

**City of Gig Harbor Planning Commission
Minutes of Work-Study Session
February 18, 2010
Gig Harbor Civic Center**

PRESENT: Commissioners: Harris Atkins, Joyce Ninen, Jill Guernsey, Jim Pasin, and Michael Fisher. Commissioner Absent: Bill Coughlin Staff Present: Peter Katich and Tom Dolan

Guest Speakers: Kim Van Zwalenburg, Shoreline Specialist, Washington Department of Ecology (DOE) & Reema Shakra, Planner, ESA Adolfsen

CALL TO ORDER: Chair Ninen called the meeting to order at 5:05 p.m.

APPROVAL OF MINUTES:

The minutes from November 5, 2009 were unanimously approved. With regard to the minutes from the February 4, 2010 meeting, Chair Ninen noted that the vote on the motion to send the Haven of Rest code amendment to the City Council should be amended from 5-0 to 4-0 in favor of the motion. She also noted that the vote to send the Gig Harbor Historic Waterfront Association sponsored code amendment on portal signs to the City Council should be amended from 4-1 to 3-1 in favor of the motion.

1. CITY OF GIG HARBOR SHORELINE MASTER PROGRAM UPDATE:

Commissioner Atkins inquired of staff about the preparation of a schedule that addresses the proposed order of review for the draft shoreline master program. Peter Katich noted that he and the city's consultant would develop such a schedule and provide it to the Commission in advance of the next meeting.

Reema Shakra provided an overview of the city's draft Shoreline Inventory and Characterization Report. Included in her presentation was a discussion on each of the six shoreline planning segments within the planning area addressed by the update effort. Commissioner Atkins noted that Segment "B" is described in the draft report as being located within the East Gig Harbor UGA (unincorporated Pierce County), when the northwesterly portion of the segment is actually located within the city limits of Gig Harbor. Staff noted that it would amend the description to accurately identify the jurisdictional differences.

Commissioner Fisher inquired about the availability of public access to the beach at the Old Ferry Landing within Segment "D." Mr. Katich described the public ownership of land in the area and indicated that the potential for expanding public access onto the beach at the street end of Harborview Drive had been identified in the draft document.

The Commission requested additional supporting documentation on salmon bearing streams in the study area identified by the draft Shoreline Inventory and Characterization document to ensure that environmental designations proposed to protect such streams are properly established.

Ms. Shakra then provided an overview of the five proposed shoreline environmental designations (Marine Deepwater, Natural, Urban Conservancy, Low Intensity & Historic Waterfront) that are intended to replace the two designations (Urban & Urban Residential) currently utilized by the city. Ms. Shakra explained that the Inventory and Characterization Report was used as the basis to establish the designations along with requirements set forth in the State Shoreline Master Program Guidelines (WAC 173-26).

Ms. Shakra began with a discussion on the Natural Shoreline Environmental Designation, including its purpose and characteristics and identified those areas within the planning area tentatively identified as being suitable for the designation. She explained that the Natural Environment was the most restrictive of the five proposed designations due to the sensitive nature of the steep slopes and feeder bluffs that comprise most of this designation. Ms. Shakra began a review of the city's proposed use matrix for shoreline modifications or uses that would apply to the Natural Environment designation.

The Commission expressed concern regarding the size of the proposed designation and its limitation on such forms of development as shoreline modifications (bulkheads, riprap and revetments). Commission members expressed concern that existing residential development located at the top of steep slope areas and close to the "edge of slope" would be adversely impacted by the proposed restrictions on shoreline modifications that may be needed to prevent the erosion and failure of the slope.

The discussion on the shoreline modification issue within the Natural Environment transitioned into a discussion on additional restrictions on bulkhead development proposed in the draft shoreline master program. Staff indicated that the proposed approaches were developed in response to state guidance contained in the State Shoreline Master Program Guidelines and that the restrictions on bulkheads and new requirements for building setbacks and undisturbed buffer areas are intended to protect sensitive marine habitat utilized by salmon and other listed threatened or endangered species under the Federal Endangered Species Act. The Commission requested the inclusion of a definition for "soft shore stabilization" in the draft master program to clarify what that term refers to. Ms Shakra completed her review by addressing the remaining four environmental designations, including the Historic Waterfront designation.

The Commission expressed concern that the Historic Waterfront designation could be confused with the city's existing Historic District Overlay designation and it was

generally agreed that a new name would be necessary for the area. Staff indicated that the name could be changed as an outcome of the Commission's review.

Staff indicated that it would provide a graphic to the Commission at its next meeting that identifies the boundaries of the Historic District Overlay zone and a larger scale map of the proposed environmental designations. Staff also noted that it would continue the review of the proposed "use matrix" for shoreline modifications or uses at the next meeting.

ADJOURNMENT

The meeting was adjourned at 7:32pm.