

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

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

**STAFF PRESENT:** Staff: Tom Dolan

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

**APPROVAL OF MINUTES:**

The minutes will be approved at the next meeting after everyone has had a chance to review them.

**WORK STUDY SESSION:**

**Downtown Zoning Code Amendments** – Planning Commission’s review and identification of codes that inhibit the preservation of character-defining historic buildings in the downtown.

1. Public Hearing Preparation (Scheduled for Dec. 6<sup>th</sup>):
  - a. Determine noticing area

Mr. Dolan went over the proposal to notify the Downtown Business zone and the Waterfront Commercial zone along with properties within 200 feet of those zones. It was noted that it would also be sent to the individuals on the visioning list.

- b. Review summaries and draft code for two items scheduled for the hearing – Interior gross floor area (Topic #2) and Nonconforming structure remodels/rebuilds (Topic #1/6)

Mr. Dolan distributed the proposed language for the above topics. Everyone was in agreement that the proposed language for Topic #2 was good. Discussion continued on the nonconforming structure item. Mr. Atkins pointed out a typo on the 2<sup>nd</sup> page and Mr. Dolan stated that he would have Ms. Kester correct the language as he wasn’t sure with the intent. Mr. Gagliano asked about a phrase stating “to the maximum extent possible”. He felt that there should be a more specific reference to which codes were being addressed.

2. Work-study on building heights  
Topic #4: Consider height increase allowances for buildings in the View Basin (up to 2 stories).

Mr. Dolan went over the current regulations for height and how they are measured. Mr. Gagliano distributed some examples of what could be constructed under these regulations. Discussion was held on various scenarios for flat roofed and pitched roofed structures. Mr. Dolan asked what the commission believed the necessary height limit should be in order to achieve two stories. Mr. Pasin asked for comments regarding any new building having flat roof design elements. Mr. Atkins wondered why we would require flat roofs. Mr. Baldwin pointed out that we were trying to provide more flexibility. Mr. Gagliano suggested that two stories could be achieved with 26' and that 28' could encourage someone to squeeze in 3 stories. Mr. Dolan stated that he could have Paul Rice our Building Official to come to the next meeting for his advice. Further discussion was held on different areas along Harborview and how a 26' or 28' height limitation would affect the streetscape. The commission then discussed which areas should have this increased height allowance. It was decided for discussion purposes at the public hearing propose limiting it to the Downtown Business District and Waterfront Commercial abutting Downtown Business. Mr. Pasin suggested that the area around the Beach Basket be included. Mr. Dolan said he would look more closely at what is currently allowed for that area.

Discussion was then held on which uses could take advantage of the increased height. Mr. Gagliano suggested that the regulations be simplified and that there be no difference between the uses. He also suggested the elimination of the basic structure allowance in the Db and the WC abutting the DB. Roof type was then discussed and everyone agreed that it should just be left open for each individual situation. The downhill measurement was talked about and it was suggested that it could be increased to 32 from 27 feet. Mr. Gagliano asked if the goal was to allow three stories on the downhill and stated that 32 wouldn't achieve that. Mr. Atkins emphasized the value of continuity with what is already built and Mr. Baldwin agreed. Building size was discussed and Mr. Dolan stated that the subject will probably come up in the changes as a result of the visioning process. It was decided to propose 32 for discussion at the public hearing.

Mr. Dolan asked the commission if they wanted to allow the increased height on any other streets. It was decided to finish this topic at the next meeting.

### **Other Business**

Discussion of upcoming meetings – December 6<sup>th</sup>, 2012

### **ADJOURNMENT**

MOTION: Move to adjourn at 6:42. Pasin/Ekberg – Motion carried.