

**City of Gig Harbor Planning Commission
Minutes of Work-Study Session / Public Hearing
April 16th, 2009
Gig Harbor Civic Center**

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

STAFF PRESENT: Tom Dolan, Jennifer Kester and Cindy Andrews

CALL TO ORDER: Chair Harris Atkins called the meeting to order at 5:02 pm.

APPROVAL OF MINUTES:

MOTION: Move to approve the minutes of March 5th, 2009 with changes.
Ninen / Pasin – Motion passed.

MOTION: Move to approve the minutes of March 16th, 2009 with corrections.
Ninen / Fisher – Motion passed.

MOTION: Move to approve the minutes of March 19th, 2009 with corrections.
Ninen / Pasin – Motion passed.

MOTION: Move to approve the minutes of April 2nd, 2009 with corrections.
Ninen / Fisher – Motion passed.

WORK STUDY SESSION:

Off-Street Parking Requirements Clarification:

Senior Planner Jennifer Kester discussed the amendments and clarifications proposed to the off-street parking requirements resulting from recent zoning code amendments and potential future amendments. Ms. Kester summarized the proposed changes addressing them by topic.

Gross Floor Area: Ms. Kester discussed the recent update to the definition of “gross floor area,” explaining that the parking code referenced floor area only. The amendment would simply be a correction adding “gross” before “floor area” for consistency. Commissioner Jim Pasin discussed his concern with applying the gross floor area definition to parking standards. Chair Harris Atkins asked how staff had interpreted the definition. Ms. Kester stated that parking is currently based on gross floor area, by interpretation, and that this amendment would not result in any change to parking calculations. It would only remove the interpretation portion of staff work. Commissioner Michael Fisher asked how retail and non-retail areas would be

defined. Ms. Kester explained that parking standards would be based on the total space of the store. Planning Director Tom Dolan added that the amendment would be very specific and eliminate potential confusion. Vice Chair Joyce Ninen asked if “floor area” could be equal to “gross floor area.” Mr. Dolan explained that a footnote could be added to the parking requirements which stated, “see gross floor area”.

Ms. Kester described the proposed amendment related to the ED and PCD-BP changes. The commission members discussed the ED and PCD-BP zones; Pierce County parking standards; and requirements for ministorage and cemetery parking. Mr. Pasin discusses his concern with attaching parking requirements to gross floor area standards. Commission members discuss the addition of “gross” in front of “floor area.” Ms. Ninen and Mr. Atkins agreed. Mr. Fisher and Mr. Pasin stated they would like to revisit basing parking requirements on “gross floor area” at a later date. Commissioner Dick Allen had no concerns with inserting “gross” in front of “floor area” however he would like to revisit the overall parking requirement issue as well. Mr. Dolan explained that if no action were taken on the staff’s proposal that the planning staff would continue to interpret the code as it had been previously interpreted, explaining that new cases would be reviewed on an individual basis. Commission members continued the discussion on parking requirements. Mr. Pasin asked when the gross floor area issue could be revisited by the Commission members. Mr. Dolan stated that the Planning Commission agenda had been booked out and it may be awhile before the issue could be looked at. Mr. Pasin agreed to insert “gross” in front of “floor area;” however, he suggested that the overall parking requirements should be reviewed as soon as possible. Mr. Atkins agreed.

Stormwater Manual Update: Ms. Kester summarized the proposed updates to the Stormwater Manual suggesting adding the definition in the zoning code to be consistent with the new manual. Mr. Fisher discussed porous paving and its long term use. Ms. Kester stated that it worked well long term if properly maintained. Mr. Pasin asked for clarification on the terms concrete vs. porous asphalt. Mr. Atkins clarified. Commission members discussed porous asphalt. Mr. Pasin asked if a recommendation would be required this evening. Ms. Kester replied no, explaining that staff would like a final decision by May.

PUBLIC HEARING:

Call to Order: 6:00 pm

City of Gig Harbor, 3510 Grandview Street, Gig Harbor WA 98335

Zone 09-0003 – Sehmel Drive Area Wide Rezone

Mr. Atkins summarized the proposed area-wide rezone providing a description of the area, the uses and the total amount of acres involved.

Ms. Kester summarized the proposal, discussing the previous zoning designation and the proposed zoning designation. Ms Kester discussed the current uses of the properties noting

that of the 18 acres, 13.5 currently held a mini-storage and industrial facilities and the remaining 4.5 were used for single family residences. Ms. Kester discussed the nonconforming use rights of the single family residences. Mr. Atkins asked what the difference had been in Pierce County zoning and City of Gig Harbor zoning. Ms. Kester offered the explanation. Mr. Allen asked for clarification of legal nonconforming use regulations and possible expansion of the existing structures. Ms. Kester explained.

Dino Formiller, 2641 64th St, Gig Harbor, WA- Mr. Formiller discussed an e-mail from the previous Community Development Director John Vodopich addressing the change in zoning designation from EC to ED, stating that Mr. Vodopich did not anticipate any problems with a change in designation only that a public hearing would be necessary. Mr. Formiller expressed his concern that the property had been designated single family residential at the time of annexation and was unsure why it was not designated ED at the time of annexation. Mr. Atkins asked if the proposed rezone would be to Mr. Formiller's benefit. Mr. Formiller agreed.

Carl Schuler, Gig Harbor North Self Storage LLC, P.O Box 3683, Silverdale, WA 98383: Mr. Schuler is a partner in the mini-storage complex subject to the rezone; he discussed his surprised that the property had been zoned as R-1. Mr. Schuler discussed the site, the greenbelt surrounding the property and his hope that the rezone to ED will move forward, explaining his concern that an R-1 designation would be inappropriate.

Paul Garrison, P.O. Box 1021, Wauna WA 98359: Mr. Garrison discussed the nonconforming use section of the GHMC and was concerned that it indicated that nonconforming uses should go away. Ms. Kester explained nonconforming use and structures standards. Mr. Garrison urged the Planning Commission to move forward with the rezone.

Public Hearing closed at 6:16 pm

Ms. Ninen stated she would be in favor of the rezone to ED based on the public's comments supporting the rezone. Mr. Pasin expressed his concern for the single family residences currently in the zone, asking how the City's zone transition standards for future development would be applied. Ms. Kester discussed the application of the zone transition standards. Mr. Fisher pointed out that the area had existed for a long period of time with a mix of single family and industrial uses and felt that the rezone would be appropriate. Mr. Allen also agreed that the rezone would be appropriate.

MOTION: Move to recommend the area-wide rezone for the Sehmel Drive Area (Zone 09-0003) to ED Zone. Ninen / Fisher – motion passed.

Ms. Kester reviewed the remaining process for the rezone.

WORK STUDY SESSION:

Ms. Kester provided Mr. Atkins with the notice of recommendation for the previously proposed ED and PCD-BP amendments for his signature, Mr. Atkins signed the recommendation.

Off-Street Parking Requirements Clarification:

Mr. Atkins returned to the Off-Street Parking Requirements Clarification discussion. Mr. Atkins suggested taking each item one at a time beginning with Gross Floor Area. Mr. Atkins discussed the insertion of the word “gross” before “floor area” into the GHMC, indicating that there had been an agreement in the previous discussion and asking for a motion.

MOTION: To recommend approval of the change to the ordinance inserting “gross” in front of “floor area” where it appears in the parking matrix. Ninen / Fisher – Motion passed

ED and PCD-BP intent and allowed uses: Mr. Atkins asked Ms. Kester to review the new items added as a result of the new uses proposed in the ED and PCD-BP amendments. Commission members discussed business services and ancillary services, parking standards and shared parking. Ms. Kester recommended that the requirement remain at 1 stall per 300 square feet of gross floor area and that the Planning Commission revisit the overall parking requirement issue at a later date. Mr. Atkins agreed.

Cemeteries: No further discussion

Ancillary Services: Ms. Kester discussed the proposed parking requirement of 1 stall per 300 square feet of gross floor area, stating that perhaps no parking is required do to very little pass-by use. Mr. Dolan stated that ancillary services are primarily for employees, suggesting that each case could be looked at individually and the decision on parking made by the Director. Mr. Atkins added that a lot would depend on the location and the operation. Mr. Pasin disagreed, stating that he felt the decision should not be left up to the director. Mr. Dolan suggested looking at what other jurisdictions propose. Mr. Atkins and Ms. Ninen agreed. Ms. Kester agreed to return and present the Commissioners with a breakdown from other jurisdictions. Commission members agreed.

Stormwater Manual Update: Mr. Dolan discussed porous paving. Mr. Atkins addressed the public concerns that grass pavers had not been pedestrian friendly, asking if staff had any discussion on the subject. Ms. Kester indicated that some citizens had expressed concern that grass in grasscrete pavers did not grow well. Commission members discussed porous paving and grass pavers. Mr. Atkins asked for a motion.

MOTION: Move to recommend the proposed amendment to the Off-Street Parking Requirements Design Standards to include the porous paving. Ninen / Fisher – Motion passed.

Ms. Ninen explained that the amendment also include the new definition for porous paving in section 17.04.675.

Ms. Kester stated that the Commission members could revisit the parking standards at the next meeting and that she would also provide an update on the Planning and Building Committee recommendations on parking widths.

Discussion Items:

Ms. Kester updated commission members on recent passing of the Gross Floor Area Amendment and Shared Parking Amendment by the City Council. She discussed the 2009 Comprehensive Plan docket scheduled for public hearing before the City Council on May 11th, 2009. Ms. Kester discussed the Height Restriction Area Amendment explaining that Council members had requested a work study session on the item. Ms. Kester discussed the Marina Parking Amendments that would be before Council members in June or July of this year.

Mr. Pasin asked if the Neighborhood Design Area program had been scheduled to go before the City Council. Ms. Kester stated that it had been placed on the Council's work program agenda.

MOTION: Move to adjourn at 7:25 pm. Ninen / Fisher – Motion passed.