asked him if there is room for the carport alongside the house instead of in front of it. Mr. Ancich said it would not be feasible as the ground falls away steeply in that direction.

Allan Bucholz felt that a twenty foot setback variance was quite a bit. Perhaps other methods of supporting the house from below would be more feasible than relying on fill. Ancich felt that the street could never be widened here and it becomes practically dead-end further on.

Ron Moblo, across the street, said it is a bad corner--a blind corner--there have been several traffic accidents there. It is rather heavily traveled and not a dead end at all as Mr. Ancich describes it. He felt there could be another solution such as moving the house toward the back of the lot more. Mrs. Von Salzen, next door, was in favor of the variance.

Mr. Ancich wants a circular drive so he would not have to back out onto Prentice Avenue. That way some of the congestion could be eased.

Kae Paterson felt that if side elevations could be furnished that the commission could better determine what might be done here. Allan Bucholz felt that there is probably more than one way to place the house on the lot, but George Ancich said he has a definite idea in mind.

Kae said that in order to vote for the variance either special circumstances must apply or it must be a case of deprivation of rights of an individual that other property owners enjoy. She felt that a 10 foot variance might be in order but twenty feet is a bit much.

Dr. Hruza said the Planning Commission must spell out very clearly what the commission found or did not find--therefore the council would see why the decision was made.

John Gilich moved that a recommendation be made to grant this variance because the immediate neighbors do not object, and there are circumstances pertaining to this particular property that do not apply to other properties. He felt that it would be a case of hardship to refuse

the granting of the variance. John Finholm seconded. Motion carried with Paterson abstaining.

Regular meeting reconvened. Chairman Root read the minutes and they were accepted as read.

Regarding the application for rezone from Michael Doel, the hearing was set for May 4 at 7:30 p.m.

Dr. Hruza presented the material pertaining to the survey. These are a correlation of the surveys returned. He said it was the best questionnaire that he had ever been involved in. Not only have people commented where they were asked but they made comments all the way through and even signed them. The people were very interested and took a very active part.

The Planning Commission and Dr. Hruza would like the council to set a date for a joint study session at their convenience.

Meeting adjourned at 10 p.m.

PLANNING COMMISSION MEETING - APRIL 20, 1976

The meeting was called to order by Chairman Root. Present were Glenn Behnke, George Borgen, Allan Bucholz, John Finholm, John Gilich, Kae Paterson and Dr. Hruza. The minutes were read and approved as read.

The chairman had a few comments regarding the comprehensive plan and set down a few questions. He would like each member of the commission to comment before the meeting is turned over to Dr. Hruza.

His question is "What is your concept of the development of a new comprehensive plan? Does it involve rewriting of the whole of Section 17 and a complete new zoning and map? Does it eliminate the zoning concept in its entirety with emphasis on goals and policies?"

Glenn Behnke thought the zones should stand and the comprehensive plan would implement the zones so far as annexation goes.

George Borgen said the zoning is somewhat of an outdated regulation since the sanitary sewers have gone in. He thinks we need to bring zoning up to date so far as the will of the people goes, using policies developed by the survey.

John Finholm did not think the plan was antiquated. Some changes could be made, yes, but it is a good plan, though. The failure to allot zoning for apartments bothers him. The town needs lower rentals, as previously discussed, near the freeway.

Allan Bucholz feels that the policies we had are similar to the policies today. He had to say he was not for standing still but for advancement on a controlled basis. We should have some control over lower income housing (instant slums). He said he gets the feeling from the survey that those who advocate "no growth" are those people who don't want to do anything. He did not know if it was too good to do away with the zoning map in that you can "see" a map. He said he is favor of good steady growth. We must allow for growth--other than just residences.

Kae Paterson felt that lots of statements in the old zoning are still good but need updating and changing. She felt it would be good to go through Section 17 but does not see eliminating the zoning concept. We should encourage single family zoning with buffer zones. We cannot eliminate growth--but we can control it.

John Gilich said he does not go along with the radical shift. He felt we should maintain quality and balance of growth, be reasonable and consistent, and hold on to what our forefathers created. We can preserve quality by watching excessive development.

William Edgbert, in the audience, asked if he might comment. He said the same problems

are still with us as when he was on the council. Said we should provide a place for people to live. He felt that an up-to-date map of what land is currently available for various uses would be valuable. If we have a climate in town that welcomes good planning, good construction, etc., then we can encourage good growth.

Chairman Root asked the commission if they felt that all business should be at a stand-still pending completion of the comprehensive plan that will not be much different from the old. How will a new one make all that difference that some members of the council will not vote without the development of the new plan? He is all for a good new plan but not to push it too much.

Glenn Behnke felt it was not such a horrible plan, the one we have now. So long as there are rezone requests the comprehensive plan is subject to change.

George Borgen would like to see the council and planning commission working on the same level.

John Gilich said we are divergent on the means to get there. There is a break in the philosophy.

Chairman Root said that with a new comprehensive plan there will still be likelihood of difference in thinking between the town council and commission. Some of these will be due to differing interpretations. Even in the recent past the town council has failed to accept many of the recommendations of the commission for, in the opinion of the Planning Commission, some very poorly thought-out reasons.

Allan Bucholz asked Dr. Hruza if a new comprehensive plan will do what we ask of it and what happens if members of the council change.

Dr. Hruza said there is no perfect system. Something will hopefully provide a degree. Any kind of plan that is adopted must be adopted by the council as well. He does not suggest operating without a zoning map. He suggests that a member of the Planning Commission attend each council meeting to explain the goals and policies behind the recommendations. The member could be a powerful force by his presence alone. Perhaps this comprehensive plan will bring the two bodies closer together. Regarding the zoning map changes--eventually we will go over it, examining each area, asking ourselves if this is what we want for each area.

HILDEBRAND SITE PLAN REVIEW:

The plans were shown to the commission. According to the amendments to the B-1 and-2 ordinance the council must hold a public hearing on the review of site plans after receiving the recommendation of the Planning Commission. The commission looked over these site plans and Dr. Hruza told them that, in view of the controversial nature of the proposal, a public hearing should be held at this level too. It was felt that by setting the hearing date now the petitioner could be saved two weeks. Kae Paterson moved that the hearing be held May 4 at 8 p.m.

Meeting adjourned at 9:45 p.m.

Patricia Ebert Secretary

PLANNING COMMISSION MEETING - MAY 4, 1976

The first public hearing was called to order at 7:30 p.m. Present were Chairman Root, Glenn Behnke, John Gilich, Kae Paterson and Dr. Hruza.

DOEL REZONE REQUEST:

There were no voices in opposition to Dr. Doel's request to rezone to R-3. He went on to say that the property is 7.3 acres in size. It lies next to Harbor Wood West Apartments and is bordered by Stroh's in the back. He felt the site was well suited to high density as it is situated near the freeway and near the top of the hill. He said it was originally zoned R-2

because it was felt to be good property for apartment use. Since then R-2 has become more restrictive and he is quite keen on the 35-foot height limitation.

They would like to build 96 to 102 units on the 7.3 acres if they were awarded R-3 zoning. Otherwise the maximum is 72-73 units. They do, in actual practice, extend to the top of the hill. Craig, next door to his property, would also like R-3 for his 3+ acres.

John Gilich brought up the recent survey and its impact and also that the R-2 zone would provide more of a buffer zone next to the adjacent R-3. Craig's property and the back of Doels, might lend itself to R-3. He went on to speak of the lower slope, traffic involvement and the water storage problem.

Dr. Doel said he would not be building until next year, from 9 to 12 months. They would share the fire facilities with Harbor Wood West and also the recreational facilities. They would make it look like one complex, not several.

Kae Paterson said that since it is R-1 across the street she is very concerned with putting high density against R-1. She thinks a transitional R-2 zone should be established.

John Gilich felt that R-3 could be established on the crest of the hill and the slope could remain R-2.

Dr. Hruza spoke on R-1 zones across streets and abutting R-1 zones. He went on to read the minutes of 2/15/75 when Cascade Development received the R-3 recommendation. He felt we should establish the R-1/R-2 line on the Borovich property.

Glenn Behnke moved that we continue this hearing until we can determine this line; continued to the next meeting. John Gilich seconded. Hearing closed.

HILDEBRAND PUBLIC HEARING - SITE PLAN REVIEW:

There were no voices in opposition to the mini-warehouse.

Mr. Hildebrand said there is a 25 foot buffer zone next to his proposed warehouses on the Harbor Wood West Side and since he would abut his own Gig Harbor Villa property he would not do anything to jeopardize it. It would provide needed storage for all the apartment dwellers in the area.

He plans 111 units of variable types, from 4x6 to a large building housing 6x10 foot units. It would house whatever is necessary because it would have moveable walls.

Glenn Behnke feared that it could be seen from the highway. Hildebrand said the power line is maintained as a buffer zone of 100 feet. This was not felt to be a guarantee since it is public land.

Kae said there is really no screening between HarborWood West and this building. She would like to see some screening there.

Fred Hildebrand said the ordinance requires no screening in a B-1 zone as no rear yard setback is required. Harbor Wood West was required to leave a 25-foot buffer zone themselves. He did leave an 8-foot side yard but he owns the property abutting and did not feel obligated to screen from his own property. Dr. Hruza said he did indeed have to screen on side yards even if he had to short plat his own property. He felt the intent portion of the B-1 ordinance describes the need to screen.

Kae would like to see a 15 foot screen next to Harborwood West. If it can be done with less, okay. Maybe 15 feet next to the power line.

Chairman Root read the mayor's reply to the letter he wrote to him. He felt we owe some recommendation to the council concerning Mr. Hildebrand's request.

Gilich felt the concept of mini-warehouses is acceptable, but Glenn felt it might be better to label them something else, perhaps personal storage facilities. Then the 10,000 square foot maximum building size was discussed. Dr. Hruza said the first qualification is to state that the storage facility is within the permitted uses of B-1. Glenn Behnke moved as follows:

In considering the Hildebrand request for a building permit for a mini-warehouse, we find that no such construction was contemplated at the time the B-1 ordinance was written. As a consequence, certain requirements of the ordinance do not appear to be met by the submitted plan, viz:

17.32.010 Intent.

B. The floor area of any business establishment shall not exceed 10,000 square feet.

The ordinance is not clear on setback, screening and landscaping requirements.

In spite of the above the Planning Commission feels that the type of storage facility proposed would be very valuable to the citizens of the area and so recommend to the Town Council that they explore means of permitting this facility to be built in this location with proper safeguards with respect to screening, setbacks, etc. as above.

A conditional use permit would make the mini-warehouse use possible (17.64.040.9) and a variance would possibly be needed from the 10,000 square foot maximum coverage requirement.

Kae Paterson seconded. Carried. Hearing closed.

Regarding the minutes of the last meeting Chairman Root wished to correct a paragraph on page 1 by striking out "because of the heat buildup."

Also, he clarified a paragraph on page two by substituting the following:

"With a new comprehensive plan there will still be likelihood of differences in thinking between the town council and the planning commission. Some of these will be due to differing interpretations. Even in the recent past the town council has failed to accept many of the recommendations of the commission, for, in the opinion of the Planning Commission, some very poorly thought-out reasons."

Otherwise the minutes stood approved as read.

The secretary was asked to notify members of the coming study session on Tuesday night.

Meeting adjourned at 10:10 p.m.

Patricia Ebert Secretary

MAY 18, 1976

The first public hearing of the evening was called to order by Chairman Root. Present were Glenn Behnke, George Borgen, John Finholm, John Gilich, Kae Paterson and Dr. Hruza.

HILDEBRAND VARIANCE REQUEST:

Mr. Hildebrand was present. He explained that at the time the plans for his building were drawn the B-1 amendment had not yet been drawn. Then it was found that a maximum square footage was cited in the amendment. He therefore requests a variance of 8,029 square feet.

George Borgen asked if the building could not be moved to allow some screening. Hildebrand quoted land values in the area--commercial property becomes infinitely more valuable than residential.

Glenn Behnke moved that we recommend the granting of the variance with the stipulation that the Harbor Wood West end of the building move eight feet from the line and both ends of the

, building be planted with evergreen vines. John Finholm seconded. Kae Paterson still wished for 15 feet of evergreen screening on the highway side. Motion carried with Kae voting no. Hearing closed.

KELLEY VARIANCE HEARING

Mr. Kelley was present. He asks now for a 9 foot variance instead of a 10 foot. Mr. Kelley said no neighbors seem to object. There was not enough room in the daylight basement for a garage and, since he has three teen aged sons, he would rather convert the garage to living space.

There was a note from Mr. Reeves, across the street, and he had no objection. Philip Bridges, directly behind, had no objection. In fact he said he was all for it because it was such a blessing to get the blackberry vines off the lot.

George Borgen questioned whether this was not starting a precedent, allowing a brand new home, just under construction, to ask for a variance. He felt that they should have planned properly. Mr. Kelley said it was just a matter of misjudgement.

John Gilich moved that the Planning Commission recommend acceptance of the variance. Mr. Kelley's intention conforms to the intent of the neighborhood. It is not injurious. Glenn Behnke seconded. Carried with George Borgen voting no. George Borgen felt the situation could have been averted in Mr. Kelley had looked forward and asked ahead of time in the planning stage. Glenn felt it commendable that Mr. Kelley wants to keep his boys at home. Kae Paterson urged that we look ahead to the future rewriting of the ordinance. Hearing closed.

DOEL REZONE, Continued:

Dr. Hruza had checked in the field and had come up with a map. There is a fall of 20-25 feet from the upper level of the Borovich property to the northeast line. Dr. Doel's property is very dense woods.

There was a great deal of discussion. They talked of slope, fire protection, availability of water, holding density to 13 per acre as Harbor Wood West, the possibility of holding it to no more than ninety units. Chairman Root said he tried to justify it in his mind and could not. He had some notes:

1. R-3 should be located on the brow of the hill and adjacent to the highway. He feels this does not meet that qualification.
2. Planning Commission should endeavor to reflect the wishes of its citizens. The townspeople are definitely opposed to more apartments.
3. The possibility of establishing a precedent that would be hard to live with. He was afraid that the area past Hunt Road might not be reserved for R-1 building only.
4. Properties are now zoned R-2 and R-1 to the north and the adjacent property is not fully developed as R-3. Also there is a grave question as to availability of water. It would raise many questions trying to divide the property.

Kae Paterson moved, based on points 1, 2 and 3 above and also based on water storage scarcity, that we recommend this remain an R-2 area for the present time. John Gilich seconded, but did not feel it was consistent with the entire parcel of property.

George Borgen said he would rather that we see out way around the problem rather than killing the issue. John withdrew his second because we are not clear as to how to divide the property to allow Doel to build. Kae withdrew her motion. George Borgen moved to table the motion to a future date. Glenn Behnke seconded. Carried. Hearing closed.

The regular meeting resumed with the minutes which stood approved as read.

Request for height variance, Wade Perrow public hearing, set for June 1 at 7:30.

Motion to adjourn at 9:55 p.m.

Patricia Ebert

Secretary

JUNE 1, 1976

The meeting was called to order by Chairman Root. Present were Glenn Behnke, John Finholm, John Gilich and Kae Paterson. George Borgen was ill and Allan Bucholz was working on the plans for the town hall.

The meeting was recessed for the first public hearing.

WADE PERROW JR. VARIANCE REQUEST:

Mr. Perrow requests a height variance in order to add on to the existing structure which measures 21 feet 2 inches. He presented a plat map showing the relation of the house to the remainder of the property. He had brought photos of the house and explained that it is one of the oldest homes in the area, dating from 1896. He would like to keep the addition in character with the original home. The house is on level ground above the crest of the hill and would affect no one's view.

RUDY NIKOLAC, owner of the nearest property, did not object.

John Gilich moved that the variance be granted, feeling that the variance request is compatible with the structure and with town policy. John Finholm seconded. Carried unanimously. Hearing closed.

The regular meeting resumed with the reading of the minutes. The minutes were corrected near the bottom of page 1, paragraph 3, to read: The possibility of establishing a precedent that would be hard to live with and might be applied past Hunt and area north of Hunt Road should be reserved for R-1 building. The minutes then stood approved as corrected.

PUBLIC HEARING - HUNTER VARIANCE REQUEST:

Charles Hunter was present and explained why he needs a variance in side yard setback. This is also a corner lot setback and 20 feet is required on each side of the corner for safe vision purposes. It was determined that some day Milton Avenue could be developed all the way through to Harborview Drive but it is unlikely that Rust Street will ever be developed at this point as it becomes very steep.

Neighbors Reiser and Johnson were present and said they had no objection to the granting of the variance.

Glenn Behnke moved that we recommend that the variance of eight feet be granted. John Gilich seconded. Carried. Public hearing closed.

SITE PLAN REVIEW - DR RICHARDS OFFICE:

The dentists would like to extend their building fourteen feet to the rear and 20 feet to the side. This would allow for enlarging of the operating rooms. There would probably be less traffic through the building with the longer appointment time they could allow each patient with the enlarged operating facilities.

It was determined that it would add about 600 square feet of space to the building and require six off-street parking spaces. Dr. Richards said he could arrange those six spaces easily.

The church next door has no objection.

John Gilich moved that we recommend acceptance of the site plan because it would improve the quality of the work environment and upgrade the looks of the building and grounds. Glenn Behnke seconded. Carried.

Returning to the regular meeting, Mayor Bujacich was present. Concerning the published study session that was to take place this evening at 8:15, he said he received no notice of the meeting tonight. Chairman Root had spoken with Dr. Hruza on the telephone earlier and had canceled this meeting because he felt we had a full agenda. Mayor Bujacich said he is concern-

ed mostly with the money we are spending. He did not object to the hiring of Dr. Hruza. He felt that he has performed many valuable services for this town. But he did feel that meetings should be authorized and that there should be no individual contact. He characterized Dr. Hruza as a tremendous leader, a hard worker and a marvellous force at drawing the commission and the council together.

He went on to explain his concern over the waste of money. Out of the originally budgeted \$4000 so far we have spent \$1600 including \$192 for clerical help. He felt this item was a shame because we have able clerical help presently available in our own office. He did not care to see the waste of money spent on the survey and he brought out the box of surveys and cover letters that were wasted. He felt that this was poor planning and would like to see the town remain in the black.

He went on to discuss an example of poor lawmaking--those that govern business zoning in this town. Under the current code the dentists across the street might have to wait until next August to get this site plan okayed and their permit purchased. Any law is a bad law if you have to start looking for loopholes right away, he said.

There was further discussion and then a motion to adjourn at 9:45 p.m.

Patricia Ebert
Secretary

PLANNING COMMISSION MEETING - June 15, 1976

The meeting was called to order at 7:35 p.m.

The minutes were postponed so the commission could consider Fred Hildebrand's plans for a mini-warehouse facility behind the Gig Harbor Villa. Because the town wants to purchase a 106' x 120' site for a well and tank on the northwest corner of the property, the proposed warehouse has been moved back from the west line to leave room for this. The commission like the new plans better than the old ones. Kae Paterson brought up screening on the SR-16 side and asked what would be in the vacant space west of the south building. Mr. Hildebrand said this would be a turn around area, that the driveway could go completely around the south building and there would be a fence along the line paralleling SR-16. Glenn Behnke asked if evergreen screening could be planted along the fence. Mr. Hildebrand felt it could. John Gilich moved that the planning commission recommend to the town council that the site plan submitted by Mr. Hildebrand and marked received June 14 and the requested variance of 8029 square feet be approved and that a building permit for same be granted at the earliest feasible date. Motion carried unanimously.

The minutes of the June 1 meeting were approved as written.

A public hearing was set for July 6 at 7:30 p.m. to consider a request for a one-foot side yard setback variance on Ross Avenue submitted by Crippen and Hunt.

At the request of the building inspector the commission looked over Tom Creighton's plan to put a 70' by 40' garage/shop next to his house east of N. Harborview in a W-1 zone. The commission saw no need for a variance. Although the building is larger than normal it fits the requirements of the zone.

George Borgen asked the status of the commission's work with Frank Hruza on the new comprehensive plan. George said that at the last study meeting which he attended on May 25, another study session had been set for June 1 immediately following the variance hearing. He wondered why this had been cancelled. He had been unable to attend the June 1 meeting. The chairman explained that two more items had come in which needed to be considered on the June 1 agenda and that it had been felt there would not be time for a study session after that. Mr. Root, as chairman, had asked Dr. Hruza to go ahead and start writing a possible comprehensive plan for the town based on what has been said so far. Dr. Hruza has not yet contacted the chairman to say he has anything ready for us to consider. When he does a study meeting will be set up.

The misunderstanding on what steps were necessary for Dr. Richards to get a sit plan approval for the addition to his building was brought up. The building inspector said he had been asked what was needed to remodel the building. He told them it would take a day or two to get a building permit. He did not realize that an addition was planned which required site plan review until they brought in the plans to actually apply for the permit.

It was felt that the time necessary to get site plan approval in R-2, B-1 and B-2 zones was unnecessarily lengthened because the plans now have to, according to the ordinance, go to the council to be transmitted to the Planning Commission. Since the council does not consider them at this stage it was suggested that the ordinance be amended to plans could be submitted to the commission as soon as they were received at the Town Hall. Kae Paterson moved that the commission recommend to the council that, in the interest of speeding up the process for those requesting site plan approval in R-2, B-1 and B-2, that Sections 17.20.030.A. and Sections 17.32.030.A.1 and 17.35,939.A.1 be amended to read, "Before a permit may be issued for any development within this district, except for those uses permitted in an R-2 district when said uses are developed in accordance with the requirements of Ch. 17.20, triplicate copies of the site development plan shall be submitted to the Planning Commission for their recommendation to the Town Council." Motion carried unanimously.

It had been noted earlier in reading the W-1 zone that home occupations were not mentioned as permitted uses. It was felt that this was an oversight since home occupations are in keeping with the character of W-1. Since the commission is already recommending a change of the zoning ordinance that will require a hearing, Glenn Behnke moved that at the same time the commission recommend that the W-1 zone be amended to include home occupations as a permitted use. Motion carried unanimously.

Mr. Root announced a meeting of the Pierce County Subregional Committee in Sumner at 7 p.m. tomorrow, June 16. He and the vice-chairman, Glenn Behnke, are attending at the request of the mayor.

George Borgen asked if Frank Hruza called and had material for the comprehensive plan ready to be considered before the next meeting if he could be invited to the next meeting. George feels the variance will not take long and there will likely be time for a study session afterward. The chairman said that if Frank Hruza had enough material ready for the next meeting to warrant a study session he, Mr. Root, would call the commission members and if they agreed would set up a study meeting.

Meeting adjourned at 9:10 p.m.

Patricia Ebert Secretary

PLANNING COMMISSION MEETING - JULY 6, 1976

The meeting was called to order by Chairman Root. Present were Glenn Behnke, George Borgen, John Finholm, Allan Bucholz, Kae Paterson and Dr. Hruza. The meeting was recessed for the public hearing.

PUBLIC HEARING - DR. WILBERT VARIANCE REQUEST:

The chairman read the notice of public hearing. He called for comments in favor and Dr. Wilbert explained that he had bought the building on April 1st. He said the downstairs shop location was not successful and he decided to reconvert the space below the Toy Cupboard to apartment use. He said the noise factor from the Shoreline Restaurant is less and he took his prospective tenants downstairs and they did not find the noise objectionable. John Finholm felt that upstairs apartments would not be a good policy but he had no objection to the downstairs one. Dr. Wilbert agreed that it will be kept retail use upstairs.

Mrs. Leonard C. Moline said she felt it would make a beautiful apartment spot.

Glenn Behnke had formerly owned the building and had lived in that location. He saw no reason why it shouldn't be reconverted to apartment use.

There were no voices in opposition. Glenn Behnke moved that we recommend approval to the town

council that the downstairs apce be reconvered to apartment use. John Finholm seconded. Motion carried. John Gilich arrived at this point.

The regular meeting was reconvened. The minutes, taken by Kae Paterson, were read and approved as read.

The chairman told of the sub-regional conference attended by he and Glenn Behnke. He had sent a complete report to the mayor in which he told the mayor he felt the meeting had been a complete waste of time.

SITE PLAN REVIEW - HARBORWOOD WEST APARTMENT ADDITION:

Wayne Goodno said the plan meets density requirements but that the buildings are over legal height. The chairman said the site plan review requirements in the ordinance do not include building height--we can act on the site plans themselves.

The commissioners felt, though, that since the elevations had been furnished and were clearly illegal, that they should not attempt to act on them at this time. Glenn Behnke moved that the plans be returned to the building inspector with the understanding that this height is not satisfactory and ask that the inspector proceed to have these plans rectified. George Borgen seconded. Carried.

CREIGHTON BUILDING PERMIT: Tom Creighton was again present. He still wants to build his garage on his property located off Rust Street. He feels that he was misunderstood and that his requirements are not manufacturing but merely hobby work. He asked where he could go from here. Most of the commission felt that his interest was just hobby work, especially when Mr. Creighton displayed samples of the B I R D.

SHORELINE MANAGEMENT HEARING - TARABOCHIA DOCK:

The hearing was set for September 7 at 7:30 p.m.

Mr. Harold Best was present from the Peninsula School District. He wished to alert the Planning Commission to the selection of the site for the next secondary school in the district. The site chosen is at the corner of Rosedale and SR-ly and will comprise 40 acres for a park and 40 acres for the school. They will get together with the commission regarding any questions or regulations.

Chairman Root read a letter from Clerk Avery asking that a joint study meeting be scheduled regarding the progress of the comprehensive plan. Dr. Hruza will be on vacation from July 14 to August 2 so the joint meeting must be postponed until after that date.

Dr. Hruza then gave his preliminary report on the draft of the comprehensive plan. He said he hopes this can be considered at least a framework. He suggested that the commissioners put themselves in the position of laymen and look at the plan from that viewpoint. Dr. Hruza read through the draft and commented as he read. He said the explanatory paragraphs need to be written yet in some instances and Glenn Behnke said he would like to see Justice Douglas's remarks used as a preamble. Other suggestions were made. Chairman Root felt the last three items did not belong in a comprehensive plan.

Dr. Hruza went on to say that town meetings could be held so this plan could be presented to the people for their approval.

Dr. Hruza had a few extra copies. More copies will be made on the Xerox for the council and the mayor.

The Planning Commission will get together to discuss this while Dr. Hruza is on vacation.

Meeting adjourned at 9:55 p.m.

Patricia Ebert Secretary

PLANNING COMMISSION MEETING - AUGUST 17, 1976

The meeting was called to order by Chairman Root. Present were Glenn Behnke, John Finholm,

Kae Paterson and George Borgen. Allen Bucholz and John Gilich were not present. The meeting was recessed for the first public hearing.

CASCADE DEVELOPMENT COMPANY VARIANCE:

The chairman read the notice of public hearing and the request of Cascade Development Co. Ild Kjellesvik was present and explained that about half of the buildings will need the light variance since part of the land lies in a hollow and the property does not lend itself to basement-type construction. They request a variance of nine feet. No one's view would be blocked.

There were no voices in opposition.

The principals will leave a 50-foot greenbelt in addition to the power line right of way. Glenn Behnke moved that the planning commission recommend the variance of nine feet be granted because the property is situated next to the freeway, it is partially low ground and would not obstruct view, and because of the fifty foot greenbelt. John Finholm seconded. Motion carried. The planning commission also approved the site plans with Kae Paterson saying that these were some of the nicest site plans she had ever seen. Hearing closed.

HURER AND ANTILLA APPLICATION OF THE COMPREHENSIVE PLAN:

Chairman Root reviewed that portion of the present municipal code that refers to annexation and the contingency that includes determination of zone at the time of annexation, Section 17.88.303. He said that this is the subject with which we will be concerned tonight.

Glenn Behnke disqualified himself because of his association with the principals.

The previous letter of recommendation was discussed. The only part found not to be applicable was the last paragraph which dealt with the proposed right of way. Otherwise the recommendations made at that time still stand.

Kae Paterson said, though, that R-2 would be a more appropriate zone for the area. She said she was not comfortable with the R-3 zone except in exceptional circumstances and would like to see a more R-2-type density.

Don Antilla said they are asking for R-3 but they would cut the density from 42/43 to 36 units--barely over the R-2 density. He felt it would be hardly noticeable behind the hill. They would not allow children so they will not contribute to the school population problem. He said they had achieved county zoning and had approval to start development in the county now. He felt this location was the logical place for the development.

Members of the commission felt that he had developed one very fine apartment complex and that a second development could be equally nice. Chairman Root said he felt no compunction against recommending R-3 for the area.

Kae felt that perhaps R-3 would be acceptable if screening were left such as Harbor Wood West. Don Antilla agreed that they would leave the screening and plant more trees. There would be no obvious signs--no more so than Northview Terrace.

George Borgen moved that approval be recommended with the following provisions:

1. Total screening along the highway side and the view side.
2. That there is sufficient water supply and ample fire protection.
3. Storm water be diverted and controlled.
4. Limitation of 36 units on the property.

The motion was seconded by John Finholm and carried with Kae Paterson voting no as she would prefer to create no more R-3 unless it is inconspicuous. Hearing closed.

KINNER CONDITIONAL USE HEARING:

Glenn Behnke absented himself from the discussion as he was speaking for, and related to, the petitioner.

The public notice was read. It was requested as conditional use because Art Kinner does not

want business zoning. Mr. Kinner's two sons will be moving here from the southwest. One is an artist and one is a metalworker. They will paint pictures and design and manufacture silver and turquoise jewelry. They do not expect to create much in retail sales as most of their work will be shown and sold in local galleries and shops, but they would like to be permitted to sell their own merchandise on a small scale in case a prospective purchaser visits the studio. They will erect a small sign and landscape the property as well as paint the dwelling. The permission could be granted with conditions imposed. There were no voices in opposition. John Finholm moved that the commission recommend approval of the conditional use permit with the proviso that the building conform to the R-1 zone including signs. Kae Paterson seconded. Carried. Hearing closed.

ELSIE BURNS VARIANCE HEARING:

This hearing was postponed from 7-26-76. The request from Mrs. Burns was read. The property was formerly of legal size for duplex construction but the R-2 was rewritten and it leaves the property short by 260 square feet. Mrs. Burns is only asking for what was once legally granted. There would be no view lost.

Chairman Root said that several neighbors had contacted him and had no objection to the variance. There were no voices in opposition.

George Borgen moved that we recommend the acceptance of the variance in light of the small difference in square footage. Finholm seconded. Carried unanimously. Hearing closed.

Chairman Root told of a scheduled meeting of the Interagency Council of Governments at Buckley. He asked for volunteers. Kae Paterson said she would go if her father attends.

Meeting adjourned at 9 p.m.

Patricia Ebert

Secretary

GIG HARBOR PLANNING COMMISSION MEETING - SEPTEMBER 7, 1976

The meeting was called to order by Chairman Root. Present were Glenn Behnke, John Finholm, John Gilich, Allan Bucholz and Kae Paterson. George Borgen was not present.

The minutes were read and corrected by Kae Paterson who asked that "in her opinion" be added to the eighth paragraph as follows: "Kae Paterson said, though, that R-2 would be, 'in her opinion', a more appropriate. . ." The minutes then stood approved as corrected.

Mrs. Burns short plat was looked at by the commission. It is the commission's job to determine if a plat lies in a sensitive area. John Gilich felt there should be a road between Grandview Place and Ryan Street and it should be sufficiently wide to allow proper access to the area. Other than that, it was determined that the plat does not come within the designation of sensitive area and the council will be advised.

The chairman read a request for variance that will come before the commission at the next meeting. The planners will look the property over.

The planners then turned their attention to the draft of the comprehensive plan and the annexation policy that will accompany it. Both the chairman and Kae Paterson had furnished their ideas on the annexation policy. Kae said she felt that some areas were very obvious for annexation while some need further study. On some annexations we should proceed immediately, while on some the boundaries were arbitrary in her mind. She felt that crossing the highway, in some areas, made sense but perhaps not to include all residential areas. She had prepared a colored map to accompany her suggestions.

The rest of the planners agreed that any property that benefits the town should be taken in. John Gilich felt that the Safeway Center complex definitely needs our services. On the other hand Stroh definitely does not want to annex.

Glenn Behnke felt that Shore Acres should be "forced" to annex since the density in that area requires a sewer system.

The planners went over Dr. Hruza's questionnaire step by step. Most questions had been answered fairly closely. They felt that they would like to have Dr. Hruza incorporate their points in the annexation policy that was to be taken up on Wednesday evening. Chairman Root suggested that the last paragraph of his previous policy be added to the letter.

Motion to adjourn at 9 p.m.

Secretary

PLANNING COMMISSION MEETING - SEPTEMBER 21, 1976

The meeting was called to order by Chairman Root in the Gig Harbor Library. Present were Glenn Behrke, John Fishom and John Gilich.

The minutes were read and corrected to reflect that a motion had been made that it was very important to write to Dr. Hruza regarding the annexation policy. The motion was seconded and carried. Chairman Root noted that a letter had been written attempting to incorporate all that had been talked about that night. The minutes then stood approved as corrected and added to. The meeting was recessed for the public hearing.

DIANNA JACKSON VARIANCE REQUEST:

The chairman read the request from Miss Jackson and she presented photos of the house and the property. She presented a drawing of how the house might appear if the variance is granted. She asked for a variance of 2½ feet, making the house 17½ feet high.

The chairman congratulated Miss Jackson on her fine presentation and asked for comments from the audience.

DARVI HEINMAN had no objection. He is the neighbor immediately above her property.

The secretary stepped down from the table and commented as a neighbor of Miss Jackson's. She had no objection because any improvement to this property would help improve the neighborhood. As an example, she went on to say that it should be noted that improvement in the neighborhood followed every one of Mr. Behrke's remodelings. The entire neighborhood spruces up.

There were no voices in opposition.

John Gilich moved that the planning commission recommend the variance be approved for the following reasons:

1. The grandfather clause has a bearing here--the property was platted in 1902.
2. There would be no adverse impact and it might help the aesthetics of the area.
3. It is not in conflict with good and substantial living in the town.
4. It is not a break in the intent of existing zoning or planning codes especially if defined in terms of uniqueness.
5. The road dedication to the north is not a serious question because Hall Street will probably not ever be improved and improvement of Milton Street would not affect this property.

Glenn Behrke seconded. The motion was carried unanimously. Hearing closed.

The meeting was adjourned at 9:10 p.m.

Patricia Ebert Secretary

GIG HARBOR PLANNING COMMISSION - OCTOBER 5, 1976

Present were Chairman Root, Glenn Behrke, George Borgen, John Gilich and Kae Paterson. The first public hearing was called to order:

RONALD RAY VARIANCE REQUEST:

Since the principal was not present the public hearing was postponed to the next meeting.

Minutes: Kae Paterson read the minutes of the last meeting. They stood approved as read.

HUBER/ANTILLA SHORT PLAT:

There was some discussion. Commission members felt the area was vastly congested already but it was felt that since the plat does not change the contour of the land and since it is already zoned R-2, it was felt that the property does not lie partially or wholly in a sensitive area. The plat is passed to the council without the requirement of an environmental impact statement. The previous action was made a motion by Glenn Behnke and a second by George Borgen. Motion carried.

The chairman read the postcard from Dan Kneeland, thanking the commission for the useful meeting that earned him the communications portion of his merit badge and a special thanks to Chairman Root for the Harbor tour.

RESUBMISSION OF DOEL REZONE PETITION:

Dr. Doel had written and requested a resumption of his public hearing. He does wish to reduce the size of the R-3 rezone request, leaving the largest portion in the R-2 zone. This will be placed on the agenda for the next meeting.

Regarding the Shoreline Management Act hearing at our next meeting, Kae Paterson told the commission that there will be more of this type of hearing coming up and she asked that the commission set a policy for consistency in considering these "after the fact" requests.

Chairman Root said he had gone through the minutes of the last 16 to 18 months regarding the formulation of the comprehensive plan. He asked that Dr. Bruza be contacted asking for the completion of the draft by our next meeting. George Borgen moved that Dr. Bruza be contacted by phone asking him if he will furnish a completed draft by next meeting.

Motion was made and seconded that the November 2 meeting be postponed until November 9 because of election day. Carried.

Meeting adjourned.

Patricia Ebert Secretary

PLANNING COMMISSION MEETING - OCTOBER 19, 1976

The meeting was called to order at 7:30 p.m. by Chairman Root. Present were Glenn Behnke, George Borgen, John Gilich, John Einholm and Kae Paterson. Allan Buchholz was not present. The regular meeting was recessed for the first public hearing.

TARABOCHIA ANCICH SHORELINE MANAGEMENT HEARING:

The chairman pointed out the location of the property in question and read the application from the principals.

George Ancich was present. He wrote a letter to the Planning Commission and this letter was read to the assembly by Chairman Root.

Mr. Ancich explained that the dock is used primarily as access for the Coast Guard cutter. The float, attached at the end of the dock, is used primarily for commercial fishing boat moorage. Mr. Ancich maintains that the side yard setbacks are more than adequate and do not interfere with moorage for any neighboring properties. He maintains that the parking facilities are more than adequate for the fishing boat owners and the Coast Guard.

John Paglia, representing Joe and John Ancich and Mrs. Ivanovich, maintains that the property is less than legal size so improvements could not legally be made to the property. The side setbacks are not adequate because the side property lines are not clear. There is inadequate parking. Boats moored there infringe on the Ivanovich dock. All in all, he maintains that equal standards should apply to all.

Kae Paterson pleaded for consistency in land use regulations, saying that adjacent property owners should have the same right to develop their lots and the same standards should apply

to Waterfront property. She had no objection to the development of this particular property, feeling that anything that helps the fishing industry furthers the development. She said she would like to see coverage and setback standards developed that are acceptable to all.

John Finholm moved to recommend to the Town Council that the Tarabochia/Ancich application for a permit to continue present dock facilities should be approved. Seconded and carried with 3 voting favorably, one vote against and George Borgen disqualifying himself. Hearing closed.

DOEL REZONE REQUEST:

Dr. Doel requested a partial rezone to R-3. He wished to place 94 units on the total parcel of land. Rezoning of the upper portion to R-3 generally fit in with the objectives of the Planning Commission because it would be on the crest of the hill, near the freeway interchange, and it would leave the lower portion less densely populated with R-2 zoning.

A motion was made by George Borgen, seconded by John Finholm, that the site plan presented by Dr. Doel and marked "Doel, Exhibit 'A', dated Oct. 19, and signed by Dr. Doel and Planning Commission Chairman C.R." be accepted as presented with the following stipulations.

That four acres of the approximately 7-acre plot be rezoned as now zoned as an R-2 district.

That the other 3 acres comprising an "L" shaped parcel and lying on higher ground, be rezoned from R-2 to R-3.

That Dr. Doel furnish a legal description of the boundary lines separating the above two parcels. That all reasonable efforts be made to save existing natural growth, provide attractive landscaping and also provide screening where desirable.

The above motion was carried unanimously. (Note: The above-mentioned "legal description" of boundaries will become a part of this motion.)

Mr. Gene Brennan, who owns property on Rosedale Street near the overpass, wants to build a four-plex. About 1/3 of this property lies in the GS zone. He was told he must apply for a rezone.

Wayne Goodno asked the commission's opinion about signs at the Harbor Inn. He was asked to consult with the council.

Dr. Hruza's letter was read concerning development of the comprehensive plan.

SHORT PLATS:

The Jones, Short, and Borovich plats were examined for sensitive area. All three were found to not lie in an environmentally sensitive area.

The Keith Uddenberg variance was set for November 9.

Meeting adjourned at 10:30 p.m.

Patricia Ebert Secretary

PLANNING COMMISSION MEETING - NOVEMBER 9, 1976

Present were Chairmen Root, George Borgen, John Finholm and Kae Paterson.

PUBLIC HEARING - FIRE DEPARTMENT CONDITIONAL USE PERMIT:

The notice of public hearing was read along with the application from the fire department. Drew Wingard explained the location. It starts at the Peninsula Investment Company property and runs 275 feet to the south. Chairman Root pointed out that a height variance will be required as the building is shown to measure 20 feet in height on the plan. Drew Wingard said it could run as high as 35 feet with the hose drying tower.

There were no voices in opposition but ANDERS JOHANESSEN in the audience questioned whether

this might not be the time to plan for more streets in this area. He asked what plans there were to make Stanich a through street from the freeway. Most of the property in question is owned in large blocks and there is no cross traffic. He felt there was an extreme need for roads in some parts of town. Kae Paterson felt it could be an interesting approach to ask property owners where they might think roads could be located. Wingard added that, in the case of the Pierce County Fire Prevention Bureau, the fire department can dictate where roads are needed in cases of substantial development.

George Borgen moved that the Planning Commission recommend the approval of the conditional use permit subject to the granting of the height variance. Kae Paterson asked Wingard if the fire department would be willing to give the 30-foot right of way for a road on the east boundary. The fire department had no objection. This granting of the right of way is considered a part of the motion. John Finholm seconded. Carried. Hearing closed.

PUBLIC HEARING - UDDENBERG HEIGHT AND COVERAGE VARIANCE:

This is a request for variance in height from 15 to 19 feet and coverage from 10,000 square feet to 25,000 square feet. The application was read. The applicants wish to have access from the rear of the building also with a road of between 20 and 30 feet for loading. Drew Wingard said the fire department might require access from the rear also.

Objecting was MOREEN GOLDMAN, 7521 Soundview Drive, who was concerned with the amount of truck traffic coming down Soundview Drive. She said she is also very concerned about all the excessive building around her residence. Their view of the mountain has been completely destroyed and their view of the Olympics will be destroyed by this proposed new building. She said she feels it is a shame because Gig Harbor is losing so much through the tremendous development.

REED HUNT felt the town needs an improved shopping center.

Keith Uddenberg said that all the trucks use Soundview Drive now. There would be little increase in truck traffic.

John Gilich commented on the need for updating and building in the center of town and providing screening.

Chairman Root felt that it would be a very important issue to open Stanich Street to through traffic. George Borgen moved that the planning commission recommend approval of the variance making sure that Mr. Uddenberg use every resource to open Stanich Street. John Gilich seconded. Carried. Hearing closed.

The minutes were read and approved as read. The chairman read a copy of his letter to the council regarding the Tarabochia/Ancich Shoreline Management permit recommendation.

Dr. Hruza had delivered copies of the latest draft of the comprehensive plan. The commission was asked to look those over before next meeting.

The Granite Service Station Sign Variance hearing was set for December 7 at 7:30 p.m.

Kae Paterson had made copies of her ideas on consistent regulations regarding dock permits under Shoreline Management.
Meeting adjourned.

Secretary

PLANNING COMMISSION MEETING - NOVEMBER 16, 1977

The regular meeting was called to order at 7:30 p.m. Present were Chairmen Root, Glenn Behnke, John Finholm, John Gilich and Kae Paterson.

The Olberg hearing was cancelled by the applicant so the chairman proceeded with regular business.

The minutes of the last meeting stood approved as read.

The secretary read the rough draft of the letter that Chairman Root wrote concerning the Uddenberg variance request. John Gilich felt the main points were well stressed. John Finholm moved that the letter be sent. Seconded by John Gilich. Carried.

The Burns short plat, presented now by the secretary, had already been seen by the Planning Commission.

Comprehensive Plan Development: The planner had provided copies of the comprehensive plan draft a week ago. John Gilich said he was not yet prepared to make a decision on it. Glenn Behnke had just received his copy and had not yet read it. Chairman Root hoped, in view of the time that has been spent, that the draft could be approved tonight and passed to the council. John Finholm felt we had been considering this long enough. He had read the draft and felt it was quite concise and we should present it now to the council. John Gilich moved that the draft of the comprehensive plan, as it now exists, be sent for review, perusal and acceptance by the council. Seconded and carried unanimously.

PUBLIC HEARING - GEORGE BUJACICH DOCK SHORELINE MANAGEMENT PERMIT APPLICATION:

Chairman Root read the application. The applicant is the lessee and the owner is Mrs. Jack Bujacich, Sr. A Department of the Army permit has been applied for by George Bujacich. The floats in question are private boat moorage and fishing boat moorage. There is already an existing dock at this location but in question is the existing float and 3 pilings that were installed without formal permission. The float extends partly on the Duvall land toward the west and he has a letter of permission from Duvall. He leases the tidelands from the Dept. of Natural Resources. His own property is 76 feet side.

Objecting was Mrs. Ivanovich's attorney who said he was not classed as speaking against it but he did wish to present her side. He said the problem is access. The Ivanoviches would like to retain the open water between the two docks so that they can have access if they build a dock. Their property is 51 feet wide. He asked if fishing boats rafted out have the right to take up all the navigable water. He feels the Ivanovich property should not be trespassed upon. George Bujacich answered him that right now there are temporary boats blocking the access but that he guarantees that any time in the future there will be no trespass. They have had arguments in the past and have worked as neighbors. The attorney asked Mr. Bujacich if he would object if Mrs. Ivanovich builds a dock? A. No, as long as they remain on their own property. The attorney asked another question. At the present time part of the boats are rafted from the float that overlaps the Duvall property. Can you assure that you will always have the right to use the space in front of the Duvall Property? A. Only the letter. The attorney felt that Bujacich should attempt to get a lease from the Duvalls.

George Bujacich stressed why he built the floats. There has been no moorage available in the harbor for fishermen. He went to the Port Commission to no avail. The moorage is a necessity now and the fishermen are rapidly running out of shoreline. The moorage has virtually disappeared. The chairman stressed constant cooperation between the Ivanoviches and Bujacich. Could the parties involved sign a written agreement between them satisfactory to each? Then the Planning Commission could okay this agreement. The attorney agreed and Bujacich said he had no objection.

Phil Stevens, a new resident of the Harbor, asked that the aesthetics of the fishing fleet be preserved.

Chairman Root felt that any decision should be tabled pending the signing of the agreement between the parties involved. In the meantime George Bujacich can check with the Army Engineers for his standing with them.

George Ancich, part owner of the property on the other side of the Ivanovich property, proved that there is at least 70 feet of open water past the Ivanovich property opposed to the 50 feet at the water's edge. He objected to tabling the motion and could see no reason for the delay. The floats are movable and way to the left of the dock.

The attorney did ask for the written agreement. Kee Peterson asked if we can move now to

accept the floats with the understanding that the agreement is to be signed in the meantime. Jack Bujacich, Jr., in the audience, felt it was not the part of the Planning Commission to be in the position of arbiter. He felt it was not our place to require an agreement--the only criterion should be if they meet the law. If Mrs. Ivanovich meets the law then she can build the dock too. John Gilich felt the Planning Commission should not become party to the agreement--it should be a private matter and we should not get involved in private matters. The issue of time is very important.

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 this agreement thus becomes a matter of public record.

John Gilich moved that we recommend that the dock be approved and the permit granted. Glenn Behnke seconded. Motion carried. Hearing closed.

Meeting adjourned.

Patricia Ebert Secretary

PLANNING COMMISSION MEETING DECEMBER 7, 1976

The first public hearing was called to order by Chairman Root at 7:30 p.m. Present were Glenn Behnke, George Borgen, John Finholm, John Gilich, Allen Buchholz and Kae Paterson.

PUBLIC HEARING - GRANITE SERVICE STATION SIGN VARIANCE:

Present was Charlie Stone who explained that the sign in question was purchased on March 22. He showed the commissioners a purchase order from Merrix Industries, Inc., dated 22 March 1974. He said he understood that the sign was allowable at the time he ordered it. Just a short time later the ordinance was changed and signs like this were disallowed. They had gone to great expense and feel it should qualify under the grandfather clause. The readerboard is 44 square feet on each side and 7 feet high. Mr. Stone went on to say that the ordinance was passed a month after he ordered the sign.

Wayne Goodno said the sign does not meet present service station standards. The council had asked him to check because they feel that more than the name of the business and the price of gas was being advertised.

Mr. Stone said the sign does not obstruct view. Glenn Behnke agreed that it blocks no view. He went on to say that he feels the price of gas is becoming obsolete and the ordinance could be changed to include other commodities. Most of the commission agreed that the sign is not obvious.

Allen Buchholz, questioning Charlie Stone and seeing the invoice for purchase of the sign, said it appears that the station opened in February 1974, the sign was ordered in March 1974, and the ordinance passed in April 1974--a fine line perhaps, but applicable under the grandfather clause.

There were no objectors in the audience.

Kae Paterson said she felt the critical point was the possibility that the sign exists under the grandfather clause. Wayne Goodno said no permit was issued for the readerboard although the rest of the signs were included in the original permit for the service station. The commissioners also felt there was quite a time lag. Nearly three years have elapsed since the station opened and the sign was erected but nothing was even said about it until now.

Allen Buchholz moved that the sign be permitted to remain as it is. The issue is cloudy after so long a time and the sign has been there too long. He felt a variance should be granted for this sign. John Finholm seconded, saying the sign has done no harm. Motion carried. John Gilich said that perhaps the ordinance needs updating and some change; this sign is clearly against the ordinance. Hearing closed.

RASMUSSEN VARIANCE REQUEST:

Mr. Rasmussen was present to ask for a variance in side yard setback. His deck, under construc-

tion, had been red-tagged by the building inspector. The overhang of this deck extends over town property. His already-existing garage extends the same distance. He would be willing to remove both the garage and the deck if the town needs the right of way. He has written a letter to this effect and he wishes that the letter accompany the title to the property.

There was some council action of non-removal several years ago but the grandfather clause ceases to exist if remodeling takes place. The dwelling itself is 8 to 10 feet from the edge of the right of way.

There were no voices of objection from the audience. Allan Bucholz said the question is not that serious. It is a deck--not a structure--and it lines up with the garage. The size makes no difference--any size deck would be in violation of the zoning.

Chairman Root warned that future changes of ownership of a piece of property might cause trouble. It should be noted that violations some day come home to roost.

Mr. Rasmussen told the commission that the house was in bad repair when he bought it. He has since tried to upgrade the property and make improvements. Allan Bucholz moved that, based on his previous reasoning that the deck extends no further than the existing garage, the commission recommend that the variance be granted. John Finholm seconded. Kae Paterson amended the motion to add that the commission recommend that the council add the conditions that any time the town should want to improve Fennimore Street, and feel the need, they could request that both the garage and the deck be removed at the expense of the property owner. Amendment seconded and carried. Original motion carried.

The minutes were read and Chairman Root asked that the first paragraph on page 2 be corrected to reflect that he only asked if it were practical for the parties involved to make the agreement. It was only an idea thrown in for discussion. He did not suggest that the decision be tabled. The minutes then stood approved as corrected.

Glenn Behrke brought up Attorney Paglia's complaint of their visiting the site prior to the public hearing. He wished to go on record as objecting to Paglia's contention. It was felt that all seven members could have been disqualified on some basis or another.

The nominating committee of John Gilich, George Borgen and John Finholm met to discuss nominations for chairman for the coming year. They recommend that we retain the present chairman and vice-chairman for the coming year. Glenn Behrke said he would positively not take the chairmanship. There were no nominations from the floor. The vote was unanimous.

The next meeting, December 21, will be bypassed unless something important arises and then the secretary will contact the members.

Meeting adjourned at 9 p.m.

Patricia Ebert Secretary

PLANNING COMMISSION MEETING - DECEMBER 21, 1976

The regular meeting was called to order by Chairman Root. Present were Glenn Behrke, George Borgen, John Gilich, Allan Bucholz and Kae Paterson. John Finholm was not present.

SITE PLAN REVIEW - TOM GALBRAITH:

Mr. Galbraith wishes to add another office building to his complex at the corner of Grandview and Pioneer. This building would be aligned with the dental clinic and would abut the school. The insurance company needs more space than they now have and the new building would resemble the dental clinic but with a different floor plan. The area is already blacktopped and the parking is more than ample. It is already zoned R-2. The Peninsula Insurance Company sign is already there but will be placed on the fascia.

The building inspector had looked over the site plans and found nothing against them. There were no voices in opposition from the audience.

Glenn Behnke moved that the site plan be recommended for approval to the council as this fits into the already existing scheme and adds to it. George Borger seconded. Kae Paterson asked if the parking area is not to be screened from the residential area as prescribed by the zoning regulations. She asked if the parking along Grandview Street shouldn't be screened. Allan Bucholz felt it was really not abutting residential as the nearest R-1 district is across the street. So far as screening goes, he added, the school with the portable buildings, should provide screening of their own since it has become so unattractive. It was also brought out that screening in that area would be dangerous because the view is needed of traffic for the school's sake. The motion was carried.

ROD MOLGARD RB-1 SITE PLAN:

This is the former Sanford residence abutting the Sky Realty office at the town boundary on Pioneer Way. Plans for remodeling the residence to an office building were presented by Geoffrey Clarke on behalf of Molgard. The lot area is 11,761 square feet.

GLENN BEHNKE DISQUALIFIED HIMSELF BECAUSE HE HAD DESIGNED THE PLANS.

John Gilich felt that site plan development of the entire triangle would be the most desirable way to go. Evidently other property owners were not ready to proceed, and this is the only property ready for development. Kae Paterson felt that an access road off Stinson or Grandview would be preferable to having the access on Pioneer, especially since the RB-1 ordinance permits parking only in the rear.

The parcel in question contains more than adequate square footage. The ordinance requires 10,000 square feet for RB-1 use. The building is proposed for three office units. The chairman feels that it meets the needs of PB-1 zoning.

Kae Paterson moved that the site plan be approved with the ^{CONDITION} proposal that the access from Pioneer Way is for the use of this building only with parking in the rear and with the understanding that this access will be closed if there is future access to this lot from other than Pioneer Way. George Borger seconded. Carried.

HILDEBRAND SITE PLAN REVIEW:

Fred Hildebrand brought site plans of a proposed office building to abut the mini-warehouse and the Gig Harbor Villa apartments. The proposed building will be about five feet from the B-1 property line. The fire marshal's office has approved the plan already. It was determined that the distance between this proposed building and the closest apartment is twelve feet.

Mr. Hildebrand went on to describe the situation existing on the property. The 24-foot blacktop road is in place--serving the warehouses now. There is a height difference between the apartment property and this B-1 zoned land. There is a rock wall built next to the warehouses and this building would continue the visual barrier created by the wall and the warehouse. The office building measures 20+ x 260 feet or about 5840 square feet in size. There is ample parking allowed.

Kae Paterson was all for preserving the 30-foot green belt at the rear of the R-2 zoned land. She felt we should have never approved the B-1 zone so close to the R-2 zone but the rear yard setback on the Villa never did come up when the B-1 was annexed and zoned. She wondered if we could not get a legal opinion about preserving the 30-foot rear yard setback. This is the first time we have ever considered a parcel like this under one ownership. Our mistake was that we looked at the commercial property separately from the rest.

Fred Hildebrand told her that no builder has tried harder to preserve the trees that he has. He has maintained the 30-foot setback next to Soundview Drive as well as preserving as many trees as possible within the complex.

John Gilich moved that we recommend approval of the site plan as proposed and test it out and that the change in land levels from B-1 protects the R-2. He felt there was enough on the positive side to protect it. Allan Bucholz seconded. George Borger questioned the impervious cover at the site, wondering what will happen to all that water runoff. Allan Bucholz mentioned that the pervious cover at the Villa will absorb a great deal of the drainage. The vote was

taken and the motion was carried with four ayes and one nay (Paterson).

Chairman Root brought up the letter from the council written by Attorney Johnson. He read this letter and they went over the Uddenberg recommendation point to point. The commissioners agreed that "most of the points" enumerated in the letter were mentioned at the hearing. The commissioners disagreed with the statement by Councilman Hanson that their action was arbitrary. *CORRECTED TO READ THAT ALL POINTS WERE THOROUGHLY DISCUSSED.*

Motion to adjourn at 9:20 p.m.

Patricia Ebert

Secretary

PLANNING COMMISSION MEETING - JANUARY 4, 1977

The commission chairman called the meeting to order with the site plan review of the STG & D, Ltd. motel plans.

Mr. Short, of the above firm, presented plans for the proposed motel. The building will be erected by St. Regis. The motel will be adjacent to the FCFD #5 station (proposed) and facing on Kimball Drive. Other uses are being planned for the remaining 8.5 acres, such as an office complex and family type restaurant. The principals also plan a multi-purpose facility that the McGilliard dance studio will occupy during the week which will be available for other uses on weekends and off hours. Also planned next to the school is a 70,000 square foot shopping center, but the motel is the first step. It is planned for 30 units but could be expanded in increments to 60 units if the market shows it is needed.

They plan a 30,000 gallon swimming pool that will serve for fire flow. No permit has yet been issued by the fire marshal's office.

It was agreed that a variance for height is needed but this can wait until the council has approved the site plans.

The commissioners went on to discuss water supply, sewer connection, drainage, etc., but the building inspector advised them that these facets do not concern them tonight. The Planning Commission is to be concerned only with the plan before them.

Glenn Behnke moved that we have checked over this site plan and find it acceptable to our knowledge. John Finholm seconded. Motion carried.

The minutes of the previous meeting were read by George Borgen. Kae Paterson asked to have her statement regarding the Nolgard site plan changed from "proposal" to "condition." Chairman Root asked that an omission be corrected. He said that Glenn Behnke disqualified himself from this discussion because he had designed the site plans for the office building. Chairman Root went on to mention the secretary's use of "most of the points" regarding the letter from the attorney. He felt that it was a distinction without a difference. He felt that all points were thoroughly discussed.

Allan Bucholz suggested using a check list when discussing site plans, etc., and a copy of this check list could accompany the recommendation to the council. The commissioners thought this was a very good idea.

Kae Peterson asked about the interpretation of rear yard in the B-1/B-2 zoning. She asked if, as Frank Hruza at one time suggested, if the intent paragraph could override the rear yard setback requirement. She felt the site plan review was instituted so that screening, fences, yards, etc., could be required because they are needed.

Several members of the commission will be on vacation for the next few meetings. The meeting was then adjourned.

No meeting was held on January 18 as the meeting lacked a quorum

PLANNING COMMISSION MEETING - FEBRUARY 1, 1977

Present were Chairman Root, Glenn Bohmke, George Ryzek, John Gilich, Allan Bucholz and Kae Paterson. John Finholm is out of town. The first public hearing was called to order.

PUBLIC HEARING - SWS & D VARIANCE:

Mr. Jim Dumit presented the request for a height variance of ten feet in the motel planned on Kimball Drive. Kae Paterson said she felt that there was no problem here since the commission had planned that height could be a little greater where the property slopes away from the view.

George Ryzek moved that the variance be approved as requested and recommended to the town council. Seconded and carried unanimously. Hearing closed.

Chairman Root moved the regular meeting since the next hearing was scheduled for 9 a.m. and not yet held. He asked Mrs. Paterson to read the minutes of the last regular meeting, January 4. The minutes stood approved as submitted.

Chairman Root read the letter from the Town Clerk concerning the administrative procedures that take place when site plans are reviewed. He asked for a uniform method of processing. A chart was enclosed showing the lack of uniformity. Since it was asked for an emergency basis Chairman Root had prepared a proposal as a draft only - not a finished product. He had discussed this with the clerk, the building inspector and the mayor, and it was agreed that it would pretty well solve the situation although the commission may have their own ideas and may wish to change or correct this draft. The next public hearing was then called to order.

TRI-STAR PAPER AND PAPER COMPANY PERMIT TO ANNEX:

The chairman read the notice of intent to annex. The application stated that the Town Council has determined that it will not require the simultaneous adoption of the comprehensive plan. The chairman could not see what the Planning Commission was expected to accomplish. He felt that Section 17.88.020 of the municipal code applies here and he read that portion aloud and also 17.88.030. The Planning Commission is to formulate a comprehensive plan for the area to be annexed. Mayor Boehm said the Telephone Company has also applied for a rezone.

It was decided that they had asked for a C-1 zone but Chairman Root wondered if a General Service zone might not be just as acceptable. This would enable this zone to conform with the zone already existing in the adjacent area. The Telephone Company had no objection.

The Telephone Company said it would be mostly warehouses in this area. They plan to move their entire Western Washington office to the Sigs Harbor area. There would be no industry in this area. They request the annexation so they can be provided with sewer and police protection.

Chairman Root looked up the RCZ pertaining to annexation. Section 35.13.177 decrees that the Planning Commission shall draw up a comprehensive use plan for the area in question. On that basis the principal will have to return to the next meeting. It was felt that the OS designation is in harmony with our current zoning.

Glenn Bohmke moved that the annexation be approved subject to a comprehensive plan draft for which we ask the cooperation of the town clerk and attorney. This draft is to be returned at the next meeting for final approval and that the zone designation be changed to OS. George Ryzek seconded. Carried. Meeting to be resumed February 15. Meeting closed.

PUBLIC HEARING - PLATT REZONE REQUEST:

The Platts request a R-2 rezone to allow more storage and working area at the Gateway printing office. The property had been zoned R-2 so their building maintains a non-conforming use in this zone and cannot be added to or changed without conforming to the district or

rezoned to its proper use.

Mr. Dean, owner of the Westridge Apartments adjacent to the Gateway building, was here to clarify the proposed change. He feared that business use could permit a greater height but was assured the height limitation applies to all zones. His only concern was to protect the view that does exist from the apartments.

George Borgen moved that the Planning Commission recommend approval of this rezone. Glenn Behnke seconded. Carried. Hearing closed.

Bob Platt requested approval of his site plan at this time. Allan Bucholz moved that the site plan be approved as submitted. Seconded and carried. This had been advertised as a public hearing and now this hearing is closed.

The regular meeting resumed with a discussion of the site plan review requirements. They discussed possible means of attaining uniformity. Wayne Goodno felt that a single family residence or a duplex should be excepted from this stringent regulation. The commission agreed.

Other questions discussed were:

Should remodeling be excluded also? Need for triplicate plans? Adjacent property or vicinity map included? Environmental worksheet?

It was finally moved that the draft be recommended to the council with the change concerning exception of the single family residence or one duplex from the requirement. Glenn Behnke so moved and John Gilich seconded. Carried.

One other point of discussion was the paragraph in the council minutes that stated that the council exposed themselves to liability in accepting the commission's recommendations. Glenn Behnke pointed out that Dr. Hruze was available to help them. His advice would keep us legal. He shouldn't enter into our decisions regarding rezones and variances but at least he could tell us if our decision was legal.

As there was no further business the meeting was adjourned.

PLANNING COMMISSION MEETING - FEBRUARY 15, 1977

Present were Chairman Root, Glenn Behnke, George Borgen, Allan Bucholz, John Gilich, and Kae Paterson. John Finholm was still out of town.

The first public hearing was called to order.

PUBLIC HEARING - KINNER VARIANCE:

Glenn Behnke disqualified himself because the hearing involved relatives. Variance concerns size of sign located at 9017 Peacock Hill Avenue as requested on February 15, 1977.

Chairman Root asked for comments from interested parties attending hearing.

KINNER representative stated research had been done and conversations with Mr. Goodno revealed a 25' setback on buildings and a Conditional Use Permit was granted in the hearing of August 17, 1977. However, sign is not in code and some objections have been raised, including objections from the Town Council.

Committee asked nature of objections and were answered with -- sign is too large and does not fit in with the zoning of this area, but they have also had some compliments.

Kae Paterson asked if establishment is wholesale firm and KINNER people pointed out it is retail. Kae Paterson read excerpt from Ordinance which stated 18 square feet is acceptable for non-residence. Present sign is 20 square feet.

John Gilich asked if the sign could be moved and KINNER said it would be too costly.

Chairman Root asked if there were any objections to sign by Building Inspector. Building Inspector said he saw no problem if "exact" wording of the Ordinance was not followed.

John Gilich made a motion to allow a 2-foot variance on the sign. George Borgen seconded the motion. MOTION CARRIED. Hearing closed.

Chairman Root opened the regular meeting and asked Ms Avery to read the minutes of the Feb. 1 meeting. Clarification of Dr. Bruza attending every meeting was asked for, then minutes stood approved as submitted.

The next public hearing was called to order.

ISLAND EMPIRE TELEPHONE COMPANY INTENT TO ANNEX

Committee then stated this was not first on agenda and PACIFIC ALPINE was scheduled first. Since no representative of this group was present, and there had been two no-shows by these people, John Gilich suggested a note be sent to make them aware of the meeting. Phone call was made instead and contact advised it would be 1/2 hour before he could be there.

Chairman Root asked if UPPER NORTH SOUND VIEW was cancelled again and Building Inspector said yes. At this point the above hearing was recalled to order.

ISLAND EMPIRE TELEPHONE COMPANY INTENT TO ANNEX:

Chairman Root prepared a statement regarding annexation which was read by Ms. Avery.

Telephone Company representative stated boundary to Hoover Road referred to in the statement was incorrect and motion was made by Glenn Behnke to include the proper legal description of the boundaries in the statement and then accept as read. (Copy of which is attached). George Borgen seconded. MOTION CARRIED. Hearing closed.

Subject of Pacific Alpine was again brought up by John Gilich and Allan Bucholz said he believed people involved must think their submitted plans speak for themselves (copy attached) and he sees no height problem. John Gilich stated he would like more drawings covering the building in question (building is located adjacent to new Town Hall at 3105 Hudson St.) and added he thought this would be an improvement to the area and would meet all parking requirements. Chairman Root stated that according to ordinance building height is maximum of 15 feet, and sees no reference to actual height or submitted drawings. Glenn Behnke stated in his estimation the overhang should be all around the building, not just halfway. Meeting with these people postponed 15 minutes.

PRELIMINARY HEARING - ISLAND VIEW

Chairman Root passed floor plans and elevation schematics to the Committee to be evaluated. Discussed trees in area have already been looped off.

Appearing for ISLAND VIEW were Bob Short, A. Thomas and wife Joan, Bill Thornton, Surveyor, and Mr. Harries, his assistant.

Mr. Short brought out the fact the submitted plans had already been signed by the town engineer, Mr. Sherwood, on February 10. Chairman Root declared it a tentative plan instead of preliminary. Bob Short began with R-1 requirements have been met. These will be one- and two-story houses located on Soundview. They will have a mixture of evergreens, madroas and wooden fence on Soundview. They will be made to blend in with the surroundings. These will be single family residences and among them split levels, tri-levels, daylight basements, and only one rancher. These will be wooden exteriors and the price range will be in middle to high 40,000 bracket. Construction will be environmental conscious.

Glenn Behnke inquired as to size limitations of 1/4 acre a lot. Mr. Short said these roughly meet R-1 requirement and have some to spare. Lots are 92' x 93'.

Kee Paterson questioned reference to screening easement indicated on specs. Mr. Short said this is a 10 foot greenbelt to screen development and blend it in.

Chairman Root questioned size of cul de sac. Mr. Short informed him it is 100 feet or radius of 50 feet and meets fire fighting requirements. George Borgen asked about sidewalks and found there are none planned. It was brought out that the utilities will be underground. George Borgen also was concerned about the traffic dump in this area and wondered if any solution could be found.

Chairman Root asked if any provision had been made for a street along the top of the plat to which Mr. Short answered no provision has been made at this time but he sees no problem. Mr. Thornton then stated it is 660 feet up to the next road and Kae Paterson asked if there were any landlocked areas, to which Mr. Thornton answered no.

At this point Mr. Burkheimer was acknowledged by the committee and asked about the right of way on the property, whether it was 30' or 60'. Mr. Thornton said 30' is being planned on Stanich but refused because of area as one building plot would have been cut out. Mrs. Paterson asked about problem of Babich people reaching property. Mr. Thornton said there is a little road to the west.

John Gilich said group on council is evaluating roads and if plan is approved as stands it may conflict with the council. Said the layout is great except the bottlenecks and would not recommend it at this time.

Glenn Behnke compared the proposed with Harbor Wood West which is 175 units with regard to traffic congestion.

At this point Glenn Behnke made a motion to recommend to the town council they find the preliminary property plat acceptable. John Gilich at this time brought up necessity of proposed fence. Chairman Root reminded committee of motion was on the floor. John Gilich and Kae Paterson expressed concern over fence also.

Mr. Burkheimer then was recognized with statement regarding the 630 foot line at the north side of the proposed plat that should be fenced. John Gilich then asked about the fencing and was advised no fence had been planned for and they would use the existing greenbelt as a natural boundary. Mr. Short maintained a chain link fence, which would be feasible, would also be very unattractive, and board fence would be very costly. Mr. Burkheimer said north greenbelt had already been destroyed by the logging and a new natural looking greenbelt would have to be created. Mr. Thornton said they could fence on the greenbelt but the individuals involved should have their choice of fencing. Mr. Short stated evergreens could be used to create new greenbelt.

Kae Paterson inquired of Mr. Burkheimer his immediate concern in the matter. Mr. Burkheimer said new plat would bring in at least half a dozen dogs and kids and he doesn't want his land tailed and a fence is self-protection.

Mr. Thomas then stepped in and wanted clarification on the fence. He sees no danger and doesn't like the ghetto atmosphere. Also, what stops them now? Mr. Burkheimer replied, "No one living there!"

Mr. Short than came in again with conifers for greenbelt and John Gilich agreed with Mr. Burkheimer about a fence.

Mr. John Holmaas of the audience suggested introduction of a letter regarding screening with trees from Webster Nursery. Said Three Year trees are 18 inches to two feet high and if three rows were diagonally planted with four foot spacing it would block the area with six feet of evergreens in a very few years. Mr. Burkheimer is still concerned with animals, and Mr. Thornton said they'd have to fence the whole thing.

George Borgen wanted to check out the area, as to the definite impact and then entered into a discussion with Mr. Short on the class of people in this area. Glenn Behnke suggested legal advisement as to whether people can be legally forced to fence their land.

At this time Mr. Thornton asked Mr. Short if they should leave this area regarding fencing

open and Mr. Short again expressed discontent over chain link.

Mr. Borgen suggested one meeting be used to study issue and get the feeling of the neighbors in the area. Mr. Short then said 13 lots are no problem and they should not be that much traffic congestion. A comparison was then made by Mr. Thornton to Shore Acres. Mr. Borgen then stated he was still concerned about people like Mr. Burkheimer to which Mr. Thornton replied it was up to the public to come to the meeting!

Kae Paterson recommended amending the motion to include a letter outlining the complaint of Mr. Burkheimer and problems regarding traffic and screening. John Gillich seconded.

At this time original motion by Glenn Behrke reread. MOTION CARRIED. Then AMENDMENT CARRIED. With one vote contrary from George Borgen.

Kae Paterson then asked to be excused because of a sick child at home.

PACIFIC ALPINE VARIANCE:

Chairman Root introduced Mr. Jack Banks, representative for the group. Chairman Root then expressed concern because no clear cut statement appears in the specifications as to height. Mr. Banks said overall height is around 20 or 21 feet and is an existing structure and a variance is to make changes.

Glenn Behrke said mansard should be brought all the way around the building and it was agreed upon by the committee. John Gillich disqualified himself because of direct interest.

Allan Bucholz made a motion to accept the variance to existing height. George Borgen seconded. Voted and MOTION CARRIED.

Chairman Root said the Town Council wants joint meeting to discuss comprehensive plan early in March, the first or second Monday.

Glenn Behrke made a motion to adjourn. John Gillich seconded. MOTION UNANIMOUSLY CARRIED!

Jacqueline Avery, Secretary

PLANNING COMMISSION MEETING - MARCH 1, 1977

Present were Chairman Root, Glenn Behrke, George Borgen, Allan Bucholz, John Gillich and Kae Paterson. John Finholm was still out of town.

The regular meeting was postponed since first hearing scheduled for 7:30 p.m.

PUBLIC HEARING - COPELAND VARIANCE:

Variance requested by Helen P. and John O. Copeland concerning building height and square footage on property located at 3810 Harborview Drive.

Chairman Root read the ordinance which stated that lot size shall be 9000 square feet. The property in question is approximately 50' x 128' which makes it 6400 square feet. This would accommodate a new residence to replace old structure already there. Location of the lot would indicate special circumstances and the new building would remove the unsightly building from the neighborhood.

Allan Bucholz advised that the Copelands were away on business and presented correspondence covering the requested variances. He advised he had been requested to do same so discussion could evolve.

At this point, Mr. John Jerkovich and wife Pat presented the committee with a letter of protest with regard to the variances in question. Letter stated new construction would obstruct their view of the bay. Also present was Marian Lynch with same complaint.

Complainants brought out the fact the new construction would be 3/4", which would be a variance

of ten feet over the existing code and would probably end up even higher.

John Gilich expressed he saw serious problems in the proposed building plans.

Kae Paterson suggested questions be tabled for basic discussion.

Glenn Behnke asked why the conflict in request of area variance and Mr. Goodno brought out the fact this area is not platted.

Question was raised if any of the bordering property holders would consider selling enough property to make the lot size acceptable. Mr. Jerkovich recalled Skensi, directly to the north, had said no and referred Copeland to him. He also had no desire to sell.

Chairman Root was of the opinion the new construction should meet code for building on a side hill.

John Gilich made a motion to continue the hearing. Glenn Behnke seconded. Mr. Jerkovich at this time asked why they tabled this just because the people were not here to defend the issue. If they continue, would the committee do the same for him if he was unable to make the postponed hearing. It was his feeling this was unfair. Glenn Behnke pointed out that the committee already had his version in the form of a letter.

George Borgen brought up the question of cutting the hill and the possibility of a slide. He also asked about the water problem. Motion and second were withdrawn by Gilich and Behnke.

Discussion as to wording of a motion followed with more discussion of area of proposed construction. Kae Paterson and George Borgen were concerned with type of hill and damage that could result because of clay area with underground water. Allan Bucholz said pilings would be a better solution in construction because concrete would just slide with the hill if it went. John Gilich asked the committee what they thought about an impact statement. Chairman Root approached Mr. Goodno on the subject. Mr. Goodno said regardless, the new site must meet geological standards. Lot size should be denied first and then go to the Town Council. Council has final say. It was Mr. Goodno's personal opinion both variances should be denied. George Borgen made a motion to deny both variances. John Gilich seconded. MOTION CARRIED. Regular meeting convened.

The new Town Hall would be open in time for next meeting and committee would meet with Town Council on March 7th for a joint hearing.

Minutes of February 15 meeting were read with question by John Gilich to "direct" interest. Clarification was made. Chairman Root advised secretary that motions should be clearly outlined.

Discussion of lot size of Public Hearing followed, with reference to PUD ordinance being unclear as to minimum square footage.

As there was no further business the meeting was adjourned upon motion and second.

Jacqueline Avery, Sec'y

PLANNING COMMISSION MEETING - MARCH 15, 1977

The meeting was called to order. Present were Chairman Root, Glenn Behnke, John Gilich, and Kae Paterson. Absent were George Borgen and Allan Bucholz. John Finholm was still out of town.

Minutes of March 1 hearing were read by Ms Avery and approved as read.

Chairman Root advised the first hearing for Olberg has been postponed indefinitely.

Chairman Root asked if there was any old business and John Gilich asked the status of the

comprehensive plan. Meeting with council occurred and what is next step. Chairman Root advised a new draft would be submitted by Dr. Hruza and a discussion of the procedures followed.

At this point Eugene Brennan and son were recognized. They propose six fourplexes just NE of Rosedale overpass of SR-16. Kae Paterson asked clarification of the area and group finally settled on SE of the General zone. Proposal read by secretary.

Chairman Root brought out the problem of water supply in this area and asked if they had spoken to the town engineers. Mr. Brennan advised they could meet the requirements. Mr. Goodno pointed out there was no construction on hill at present because of water situation and there was no water in the area as yet.

John Gilich brought up the height of the proposed construction. Mr. Brennan said structures would be two story and not more than 20 feet. Probably 18 feet. Glenn Behnke at this point stated 15 feet without a basement is allowed or 24 feet with a basement and variances for height would be needed also if structures were that high.

Chairman Root checked GS rating and determined this site would be allowed. Committee discussed benefit of residence in this area over commercial. Mr. Brennan was advised to submit a site plan and impact statement on this area. Mr. Goodno and John Gilich explained what is needed in an impact statement. Chairman Root stated a public hearing would be necessary on the height variance. Mr. Brennan was then advised of procedures to follow and then left.

PUBLIC HEARING - PACIFIC ALPINE SITE PLAN

Present for Pacific Alpine was Tom Orser. Chairman Root clarified height with Mr. Orser and was told it was already approved. Mr. Orser expressed he believed the site plan was just a formality. Chairman Root asked for any objections. Glenn Behnke MADE A MOTION the committee recommend the plan to the town council for approval with exploration of sidewalks included from later discussion. Kae Paterson seconded. Discussion regarding sidewalks followed with reference to trees along the walk and would removal be necessary. It appeared the council had already expressed some bad feelings in this area. Chairman Root presented motion to committee. Motion carried.

Proposed Short Course Seminar was discussed. Glenn Behnke advised he could be present only on Thursday, May 12, and John Gilich and Kae Paterson said either night was fine but since Mr. Behnke could only make Thursday they would lean that way.

PUBLIC HEARING - CRAM SITE PLAN

Mr. Marlin Cram explained his proposed site plan to the committee, location of which is 7702 Pioneer Way. He proposes a garden center and seed store where Mustard Seed Florist is presently. Plan would also take up lot to the south. Site would consist of small building and lots of outside plants. It would be 87 feet by 26 feet with a 10 foot deck all around. Only the front would be off the ground to be even with cars driving up. Area is zoned B-2.

Question of development of the street adjacent to the property was voiced and Cram stated it would be necessary for the flow of traffic. There would be approximately 40 feet for parking.

Mr. Cram stated he would like to enclose area in 6 foot fence for security purposes. He was told 6 foot would be allowable in front area and possibly in the deck area. Mr. Goodno said it would depend on type of fencing to which Mr. Cram replied he would prefer chain link so, even when closed, the products for sale would show.

Next covered were the street demands and Mr. Goodno said this would be entirely up to the council. Mr. Cram said he could meet most demands if they were not too stringent. Mr. Goodno said ample parking is indicated and property lines were indicated on the site plan which gave enough to be considered. Chairman Root asked height of proposed. Mr. Cram stated well under 15 feet. It was discussed at this time regarding improvement to the vicinity. All agreed a business of this type would be beneficial to the town and would look nice with all the

greenery. John Gilich made a motion to recommend the site plan to the council. Glenn Behnke seconded. MOTION CARRIED.

Short discussion on building heights followed with participation of all committee members.

Glenn Behnke made a motion to adjourn. Kae Paterson seconded. Motion carried.

Jacqueline Avery, Secretary

PLANNING COMMISSION MEETING - APRIL 5, 1977

Present were Chairman Root, Glenn Behnke, George Borgen, John Gilich, Allan Bucholz and Kae Paterson. John Finholm out of town.

Meeting called to order, minutes read with correction in 5th paragraph. Of was changed to in. Minutes then stood as corrected. Secretary was advised to include time of adjournment.

Only hearing scheduled was postponed. Tony Cloud of Post Office Box 502 requested advisement of next hearing date.

SITE PLAN OF SCHOOL was submitted by Wayne Goodno for approval by the committee. Suggested they look it over, sanction, and write architect of agreement to sanction.

Kae Paterson brought up fact elementary school near high school in site plan might present a problem - 40 acres and is nicely landscaped.

George Borgen MADE A MOTION to accept the site plan. John Gilich seconded. MOTION CARRIED.

Chairman Root inquired if anyone had heard from Dr. Hruza regarding the comprehensive plan. Nothing heard.

Discussion of the new town hall followed with reference to later tour of building.

Cram site plan again discussed with reference to stipulations made by town council.

Upcoming park situation was discussed with reference to new park sites and upkeep of the city of Gig Harbor.

George Borgen MADE A MOTION to adjourn. Glenn Behnke seconded. MOTION CARRIED. Meeting adjourned at 8:33 p.m.

Jacqueline Avery, Secretary

PLANNING COMMISSION MEETING - APRIL 19, 1977

Present were Cecil Root, Glenn Behnke, George Borgen, John Gilich, Kae Paterson and John Finholm. Allan Bucholz was excused.

EKBERG HEIGHT VARIANCE - Steve Ekberg requested variance of 20" in height for property located on Stinson next to Maury Brown residence. Address is 7411 Stinson Avenue. Construction planned is 12 foot extension of existing residence. Variance of 20" would only continue the roof line.

Kae Paterson excused herself from the committee and sat in the audience.

Cecil Root asked if there was any objection from the audience. No one came forward.

Glenn Behnke made a motion the committee recommend the variance of 20" to the town council as it would not obstruct any view or damage property. John Finholm seconded. CARRIED.

BRENNAN HEARING - Mr. Ron Holsinger, local realtor of 16 years, requested approval and recommendation of site plan for 2.43 acres inside city limits on Rosedale Street. Property has

a road frontage of 200 feet. Site plan would accommodate six four-plexes to be built one at a time until all are finished. Area is 106,000 square feet of which 18,632 feet would be improvements making 17% of the total area. This does not include the paving and sidewalks. Buildings would be English Tudor, two story. Variance of 3 feet over code would be necessary as these are two story dwellings.

Chairman Root asked Mr. Goodno if proposal would meet density requirements for this area. Mr. Goodno thought so.

Mr. Holsinger stated these four-plexes would be completed in a two-year period, as demand develops. Paving and landscaping would begin immediately. Approximately \$85,000 would be spent on each duplex.

Chairman Root asked Mr. Holsinger if there were any water problems in this area. Mr. Holsinger said there is no water currently in this area, but the proposed high school would bring it in. There is sewer there already, underground utilities, good access road--no congestion and fairly level access.

Kae Paterson said concern over traffic flow in this area has been expressed and read excerpts from a memo by Mr. Smith regarding problems. She brought out the fact an interchange has been suggested in this area of Swede Hill and Rosedale. No decision was made in short conversation regarding how much room such a project would take in relation to this property.

Chairman Root asked for objections from the audience.

Mrs. Hetty Wilkinson expressed concern over the traffic which would result from these four-plexes and would prefer less traffic than expected.

John Thaden, of the same area, agreed with Mrs. Wilkinson 100%.

Elmer Wallingford said he doesn't want the area to look like Soundview.

Chairman Root stated area is general zone.

John Gilich gave review of hearing for late comer in audience.

Mr. Holsinger stated homes would be three bedroom which would meet a community need because of high school.

George Borgen and John Finholm expressed concern over parking problem. Mr. Tim Brennan, from the audience, stated the fourplexes would have covered carports. One carport to one unit. Visitor parking would be furnished at the edge of the 50 foot driveway.

George Borgen asked about the turn around and about backing out. Said should have a cul de sac for ample room.

Glenn Behnke said the building code indicated two parking spaces per unit for apartments of this size. Wayne Goodno agreed.

Jerry Larson, from the audience, asked what else could this area be used for. Glenn Behnke explained it could be used for anything. Residences, industry, etc. He and Kae Paterson said multiple dwellings would be preferred in this area, however.

Latecomer Darrell Jones asked if the neighbors feelings had been taken into consideration. Stated he knows Brennan and the area known as Wilkerson Valley or power line road. Said there is very little open area left and he doesn't like the idea of "apartment Valley" concept. Added he would be against plan.

Chairman Root closed the hearing to the public. Made the suggestion the site plan and variance should be considered in separate votes.

Kae Paterson offered she doesn't like the 'sore thumb' concept of building and would like landscaping to deter from this concept.

John Gilich stated perhaps area should be removed from classification of general zone.

Question of single family dwellings in such an area came up and Kae Paterson read code which offers no objection. Glenn Behnke clarified zoning in this area and Gilich again stated he was against general zone in this area.

John Finholm made a motion to table this hearing until next meeting. George Borgen seconded. MOTION CARRIED. The next meeting is May 3.

SHULICH HEARING - Mr. Ralph Shulich presented plan to straighten zoning lines. Land is currently General and R-1. Zoning makes a jog and by changing zoning on two small triangular areas a straight zoning boundary could be accomplished. There is approximately 8900 square feet in each triangle to be exchanged. At this point reference to General zoning was changed and became R-2 in conversation. Mr. Shulich stated he is planning a future building but it would depend on the zoning of this area.

Chairman Root stated this would probably be pleasing to the neighbors. Don Avery, Town Clerk, better identified area and Chairman Root said he thought he could foresee some legal problems and perhaps they should consult Dr. Hruza.

George Borgen at this point clarified this problem to H. Wilinon of the audience. Mr. Shulich showed her drawings and explained the zoning changes.

George Borgen made a motion to accept this plan providing it is legal. Glenn Behnke seconded. MOTION CARRIED.

HILDEBRAND PUBLIC HEARING - Mr. Hildebrand presented a site plan for mini-warehouses. He would like to add a building and fence to the present area. Parking area was pointed out and Mr. Hildebrand stated this would cover possibility of construction in the future. This would allow for storefront concept also which would look good. Area is zoned B-1 for business. The trees on the land are 6" and should make adequate landscaping in area. Driveway and walkway pointed out in site plan. 3' walkway provided for was added to both copies of plan by secretary.

John Gilich made a motion to accept plan with walkway of 3' at end of warehouse No.5 between fence and building and adequate screening where acceptable. John Finholm seconded. MOTION CARRIED.

Chairman Root called the regular meeting to order. The minutes were read and stood approved as read.

Chairman Root contacted Dr. Hruza and letter from him was read by Chairman Root. Comprehensive plan was passed out to the committee for home study.

Mr. Chuck Lindner from the audience was recognized and submitted a drawing, short plat and layout for buildings proposed on property in the RB-1 triangle. He was asking for variance approval for his short plat and site plan approval. He said there is a house on the property which will later be torn down and under the RB-1 requirements rebuilt. He wanted a variance to RB-1 zoning in order to get three buildings on the property. The code says 50% can be in cover but 50% will be open. Variance would ask for 69% cover and constitutes a variance of 19%.

George Borgen said he could see no one it would block and no possible residences for area,

Chairman Root advised public hearings would have to be held on the variances and it would not be possible until the meeting of May 17.

Mr. Lindner asked the commission if they could see any modifications apparent and the answer was none. Chairman Root stated the adjoining property indicated on drawings should be more detailed as to who they belong to and what was on them. Kae Paterson read the code for this type of problem and said the code was not too clear. Glenn Behnke made an observation that he would like to see 6' sidewalks all around.

George Borgen made a motion to adjourn. John Finholm seconded. MOTION CARRIED. Meeting adjourned at 9:20 p.m.

Jacqueline Avery, Secretary

PLANNING COMMISSION MEETING - MAY 3, 1977

Present were Cecil Root, Glenn Behnke, John Finholm, Allan Bucholz, Kae Paterson and John Gilich. George Borgen was absent.

LINDNER HEARING

Mr. Lindner is asking for variance in setback from street and also a variance in land coverage. He stated elimination of the sidewalks would probably bring plan within code, but variance would give a nicer layout. RB-1 use conditions are met. There would be two buildings immediately built. Existing yellow house would be torn down later and another building put on location.

John Finholm asked if parking adequately meets the code. Chairman Root inquired as to ownership of three buildings. Would they be separate owners? Answer to both was yes.

Mr. Lindner said layout lines as now defined could be changed to make adequate square footage for each business, and easements would be arranged for when changed. RB-1 parking code required parking in back or on sides. Mr. Lindner voiced desire to see parking changed to accommodate building layout. There is a rear entrance as well as a front entrance which is a necessity with parking restricted in front. Mr. Goodno advised only public parking is allowable on the street in front. Business must plan for their own needs. Mr. Finholm asked size of street. Mr. Goodno advised 60'. Kae Paterson said any more than four cars in parking area and the lot must be screened. She also asked the reason this area was divided into three businesses. Mr. Lindner replied the cost of the property could only be justified in this manner. At one time, there were three residences on this property. He wants variance because the area in question is no longer mixed zone. As for the question of screening, existing residences on the one side will provide same. Kae Paterson read code.

Chairman Root asked for opposition from the audience. None was present. Glenn Behnke asked if this would all be one variance and Mr. Lindner explained no. He then again stated if sidewalks were crushed rock it would bring cover to about 50% which is code. Mr. Hunter, introduced as architect for Mr. Lindner, stated he arranged the buildings in this manner so as not to present "barracks" image. Kae Paterson asked him if space was provided for screening. He said they would call on the existing and plant good stock about 6' on the driveway. Mr. Lindner said if parking was a big problem they could probably eliminate 10 parking spaces. Glenn Behnke asked if sidewalk on the street was included. Mr. Hunter answered yes, and because it is on street right of way could be deducted from total cover.

Roger Bille, from the audience, was recognized. His property is directly adjoining at 7101 Stinson. He expressed concern over the parking situation and said it's a good plan to keep the parking off the street.

John Gilich asked Mr. Bille if he was building on this property. Mr. Bille said he owns Peninsula Mower and Chain Saw, already existing. Mr. Gilich referred to three separate owner ships, and asked if Lindner was the coordinator. Answer, yes. Mr. Gilich brought out the thought that a larger building on this property would be higher and therefore not as desirable. He said there is a heavy concentration in this area and gave his belief that the neighbors offer no objections but would like equal consideration if they choose to request something similar in the future. Mr. Gilich mentioned the importance of RB-1 property being separated

from R-1 property by a street.

Chairman Root expressed concern over the three ownership properties not having lines definitely set and assumes this would affect parking. The property opens on two streets and will add to the congestion in this area. Said it's a nice layout, but it seems too much building for the area.

Mr. Lindner answered statements with explanation this is the third design study on this property. The architect mentioned they have modified this plan to make it more adaptable to the area. They meet the RB-1 zoning with minor modifications could meet the coverage requirements and would only need the setback variance. Property lines presented only need okay. If authorized they will stay this way. Layout is based on minimum required for square footage. If this is acceptable, they will write legal description directly from this. Ingress and egress is an asset because it complements the neighbors layout - until neighbor decided on a basement which discouraged continuity. L.W. Myers property drawing which covers adjacent area was then reviewed with respect to ingress and egress. Kae Paterson checked the building setback situation and thought it should be checked to see if proposed was back as far as the existing yellow house. She also suggested two parking spots could be eliminated to make the screening. Allan Bucholz discussed with Kae Paterson the advisability of the parking spaces and thought them more necessary than screening. Motion began taking form and when length was decided on by incoming data, Chairman Root suggested that Kae Paterson write it out. Kae Paterson MADE A MOTION they recommend to the Town Council the approval of the requested variances, and site plan, provided that the parking lot facing on Grandview be totally screened from the residential property across Grandview, (except for the actual entrance), that they to alleviate the traffic problem by making the driveway onto Pioneer one way only, and that before the site plan is approved it be verified that the building facing on Pioneer be no closer to Pioneer and Grandview than the yellow house that is presently there so they are certain of visibility for cars turning right from Grandview onto Pioneer. They also suggested that in the letter to the council they indicate they have concern with the division of the property and how that might affect setbacks, etc. Glenn Behnke seconded. MOTION CARRIED.

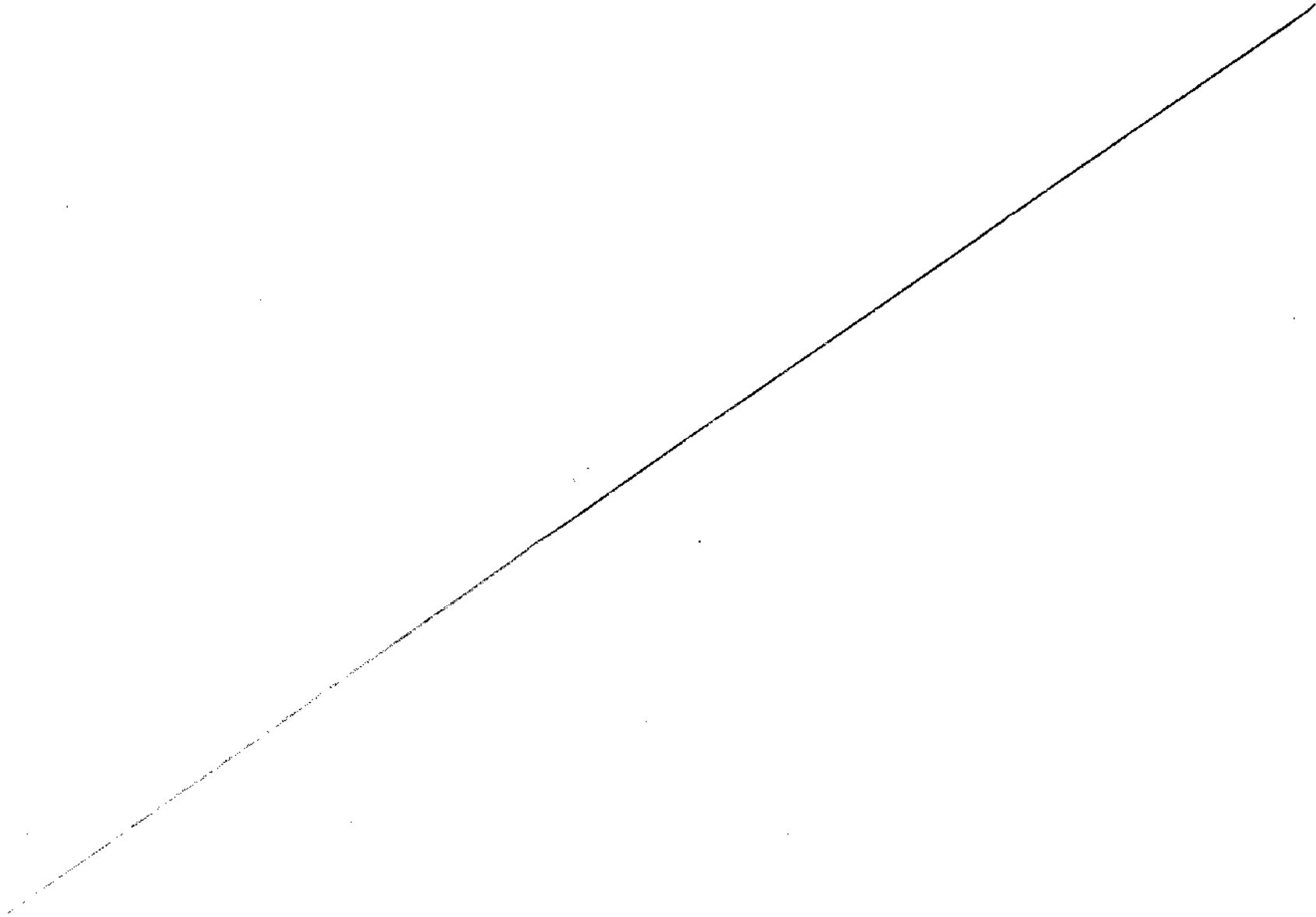
GALBRAITH HEARING

Drawings of the Galbraith site plan were passed out to the commission and Mr. Galbraith explained the plan to the group. Approval of the proposed site plan was the only request. Mr. Galbraith said the building had no windows on the back for rock throwing and has had no vandalism thus far. Kae Paterson expressed desire for change in plan to prevent traffic problem. Mr. Galbraith said it was convenient and would be done. Chairman Root asked for any opposition. None present. Glenn Behnke MADE A MOTION they recommend the site plan to the town council as reviewed and meeting all requirements. Gilich seconded. MOTION CARRIED.

BRENNAN HEARING

Mr. Richard Olson, Mr. Brennan's partner, explained the plan as one which had been talked over for two years to build something energy-wise. Buildings would use thermopane and block between the fireplaces. The term 'overbuilding' was applied to the plans. He said they wanted the units to bring in family-type living, not the swinging single atmosphere. The units will have play area in back, away from the street. He and Mr. Brennan are both residents of the area and want to buy locally and use local help. The plan includes them moving in the units to maintain. This area of the freeway is not a thing of beauty as there is no existing landscape. A "finished fence" would hide that side of the freeway. Work on a solar heating type of energy is in progress. There are no promises. The selling plan included efficient apartment design with story doors, thermopane windows with windows at a minimum, and ample insulation. These are three bedroom and would benefit downtown. Mr. Brennan added his comments. He was in Ireland for the last meeting and thought the three foot variance in height would be met with no problems. Even this is a low profile in the area and would not look huge and massive. The Tudor style would blend in and be deserving of the valley.

Chairman Root mentioned the site plan is not required in this area but the approval of the building is. A site plan is required for R-2 and this is a general zone. Town Council is reviewing the handling of site plans. Information was passed by the Planning Commission some months ago and passed on to the council. It has gone to their attorney and as yet there has been no action.



The commission has agreed this type of construction in this area would be desirable. It would prevent such establishments as drive-ins and taverns unless they were approved by the council. The biggest problem is the frontage road just below Highway 16 and there is talk of an interchange in this area. Proposed construction would be far enough away from Highway 16 so this would pose no problem.

Information as to contiguous owners was asked for. It was brought out Mr. Larson had land purchased by the State as a possible frontage road. It was thought to be either 50' or 75' wide. Elmer Wallingford is located on the other side. Mr. Larson owns an easement of 15 feet. Chairman Root indicated problem of cul de sac, in reference to parking problems. Mr. Brennan stated the green belt proposed could be moved back to allow for additional parking area. It was brought out in R-2 two parking spaces per unit are required. Mr. Brennan said 50' drive should handle the overflow.

Chairman Root asked if the roof would be flat. Mr. Brennan--no. Objections were asked for. Mr. John Thaden from the audience voiced an objection to the threat of drive-ins or taverns hanging over their heads. He said there was a poll taken years ago of the residents in this area as to industry coming in and the people turned the idea down. Chairman Root asked what would he suggest. He said single family only--it's been this way for a long time and what was the purpose of the poll if not to find out what the public wanted. Glenn Behnke said the poll was for future planning of zoning. Mr. Thaden inquired as to how to change this. Mr. Behnke advised the neighbors would all have to go together. Kae Paterson said she thought they would have the option to change the zoning but it would have to be justified.

At this point Mrs. Wilkinson asked if there was a road planned through her property. Kae Paterson said in the mid 60's comprehensive plan there was a proposed interchange and only side comments as to 'wouldn't it be nice to have a road.' Hatty Wilkinson said her feeling is still the same and she thought the neighbors felt this way too. There are 24 families in the proposed small area and how are they going to keep the children off the farm area.

At this point Mr. Gilich made his ideas known. The pressure is on in this area for multiple dwellings. Mr. Olson's point was well taken. It is the people included not the buildings. Any new building in town is going to cause an impact. Mr. Olson is sincere and he is at a loss for an answer. The same thing is going to come up again. It's been a Sleepy Hollow for 90 years. The high school is going to make an impact. It is a lesser of evils to accept this type of building. He thought the application a fair one--even considering the opposition.

Chairman Root asked what possible rental would be. Mr. Brennan said \$275 to \$285.

Allan Bucholz asked what if the variance for 3 feet was denied. Mr. Brennan said a one-story would attract single living and said two story is also a good way of conserving energy.

Kae Paterson brought out question would tall trees with signs to keep kids out make a difference to people in audience. Remarks indicated these precautions never have before. Glenn Behnke asked about fencing and Mr. Brennan said it is already planned for.

John Gilich MADE A MOTION with concerns as voiced by the Commission he recommends the 3-foot variance. John Finholm seconded. Motion carried with Behnke, Bucholz and Finholm for and Gilich and Paterson against. Hearing closed.

At this point Mr. Hunter was recognized with questions to proposed purchase. Advice was given as to procedures that would have to be followed.

Minutes read by secretary, changes so noted and were approved as corrected.

Chairman Root said time next meeting would be allotted for study of comprehensive plan.

Glenn Behnke moved to adjourn. Everyone seconded. Adjourned at 10:23 p.m.

PLANNING COMMISSION MEETING - MAY 17, 1977

Present were Cecil Root, Glenn Behnke, George Borgen, John Gilich, Allan Bucholz, John Finholm and Kae Paterson.

GIG HARBOR MARINA SHORELINE MANAGEMENT HEARING

Mr. Walter Williamson of Gig Harbor Marina presented an application to the Commission for development of additional mooring facilities. ~~No adverse comments in writing had been received at this point.~~

Mr. Williamson stated two large privately owned boathouses are now present in the proposed mooring area. The largest will soon be moved out as it has been sold and they wish to replace this with 14 boat open moorage with concrete pontoons. This method is popular, beneficial, and is used extensively in the Puget Sound area. Eventually the second boathouse will be sold and moved. ~~This area would be suitable for sailboats and a few power boats.~~

John Gilich asked if this proposed moorage area would be further out than the present structure. Mr. Williamson told him it would not. The pilings now present will be used as the base for the proposed moorage area. The outer boathouse has, in the past, been used as the harbor line and they won't extend beyond this point. When the second boathouse is moved they will put in three moorages to bring the total to 17.

Cecil Root asked if there was anyone in favor in the audience. Mr. Robert Drohan and wife, Gail, owners of the adjacent Harbor Inn, stated they had no objection. In fact, the harbor would benefit from the moving of the boathouses. Mr. Bob Thorpe was recognized at this point. He resides at 8020 Goodman Drive NW, and is on the Pierce County Advisory Committee for Shoreline Management. He expressed his desire to work with the Commission in matters of this nature concerning the harbor. Said there is an existing density problem existing with the State and County people trying to protect the smaller bodies of water, i.e., Horsehead Bay or Wollochet, and letting areas like Gig Harbor develop. In November 1976 there were 492 moorages in the Harbor. It was his opinion Mr. Williamson won't make a major change and would be getting rid of the boathouses, improving the Harbor line. There are proposed water traffic counts for this summer for the Harbor area. The Tides Tavern draws people into the Harbor and creates more traffic by smaller dinghies, rowboats and inflatables travelling between the Tavern and the larger crafts. There are more and more people dropping their "hooks" near the mouth of the Harbor. There is 20% higher traffic count in front of the Marina than further in. He will try to collect more data and, again, expressed his concern and desire to help in future planning. He is against the idea of making Gig Harbor more congested in order to save the more secluded and smaller waters.

Kae Paterson read 17.76 from ordinances stating 12 feet from property line is required and asked if this was met in plans as the map was not clear. Also, would parking be a problem as she thought one car per stall would be in effect. Mr. Williamson said Whitacre Engineers drew up the plans and believed they were familiar with the problems. If one car per stall is required that would mean 78 parking spaces. He would be able to meet 14 new parking places by removal of earth now at present site, but one per stall is not even met in most boat marinas now in existence. John Gilich commented W-1 and Commercial say 10 feet from the line.

George Borgen MADE A MOTION they accept the plan, providing it meets the restriction ^{AND} ~~of the~~ requirements on setback and parking. John Finholm seconded. Carried.

OLBERG VARIANCE REQUEST: Mr. Joe Quinn, attorney, appeared for Mr. Gabriel Olberg whose lot is 9307 N. Harborview Drive. Mr. Olberg is seeking a 19 foot front yard setback variance. Mr. Quinn said this property has been before the council on shoreline variance before. It is a narrow piece of land and any kind of house would require a variance. It would be constructed of a 720^{sq} foot log cabin in keeping with the trend of the Harbor. A small but pleasing house. He presented photographs showing property in question. Said there are two problems with this existing parcel--tides and tiles under the road. There is 72' frontage on the property. The depth of right of way to the bulkhead is 31 or 32 feet. Proposed house would be 24 feet high, built on posts and close to the bulkhead. The two parcels to the south are still vacant. With the three vacant parcels, this represents 220 feet. Chairman Root inquired if the adjacent lots are as narrow. Quinn replied one is, but the other is an odd shape. Glenn Behnke

asked if lots were 25 feet wide. Answer was yes. Mr. Quinn mentioned a letter from George Tyler, an engineer, explaining the culvert problem under the street dumping water onto the Olberg property causing erosion. Between this and the action of the tides land is being lost each year. It makes a bulkhead necessary ~~very soon~~. George Tyler was present in audience. Mr. Wuinn said building permit would probably also be necessary after the variance. Allan Bucholz stated opinion the owner isn't asking too much as the bulkhead planned would not be out as far as the neighbors. John Gilich questioned ingress and egress. Quinn stated the house and garage are built on posts and would make a straight in and out of the garage. From the edge of the pavement to the garage is 24 feet. Gilich brought out the information this land is dumped by the city. Property in question is land fill and not the original ground.

Chairman Root asked audience if anyone in favor. Mrs. Don Golden, owner of adjacent vacant property was in favor. Opposition was Diana Jackson of 9306 N. Harborview Drive directly across the street. Her view would be blocked by the proposed house. Also concerned over crowding the waterfront. John Matejka of 9304 Harborview Drive asked if the finished elevation was a restriction. Behnke stated that they could build 15 feet above existing grade. Mr. Matejka asked if they would measure from north or south end and since this is land fill would there be a chance they would fill even more after the variance was passed. Kae Paterson read the code on elevation restrictions. Mr. Matejka expressed concern over the two adjacent parcels of land if this variance was passed. George Tyler said statements presented from ordinance would allow basement concept and off street parking. Elevation was originally measured from shoulder of the road. North and south lots are fairly level and resurfacing of the present road would mean raising or lowering of the grade.

Mr. Quinn stated zoning of this property is W-1. Mrs. Golden of the adjoining property ~~STATED~~ clarified the fact there is no building now on this property. She pointed out the proposed house would be very much like the Cragles who neighbor the property and a change in the plans would make the ingress and egress more dangerous. She thought Mr. Matejka and Ms Jackson could get together with Mr. Olberg to try and work out a way their view would be protected. Cec Root said if this is passed it presents a precedent for the other lots in this area and should be considered.

Glenn Behnke MADE A MOTION to recommend to the town council they feel this lot is being used to the best advantage. He recommends the variance to the town council with a provision that driveway to garage will not require backing directly into street. Allan Bucholz seconded. MOTION CARRIED with Gilich voting no.

A # O REZONE Mr. Thomas Vasilatos appeared as applicant to rezone the west side of Pioneer approximately 300 feet below Butler Drive. It is now presently R-1 and he wants R-3 for this property. He represents Farmers Home Development Company and plans to build a three-year project in four phases to begin in 1978. It would be a complex for retired people--the elderly and adult oriented. 40 to 50 of the proposed 70 units would be for the low to moderate income elderly. Buildings would be 20-year brick vinyl siding with 20 year roof. One to two bedrooms planned on one level. They would try to make as many units one level as possible. Property is a triangle and would only accomodate 70 units. Mentioned the fact the complex would also include some \$40,000 condominiums. Said approximatly 12 would come with carpets, fireplaces, patios. Said the smaller units, one bedroom, would rent for \$110 a month if the people qualify. 24-25% coverage with buildings and 18-19% coverage for parking would leave about 56% for sidewalks, patios and greenbelt. The first phase would be 30 units in the low and moderate range. Very low income people are not helped under this plan. A recreation area of approximatly 25 sq. ft. for each apartment unit would be furnished with storage, fireplace, kitchen and bathroom facilities. It would accomodate any retirement functions such as classes or social gatherings. Said he felt the one car per unit would not apply to the seniors as only about 70% have cars.

Present in the audience was John Scott, a disabled veteran, who brought up the other benefits of this complex. There would be facilities for the handicapped such as bathroom facilities and the entrances would be ramped. Statistics presented by Mr. Scott indicated 14.39% of the retired population is disabled, in Pierce County, and he has worked closely to provide attention to the special needs of the handicapped.

Mr. & Mrs. Brady expressed concern over the height problem, if the rezone is recommended. Chairman Root said the rezone would allow 35' height in this area. Allan Bucholz asked how high the proposed two story buildings would be. Vasilatos said only about four of the first phase are two story and would be standard.

Mrs. Erickson, from the audience, also expressed concern. Mrs. Erickson asked if this is the same property that is now single family that they tried to convert to post office. Asked what will the proposed population of this complex bring. Mr. Vasilatos answered that many of the rentals would contain singles but if all were filled it could possibly bring 140 people. Mrs. Erickson showed objection to the multiple housing.

Mr. Scott said he had taken a survey of the Peninsula and there were approximately 1059 re-tired desirous of this project. They have chosen this site because the elderly and handicapped would have available a shopping center, post office, bank, and even a doctors' office.

NOT

George Borgen stated this is the type of construction they passed the zoning for in the first place. The large density in the center of town is just what they are trying to avoid. Kae Paterson asked if this abuts on any R-3 property. It was stated there is a single family residence in between. Kae Paterson expressed concern over going from R-1 directly to R-3. Glenn Behnke said they have turned other people down over this very thing. Possibly an R-2 could be worked out with a 24-foot height but R-3 with 35 feet is a bit much. ~~Chairman Root~~ Chairman Root said that when the R-3 ordinance was accepted it was considered applicable only for sites at the top of the hill. Once a zone change is made it would be difficult to control the use of the area. Kae Paterson said she thought a lower density with a conditional use permit might be available on an R-2--even an R-1.

~~Mr. and Mrs. Brady~~, ~~also~~ the audience, owner of this property, wanted to know whose view it would take. Mr. and Mrs. Brady said they would lose the rest of theirs. Mr. Vasilatos said he would be willing to live with a restrictive clause as to not blocking view and would be willing to work with the city attorney. ~~Chairman Root asked any action on this.~~ Glenn Behnke asked clarification on the number of singles. Mr. Vasilatos said 70 to 80% would be widows in this age bracket and would leave a possible 1.2 people per apartment unit. 10% to 20% of these are two bedroom for people with such problems as asthma or a need for separate bedrooms.

Mr. Tarabochia said they still haven't answered his question. Whose view would it take? Mr. Brady answered him with the desire to see a contour map of the area. George Borgen said if this one parcel was blocked, it was very likely others in this area would be. Mr. Vasilatos said again if the main concern was height, the houses could be sited to protect view and he would gladly work with the city attorney or planning consultant.

George Borgen MADE A MOTION they table the application for this meeting and resume discussion at the meeting of June 7. John Gilich seconded. MOTION CARRIED.

~~Mr. and Mrs. Brady~~ ~~and~~ the members of the Planning Commission had studied the last draft of the comprehensive plan submitted by Dr. Hruza. Answers indicated they were not yet ready to discuss it. The chairman then made the suggestion that a study session be set up for May 31st to be exclusively used for discussion of this matter. Kae Paterson MADE A MOTION this be done. Glenn Behnke seconded. MOTION CARRIED.

Jacqueline Avery, Secretary

THE ABOVE CORRECTIONS TO THE MINUTES WERE MADE BY CHAIRMAN ROOT PRIOR TO THE MEETING OF JUNE 7, 1977. THE CORRECTED MINUTES WERE READ TO THE PLANNING COMMISSION AT THAT MEETING.