

**City of Gig Harbor Planning Commission
Work Study Session
Planning and Building Conference Room
February 2, 2012
6:00 pm**

PRESENT: Harris Atkins, Reid Ekberg, Jim Pasin, Michael Fisher, Bill Coughlin, Rick Gagliano and Craig Baldwin.

STAFF PRESENT: Staff: Tom Dolan and Jennifer Kester

CALL TO ORDER: at 4:00 p.m.

ELECTION OF OFFICERS:

MOTION: Commissioner Pasin nominated Harris Atkins to continue as Chair and Mr. Fisher seconded. Motion carried.

MOTION: Commissioner Fisher nominated Mr. Pasin to continue as Vice Chair. Mr. Baldwin seconded. Motion carried.

APPROVAL OF MINUTES:

MOTION: Move that the minutes of November 17th be approved as written. Pasin/Fisher. Motion carried with Mr. Gagliano abstaining

MOTION: Move to approve the minutes of December 1st as written. Pasin/Baldwin. Motion carried with Mr. Gagliano abstaining.

1. Downtown Parking – Finalize written recommendation on changes to the parking regulations in the downtown consistent with the Commission's motion at their December 1, 2011 meeting.

Ms. Kester went over the changes made as a result of the work study session on December 1st. She noted that Senior Planner Peter Katich had some concerns that the existing language and the WAC may make it difficult for a marina owner to lease parking to a non water enjoyment use. Discussion was held on whether to include this in the recommendation to council or to address this separately. It was decided to go forward with the recommendation as it's written. Mr. Atkins asked that the table of parking stall sizes, etc. be removed since they are changing that. It was decided to remove all the portions that weren't being changed. In 17.72.070, Mr. Gagliano asked if there was a defined View Basin and Ms. Kester said that yes, it was defined in the comprehensive plan. He also asked that the wording be clarified to state that the use must be allowed in the zone. Mr. Baldwin felt that it didn't need to be stated as all other requirements still need to be met. Ms. Kester also stated that she didn't feel it was needed.

MOTION: Move to approve the recommendation as amended. Baldwin/Fisher – Motion carried with Mr. Gagliano abstaining.

2. Fireplaces in Setbacks and Housekeeping Amendments – Review of potential housekeeping amendments for 2012.

Mr. Dolan explained that Quadrant had been proposing fireplaces in some of their homes in the Ridge development and how that had prompted this proposed change to allow fireplaces to encroach into the setbacks. Ms. Kester noted that there are other items that are allowed to extend 18” into the setback. She also stated that the Planning and Building Committee had discussed that there may be a difference between a fireplace insert and a full chimney. Mr. Pasin said that he felt it was fine to allow fireplaces to encroach into the setback. Discussion was held on whether there should be a width limitation. It was decided that chimneys and/or vents should be allowed to encroach 18” into the setback.

Ms. Kester went over the other issues being proposed as housekeeping amendments. First was for communication facilities to allow more encouragement for co-location. Also it was being proposed to consolidate some definitions and correct some references within the code. It is also being proposed to add 3 year expiration for PRDs and PUDs. She then went over SEPA appeal noticing that would be put into the standard noticing section. There were additional areas of simple typos, etc that needed to be corrected.

3. Side Setbacks in the Historic District – The City has proposed amendments to clarify the regulations for side yard setbacks on multi-building sites in the Historic District.

Mr. Dolan explained that this issue was brought to staff’s attention when the canoe and kayak club wanted to put a shelter at Skansie Park. He noted that this is a wider issue than just this property. If a property is wider than 50’ then the setbacks get exponentially wider and can be cumbersome. Mr. Dolan illustrated how the requirement is applied currently. It was being suggested that the commission consider allowing the view corridors to be split as long as they are not less than 10’. Ms. Kester went over the zones that would be affected by this proposal. Mr. Gagliano talked about how this regulation was intended to be used when the design manual was first adopted. He noted that it was mostly intended for the residential areas. Mr. Dolan illustrated another way the code could be interpreted that meant the code should be clarified to prevent. Discussion was held on whether to include the Design Review Board in this discussion. It was decided to invite the DRB members to the next Planning Commission meeting. The commission asked for data on lots within the historic district that are more than 50’ wide.

4. Schools and Churches in B-2 – The City Council has sponsored an amendment to allow schools and churches in the B-2 zone. Direct consideration by the Council has been requested.

Ms. Kester noted that this had been discussed previously as just schools and now churches are being added to the proposal. It was decided this was an appropriate proposal and should be put forward.

5. Short Course on Local Planning Focused on Historic Preservation and Downtown Revitalization – A recap from those who attended the January 5th short course and follow-up discussion.

Discussion was held on things learned from the short course and developing a vision for the downtown. Mr. Atkins asked that staff communicate the commissions desire to continue developing this vision.

Ms. Kester asked the commission if they wanted hard copies of all documents in the future. It was agreed that they could print out the smaller items but that staff would make copies of the larger items.

Meeting was adjourned 7:26 p.m.