

**City of Gig Harbor Planning Commission
Work Study Session
Planning and Building Conference Room
October 20, 2011
5:00 pm**

PRESENT: Harris Atkins, Craig Baldwin, Bill Coughlin and Jill Guernsey. Reid Ekberg, Jim Pasin and Michael Fisher were absent.

STAFF PRESENT: Staff: Tom Dolan

CALL TO ORDER: at 5:00

1. Performance-based Height Exceptions for Private Schools (PL-ZONE-11-0005)

A zoning code text amendment requested by St. Nicholas Catholic Church and School to include private primary and secondary schools in the uses eligible for performance-based height exceptions for gymnasiums and performing arts related facilities.

Mr. Dolan briefly went over the proposal and introduced Eileen McCain and Tom Bates who were present representing the applicant. Ms. McCain explained what the church was hoping to achieve and the history of the current height exception ordinance. Mr. Dolan noted that this does not grant a performance based height exception for St. Nicholas as their application will be decided by the Hearing Examiner. Discussion followed on the possible ways of making sure that the definitions are written in such a way as to ensure that this change wouldn't have unintended consequences. It was decided that this item was ready to go to public hearing on November 3rd, 2011.

APPROVAL OF MINUTES

Mr. Atkins asked for clarification on the last page in the second to the last sentence where it seems to imply that there were going to be two more hearings on the Shoreline Master Program. Ms. Guernsey suggested adding a period after the words "Department of Ecology requests" and eliminate the phrase "and take that to the public hearing to allow interested parties to comment".

MOTION: Move to approve the minutes of October 6th, 2011 as amended. Guernsey/Baldwin – motion carried.

2. Interim Parking Provisions for Existing Buildings in the DB zoning district -

Review of the adopted interim ordinance that added special parking provisions for existing buildings in the downtown business (DB) district.

Mr. Dolan went over the provisions in the interim ordinance. He then talked about the proposed workshop and the work that staff had done to date to organize the workshop on November 3rd, 2011. He distributed the Spinnaker Strategies downtown report. He

stated that he had not been able to get the parking survey as of yet. Further discussion was held on whether there were any possible conflicts with this ordinance and existing codes. He noted that there may also be a proposal by the Waterfront Association for marinas to allocate some of their parking to other uses that have differing peak times. Ms. Guernsey asked if the commission could have all the current parking regulations e-mailed to them prior to the next meeting and Mr. Dolan said he would e-mail the regulations along with the interim ordinance to them. He then went over the possibilities in this ordinance and what the Planning Commission may want to consider changing and/or adding. Discussion was held on the importance of listening to all the ideas and then decide which of them are appropriate to implement now. They discussed the three steps of this process, the first being the adoption of the interim ordinance. Ms. Guernsey cautioned that they needed to get this interim ordinance made permanent and then do further analysis after so as not to confuse the issue or slow it down.

3. Parking Provisions in the View Basin - Review of the existing private-property parking provisions for the commercial zones in the view basin and make recommendations for changes if appropriate.

The discussion of this item was combined with the previous agenda item.

Mr. Atkins suggested that staff send a letter to the Historic Downtown Waterfront Association and the Chamber outlining what had been discussed this evening.

ADJOURNMENT

The meeting was adjourned at 6:02 p.m.