

**City of Gig Harbor Planning Commission
Minutes of Work-Study Session
Thursday, July 7, 2005
Gig Harbor Civic Center**

PRESENT: Commissioners Jim Pasin, Jill Guernsey, Marilyn Owel, Scott Wagner, Harris Atkins, Theresa Malich and Chairperson Dick Allen. Staff present: Rob White and Diane Gagnon.

CALL TO ORDER: 6:00 p.m.

APPROVAL OF MINUTES:

MOTION: Move to approve the minutes of June 30, 2005 with a change at the top of page 2 to add "gross floor area" to the end of paragraph 1. Guernsey/Owel – unanimously approved

OLD BUSINESS

1. **City of Gig Harbor, 3510 Grandview Street, Gig Harbor WA 98335** – (ZONE 04-51) Work session on draft ordinance relating to creation of GHMC 17.14 Land Use Matrix

Chairman Allen asked Planning Manager Rob White to remind everyone where we had left off with the list of definitions. Mr. White displayed the list of definitions and where they had left off at the last meeting and handed out the most recent list of definitions.

Commissioner Scott Wagner arrived at 6:20 pm.

Chairman Allen called a 20-minute recess to read the minutes from the last meeting and eat dinner.

The meeting was called to order at 6:45

Marine Industrial –

Commissioner Wagner suggested that the portion regarding human consumption be changed because it sounded like a restaurant would be part of this definition and he wasn't sure that was the intent.

Guernsey asked about the difference between marine related sales and service and marine industrial and where they were allowed. Rob displayed the existing use matrix. It was decided to look at where they are allowed when that portion of the matrix is discussed.

Discussion was held on the concern of large boat sales facilities. Commissioner Pasin suggested changing the definition of marine retail to include boat sales.

Commissioner Guernsey stated that it seemed like it needed its own definition.

Marine Retail Boat Sales - Level 1 - Marine Retail Boat Sales Level 1 means a boat sales brokerage offering services to buyers and sellers without onsite outdoor dry land storage and/or display yard.

Marine Retail Boat Sales – Level 2 – Marine Retail Boat Sales Level 2 means a boat sales brokerage offering services to buyers and sellers with onsite outdoor dry land storage and/or display yard.

It was decided to add to the definition of marine retail sales and service “such as boating equipment, fishing equipment, hardware and supplies”.

Personal Services – means an establishment engaged in providing services involving non-medical care of a person and his/her personal goods and/or apparel,

It was decided to add spa services and licensed massage therapists and remove the square footage limitation of 3500 sq ft.

Product Services Level 1 - Change the word establishments to businesses, delete the word primarily, delete the words repair, changed the word tailor to clothing.

Product Services Level 2 – Delete the words “by individuals holding advanced degrees or special training.”

Public utilities and services –

Commissioner Pasin suggested that this definition be split into two definitions.

Public utilities – Electric substations, telephone exchanges, water storage facilities, wastewater treatment, composting facilities, public parking lots.

Public services – libraries and parks, government admin facilities

It was also decided that a separate definition of essential public facilities was needed.

Discussion was held on the definition of public facilities in the public institutional zone.

It was decided to add government offices to the definition of professional services.

It was decided to use the definition of public utilities from 17.15.

Public utilities – Public utilities include domestic water systems, storm and sanitary systems, electric substations, telephone exchanges, municipal facilities, and water storage facilities.

Religious worship, house of –

Commissioner Owel suggested that the commission consider making a distinction between traditional churches that fit in a residential area and the large churches that have a much higher intensity of use.

Commissioner Guernsey pointed out the courts are pretty clear that you can't regulate churches as you regulate other uses. She further stated that they can be a conditional use but cannot be prohibited. Ms. Guernsey recommended that information be gathered from the city attorney. Staff agreed to compile the information prior to the next meeting.

UPCOMING MEETINGS

July 21, 2005 – Public Hearing at 7:00 pm

MOTION: Move to adjourn at 9:03 pm
Guernsey/Owel – passed unanimously