

**City of Gig Harbor Planning Commission
Minutes of Work-Study Session and Public Hearing
June 30th, 2008
Gig Harbor Civic Center**

PRESENT: Commissioners: Harris Atkins, Joyce Ninen, Dick Allen, Jim Pasin, Jill Guernsey
Jeanne Derebey arrived at 5:42 pm. Absent: Theresa Malich.
Design Review Board members – Rick Gagliano and John Jernejcic
Staff Present: Jennifer Kester and Cindy Andrews

CALL TO ORDER: 5:36 PM

APPROVAL OF MINUTES:

MOTION: Move to table the minutes of June 18th, 2008, until the meeting of July 17th, 2008 Pasin /Allen. – Motion passed.

WORK- STUDY SESSION

1. Arts Commission Presentation:

Arts Commission member Ron Carson discussed the arts commission survey providing a brief summary. Mr. Pasin discussed his concerns for placing too much art around the city. City Council members assured Mr. Pasin that all contracts would be approved by council members prior to the installation of any artwork.

**2. City of Gig Harbor, 3510 Grandview St, Gig Harbor, WA:
Zone 08-0008 – Design Manual Standards for Bujacich Road / NW Industrial neighborhood design area.**

Senior Planner Jennifer Kester briefly reviewed the requirements currently applied to the nonresidential development in the Bujacich Road/ NW Industrial area. Ms. Kester noted each board member's response to the requirements on a spreadsheet and whether the board member wanted to keep, delete or edit the requirement. Ms. Kester suggested that members should e-mail to her any additional comments. Board members discussed IBE exemption, Enhancement Corridors, Zone Transition Buffering, Zone Transition Development, Alternative Zone Transition, Transit Stops, Natural Site Conditions and Secondary Walkways. Due to time concerns Ms. Kester stopped the discussion at Common Area Standards suggesting the board could resume at a later date.

**3. City of Gig Harbor, 3510 Grandview St, Gig Harbor, WA:
Zone 08-0007 – ED and PCD-BP Intent and Allowed Uses.**

Ms. Kester discussed the proposed changes to the intent statements of the Employment District (ED) and the Planned Community Development-Business Park (PCD-BP) zone also discussing the proposed changes to the allowed uses and definitions and the inclusion of two new use categories, ancillary services and business services. Ms. Kester summarized the intended uses of the ED and the PCD-BP zones.

Board members having no questions Mr. Atkins called to order the public hearing

PUBLIC HEARING:

CALL TO ORDER - 7:02 PM.

1. **City of Gig Harbor, 3510 Grandview St, Gig Harbor, WA**
ZONE 08-0007 – ED and PCD-BP intent and Allowed Uses.

Mr. Wade Perrow, 9119 N. Harborview Dr., Gig Harbor, WA 98335:

Mr. Perrow noted his letter of June 24th, 2008 addressing his concerns with changes to the ED and PCD-BP intent and allowed uses. Mr. Perrow discussed the removal of the language for retail uses and personal services from the ED zone suggesting new language could be added to read, limited **low traffic impact retail and personal services** following contractor's yards notation in 17.45.010 intent section. Mr. Perrow discussed changes to the land-use matrix suggesting Personal Services, Sales level 2 and 3 and Recreational Indoor Commercial should be conditional use and Product Services level 1 should be permitted in the Business Park zone.

Mr. Scott Wagner, 1024 54th St NW, Gig Harbor, WA 98335:

Mr. Wagner discussed his property in the ED zone describing the current uses and explaining his concern that the proposed changes would make the current uses non-conforming and rendering the building non leasable in the future. Ms. Derebey asked if changing the language to low impact development / low traffic would be a better solution. Mr. Wagner agreed; also suggesting low traffic would need to be defined.

Mr. John Lewis, 1944 Pacific Ave Suite 310, Tacoma, WA 98442

Mr. Lewis stated that towing business are not allowed in these zones and perhaps should be. He also asked that the height limit of 35 feet be increased. He is working with a client that would like to build a 65 foot high corporate park in the ED zones.

Ms. Glennis Casey, North Pacific Design,

Ms. Casey discussed ancillary uses stating that she felt that they should no longer be allowable uses. She also expressed her concern that the Planning Commission had failed to consider the Gig Harbor Community Plan developed by Pierce County and urged the board not to approve the changes. Ms. Derebey asked if low traffic would be a solution for her also asking for clarification as to what part of the changes she had concerns with. Ms. Casey responded that she had not been clear as to the distinction of uses allowed in the Business Park and the ED; she was concerned that annexed parcels could be too restricted.

Mr. Atkins – closes the public hearing. At 7:44 pm

Mr. Atkins asked for a list of the concerns that could be reviewed at the next meeting. Ms. Kester reminded Mr. Atkins that the next meeting on this topic could be in October. Mr. Atkins would like to give the concerns more consideration prior to making decisions. Ms. Derebey agreed. Ms. Kester agreed reiterating her concern that she could not be sure when the item would come before the board again.

Ms. Kester discussed the July 17th, work-study session summarizing the six city comprehensive plan amendments and the three private amendments that will be before the board and reviewed the schedule. Mr. Pasin thanked the public for their participation in the public hearing

ADJOURNMENT:

MOTION: Move to adjourn at 7:58 pm Atkins / Derebey – Motion passed.