

**City of Gig Harbor Planning Commission
Minutes of Work-Study Session and Public Hearing
Thursday, January 15, 2004
Gig Harbor Civic Center**

PRESENT: Commissioners Carol Johnson, Kathy Franklin, Theresa Malich, Bruce Gair, Dick Allen and Chairman Paul Kadzik. Staff present: Steve Osguthorpe, Rob White and Diane Gagnon.

CALL TO ORDER: 6:00 p.m.

APPROVAL OF MINUTES:

MOTION: Move to approve the minutes of December 18, 2003 with a correction to page 4.
Franklin/Johnson – unanimously approved.

NEW BUSINESS

1. Election of Chair and Vice-Chair for 2004

MOTION: Move to re-elect Paul Kadzik as Chair
Malich/Franklin – passed unanimously

MOTION: Move to re-elect Bruce Gair as Vice Chair
Kadzik/Malich – passed unanimously

WORK-STUDY SESSION

Proposed amendments to GHMC 17.50 – Maximum density in the Waterfront Commercial zone (ZONE 03-07). - Senior Planner Rob White reported on the background of the application, explaining that the applicant was asking for an increase in the density from 3.5 to 7.0 dwelling units per acre. Mr. White further explained that currently the density range is undefined in the Comprehensive Plan. The applicants have not applied for a Comprehensive Plan amendment, therefore, staff is recommending denial without guidance provided by the Comprehensive Plan.

Chairman Paul Kadzik pointed out that the recent Task Force on Building Size had recommended rezoning some of the Waterfront Commercial properties to Waterfront Millville.

Planning Manager Steve Osguthorpe explained that city staff would be examining the capacities within each zone during the upcoming 2004 Comprehensive Plan update.

Chairman Kadzik stated that we will need to hold a public hearing on this issue and voiced his concern with processing this application without a comprehensive plan amendment.

Mr. Osguthorpe explained that the applicant feels they don't need a comp plan amendment since the plan states, "Generally, the lower intensity waterfront areas would favor residential and marinas while the more intense use waterfront areas would provide for higher density residential and commercial/retail uses."

Commissioner Gair stated that with higher density residential uses we will end up with shoulder to shoulder development along the waterfront, blocking off more views and access to the bay.

It was decided to hold a public hearing on this issue at the February 5th meeting of the Planning Commission.

Commissioner Gair asked if SEPA had been done on this application yet. Senior Planner Rob White replied that it had not as the environmental checklist submitted by the applicant did not adequately address the impacts.

The Chairman called a recess until the public hearing at 7:00.

PUBLIC HEARING

Proposed amendments to GHMC Chapter 17.54 – Planned Community Development – Business Park (ZONE 03-16). – Senior Planner Rob White outlined the request to allow hospitals as a conditional use in the PCD-BP zone. Mr. White explained that maintaining hospitals as a conditional use will address any environmental concerns as they are developed. Staff is recommending that the recently adopted definition of hospital be used.

Commissioner Gair pointed out that the word "provide" should be deleted in the second line of the ordinance at the first whereas, and that the date above the Mayor's signature should be 2004. He further pointed out that in the reference line of the staff report the word "conditional" is misspelled.

Nina Albert, Hammes Company, 1411 Fourth Ave., Suite 1020, Seattle WA - Ms. Albert testified that her company was working with the applicant on this text amendment. She wanted to point out that the current definition of hospitals is vague and could be interpreted to include clinics. Ms. Albert further suggested that by adding the words 24-hour emergency care and inpatient beds to the definition it would more in keeping with the state's definition.

There being no further comment the public hearing was closed at 7:08 p.m.

Senior Planner Rob White pointed out that the Planning Commission had just held a work session and public hearing on the definition of hospital and that it would be inappropriate to change the definition as part of this application.

The Planning Commission directed staff to return with a definition that was more in keeping with the state's definition.

MOTION - Move to forward a recommendation of approval of the proposed ordinance to the City Council
Johnson/Allen – unanimously approved.

NEXT REGULAR MEETING:

February 5th Work session and Public Hearing

ADJOURN:

MOTION: Move to adjourn at 7:10 p.m.
Johnson/Allen – unanimously approved

CD recorder utilized:
Disc #1 Track 1