



Minutes
City of Gig Harbor Planning Commission
Work Study Session
Gig Harbor Civic Center
November 6, 2014

5:00 p.m. - Call to order, roll call

Approval of Meeting Minutes: September 18, 2014  , October 2, 2014  

[Planning Commissioner - Rick Gagliano: Motion](#)
[Planning Commissioner - Craig Baldwin: 2nd](#)
[Planning Commissioner, Chair - Jim Pasin: Absent](#)
[Planning Commissioner - Pamela Peterson: Absent](#)
[Planning Commissioner - Bill Coughlin: Approve](#)
[Planning Commissioner, Vice Chair - Reid Ekberg: Approve](#)
[Planning Commissioner - Craig Baldwin: Approve](#)
[Planning Commissioner - Rick Gagliano: Approve](#)
[Planning Commissioner - Spencer Hutchins: Approve](#)
[Staff - Jennifer Kester: N\A](#)
[Staff - Lindsey Sehmel: N\A](#)
[Staff - Cindy Andrews: N\A](#)

Work Study – (Community Rooms A & B)

- 1. Waterfront Millville – Private Request Code Amendment** – Initial presentation of [00:01:48 Jennifer kester provided the](#) opening summary private application to allow the uses of Restaurants 2 and 3 in the Waterfront Millville zone.  

Ms Kester provided background also providing maps for property description. Discussed the Millville area and criteria for text amendments Jennifer referred to the staff rpt points of discussion / scope of the application noting this amendment is not specific to a specific site or restaurant. Discussing of current hours of operations / new proposal would set a last seating time aligned with the daylight savings and standard time. Discussed size of operations, building size limitations and restaurant 1 and 2 use and if they served wine / beer. Also where restaurants were allowed in adjacent zones. Location of Waterfront commercial zones/ other zones. And conditional use permits. Review scheduled discussed.

[Applicant](#) Carl Halsan – summarizes their proposal also introducing John Moist property owner agent. Mr. Halsan discussed historic criteria that use to be required and the fact that there is not specific criteria it is more general criteria currently. Ms. Kester further explained the criteria changes reading from the GHMC. Mr. Halsan explaining the terms of consistency with the comp plan / policy 3.12.1 out of the new- the new harbor element. 2nd 3.12.2 work w/downtown business and establishment to create a stronger economic base Goal 3.13 – supporting local efforts to attract and retain new business - consistency w/wm zone discussed. item #3 to be discussed by John Moist

[00:22:09](#) John Moist – 3323 Harborview Dr GM Arabellas Marina – discussed the visioning element of the comp plan – answers what conditions have changed. Historic waterfront and Finholm district discussed as anchors – History of Downtown 20 years ago. Discussed the Harbor Element. Conditions that have changed – the council / the pc and the community have – the Harbor Element speaks to the changes. National study homes that are within walking distance to restaurants and coffee shops increase in value = the new proposal is a 5 star restaurant. It is time to implement a plan – the proposal is consistent w/the new harbor element

[Carl](#) discuss the conditional use permit intent and process and his agreement with the process. [00:31:15](#) Rick Gagliano asked to clarify two conditions hours of operation A and B that have been proposed. Ms. Kester clarified. Mr. Moist also discussed his interactions w/the community and [the positive feedback that he is receiving](#). Mr. Carlson discussed parking standards and the limitations – also discussing the exception of existing commercial buildings that can change use. Size limitations, level 2 and level 3 differences from level 1

Pc members discussed the size limitations.

[PC members](#) – discussion

[00:38:13](#) Craig Baldwin - - likes presentation – adding hours of operation is a good idea – size limitations is a good idea.

Spencer Hutchins – Restaurant 1 JK clarified when the change was considered for 1 in 2112 / not asking for 2 and 3 at that time

John Moist further explained. RG explain the Conditional Use hearing for the old Red Rooster. JM discussed the concerns of the public at that time of the CUP Submittal. RG discussed the broadness of the text amendment. JM responded RG the term last Seating of the restaurant is a concern. PC members are apposed to the last seating condition – to inconsistent with other zones.

[JK – comments – SH](#) – comments this is the first text amendment on restaurant 3. SH difference between 3,2,1 – has there been a historical reason for a larger restaurant. JK – historic of being a planner – the reason that WM was created was intended to keep the fast food type business away. JM concludes with the spirit of the comp plan / Millville was created to protect the surrounding

homeowners – it has changed talking to the residences. BC – comments. JM Responds. BC are we moving towards a more commercialized district. RG – it is about the residences / how have the conditions for the sfr changed will they respond negativle to the changes? JM Coemts. SH – speaking of the ship to shore building as the potential rest. Concerns that when we move to additional restauratns being opened – not infavor of an amendment that has one or two purposes. JK spoke to the parking concerns. JM – speaks to the Conditional Use process and Alchol concern. RG – comments Jk shall I identify the non residential uses in WM and Across Hfarborview discussed the WM uses and hours. SH – proposed text amendment is more restrictive than current zones. JK yes. JM peak traffic 1:00 – 2:00 – proposal should not impact traffic. CH – this proposal is limited to a local provider / business – not directed at a national chain.

BC - Historic structures district – JK – I can provide that at a later date. BC – this could be a more high intensity area having a smaller restaurant . no drive thru’s JK yes. BC could this be adapted to net sheds – JK yes. BC 9:30 last seating – express his concern with this.

RG – what do we do to prep for the P. Hearing on NOV 20th? JK explains. Identify concerns for applicant information – identify infor you need – ask questons. RG – caution – presentation is steared towards a specific applicant / restaurant – but we are looking at a text amendment in whole – old code / new policy – we have not arrived at the regulations to implement it.the Harbor Element – Growth in the WM – preserving the SFR experiences, uncomfortable with agreeing with the postivie points when we don’t know what the future is. JM look at the Positive as well as negative

RE – can SFR confert to Non- SFR JK Yes must provide parking. RE – last seating? Is it a successful condition? CH? It is easier to enforce closing hours. JM – there has been direct city enforcement in the past. RE – change use in the entire zone – it is a concern – were there other avunues used to get a rest in the builong previous to a text amentd. CH yes – This was the direction we were asked to take.

BC how many busins in wm – JK I can attempt to determine if necessary – nonresidential.

[JK – list – of more information – provide more history 2011 ordinance](#) – adoption of Millville ordinance – map of non-sfr uses in buildings and across from Harborview – ite manual what is considered peak hours for small scale rest. Pull restaurns from the Harbor Visionig meetings. – applicant can provide additional inform / parking

BC – deliveries hours / regulations do we have them. JK no typically addressed thr Cup process.

RG – 3 references to the Harbor Element – JK – the applicant can be more specific if they wish.

RG – look at specific guidelines for new buildings? JK – yes the Design Manual. – I will bring up the basics. Sh- parking – current capacity vs the amount of used. Jk – yes. JM parking mitigation.

JK Parking.

RG expand beyond the zone – JK I will do a dot map - tides to Anthony’s

jK public hearing / noticing for November 20th. – go with broad. All of the harbor. Provide to Downtown e-mail list also.

Motion to adjourn:

Discussion of upcoming meetings – November 20, 2014 Public Hearing

Adjournment

Note: There is no public comment during work study sessions.