

**City of Gig Harbor Planning Commission
Minutes of Work-Study Session
August 20th, 2009
Gig Harbor Civic Center**

PRESENT: Commissioners: Chairman Harris Atkins, Jill Guernsey, Joyce Ninen, Jim Pasin and Jeane Derebey Michael Fisher. – Absent Dick Allen
Staff Present: Tom Dolan, Jennifer Kester, Jeff Langhelm and Cindy Andrews

CALL TO ORDER: 4:06 pm

APPROVAL OF MINUTES:

The commission discussed the minutes of June 18th no corrections made.

MOTION: Move to approve the minutes of June 18th, 2009 as recorded. Derebey / Fisher - Motion passed.

The commission discussed the minutes of July 16 and corrections were made to Mr. Fisher's statement regarding water conservation and landscape regulations on page 6 item 4 and 5, changing the statement to read; "Mr. Fisher would be concerned if penalties would be charged for increased water usage above the standard rate".

MOTION: Move to approve the minutes of July 16th, 2009 as corrected. Derebey / Fisher - Motion passed.

The commission discussed the July 30 minutes and wanted the header to state special meeting.

MOTION: Move to approve the minutes of July 30th, 2009 as corrected. Ninen / Derebey – Motion passed.

**1. City of Gig Harbor, 3510 Grandview St, Gig Harbor, WA 98335 –
(COMP 09-0007, 08, 09, 11) – Utility Plans (TAB 7)**

Ms. Kester summarized the Utility Plan update and introduced Senior Engineer Jeff Langhelm for staff's presentation.

Mr. Langhelm discussed Ms. Kester's August 5th, 2009 memo relating to Utility Plans explaining the 3 revisions made to the Stormwater Comprehensive Plan, 2 revisions to the Water System Comprehensive Plan, adding that no revisions had been made to the Wastewater Comprehensive Plan. Mr. Langhelm described the revisions to the Stormwater Comprehensive Plan: Item #1 - language changes on page 3-1, the removal of the language "vibrant tourist stop" and replacing it with "regional center for commercial activities and services." Item #2 - on page 3-7 correcting the statement to note that Pierce County had identified multiple Aquifer Recharge areas within Gig Harbor and the surrounding UGA. Ms. Kester discussed item #3: The comments received and forwarded to Mr. Langhelm from different agencies will be used to update the plan and will include correction to Mixed Use designation description. Mr. Pasin asked what basis the revised definition would be based on. Ms. Kester replied the description would be based on the overlay.

Mr. Langhelm continued with the Water System Plan, reviewing the statement added to page 2.5 stating "It is the City's goal to meet these fire flow rates at sites where similar existing developments are connected to existing water mains," also discussing the intent of the language addition. Mr. Pasin suggested that the sentence should state existing city water mains. Mr. Langhelm explained the document encompassed only city water mains. Ms. Guernsey and Mr. Atkins asked for further explanation of the first sentence. Commission members discussed the language and the intent of the statement.

Mr. Langhelm discussed item #5 of the Water System Plan explaining the proposed policy requiring the applicant to pay for all upgrades to a system. Mr. Langhelm discussed areas in the city identified as having low fire flow, inadequacies in the system, and the intent of the city to share the responsibility of upgrades. Commission members discussed the language, expressing concern that as proposed it would put too large of a burden on commercial development. Ms. Kester acknowledged that the language would need to be clarified and asked if commission members would support the current policy. Ms. Ninen suggested adding a goal to include the existing sites into the criteria. Ms. Derebey also agreed the language should be changed. Mr. Langhelm explained that staff had presented to commission members the current City policy and that the specific language could be worked out a later date. Mr. Atkins asked if it would be considered a policy problem or a description problem. Mr. Langhelm responded a policy problem. Mr. Pasin stated that he felt if the system currently exists it should be the responsibility of the city to provide necessary updates. Commission members discussed their concerns and Mr. Atkins asked Commission members for their views. Ms. Derebey felt that some of the sentences had been contradictory. Ms. Ninen felt that if business redeveloped and increased their usage they should be responsible for a portion of the fees to upgrade (pro-rata share). Ms. Guernsey felt that a pro-rata share would be fine. Mr. Atkins had no problem with a pro-rata share also stating that he felt that upgrades to existing developments should be shared. Staff and Commission members discuss commercial and residential use, remodel and redevelopment. Staff and Commission members agree to continue the discussion the meeting of September 3rd, 2009.

Chairman Harris Atkins called for a 5 minute break.

1. Halsan Frey LLC – Carl Halsan, P.O. Box 1447, Gig Harbor, WA 98335 –
(COMP 09-0004) – Sunrise Enterprises Land Use Map Amendment

Ms. Kester discussed the Sunrise Enterprises Land Use Map Amendment, summarizing the amendment and the applicant's intent. Ms. Kester discussed Engineering's preliminary comments, previous and current land use designation and setback requirements. Ms. Kester introduced Carl Halsan for the applicant's summary.

Mr. Halsan presented on behalf of the applicant Walt Smith, providing a brief history of the site; discussing the past and current land use designation, uses, the infrastructure; and, the request by the applicant to have the lower 15 acres changed back to the County's designation of commercial. Ms. Ninen asked what the property north of the site had been zoned. Mr. Halsan replied single family residential with wetlands, also stating that the owner had not made any decisions on development at this time. Ms. Ninen asked if neighbors had made any comments on the proposal. Mr. Halsan replied not at this time. Mr. Atkins discussed consistency concerns with abutting properties. Mr. Dolan acknowledged the consistency concerns explaining that a goal had been set for 2011 to clean up all of the consistency concerns. Commission members

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continued to discuss the amendment, agreeing to move the amendment forward to the Public Hearing on September 17 without further discussion.

2. Robert Glass, P.O. Box 156, Gig Harbor, WA 98335 –
(COMP 09-0005) – Haven of Rest Land Use Map Amendment

Ms. Kester discussed the amendment, providing a history of the site and the November 2008 ordinance allowing cemeteries as conditional uses. Ms. Kester discussed density, use and the potential for expansion of the existing cemetery. Ms. Kester introduced applicants Carolyn Back and Kathryn Jerkovich of BCRA presenting on behalf of Haven of Rest.

Applicant Carolyn Back summarized the amendment, discussing the recently annexed parcels and the two parcels that had always been within the city's limits also describing the inconsistencies that the amendment would hopefully correct. Applicant Kathryn Jerkovich also discussed the amendment, future development, access to the lower east side piece and the possibility of entering into a development agreement to accept an R-2 zoning. Mr. Atkins asked if plans had been made to develop the lower piece. Ms. Back replied that the owners assume that they will develop in 15 to 20 years; however, they may want to develop as soon as 10 years. Commission members discussed the amendment agreeing that no further discussion would be necessary prior to the September 17th, 2009 public hearing.

3. City of Gig Harbor, 3510 Grandview St., Gig Harbor, WA 98335 -
(COMP 09-0012) – 3700 Grandview Street Land Use Map Amendment

Ms. Kester summarized the revisions to the Grandview Street Land Use Map Amendment also providing a history of the project. Ms. Ninen asked if the duplex had been removed from the plans. Ms. Kester responded yes. Mr. Pasin asked if all owners of record had signed the development agreement. Mr. Dolan responded a title report could be provided to double check. Ms. Kester introduced Carl Halsan, Agent on behalf of the applicant MP8 LLC.

Mr. Halsan presented the application, discussing the history of the project, previous decisions and the proposed revisions. Mr. Halsan discussed the removal of the lower portion duplexes, the denial of the height variance, revisions to the buildings to meet the height requirements, curb cuts, revisions to the setbacks on the north side and Pioneer and Grandview sides, as well as increasing the buffers and setbacks to keep the existing trees. Mr. Halsan continued to discuss the updated development agreement that would reflect the new square footages and parking stalls.

Commission members discussed the proposal, the existing and proposed tree surveys, parking stalls and impervious coverage. Ms. Ninen asked if porous pavement would be used. Applicant Mike Paul responded that they did not plan to at this time. Ms. Guernsey asked if the future dedicated right-of-way is still in the plans. Mr. Halsan replied yes. Ms. Kester discussed the performance standards for RB-2 zoning, larger buildings, underground parking and condominium units on the top floor. Commission members expressed concern for the height of the walls along the Grandview side of the project. Ms. Kester discussed the height allowances for wall planes and the proposed grading of the site. The applicant and Commission members continued to discuss the history of the project, tree retention, building height and footprint and overall neighborhood fit. Mr. Pasin asked the applicant how he intended to step the building to meet the 27 foot wall plane requirement. Mr. Paul explained that using a maximum square

footage of 10,300 square feet and the maximum height allowance of 27 feet, he would reduce down from those measurements and not exceed the 27feet height. Mr. Paul used diagrams to illustrate how the applicant planned to divide the structure into 3 levels. Mr. Dolan further explained that given the underground parking the applicant would have an additional 3 feet of space above ground.

Mr. Atkins suggested putting the item on the agenda for the September 3rd meeting for continued discussion.

Ms. Kester reviewed the agenda for the September 3rd, 2009 meeting; Utility Plan, Capital Facilities and the 3700 Grandview Street Land Use Map Amendment. Ms. Kester suggested that a start and stop time be discussed. Staff and Commission members agreed to begin at 4:00 pm and adjourn at 7:00 pm. Ms. Kester discussed the 2010 schedule updating commission members on the 36 hour work week proposed for staff, also discussing alternative meeting nights for Planning Commission meetings.

Mr. Pasin addressed Commission members informing them that he would like to step down from City of Gig Harbor Design Review Board, asking if anyone would be interested in serving. Mr. Pasin updated commission members on the current assignments that the Design Review Board had been working on. Mr. Dolan discussed the requirements. Mr. Atkins asked Commission members to think about it and suggested discussing it at the September 3rd meeting. Ms. Kester reviewed the meeting schedule through September. Commission members updated staff on their schedules, Ms. Guernsey will not be available for September 24th, Ms. Derebey will not be available for October 5th, Mr. Pasin will be unavailable for October 1st and 5th. Ms Kester reminded members that a quorum would not be necessary for October 5th however it would be necessary for October 1st, 2009.

ADJOURNMENT:

MOTION: Move to adjourn at 7:27 pm. Ninen / Derebey. - Motion passed.