

**City of Gig Harbor Planning Commission
Minutes of Work-Study Session
October 2, 2008
Gig Harbor Civic Center**

PRESENT: Commissioners: Harris Atkins, Joyce Ninen, Jill Guernsey, Jim Pasin, and Dick Allen. Commissioners Jeane Derebey and Theresa Malich were absent. Staff Present: Tom Dolan, Pete Katich and Diane Gagnon. Guests present: Evy Lynn and Kristin Udem from Gateway Capital, Paul Kadzik and Steve Lynn from the Gig Harbor Historic Waterfront Association.

CALL TO ORDER: Acting Chair Harris Atkins called the meeting to order at 5:00 p.m.

APPROVAL OF MINUTES:

It was decided to table the minutes until later in the meeting when a quorum would be present.

1. **GATEWAY CAPITAL LLC, 5312 PACIFIC HWY E., FIFE, WA 98424-2602 – ZONE 08-0010 – Zoning Code Text Amendment to allow joint use parking in mixed use developments.**

Planning Director Tom Dolan introduced the joint use parking issue. He noted that Gateway Capital LLC had submitted a request for a code amendment to allow for a decrease in required parking for developments that have mixed use components. Mr. Dolan pointed out that representatives from Uptown were here to present some information that they have gathered and the Historic Waterfront Association is present as well for this issue. He then introduced Kristin Udem from Gateway Capital.

Commissioner Jim Pasin pointed out that in the Downtown Business District and the Waterfront Commercial District there is a joint use parking provision that seems to work downtown and asked why the same thing couldn't be applied to other commercial zones. Mr. Dolan pointed out that the section applied to two different property owners and in this proposal we are talking about one property owner.

Ms. Udem said that when she had initially talked with Senior Planner Jennifer Kester regarding this amendment, discussion was held regarding providing some additional information as to how this would work city wide. She stated that they had looked at lots of different codes regionally and some studies. She pointed out the binders that she had prepared and handed out some supplemental information for the binders with information from other cities. She explained the history of the development of Uptown and how they had calculated the parking. She explained the different uses and the problems encountered with the parking. Ms. Udem noted that there is good usage of the Uptown site and the tenants are reporting better than expected business yet there is still a great deal of extra parking. She stated typical shopping center developments

have 15% sit down dining restaurants and Uptown has 5% illustrating their need for more dining space but the parking requirements are prohibitive. She pointed out that the aerial photos show how much available parking there is. Ms. Udem stated that she had researched other codes and discovered that lots of other jurisdictions have joint use parking provisions. She pointed out the matrix she had provided and also the Urban Land Institute's recommendations. She explained that less parking is better for the environment and for design. She also went through how this proposal is consistent with the comprehensive plan. She noted that Tacoma had a specific formula and she had used that language for their proposed language. She explained how they had worked with the Gig Harbor Historic Waterfront Association and they had developed the proposal together so that this proposal would work for Uptown and downtown. She noted that she had applied the Tacoma code to Uptown and when using the restaurants as pm peak and the theatre as pm peak and everything else as am peak and they were still over the 4 per thousand square feet which is the industry standard. She thanked the Planning Commission and said they would provide any additional data they needed.

Commissioner Jill Guernsey asked about when Uptown was approved for parking and the parking garage. Evy Lynn said that they have currently around 6 stalls per thousand. Ms. Udem explained how the parking was calculated. Ms. Ninen asked what industry standard they were using and Ms. Udem explained that the Urban Land Institute uses the ITE manual and this is considered the industry standard throughout the country. Ms. Ninen asked if there had been any complaints about parking in Uptown. Mr. Dolan said that there had not been many complaints. Senior Planner Pete Katich said that he had administered Tacoma's parking requirements and he explained how Tacoma had decreased the requirements for shopping centers and have used the shared parking for over 10 years and it had worked well. Ms. Ninen asked how the different owners work it out. Mr. Katich said that it was looked at from the overall site prospective and there are cross easements. Mr. Pasin said that he thought that there were other circumstances within the community that might need to address multiple owners and shared parking. Mr. Atkins asked about how the parking is shared with MultiCare and Ms. Lynn explained that they have an agreement to use each others parking. She explained that initially it was designed for 175,000 square feet of building and they built 150,000 square feet. Ms. Udem explained that this does not eliminate the possibility that they would build a parking garage. She noted where one of the retail buildings had not been built. She explained that large expanses of unused parking put out a perception that there is nothing going on. Mr. Pasin noted that they are speaking only about their project and he was wondering what the impact would be on the other commercial property. Ms. Udem noted that they were using Uptown as an example and they agreed that this needs to work for everyone. Paul Kadzik noted that this is a problem throughout the city. He stated that there is a choice of parking or buildings and that economics drive the development of property and wouldn't we rather have buildings rather than more parking. He said that he felt that this proposal would encourage the nighttime activity and he hears that we need more night time activities. He said he would like to see it be more than a 50% allowance. Steve Lynn from the Gig Harbor Historic Waterfront Association said that this provides stimulation and that his parking lot is never full. He emphasized the need to think about how to create incentives.

Mr. Pasin said that he felt that what was in the code could be modified and still used. Ms. Ninen said that it is an incentive for prospective tenants. Mr. Kadzik said that a parking space costs around 15-20,000 dollars to build. Mr. Pasin said that in general if you have a sufficient number of parking stalls your mix of business will start to use it and tenants that need more parking will come to you. Mr. Lynn said that as a mixed use owner it is difficult to manage. Ms. Lynn noted that it is different for office space versus retail as retail customers may only stay for a short time.

Dick Allen arrived at 5:55 pm.

Mr. Atkins asked where they would reduce their parking and would they accommodate less parking. Ms. Udem clarified that they did not want to add new buildings they just want to use the empty places they have for restaurant use and outdoor restaurant seating.

Acting Chair Harris Atkins called a short recess at 6:00 pm. The meeting was reconvened at 6:10 p.m.

Mr. Dolan suggested that at the next meeting they discuss what the code requires now for parking.

Mr. Atkins asked what issues the commissioners had with this proposal. Ms. Ninen said that she appreciated all the work that the applicant had done and would like to take some time to review the information. She also would like to look at what the city requires now. Mr. Pasin said that his biggest concern was over complicating the issue and said he would like to use some of the language they already had in the code. Mr. Allen said that his concern was how it affects the rest of the town and do you limit it to only certain zones. Ms. Guernsey said that she was used to seeing a staff report from staff that would show what the current requirements are and then a proposal for some suggested language. She also expressed that they would have to address how any change would apply to an already approved project. Mr. Pasin suggested that they apply the criteria to some of the older developments and see what would happen there. Mr. Dolan asked if it would be helpful if the same sort of information that Uptown had provided on their parking usage was provided on some downtown developments and other areas. Mr. Atkins said that he would like to put together a parking 101 kind of information session and then figure out how to proceed. Ms. Udem explained how the parking was calculated. Mr. Dolan said that the information would all be provided to them at the next meeting.

APPROVAL OF MINUTES:

Mr. Atkins asked if anyone had any changes to the minutes of September 18th, 2008. Ms. Ninen suggested that on page 1 in the bottom paragraph on the second line it should be clarified who the Hogans are. She continued by saying that on page 3 in the third paragraph in the 13th line that starts with "discussion" a "that" should be removed,

on page 4 in the second to the last paragraph it says Ms. Nine rather than Ninen and that on page 5 in the big paragraph on the 11th line that starts with "agreement" there needs to be a semi colon after agreement. Additionally on page 7 in the big paragraph, 5th sentence remove "kind of".

MOTION: Move to approve the minutes of September 18, 2008 with the noted changes. Ninen/Guernsey – Motion passed.

Discussion was held on the notice of the recommendation from the Planning Commission. Mr. Atkins explained how Mr. Dolan had gone through each requirement and the explanations. Mr. Atkins asked for the Planning Commission's concurrence that this reflected their basis for their decision. Ms. Guernsey said that perhaps it should be reflected that there was a 3-2 vote on the office portion of the application that was denied. Mr. Atkins discussed what had been discussed at the joint meeting with the city council. Mr. Dolan explained that the planning intern is also going to work on some of the inconsistencies between the land use code and the zoning map. Ms. Guernsey also noted a correction on the lot size of the Lighthouse Marine application. Mr. Atkins noted that on page 4 under Planning Commission recommendation in the last sentence it says that there is single family in this area and they had received a letter saying that there was some multi family. He felt that they have conveyed to the City Council what they know. Mr. Dolan noted that he had sent letters out to all six property owners and only Mr. Kemp wrote a letter. Additionally, he noted that there is a fourplex on the south side of Grandview Place. Mr. Atkins said that he was reluctant to change the recommendation but perhaps they should change the one sentence. Ms. Ninen wanted to express that Mr. Kemp had a very valid point. Mr. Dolan said that he will make sure that the City Council gets Mr. Kemp's e-mail and note that the Planning Commission did not get this information prior to their recommendation. Mr. Dolan noted that he would state at the end of the paragraph that additional information had been submitted.

2. CITY OF GIG HARBOR, 3510 GRANDVIEW ST., GIG HARBOR, WA 98335 – ZONE 08-0003 – Zoning Code Text Amendment to determine the appropriate locations and allowed uses in the RB-1 zone.

Mr. Dolan passed out the previous staff report on this topic and the spreadsheet with everyone's opinions and it was decided that they would just discuss how to proceed on this issue. Mr. Atkins stated that he wanted to make sure that any of the changes they were proposing were not in conflict with the underlying land use designation. The commission went over the comments noted on the spreadsheet from the previous meeting. Mr. Atkins noted that RB-1 is a Residential Medium comprehensive plan designation. Discussion followed on the Spadoni corner. Mr. Atkins suggested that they look at the four corners at Rosedale and Stinson and concentrate on those first.

Discussion followed on the next meeting and Mr. Dolan said they would go over the ED and PCD-BP zone and he will have a chart with uses that are currently permitted, what they reviewed at the public hearing and then what Mr. Perrow is proposing. He also

noted that they will also discuss the mixed use parking requirements as the second item on the agenda.

ADJOURNMENT

MOTION: Move to adjourn at 7:05. Guernsey/Ninen – Motion carried.