

**City of Gig Harbor Planning Commission  
Minutes of Work-Study Session  
Thursday, September 15th, 2005  
Gig Harbor Civic Center**

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

**CALL TO ORDER:** 6:00 p.m.

**APPROVAL OF MINUTES:**

**MOTION:** Move to approve the minutes of September 1st, 2005  
Malich/Guernsey – unanimously approved

Commissioner Pasin noted that in the future he would like the minutes to reflect which absences were authorized and which were unauthorized.

Discussion followed on whether to make a change to the by-laws to clarify the policy on the number of absences and it was decided to discuss the by-laws at the next meeting.

**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 Dick Allen stated that he had a few things he wanted to get clarification on before they began working on the first zone. First of all, he asked where the definition of Community Recreation Hall ended up and Senior Planner Jenn Sitts answered that it ended up being a new definition and that it was added to the matrix and has been placed in only two zones.

Additionally Mr. Allen asked if the definition of adult family home had taken anything from the original definition. Ms. Sitts answered that it was different from our current definition; however, it is what the state requires, so we had to change it. She then added that the new law requires that anywhere you allow a single family home you have to allow an adult family home.

Mr. Allen then asked about the definition of Parks and noted that it included ball fields and wondered if that was the intent, since parks are allowed in R-!.

It was suggested by Commissioner Guernsey that they put that item on the list of items to be discussed later and everyone agreed.

The Planning Commission then decided to go through the next zone on their list.

Planned Community Development Low Density Residential (RLD) –

Permitted uses:

Single family detached and attached dwellings; put a P, in Dwelling, Single-Family and Dwelling, Attached.

Manufactured homes of 1,000 square feet minimum per unit in developments approved for manufactured homes; These now fall within the single family dwelling category.

Accessory apartments subject to the criteria established in the definition; put a P in Accessory Apartment.

Parks open space and community recreational facilities; put a P in Parks and a question mark in Museum, Community Recreation Hall, Yacht Club, Clubs and Lodges, Commercial Recreation and Commercial Entertainment.

The commission had discussion and decided the following for those marked with a question mark:

Community Recreation Hall - permitted

Museum – not permitted

Yacht Club – not permitted

Clubs and Lodges – permitted

Commercial Recreation and Commercial Entertainment – not permitted

Family day care facilities within a residence; put a P in Child Care, Family

Adult family homes; put a P in Adult Family Home

K-12 educational facilities; put a P in Schools, Primary and Schools, Secondary

Houses of religious worship and related uses on parcels; put a P in Religious worship, house of.

Ms. Sitts also stated that when the ordinance is written it will need to be noted that the requirement to limit churches to parcels larger than 5 acres (which was in the old definition) was removed as it is no longer legal.

Home occupations; put a P in Home Occupation

Public facilities; put a question mark in Public Facilities. Ms. Sitts read the current definition and noted that includes Higher Educational Facility and Schools, Vocational/Trade.

Discussion was held and the following was decided:

Higher Educational Facility – not permitted

Schools, vocational/trade - not permitted

Public/private services - permitted

Commissioner Pasin noted that the definition really alludes more to utilities than public services and Ms. Sitts pointed out that she had put a P in Utilities.

It was then decided that since Utilities is permitted, to put not permitted in Public/Private services and a P in Government Administrative Offices.

Additionally it was decided to put Government Administrative Offices and the zones they are allowed in, on the list of future discussion items.

Conditional uses:

Commercial family day care facilities; put a C in Child Care, Commercial

It was noted for the record that Commissioner Marilyn Owel had to leave at 7:00 pm.

Medium Density Residential (R-2) -

Senior Planner Jennifer Sitts read the intent section of the R-2 zone.

Permitted uses:

Single family detached dwellings; put a P in line Dwelling, Single-Family

Two family dwellings (duplexes); put a P in line Dwelling, Duplex

Adult family homes; put a P in Adult Family Home

Public parks and playgrounds; put a P Parks

Temporary buildings for and during construction; put a P in Accessory Uses and Structures

Family day care; put a P in Child Care, Family

Accessory structures and uses; put a P in Accessory Uses and Structures

Home occupations subject to Chapter 17.84 GHMC; put a P in Home Occupation

Manufactured housing in approved manufactured housing subdivisions or parks; put a P in Dwelling, Single-Family

Home occupations; duplicate

Conditional uses:

Public utilities and public service uses such as libraries, electric substations, telephone exchanges and municipal service facilities; put a C in Government Administrative Office, Public/Private Services, and Utilities

Schools, public and private, including accessory playgrounds and athletic fields; put a C in Schools, Primary; Schools, Secondary; Higher educational Facility; Schools, Vocational/Trade

Commissioner Wagner stated that he would like to revisit those uses at some time as he did not think vocational schools and higher educational facilities should be allowed in an R-2 zone.

Houses of religious worship, rectories and accessory buildings; put a C in Religious worship, house of

Bed and breakfast establishments; put a C in Lodging Level 1

Nursing homes subject to the basic density requirements of the district; put a C in Skilled Nursing Facility

Recreational buildings and community centers;

Museums – not permitted

Community Recreation Hall – C

Yacht clubs – not permitted

Clubs and lodges – C

Commercial recreation/commercial entertainment – not permitted

Assisted living facilities and independent living facilities subject to the basic density requirements of the district; put a C in Assisted Living Facility and Independent Living Facility

Commissioner Wagner asked if everyone agreed that they needed to look at why assisted and independent living are a conditional use in R-2 and also to look at where houses of religious worship are allowed and everyone agreed.

Commissioner Atkins also asked that they review accessory apartment in all zones.

Planned Community Development Medium Density Residential (RMD) –

Senior Planner Jennifer Sitts read the intent section of the RMD zone.

Permitted uses:

Single family detached and attached dwellings; put a P in Dwelling, Single-Family and Dwelling, Attached

Multi-family attached dwelling units; put a P in Dwelling, Multiple-Family and a question mark in Dwelling, Duplex; Dwelling, Tri-plex; and Dwelling, Four-plex

Duplex - P

Tri-plex - P

Four-plex - P

Parks, open space and community recreation facilities; put a P in Parks, p in

Community Recreation Hall, P in Clubs and Lodges and did not allow museums, yacht clubs, commercial recreation or commercial entertainment.

Discussion was held on attached dwellings and whether or not it was actually a use or just a definition that was added. Ms. Sitts stated she would research the issue and come back with something at the next meeting.

Family day care facilities within a residence; put a P in Child Care, Family

K-12 educational facility; put a P in Schools, Primary and Schools, Secondary

Houses of religious worship and related uses on parcels not greater than five acres; put a P in Religious worship, house of

Home occupations, consistent with Chapter 17.84 GHMC; put a P in Home Occupation

Public facilities:

Higher Educational Facility - not permitted

Schools, Vocational/Trade - not permitted

Public/Private services - not permitted

Government Administrative Office - P

Utilities - P

Accessory apartments subject to the criteria established in the definition; put a P in

Accessory Apartment

Conditional uses:

Commercial family day care facilities; put a C in Child Care, Commercial

Multiple-Family Residential (R-3)

Ms. Sitts read the intent section of the R-3 zone.

Permitted uses:

Duplexes and multiple family dwellings up to eight attached dwelling units per structure; put a P in Dwelling, duplex; Dwelling, Tri-plex; Dwelling, Four-plex; and Dwelling, Multiple-Family.

Ms. Sitts stated that she would pick up the eight unit requirement as a performance standard in the zone.

Commissioner Wagner suggested that the eight unit limit be put on the list of items to be discussed later and everyone agreed.

Bed and breakfast establishments; put a P in Lodging Level 1

Nursing homes subject to the basic density requirements of the district; put a P in

Skilled Nursing Facility

Adult family homes; put a P in Adult Family Home

Family day care; put a P in Child Care, Family

Publicly owned parks and playgrounds; put a P in Parks

Manufactured housing in approved manufactured housing subdivisions or parks; put a P in Dwelling, Single-Family

Assisted living facilities and independent living facilities subject to the basic density requirements of the district; put a P in Assisted Living Facility and Independent living Facility

Conditional uses:

Public utilities and public service uses such as libraries, electrical substations, telephone exchanges and police, fire and water facilities; put a C in Public/Private Services, a C in Government Administrative Office and a C in Utilities.

Recreational buildings and Community Centers;

Museums - not permitted  
Community Recreation Hall – C  
Yacht Club - not permitted  
Clubs and lodges – C  
Commercial recreation - not permitted  
Commercial entertainment – not permitted  
Schools, public and private; put a C in line Schools, Primary; Schools, Secondary;  
Higher Educational Facility; and Schools, Vocational/Trade  
Houses of religious worship, rectories and parish houses; put a C in Religious Worship,  
house of  
Private non profit clubs; C in Clubs and Lodges, and a C in Yacht Clubs  
Parking lots; put a C in Commercial Parking Lot  
Single family dwellings; put a C in Dwelling, Single-Family  
Put a p in adult family home, this is a required legal change

### **UPCOMING MEETINGS**

October 6th, 2005 – Work study session

### **ADJOURNMENT**

**MOTION:** Move to adjourn at 8:00 pm  
Pasin/Guernsey – passed unanimously