

**City of Gig Harbor Planning Commission/Design Review Board/City Council  
Minutes of Joint Work-Study Session and Public Hearing  
October 18, 2007  
Gig Harbor Civic Center**

**PRESENT:** Commissioners Joyce Ninen, Jill Guernsey, Theresa Malich, and Dick Allen. Design Review Board members Kae Patterson, Rick Gagliano and Jane Roth Williams were present. City Councilmembers Tim Payne, Steve Ekberg, Bob Dick and Paul Conan were present along with Mayor Chuck Hunter. Commissioner Harris Atkins, Jim Pasin and Jeane Derebey were absent. Staff present: Jennifer Kester, Tom Dolan, and Diane Gagnon. Kurt Latimore from the Latimore Company was also present.

**CALL TO ORDER:** 5:10 p.m.

Chairman Theresa Malich called the meeting to order and announced that comment sheets were available for those unable to stay for the public hearing.

The meeting began with discussion of the Neighborhood Design Area Map. Senior Planner Jennifer Kester explained the map and noted that Councilmember Young had sent an e-mail to staff with his concerns with the Olympic/Point Fosdick areas and invited the Planning Commission members to discuss their thought process in defining the neighborhood areas. Ms. Malich explained how the Planning Commission had divided themselves into three different groups and brainstormed the various neighborhoods. Planning Director Tom Dolan stated that at the last council meeting they had voiced their desire to hear the reasoning in developing the neighborhoods.

Planning Commissioner Joyce Ninen asked what the differences were between the old maps and the new and Ms. Kester explained that there were no changes to the map, just in the layout. Design Review Board member Rick Gagliano said that it was important to note the text that went along with these different neighborhoods describing their characteristics. Mr. Gagliano addressed Councilmember Young's concern and Ms. Kester talked about the overall goal to create a sub area plan where the definition of these neighborhoods will be further developed.

Councilmember Steve Ekberg stated that conceptually when they started thinking about neighborhoods some of the Councilmembers wanted to know how those neighborhoods were designed. Chairman Malich emphasized the need to look at the text that goes along with the map. Ms. Kester pointed out which pages were the policies related to the map. Commissioner Guernsey stated that they had decided that the zoning was not the only consideration; they looked at it more as individual communities. Ms. Malich said that they were open to changing the map after input tonight.

Ms. Kester added that the beginning of this discussion was the Mayor's idea of the "bulls eye" approach. She also showed them on the map where they had considered the topography in defining the view basin. She further explained each of the neighborhoods.

Mr. Dolan noted that several of the Commissioners and staff had driven around to get a feel for the different neighborhoods.

Mr. Gagliano asked if everyone had had a chance to read the text for the view basin and Ms. Kester went over how the language had been developed. Mr. Gagliano said he would like to put the sub area plans further into the future. He stated that the development of regulations for each of these neighborhoods may lead to neighbors feeling like they had more onerous regulations placed on them.

Mayor Chuck Hunter asked about giving some latitude on either side of the line. Mr. Gagliano said they had discussed that. He then went over several areas that had been discussed at length and their reasoning for different divisions.

Councilmember Bob Dick went over what he had perceived as Councilmember Young's concerns with differing regulations within one commercial district. Mr. Gagliano explained the bubble concept that had begun their brainstorming session and what was reflected in the design manual. Discussion followed on the attributes of the various neighborhoods.

Councilmember Ekberg complimented the group on the neighborhood map and the work done. He said that it was helpful hearing how they had discussed and arrived at each of the individual neighborhoods. He asked if there had been much discussion of the area at the top of Rosedale. Mr. Gagliano said they had discussed it and Ms. Kester explained that it had been different initially and then through much discussion had changed. Discussion followed on the transportation connections.

Mayor Hunter explained his initial idea behind the bulls eye approach and the need for the view basin to have some more restrictive standards that don't necessarily work in other areas. Mr. Gagliano noted that the neighborhoods do extend into the Urban Growth Area. Mr. Dolan noted that there were annexation applications in for the donut hole and for 380 acres in the Purdy area.

Chairman Malich asked if anyone felt that there were changes necessary to the lines. Councilmember Paul Conan said that the real desire was just to hear how the lines were developed. He emphasized that he had wanted to hear that each of these neighborhoods were going to work together. Mr. Gagliano stated that part of their discussion was if the design manual requirements were just going to get less and less as you moved further and further away from the view basin or that there would be more of a matrix approach. He went on to discuss that there was a concern that they would end up with areas of the city where design review was easier and therefore resulting in less desirable development. Ms. Kester then discussed the front setback line requirement and used that as an example of something that is desirable in some areas and not in others. Mr. Gagliano also emphasized that they wanted the design review process to start earlier and help them identify when a project doesn't fit the neighborhood.

Councilmember Tim Payne said that he felt they had done a tremendous job and he saw the logic in the neighborhoods and Councilmember Ekberg said he appreciated the face to face meeting and the opportunity to understand the thought process behind the map. Ms. Malich said that she really thought that the best tool that had come out of this was the text describing the neighborhoods.

Councilmember Dick said that he still understood Councilmember Young's concern but also saw that a decision had to be made as to where the line was and that they can also be adjusted in another comprehensive plan change when they are closer to the design manual changes. Mr. Gagliano asked if it was plausible to adopt the text without the map. Ms. Kester said it could be done but that she didn't think that it would be possible to implement the design manual changes without the map. Mr. Dick stated that he would rather watch it closely over the next year. He stated that it was preferable to adopt something imperfect rather than adopting nothing. Mr. Dolan agreed that it was worth it to adopt it now and make small changes later. Ms. Kester said that a regulation could be written in that would allow someone to go to the DRB for a neighborhood deviation and that there were several options to allow this to be a little more fluid. Mayor Hunter said that he was very happy with what they had accomplished.

Chairman Malich called a five minute recess at 5:55. The meeting was reconvened at 6:05 p.m.

1. **City of Gig Harbor, 3510 Grandview St., Gig Harbor WA 98335** – Application for a Comprehensive Plan text amendment (COMP 07-0004) to amend the Capital Facilities Element to update, revise and add to the City's list of Stormwater, water system, wastewater, parks and open space projects.

Ms. Kester began with a brief staff report stating that the City Council had adopted a process for Comprehensive Plan amendments and the need for the Planning Commission to make findings that meet certain criteria. She explained that this first amendment was an update of the list and introduced Emily Appleton Senior Engineer. Ms. Appleton explained that most of the changes were for removal of projects that have been completed and the addition of new projects for the future. She explained that they were in the process of updating their utility comp plans and should have a draft to do an update for the 2008 cycle. Ms. Kester said that it was probably not necessary to go through each of the items but rather to address any questions that the Planning Commission may have. Ms. Kester noted where the additional parks and trails projects were as that had been a concern of the commission. Ms. Ninen asked about page 12-5 and the additional water rights. Ms. Kester noted that she believed that that occurred in 2005 and was converting a back up well into a permanent well and the state had allowed us to take more water out of our wells. Ms. Guernsey noted a typographic error and Ms. Malich asked about page 12-2, where it talks about the discharge of sewer. Ms. Ninen asked about revenue sources and was there discussion of a B & O tax being proposed. Ms. Kester said that she was not aware of any discussion of that. Discussion followed on the Hospital Benefit Zone and how those tax dollars worked. They also discussed future water rights. Ms. Ninen asked about page 12-2 where it references the vision statement and Ms. Kester

stated she could get them a copy. Ms. Guernsey pointed out an area that could be worded better. It referenced “the jurisdiction” rather than the City of Gig Harbor on page 12-18. Ms. Appleton noted that this amendment was more the update to the table and that a more in depth look at the language would occur at a later date.

2. **City of Gig Harbor, 3510 Grandview St., Gig Harbor WA 98335** – Application for a Comprehensive Plan text amendment (COMP 07-0003) to amend the Transportation Element to respond to the comments provided to the City by the Puget Sound Regional Council (PSRC).

Ms. Appleton went over that the proposed changes in response to a letter from Puget Sound Regional Council. She went over their comments and how they had been addressed in the comp plan. Ms. Guernsey asked for clarification on two of the pages and Ms. Appleton clarified their meaning. Ms. Guernsey asked if PSRC numbers assumed no annexations and Ms. Kester answered that it appeared that they did not account for future annexations. Ms. Appleton continued going over each of the PSRC comments and where the change had been made. Ms. Kester explained that it was necessary for PSRC to certify the transportation element of the comp plan in order to achieve grants and other funding.

The Planning Commission members asked about some of the various transportation projects and Ms. Appleton gave them an update on the upcoming projects. Ms. Appleton said that they are in the process of doing a 20 year traffic model where some additional changes will be made and she explained how public comment will be solicited.

3. **City of Gig Harbor, 3510 Grandview St., Gig Harbor WA 98335** – Application for a Comprehensive Plan text amendment (COMP 07-0002) to amend the Community Design Element adding Neighborhood Design and Residential Development Design Sections and a Neighborhood Design Area map.

Senior Planner Jennifer Kester went over the community design element change, noting that there were two purposes for this change; to recognize different neighborhoods within the city and to add a residential development design section. She explained that this is a policy document not code. She noted where she had added language as discussed at the last meeting. Ms. Guernsey suggested that in 3.12.1 perhaps we should add language about residential remodels. Kurt Latimore pointed out that the overall goal references “new” and it was decided that the word “new” be removed. Ms. Kester explained the process for adoption of these regulations.

Chairman Theresa Malich called a recess at 6:50 prior to the public hearing. The meeting was reconvened at 7:00 p.m.

Chairman Malich opened the public hearing at 7:01 p.m.

Senior Planner Jennifer Kester went over the three proposed amendments to the comprehensive plan. Ms. Malich explained that within each neighborhood there are different zoning designations and that this map did not affect those zones.

Mark Shoen, 2002 Sullivan Drive, Gig Harbor

Mr. Shoen talked about the connector from Burnham to Borgen. Ms. Appleton replied that it will be part of the update next year as there had not been a funding source or timeline identified.

Tracey Perkins, 4216 31<sup>st</sup> Ave Ct NW, Gig Harbor

Ms. Perkins asked about the retention of trees and whether that requirement may be changed. Ms. Kester explained that there would not be numeric changes in these policies. She noted that it may be changed with the next phase when specific regulations are developed. She also noted that it had been discussed in this policy that perhaps there should be a bigger buffer along the road and more of an emphasis on the quality of the buffer.

Gretchen Wilbert, 8825 N Harborview Drive, Gig Harbor

Ms. Wilbert complimented everyone on their job on this and asked about where Rosedale/Hunt, joined Bujacich and asked what neighborhood the Boys and Girls Club would be and Ms. Kester said that it would be in the Rosedale/Hunt neighborhood. Ms. Wilbert asked if they anticipated that there could be some housing in the Bujacich area and Ms. Kester said that there had been a proposal for some senior housing in that area. Ms. Wilbert then asked about Peacock and Gig Harbor North at 112<sup>th</sup> and why was Gig Harbor North coming right up to Peacock Hill. Ms. Malich said that they had discussed that since that parcel had been a part of the annexation and that it had been a part of the planned community development of that area. She also noted that both of those areas will need to talk to each other and not place their backs to each other. Ms. Wilbert thanked everyone.

Commissioner Dick Allen asked about the area where some senior housing was proposed. Ms. Kester noted that this does not affect zoning, just the design of that housing. Ms. Malich asked about the zoning of the property along Peacock and Ms. Kester noted that it was all lower density residential.

Mark Shoen, 2002 Sullivan Drive, Gig Harbor

Mr. Shoen asked about the roundabout and when it was coming before the City Council and Ms. Appleton said that it will be coming to council in December as long everything goes smoothly.

Linda Chambers, 5821 Soundview Drive, Gig Harbor

Ms. Chambers asked if there were going to be zoning changes and Ms. Malich explained that these are not zoning changes just design issues. Ms. Kester said that some of those changes may happen in the future but that it wouldn't happen without public input.

Ms. Guernsey emphasized that they had been talking about the vision of the city and decided that maybe the vision is more in individual neighborhoods and that is how this map was developed. She also pointed out where the city limits were located and the urban growth area.

Anthony Miles, 3602 47<sup>th</sup> St Ct., Gig Harbor

Mr. Miles suggested that this would be a better plan with the inclusion of the zoning densities and asked if the properties have to ask to be annexed. Ms. Kester answered that there are two processes where the city can ask residents and where residents can petition for annexation.

Kae Paterson asked that Ms. Kester explain the Growth Management Act and the Urban Growth Area. Ms. Kester gave a brief explanation of these and how they impact regulations within the city. Ms. Guernsey gave examples on the map and how GMA affected various densities.

Chairman Theresa Malich closed the public hearing at 7:30 p.m.

**MOTION:** Moved to recommend adoption of the proposed Comprehensive Plan Amendments 07-002, 07-003 and 07-004 and direct staff to prepare findings for signature. Guernsey/Ninen – Motion passed unanimously.

Chairman Theresa Malich called a 5-minute recess. The meeting reconvened at 7:40 p.m.

Ms. Kester talked about the next meeting on November 1<sup>st</sup> and that the meeting will be at 5:00 p.m. She said that there is a VIP opening of Costco that night at 6:00 p.m. and that the Planning Commission is invited. She stated that she will bring back the findings for signature and will talk about the schedule for the coming year.

### **UPCOMING MEETINGS**

November 1st, 2007 at 5:00 p.m.

### **ADJOURNMENT**

**MOTION:** Move to adjourn at 7:45 p.m. Ninen/Guernsey – Motion passed unanimously.