

**City of Gig Harbor Planning Commission
Minutes of Work-Study Session
Thursday, June 16, 2005
Gig Harbor Civic Center**

PRESENT: Commissioners Jim Pasin, Jill Guernsey, Marilyn Owel, and Chairperson Dick Allen. Commissioner Harris Atkins, Theresa Malich and Scott Wagner were absent. Staff present: Rob White and Diane Gagnon.

CALL TO ORDER: 6:00 p.m.

APPROVAL OF MINUTES:

MOTION: Move to approve the minutes of June 2, 2005 Pasin/Guernsey – unanimously approved.

NEW BUSINESS

1. City of Gig Harbor, 3510 Grandview Street, Gig Harbor WA – (ZONE 05-790) A proposed ordinance of the City Council adopting a new section 17.04.367 GHMC defining footprint; and amending GHMC section 17.48.040 limiting the size of non-residential structures in the Waterfront Millville (WM) district.

Planning Manager Rob White briefed the Planning Commission on the proposed ordinance explaining that in the Waterfront Millville (WM) zone non-residential structures are limited in size by “gross floor area” while other waterfront zones limit building size based on building footprint. He further explained that the current limitation of 3500 sq ft per lot of gross floor area was being proposed to be changed to 1750 sq ft building footprint per lot and that a definition of footprint was being added.

Jim Pasin stated that the definition of footprint is not defined in the IBC and gross floor area is. He said that since the city has adopted the IBC he felt we should use those definitions, so he would be more in favor of using gross floor area rather than making a new definition. Mr. Pasin also expressed concern with changing the square footage limitation to 1750 from what is currently in place particularly since a year ago the draft ordinance that was being used in April of 2004 was 3500 sq ft per structure. The Planning Commission's recommendation at that time was to not change that limitation. He also pointed out that the consultant had recommended no change. Additionally Mr. Pasin pointed out that there is a requirement of a minimum lot size of 15000 square feet and it seems to be out of balance to only allow a 1750 sq ft footprint on a 15000 sq ft lot. He also noted that looking at the map that identifies existing building footprints it would be creating a lot of nonconformities.

Commissioner Marilyn Owel also expressed concern with the 15000 square foot lot requirement while only allowing a 1750 square foot footprint.

Chairman Dick Allen stated that the assumption is that people would still be able to have 3500 square feet of floor area even though they can only have 1750 sq ft of

footprint.

It was pointed out by Commissioner Pasin that the intent of waterfront Millville says the intent is to provide a wide variety of uses and stated that with these square foot limitations we may be making many permitted uses impossible to accomplish.

Commissioner Owel stated that the minimum lot area of 15000 square feet, the maximum impervious coverage of 70% and the 1750 square foot footprint limitation, seem to all contradict themselves and create a huge lot with only 10% of it usable.

It was decided to bring in the projector and create a spreadsheet comparing all the waterfront zones and their development standards on one sheet.

Commissioner Guernsey stated that it seemed like the real issue was that the definition of gross floor area included garages.

A 10-minute recess was called to get copies of recently adopted ordinances which had not been codified yet.

It was suggested that the definition of gross floor area be rewritten rather than make a new regulation. Commissioner Pasin pointed out that the building code defines gross floor area and maybe all three waterfront zones should use that definition.

Commissioner Jill Guernsey asked if this possibility had been discussed at the City Council Meeting when the emergency moratorium was imposed. Community Development Assistant Diane Gagnon read the minutes from the emergency moratorium meeting of the city council, pointing out that there was no discussion of changing the definition.

There was discussion of the current 3500 square foot per lot limitation in Waterfront Millville and Chairman Allen stated that he felt that this requirement had worked well in the past.

Commissioner Owel stated that the concern seems to be with development along the water; however, we place a lot of restrictions on commercial and lose just as much by allowing large inaccessible homes along the water. She continued by saying that the character of our waterfront is changing, she didn't want to encourage huge compounds and it seems like there should be one footprint limitation for residential or non residential and let uses dictate the rest.

Commissioner Guernsey facilitated discussion of changing from floor area to footprint in Waterfront Millville and whether 3500 square feet is too much because it's even larger than Waterfront Commercial. She pointed out the Commissioner Pasin was saying that 1750 is not enough and that maybe 3000 is the number we want.

Commissioner Pasin stated that he felt it was necessary to address what Commissioner Owel had said about dealing with residential development as well.

It was decided to make an additional recommendation to the City Council on the issue of residential building size limitation.

Discussion followed on the hierarchy of building size. It was decided that buildings in Waterfront Millville should be smaller than in Waterfront Commercial.

Commissioner Guernsey suggested a 2500 square foot limitation and Commissioner Pasin stated that he felt that number would work, emphasizing that some of the permitted uses are marinas and boat launch facilities and if we restrict it too much we will never get any of these things.

Commissioner Pasin stated that with residential having a maximum gross floor area of 3500 sq ft rather than footprint it works better for keeping the size of the homes in scale.

Chairman Dick Allen suggested using the floor area concept for residential structures and changing the definition to include garages

Commissioner Pasin stated that he would like to see non-residential in Waterfront Millville just stay at 3500 sq ft per lot and use gross floor area.

Planning Manager Rob White illustrated different options between footprint limitations and gross floor area limitations comparing all waterfront zones with both options.

It was decided that whether residential or commercial in Waterfront Residential it should be limited to a gross floor area of 4000 sq ft.

Discussion followed on lot sizes and if legally created small lots were still allowed to build the same size house. Mr. White answered yes, but you have to meet the setbacks.

Planning Manager Rob White created a comparison of the different versions of development standards, using both footprint and gross floor area.

It was decided that Version 3, using gross floor area was the best option. All Planning Commissioners present agreed that along with their recommendation on the proposed ordinance they would also suggest these additional changes.

There was discussion regarding concerns with creating non-conformities. Planning Manager Rob White briefed the Planning Commission on the ordinances being brought before them regarding non-conforming uses on the shoreline. The Planning Commission decided that they would like to see these ordinances at their next meeting on June 21, 2005 as they felt they could not adequately address the building sizes in the Waterfront Millville zone without considering these ordinances as well.

OLD BUSINESS

1. City of Gig Harbor, 3510 Grandview Street, Gig Harbor WA – Proposed addition of GHMC Chapter 17.14 (ZONE 04-09) establishing a land use matrix and modifying

GHMC Chapter 17.04 Definitions.

It was decided to table the land use matrix until the moratorium issues are resolved.

Discussion followed on the definition of gross floor area and the following definition was developed:

17.04.360 – Gross Floor area – Means the sum of the horizontal area of the several floors of a building or buildings measured from the exterior faces of exterior walls and from center lines of division walls. The floor area includes the garage area, basement space, the elevator shafts and stairwells at each floor, mechanical equipment rooms, finished attics with a head room of 7.5' or more, penthouse floors, interior balconies and mezzanines, and enclosed porches. The floor area shall not include accessory water tanks and cooling towers, mechanical equipment, unfinished attics regardless of headroom, ~~nor areas constructed for and designated as a garage area.~~

NEXT REGULAR MEETING:

June 21, 2005 at 4:30pm – Special Work-Study Session

June 30, 2005 at 6:00pm – Special Meeting and Public Hearing

ADJOURN:

MOTION: Move to adjourn at 9:10 p.m.
Owel/Guernsey – unanimously approved

CD recorder utilized:
Disc #1 Track 1 and 2
Disc #2
Disc #3