

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

PRESENT: Rick Gagliano, Jim Pasin, Harris Atkins, Craig Baldwin, Bill Coughlin, Reid Ekberg, Darrin Filand and David Fisher

STAFF PRESENT: Staff: Jennifer Kester

Chairman Harris Atkins thanked Mr. Filand and Mr. Fisher from the Design Review Board for joining them.

APPROVAL OF MINUTES:

MOTION: Move to approve the minutes of January 17, 2013. Pasin/Gagliano – Motion carried.

Work Study Session – 5:00 p.m.

Downtown Building Height Amendments – Consider outright allowing a 2 story building, as measured from the building footprint, in the Downtown Business (DB) District and Waterfront Commercial (WC) District abutting the DB.

Ms. Kester went over the history of these items and what the Planning Commission had discussed to date. Mr. Filand asked about what the goal was in allowing the additional height. He also cautioned about allowances for mechanical units. Mr. Pasin asked if 26' was enough. Mr. Fisher said he thought that it was tight but can be done. Mr. Gagliano suggested that Ms. Kester go over the other "common sense amendments" that were being done. Discussion was held on the different areas where these amendments should apply and the 6000 square foot gross floor area limitation. Mr. Pasin brought up the issue of economics and would these allowances pencil out for people. They then talked about parking and whether changes would have to be made to parking regulations at some point. Ms. Kester asked if there was a desire by the commission to tackle the gross floor area and parking issue along with the height issue. Mr. Fisher noted that parking can be self regulating because tenants will not move into a building if they don't have parking. Ms. Kester stated that the City Council will be allowing larger developers to enter into a development agreement to allow for more gross floor area, etc.

More discussion was held on different scenarios regarding added height in the downtown and Mr. Filand did some illustrations, using Google Sketch Up, of what certain buildings would look like if they were taller. Mr. Gagliano stated that it seemed they had decided to go ahead with the height and leave the floor area and parking issue alone for now but wondered how they would present the height issue to the public. Ms.

Kester made some suggestions and Mr. Fisher suggested that they provide information on the current regulations for parking and gross floor area also.

Commissioners discussed building size and using an incentivized process for increased size and/or height.

Ms. Kester asked if they wanted to go forward with a public hearing for a 27' height allowance or should it wait until we deal with parking and building size. Mr. Pasin said that he felt they should go ahead with the proposed height increase. Mr. Gagliano agreed. Mr. Baldwin agreed that they should go forward with the 27' foot proposal and they might hear some good input on all the topics. Mr. Coughlin and Mr. Ekberg also agreed that they move ahead. Ms. Kester clarified the starting point for how the 27' feet would be measured as at the footprint. Everyone agreed. She asked if they wanted to require Design Review and the commission said no. Ms. Kester asked where they wanted it to apply. Most members wanted DB and WC abutting DB. Mr. Gagliano felt that it shouldn't be the entire downtown. Mr. Atkins pointed out that this is just a starting point; they might change their mind after hearing the public comment. Consensus was reached to include the entire DB and WC abutting DB.

They took a poll to determine if they wanted to actually hold a public hearing or an open house. It was decided to hold a combination of the two, an open house followed by a public hearing. Discussion was held on what type of graphics should be presented at the meeting.

Ms. Kester then went over the schedule, noting that March 21st would be the best option in order to provide the best public notice and to perhaps have the new Senior Planner in attendance. It was agreed to hold the public hearing on March 21st.

Residential Building Height along 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.

It was decided to discuss this item at the next meeting.

Mr. Atkins announced the appointment of Pam Peterson to the Planning Commission and stated that she will probably be joining the commission at the next meeting on February 21st.

MOTION: Move to adjourn. Baldwin/Coughlin – Motion carried.