

**City of Gig Harbor Planning Commission
Work Study Session
Planning and Building Conference Room
June 21, 2012
5:00 pm**

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

STAFF PRESENT: Staff: Tom Dolan, Jennifer Kester and Lita Dawn Stanton

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

APPROVAL OF MINUTES:

MOTION: Move to approve the minutes from June 7, 2012 as written.
Pasin/Baldwin – Motion carried

WORK STUDY SESSION:

1. Downtown Zoning Code Amendments – Review of sample buildings

Ms. Kester went over where they had left off at the last meeting and explained that they had wanted to go over some sample buildings and compare what the current zoning allows and what could be allowed with the amendments. Mr. Pasin asked about how many building owners have actually approached the city about upgrading their buildings and Ms. Kester went over all the buildings in the downtown that had done renovations in the last few years and explained what some of the obstacles had been. Mr. Coughlin asked about the fees and Ms. Kester stated that she hadn't had a chance to gather that information but would have it for their next meeting. Discussion followed on different options for incentives. Ms. Stanton spoke briefly about how historic properties are listed for their interior uses and exterior qualities.

Height restrictions were discussed and examples were given on the heights of some existing buildings and what could be built. Ms. Kester stated that it had been discussed that perhaps one of the common sense amendments should be to just allow two stories if you go to the Design Review Board.

Some of the more contentious projects were discussed next and the reasons for their issues and whether there would be as many issues today. Options were brought up for how to word possible alternatives to existing code.

It was noted that perhaps Neptunes Court should be added as a case study for the open house along with The Harbor Landing Mall.

Ms. Kester went over the recent parking changes and how it may affect future code changes. Further discussion was held on parking in the downtown.

There is a break in the minutes due to a malfunction in the recorder.

ADJOURNMENT

MOTION: Move to adjourn at 6:40 p.m. Coughlin/Pasin – Motion carried.