

**City of Gig Harbor Planning Commission
Minutes of Work-Study Session
Public Hearing
February 19th, 2009
Gig Harbor Civic Center**

PRESENT: Commission members: Chair Harris Atkins, Joyce Ninen, Jill Guernsey, Dick Allen and Jim Pasin. Absent: Jeane Derebey and Michael Fisher

STAFF PRESENT: Tom Dolan, Jennifer Kester and Cindy Andrews

CALL TO ORDER: at 5:00 pm

APPROVAL OF MINURES:

MOTION: Move to approve the minutes of October 16th, 2008 as corrected.
Pasin / Ninen – Motion passed unanimously.

MOTION: Move to approve the minutes of February 5th, 2009.
Ninen / Pasin – Motion passed unanimously.

Potential Planning Commission sponsored 2009 Comprehensive Plan Amendments.

Ms. Kester updated Commission members on the expected 2009 Comprehensive Plan amendments and the Commission-sponsored RB-1 amendment stating that she felt there should be time to work on the RB-1 amendment as planned. Ms. Guernsey asked for an update on the Shoreline Master Program. Ms. Kester provided an update. Mr. Atkins discussed the Planning Commission's role for the proposed RB-1 amendment, suggesting that Commission members recommend City Council initiate the amendment and allow Council members to make the final decision on initiation. Mr. Pasin agreed. Mr. Atkins asked for an update on the Joint Use Parking Amendment (PL-ZONE-08-0010) that had recently been before the City Council. Ms. Kester provided an update on the amendment.

Mr. Atkins discussed the addition of Michael Fisher to the Planning Commission and the updated By-Laws. Ms. Kester responded, stating that the By-Laws could be forwarded to Commission members.

WORK STUDY SESSION.

1. **CITY OF GIG HARBOR, 3510 Grandview St., Gig Harbor, WA 98335**
ED and PCD-BP intent and allowed uses.

**Employment District (ED)
17.45.010 intent**

Ms. Kester provided a summary of revisions to the ED intent statement proposed by staff as noted in the January 26th, 2009 memo. Ms. Kester pointed out the addition of medical facilities, complementary educational and recreational uses which are not detrimental, the exclusion of entertainment and the addition of limited retail. Ms. Kester also discussed the requested changes within the performance standards for ED relating to sales level 1 and 2 and marine boat sales stating; sales were allowed as an ancillary use provided they occupied no more than 25 percent of the building. Mr. Atkins discussed the statement “complimentary education and recreational uses which are not detrimental to the employment district”. Mr. Atkins asked for a clarification of the word detrimental as it related to the statement. Ms. Kester explained the criteria used to determine detrimental, safety hazards or uses that would somehow limit or cause problems for the industrial areas. Ms. Guernsey suggested the following clarifying language: “which are not detrimental to the uses allowed in the employment district”. Mr. Atkins suggested language changes could be made to the statement to make it clearer. Ms. Guernsey agreed with the original language. Ms. Ninen suggested other factors could be considered for evaluating detriment, such as design and aesthetic quality rather than a use itself or specifying uses that should not be allowed.

Performance Standards. (ED)
17.45.040

Ms. Kester discussed the language that had been added to the performance standards for ED related to principal use. Ms. Kester read the revised language: “uses are limited to ancillary uses of principal uses and no more than 25 percent of the gross floor area of the principal tenant use.” Ms. Kester discussed the definition of principal uses. Ms. Ninen asked if there could be an ancillary use to a secondary use. Ms. Kester replied no. Mr. Pasin discussed retail sales. Mr. Atkins reminded the Commission members that originally the ED zone prohibited all retail sales and discussed the intent of the performance standard. Mr. Pasin expressed concern with limiting what a business could do. Ms. Kester explained that the attempt had been to prevent that zone from becoming a retail area. Mr. Pasin disagreed. Commission members continued to discuss the performance standards and principal use.

Planned Community Development Business Park District (PCD-BP)
17.54.010 Intent

Ms. Kester noted that no changes had been made to the PCD-BP intent statement since the January 19th meeting, category of uses had been updated and the performance standards would remain the same as those in the ED-Sales. Mr. Atkins asked Commission members for comments. Mr. Pasin discussed the definition of ancillary services concerned with the last sentence of the definition stating no exterior signage. Ms. Kester discussed ancillary services and signage, pointing out that the intent had been to provide a place for employees use and not for public use. She added that signage would create a destination for the public. Mr. Pasin disagreed, stating that removing signage from small business could be determinately to them. Ms. Ninen felt that these types of business should be an extension of the primary business and not open to the general public. Mr. Atkins also felt that these services should be an extension of the primary business. Mr. Pasin pointed out that without signage it would be difficult for other business in the complex to know what services would be available within the complex. Ms. Kester discussed the 4700 Pt. Fosdick building as an example of a successful building with ancillary sales that have no exterior signage. Commission members continued to discuss exterior signage and it’s appropriateness in the definition. Ms. Kester agreed that typically signage would not be described in the definitions; however, it was appropriate for ancillary

services as was integral to the intent of the use. She suggested that such provision could be added to the sign code as well for clarity. Mr. Dolan noted that Commission members had made a valid point and if they believed that signs should be permitted for ancillary uses the Commission could discuss removing those provisions from the definitions. Mr. Atkins agreed, stating that Commission members would address the concern at a later time. Mr. Atkins discussed the use of the term “ancillary:” “ancillary use” in the performance standards and “ancillary sales” and “ancillary services” in the definitions. Mr. Atkins was concerned the multiple use of the word ancillary could be confusing. Ms. Kester suggested using the term subordinate in place of ancillary in the performance standards. Mr. Atkins asked Commission members and staff for any further discussion items. Mr. Dolan discussed the tentatively scheduled March 16th, 2009 joint City Council / Planning Commission meeting, asking Commission members to let him know if they have any items that they would like added to the agenda. Mr. Atkins asked that the discussion be put on the agenda for the first meeting in March.

PUBLIC HEARING

1. **CITY OF GIG HARBOR, 3510 Grandview St., Gig Harbor, WA 98335**
ED and PCD-BP intent and allowed uses.

CALL TO ORDER

Mr. Atkins opened the public hearing at 6:05 pm.

Ms. Kester presented her staff report summarizing the proposed changes to the intent statements and allowed uses.

Dale Pinney, First Western Development Services: Mr. Penney agreed with most of the proposed changes for the BP zone. Mr. Pinney restated his belief that assisted living / nursing home facilities should be allowed as a conditional uses in the ED and PCD-BP zones

John Chadwell, Olympic Property Group: Mr. Chadwell thanked the Commission members for their work. Mr. Chadwell also agreed with the proposed changes, adding that he was happy churches were added as conditional uses, he supports the intent statement and the list of uses noted on the staff report.

Geno Grunberg: Mr. Grunberg discussed churches and performing arts centers stating that he also would like to see them included in the PCD-BP zones.

Mike Averill, Owner Lighthouse Marine: Mr. Averal discussed the potential relocation of Lighthouse Marine to a parcel located off of Sehmel Dr. that is currently in the process of annexation. Mr. Averill discussed his concerns with the current zoning and land use designation of the parcel. Mr. Dolan discussed the possibility of rezoning the property after annexation.

Wade Perrow, 9119 Harborview Dr Gig Harbor: Mr. Perrow thanked the Commission members and staff for including the property owners in the process, also commending them on their hard work. Mr. Perrow supports the proposed changes; however, he discussed his concern regarding the potential relocation of a “postal annex” or “carrier annex” to the ED zone. He asked if they would be an allowed use in the ED zone.

Jessica Williams, Boe Architects, 705 Pacific Ave: Ms. Williams discussed the potential development of a Performing Arts Center located in the PCD-BP off of Harbor Hill Dr. Ms. Williams thanked the Commission members for adding the use as conditional in the PCD-BP.

Mr. Atkins closed the public hearing at 6:22 pm.

Commissioners discussed the public comments for the proposed ED chapter changes. Commission members discussed the Performing Arts Center / Church as a conditional use in the BP with the church as the primary use and noted both would be allowed as a conditional use in the proposed amendment. Regarding Lighthouse Marine's potential relocation to the Sehmel property, Ms. Kester agreed the current comprehensive plan would support a rezone of the property to ED. Mr. Atkins would like to postpone discussion of Mr. Pinney's concern for the location of Assisted Living / Nursing Home facilities to a later date. Regarding postal annexes, Ms. Kester explained that they would be classified as a government agency or distribution center and that both of those uses would be allowed in the ED zone. Mr. Pasin asked about skilled care. Ms. Ninen pointed out that in an earlier discussion Commission members had agreed not to include skilled care in the BP zone as currently it would be available in the ED zone and other PCD zones. Ms. Guernsey agreed. Mr. Atkins asked if Commission members had been satisfied with the employment district intent statements. Commission members agreed.

Commission members discussed the performance standards for ED. Ms. Guernsey discussed the ED intent statement suggesting changes to the language regarding complementary education to read, "Uses allowed in the employment district". Ms. Ninen preferred the current language, noting that as it currently reads it would not be tied to the use. Mr. Allen and Mr. Pasin also preferred the language as it is currently stated. Mr. Atkins discussed the language for ancillary. Ms. Kester suggested rephrasing the statement to read: "Sales level 1 and 2 and Marine Boat Sales, level 2 are allowed if subordinate to the principal use and occupy no more than 25 percent of the gross floor area of the principal tenant use." Ms. Ninen agreed. In regards to ancillary use, Mr. Pasin asked if could you have the manufacturing portion in one building and the secondary use in an adjoining building. Ms. Kester responded yes, as long as the use is operating as one tenant. Mr. Atkins discussed co-location of uses. Ms. Kester agreed co-location would be possible. Mr. Atkins asked Commission members for any further discussion. Commission members agreed to the proposed changes.

Commission members had no comments or changes to PCD-BP intent statements or Category of Uses. Ms. Kester reviewed the new language for the performance standards for the PCD-BP Sales Level One: "Sales level one uses are allowed if subordinate to the principal use and no more than 25 percent of the gross floor area of the principal tenant use."

MOTION: For recommendation of approval by the City Council of the changes that have been proposed for the ED and PCD-BP Uses and Intent Statements. Guernsey / Ninen – Motion passed unanimously.

OTHER BUSINESS:

Ms. Kester received Chairman Atkins signature on the Notice of Recommendation for the Marina Parking regulations.

Mr. Pasin commented on the good working relationship that members and staff enjoyed and thanked everyone for their hard work. Ms. Kester also thanked everyone for their hard work and updated Commission members on March meetings. Mr. Atkins asked for a follow up on Cottage Housing. Mr. Dolan responded that an adhoc committee had been formed and the Commission members should expect a draft ordinance and field trip later this year.

MOTION: Move to adjourn at 6:55 pm. Pasin / Ninen – Motion passed unanimously.