

**City of Gig Harbor Planning Commission  
Work Study Session  
Planning and Building Conference Room  
March 7, 2013  
5:00 pm**

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

**STAFF PRESENT:** Staff: Jennifer Kester, Lita Dawn Stanton and Lindsey Sehmel

**Work Study Session – 5:00 p.m.**

1. **Residential Building Height and Front Setback along the Waterside of Harborview and North Harborview Drive** – Consider where height should be measured for residential buildings along Harborview and North Harborview Drive to allow for the retention of the historic residential character of that streetscape.

A report was given by Ms. Kester on the outcome of the meeting with the Planning and Building Committee. She went over the three options discussed. The first was to measure height at the property line or sidewalk, the second option was moving the setback for residences along the water side of Harborview and the third was proposing changing the 18' height limit to 27'. She noted that the committee talked about the need for more livable space but they felt that the third option should not be considered as part of the common sense amendments. Ms. Kester stated that the committee liked the first and second options. Mr. Pasin distributed some information he wanted to present to the commission. Mr. Atkins suggested they move forward with Agenda Items 1 and 2 and then if the commission wanted to discuss Mr. Pasin's proposal, they do so at the next meeting. Discussion was held on the first option related to where height would be measured and Ms. Kester asked if height should be measured from the property line or the sidewalk. She suggested that it be the property line since that is where we measure from for commercial development and that would make it more consistent. It was noted that if the goal is to bring houses above the level of the sidewalk then you should measure from the sidewalk. Ms. Kester explained that with the adoption of the new Shoreline Master Program it will reduce the amount of buildable area, so changing the setbacks alone would help that situation. It was decided to go to public hearing with options one and two. Scheduling for the hearing was discussed. It was decided to hold the public hearing at a special meeting on April 11, 2013.

2. **Downtown Building Height Amendments** – Preparation for open house and public hearing.

Ms. Kester noted that Mr. Baldwin had gone out and taken pictures with a story pole so that graphics can be created for the meeting. She asked that a discussion be held on the schedule for the evening, keeping in mind that the public hearing needs to be held at 6:00 p.m. Mr. Atkins suggested that there be a briefing on the graphics at the

beginning of the meeting so that everyone is educated on the amendments. Ms. Kester went over the language that will go into the public notice and the graphics that will be provided at the meeting. Discussion was held on who will be noticed. It was decided to notice property owners within the commercial zones of the Historic District, along with all the community groups. Additionally, it was decided that notice should be provided two lots away from the Downtown Business zone.

Mr. Pasin's proposal was discussed. He stated that he was proposing this so that older residences could be rebuilt. Mr. Pasin went on to say that he was concerned with so many of the older homes being torn down and being rebuilt in a way that doesn't necessarily reflect the historic character. Ms. Kester noted that the current proposal for the DB and WC would apply to residential in those zones. Mr. Atkins wondered how you define whether someone is rebuilding what they had. Ms. Kester explained the current regulations and what you would be able to rebuild if your home is destroyed by an act of nature. She noted that within the Shoreline Master Program designation you are allowed to rebuild by choice. Mr. Gagliano noted that there are lots of other modern requirements that affect what you can rebuild. Mr. Atkins stated that this is allowed in other zones and that the only difference with this proposal is that this is geared toward replicating a house. Ms. Kester said you could just add all residential uses within the Historic District to the previous proposal to allow rebuilding. Mr. Ekberg said that he felt that adding something to the "low hanging fruit" at this time was risky. Mr. Coughlin agreed that we had to stop adding some things at some point. Mr. Baldwin felt that it was a minor change that could be accomplished. Mr. Gagliano stated that he didn't necessarily think that everyone wanted to rebuild what they had.

Ms. Kester went over the Planning and Building Committee's direction on interim regulations on food trucks. She noted that they wanted to try allowing food trucks in zones where we allow full scale restaurants and write some regulations for them for 6 months to a year. She said that they wanted to do this via direct consideration to the City Council and then add it to the work program for the Planning Commission if it seems to be working. Ms. Kester went over which zones they would be allowed in and noted that they would only be allowed in private parking lots. Mr. Pasin asked how their location would be reviewed and Ms. Kester went over the proposed process. Mr. Pasin asked if anybody thought a property owner would really spend the money to go through the site plan amendment process. Ms. Kester answered that it is a minor permit that doesn't cost much. Mr. Atkins noted that the commission just needed to let the council know if they agreed with them doing this via direct consideration. It was agreed to allow direct consideration.

### **Adjournment**

Move to adjourn Gagliano/Baldwin. Motion carried.