

**City of Gig Harbor Planning Commission  
Work Study Session  
Civic Center  
May 2, 2013  
5:00 pm**

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

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

Doug Sorenson was present as a member of the public.

**5:00 p.m. - Call to order, roll call**

**Approval of minutes**

MOTION: Move to approve the minutes of April 11, 2013 as written.  
Ekberg/Coughlin – Motion carried.

Mr. Coughlin noted that he was not present at the meeting of April 18, 2013.  
MOTION: Move to approve the minutes of April 18, 2013 as amended.  
Ekberg/Coughlin – Motion carried.

**WORK-STUDY SESSION**

1. **Downtown Building Height Amendments** – Review final written recommendation based on discussion at April 18, 2013 meeting.

Mr. Atkins proposed that if anyone had any edits that needed to be made that they address those first before any substantive amendments. Ms. Kester went over the changes she had made to recommendation as a result of the previous meeting.

MOTION: Move to recommend approval of the downtown building height amendments and authorize the chair to sign the notice of recommendation.  
Ekberg/Gagliano

Mr. Ekberg asked about the existing requirements for balustrades. Ms. Kester went over the requirements. He noted that adding a balustrade to the allowed height is visually a much bigger building and suggested that perhaps there could be a requirement to step it back a couple of feet. Mr. Gagliano pointed out that there is a requirement for 60% transparency. Discussion followed on how it could be worded to require a step back. It was decided to add the last sentence "Safety rails surrounding roof top patios or gardens that are stepped back from the most forward front face of the perimeter cornice are not included in the elevation provided the safety rails meet the minimum design requirements of balustrades GHMC 17.99.540(B) and provide a

minimum of 60% transparency”

Move to amend the motion to include the language as stated. Ekberg/Pasin – Motion carried unanimously.

Ms. Kester pointed out a grammatical editorial change she would be making.

Mr. Gagliano asked if there was any support from the other Planning Commission members to add some language regarding additional height for a pitched roof. Everyone agreed that there would be an opportunity during the visioning process to further analyze the benefits of that proposal.

Mr. Coughlin asked about what happened to the idea of averaging. Ms. Kester explained that although the word averaging isn't used, the amendment represents averaging of height.

Ms. Kester read the motion and the chair called for the question.

Motion carried with 3 in favor and Mr. Gagliano in opposition with the Chair voicing his support of the motion. Mr. Gagliano noted that he was only expressing, via his opposition; his desire to have a smaller area delineated for this proposal and add the pitched roof proposal.

2. **Residential Building Height and Front Setback along the Waterside of Harborview and North Harborview Drive** – Deliberation on proposed amendments, based upon comments received at public hearing held April 11, 2013.

Everyone took a few minutes to read the recommendation and identify any necessary edits. Mr. Coughlin noted that on page 2 number 9, he didn't see that the majority agreed. It was decided to remove the phrase “majority of the”. Ms. Stanton noted that in number 8 it should say “mitigate” rather than “mitigation”. In Mr. Pasin wondered that in number 5 he didn't really like the phrase “to be taller”. Mr. Atkins suggested changing the wording. It was decided to change the wording to say “will allow new homes to be located closer to the sidewalk and bring entries closer to the street level to better match the historic streetscape”. Mr. Ekberg asked about the zones referenced on page 3. Ms. Kester explained that this was only applicable to waterfront zones and noted that residences within the WC zone abutting DB would fall under the previous amendment for that area.

Move to adopt as edited and authorize the chairman to sign the recommendation. Gagliano/Coughlin – Motion carried unanimously.

## **OTHER BUSINESS**

Ms. Kester distributed a letter she had drafted as a summary of the amendments. She noted that Mr. Gagliano had asked that the commission include this letter in order to let

the City Council know that there were other issues that needed be addressed that were beyond the Planning Commissions scope. Discussion continued and some minor rewording was done to the letter. Ms. Kester said she would make the changes and Mr. Atkins would come in and review it on Tuesday.

Discussion was held on the possibility of holding a joint meeting with the City Council to go over these amendments. Ms. Kester said she would bring it up to the Planning and Building Committee of the City Council.

Ms. Sehmel went over the upcoming meetings and the comprehensive plan amendment discussion to be held at that meeting. She then gave the commission an update on the interim ordinance for food trucks.

Mr. Gagliano gave a brief update of the project that he and Darrin Filand were doing with the high school students using Google sketch up. He suggested that when the students do the downtown area perhaps the topography could be added in order to create an accurate model. He noted that the city will have a full 3D digital model of the city as a result of these volunteers and funding received from several civic organizations.

### **Adjournment**

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