

**City of Gig Harbor Planning Commission
Minutes of Work-Study Session
November 2nd, 2006
Gig Harbor Civic Center**

PRESENT: Commissioners Jim Pasin, Jill Guernsey, Theresa Malich, Joyce Ninen, Harris Atkins and Chairperson Dick Allen. Staff present: Jennifer Kester and Tom Dolan.

CALL TO ORDER: 6:05 p.m.

APPROVAL OF MINUTES:

MOTION: Move to approve the minutes of October 19th, 2006 with the correction of a typographical error on the last page. Pasin/Malich – motion passed unanimously.

NEW BUSINESS

1. **City of Gig Harbor, 3510 Grandview Street, Gig Harbor WA 98335** – Proposal by the City Council to exempt net sheds from the building size limitations (ZONE 06-1455)

Planning Director Tom Dolan gave a PowerPoint presentation on existing net sheds which lasted approximately a half hour. He noted that most of the data on building size was obtained from the Pierce County Assessor's Office and therefore staff was unable to guarantee its accuracy. Mr. Dolan answered questions from the Planning Commission. Mr. Allen explained that the net sheds were basically all the same roof pitch and size in order to have room to hang the nets.

Chairman Allen asked if there was any data available on the current uses of the net sheds. Mr. Dolan stated that it had not been accomplished yet and wished to get the Planning Commission's direction on the text amendment. He stated that staff would prepare a draft ordinance for the next meeting if the Planning Commission was in support of the amendment. Mr. Dolan advised that the City Attorney had stated that an actual inventory identified by address could actually be listed in the code in the definition of historic net shed. Chairman Allen identified a net shed that he believed should also be included. Mr. Dolan stated that he would follow up on that net shed.

Jim Pasin stated that he had provided some information from Victoria Blackwell of the Historical Society highlighting some of the net sheds that had been in the presentation. He had asked her to provide this to shed some light on the historical significance of these facilities. He then suggested that because there is some significance to the community perhaps the Planning Commission should consider requiring anyone who wants to keep their net shed to put it on the City's historic registry.

Chairman Allen stated that he disagreed with giving this allowance only to existing net sheds. He expressed that he didn't feel it was fair that new net sheds could not be exempt also from the building size limitation. He also asked if the net sheds would be required to maintain their current appearance.

Jennifer Kester stated that if the net sheds were put on the historic registry any changes to the net shed would have to go before the Design Review Board for a Certificate of Appropriateness to determine if the remodel was in keeping with the historic character of the structure.

Mr. Allen said that he believed that the net sheds would be remodeled and they would not look like they do now. Ms. Malich pointed out one of the net sheds that had already been remodeled to look completely different and that it no longer was original. Mr. Pasin said that he felt that this was a good opportunity to get property owners to preserve historic properties. Mr. Allen said that he felt he should be allowed to rebuild his net shed and have the same allowance. He suggested that perhaps in the two zones where over water construction is allowed properties should be given a blanket exemption of 1100 square feet. Ms. Kester clarified that he was proposing an exemption for over water construction of 1100 square feet and if your net shed went over that it would count toward the square footage limitation. Mr. Allen stated that if you have an existing net shed you have something of real value and to not give the same to other properties wasn't fair. Mr. Pasin suggested that existing net sheds be allowed an exemption of their entire square footage and new over water construction be allowed a 1000 square footage exemption.

Commissioner Malich asked about other state agencies and their regulations for over water construction. Ms. Kester answered that yes there were other agencies that regulated over water construction and they only allow over water construction for water dependent or water oriented uses.

Mr. Dolan suggested that staff could provide a spreadsheet with the existing net sheds and their square footages. Commissioner Harris Atkins asked about the difference between the portions of the net shed which were actually over the water. Mr. Pasin stated that he felt that it didn't matter when it came to the existing net sheds. He also asked if the deck would also be counted in the square footage.

Mr. Allen then brought up the issue of height and Ms. Kester explained that the height has to be measured within 50' of the building footprint and that there is a maximum downhill height. Mr. Pasin suggested that a standard could be developed to protect the character of old and new net sheds. Mr. Allen pointed out that they are not going to be used for net sheds and parking would have to be provided.

Commissioner Guernsey said that she would like to look at the Historic Preservation ordinance and how that could help. She then stated that she felt it was important to determine what they were trying to preserve. She asked if they were proposing that if someone adds their net shed to the Historic Registry that they agree to not demolish it. Mr. Pasin pointed out that with historic preservation the use becomes secondary. He

stated that he felt that what they are trying to preserve was the look and feel of the historic character of the structure with adaptive re use of the interior. Ms. Guernsey reiterated that she felt that if owners of net sheds were going to get this benefit then there had to be some cost for the benefit. Mr. Atkins stated that he felt that it was not only a historic preservation issue and noted that in the comprehensive plan there is a section that deals with architectural design and respecting the architectural design of net sheds specifically. He continued by saying that regardless of the use, there is still an architectural presence along the waterfront. Mr. Pasin added that if new over water construction is allowed then it should have to also have that same architectural presence. Mr. Atkins said that he would be concerned if we had people put their structure on the register and there was no incentive to maintain them.

Ms. Malich gave a brief synopsis of what had been discussed so far. Ms. Kester reiterated that all structures along the waterfront would have to meet our historic district standards. She noted that if new net sheds over the water are given an exemption she wondered if the new ones would be required to be put on the historic registry. Ms. Guernsey suggested that there also be a requirement that they remain on the registry.

Mr. Dolan said that staff would provide a spreadsheet outlining all the net sheds and their square footages for the next meeting. Ms. Guernsey offered to look for additional data at the assessor's office if staff could provide the parcel numbers. Mr. Pasin also asked that some information regarding height of net sheds be provided. Discussion followed on the need for a size limitation on new over water construction. Ms. Malich reiterated the goal and what the City Council had asked of them and that generally everyone was in agreement that net sheds should be exempted, it was just a matter of how it is done so that they are really preserved.

Mr. Dolan stated that at the next meeting staff would present a couple of alternative draft ordinances. Further discussion was held on the possible alternatives. Ms. Malich suggested that everyone read the historic preservation ordinance and think about what was being preserved.

Mr. Allen said he didn't see how staff could draft ordinances when there are so many things to consider. Mr. Dolan said that if the Planning Commission felt that they wanted to discuss the issue further prior to seeing a draft ordinance they could do that. Everyone agreed that having draft ordinances with proposed language would be more productive.

Mr. Dolan said that he would provide discs of the PowerPoint presentation to Commissioners Guernsey, Atkins and Malich and a print out of the presentation to everyone else.

MOTION: Move to cancel the November 16th Planning Commission meeting. Malich/Atkins – passed unanimously.

UPCOMING MEETINGS

November 16th, 2006 – Cancelled
December 7th, 2006 – Work-Study Session

ADJOURNMENT

Move to adjourn at 7:50 p.m.
Malich/Atkins – Motion carried

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