

**City of Gig Harbor Planning Commission
Minutes of Work-Study Session
November 6, 2008
Gig Harbor Civic Center**

PRESENT: Commissioners: Harris Atkins, Joyce Ninen, Jeane Derebey, and Dick Allen. Commissioners Jill Guernsey, Jim Pasin and Theresa Malich were absent. Staff Present: Tom Dolan and Jennifer Kester. Guests present: Kristin Udem from Gateway Capital, Glynis Casey from North Pacific Design and Steve Lynn from the Gig Harbor Historic Waterfront Association.

CALL TO ORDER: Acting Chair Harris Atkins called the meeting to order at 5:00 p.m.

APPROVAL OF MINUTES:

MOTION: Move to approve the minutes of October 2, 2008 with corrections. Allen / Derebey – Motion passed.

Commission discussed the change to action-only minutes. The Commission decided the following the items that should be included in action-only minutes:

- All actions taken
- For actions which votes are taken, identify the votes of individuals
- A summary of significant issues discussed and any future actions for the Commission or staff.

Board members agreed that the vice chair would summarize topics discussed.

1. **CITY OF GIG HARBOR, 3510 GRANDVIEW STREET, GIG HARBOR WA 98335** – ZONE 08-0007 – ED and PCD-BP Uses and Intent Statements

The Planning Commission decided to further explore two alternative courses of action at upcoming meetings.

- A. Examine the feasibility of revising the existing land use matrix to resolve land owners concerns raised at the October 16, 2008 meeting (as reflected on the draft land use matrix provided by staff) and modifying the existing ED and PCD-BP intent statements accordingly to be compatible. This would include a line by line review of the existing, Commission proposed and landowner proposed uses for the ED and PCD-BP zone uses.
- B. Examine the feasibility of leaving the proposed ED and PCD-PB intent statements as is (or with minor modifications), applying that only to undeveloped areas and rezoning the properties where there are conflicts already on the ground to mixed-use (MUD) or another appropriate existing zone.

Future Actions:

- Staff to contact the principal property owner(s) of the land west of WA-16(that were not involved previously) for an input prior to 11/20 meeting.
- Staff to provide copies of the CD from the 10/16 meeting to PC members for review prior to the 11/20 meeting

2. GATEWAY CAPITAL LLC, 5312 PACIFIC HWY E., FIFE, WA 98424-2602 – ZONE 08-0010 – Zoning Code Text Amendment to allow joint use parking in mixed use developments.

The Commission reviewed and discussed the material provided by staff outlining various different shared parking models used by 9 different municipalities and a consultant's report on shared parking. The Planning Commission decided to pursue a recommendation to the City Council for the establishment of an ordinance to allow shared parking on a single site based on the Tacoma model (day and night time uses identified and 50% reduction for the lesser use) and in a form similar to the draft proposed by Gateway Capital LLC. The Tacoma model was less aggressive than Bainbridge Island and Bonney Lake where those cities allow a 50% reduction across the board.

The Commission identified the following future actions:

- Staff to develop a proposed text amendment based on the draft reviewed at the meeting.
- Staff to set a Public Hearing, preferably in the month of December

ADJOURNMENT

MOTION: Move to adjourn Ninen / Atkins – Motion carried.