

**City of Gig Harbor Planning Commission
Minutes of Work-Study Session
August 17, 2006
Gig Harbor Civic Center**

PRESENT: Commissioners Jim Pasin, Jill Guernsey, Theresa Malich, Joyce Ninen and Chairperson Dick Allen. Commissioners Scott Wagner and Harris Atkins were absent. Staff present: Jennifer Kester and Diane Gagnon.

CALL TO ORDER: 6:05 p.m.

APPROVAL OF MINUTES:

It was decided that the minutes would be approved at the next meeting in order to give everyone more time to review them.

NEW BUSINESS

Planning Commission Work Program for 2006/2007 – Discussion of the work program outlined by the City Council and overview of each of the proposed text amendments.

Senior Planner Jennifer Kester stated that the council had approved the work program at their meeting of the August 14th, 2006. She updated the Planning Commission on the first tier and explained that they would start with the clubs, lodges and yacht club definitions.

She then went over the Design Review Board tier which will begin at the next meeting of the Design Review Board and explained that they will be looking at the significant tree retention standards. She reviewed some possible talking points for this issue.

Ms. Kester then went over the possible design review process changes that the Mayoral sub-committee would be discussing at their meeting next Monday. Commissioner Jim Pasin passed out a list of ideas for changes to the Design Manual.

Ms. Kester then went through all of the tiers and explained each of the proposals.

Tier 1:

Underground garages/Gross Floor Area/Parking maximums/Etc.: Ms. Kester explained that this proposal relates to various projects currently in review and a concern with the fact that we do not have a definition of underground garage and a need to decide if our gross floor area maximums are appropriate and whether we should have parking maximums in certain areas.

Mr. Pasin asked if they would be looking at residential and commercial issues and Ms. Kester answered that she understood that it would be both, as the City Council wanted to look at underground garages as a whole.

Clubs and Lodges/Yacht Club Definitions and Performance Standards: She explained that the definition currently allows for rooms to rent and restaurants when allowed in the zone and the council discussed adding performance standards or making changes to the definition.

Mr. Pasin asked if staff would be able to pull up notes and thoughts from discussions during the land use matrix adoption on this topic and Community Development Assistant Diane Gagnon said she would pull the minutes from those meetings.

Tier 2: These are to be inserted into Tier 1 if time allows.

Modifying Building Size Limitations in the RB-1 zone: Ms. Kester explained that there was a recommendation to change the RB1 zone from 5000 sq ft per lot to 5000 sq ft per structure to allow larger lots to have multiple buildings and that the council felt that this was an oversight.

Nonconforming Lot Adjustments: She stated that this was a Planning Commission suggestion as a result of a previous amendment to allow lots that are nonconforming to be less nonconforming.

Suggested Changes to the Land Use Matrix: She explained that this proposal is the list of changes developed by the Planning Commission. She stated that the City Council would also like the Planning Commission to look at the uses and see that they are compatible with the intent of each zone.

Height Restriction Area Criteria Amendment: Ms. Kester explained this citizen sponsored text amendment to allow those on the top of the view to opt out of the height restriction area if they are not within someone's view. She further explained that the applicant is working on the language to tighten it up so that the height restriction area would not keep shrinking.

Tier 3:

Ms. Kester explained that these were issues that were a specific problem rather than something that helped the whole city and that was why they were placed in the third tier.

TPU Right of Way Landscaping Requirements: She stated that this proposal related to a code requirement for a 30' buffer for property within the enhancement corridor. Mr. Pasin asked about the development of the Cushman trail and how this may affect that. Ms. Kester answered that those would be the issues that would need to be looked at and that she would provide a map that would show all the parcels affected and where the trail is going.

Application of Mixed Use District Overlay: Ms. Kester said that this was being proposed by the City Attorney as she feels that the Mixed Use District is operating as a zone on top of another zone. Ms. Kester acknowledged that it is functioning okay at this point, but it is confusing. The City Attorney is suggesting that we either have one zone or another and not to have both. Jim Pasin suggested that it should just be one zone.

Limiting Office Uses in Waterfront Millville: Ms. Kester said that it was the City Council's feeling that the building size changes had helped this situation, but the applicant still felt that they should move forward with their proposal.

Zoning Code Definitions Consolidation: She explained that this proposal would be similar to the matrix, but they would go through all the definitions in all the chapters and consolidate them into one definitions section.

Research Tier

Ms. Kester explained that these are things that staff needs to work on before they are brought to the Planning Commission. She also stated that the first two items will be brought back to the Planning and Building Committee to be put into a tier.

Codifying a Process for Comprehensive Plan, Text and Area Wide Map Amendments:

Ms. Kester explained the proposal and the need for a codified process. Mr. Pasin stated that he felt that the Mayor, city staff, Planning Commission and City Council need to have a clear vision of where they want to go over the next couple of years.

Minimum Residential Densities: Ms. Kester stated that they city currently has one zone that is a minimum and all the rest are maximum. She went on to say that the City Council has asked that staff come up with ideas and a topic paper from the City Attorney on GMA.

DRB Sub Committee on Design Manual Changes: Ms. Kester stated that the committee will be meeting on Monday with the Mayor to go over the scope of the changes.

Mr. Pasin again emphasized the need to see where the city may be going in the future and that he would like to see how current zoning is actually laid out. Ms. Kester asked if he wanted to see the boundaries of the zones and what exists there and asked for consensus from the commission on what they would like to see. Mr. Pasin stated that things needed to be examined on the whole rather than piece by piece.

Chairman Allen stated that he felt that it was a huge job examining the zoning and uses of the entire city and didn't see what was being accomplished by doing so at this time. Ms. Malich said that it would be helpful to have a visual picture of what is built in the zones and suggested that perhaps there be a field trip to relate the zoning to the neighborhood.

UPCOMING MEETINGS

September 7, 2006 – Work-Study Session

ADJOURNMENT

Move to adjourn at 6:45 p.m.
Ninen/Malich – Motion carried

CD recorder utilized:
Disc #1 Track 1