

**City of Gig Harbor Planning Commission
Minutes of Work-Study Session and Public Hearing
January 7th, 2009
Gig Harbor Civic Center**

PRESENT: Commissioners: Vice Chair Harris Atkins, Jeane Derebey, Joyce Ninen
Jim Pasin, Jill Guernsey, and Dick Allen
Staff Present: Tom Dolan, Jennifer Kester and Cindy Andrews

CALL TO ORDER: Acting Chair Harris Atkins called the meeting to order at 5:07 p.m.

APPROVAL OF MINUTES:

MOTION: Move to table the minutes of October 16th, 2008 and December 4th, 2008 until the meeting of February 5th, 2009. Ninen/Derebey - Motion passed.

WORK STUDY SESSION:

1. ELECTION OF OFFICERS:

MOTION:

- a) Move to elect Harris Atkins to office of Chair. Guernsey / Ninen Motion passed.
- b) Move to elect Joyce Ninen to office of Vice Chair. Guernsey / Derebey Motion passed.

**2. 2.City of Gig Harbor, 3510 Grandview St., Gig Harbor, WA -
Zone 08-0007 – ED and PCD-BP intent and Allowed Uses**

Chair Harris Atkins reviewed the changes to the intent statement of PCD-BP. Mr. Allen discussed retail, asking if it had been entirely removed from the allowed uses in PCD-BP. Mr. Atkins responded, clarifying that retail would be allowed subject to restrictions. Mr. Pasin discussed ancillary sales. Ms. Kester clarified the intent of ancillary sales. Mr. Allen asked how the board would review real estate sales. Ms. Kester clarified real estate as professional services. Commissioners continued to discuss retail and ancillary sales along with the intent of PCD-BP and new definitions. Ms. Kester added the suggested language to the intent statement of PCD-BP: limited retail, commercial and support services. Mr. Atkins asked for board member comments and commissioners agreed to the changes to PCD-BP intent statement.

Gateway Capital LLC., 5312 Pacific Hwy E., Fife, WA -

Zone 08-0010 – Joint Use Parking in Mixed Use Developments

Ms. Kester summarized the applicant's proposal and the board member's proposed changes. Ms. Kester discussed day and evening uses, mixed use developments, binding site plans and uses that could not be placed into a day or evening category. Ms. Ninen discussed Harbor Hill LLC, John Chadwell's request to include the PCD-BP zone in the Joint Use Parking amendment. Ms. Kester suggested including the BP also, noting that the employment district should be included. Mr. Allen and Mr. Pasin agreed. Mr. Atkins stated that the board would recommend to City Council the inclusion of the PCD-BP and the employment district to the amendment. Commissioners discussed the benefits of shared parking: less asphalt and more open space. Mr. Dolan discussed the current shared parking policy, pointing out that currently the policy lacks the ability to reduce the amount of parking spaces allowed and he also discussed the potential for disputes between property owners if applied to multiple site plans. Ms. Kester agreed discussing the importance of binding site plans and site plans to assist with regulating the amendment. Commissioners further discussed the intent of day and evening use as it related to restaurants and coffee shops, the current regulations for shared parking for churches and the DB and WC zones. Mr. Dolan suggested language changes for day and evening use to night time and weekend uses.

Mr. Dolan called a recess prior to opening of the public hearing.

PUBLIC HEARING:

Gateway Capital LLC., 5312 Pacific Hwy E., Fife, WA 98424 –

Zone 08-0010 – Joint Use Parking in Mixed Use Developments.

Mr. Dolan reminded the commissioners that at the conclusion of the hearing they could postpone their decision until their next meeting or they could make their recommendation this evening to city council.

CALL TO ORDER:

Acting Chairman Harris Atkins opened the public hearing at 6:05 pm

Steve Lynn, representative for the Gig Harbor Historic Waterfront Association spoke in support of the amendment. Mr. Lynn believes the changes would be appropriate in response to changes within the community for more efficient development and positive impacts on the environment.

Kristin Udem, representative for Gateway Capital LLC., summarized the parking amendment, discussing parking and pedestrian efficiency as well as positive environmental impacts. Ms. Udem discussed the parking amendment currently in use by the City of Tacoma's, noting the similarities to the proposed amendment and pointing out its success. Ms. Udem discussed the definition of use as related to am and pm peak hours expressing her concern that restaurant use should remain a pm use; also adding that she felt that the final determination on use should be left up to the Planning Director. Ms. Udem agreed that the PCD-BP and the ED zoning districts should be included.

John Chadwell, Senior Project Manager for Harbor Hill LLC, spoke briefly in support of the proposed amendment; also agreeing that the PCD-BP and the ED zoning districts should be included.

Mr. John Hogan, Hogan Enterprises, spoke in favor of the amendment, discussing what he felt had been the most important piece of the amendment: the steps toward adjacent property owner inclusion into shared agreements. Mr. Hogan discussed the design manual standards and how the amendment would be a complement to the standards.

Mr. Atkins closed the public hearing, thanking Ms. Udem and Mr. Hogan for their research into the amendment. Mr. Pasin also thanked Ms. Udem and Mr. Hogan.

Mr. Atkins asked the commissioners if they would like to vote on the amendment. Ms. Derebey, Ms. Ninen replied yes. Ms. Guernsey spoke in support of parking reductions, shared parking, larger parking stalls but expressed concern regarding classifications of use. Ms. Derebey suggested setting the uses by the hours of operation. Mr. Dolan suggested a footnote that the applicants must demonstrate the use as day, night or neither. Ms. Guernsey, Mr. Allen, Mr. Pasin and Mr. Atkins agreed.

Commissioners discussed night time uses, section A -2 as proposed in 17.72.080 Joint Use of Required Parking Spaces for Mixed Use Developments. Commissioners discussed the uses listed and proposed, pointing out that not all proposed uses should be included. Commissioners specifically discussed commercial uses, suggesting language be included to remove commercial activity from the intent statement. Commissioners discussed section B. of 17.72.080 Change in Use, the language and intent. Ms. Guernsey reviewed the language of section A-1 and A-2 relating to daytime and nighttime use, suggesting new language: "For the purpose of this section the following uses may be included but are not limited to nighttime or daytime use," and ending with the phrase "as determined by the Planning Director." Mr. Dolan suggested adding a statement clarifying primary business hours as hours before 5:00 pm. Ms. Guernsey and Ms. Ninen disagreed. Mr. Atkins agreed with the idea that the applicant must demonstrate day or evening use and leave the final decision up to the Planning Director.

Ms. Evelyn Hogan, Hogan Enterprises, addressed the commissioners assuring them that the intent of the amendment had not been to draw in large chain restaurants but rather to create an environment suited for smaller independent restaurants. Ms. Hogan continued to discuss the intent of day and evening uses and would like to see language added in the intent statement that included the phrase: "But not limited to."

Mr. Dolan reviewed the proposed changes to 17.72.080 A-1, A-2 daytime and nighttime uses, noting that he felt comfortable that they could apply the intent to proposed restaurants. Ms. Guernsey asked to clarify primary or principal operating hours. Mr. Dolan responded principal operating hours. Mr. Lynn asked for clarification of the performance criteria related to principal operating hours. Ms. Ninen offered clarification. Mr. Atkins suggested that staff put together a draft for review at the next meeting.

MOTION:

Move to change page 2 section B, leaving section A-1 and A-2 as is and adding the three districts that were not initially included: PCD-BP, ED and MUD. Derebey/Pasin

Mr. Atkins asked for discussion from commissioners. Ms. Guernsey agreed with the motion with the exception of leaving section A-1 and A-2 as proposed.

MOTION:

Move to amend the motion to include changes to section A-1 and A-2, proposing changes to section A-1: Adding restaurants and allowing the Planning Director to determine the principal daytime operating hours. Proposed changes to Section 2: After restaurants, the Planning Director would determine the principal nighttime operating hours. Guernsey / Derebey – Motion passed.

Mr. Dolan stated that a draft would be available for the next planning commission meeting.

BY-LAWS:

Mr. Atkins suggested continuing with the By-laws and deferring the discussion on the ED intent and allowed uses until the next meeting. Mr. Dolan agreed.

Mr. Atkins reviewed the proposed changes to the By-Laws. Ms. Ninen proposed the following changes sections, page 2 section 3 Record of the Meeting - removing the word "taped" and inserting the language "recording media," on page 3 section 4 Notice of Meetings - in the sentence that reads "notice of all regular meetings" replace the word "postmarked" with the word "sent" and again in the sentence that reads "notice of all special meetings" replacing "postmarked" with "sent;" section 5 Attendance at Meetings - removing the language that states "notifies the chair at least 24 hours" and replacing it with "notifies the chair or planning staff of

the absence as soon as practical or possible.” Commissioners adjusted section 10. Adjournment - to state “adjournment of all meetings shall be 8:00 pm.” Ms. Guernsey recommended changes to page 4 section 1 the first sentence, removing the comma after committees, continuing in the last sentence, removing the phrase without its submission to the body, replacing with,” without approval of the planning commission.” Ms. Derebey disagreed, suggesting adding the language “Plan, Program or issue” to the last sentence.

Mr. Dolan stated that he would bring a draft version to the next meeting.

Mr. Atkins reviewed the items for discussion at the next meeting: Joint Use Parking, By-Laws and the Ed.

Mr. Dolan summarized the joint City Council and Planning / Building Committee meeting member’s discussion on underground structures, the gross floor area ordinance and parking in the WM and C-1 zones. Mr. Dolan also reviewed the Planning Commission work program for quarters 1-3 of 2009.

MOTION:

Move to adjourn at 7:43 pm. Ninen/Derebey – Motion carried