

**City of Gig Harbor Planning Commission and Design Review Board
Minutes of Joint Work-Study Session
Thursday, February 17, 2005
Gig Harbor Civic Center**

PRESENT: Commissioners Bruce Gair, Dick Allen, Theresa Malich and Chairperson Carol Johnson. Commissioners Scott Wagner and Kathy Franklin were absent.
Board members Linda Gair, Paul Kadzik, Jim Pasin, Dawn Stanton and Chairperson Chuck Hunter
Staff present: Steve Osguthorpe and Diane Gagnon.

CALL TO ORDER: 6:10 p.m.

NEW BUSINESS

1. City of Gig Harbor, 3510 Grandview Street, Gig Harbor WA – Proposed text amendments creating waterfront view corridors and limiting building sizes in the height restriction area.

Chairman Carol Johnson opened the meeting and set the order of discussion along with a clarification of what was discussed at the last meeting.

Planning Manager Steve Osguthorpe began with item 1.7.02 Setbacks. He went over the proposal as set forth by the City Council and distributed an illustration of how the requirement would work. He verified that the general consensus from the last meeting was that the group was not in favor of this requirement.

The next item was Building Separation and Mr. Osguthorpe illustrated various problems with the proposal stating that it was unclear as to how multiple building would have to be located on a site in order to comply. He further stated that there may be a more straightforward approach which would accomplish the same thing, and that would be to simply require an unobstructed view corridor every, say, 80 feet. He noted that the Design Manual does require progressively larger setbacks for frontage over 50’.

Board member Paul Kadzik stated that the real concern is really several lots possibly being combined into one large lot.

Chuck Hunter stated that he felt that if parks are done well with lots of view opportunities then there would be no need to try to break every building apart. Additionally he stated that if size were limited per parcel the same goal would be achieved.

Commissioner Dick Allen stated that the view corridor is too much for a property owner to have to give up and felt that existing setbacks functioned as a view corridor.

Board member Jim Pasin stated that in the Waterfront Residential zone only residential

is allowed and that he didn't feel size was a concern.

Planning Manager Osguthorpe stated that there had been some public concern for the size of single family residences and further pointed out that this proposal was not use specific.

Dawn Stanton then listed all the view corridors along the waterfront and stated that you can't just slap a blanket regulation on things.

Mr. Osguthorpe then asked the group to think about whether they were preserving character or view corridors.

Mr. Hunter reiterated that he felt that a building size limitation and current setbacks would achieve the same thing. Board member Jim Pasin pointed out that there is a maximum density. Mr. Osguthorpe followed up by explaining how density is calculated and illustrated how impervious coverage is calculated.

Paul Kadzik pointed out that the 2500 square foot limitation for commercial in the Waterfront Millville zone is actually more restrictive than a 2000 square foot footprint limitation and suggested an option for either 2000 square foot footprint with a 20' separation or 3500 square foot total.

Board member Linda Gair stated that if regulations are being placed on single family residences, having an option would be a good thing.

Dawn Stanton stated that she needed pictures and examples how this would work on all the parcels in order to make a decision and further stated that she felt this was a taking of personal property.

Paul Kadzik suggested a 3500 square foot limitation per lot in Waterfront Millville and Waterfront Residential and 6000 square foot limitation per lot in Waterfront Commercial with an option for a 2000 square foot footprint, excluding the Finholm District.

Dawn Stanton expressed a desire to allow zero setbacks in Waterfront Commercial as she felt there were no view corridors existing.

Other members expressed the need for even glimpses of open space between buildings creating a more open feeling along the street face.

Chairman Johnson suggested a 3000 square foot footprint in the downtown Waterfront Commercial zone and everyone agreed.

Commissioner Theresa Malich stated that she liked the variety of sizes along the waterfront rather than wall to wall buildings and Dawn Stanton stated that she felt it would happen anyway and that it was a matter of faith.

Discussion followed on the plans for the Historical Society site and the possible impacts these regulations would have on that site. It was decided to recommend no change to

the C-1 zone at this point and to wait for the charette process to be completed.

The next item was Building Massing using a Floor Area Ratio. There was no support for this portion of the proposal.

Discussion followed on fences and hedges and the City's ability to enforce these regulations. The group decided that the existing Design Manual regulations for fences were sufficient and that there should be no regulation of hedges.

Landscaping in side yards was discussed next and the group agreed to recommend that this section be removed. Commissioner Allen asked that Mr. Osguthorpe express to the City Council that himself Theresa Malich and Linda Gair supported these regulations.

Paul Kadzik had to leave the meeting at 8:25 p.m.

Chuck Hunter asked that the group discuss grandfathering. Planning Manager Osguthorpe explained grandfathering and how it is defined in the Gig Harbor Municipal Code. Dawn Stanton presented definitions she had found from other cities. Mr. Osguthorpe explained the non-conforming use section of the Gig Harbor Municipal Code and further stated that any change to that portion of the code would have to be processed under a separate text amendment and suggested that perhaps that could be recommended to the City Council.

Commissioner Theresa Malich noted that she would not be able to attend the Planning Commission meeting of March 17th, 2005.

NEXT REGULAR MEETING:

March 3, 2005 at 6pm – Work-Study Session and Public Hearing

ADJOURN:

MOTION: Move to adjourn at 8:45 p.m.
Gair/Pasin – unanimously approved

CD recorder utilized:
Disc #1 Track 1
Disc #2 Track 1
Disc #3 Track 1