

**City of Gig Harbor Planning Commission
Minutes of Work-Study Session
Thursday, January 20, 2005
Gig Harbor Civic Center**

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

CALL TO ORDER: 6:05 p.m.

APPROVAL OF MINUTES:

MOTION: Move to approve the minutes of January 6, 2005 Kadzik/Gair – unanimously approved.

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.

Senior Planner Rob White explained that he had made the suggested changes from the last meeting and asked that they go through the list of definitions starting where they had left off at the last meeting. Mr. White read each definition and the Planning Commission indicated their approval or their desire to discuss some possible changes at another meeting.

Public Utilities and Services – Approved

Religious Worship, house of – No change being proposed by staff. Commissioner Gair asked about the exclusion of religious orders and if we were excluding them in this definition were we writing a separate definition for them. Commissioner Malich suggested that the word “excluding” be replaced with the word “including” and the commission agreed.

At 6:15 a 15-minute recess was called to have a farewell cake and presentation for Paul Kadzik who is resigning his position on the Planning Commission.

The meeting was called to order at 6:25.

Restaurants –

Commissioner Wagner asked if liquor would be allowed to be served in a restaurant and suggested that there be differing definitions for those establishments that serve alcohol and those that do not.

Planning Manager Steve Osguthorpe suggested that perhaps that could be solved by separating the definition of a lounge from a restaurant.

Chairman Johnson suggested an expanded definition of tavern/cocktail lounge.

It was decided that Senior Planner Rob White would bring back expanded definitions for restaurant, restaurant serving wine and beer, restaurant serving wine, beer and spirits and tavern/cocktail lounge.

Commissioner Allen suggested separating tavern from cocktail lounge and Chairman Johnson suggested removing cocktail lounge entirely. Additionally it was decided to remove restaurants from retail level one as they will be defined separately.

The Planning Commission skipped the discussion of the definition of Retirement Complexes since that was the topic of the public hearing at 7:00 pm and the definition decided upon as a result of that hearing would be used.

Wireless Communication Facilities – No change proposed

Chairman Johnson closed the work-study session of the meeting at 6:55 pm and called a five minute recess prior to the public hearing at 7:00 pm.

Chairman Johnson opened the Public Hearing at 7:00 p.m.

Mt. West Senior Housing, 245 Commercial St SE, Suite 200, Salem OR 97301 – Proposal to amend the definition of a dwelling unit (ZONE 04-07).

Planning Manager Steve Osguthorpe gave an update on the proposal which had been brought to the Planning Commission for a work-study session back in August but had been put on hold for engineering issues. Mr. Osguthorpe read the proposed definition of a dwelling unit with the language stating that “each unit at an Assisted Living Facility or Independent Living Facility shall count as one-third of a dwelling unit (.33) for purposes of calculating density”. He pointed out that the City Operations and Engineering had asked that the wording “for purposes of calculating density” be added in order to clarify that it would not be used for calculating impact or connection fees. Mr. Osguthorpe then read the proposed definitions for Living Facility, Assisted and Living Facility, Independent noting that they would replace any and all references to retirement facilities, retirement homes and senior citizen housing.

Commissioner Allen asked if this would affect the calculations for parking requirements and Mr. Osguthorpe answered that no this change would not affect parking calculations as that would be an independent calculation.

Carl Halsan, P.O. Box 1447, Gig Harbor WA 98335 – Mr. Halsan testified as the representative for Mt. West Senior Housing and read for the record the four required findings as submitted to the Planning Commission at the previous work-study session. Mr. Halsan then went over the matrix he had submitted comparing things such as traffic and water usage for single family homes versus assisted and independent living facilities. He then explained that averaging these numbers was how he had arrived at the proposal to use one-third when calculating the number of dwelling units in assisted

and independent living facilities.

Commissioner Malich asked what zones these types of facilities are allowed in. Planning Manager Steve Osguthorpe answered that they would be allowed in R-3, RB-1 and conditionally allowed in RB-2.

Commissioner Johnson asked what barrier free design referred to and Carl Halsan answered this was the width of hallways and doorways to accommodate wheelchairs. Commissioner Johnson then asked how independent living facilities differed from apartment housing. Mr. Halsan stated that independent living facilities have a communal dining room and laundry facilities.

Jason Tokarski, Mt. West Senior Housing, 245 Commercial St SE, Salem OR – Mr. Tokarski testified on the need for senior housing in the Gig Harbor area and distributed a summary of market need to the Planning Commission members. He then stated that there was a shortage of 192 units of assisted living leaving 62% of seniors who need assisted living having to move out of the Gig Harbor area. Additionally he stated that there was a shortage of 140 units of congregate care and that both those numbers are expected to grow.

Commissioner Malich asked what other projects this company had done in the area and Mr. Tokarski answered that they had done projects in Auburn, Arlington, Lacey, South Hill, Port Townsend and Port Orchard.

Commissioner Johnson asked what size of facility were they hoping to locate in Gig Harbor and Mr. Tokarski answered possibly 150 units. Commissioner Gair then asked what that equated to in square footage and Mr. Tokarski stated that the facility in South Hill is approximately 120,000 square feet and is 138 units.

Commissioner Allen asked how many staff members there would be and Mr. Tokarski answered that there are 18 employees on a peak shift. Planning Manager Osguthorpe assured the Planning Commission that the proposed amendment would not change the parking requirements.

Carl Halsan addressed the Planning Commission and pointed out that the numbers he had provided for trips per day included staff. Mr. Halsan then asked Mr. Tokarski to address the Planning Commission again regarding the radius that residents typically come from.

Mr. Tokarski stated that their company research had shown that seniors typically search for housing within 3-5 mile radius of their current residence.

Nancy Mahous, Harborland Mobile Home Park – Ms. Mahous asked Mr. Tokarski if many ground units would be available since he had mentioned that the project would be 3 stories. Mr. Tokarski answered that there would be ground units available but the number was unknown at this time. Planning Manager Steve Osguthorpe stated that the project will still need to undergo site plan and design review.

Donna Streb, Harborland Mobile Home Park – Ms. Streb stated that she had been living in senior housing for over 30 years and related that many seniors would move into assisted living if there was more affordable assisted living available. Additionally she stated that she felt it was important to seniors to have housing options available on the same property to lessen the impacts of change.

Carl Monstream, Peninsula Baptist Church, 3414 75th Ave., Gig Harbor – Mr. Monstream stated that his church was hoping to develop a portion of their property as senior housing and had the same problem with the density calculations and that the proposed change would help them a great deal.

Planning Manager Steve Osguthorpe clarified that Retirement complexes were currently allowed in R-3, PCD-C, MUD and conditionally allowed in RB-1, RB-2, DB, PCD-C, ED, R-2 and C-1.

Chairman Carol Johnson closed the public hearing at 8:02 p.m.

Discussion followed on the benefits of providing senior housing in the community.

MOTION: Move to recommend approval of the proposed amendments to the definition of dwelling unit with the additional language “for purposes of calculating density” as proposed by the city engineer and adding the zones R-2 and C-1 as zones where the uses are conditionally allowed and MUD where the use is outright permitted, to the text of the proposed ordinance.

Wagner/Kadzik – Motion carried unanimously

Commissioner Kadzik clarified that these definitions will also be added to the matrix currently being developed. Senior Planner Rob White verified that he would add the definitions. Additionally Commissioner Kadzik suggested that the term “skilled nursing facility” replace the term “nursing home” and the rest of the Planning Commission agreed.

NEXT REGULAR MEETING:

February 3, 2005 at 6pm – Work-Study Session

ADJOURN:

MOTION: Move to adjourn at 8:10 p.m.
Kadzik/Malich – unanimously approved

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