

**City of Gig Harbor Planning Commission
Minutes of Work-Study Session
Thursday, December 2, 2004
Gig Harbor Civic Center**

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

CALL TO ORDER: 6:05 p.m.

APPROVAL OF MINUTES:

MOTION: Move to approve the minutes of November 18, 2004 Malich/Johnson – unanimously approved.

NEW BUSINESS

1. City of Gig Harbor, 3510 Grandview Street, Gig Harbor WA - Proposed amendment to GHMC Chapter 17.67 (ZONE 04-10) to add a provision for schools as a Performance Based Height Exception.

Planning Manager Steve Osguthorpe briefed the Planning Commission on the purpose of the Performance Based Height Exceptions stating that it was to accommodate the need for additional height for certain uses. He then stated that this issue had been raised by the Peninsula School District at a public hearing before the City Council and that they had originally proposed a blanket height increase in the Public Institutional zone. Mr. Osguthorpe then explained that the school district had completed the first phase of construction of the middle school under the old design manual which measured height from anywhere within the setbacks and now the new design manual method for measuring height is within 50' of the footprint which prevents them from completing the second phase as planned. He emphasized that this would not be an outright approval of additional height but simply an opportunity to apply and pointed out the criteria which had to be met to achieve additional height. He then stated that Michael Katterman from AHBL was present as a representative of the school district if the Planning Commission had any questions about their project.

Chairman Paul Kadzik asked what height did the school district initially want to achieve and Mr. Katterman answered that they were initially asking for a height of 55' in the Public Institutional zone. Chairman Kadzik then asked what the height restriction is in that area now and Planning Manager Steve Osguthorpe answered that in the historic district it is 16' with a flat roof and 18' with a pitched roof.

Commissioner Wagner then asked exactly how the Performance Based Height Exception process works. Mr. Osguthorpe explained that the applicant would have to address the criteria as stated in GHMC 17.67 and then go before the Hearing Examiner.

Commissioner Dick Allen clarified that this does not apply to only this project but is also

an allowance for any school in the Public Institutional zone.

Commissioner Theresa Malich asked about the height of the existing gym on the school property. Mr. Katterman stated that the existing gym was 55' feet tall and that the footprint of the new gym will be the same and the height will be slightly less than 52'. He then emphasized that they are trying to address this problem in all Public Institutional zones and that it is not easy to demonstrate the need for extra height.

Commissioner Kadzik suggested that perhaps a maximum could be added. Planning Manager Steve Osguthorpe agreed that a maximum could be considered.

Michael Katterman then passed out a drawing of the proposed design of the second phase of the middle school and a discussion followed on the need to match the existing architecture.

Planning Manager Steve Osguthorpe suggested that perhaps Mr. Katterman could bring back some additional information on the height of the buildings as measured under the new Design Manual for the next meeting. Mr. Katterman stated that he would provide that information.

Commissioner Malich pointed out that in the view basin if someone builds directly in front of you it doesn't matter if it's a 12' building or a 35' building it still blocks your view.

Commissioner Wagner voiced his concern with only allowing this exception for public schools and suggested that the wording be changed to allow private K-12 schools.

The issue of zone transition was raised by Commissioner Allen and he asked how this would affect those requirements. Planning Manager Osguthorpe answered that zone transition standards would still have to be adhered to.

Commissioner Allen then asked how we would address the concerns of neighbors who might lose their views and Mr. Osguthorpe answered that staff mails notices to property owners within 300' for both the Design Review and Hearing Examiner meetings where they can come and voice their concerns.

Commissioner Wagner expressed support for letting the Design Review Board and the Hearing Examiner regulate the height through the review criteria rather than setting a maximum as some uses require more height than others.

Commissioner Johnson pointed out the difficulty in defining what is necessary and also suggested that it should not include aesthetic reasons.

Chairman Paul Kadzik suggested that wording be added requiring that the Design Review Board recommend approval.

A 5 minute recess was called at 7:00 pm in order to get a large zoning map to review the location of all Public Institutional zones.

The meeting was called to order at 7:05 pm and Mr. Osguthorpe pointed out the location of all the Public Institutional zones and where they abut residential thus triggering zone transition standards. He then cautioned the Planning Commission that the Design Review board could not review height exceptions, adding that they could review design options and make a recommendation as to whether the additional height was necessary due to the design of the building.

Chairman Kadzik asked that wording be developed addressing this and Mr. Osguthorpe suggested the following:

“Increased height shall not be approved for aesthetic purposes alone unless the Design Review Board recommends increased height for design continuity or to otherwise address zone transition standards.”

A maximum height was discussed and Planning Manager Steve Osguthorpe suggested that a number be proposed for the public hearing. It was agreed that Michael Katterman from AHBL would propose a number that was standard for gyms and theatres.

Commissioner Allen stated that he felt the existing language conflicted with what was being proposed and Mr. Osguthorpe stated that he would review it with the City Attorney Carol Morris.

Commissioner Wagner voiced his concern with not including private K-12 schools in the language. Planning Manager Osguthorpe cautioned the Planning Commission that the current definition of a school allows all types of private schools. Commissioner Johnson suggested that this could be addressed at another time. The Planning Commission was reminded by Mr. Osguthorpe that there was a state mandate to accommodate Essential Public Facilities and didn't think that included private schools. Commissioner Malich voiced her concern with allowing private schools and what that opened up. She further expressed that it could be done under a separate process.

Michael Katterman from AHBL then clarified what the Planning Commission needed for the next meeting on December 16th.

NEXT REGULAR MEETING:

December 16, 2004 at 6pm – Work-Study Session and Public Hearing

ADJOURN:

MOTION: Move to adjourn at 7:30 p.m.
Johnson/Malich – unanimously approved

CD recorder utilized:
Disc #1 Track 1 and 2