

**City of Gig Harbor Planning Commission and Design Review Board**  
**Minutes of Joint Work-Study Session**  
**August 16th, 2007**  
**Gig Harbor Civic Center**

**PRESENT:** Commissioners Joyce Ninen, Jeane Derebey, Theresa Malich, Jim Pasin, Jill Guernsey and Harris Atkins. Design Review Board members Kae Patterson, Charles Carlson and Rick Gagliano were present. Commissioner Dick Allen was absent. Staff present: Jennifer Kester, Tom Dolan, and Diane Gagnon. Kurt Latimore from the Latimore Company was also present.

**CALL TO ORDER:** 5:35 p.m.

**APPROVAL OF MINUTES:**

Commissioner Ninen asked what ruled was being referred to on page 2, fourth paragraph of the minutes of June 21, 2007. Mr. Gagliano said that he believed it was the rule to limit square footage. Commissioner Harris Atkins asked that the minutes refer to the regulation to limit building footprint size and add that it was written without consideration for construction.

**MOTION:** Move to adopt minutes of June 21<sup>st</sup> as modified. Ninen/Atkins – Motion passed unanimously.

Chairman Theresa Malich then asked if anyone had any comments on the minutes of July 19<sup>th</sup>, 2007. Commissioner Rick Gagliano asked that on the first page, second paragraph, the wording arterial design and impact on the area wide vistas be added.

**MOTION:** Move to adopt the minutes of July 19<sup>th</sup> as modified. Atkins/Ninen – 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. Proposed amendments that will add neighborhood sub area design characteristics and new or amended policies on housing developments, native tree retention, street setbacks, natural topography retention and historic district design standards.

Chairman Malich noted that she had listened to the last meeting that she was unable to attend and she had gone over everyone's comments. She stated that she had spoken with councilmembers regarding a visioning process and advised that everyone stay positive and to bring their comments to the Oct 1<sup>st</sup> meeting. Theresa Malich and Harris Atkins both stated that they won't be able to attend the Oct 1<sup>st</sup> meeting. Commissioner Guernsey expressed that she would like them to be there and suggested that the meeting be moved.

Senior Planner Jennifer Kester explained what needed to be done prior to the Oct 18<sup>th</sup> meeting. The 17<sup>th</sup> and 27<sup>th</sup> of September were suggested as an alternative to October 1<sup>st</sup>.

Jim Pasin arrived at 5:55 p.m.

Ms. Kester went over the proposed language putting the neighborhood design element into the comprehensive plan. She then went over the different neighborhoods and their descriptions.

She noted that she had provided a topographic map in order to identify the view basin and its topography. She asked the group if they would like to look at the language first or the neighborhood map. Theresa Malich suggested that they go through each neighborhood along with the map.

### View Basin

Commissioner Jeane Derebey pointed out that East Bay was not noted in the description although it is mapped as part of the view basin. Ms. Kester added language to include the east side of the bay. Mr. Gagliano noted that perhaps Millville should be noted since the Millville area on the upland side of the street is not a commercial area but a residential area. Ms. Kester changed the list of historic areas to include Waterfront Millville. Mr. Gagliano said that he felt that the statement including East Bay should be removed since it was on the map. Mr. Carlson and Ms. Malich said they liked it the way it was.

Mr. Gagliano said that he would like to review the introductory language of 3.9.1 and 3.9.2 when they were done with each neighborhood. He noted that it would be helpful to develop some implementation language prior to completing the comp plan language to assure that they are accomplishing their goal. Ms. Kester said that there would not be enough time to develop code language prior to completing the comp plan language. Mr. Gagliano asked about the specific language that says design standards should enhance the characteristics of existing neighborhoods and ensure that new development is compatible with existing neighborhoods. Mr. Atkins agreed that the DRB may run into problems with this language when looking for guidance in what to allow. Ms. Malich pointed out that people want compatibility but that doesn't mean that everything has to look the same. Mr. Atkins noted that when something comes before the DRB, they have to use their judgment and follow use statements as guides. Board member Charles Carlson suggested they remove the second half of the sentence and just say design standards should enhance the characteristics of existing neighborhoods. Ms. Derebey said she liked having the sentence remain the way it was. Ms. Kester noted that first the DRB would go to the manual for guidance prior to referring to the comp plan. Mr. Gagliano said he was just concerned with developing implementation language with the words compatible. Kurt Latimore said that the design standards recognize the characteristics of specific neighborhoods and then they reflect those characteristics and enhance them. Ms. Kester changed the language to say "recognize" rather than promote and enhance. It was decided 3.9.1 should just be about recognition, 3.9.2 should be about promote and enhance and then 3.9.3 would be about identification.

3.9.1 - Design standards should recognize existing neighborhood characteristics

3.9.2 - Design standards should promote and enhance existing neighborhood characteristics.

3.9.3 - Neighborhood design areas

Jill Guernsey said she liked the word compatibility. It was decided to add the words “and be compatible with” in 3.9.2. Kurt Latimore pointed out that sometimes reinforcing certain neighborhoods was not what the City wanted and perhaps they should add the word “vision”. It was decided to remove the word “promote”. Mr. Latimore said that he thought it would be useful to state the design standards should be used to reinforce the neighborhood. Mr. Gagliano noted that we are trying to promote the positive neighborhood characteristics. Mr. Atkins said that he felt that comes in when you describe each neighborhood and those desirable neighborhood characteristics.

Mr. Gagliano asked if would be necessary to come up with different standards for each neighborhood and Ms. Kester explained that with each standard developed it would be indicated where they applied. Joyce Ninen asked about the waterfront design section and Ms. Kester said that the section will be moved but will remain.

Mr. Gagliano asked about what happens when someone wants to annex and Ms. Kester said that they will annex into a neighborhood and if the UGA ever expands then the council would have to implement the pre-annexation intents.

#### View Basin

Mr. Atkins said he didn't really like the words tourist activities. Ms. Malich suggested community activities. It was agreed to change the language. It was decided to change the word fishing to maritime. Ms. Ninen suggested adding a sentence about pedestrian activities. It was decided to add pedestrian walkways.

#### Soundview

Everyone liked the title. It was suggested to remove the sentence “the neighborhood is used extensively by pedestrians”. Mr. Gagliano asked why say older multi-family development. Mr. Atkins noted that this was a gateway neighborhood into Gig Harbor. Ms. Kester added a sentence saying the neighborhood serves as a gateway to historic Gig Harbor providing scenic views of the Narrows, Colvos Passage and Mt. Rainier. It was decided to change the language to “a mixture of multifamily buildings and contemporary and older single-family homes”. It was then decided to change it to say “multifamily and single family homes”. Mr. Atkins noted that on the map where Hunt intersects Soundview there are two lots that are on top of the ridge. Ms. Kester pointed out the two lots but cautioned that they are zoned RB-2. It was agreed to add the two lots to the Soundview area. Ms. Kester asked about how far down Grandview they wanted this area to extend. Discussion was held on adding the lots on Grandview all the way to Stanich.

Theresa called a 5 minute recess at 7:00 p.m. Jill Guernsey excused herself from the remainder of the meeting. The meeting was reconvened at 7:05 p.m.

Mr. Carlson asked about the boundary of the view basin along Peacock Hill. Ms. Kester pointed out on the topography map where the ridgeline was located. Discussion was held on the surrounding properties and whether they had views. Ms. Kester noted that the areas identified as the view basin could help to define the height restriction area. It was decided to add some properties along Woodworth and Ringold. Ms. Kester asked about the area on Rosedale Street. It was decided to add one property along Rosedale.

### Gig Harbor North

Board member Kae Patterson commented that it is a regional service area for more than the Gig Harbor area. It was decided to switch the order of the sentences. It was decided to add the word medical to the list of uses. Mr. Gagliano suggested adding the word “large” before “natural areas”. Rick Gagliano and Jeane Derebey both said they didn’t like the phrase about the vacant land. It was decided to change it to “considerable lands available”. It was decided to remove the reference to ten years. Charles Carlson said that he wanted to discuss the map. Planning Director Tom Dolan noted that there are annexations in the works to annex the area of the hole along Burnham Drive. Mr. Carlson said that there is a large amount of employment along Burnham Drive. Ms. Derebey pointed out that the densities of the residential uses are different. Mr. Gagliano said that he would like to change the word pedestrian amenities to pedestrian connections. Ms. Derebey suggested adding something referencing the density of the residential area. Ms. Malich said that she didn’t feel that they needed to be that specific. Mr. Carlson said that he would like to add “and bicycle” after the word “pedestrian”.

### Peacock Hill

Mr. Gagliano suggested scratching the last sentence and changing the word larger to large. Ms. Kester then asked if everyone agreed with the map and everyone agreed with the boundaries proposed.

### Kimball/Wollochet

Ms. Patterson wondered if this neighborhood should be split and Ms. Kester suggested that perhaps it should be part of another neighborhood. Mr. Gagliano suggested that it remain and change the description. Mr. Gagliano wondered if the high school should be included in this area. Ms. Malich asked if it should be divided at SR16 and referred to as Kimball and Hunt/Wollochet. Ms. Patterson said that she felt that the high school related to the Kimball/Wollochet area. Mr. Atkins thought maybe the Westside should be called Uptown. Mr. Gagliano said that to him it is the top of the basin. Mr. Carlson suggested the ridge and Mr. Gagliano suggested the plateau. Mr. Carlson also said that it should be divided at SR16. Ms. Malich said that she thought that north of Grandview should be included in the view basin. Mr. Gagliano expressed concern with including the area and the design implications. Ms. Kester reiterated that they wanted the area north of

Grandview added to the view basin and Kimball and Olympic Village as part of Soundview. She said she would add a description for that area to include mixed use on the ridge. It was decided to change the west side to Hunt/Wollochet. Mr. Gagliano suggested that rather than adding those neighborhoods to other areas they call it the Interchange as it related to the Wollochet Interchange. Ms. Patterson said that north of Grandview was not the Interchange. Mr. Gagliano suggested they discuss the Westside and think more about the Kimball Wollochet area.

### Westside

Ms. Kester noted that maybe the part left from the changes to Kimball/Wollochet could become Westside and asked if the Westside goes from Wollochet south or 72<sup>nd</sup> south. Ms. Derebey suggested that there could be a Rosedale neighborhood. Everyone liked the idea. Mr. Carlson suggested that the Westside go from Wollochet south and everyone agreed and then everything further north be called Rosedale/Hunt. Ms. Kester said that she would rework the language for these neighborhoods. Mr. Gagliano suggested that when making the changes to the east side the division should be at Pioneer and everyone agreed. It was also decided to add the school into the Rosedale/Hunt area.

### Employment

Ms. Malich suggested leaving the name and Mr. Gagliano said he would like to change it. He said he would like to say that it is industrial. Ms. Kester asked that everyone come back with some suggestions.

### Purdy

Mr. Gagliano suggested changing the phrase “several gas stations” to “local services”, “Peninsula Light” to “public utilities” and “Peninsula High School” to “school facilities”. It was decided to change the wording to “As the gateway to the Key Peninsula Purdy has enjoyed a unique identity in its relationship to Henderson Bay”.

Ms. Kester said she would bring back language for next time and would come up with some housing design goals.

### UPCOMING MEETINGS

September 6<sup>th</sup>, 2007

### ADJOURNMENT

MOTION: Move to adjourn at 8:20 p.m. Atkins/Derebey – Motion passed unanimously.