

City of Gig Harbor Planning Commission and Design Review Board
Minutes of Work-Study Session and Public Hearing
July 19th, 2007
Gig Harbor Civic Center

PRESENT: Commissioners Joyce Ninen, Harris Atkins, Theresa Malich, Jim Pasin, Dick Allen, Jeane Dereby. Board Members Rick Gagliano, Kae Patterson, Charles Carlson. (John Jernejcic joined late) Staff Present: Jennifer Kester and Cindy Andrews. Kurt Latimore from the Latimore Company was also present.

CALL TO ORDER: 5:30 pm

APPROVAL OF MINUTES:

MOTION: Move to table the minutes of June 21st until the meeting of August 2nd. Malich / Allen – Motion passed unanimously.

WORK STUDY SESSION:

1. **City of Gig Harbor, 3510 Grandview Street, Gig Harbor, WA 98335** - Discussion of Phase 2 of the Design Review Process Improvements – Housing Development Policies.

Senior Planner Jennifer Kester summarized the June 21st meeting reviewing the goals discussed for the proposed subarea's. Ms. Kester expressed her desire that in the upcoming meetings decisions could be made as to which characteristics should be included in the comprehensive plan and provide basic goal statements. Ms. Kester explained that the goal for the evening's discussion should focus on housing development related design policies specific to the topics of walkways, open space, tree retention, recreation, lighting, setbacks and architecture.

Board member Rick Gagliano provided a power point presentation demonstrating how other jurisdictions address housing standards with examples of garages, porches, frontage lots and lots utilizing alley entrances. Mr. Gagliano discussed the importance of variety through housing design, landscaping and arterial design. New Urbanism, open space, pedestrian connectivity and tree retention were also discussed. Mr. Pasin suggested that each member take a few minutes to express their thoughts.

Ms. Ninen stated she would like to see more pedestrian connectivity to lessen the reliance on vehicle traffic and also examine open space and tree retention policies. Mr. Atkins suggested front setbacks of 12-15 feet, tree lined sidewalks and incorporating sections of commercial with residential areas to develop a neighborhood feel. Mr. Atkins felt that developing the infrastructure prior to building homes would assist in the development of neighborhoods. Ms. Malich suggested pedestrian friendly tree lined neighborhoods,

retaining more trees within the residential lots. Mr. Allen expressed his concern that there would be no easy answers noting the demands on housing are more complex creating a need for greater density and a demand for better infrastructure. Mr. Carlson stressed the need for connectivity within developments utilizing pedestrian and bicycle trails. Mr. Carlson also noted a need for diversity in housing types possibly row houses and achieving open space as a trade off for higher density. Ms. Ninen suggested groups of planners or advisors be appointed to discuss development. Mr. Jernejcic commented on the origin of planned communities and subdivisions and suggested that we head back in that direction. Ms. Malich described the benefits and ease of walking and shopping in downtown Gig Harbor. Ms. Kester suggested that now would be a good time to begin writing the goals. Ms. Ninen commented on the aging population and the need for communities that would be oriented towards the aging and the empty nesters. Mr. Gagliano suggested subareas be developed around focal points noting the downtown area of Gig Harbor as an example. Mr. Gagliano noted that neighborhoods should also have the ability to change and grow as the needs of the community grow.

MOTION: Move to recess for a 5 minute break Malich / Allen Motion passed unanimously.

PUBLIC HEARING:

CALL TO ORDER: 7:05 pm

Ms. Kester noted that no roll call would be needed. Ms. Malich summarized the design review process improvements and then opened the public hearing up for comments.

David Folsom

Mr. Folsom commented on the need for a good arterial system within the city.

Wade Perrow , 9119 N. Harborview Dr

Mr. Perrow referenced the Visioning Statement written by Tom Beckwith and suggested that the 1994 Comprehensive Plan be reviewed. Mr. Perrow suggested that neighborhoods should be examined for design, size of homes, parks and open space, pedestrian connectivity, cluster developments and tree retention. Mr. Perrow also discussed the need for affordable housing and increased density.

Randy Boss., P.O. 237, Gig Harbor

Mr. Boss described downtown Gig Harbor as the core of the city and expressed his desire to see the quality maintained. He described the need for flexibility within the Design Manual specifically relating to tree retention, screening, retaining walls, maintaining natural topography, and location of primary structures. He concluded by stating the need for improvements to the Westside, the interchanges and lack of sidewalks.

Linda Gair., 9301 N Harborview

Ms. Gair praised the Uptown Center explaining that Gig Harbor is more than the downtown area. Ms. Gair expressed a need for consistency with regulations, a tree

ordinance, and nuisance ordinance, changes to the sign code and revised parking regulations in the downtown area.

John Holmas,.7602 Goodman Dr NW

Mr. Holmas commented on three points of concern, screening from Highway 16 in the Westside area, annexation of the east side of Gig Harbor, and a tree ordinance to protect views.

David Fisher,.7766 Beardsley

Mr. Fisher commented on the need for city officials to plan developments and infrastructure not the developer, provide higher density neighborhoods and more flexibility of different materials within the design manual. Mr. Fisher stated a need for better traffic programs, more sewer extensions and a better storm water system.

Carol Davis 3312 Harborview Dr.

Ms. Davis discussed the need for a tree ordinance, the need to discourage underground parking along Harborview Dr. and the removal of the curb bump outs along Harborview and Soundview Dr.

Ms. Malich and Ms. Kester thanked everyone for their comments. Ms. Kester discussed the upcoming meetings and invited the public to attend.

Chairman Malich closed the public hearing.

Ms Kester talked about the next steps and asked the board and commission members to begin writing goals and policies for discussion adding that in September the board could begin to focus on the language. Ms. Malich would like to compare the standards in the comprehensive plan with those in the design manual. Mr. Atkins would like staff to identify the issues that had been presented by the citizens and forward them to the board members. Ms. Kester agreed.

Ms. Malich announced that she will not be at the next meeting and Mr. Atkins agreed to chair in her absence. Mr. Pasin noted from the comments discussed by the public that public works should be involved in the discussion as many of the concerns had been related to roads and sidewalks. Ms. Kester agreed to talk to City Attorney Carol Morris regarding how public works could be introduced noting that it could require changes to the public works standards.

UPCOMING MEETINGS

August 2nd, 2007 Work Study Session

ADJOURNMENT

MOTION: Move to adjourn at 8:09 p.m. Malich / Atkins – Motion passed unanimously.

