

**City of Gig Harbor Planning Commission
Minutes of Work-Study Session
May 15th, 2008
Gig Harbor Civic Center**

PRESENT: Commissioners Joyce Ninen, Dick Allen, Theresa Malich, Jeane Derebey and Design Review Board member Rick Gagliano. Absent: Jim Pasin, Harris Atkins and Jill Guernsey. Staff Present: Tom Dolan, Jennifer Kester and Cindy Andrews

CALL TO ORDER: 6:15 pm

APPROVAL OF MINUTES:

MOTION: Move to table the minutes of April 3rd, 2008 and April 17, 2008 until the next meeting. Ninen / Derebey – motion carried.

WORK-STUDY SESSION

1. **City of Gig Harbor, 3510 Grandview Street, Gig Harbor, WA 98335** –
ZONE 08-0007 – ED and PCD-BP Intent and Allowed Uses

Senior Planner Jennifer Kester discussed the request by City Council that the Planning Commission review the intent statements of the ED and the PCD-BP zoning districts and confirm that the intent and uses would be consistent. Ms. Kester discussed the suggested changes proposed by Wade Perrow, a property owner in the ED and PCD-BP zones. Ms. Kester suggested discussing each item in order as it appeared on the matrix.

EMPLOYMENT DISTRICT (ED):

- a) **Schools: primary, secondary and higher:**

Commission members discussed schools, primary, secondary and higher agreeing that these schools should be prohibited. The Commission agreed a conditional use permit would be appropriate for vocational/trade schools.

- b) **Community recreation hall, clubs and parks:**

Ms. Kester discussed community recreation hall, clubs and parks suggesting that the use should be conditional. Mr. Gagliano asked why it could not be permitted outright. Ms. Kester explained that community recreation halls had the potential of producing high traffic volumes. Ms. Ninen agreed also pointing out possible nuisance factors associated with parks and recreation halls. Ms. Derebey pointed out that parks should not be located in the same vicinity as industrial areas and in areas where large trucks would travel. Ms. Derebey asked for the

definition of essential public facilities. Ms. Kester explained essential public facilities as uses that would be difficult to place in other zones such as group homes, jails and rehabilitation facilities. The Commission felt it was appropriate to prohibit community recreation halls and parks and require conditional use permits for clubs.

c) Living facilities independent, assisted, nursing facilities skilled and Hospitals:

Mr. Gagliano asked if the Hospital should be included in the ED zone. Ms. Kester pointed out that hospitals would create a lot of traffic. Ms. Derebey agreed that this would not be a good fit for a hospital. Ms. Ninen suggested removing living facilities independent and assisted, nursing facilities skilled and hospitals. Commission members agreed.

d) Utilities:

Mr. Gagliano asked about the zoning of the natural gas transfer station located off of Bujacich Rd. Ms. Kester explained the project had been permitted in Pierce County and had been annexed into city limits and currently zoned ED. Ms. Kester suggested keeping it as a conditional use. Commission members agreed

e) Lodging level 1,2 and 3:

Ms. Kester suggested it remain not allowed use.

f) Personal services, professional services and product services level 1 and 2:

Ms. Kester reviewed the uses pointing out that all of the uses currently would be permitted. Ms. Malich suggested removing personal services. Mr. Gagliano agreed. Ms. Kester suggested leaving professional services as permitted and the Commission agreed. The Commission felt that product services level 1 and 2 should be conditionally allowed, but felt that personal services was not in keeping with the intent of the zone and should be prohibited.

g) Sales level 1, 2 and 3:

Ms. Kester reviewed the uses, sales level 1 had been intended for general retail, and level 2 had been intended for car lot sales and level 3 for heavy equipment sales and rentals. Mr. Gagliano noted that the ED zone had been intended to be devoid of nuisance factors. Commission members discussed the definition of nuisance as well as farm equipment and bulk materials. Ms. Ninen disagreed with allowing level 2 and 3 explaining that car and heavy equipment sales would take up too much land not leaving enough room for a corporate headquarters. Mr. Gagliano disagreed suggesting that locating a corporate headquarters next to a prison may not be the best situation either. Ms. Ninen pointed out that none of the sales belonged in the ED as retail would be heavy in traffic and low on employees. Ms. Malich agreed sales should be left out of the ED zone. Mr. Gagliano suggested that C-1 would be a better fit for sales but expressed his concern that Gig Harbor had been limited on the amount of C-1 zoning. Ms. Kester responded pointing out all of the C-1 areas currently in Gig Harbor. Commission members agreed sales level 1, 2 and 3 would not be allowed in ED.

h) Ancillary sales:

Ms. Kester pointed out that Ancillary sales currently would be permitted. Commission members agreed.

i) Commercial child care:

Commission members discussed commercial child care. Ms. Kester explained that currently it would be a conditional use. Mr. Dolan clarified that the care facility could only serve the business that it had been permitted for. Mr. Gagliano questioned if the use would be appropriate. Ms. Derebey felt that it would be as long as it would be serving the employees of the facility only. Mr. Dolan agreed. Ms. Derebey suggested that it be conditional. Commission members agreed.

j) Recreational Indoor commercial, recreational outdoor commercial:

Ms. Kester noted currently the uses would not be allowed in the ED. Commission members agreed to remove both uses.

k) Entertainment commercial:

Commission members agreed not to allow in the ED zone

l) Automotive fuel-dispensing facility:

Commission agreed the use could be a conditional use.

m) Vehicle wash:

Commission members discussed the use agreeing to return later to determine if it would be appropriate in the ED.

n) Parking lot commercial:

Commission members agreed to leave as not an approved use.

o) Animal clinic:

Ms. Derebey pointed out that the use would be similar to professional services. Ms. Ninen agreed. Commission members agreed it should be a permitted use.

p) Kennel:

Ms. Ninen discussed the nuisance factors concerned that a kennel could be a problem. Mr. Gagliano felt that the employment factor would be a concern. Commission members agreed to leave the use out of the ED.

q) Adult Entertainment:

Commission members agreed to leave as is.

r) Marine boat sales, level 1 and level 2:

Commission agreed to leave marine boat sales as prohibited.

s) Ministorage:

Ms. Malich discussed their use by business for storage purposes. Mr. Gagliano felt the use should be kept as conditional. Ms. Ninen had been concerned with the large amount of land used small amount of employment. Mr. Gagliano also expressed concern with the low number of potential employees. Mr. Dolan pointed out that ministorage's would help support local business. Mr. Gagliano asked if the use could be called ministorage commercial. Mr. Dolan felt that a change to ministorage commercial would be difficult to enforce. Commission members agreed to leave as a conditional use.

t) Industrial level 1 and level 2:

Commission members agreed ok as permitted.

u) Wireless communication facilities:

Commission members agreed to leave as permitted.

v) Marine industrial:

Commission members agreed to leave as prohibited.

w) Accessory uses and structures:

Commission members agreed to leave as permitted.

PLANNED COMMUNITY DEVELOPMENT BUSINESS PARK DISTRICT (PCD-BP):

Ms. Kester discussed the intent and uses within the PCD-BP zone. Ms. Kester discussed the fact that the intent statements of the Ed and PCD-BP zones were almost identical and perhaps the Commission should amend the intent of the PCD-BP given its location and the vision of the Commission. Commission members discussed the area around the Canterwood and Borgen Blvd round-a-bout, the St. Anthony's hospital site, the proposed village center and the area around the Costco and YMCA.

a) Residential dwellings:

Commission members agreed residential uses would not be allowed in the PCD-BP zone.

b) Family day care / Adult family home:

Commission members agreed to prohibit these uses as they are related to single-family homes, which are not allowed.

c) Hospitals:

Commission members agreed ok to allow.

d) Schools primary, secondary, higher educational, vocational / trade:

Ms. Ninen and Ms. Derebey agreed only vocational schools should be allowed as a conditional use. All other schools should be prohibited.

e) Public / Private services:

Commission members agreed to leave as allowed.

f) Houses of religious worship:

Commission members agreed to allow as a conditional use.

g) Museum:

Commission members agreed not allowed.

h) Community recreation hall, clubs, parks:

Commission members agreed to leave as allowed

i) Essential public facilities, utilities, lodging:

Commission members agreed to leave as shown.

j) Personal Services:

Commission members agreed it should be prohibited.

k) Professional services:

Commission members agreed ok.

l) Product services level 1 and 2:

Ms. Kester asked if the Commission members felt that the uses should be allowed in the BP. Ms. Derebey and Ms. Ninen felt that level 1 should not be an allowed use. Mr. Gagliano suggested it could be a conditional use. Commission members agreed conditional use for level 1 and prohibit level 2.

m) Sales level 1, 2, 3 and Ancillary sales:

Commission members agreed to allow Ancillary sales but not sales level 1, 2, and 3.

n) Commercial child care:

Commission members agreed to allow as a conditional use.

o) Recreation Indoor / outdoor:

Commission members agreed to prohibit as shown.

p) Animal clinic / kennel:

Commission members agreed animal clinics could be allowed but should prohibit a kennel.

q) Restaurants 1, 2, and 3:

Commission members discussed restaurant use. Ms. Derebey felt that they should be an allowed use in the BP. Ms. Kester agreed that restaurant 1 could be allowed but not 2 and 3. Ms. Derebey asked why level 2 and 3 would be excluded. Ms. Kester explained that the intent

would be for a restaurant or deli to serve the employees of the business park but not to be a destination place for people. Commission members agreed restaurant level one should be a conditional use and prohibit for level 2 and 3.

r) Industrial level 1 and level 2:

Commission members agreed to allow industrial level 1 but prohibit industrial level 2.

2. City of Gig Harbor, 2510 Grandview Street, Gig Harbor, WA 98335:

Zone 08-0008 – Design Manual Standards for Bujacich Road/NW Industrial Neighborhood design area.

Ms. Kester discussed the design standards for the Bujacich road / NW Industrial area and the IBE exemption possibilities suggesting the possibility of creating new standards rather than exempting projects from the existing standards. Ms. Kester presented a power point presentation of business parks in the Puyallup and Sumner area as an example of what could be designed for Gig Harbor. Ms. Kester in her presentation addressed materials, windows details, cornice details, parapets, paint and scoring details, landscaping and berms for screening explaining that the buildings had been nicely designed and constructed for their uses. Commission members discussed the designs and the need for flexibility within the design standards to meet the needs of all types of business.

UPCOMING MEETINGS:

Next meeting June 5th at 6:00 pm, June 19th rescheduled to June 18th at 5:30 pm and July 3rd rescheduled to June 30th at 5:30 pm.

ADJOURNMENT:

MOTION: Move to adjourn at 8:40pm. Derebey / Ninen – motion carried