

City of Gig Harbor Planning Commission
Minutes of Work-Study Session
May 21, 2009
Gig Harbor Civic Center

PRESENT: Commissioners: Chair Harris Atkins, Dick Allen, Joyce Ninen, Michael Fisher, Jim Pasin Jill Guernsey and Jeane Derebey.

STAFF PRESENT: Tom Dolan, Jennifer Kester and Cindy Andrews

CALL TO ORDER: 5:05 pm

APPROVAL OF MINUTES:

MOTION: Move to approve the minutes of April 16th, 2009 as corrected.
Pasin / Fisher – Motion passed.

Chairman Harris Atkins opened the meeting by discussing the request by developer Randy Boss to address Commission members. Mr. Boss had proposed a text amendment related to the Olympic Town Center development. Mr. Boss discussed the proposed development the associated text amendment and the workload of the Commission members and city staff. Mr. Boss explained that he would like to hold a meeting with Commission members and the public for input on the proposed project and the forward the comments on to the City Council members. Chairman Atkins polled the commission members regarding an additional public meeting. The commission agreed that if the Council directed them to hold special meeting to review Mr. Boss' request they would schedule special meetings.

WORK-STUDY SESSION:

1. MX / MUD Recommendation:

Mr. Atkins discussed the MX /MUD Recommendation. Senior Planner Jennifer Kester suggested that the members review the staff report and the 4 intent statements that had been submitted earlier in the day by Harris Atkins, Michael Fisher, Jim Pasin and Joyce Ninen. Commission members reviewed and discussed the staff report and the intent statements.

Chairman Atkins called for a break at 5:55 pm before the opening of the public hearing.

PUBLIC HEARING:

**1. City of Gig Harbor, 3510 Grandview Street, Gig Harbor, WA 98335 –
Off Street Parking Requirements (Zone 09-0004)**

CALL TO ORDER: 6:05 pm

Chairman Atkins called the public hearing to order, summarizing the proposed amendments to the off-street parking requirements. Senior Planner Jennifer Kester outlined recent zoning code amendments and future planned amendments that needed to be reflected in the Off-Street Parking Requirements, specifically updating the definition of gross floor area, adding business services and ancillary services to the parking matrix, adding cemeteries to the parking matrix and allowing porous paving to implement the low impact development guidelines of the new stormwater manual.

Mr. Atkins opened the hearing for public comment.

Paul Garrison, 8306 131st Street NW, Gig Harbor – Mr. Garrison discussed parking stall size explaining that parking stall sizes in the city tended to vary suggesting that a standard size should be included in the amendment.

Ms. Kester explained the current parking width and length requirements.

Ms. Kester discussed an e-mail that she had received from Scott Wagner a property owner near the Purdy area. Ms. Kester pointed out that Mr. Wagner, in his e-mail, agreed with the amendments and they appeared to him to be fair. Ms. Kester noted that all of the property owners in the affected area had been mailed notices regarding the public hearing and only two comments had been received.

Ms. Ninen asked Mr. Garrison for the location of his property. Mr. Garrison responded with the property location. Ms. Ninen asked Mr. Garrison if he would be in favor of the amendment. Mr. Garrison responded yes.

Chairman Atkins closed the public hearing at 6:12 pm

Mr. Atkins would like to add the additional language “within the site” to the Cemeteries section of the staff report on the amendment to read “on the side of the road within the site”

Mr. Atkins asked if commission members would be ready to make a motion. Mr. Pasin suggested taking a minute to review items 3 and 4, Cemeteries and the Stormwater Manual

MOTION: Move to approve the Off-Street Parking Requirements as described in the staff report. Ninen / Guernsey – Motion passed 7-1 Mr. Pasin abstained.

WORK-STUDY SESSION:

2. MX / MUD Recommendation:

Mr. Atkins asked commission members for suggestions on how to approach the intent statements. Ms. Ninen began by stating that she preferred Mr. Atkins outline method suggesting that some of the sentences could be consolidated from the other proposals and added to Mr. Atkins proposal. Ms. Guernsey agreed suggesting adding to the language of statement B-3 of Mr. Atkins proposal to read: in an attractive and desirable setting, encourage links among uses, encourage people to walk from one use to another and enjoy and socialize in an attractive outdoor setting. Ms. Ninen liked Mr. Pasin's 2nd paragraph suggesting that it be added to Mr. Atkins proposal as A-3. Mr. Atkins agreed adding that he would also like to see paragraph #3 of Mr. Pasin's statement added as A-4 of his outline. Ms. Kester reviewed items A and B, the purpose and standards statements.

Mr. Atkins suggested adding the second sentence of paragraph #2 and the landscape portions of paragraph #3 from Mr. Pasin's statement to his outline. Mr. Atkins and Ms. Guernsey suggested adding portions of paragraph #4 from Mr. Pasin's intent statement to A-4 of Mr. Atkins outline. Ms. Kester and Commission members reviewed and made additional changes to item A of the purpose statement of Mr. Atkins outline. Ms. Ninen suggested additions to A-2 "reduce vehicle trips by providing interconnectivity". Ms. Derebey suggested removing the language "reduce the trips for daily shopping" and inserting "provide opportunity to work close to home or live above one's business." Ms. Kester reviewed item A, the purpose statement. Ms. Kester suggested removing "to ensure different uses are adequate" and moving it to B-4 of the standards statements. Ms. Kester and Commission members reviewed the changes. Ms. Derebey suggested in item B-3 adding "encourage people to walk from one use to another". Ms. Kester reviewed the changes to B-3. Commission members discussed changes to B-1 adding the statement, "encourages mixed use buildings and development through incentives. Ms. Kester reviewed B-2 suggesting it was too similar to the newly created B-4 asking if commission members would like to keep B-4. Commission members agreed and made additional changes to B-4. Ms. Kester read B-2 revisions and moved on to B-3. Ms. Kester and Commission members made changes to B-3, discussing desirable settings and links among uses. Commission members continued to make changes to B-2, B-3 and B-4.

Ms. Kester discussed Item B-1 explaining that she felt that additional work would be needed on the performance standards. Commission members continued to work on the standards for item B-1. Ms. Guernsey suggested in A-1 removing the "an" in provide an area to read "provide area that may offer". Ms. Ninen suggested it could be simply "provide areas". Ms. Ninen asked in A-1 do we want a balance or variety. Mr. Atkins suggested balance as opposed to variety while Ms. Ninen felt that the statement should include both. Commission members discussed balance and variety deciding to keep both in the statement.

Mr. Atkins asked if commission members would be ready to make a motion.

MOTION:

To recommend approval of the Mixed Use District Overlay (MUD) Amendments and Area Wide Rezone as described in the notice of recommendation of May 21st, 2009. Guernsey / Fisher.

Commission members discuss the motion.

AMENDMENT:

To recommend the changes to the intent statements and direct the chair to sign the notice of recommendation to the City Council Guernsey / Fisher – Motion passed.

Ms. Kester discussed item number B-4, should the word “that” be removed from the intent statement. Commission members discussed the concern and agreed to leave the word “that” in the statement.

Mr. Pasin discussed the notice of recommendation, page 2, Mixed Use definition asking why single family development had not been included in the definition. Ms. Kester explained it had been a comprehensive plan definition inserted for the City Council’s benefit also stating that it could be removed if commission members felt that it would be too confusing. Mr. Atkins and Ms. Ninen felt that it could be confusing asking that a note be added to clarify.

DISCUSSION OF UPCOMING MEETINGS:

Ms. Kester discussed the commission’s schedule, the Gross Floor Area Amendment, review of the overall parking standards and the comprehensive plans. Commission members agreed that the June 4th meeting would be a work-study session on the overall parking standards, stall sizes and isle widths.

Mr. Pasin discussed the staff’s recommendation to not move forward on the RB-1 Zone Comprehensive Plan amendments. Ms. Kester explained staff’s recommendation to not move forward on the RB-1 amendment due to workload and the amount of comprehensive plan amendments proposed.

ADJOURNMENT:

MOTION: Move to adjourn at 7:02 pm: Guernsey / Fisher – Motion passed