

**City of Gig Harbor Planning Commission
Minutes of Work-Study Session
October 16, 2008
Gig Harbor Civic Center**

PRESENT: Commission members: Dick Allen- acting Chairman, Jill Guernsey, Jeane Derebey, Joyce Ninen and Jim Pasin. Absent: Commission members Harris Atkins and Theresa Malich

Staff: Tom Dolan

Guest Present: Wade Perrow, David Boe, Glynis Casey, Dale Pinney, John Chadwell, John Hogan and Kristin Udem.

CALL TO ORDER:

APPROVAL OF MINUTES:

Postpone the approval of the minutes from October 2nd as the minutes were not yet ready for review.

**City of Gig Harbor, 3510 Grandview Street, Gig Harbor, WA 98335 –
ZONE 08-0007 – ED AND PCD-BP Uses and Intent Statements.**

Planning Director Tom Dolan summarized the proposed changes discussed for the ED and PCD-BP zones and introduced property owners of the affected properties. Mr. Dolan asked the commission members how they would like to approach the discussion. Commission members suggested reviewing each topic individually and allowing the property owners the opportunity to be heard. Mr. Dolan agreed.

Mr. Dolan suggested beginning with the ED Zone and introduced Wade Perrow.

Zone 08-0007 ED and PCD-BP Uses and Intent Statements.

Mr. Wade Perrow began by thanking the Planning Commission members and Mr. Dolan for the opportunity to discuss his concerns. Mr. Perrow discussed his concerns for the proposed changes to personal services, product services level one and two, recreational indoor – outdoor, marine sales, marine boat sales – level one and two. He also expressed concern about conditional uses in general.

- **Personal services:** Currently the code allows for personal services and disagrees with the suggested removal.
- **Product Service Level One:** Currently a permitted use; again disagrees with the proposed removal.

- **Product Services Level Two**: Requests that it should be a permitted use; disagrees that it should remain as a conditional use.
- **Recreational- Indoor and Outdoor**: Currently a conditional uses disagreed that it should be removed completely from the zone.
- **Marine Sales, Marine Boat Sales- level 1 and level 2**: Currently not allowed use asking that it be an allowed use.
- **Conditional Use**: Expressed his concern with designating uses as conditional vs permitted and suggested removing the “conditional” category where ever possible and designating uses as “permitted”.

Commission members and Mr. Perrow discussed the proposed changes. Mr. Perrow was also concerned that the proposed changes in cases where previously permitted or conditional “uses” were removed or restricted (i.e. the “red” items and said they represented a “taking of rights”). Ms. Ninen asked for a review of the use and intent statement, revised on June 24th, 2008, noting that in the original intent statement retail uses had not been encouraged. Ms. Ninen pointed out that the Planning Commission had intended the ED zone to be considered a manufacturing, product processing use and would encourage similar uses. Mr. Dolan discussed uses that could be permitted as accessory to the permitted use. Mr. Perrow reiterated his concerns that the proposed changes would not work for his business parks. Mr. David Boe of Boe Architects discussed his concerns with size limitations and design requirements that could potentially limit the areas that would allow large warehouse type buildings to be constructed. Mr. Boe also discussed the need for flexibility of allowed uses pointing out that retail could be an accessory use to a cabinet making business. Ms. Derebey expressed her concerns with mixing uses such as a dance or karate studio operating in an industrial park.

Glynis Casey of Rush Construction discussed concerns of safety and incompatibility, asking if the city’s design manual would not already address these concerns. Ms. Derebey clarified, pointing out that the amendment had been directed towards buildings already constructed and determining the appropriate use for them.

Planning Commission members and property owners continued discussing building size, design, potential uses, marketability, accessory retail and permitted uses. Mr. Pasin discussed economics factors while Mr. Perrow discussed the importance of accessory uses. Planning Commission members and property owners discussed the intent and use within the ED zone, its limitations and proper application. Mr. Perrow discussed potential limitations imposed on business that would be deemed nonconforming due to the proposed changes. Mr. Boe discussed jurisdictions that allowed a wider variety of uses in a business park setting and noted their success. Ms. Guernsey discussed the removal of uses such as dance studios, karate schools and exercise facilities from personal services and placing them into a different category. Ms. Ninen suggested creating different levels of personal services. Mr. Perrow suggested removing the examples of personal services leaving the category up for interpretation. Commission members and property owners further discussed the

interpretation of personal services. Commission members discussed holding additional work study sessions on the amendment.

Commission members and property owners discussed the areas along Purdy Dr., included in the proposed changes to the ED and PCD-BP zone. Commission members and property owners discussed the appropriateness of Assisted Living Facility and Independent Living facility as apposed to commercial warehouse in these locations. Property owners pointed out that the location and the topography would make living facilities better suited for the property rather than the typical commercial warehouse facility. Property owners discussed proper zoning of the property and the close proximity to two schools. Commission members further discussed the concern of proper zoning, also pointing out the homes and business that currently surround the site. Mr. Dolan discussed the uses that should be included in the PCD-BP and introducing property owners Dale Pinney and John Chadwell for their presentation.

Mr. Pinney discussed the original intent of the PCD-BP zone and the proposed uses that he felt should be added to the zone; assisted living facilities, medical offices and hotels with associated restraints. Mr. Pinney continued to discuss the uses noting that the recent construction of the hospital had created a need for the proposed facilities to be in area. Commission members and Mr. Pinney continued to discuss intent of the zone, design of senior facilities and hotels. Mr. Pinney concluded that the addition of the hospital would make the proposed uses a good fit to the area.

Mr. Chadwell discussed the current language within the PCD-BP zone, suggesting that language directed towards allowed uses could be broad while language directed towards specific uses could directly specify the uses that would not be appropriate for the zone. Mr. Chadwell agreed that assisted living facilities, medical offices and hotels with associated restaurants would be good additions adding the he would also be in support of commercial child care. Commission members and property owners also discussed traffic concerns and stand alone restaurants.

Mr. Dolan noted that he would work towards a public meeting possibly for December.

Gateway Capital LLC., 5312 Pacific Hwy E., Fife, WA 98424 –
ZONE 08-0010- Joint Use Parking in Mixed Use Developments

Mr. Dolan summarized the proposed Joint Use Parking Amendment, discussing current requirements and pointing out uses that should be reviewed for changes. Applicant Kristin Udem discussed the intent of the proposed amendment, reviewing current parking requirements at the Uptown shopping center as an example. Commission members and property owners discussed current parking requirements, concerns with multiple ownerships, parking space proximity, employee parking and change of use.

Mr. Dolan asked direction from commission members regarding their next meeting. Ms. Guernsey would like to discuss what should be included in shared parking agreements. Ms. Ninen would like to discuss simplifying the regulations. Ms. Derebey

asked if the Harbor Plaza shopping center currently had a shared plan. Mr. Hogan explained that the plan would have been developed under Pierce County jurisdiction. Commission members and property owners discussed redevelopment of over developed and unused parking lots, buildings that redevelop, expand or change their use.

ADJOURNMENT

MOTION: Move to adjourn Derebey / Guernsey - Motion passed.