

**City of Gig Harbor Planning Commission  
Work Study Session and Public Hearing  
November 18, 2010  
Planning & Building Conference Room  
And Council Chambers  
5:00 pm**

**PRESENT:** Jill Guernsey, Michael Fisher, Harris Atkins, Jim Pasin, Bill Coughlin and Ben Coronado.

**STAFF PRESENT:** Staff: Pete Katich, Tom Dolan and Diane Gagnon

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

**APPROVAL OF MINUTES:** Chairman Harris Atkins noted that the time of adjournment was 7:30pm and should be added to the minutes. Commissioner Fisher asked about section 7.6.3 1.b and the discussion surrounding it as he didn't think he had agreed with the approach. It was agreed to note that Mr. Fisher had not agreed and that the issue regarding non water oriented uses should be further discussed.

**MOTION:** Move to adopt the minutes of November 4, 2010 as amended. Coughlin/Fisher – Motion carried.

Planning Director Tom Dolan went over the schedule for the public hearing and the follow-up meetings. Discussion followed on whether to leave to record open for comments for an additional two weeks and the commission agreed that it should be left open. The Commission then discussed the draft shoreline master program cumulative impact analysis and how best to distribute it.

AT 5:25pm the Commission moved into the Council Chambers for the start of the public hearing.

**PUBLIC HEARING**

Chairman Atkins introduced Peter Katich who gave a staff presentation.

Chairman Atkins opened the public hearing at 6:00 p.m.

**Bill Lynn, P.O. Box 1157 Tacoma WA 98401.** Mr. Lynn stated that he represented Dee Whittier who lives at 3309 Harborview. He expressed concerns with the requirement to market the property as a water dependent use; this may be impractical and may not even be allowed. Mr. Lynn suggested that the permit process require that the applicant demonstrate that it is not practical. He then disagreed with the requirement for public access for adaptive reuse of a net shed, if it is a private residence. He noted that there is no such requirement for other single family residences.

Dave Morris, 6018 106<sup>th</sup> Ave NW, Gig Harbor WA 98335 – Mr. Morris expressed general concern with the retention of nonconforming rights. He stated he was specifically concerned with existing nonconformities regarding setbacks; such as the ferry landing cabins. He noted on page 8-29 it states that if the property is destroyed by fire there is a one year limit to rebuild and this may not be adequate as insurance claims and permitting can take longer than this. He finished by stating that in paragraph C in the same section he felt that the 50% rule and its interpretation were confusing.

Dennis Reynolds, 200 Winslow Way W, Suite 380, Bainbridge Island WA 98110 – Mr. Reynolds stated that he had submitted a comment letter for Stanley and Judith Stearns who have property on Randall Drive which is within the city's urban growth area and would be proposed to be put into the urban conservancy shoreline designation it is a very restrictive designation. He stated that this designation would remove their ability to redevelop their property and asked that the Planning Commission reexamine this area. Mr. Reynolds said that he had submitted another comment letter on behalf of Gig Harbor Marina Inc. He asked that the Commission set out the data staff is relying on for the draft Shoreline Master Program as there should be a change in circumstance that requires this change. He noted that the new master program is four or five times the size of the existing document. He continued by saying that the obligation is to review the master program it does not have to be changed. Mr. Reynolds also stated that there needed to be a cumulative impacts assessment as he felt the Commission can't make a determination if there is even a problem, maybe the existing regulatory system is performing just fine.

Kristin Udem, 13002 Purdy Drive NW, Gig Harbor WA 98332 - Ms. Udem stated that she lives on Henderson Bay, and is not part of the city yet. She stated that her home was built 1956 and they intend to remodel it. She voiced concern with the vegetation conservation strip, hard armoring and the setbacks. She noted that Henderson Bay is a high energy area that may require hard armoring and they need to be able to rebuild the bulkhead. She stated that her shoreline designation is proposed to be low intensity so their setbacks are 75' when other low intensity areas are 35' and this doesn't seem appropriate. Ms. Udem noted that prior to her home being built Purdy Drive ran along the water. She stated that the vegetation conservation strip would be a huge issue to replant their entire front yard with natural vegetation they would lose a lot of their shoreline enjoyment and she was not sure of the benefits of that vegetation on top of an existing bulkhead.

Melinda Stuart, 2813 Harborview Drive and 2811 Harborview Drive, Gig Harbor WA 98335 – Ms. Stuart said she has a lot with two cabins that are hard armored and the cabins sit right on the bulkhead. She voiced concern that the proposed master program states that even if they are destroyed by earthquake or fire you have to comply with the new setbacks and that would pretty much make their lot unbuildable. She said her second concern was with hard armoring and being able to rebuild. She stated they might not be able to prevent their property from eroding away while we went through the variance process.

Dan Swain, 7707 Goodman and 7711 Goodman, Gig Harbor WA 98332 - Mr. Swain said one of his properties was a cabin that has been there since the early 20's. He stated that he felt the Commission must first establish that there is a problem and does this correct the problem, no. He went on to say that there are more things that affect the health of the Sound, storm drains make more of an impact. He stated that the Sound does support life; there is ample shoreline that is undeveloped. He noted that most shoreline property owners are outstanding stewards of their land. Please do not impose additional shoreline regulations.

Don Hansen, 12706 Burnham Drive NW, Gig Harbor WA 98332 – Mr. Hansen said that he had concerns with aquaculture being allowed as he is a windsurfer and it creates a hazard. He said he also had concerns with the setbacks as they would not be able to have a deck near the water. Additionally he noted they would only be allowed to have hand boat launch and which he felt was ridiculous. He said that the hard armoring issue is a concern as the storm we just had would have washed away several properties if they hadn't had hard bulkheads. Mr. Hansen noted that the view corridors would take away his neighbors ability to build and the native vegetation requirement makes it so they wouldn't have access to the beach. He stated he was also concerned with only being allowed one dock.

Commissioner Fisher asked how he launched his boat now and Mr. Hansen answered that it was a concrete ramp.

Laura Hendricks, 6723 Sunset View Dr., Gig Harbor WA 98332 - Ms. Hendricks said that she represented the Sierra Club and is a resident of Henderson Bay. She voiced her concern with the allowance of aquaculture. She stated that they are still cleaning up thousands of PVC tubes, rubber bands, etc from the one facility in Purdy. She stated that these operations create debris and talked about the impact of the rafts. She said that allowing aquaculture will change Henderson Bay, where they have scuba diving, wind surfing, etc. She stated that we need to protect our species and Henderson Bay. Ms. Hendricks said she had submitted documents to the City today and showed a book of pictures of the destruction aquaculture has caused.

Commissioner Pasin asked what the term landscape friendly meant from her perspective. She said we need buffers, we need overhanging vegetation, it's more about doing things right in your landscaping all over the lot, rather than just huge setbacks.

Mike Elwell, 9211 N Harborview Drive, Gig Harbor WA 98335 – Mr. Elwell stated that this happened 6 or 7 years ago when a board took away the value of his property. He stated that he can only build a 3500 square foot house while on the other side of the harbor they build huge houses and he would have to break up his property to get the value out of it. He asked why have vegetation along the water that blocks our view, why have tons blackberries rather than grass?

Chairman Atkins called for anyone else who would like to speak.

Charles Long 3889 Harborview Dr., #302, Gig Harbor WA 98335 - Mr. Long stated that he lived in the Edgewater Condos. He stated that the Edgewater is built on pilings and if there was a natural disaster of some kind and if they had to rebuild to new setbacks they would not be able to rebuild. Please consider the nonconforming allowances.

Chairman Atkins closed the public hearing at 6:40 p.m. and called a ten minute recess.

The meeting was reconvened at 6:50 p.m.

Mr. Atkins stated that the Commission will gather all the comments and discuss them at their next meeting in two weeks. He stated that the record will be kept open for an additional two weeks beyond tonight to December 2, 2010 for anyone wishing to submit written comments. Mr. Fisher thanked everyone for coming.

MOTION: Move to adjourn at 6:55 p.m. Guernsey/Fisher. Motion carried.