

**City of Gig Harbor Planning Commission  
Minutes of Work-Study Session  
August 6<sup>th</sup>, 2009  
Gig Harbor Civic Center**

**PRESENT:** Commissioners: Joyce Ninen, Dick Allen, Jim Pasin, Michael Fisher, Harris Atkins, Jeane Derebey and Jill Guernsey.

**STAFF PRESENT:** Jennifer Kester, Peter Katich, Kristin Moerler, Emily Appleton and Jeff Langhelm.

**CALL TO ORDER:** 5:00 pm

**APPROVAL OF MINUTES:**

**MOTION:** Move to approve the minutes of May 21<sup>st</sup> as corrected. Pasin / Guernsey.  
Motion passed

Chairman Harris Atkins opened the meeting reviewing the agenda items suggesting that staff begin with item number 1, PROS Plan.

**City of Gig Harbor, 3510 Grandview St, Gig Harbor, WA 98335 -**  
(COMP 09-0002) – (PROS) Parks Recreation and Open Space Plan.

Associate Planner Kristin Moerler reviewed comments received from the June 18<sup>th</sup>, 2009 work study session regarding the PROS Plan. Ms. Moerler clarified inconsistencies referencing Donkey Creek Park and the KLM Veterans Memorial Park. Commission members discussed proposed changes to the description under existing facilities for the Wastewater Treatment Plant site, agreeing to remove the strikeouts and leave the original description. Commission members discussed the description of the Bogue building suggesting that the name be changed to reflect its current use rather than the historical use, avoiding confusion.

Commission members discussed their concern with the removal of the PROS Plan from the Comprehensive Plan. Ms. Moerler addressed Commission members concerns discussing the expiration of the plan and the inconsistencies associated with the outdated plan. Ms. Kester discussed grants and funding associated with the PROS Plan. Commission members asked if a placeholder could be put in the Comprehensive Plan updates indicating that a new PROS Plan currently was being prepared. Ms Moerler agreed. Ms. Kester reviewed the proposed language for chapter 10 of the Comprehensive Plan. Commission members agreed on the proposed new statement and proposed a motion.

**MOTION:** To direct staff to prepare findings for the criteria for a recommendation for the Parks Recreation and Open Space Plan for approval. Ninen / Guernsey. – Motion passed

**City of Gig Harbor, 3510 Grandview St, Gig Harbor, WA 98335 –**  
(COMP 09-0003) – Transportation Element

Senior Engineer Emily Appleton reviewed the transportation Element related comments made by the Commission members at the July 16<sup>th</sup> work-study session. Ms. Appleton discussed adding a new goal to page 11-60 to include information received from the Harborview Master Plan study. Ms. Appleton also discussed revising the titles for the 6 year and 20 year tip project list and minor language changes to page 11-17.

Ms. Appleton discussed the Harborview Master Plan study. Ms. Appleton and Commission members discussed incorporation of the Harborview Master Plan into the Transportation Element of the Comprehensive Plan. Ms. Ninen asked if the Transportation Element would be an appropriate place for the Harborview Master Plan. Mr. Atkins asked if portions of the plan would be incorporated into the 6 year TIP. Mr. Pasin discussed his concerns with incorporating a plan that had not been formally approved. Mr. Atkins asked what the normal procedure for approval would be. Ms. Kester discussed the process for approval. Commission members continued discussing the incorporation of the Harborview Master Plan. and suggested that policy 11.1.10 referencing the plan not be included.

Ms. Appleton continued her discussion on the Transportation Element, reviewing level of service criteria, parking goals related to community design and the downtown area, language revisions to chapter 11.32, and 11.1.10 and terminology changes to the 6 year and 20 year tip. Commission members agreed with the proposed changes suggesting additional corrections to Goal 11.2 policy 11.1.1 changing the number to 11.2.1, changing the term “travel” to “public transportation” and removing the term “SR-16”. Commission members also requested that policy 11.1.10 referencing the Harborview Master plan not be included in the Transportation element. Commission members discussed the proposed changes.

**MOTION:** To direct staff to prepare a preliminary recommendation based on their requests using the criteria for approval. Guernsey / Derebey. Motion passed

**City of Gig Harbor, 3510 Grandview St, Gig Harbor, WA 98335 –**  
(COMP 09-0013) – Stroh’s Water System Service Area Amendment

Mr. Atkins introduced Comprehensive Plan application 09-0013, the Stroh’s Water System Service Area Amendment. He then asked Senior Engineer Jeff Langhelm for staff summary. Mr. Langhelm presented a revised staff report, a memo addressing comments from the Department of Health, and comments from the attorney overseeing water rights. Mr. Langhelm summarized the updates to the staff’s recommended conditions of approval. Commission members and staff also discussed system analysis information, capacity and water rights. Commission members expressed concern with who would be responsible for providing water rights.

Paul Cyr of Barghausen Engineering provided the applicant summary noting that the applicant would agree to the proposed condition of approval 3-b: fire flow provided by the City with potable water provided by Stroh’s Water. Mr. Cyr discussed the water rights issue pointing out that he felt the issue should not be decided by the Planning Commission. Commission members discussed granting fire flow without full services. Mr. Langhelm and Ms. Kester discussed when it could be appropriate to extend services. Ms. Kester stated that providing fire flow without potable water should be reviewed on a case by case basis and not be a general

policy. Commission members and staff continued discussing the criteria and options for conditions of approval.

**MOTION:** To direct staff to prepare a matrix with the criteria discussed and move forward for recommendation for approval / Ninen / **Motion died for lack of a second.**

**MOTION:** To direct staff to prepare preliminary findings to include conditions 1, 2, and 3-b excluding 3-a. Ninen / Guernsey

Commission members discussed the motion. Ms. Derebey suggested including 3-a and 3-b into the motion. Commission members agreed and proposed an amended motion.

**AMENDED MOTION:**

To direct staff to prepare a recommendation to approve the amendment with all conditions 1, 2, 3-a and 3-b. Derebey / Allen – Motion passed – 5-1 - Guernsey opposed.

**City of Gig Harbor, 3510 Grandview St, Gig Harbor, WA 98335 –**  
(COMP 09-0001) – Wollochet Water System Service Area Amendment

Mr. Atkins introduced Comprehensive Plan amendment application 09-0001, the Wollochet Water System Service Area Amendment. He then asked Senior Engineer Jeff Langhelm for staff's summary. Mr. Langhelm summarized the proposal to expand the City's water system service boundary and the applicant's request for 50 ERU's. He also noted that the applicant is not proposing the fire flow only option. Commission members discussed servicing properties outside city water boundaries, boundary revisions, transferring of water rights, current and future capacity. Commission members asked when the city would run out of water ERU's and if the had begun the process for requesting additional ERU's. Mr. Langhelm provided the dates of application for more water rights. Mr. Atkins asked if the amendment would have any effect on the city's current ability to hand out ERU's. Ms. Kester responded that it would have no effect. Commission members discussed the proposed amendment and the potential impacts to developers inside and outside of our service areas.

**MOTION:** Move to extend the work-study session. Fisher / Derebey  
Motion passed.

**MOTION:** To direct staff to prepare preliminary findings minus condition #3 [transfer of water rights] Guernsey / Fisher – motion passed.

Commission members and staff discussed continuing Capital Facilities plan and the Utilities Plan items at the August 20<sup>th</sup>, 2009 meeting and beginning at a 4:00 pm. Commission members and staff agreed.

**MOTION:** Move to adjourn at 8:10 pm: Guernsey / Derebey – Motion passed