

**City of Gig Harbor Planning Commission
Minutes of Public Hearing and Work-Study Session
Thursday, September 2, 2004
Gig Harbor Civic Center**

PRESENT: Commissioners Carol Johnson, Dick Allen, Theresa Malich and Acting Chairperson Bruce Gair. Commissioners Kathy Franklin, Paul Kadzik, and Scott Wagner were absent. Staff present: Rob White and Diane Gagnon.

CALL TO ORDER: 7:00 p.m.

APPROVAL OF MINUTES:

MOTION: Move to approve the minutes of August 19, 2004
Johnson/Malich – unanimously approved.

OLD BUSINESS

1. **Don Huber, P.O. Box 64160, Tacoma WA 98464 – Proposed amendments to 17.21.040 PCD-RMD zone** – Proposed amendments to Gig Harbor Municipal Code Section 17.21.040 PCD-RMD zone to set a specific density range for the zone, reduce setback dimensions, and to modify the application of the impervious surface standards.

Senior Planner Rob White went over his staff report outlining the proposed text amendment to the PCD-RMD zone. Mr. White summarized by saying that this proposal was to amend the performance standards of the zone. Those performance standards are density, minimum yards, maximum lot area coverage, landscaping, and circulation/roads/streets. He further explained that the applicant was hoping to achieve a small lot single family development in Gig Harbor North.

Mr. White stated that on the density issue staff was recommending approval and advised the planning commission that this proposal would not have an affect on our buildable lands inventory as discussed at the work session. He further stated that the staff was recommending approval on the proposal of reduced setbacks but did advise the planning commission that they would have to propose that the design manual be updated to reflect his change. On the issue of maximum lot area coverage Mr. White stated that the staff was also recommending approval as this zone seemed to be set up as a PRD-type zone. On the reduction of the buffers, he stated that staff was recommending approval provided that the same quantity of trees be retained elsewhere on the site. Finally on the circulation of roads and streets Mr. White stated that those items should be addressed in the public works standards.

Vice Chairman Bruce Gair opened the Public Hearing at 7:05 p.m.

Carl Halsan, P.O. Box 1447, Gig Harbor – Mr. Halsan stated that he was the agent for the applicant on this proposal and briefed the Planning Commission on the problems associated with trying to develop a small lot single family development under the PCD-RMD standards. Mr. Halsan highlighted the elements that prevented this type of

development and made comparisons to lower density zones. He further explained that it is impossible to meet the density requirements of the zone while still complying with the other development standards. Mr. Halsan clarified that he was not expecting a recommendation of approval on the road standards and explained that he is working on those changes with Operations and Engineering.

Commissioner Allen asked about the setbacks from alleys. Mr. Halsan answered that the alleys would be approximately 18' with garages along the alley with backyards next to garages. He further emphasized that small lot single family must have some private space, so it is crucial that they have some backyard.

Commissioner Malich asked about covenants and restrictions and the density of other existing developments. Mr. Halsan replied that Poulsbo Place was 12 units per acre and that what is being proposed for Gig Harbor North is approximately 6 dwelling units per acre.

It was asked by Commissioner Gair how big these houses would be. Mr. Halsan showed the Planning commission the proposed site plan and further explained that they would not be building the houses, just developing the land. Mr. Gair then asked for clarification of which parcels this would apply to and their exact locations.

Don Huber, 8310 Warren Dr., Gig Harbor WA 98335 – Mr. Huber spoke as the developer of the property. He stated that he had hired a very renowned architectural firm who has done a lot of these small lot single family developments and they are unable to make it work here in Gig Harbor without modifications to the zoning code. He expressed that they could only meet the density requirements by building an apartment complex and that he didn't think that was what Gig Harbor would choose to have in this area. He asked for the Planning Commissions support of this proposal.

Scott Inveen, 8617 96th St NW, Gig Harbor – Mr. Inveen stated that he is an architect from the company who developed Poulsbo Place. He also stated that he owns the property adjoining the property owned by Mr. Huber and would like to do a similar project. He pointed out that this is the densest zone in the city and that the yards and buffers are contradictory to the goal of the zone. Mr. Inveen explained to the Planning Commission the difficulty in developing condominiums due to rising insurance costs, therefore, the only alternative would be to build apartment buildings in this zone if changes can't be made to the zone to accommodate small lot single family development. He went on to state that these communities are built as walking communities, therefore, Gig Harbor North was an ideal area for this type of development.

Commissioner Malich asked what the price of these homes is. Mr. Inveen stated that they are in the \$250,000 - \$340,000 range with lots of attention to detail on all four sides of the home. He went on to explain that the typical homeowner is older and without children.

Commissioner Johnson asked about the size of his property and how many units were they proposing. Mr. Inveen stated that they have 29 acres and are proposing

approximately 190 units. He went on to explain that he lives in this community and feels that this is the right thing for Gig Harbor.

Commissioner Gair asked Senior Planner Rob White what percentage of the residential zones in Gig Harbor North were these three parcels of PCD_RMS. Mr. Gair then asked to see a map of the area with the different zones. Community Development Assistant Diane Gagnon passed out zoning maps to the Planning Commission and the audience.

It was expressed by Commissioner Malich that Spinnaker Ridge is a similar type of development and it really works and their value has definitely increased. She further stated that her biggest worry was a development that wouldn't have its covenants enforced. Ms. Malich explained that Gig Harbor North was intended to be used for higher density proposal and that the Planning Commission had discussed this in the early '90s and realized the need for the type of development.

Bill Montgomery, 5218 64th Ave NW, Gig Harbor – Mr. Montgomery was speaking as the realtor involved in this project and explained to the Planning Commission that if this property was developed to its highest and best use it would be apartment complexes. He went on to say that this type of project was exactly what medium density residential was intended for. Mr. Montgomery stated that there is a real need for housing of this type and in this price range.

Theo Gideon, Master Builders Association, P.O. Box 1913, Tacoma WA 98401 – Mr. Gideon spoke as a representative of the master Builders Association and expressed support for the proposed changes. Mr. Gideon commended the Planning Commission for considering these changes in order to comply with GMA and stated that these types of developments are really successful as people like to have their own piece of property even if it's small. He stated that he agreed with Mr. Inveen that there is definitely a problem obtaining insurance for condominium developments and therefore they are not being built. Mr. Gideon expressed his feeling that this is the right thing to do to meet Gig Harbor's GMA goals.

There being no further public input Vice-Chairman Bruce Gair closed the public hearing at 8:00 p.m.

Vice Chairman Gair asked if the Planning Commission wished to discuss this proposal now or at a later meeting. Commissioner Johnson voiced a concern that three other members of the Planning Commission were not present. Senior Planner Rob White pointed out that if this item were not acted on tonight it would be postponed until January due to the Comprehensive Plan updates.

The Planning Commission then asked Mr. White to go over his recommendations again. Mr. White pointed out that he had changed his recommendation to approval on item #2 due to the fact that the City Council had not reviewed that section of the Design manual as of yet, therefore, any changes the Planning Commission wished to recommend could still be considered. He further clarified that the only item staff was recommending denial on was item #5 which should be addressed in the public works standards.

Vice Chairman Bruce Gair voiced his concern for delaying this proposal and asked why we have to do these Comprehensive Plan updates at this time. Senior Planner Rob White stated that these updates must be done by the end of the year. Commissioner Gair further stated that perhaps we needed to have extra sessions. Commissioner Malich asked if he was uncomfortable making a recommendation on this item tonight and Mr. Gair replied that he was not and felt that the Planning Commission could act tonight. Commissioner Johnson reminded everyone that this will still be heard at the City Council level and expressed her desire that there would be citizen input at the stage.

Motion: Move to forward the staff recommendations to the City Council.
Malich/Johnson –

Discussion was held on the motion.

Commissioner Allen voiced his concern for the reduced setbacks. He further stated that these proposed setbacks did not provide for any privacy for the residents. Commissioner Malich clarified that these setbacks would not change the setbacks in the R-1 zone.

Senior Planner Rob White explained the PRD standards and the requirements for 30% open space. He went on to say that this zone basically has PRD standards built into it and that if the applicant chose to do a PRD they could have smaller setbacks than what was being proposed.

Commissioner Allen stated that he would like to see the side, front and rear setbacks for the PCD-RMD be the same as R-1. Commissioner Malich stated that this zone was intended to be more dense than R-1 and that this proposal was preferable to apartment houses. Commissioner Allen said that he felt that the people who live in the RMD area have the same right to privacy as someone living in R-1. Commissioner Johnson pointed out that if they wanted that much more space and privacy they would buy a house in an R-1 zone and that some people don't want to care for a larger yard.

Re-Stated Motion: Move to forward the staff recommendations to the City Council.
Malich/Johnson – Motion carried with Johnson and Malich voting in favor and Allen voting against.

OTHER BUSINESS

Vice Chairman Gair asked that the Planning Commission be included in the distribution of the project updates which get distributed to the City Council. Senior Planner Rob White distributed this list to the Planning Commission. Mr. Gair then asked that the Planning Commission be updated on a regular basis as to the activities of the Design Review Board and the actions taken by the City Council in response to the Planning Commission's recommendations.

NEXT REGULAR MEETING:

September 16, 2004 at 6pm – Work-Study Session

ADJOURN:

MOTION: Move to adjourn at 8:35 p.m.
Johnson/Malich – unanimously approved

CD recorder utilized:
Disc #1 Track 1
Disc #2 Track 1