

**City of Gig Harbor Planning Commission  
Minutes of Work-Study Session  
March 5, 2009  
Gig Harbor Civic Center**

**PRESENT:** Commissioners: Harris Atkins, Joyce Ninen, Jeane Derebey, Jill Guernsey, Jim Pasin, Michael Fisher and Dick Allen. Staff Present: Jennifer Kester and Tom Dolan. Guest Present: Dick Adams

**CALL TO ORDER:** Chair Harris Atkins called the meeting to order at 5:05 p.m.

**APPROVAL OF MINUTES:**

**MOTION:** Move to postpone the minutes of February 19, 2009 – Ninen/Allen  
**Motion passed unanimously.**

**City of Gig Harbor, 3510 Grandview Street, Gig Harbor WA 98335 –**  
**ZONE 07-0006 – Mixed Use District Overlay (MUD) Amendments and Area-Wide Rezone**

The planning staff gave a brief history of the proposed amendment since the last time the Commission reviewed the amendment was April 2008. The staff summarized Options A and B, discussed in 2008, and the most recent iteration developed for this meeting, Option C.

Option C would:

1. Remove the MUD overlay
2. Repeal Chapter 17.91, Mixed Use District Overlay
3. Rezone all properties north of 97<sup>th</sup> Street currently within the MUD Overlay to a new Mixed Use (MX) zoning district and add a new Chapter 17.57 Mixed Use District (MX) to the zoning code.
4. Retain the current underlying zoning for those properties within the current MUD overlay located south of 97<sup>th</sup> Street: RB-2 or B-2.
5. Provide density and building height incentives for mixed use projects.

The Commission decided that the proposed Option C, in general, was the appropriate approach as compared to Option A and B discussed in 2008. The Commission discussed the proposed boundaries of the MX district under Option C and agreed to maintain those boundaries for the public hearing.

The Commission then reviewed the proposed density of the new MX district. The base density range was proposed at 4 to 6 dwelling units per acre with a 30% increase for including nonresidential uses in the development. Nonresidential uses would need to equal at least 25% of the gross floor area of the total development to receive the density bonus.

The Commission asked staff about the density and percent mixed use of the Olympic Mixed Use project along Olympic Drive which houses Harbor Greens. The Olympic Mixed Use project has 60 dwelling units on approximately 5 acres, yielding approximately 12 dwelling units per acre. The nonresidential component of the site accounts for approximately 33% of the gross floor area. Overall, the Commission felt that the Olympic Mixed Use project was a successful mixed use project.

After additional discussion about the Olympic Mixed Use project, the Commission decided that the proposed 25 percent nonresidential was appropriate but that a larger density increase was warranted. The Commission agreed that a 50% increase, to a maximum of 9 dwelling units per acre, should be allowed in the new MX zone. However, in addition to the nonresidential component, the Commission recommended that in order to achieve the density bonus 10% of the development site must be in common open space. This would assure available outdoor community space; something that was lacking in the Olympic Mixed Use development.

The Commission then discussed the proposed height incentive for buildings which contained both residential and nonresidential uses. An additional 10 feet over the 35 feet base would be allowed as long as the residential or nonresidential component was not less than 25% of the gross floor area. The Commission wanted to know if 35 feet would allow a three-story building and if 45 feet (if the bonus was utilized) would allow a four-story building. The Commission agreed that they didn't want to see building's greater than four stories tall in the MX zone. The staff agreed to discuss the height requirements for three and four stories with the City's Building Official and provide a recommendation at a later meeting.

The Commission discussed if limitations should be put on where nonresidential uses can exist in mixed use buildings. It was agreed that the only limitation necessary was to require nonresidential uses to be below residential uses when those uses occur on different floors.

*Future Actions:*

- Staff to discuss the proposed height limitation and building requirements with building official and provide a recommendation for appropriate height limitations for a three-story and four-story building at a later meeting.
- Public hearing on Option C is scheduled for March 19, 2009.

**ADJOURNMENT**

**MOTION:** Move to adjourn at 7:30pm – **Motion passed 4-1 (Pasin was opposed).**