

**City of Gig Harbor Planning Commission
Work Study Session
Planning and Building Conference Room
January 17, 2013
5:00 pm**

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

STAFF PRESENT: Staff: Jennifer Kester and Lita Dawn Stanton

ELECTION OF OFFICERS:

MOTION: Move to nominate Harris Atkins as Chair and Jim Pasin as Vice Chair for 2013. Coughlin/Gagliano – Motion carried.

Ms. Kester went over the upcoming calendar of meetings and the appointment of a permanent liaison to the Design Review Board.

MOTION: Move to designate Rick Gagliano as the Planning Commission representative on the Design Review Board – Pasin/Gagliano – Motion carried.

APPROVAL OF MINUTES:

MOTION: Move to approve the minutes of December 6th, 2012. Pasin/Coughlin – Motion carried.

Work Study Session – 5:00 p.m.

Downtown Building Size Amendments – Planning Commission recommendation on the following amendments:

1. **Additional Interior Gross Floor Area:** For existing buildings, additional gross floor area may be added and the total gross floor area may exceed the maximum allowed by the zoning district provided that the additional gross floor area to be added is interior to the building and does not enlarge or expand the existing building footprint. Roof modifications to accommodate the increase in interior gross floor area are allowed provided the roof modifications do not exceed the maximum building height allowed in the underlying zone.
2. **Remodeling and Rebuilding Nonconforming Buildings:** Nonconforming buildings can be remodeled or torn down and rebuilt to the same or smaller configuration. Non-historic registry eligible buildings must meet the Design Manual requirements to the extent possible (materials, windows, color etc.) All work on historic registry eligible or registered nonconforming buildings must meet the

requirements of GHMC 17.99.580 Preservation of historic structures, no matter the age of the building.

Both amendments would apply to the Downtown Business (DB) zoning district and the Waterfront Commercial (WC) zoning district that abuts the DB district.

Discussion was held on various possible applications of these amendments. Ms. Kester went over how non-conforming review is done currently.

MOTION: Move to approve the amendments and authorize Chairman Harris Atkins to sign the recommendation to City Council. Pasin/Gagliano – Motion passed unanimously.

Downtown Building Height Amendments – Consider height increase allowances for buildings in the View Basin (up to 2 stories).

Ms. Kester distributed illustrations and previously discussed options regarding the proposed height allowances. Mr. Atkins suggested that they discuss where height is measured. Ms. Kester explained how it is measured currently and what had been discussed previously as options. Mr. Pasin made a recommendation that it be measured at the street. Discussion followed on what that might look like at certain heights along the street face. Ms. Kester summarized the commission's thoughts by saying that it sounded like 32' was too tall and that 26' or 27' was more realistic along Harborview. Mr. Gagliano suggested that perhaps they use the church as a marker and nothing be built that is taller than the church at the bottom of Pioneer. Mr. Pasin emphasized the importance of allowing the development of the commercial property along Judson. Ms. Kester suggested that they could maintain the 18' height limit with an exception that all buildings in the subject area can be two stories up to 26' as measured at the building footprint. The Planning Commission showed interest in this approach. Mr. Coughlin asked if they were trying to encourage mixed use and everyone agreed that they weren't encouraging any one thing. Mr. Atkins noted that it can't hurt to encourage residential.

Ms. Kester discussed the Maritime Support Committee meeting that a person from IGA grocers attended and noted that they had explained their analysis related to the viability of a store in the old Thriftway. He had stated that the biggest issue was there is still a large grocery store that is a competition and if Fred Meyer moved then the viability of a downtown store would increase. Ms. Kester asked about whether city regulations were a problem or if there weren't enough people. The IGA representative said he didn't believe that either of those issues were the problem, that it was the competition with other grocery stores.

Mr. Atkins went through the issues that they needed to have resolved before going to public hearing. He stated that they know that they want two story buildings, but the question is where and how we measure height.

Ms. Kester illustrated where the edge of the Downtown Business zone was and discussion was held on different sites and how a height increase would affect them. Mr. Gagliano suggested that they mock up 26' buildings in Google earth to get a sense of what the streetscape would look like. Mr. Atkins stated that a visual that showed 26' buildings where they probably wouldn't happen, might just scare everyone. Ms. Kester noted that there still are building size limitations. Discussion continued while drawing over the visuals.

Ms. Kester went over the upcoming schedule and possible dates for a public hearing. She noted that they would be able to have another meeting before the hearing. The next meeting would be February 7th and the public hearing on the 21st of February. Mr. Atkins noted that they would be proposing two stories in DB and WC that abuts DB, but the question still remained how you measure height. Mr. Atkins suggested that they just start the discussion with 26' measured as we currently measure, as a proposal and listen to what everyone has to say. Mr. Gagliano suggested that they invite the architects on the Design Review Board to the February 7th meeting. Other options were discussed for how to measure the downhill versus the uphill and incentivizing a gable.

Other Business

Discussion of upcoming meetings – February 7th and February 21st.

Mr. Atkins noted that there are Downtown Visioning Committee will be meeting two more times before going to the City Council. They will be developing a frame work of how this vision statement will come before the Planning Commission in March. Ms. Kester stated that they will be placing the vision statement in the Comprehensive Plan and then developing policies to implement the vision.

Adjournment

Move to adjourn at 7:02 p.m. Gagliano/Baldwin – Motion carried.