

**City of Gig Harbor Planning Commission
Minutes of Public Hearing
Thursday, August 5, 2004
Gig Harbor Civic Center**

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

CALL TO ORDER: 6:00 p.m.

APPROVAL OF MINUTES:

MOTION: Move to approve the minutes of July 29, 2004
Allen/Johnson – unanimously approved.

NEW BUSINESS

WORK-STUDY SESSION

Sheila Kosciak, 739 7th St SE Apt 911, Puyallup WA 98372 - Proposal to amend Chapter 17.05 of the GHMC by adding a mathematical calculation for rounding the number of allowable residential dwelling units to the nearest whole number.

Planning Manager Steve Osguthorpe gave his staff report, explaining the current lack of a formula for density rounding and that the proposed formula would clarify this. He further explained that it would effectively make no change to the overall density.

Chairman Kadzik pointed out that those that would be rounded down are unchanged as that is what happens to everyone now, it would only be those properties that have a density ending in .5 or above that would be rounded up.

Commissioner Allen expressed a concern for someone who has a density of 2.49 and gets rounded down when the person who has 2.50 gets rounded up when there is not that much of a difference. Mr. Osguthorpe stated that that would be the situation no matter what number was used and further illustrated the need for a number.

Commissioner Johnson stated that .5 seemed like a reasonable number since that is the numeric standard for rounding.

It was decided to bring the proposed language to a public hearing at the next meeting on August 19, 2004.

Planning Manager Osguthorpe reminded the Planning Commission that their meetings from September through the end of the year would be reserved for the Comprehensive Plan update, therefore, if they were unable to act on these proposals at the next

meeting, they would not be able to act on them until 2005 unless a special meeting was held.

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

Planning Manager Steve Osguthorpe gave his staff report outlining the proposal to change the definition of a dwelling unit to provide for Assisted Living Facilities and Independent Living Facility to be calculated as .33 of a dwelling unit. Two additional definitions were also being proposed, one for Assisted Living Facilities and one for Individual Living Facilities. He further explained that units in these types of facilities do not have the same impact as individual dwelling units in an apartment building for example. Mr. Osguthorpe stated that the traffic impacts were being reviewed by the City Engineer and he would have his comments in time for the public hearing.

Chairman Paul Kadzik inquired as to what zones these types of facilities are allowed in. Mr. Osguthorpe replied that retirement facilities are allowed in R-3, RB-1, RB-2, C-1, PCD-C, and ED. He also pointed out that nursing homes would not be the same type of facility as they are more of a medical facility. It was pointed out by Chairman Kadzik that the terminology should be standardized throughout the zones.

Commissioner Johnson asked the applicant who was present in the audience what the typical size of these facilities was. The representative from Mt. West Senior Housing replied that they are typically 130 units and about 120,000 square feet. She also stated that the average unit size is 750 square feet and explained to the Planning Commission about the need for these facilities to be compact as the residents have limited mobility.

Carl Halsan, P.O. Box 1447, Gig Harbor WA 98335, the agent for the applicant also explained that although the facilities are upwards of 100,000 square feet, they typically have a footprint of approximately 45,000 square feet and are two to three stories. He further stated that even if the definitions were changed the underlying zoning and design regulations would still apply.

Planning Manager Steve Osguthorpe informed the Planning Commission that Commissioner Dick Allen had called him and asked for information on what other jurisdictions allowed. He then distributed this information.

The representative from Mt. West Senior Housing told the commission that they had worked in several different jurisdictions and that this was the lowest density they had ever encountered.

It was then suggested by Mr. Osguthorpe that if building size is an issue some comparisons to stacked apartment units in the city would be helpful. Carl Halsan replied that they would bring a full presentation at the public hearing to address these issues.

Commissioner Allen asked about the number of staff and Carol from Mt. West Senior Housing replied that she would bring a staffing plan to the public hearing but that she

estimated the number of staff to be around 50 or so.

Chairman Kadzik reminded the Planning Commission that they were not talking about a specific project but rather whether .33 is an appropriate number and where it should be applied. He then asked if staff could provide comparisons of the current allowed densities in each zone along with what would be allowed with this proposal.

It was decided to bring this matter back for a public hearing on August 19, 2004.

The Planning Commission then discussed a letter that Chairman Paul Kadzik had written on their behalf to the City Council addressing the process of design review. Chairman Kadzik read the letter he had written outlining the Planning Commission's desire to have the City Council examine additional issues at a later date. He clarified the two issues as the process of design review and the City itself being seemingly cavalier about design review of parks.

Planning Manager Steve Osguthorpe noted that the process hasn't really changed, however, the Design Review Board had expressed a desire for earlier involvement in projects.

Commissioner Gair also noted that there had been a fear generated by legal issues which had prevented early involvement but that he also believed the Design Review Board wanted more input into the entire project rather than reviewing just one item.

It was recommended by Mr. Osguthorpe that Chairman Kadzik present the letter personally at the City Council meeting on Monday or get it to him to distribute.

Commissioner Allen stated that it seemed the Design Review Board needed to have more discretion overall and Chairman Kadzik agreed.

Motion: Move to forward the letter to the City Council with Chairman Kadzik signing on the Planning Commissions behalf. Gair/Johnson – motion carried.

NEXT REGULAR MEETING:

August 19, 2004 at 6pm – Work-Study Session and Public Hearing

ADJOURN:

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

CD recorder utilized:
Disc #1 Track 1

