

**City of Gig Harbor Planning Commission
Work Study Session and Public Hearing
Council Chambers
June 2, 2011
5:00 pm**

PRESENT: Harris Atkins, Michael Fisher, Jim Pasin, Bill Coughlin, Jill Guernsey, Craig Baldwin and Ben Coronado.

STAFF PRESENT: Staff: Tom Dolan, Jennifer Kester and Diane Gagnon.

CALL TO ORDER: at 5:00 pm

APPROVAL OF MINUTES:

MOTION: Move to approve the minutes of May 5, 2011. Pasin/Coronado – Motion passed.

WORK-STUDY SESSION:

1. WWR Properties, Inc., 3803 Bridgeport Way W., University Place, WA 98466

On July 13, 2010, Randy Boss, on behalf of Jim White of WWR Properties, Inc., submitted a revised application for a zoning code text amendment which would increase the commercial gross floor area in the C-1 district outside of the view basin from 65,000 square feet to 100,000 square feet, provided a conditional use permit is granted. This is the introductory presentation by the applicant on the amendment. Future work study sessions and a public hearing are expected.

Senior Planner Jennifer Kester gave a brief overview of the proposed zoning code amendment.

The representative for the applicant, Mr. Randy Boss went over the proposal and the Olympic Town Center project which prompted the proposed change. He distributed an aerial photo of other large buildings in the area and their square footages. Mr. Boss reviewed the history of the project and the previous applications made. He noted that they had asked for an increase previously and it had been too large of an increase so they were asking for a smaller increase at this time. He stated that their client Fred Meyer has scaled down their store size to approximately 80,000 square feet which is even less than what they had proposed in their current application. Mr. Boss then went over in more detail how a 78,000 square foot building will match the existing mass and scale of the existing buildings on the west side. He then made a comparison to several of the buildings in Gig Harbor North.

Commissioner Michael Fisher asked what the total of all the buildings would be in the proposed shopping center and Mr. Boss answered about 185,000 square feet. He then asked what the size was of the Fred Meyer store in University Place and Mr. Boss said

it was 165,000 square feet. Commissioner Craig Baldwin asked about how Gig Harbor North was developed and Ms. Kester answered that it was in the PCD zone and therefore it allowed for larger buildings. She explained where in the city C-1 zoning exists. She noted that this amendment would not apply to the C-1 parcel on the waterfront. Additionally she stated that the building size limitation applies to retail buildings only and that the original limitation was for 35,000 square feet and then increased to 65,000 square feet in this area. Commissioner Bill Coughlin asked if they were asking to reduce their request to 80,000 square feet and Mr. Boss said yes they were proposing to amend their request.

Ms. Kester went over the process for private text amendments. She also reminded the commission that this was an amendment to increase the allowed square footage and is not tied to Fred Meyer in any way. Mr. Fisher asked about how big of a building they could build if they were just building an office building and Ms. Kester noted that it would only be limited by the development standards. Mr. Coughlin noted that there would be more employment if it were developed as an office building and Ms. Kester said she could provide that data. Planning Director Tom Dolan stated that they also needed to think about whether the city could handle any more medical office. Ms. Kester said she would pull some minutes from the previous meetings on increasing the building size. Commissioner Jim Pasin said that he felt that the 80,000 square foot request was reasonable. He reminded everyone about the intent of the Westside neighborhood. Mr. Fisher asked about traffic and Mr. Boss answered that they have received traffic CRCs for a larger building and he explained the link that will be developed and other infrastructure changes. Commissioner Harris Atkins asked if it wasn't Fred Meyer, what it would be. Mr. Boss said that there aren't any other retail tenants who would build an 80,000 square foot structure; this is being done because of the financing and lease structuring. He said that they would probably divide the building up if Fred Meyer left. Commissioner Ben Coronado asked about vacancy rates on the Westside and Mr. Boss said that it is minimal. Mr. Dolan asked if there was any information that the Planning Commission needed prior to the next work study session on June 16th. The Commission then decided to continue the work-study session to after the public hearing scheduled at 6:00 pm.

They called a 5 minute recess prior to the public hearing at 6:00 pm

Commissioner Jill Guernsey had to leave at 6:00 pm.

PUBLIC HEARING

1. **CITY OF GIG HARBOR, 3510 Grandview St, Gig Harbor, WA 98335** - Application for a Comprehensive Plan Text Amendment (PL-COMP-11-0003) to add policies to two elements to support the State-mandated requirements to allow electric vehicle charging infrastructure in most of our zoning districts.

2. CITY OF GIG HARBOR, 3510 Grandview St, Gig Harbor, WA 98335 –
Application for a Comprehensive Plan Text Amendment (PL-COMP-11-0004) a companion amendment to a Pierce County UGA amendment to add the entirety of the waters of Gig Harbor Bay to the City’s municipal UGA.

Ms. Kester went over the two proposed Comprehensive Plan amendments, noting that she had received a comment from Carole Holmaas saying she was unable to make the meeting but that she had heard no opposition to the proposal to add the waters of Gig Harbor Bay to the City’s Urban Growth Area. Mr. Dolan noted that the County was also supportive of this amendment.

Mr. Atkins opened the public hearing at 6:05 pm and there being no comment closed the public hearing.

Mr. Coughlin asked why this area was not originally part of the UGA. Ms. Kester said that somehow in the county process, the line got moved and it was probably an oversight. She noted that the city does not currently have police authority on the other side of the bay. She noted that this UGA amendment process was a precursor to annexing this area.

MOTION: Move to recommend approval of both comprehensive plan amendments. Fisher/Pasin – approved unanimously.

Ms. Kester passed out proposed findings for the commission to review for the chair’s signature.

After the review of the draft findings, Mr. Atkins asked if there was a better term rather than “donut hole”. It was decided to put it in quotes. Mr. Pasin said he was fine with the proposed findings with the amendment and everyone agreed.

WORK-STUDY SESSION (continued):

The Planning Commission then held further discussion on the WWR Properties proposal. Mr. Atkins asked each of the Planning Commission members if they had any concerns that should be addressed prior to the next meeting. Mr. Coronado said he would like to know about vacancies in the neighborhood and the effects of approving this proposal on the downtown. Mr. Coughlin said he would like to see a current buildable lands survey and the undeveloped buildings in C-1. He would also like to see some long term projections from the applicant on the trends of these types of stores. Mr. Pasin said that he would like some information on the road that is being proposed and whether the city has agreed to that. Mr. Atkins said that he would like to see more information regarding the increased congestion this would create if other sites took advantage of this increased square footage. Ms. Kester said that staff would do a capacity evaluation of this change and an analysis of the intersections. Mr. Fisher said he didn’t really have any concerns and Mr. Baldwin said that he felt that the real issue was whether we wanted this to be an office building or retail and was C-1 intended for

retail. Mr. Fisher asked if Mr. Boss had information on retail purchases by household. Mr. Boss said he would try to provide something for their next meeting. Ms. Kester reiterated that she would provide some historical information as to why the limitation was imposed in the first place. Mr. Pasin felt that the community had changed radically and the history was no longer relevant. Mr. Coughlin asked about the impervious surface limitations and Ms. Kester said she would provide some information on the surrounding businesses and the sizes of the major tenants. Mr. Coughlin asked about the impact to stormwater and Ms. Kester said that with enough engineering the difference can be mitigated and the difference is not that large. Mr. Atkins asked for examples of other uses that might fit in 65,000 square feet versus 80,000. Mr. Dolan noted that this application is for a C-1 zone and there have been comments that this should be applied to B-2 so they might want to keep that in mind. Mr. Pasin said he didn't think that it was appropriate as it just complicates the process by adding B-2. Mr. Fisher asked if they approved the increase to 80,000 could they build 3 - 80,000 square foot buildings on this site and Ms. Kester said yes, if the site could accommodate it with a 20 foot separation. Mr. Atkins wondered if making this increase in C-1 would make it easier to occur in B-2. Ms. Kester said she would provide an analysis of the two different zones.

Mr. Dolan asked if they wanted to schedule a public hearing on this issue at this time. It was decided to make the decision at the June 16th meeting.

ADJOURNMENT

MOTION: Move to adjourn at 6:48 p.m. Pasin/Fisher – Motion carried.