

**City of Gig Harbor Planning Commission  
Minutes of Public Hearing and Work Study Session  
Thursday, March 18, 2004  
Gig Harbor Civic Center**

**PRESENT:** Commissioners Carol Johnson, Kathy Franklin, Bruce Gair, Dick Allen, Scott Wagner and Chairman Paul Kadzik. Staff present: Steve Osguthorpe and Diane Gagnon.

**CALL TO ORDER:** 7:00 p.m.

**APPROVAL OF MINUTES:**

Commissioner Allen asked that this item be moved to the end of the agenda to give everyone more time to read the minutes.

The Chairman opened the public hearing at 7:02.

**PUBLIC HEARING**

Proposed amendment to the Design Manual pages 71 and 95 – Allowable Siding Materials (ZONE 04-01). – Planning Manager Steve Osguthorpe outlined the proposed changes and stated that this amendment was being proposed to redefine siding materials on existing buildings. Mr. Osguthorpe further stated that the Planning Commission had discussed this issue at the work-study session on February 19, 2004 and that those comments had been incorporated into the ordinance before the commission tonight. He then read an e-mail from Commissioner Theresa Malich in support of the changes as proposed by staff as Ms. Malich was unable to attend this meeting.

Wade Perrow, 9119 N Harborview Drive, Gig Harbor WA 98332 – Mr. Perrow stated that he wanted to remind the Planning Commission that it is their responsibility to determine the destiny of the city and read from the goals in the front of the Design Manual. He then said that if the Planning Commission accepts what is presented today, an applicant would have to prove to staff that their proposal is as good or better than what could be approved by strict application of the standards. Mr. Perrow asked that the Planning Commission not prohibit anything as the basis of the Design Manual is to promote diversity and creativity. He proposed that the word traditional be removed and nothing further be done until the manual is re-written and concluded that each size and type of building deserves different regulations.

Chuck Hunter, 8829 Franklin Ave., Gig Harbor WA 98332 – Mr. Hunter began by stating that he was speaking as a private citizen, not as a member of the Design Review Board. He first asked that the Planning Commission not prohibit any kind of siding materials. He then read from page 4 of the Design Manual which states that the Design Review Board option encourages a creative approach to design. Mr. Hunter went on to say that the scale and application of a material is what is important and that not every façade needs to be an architectural wonder. He then pointed out that the ordinance

was silent on concrete panel buildings and he felt that there is a place for concrete panel buildings. He said that he felt Design Review should be more neighborhood specific and sited several locations around the city where metal and/or stucco had been used that he thought looked good.

Lita Dawn Stanton, 111 Raft Island, Gig Harbor WA 98332 – Ms. Stanton stated that she was speaking as a private citizen and not as a member of the Design Review Board. She read the Design Review Goals from page 2 of the Design Manual. Ms. Stanton then distributed a picture of a metal building that she felt exhibited good design and asked that commission to consider that perhaps scale is the issue. She pointed out that the Design Manual does not have an industrial section and that these issues need to be addressed on a case by case and neighborhood by neighborhood basis. Ms. Stanton expressed concern for prohibiting materials when there may be others that we haven't thought of.

There being no further testimony Chairman Paul Kadzik closed the Public Hearing at 7:42 pm.

Chairman Kadzik asked staff if the ordinance was silent on concrete panels.

Planning Manager Steve Osguthorpe read from the section of the ordinance which addresses concrete and stated that a project would have to go before the Design Review Board for the use of concrete panels.

Chairman Kadzik noted that the industrial application of metal siding is an issue that comes up frequently and asked how staff was proposing to handle this.

Mr. Osguthorpe stated that industrial buildings would have to meet the same design standards on the prominent façade and further stated that a definition of industrial buildings was being written for the Design Manual update that would be presented to the DRB for consideration. With a definition in place, he stated that it would be easy for the DRB to go through the entire design manual and identify specific sections that would not apply to industrial buildings.

Discussion followed on the use of the word "prohibited" and what other words could be used and adequately defined and enforced. Commissioner Wagner asked if a particular material is prohibited can the Design Review still allow the use of it and Planning Manager Osguthorpe replied that the Design Review Board would have to adopt findings to support the recommendation which could be difficult.

Commission Gair pointed out that Design Review is a creative process and not formula driven and that he felt the Planning Commission would be tying the Design Review Boards hands by prohibiting certain materials without considering a neighborhood by neighborhood concept.

Chairman Kadzik stated that although there is not a specific neighborhood section in the Design Manual, these are the types of things that are taken into considering when the Design Review Board looks at a project and that is why he felt that these materials

should not be prohibited but used in limited applications.

Commissioner Johnson asked staff if a limited use of these materials would give the Design Review Board enough muscle when there is an over use and still avoid legal complications by providing a formula for developers to adhere to if they did not want to go to the Design Review Board.

Mr. Osguthorpe answered that an applicant needs to know what is required and if the Design Review Board were arbitrary in their decisions then there would be a problem.

Commissioner Wagner voiced his concern with prohibiting materials and thereby creativity. He then cited several locations in the city where these materials had been used tastefully and stated that he felt more consideration needed to be given to the list of materials before voting on this issue. Additionally he stated that the way the “not to exceed 20%” section is written it appears that someone could apply 20% of each of these materials and it should be rewritten to allow a total of 20%.

Chairman Kadzik stated that he felt that the wording was clear and that putting the siding materials in the “not to exceed 20%” section rather than making them prohibited doesn’t make it any easier for an applicant who does not want to go to the Design Review Board but still leaves that option. He also stated that he thought that it wouldn’t be a problem to allow any of the discouraged materials, including spandrel glass, so long as it did not exceed the 20%. Planning Manager Osguthorpe indicated that it would be easy to make that change in the ordinance.

Planning Manager Steve Osguthorpe explained the format of the Design Manual emphasizing that this just changes this one item. He further stated that under the current legal climate for design review (e.g., Anderson vs. Issaquah) the City must provide specific standards that don’t leave developers guessing as to whether their proposal will be approved or not. He stated that the only reason we can provide a more discretionary standard is because we offer this dual process.

Commissioner Allen agreed with the suggestion to remove the prohibited siding materials and stated that he felt that there were areas where this type of siding would be appropriate.

**MOTION:** Move to recommend approval of the ordinance amending pages 71 and 95 of the Design Manual with the elimination of the prohibited materials section, including those materials in the 20% allowable section.

Franklin/Gair –

Commissioner Wagner voiced his concern with moving too quickly on this issue without considering allowing some of these materials in a larger application, perhaps 30%. He noted that there are applications which would not be visible and should therefore be allowed beyond the 20% limit.

Mr. Osguthorpe reminded the Planning Commission that this would only apply to

prominent façades (those facades visible from a public way). He noted that facades that were not defined as prominent would not be considered in the 20% calculation.

**RESTATED MOTION:** Move to recommend approval of the ordinance amending pages 71 and 95 of the Design Manual with the elimination of the prohibited materials section, including those materials in the 20% allowable section.

Franklin/Gair – Five commissioners voted in favor, Commissioner Wagner voted against.

**APPROVAL OF MINUTES:**

**MOTION:** Move to approve the minutes of February 19, 2004  
Johnson/Kadzic – unanimously approved

**NEXT REGULAR MEETING:**

April 1st, 2004 at 6pm – Work Study Session

**ADJOURN:**

**MOTION:** Move to adjourn at 8:30 p.m.  
Johnson/Allen – unanimously approved

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