

**City of Gig Harbor Planning Commission  
Work Study Session  
Community Rooms A and B  
June 16, 2011  
5:00 pm**

**PRESENT:** Harris Atkins, Michael Fisher, Jim Pasin, Bill Coughlin, Craig Baldwin and Ben Coronado. Commissioner Jill Guernsey was absent.

**STAFF PRESENT:** Staff: Tom Dolan and Jennifer Kester

**CALL TO ORDER:** at 5:00

**APPROVAL OF MINUTES:**

**MOTION:** Move to approve the minutes of June 2, 2011. Pasin/Baldwin – Motion carried.

**WORK-STUDY SESSION**

Mr. Atkins went over the objective of the meeting, to address the issues surrounding the proposed amendment to increase the commercial gross floor area in the C-1 zone.

1. **WWR Properties, Inc., 3803 Bridgeport Way W., University Place, WA 98466**  
Randy Boss, on behalf of Jim White of WWR Properties, Inc., submitted a revised application for a zoning code text amendment which would increase the commercial gross floor area in the C-1 district outside of the view basin from 65,000 square feet to 100,000 square feet, provided a conditional use permit is granted.

Senior Planner Jennifer Kester stated that she had gathered the information that the commission had asked for at the last meeting. She noted that the request is remaining at 100,000 square feet rather than amending it to 80,000 square feet as indicated at the last meeting.

Ms. Kester went over the information she had provided. Mr. Atkins asked if the proposed extension of 32<sup>nd</sup> Ave. was part of the city's TIP and Ms. Kester said that no, it is not at this time; however it has been put into our traffic model because it was being proposed as part of the Olympic Town Center project. She noted that Senior Engineer Emily Appleton had looked at the trip generations for different types of uses and found that a supermarket had the most trips generated. Therefore, as a supermarket could be 65,000 square feet or 100,000 square feet, there was no increase in the potential traffic generation intensity between the existing text and the proposed text. Mr. Randy Boss (representing the applicant) stated that the trip analysis has been mitigated at a higher level.

Ms. Kester went over the differences between B-2 and C-1 zoning. Discussion was held on the different development regulations in the zones. Next she went over the list of different retailers that could utilize a building of the proposed size. Mr. Boss gave a brief explanation of how he compiled the list.

Ms. Kester then went over the history of building size in the City and what some of the issues had been in the past. She then gave an overview of the Building Size limitations report that the city had done. Mr. Boss gave a history of the Building Size limitations in the C-1. Ms. Kester continued her analysis of the building sizes. Mr. Pasin said that he didn't think some of this history was pertinent. Mr. Boss expressed his feeling that the information regarding the history about Walmart was prejudicial. Mr. Dolan stated that the commission is free to consider or dismiss any or all of the information presented to them. Mr. Fisher said that he didn't think the information regarding wages and benefits was pertinent and suggested that they get some information from the International Council of Shopping Centers regarding the effect of increased building sizes on the downtown. Mr. Pasin said that he didn't think they needed to do that. Mr. Fisher reminded everyone that the issue is really about this being a 100,000 square foot retail building; a 100,000 square foot office building can already be built there. Mr. Coronado felt that it was important to look at the history and the effect on the downtown. Mr. Baldwin said there is a very limited amount of C-1 and he didn't think that you should protect the downtown at the expense of another area. He stated that the development downtown should have its own incentives. Mr. Fisher said that he felt that the commission needed to look at the reason for increasing the allowed size; i.e. what has changed in the economy, etc. Mr. Atkins said that he felt that there were the same items available at other stores. Mr. Coughlin stated that he still wanted to see more data on what kind of space is still available for this type of development. Ms. Kester said that the 2007 Buildable Lands report showed that we had more than enough commercial and industrial land to provide for approximately 2000 more employees. Mr. Boss said that he felt that the topic should be about retail land available. Mr. Fisher reminded Mr. Boss that this was a work study session not a public hearing. Mr. Pasin asked what Mr. Coughlin was trying to discover with the information on buildable lands. Mr. Coughlin said he wanted to look at this subject in a broader perspective.

A 10 minute recess was called.

Mr. Atkins called the meeting to order. Mr. Pasin stated that he didn't think a 100,000 square foot building was out of place in this C-1 zone. Mr. Dolan reminded the commission that the B-2 zone is where most retail is located and there may be questions raised as to why we aren't allowing the same size in B-2. Mr. Fisher asked if it was appropriate to answer the C-1 application and then just add an opinion on a possible B-2 change without actually recommending it. Ms. Kester said that it can be communicated in a number of ways, as a second recommendation or just as a comment. Mr. Atkins said that he felt that the bottom line was the city's vision for the west side.

Discussion followed on the traffic impacts. Mr. Boss provided information regarding the traffic mitigation and provided a map of properties with possible development opportunity. Mr. Baldwin asked about what would happen if the 32<sup>nd</sup> Avenue extension was never built and Ms. Kester answered that the road is tied to this specific project and without this project may not be completed.

Mr. Atkins asked if anyone had anything that staff needed to accomplish before the next meeting. Mr. Fisher said that he felt it would be helpful to help the public understand that under current regulations a larger building could be built if it wasn't retail. Ms. Kester agreed and stated that it would be important to state in our public notice that this was about increasing permitted gross floor area for retail uses. Mr. Dolan suggested that the notice state that the proposal "An amendment to the Gig Harbor Municipal Code to increase the permitted gross floor area for retail uses in a C-1 zone from the current 65,000 square feet to 100,000 square feet. Note: The current regulations in the C-1 zone do not limit the maximum square footage of non retail buildings". Everyone liked the proposed wording. Mr. Fisher additionally stated that perhaps they could require a development agreement with the increased square footage. Mr. Pasin said that he felt it was too confusing. Mr. Atkins suggested that the commission hold a small open house prior to the public hearing in order to illustrate what could be built now versus what is being proposed. Mr. Dolan asked when they would like to hold a public hearing. He noted that the City Council will not be meeting in the month of August so they will not be able to consider this issue until September. Everyone agreed that July 21, 2011 was fine and that they would hold an open house prior to the public hearing. Mr. Dolan went over the typical noticing requirements and asked if there was anything extra the Planning Commission wanted to have done in terms of noticing. It was discussed that a larger ad in the Gateway would be appropriate and that it should include the wording as Mr. Dolan suggested. Mr. Atkins said that the entire Westside neighborhood should be noticed rather than just the property owners within 300 feet.

Mr. Atkins noted that this would be Ben Coronado's last meeting and thanked him for his great service.

Mr. Dolan noted that the July 7<sup>th</sup> meeting will be cancelled unless anyone had anything else that needed to be discussed at that meeting. It was decided to cancel the July 7<sup>th</sup> meeting.

**MOTION:** Move to adjourn at 7:25 p.m. Fisher/Coronado – Motion carried.