

**GIG HARBOR CITY COUNCIL
BUILDING SIZE ANALYSIS WORKSESSION
July 19, 2004 6:00 p.m. – Civic Center Community Rooms**

PRESENT:

Councilmembers: Steve Ekberg, Derek Young, Bob Dick, John Picinich, and Frank Ruffo. Mayor Wilbert presided over the meeting. Councilmembers Franich and Conan were absent.

Staff: Mark Hoppen, John Vodopich, Steve Osguthorpe, Maureen Whitaker and Molly Towslee.

Mayor Wilbert opened the worksession at 6:07 and thanked everyone for coming. John Vodopich, Community Development Director, explained that this fifth worksession was to address building size limitations in the all zones outside of the view basin, which currently have limits. He summarized the recommendations on the comparison chart and other handouts prepared for the meeting. The Mayor then began calling on members of the audience to speak.

Walt Smith. Mr. Smith discussed the B2 zoning outside the city limits, which was recommended in the June meeting to increase to 65,000 square feet in the Point Fosdick area. All other areas outside the city would have a 35,000 square foot limitation. He gave a brief history of when the building size changed to 35,000 square feet. He spoke about the importance of having an anchor tenant that will allow enough volume in business for the other feeder businesses to come in. He added that the Planning Department and Council agreed that it was vital to the area to support the local people. He asked for parity, so that the B2 zones outside the city limits would be allowed to compete with the other B2 areas that are already designated at 65,000 square feet.

Carl Halsan. Mr. Halsan explained that he too wished to discuss the other B2 zones in the Purdy area. Dave Morris and Walt Smith both have property in this area. He stated that Council has heard over the past several years the importance of having an anchor tenant in a commercial development that is zoned B2. Mr. Halsan emphasized that for the same reasons that the West Side limit is 65,000 sq. ft., all of these same reasons should apply to the Purdy area as well. He spoke about the triangle property between Highway 16 and Purdy Drive that is an 8-acre parcel and has an approved site plan for the construction of a 55,000 square foot mini storage vested through Pierce County. It hasn't been built yet but it has been approved for about ten years. Mr. Halsan explained that property owner Dave Morris is trying to get another user to go on this site, as he would rather not build a mini storage there. He further explained that there were currently two interested parties, one commercial and one recreational, both who have made offers on the property if it has the same 65,000 limits as the West Side. He summarized by asking for fairness to provide the properties in the Purdy area the same building size as on the West Side and Olympic Village.

Roseanne Sachson. Ms. Sachson thanked the Council and staff for the progress made in these meetings and for the upcoming series of workshops. She shared an article published in the Seattle Times on July 18, 2004 that talked about new views on Bainbridge Island. She suggested that the city contact Bainbridge as they have been working on these issues since 1990. She further stated that this article spoke of mixed use, which should be a future issue discussion. She also suggested that Council and the Mayor might wish to do a pilgrimage and contact the city's counterparts.

Chuck Hunter. Mr. Hunter requested clarification on the Head of the Bay and Corner of the Bay areas which were being discussed at this meeting. Councilmember Picinich asked Mr. Hunter if he was a proponent of the 65,000 square foot limit for the West Side/ Olympic Village areas and the B2 zone outside city limits. Mr. Hunter stated that he didn't have any strong feelings one way or the other. He further stated that his interest was mainly the view basin.

Councilmember Young discussed the B2 zone along Burnham Drive and felt that the B2 zoning seems to be a little out of sync there. He asked staff if this was the same area that had the mixed-use district. Mr. Osguthorpe responded that this B2 was not within the mixed-use district and confirmed that this B2 area was the same as any other B2 district.

Chuck Hunter asked if there was an employment district on Burnham Drive and referenced the Perrow property. Mr. Osguthorpe stated that the zoning change for Mr. Perrow had not yet been finalized.

Linda Gair. Ms. Gair spoke about the comprehensive plan update that she worked on several years ago. She stated that considerable time was spent discussing the Purdy area as wonderfully interesting and livable waterfront area. She stated that there were a few paragraphs in the comp plan that addressed strip centers and asked Council to not consider this area a throwaway as it could be a future jewel.

Councilmember Ekberg stated that he didn't believe that anyone was proposing to change any zoning at this meeting, and said that the purpose was to look at the existing B2 zones and see if they should be treated the same as the West Side and Olympic Village.

Councilmember Young suggested the idea of a unique zoning for the Purdy area and stated that it is the only intense commercial activity center that is adjacent to waterfront. He explained that the Gig Harbor waterfront is commercial development and it is different from the Purdy area. Mr. Young hoped there was a way to encourage quality waterfront development in Purdy but at the same time allow it to remain an intense commercial area. He was interested in further discussion at a later date.

Councilmember Dick inquired about the Stroh's property on the west side of Highway 16 regarding the little triangle shaped parcel next to it that is zoned B2. His concern was that there was not much infrastructure leading to these parcels and asked if they

were a part of the West Side zoning change. Mr. Vodopich confirmed that these parcels were not part of this zoning change. Councilmember Young further clarified why these parcels were zoned B2 instead of B1. He stated that B1 was too restrictive and therefore the B2 zoning designation seemed to work best with the similar activities there. He agreed with Councilmember Dick that these if these properties were developed at 65,000 square feet, it could pose a problem. Councilmember Dick suggested maybe more than one type of B2 zone might be necessary.

Kit Kuhn. Mr. Kuhn spoke about the uniqueness of the Purdy area. He asked Council if they had thought about bringing in someone from another city that has a good character description, that is seen as favorable to the Council, who could work with the Council, staff and the community to come up with a plan. He stated that he didn't think that we have a good vision for the downtown area. He asked each councilmember for their input.

Councilmember Ekberg responded to Mr. Kuhn's question and stated that the purpose of this meeting was to discuss building size in three zones mainly outside of the downtown area. Mr. Ekberg further stated that when this meeting is finished, then we have finished our fifth of five meetings. He said that he is assuming then Council will sit down and come up with a process to move forward. He said that it is very apparent that the community wants broader input and a facilitator would be necessary. Mr. Ekberg also said that he wasn't sure that putting numbers on certain zones would facilitate the results that we are looking for. .

Councilmember Dick stated that he echoed much of what Councilmember Ekberg had said. He said that he wanted to know what was wrong with the building size proposals that have been submitted and how building sizes might make things better, as well as when they wouldn't. He said that the next stage is to broaden the review with a facilitator.

Mayor Wilbert stated that this is the time to ask the questions that need clarification and when the plan is put together, the process should come together quite well.

Councilmember Picinich stated that he felt that a great deal had come out of these worksessions. He said that hopefully the staff would present the input from all of the five sessions for Council to look at in order to make a decision about a facilitator.

Councilmember Young responded that a motion was made by the Council to bring in a facilitator at the June 21st meeting. He added that he thought that we might need some further assistance in this area.

Mr. Kuhn thanked Council for involving the community and asked that a facilitator be chosen that best represents the City of Gig Harbor.

Roseanne Sachson. Ms. Sachson spoke as a proponent of multi-use and said that she didn't hear it touted in Gig Harbor. She stated that the B2 zone in Purdy was a fabulous

location for a developer to build condominiums on the second level of buildings with mom and pop shops on the lower level. She also spoke of her past experiences in other jurisdictions that had used a facilitator. Ms. Sachson gave an example of how this process worked whereby public meetings were held prior to bringing the facilitator on board and using large white tear sheets to gather public input. She explained that the areas and issues that were most important were placed as headings on each tear sheet, providing something visual and a direction to go in. She offered to give some examples of questions that had been used in the past for this process.

Walt Smith asked for clarification of the meeting agenda. He asked that his previous comments be withdrawn because he felt that he broad-stroked the B2 zone outside of the city limits and did not wish these areas that he spoke about to include the Purdy Shopping Center.

Chuck Hunter stated that consideration should be given to the area by the Puerto Vallarta Restaurant on Burnham Drive. He added that this area which is designated as a parkway should be reviewed as a separate area since the properties to the north butted-up to a residential area.

Councilmember Young stated that he didn't think that there were enough zones. Mayor Wilbert agreed with Councilmember Young.

Jim Pasin. Mr. Pasin stated the area on Burnham Drive should be a uniform B2 strip rather than a hodge-podge of different uses.

Scott Wagner. Mr. Wagner supported the RB-1 5,000 sq. ft. per structure recommendation that would amend the current zoning of is 5,000 sq. ft. per lot.

Mr. Halsan pointed out that the one item that had not been discussed is the idea of a structure per parcel. He stated that we shouldn't allow parcel size to dictate zones.

Ms. Stanton stated that the city needs to develop a system where you can respond to each site. She stated that the City of Seattle has design standards for each of their districts, which is working well. There was discussion about what other cities do in regards to design standards.

Ms. Sachson stated that there are attorneys that write this type of legislation and suggested that Council look into it.

Mr. Wagner explained that two types of attorneys are needed. He stated that one is needed to ensure that the codes all line up and the second one could be used for writing the design manual. Councilmember Young responded that this is difficult because you are trying to objectify a subjective topic. Mr. Hunter stated that there are two sides and suggested that Council have someone who understands design review come before them. Councilmember Dick stated that the city needs to capitalize more on having stricter requirements that don't allow bad things to happen, in the case where

someone doesn't bother going through the training process on design review. He explained that maybe we have smaller limitations that can work most anywhere and suggested that we employ more incentives that make "waiver" economical.

Mr. Hunter spoke of attending a City of Seattle meeting where they try to get the public and developer involved early on in the process. He stated that the City of Gig Harbor doesn't do this until the project is completely designed which creates distrust and frustration. He further discussed the importance of neighborhood and community involvement. Mr. Hunter stated that the City of Seattle holds their meetings whereby the developer is given twenty minutes to speak and the public is given this same amount of time early on in the design process.

Mr. Hoppen stated that the city currently posts development projects on the internet. Mr. Kuhn replied this was not adequate and gave an example of the one-way proposal on Harborview Drive. He stated that if the city involves the neighborhoods early on then the developers and the city would not be forced to back track. Ms. Stanton suggested a city database that would assist in the notification process for upcoming projects.

Jeannie Derby. Ms. Derby commented on the RB1 zone and complimented staff on the post cards that were mailed to all city residents. Ms. Derby also spoke about the design manual.

Carl Halsan stated that he too preferred the idea of early involvement with the public in regards to a project under development. He stated that it is difficult to make changes after a project has already been designed, but said early in the process is workable.

Councilmember Dick stated that one of the difficulties with the current process is that the Hearing Examiner must make all the unusual decisions. He stated that there must be better methods to get the word out and if people could understand what kind of trade-offs are being wrestled with, then maybe they can make their views known before it is finalized. He was not sure that this could be accomplished by a public meeting until a building is actually constructed, as many people are unable to visualize an offensive building on paper. Ms. Sachson suggested that requiring the developer to provide a mockette on buildings of substance should remedy this problem. Mr. Hunter stated that this could be accomplished by setting thresholds of sizes, adding that this is what Seattle requires.

Mayor Wilbert stated that the "concrete sequential" and "abstract random" personalities need to come together early on in the process. She thanked the audience for their time and attendance. Mr. Kuhn also thanked the Council and staff.

Ms. Stanton asked what the next step was. The Mayor responded that staff will review what was said and then Mark and she will make a decision. Councilmember Ekberg stated that Council wants to move forward in this process and said that staff should furnish Council with a list of facilitators to select from with set parameters, a quick

assessment of a comprehensive overhaul of design review and then decide which way to proceed, whether the decision is to have one or not [design process]. Councilmember Ekberg asked for this to occur as quickly as possible.

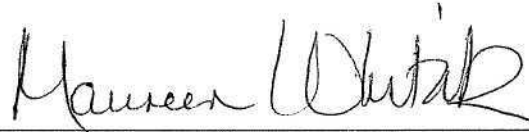
There was further discussion about email notification for the public. Mr. Kuhn suggested that the city contact Lita Dawn Stanton, Roseanne Sachson or Chuck Hunter to assist in the facilitator selection.

Mr. Hoppen stated that staff will suggest to Council a methodology to gather a broad spectrum of public opinion both inside and outside the city from a very large number of people as well as a statistically valid and reliable sample of people.

Councilmember Dick asked the audience to suggest some names of facilitators. Ms. Stanton asked if individuals could be invited that had expertise in design review and an attorney whose has land use experience. She said that this way the community could ask questions from these people.

MOTION: Move to adjourn at 8:15 p.m.
Ekberg / Young – unanimously approved.

Respectfully submitted:



Maureen Whitaker, Assistant City Clerk
and Molly Towslee, City Clerk

