

**City of Gig Harbor Planning Commission
Minutes of Work-Study Session
April 17th
Gig Harbor Civic Center**

Present: Commissioners Jim Pasin, Harris Atkins, Jeane Derebey, Dick Allen, Theresa Malich, Jill Guernsey Joyce Ninen and Jeane Derebey.

Staff Present: Tom Dolan, Jennifer Kester and Cindy Andrews

CALL TO ORDER: – 6:05 pm

APPROVAL OF MINUTES:

MOTION: Move to table the minutes from April 3rd, 2008 until the next meeting.
Atkins / Ninen – Motion passed unanimously

NEW BUSINESS:

1. **Discussion of the agenda for the Planning Commission's meeting with the City Council on April 21st, 2008 –**

Senior Planner Jennifer Kester summarized the upcoming April 21st meeting with City Council discussing the new re-appointment policy and the Vision and Charter work program. Ms. Derebey asked if council had seen everything that the board had completed. Ms. Kester replied no, Mr. Dolan added that council had approved the work program. Board members discussed the reappointment policy, the new DRB process, annexations and the Shoreline Master Plan Update. Mr. Dolan encouraged board members to bring their comments to the April 21st meeting.

2. **City of Gig Harbor, 3510 Grandview Street, Gig Harbor, WA 98335 -**
ZONE 08-0003 – Appropriateness of RB-1 zoning district locations and allowed uses in the RB-1 zone.

Ms. Kester asked board members if they would like to discuss item #2 tonight noting that the last time the item had been discussed had been on March 20th. Board members agreed to postpone the item.

MOTION: Move to postpone until the next meeting Zone 08-0003. Derebey / Ninen – Motion passed unanimously.

Recess at 6:45

7:00 – PUBLIC HEARING

1. **City of Gig Harbor, 3510 Grandview St, Gig Harbor, WA 98335 –**
Zone 07-0006- Mixed Use District Overlay (MUD) Amendments and Area-Wide Rezone.

Ms. Kester discussed the proposal to remove the mixed use district overlay and add the new MX Zone explaining the intent to harmonize the R-1 and the RB-2 zones.

Ms. Kester continued to explain the changes pointing out that property owners would not see a reduction in the zoning of their property however they would see a change in the density in the RB2- zone, also no requirements for parcel size developments and buffer requirements would be carried over.

Chair Theresa Malich opened the hearing up for public comments.

Mark Shoenes– 2002 Sullivan Dr, Gig Harbor, WA 98335. Mr. Shoenes asked for the reason in the reduction of the density in the RB-2 zone. Ms. Kester explained by removing the process for allowing the density to expand to 12 units per acre in the new MX zone it would harmonize the R-1 and RB-2 zones, noting that the MX zone would still allow density of 8 units per acre

Tom Metzdorf -15604 Sunny Cove Dr, Olalla, WA. Mr. Metzdorf currently owns property along Burnham Dr. asked to confirm that the property would remain commercial for development purposes. Ms. Kester replied yes however light industrial would require a Conditional Use Permit.

Ms. Malich closed the public hearing on Item #1 at 7:15 pm

2. Carl Halsan, Halsan Frey LLC, P.O. Box 1447, Gig Harbor, WA 98335 –
Zone 07 -0012 Height Restriction Area Special Exception

Ms. Kester introduced applicant Carl Halsan.

Mr. Halsan summarized his proposed text amendment explaining the intent to make the process clearer for properties owners that would like to remove their property from the Height Restriction Area explaining the difficulties imposed by the current criteria.

Ms. Kester explained the concern of the Planning Commissions members for protecting views of property that would not be in the Height Restriction Area. Ms. Kester explained the Planning Commission's proposed changes to the intent statement and the criteria for removal from the Height Restriction area. Board members further discussed their proposed changes to the criteria specifically the reference to the Gig Harbor view basin and the Soundview neighborhoods, the removal of the term adjacent and other properties as well as stating that current and potential views should refer to all properties. Mr. Halsan agreed to the changes. Ms. Kester explained the proposed change to the permit type to a type III permit to insure that property owners would be notified and a public hearing would be held.

Ms. Malich closed the public hearing at 7:28.

3. City of Gig Harbor, 3510 Grandview Street, Gig Harbor, WA 98335 –
Zone 07-0008 – Gross Floor Area Definition Amendment.

Ms. Kester summarized Zone 07-0008 pointing out the most notable change would be the removal of the underground floor area as part of the calculation of the gross floor area. Ms. Kester also discussed additional changes to the amendment including defining attic space and removing garage space as part of the calculation for off street parking. Ms Kester further explained why the Planning Commission is not proposing the change to the gross floor area definition apply to the waterfront zones given the higher utilization of the land for waterfront properties.

Ms. Malich closed the public hearing at 7:34 pm.

MOTION: Move that the Planning Commission recommend adoption of the amendments to the gross floor area, underground floor area and attic area covered in the staff report dated April 17th, 2008 also including a reference to the language contained in the January 17th, memo from the Planning Commission Chair to City Council and that the second version of the definitions for underground floor area be used. Also that the motion be based on the discussion contained in the January 17th memo to city council which includes more language on shoreline master program update. Atkins / Derebey – motion passed as amended – Mr. Pasin abstained.

Mr. Dolan discussed the reasons that the upland areas would be treated differently than the shoreline areas. Ms. Kester asked if it would be alright if she added additional language referencing the SMP update. Ms. Malich agreed. Ms. Kester suggested using the memo signed by Ms. Malich to clarify the reason why waterfront zones were not included in the gross floor area definition change.

Height Restriction Comments: Item 2

Board members discussed the definition of views, views of Gig Harbor Bay, of the Narrows, across the bay, the inner harbor and territorial views. Ms. Kester discussed what views would be considered the most important. Ms. Malich pointed out that most homeowners would have a territorial view. Mr. Atkins asked if there would be a way to define their view. Ms. Kester suggested it could be mapped to include water, mountain, ridge line, and view over water and territorial. Ms. Ninen noted that homeowners have a financial impact associated with their view and that they should have some protection. Mr. Pasin pointed out the importance in the description of views.

MOTION: To adopt the staff's recommendation for height restriction area criteria as presented with the change to page 5 reference to the Narrows be changed to refer to Puget Sound.
Ninen / Derebey – Motion passed unanimously

Mixed Use Overlay Comments: Item #1

Ms. Kester discussed the proposed MX zone explaining that there would be no requirement to develop as a mixed use. Commission members discussed development options, uses, density, incentives and projects currently vested. The Commission members reviewed the letter provided by Courtney Kaylor of McCollough Hill PS expressing concerns with the reduction of density for the property she represents, the RV Resort. The Commission directed staff to prepare an Option C, which would rezone only those portions of the mixed use overlay north of the Northharbor Business Campus to the new MX zone and would remove the overlay from those south of the same point. Furthermore, the Commission requested staff develop incentive-based performance standards for the MX zone for Option C which would require a percentage of mixed use development on any given site. Board members agreed to continue the discussion at a later date. Ms. Kester agreed.

Mr. Dolan discussed staff schedules the possible cancelation of the May 1st meeting and potential addition of a special meeting in July.

MOTION: Move to adjourn. Atkins / Ninen