

**City of Gig Harbor Planning Commission
Work Study Session
Planning and Building Conference Room
March 15, 2012
5:00 pm**

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

STAFF PRESENT: Staff: Tom Dolan and Jennifer Kester

CALL TO ORDER: at 5:00 p.m.

APPROVAL OF MINUTES:

Commissioner Rick Gagliano suggested that language be added to the February 16th minutes to indicate that David Fisher and Darrin Filand felt that the proposed amendments were a more flexible approach to let applicants have the option to have corridors on either the side or internal to the lot. He stated that the discussion of this issue was fairly close to the end. Ms. Kester suggested that the language be added on the second page in the first paragraph, after the word “tweaking”. The sentence would say, “Mr. Filand and Mr. Fisher both felt that adding the flexibility to the site planning process where corridors could be located on the sides or internally would be a benefit”.

MOTION: Move to approve the minutes of February 16, 2012 as amended. Gagliano/Pasin – Motion carried.

MOTION: Move to approve the minutes of March 1, 2012. Ekberg/Gagliano – Motion carried.

Ms. Kester passed around the participant roster for the commissioners to sign.

1. **Side Yard Setbacks in the Historic District outside the DB Zoning District** – Finalize written recommendation on changes to side yard setbacks in the historic district consistent with the Commission’s motion at their March 1, 2012 meeting.

Ms. Kester went over the recommendation and the code changes that will occur. She outlined the language clarifying that this would apply only to structures landward of the ordinary high water mark. Mr. Atkins voiced his concern with consistency, noting that this was the only place where there was an exception to the Shoreline Master Program. He also stated that he felt it was clearer to tell people what they can’t do rather than what they can. Mr. Dolan stated that it was easier to administer the way it’s written. Ms. Kester then went over the provision where the view corridor must be consistently parallel for the length of the property and what can be in a view corridor. She continued going over the proposed language within the recommendation.

Mr. Pasin asked if they wanted to use the word “squished”. Ms. Kester suggested “located close together”. Mr. Gagliano asked about item (b) ii. He wondered if part of the language “the total of the required side yard setback view corridor must be provided” from (b) needed to be repeated. Ms. Kester stated that she felt that it was clear and suggested that she ask the City Attorney if that language needed to be added. It was agreed that Ms. Kester should ask the City Attorney. Mr. Gagliano wondered if the appropriate term should just be a view corridor rather than setback and Ms. Kester agreed to ask the City Attorney that question as well. Mr. Atkins suggested that in the findings of fact it be mentioned why they elected to eliminate the waterfront view corridor and change it. It was agreed that Ms. Kester would explain that verbally when presenting the recommendations.

2. **Downtown Historic Preservation and Planning** – Initial discussions on View Basin code considerations. Formal review to begin in the summer.

Ms. Kester then discussed the code considerations coming forward related to downtown. She went over the five things that the council currently has on the list. Mr. Dolan explained that the council had not formally amended their work program. It was noted that Mr. Atkins is on the Downtown Vision Committee. Mr. Dolan explained the role of this committee and its members. He noted that Jill Guernsey and Lita Dawn Stanton have been interviewing community members to ascertain their vision of downtown. He explained that a vision would be developed for the downtown and that what most people think of as the downtown encompasses more than just the DB zone. This committee wants to have the City Council formally adopt the vision and then from there there would be amendments to the city’s Comprehensive Plan’s goals and policies with text amendments being developed from those goals and policies. Mr. Dolan stated that the Comprehensive Plan amendments would probably not be adopted until the fall of 2013 and many members of the committee and the council felt that that was too long to wait. Therefore, some common sense amendments will come to the Planning Commission prior to that time. Discussion was held on the role of the Planning Commission in working on this vision and how historic preservation works with economics. Mr. Dolan emphasized that there will be a lot of public involvement in this process. Mr. Atkins asked about which of the common sense items did the commission feel were independent of the visioning process. Discussion followed on how the commission could work on these items before the visioning process begins. Everyone agreed that most of them were great ideas and things that could be done sooner. Mr. Coughlin agreed but also cautioned that they needed to keep it a dynamic process and in concert with the visioning effort. Mr. Dolan and Ms. Kester explained that the list may change or grow as the interviews and meetings with the public occur and that it is the City Council’s direction that this work program be followed.

3. **Zoning Code Text Amendments** – Discussion on text amendment process issues

Ms. Kester talked about the processing of text amendments and possible improvements. It was decided that Ms. Kester would take the process for

comprehensive plan amendments and use that as a base for crafting language for a zoning code text amendment process.

OTHER BUSINESS

Mr. Pasin suggested that periodically the commission members attend City Council meetings in order to get a sense of the how the council functions. Mr. Atkins asked if staff could let them know when an issue they have made a recommendation on goes before the council and Ms. Kester said that she would try to remind them and went over the ones coming up next. She then went over what the council had decided on the downtown parking provisions. Mr. Gagliano noted that it is beneficial to attend Design Review Board meetings when there is an issue that overlaps.

Ms. Kester noted that the next meeting will be about medical marijuana collective gardens and Chief Davis and the City Attorney will be in attendance.

ADJOURNMENT

MOTION: Move to adjourn at 6:48 pm. Gagliano/Pasin – Motion carried.