

**City of Gig Harbor Planning Commission
Work Study Session
Civic Center
June 6, 2013
5:00 pm**

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

STAFF PRESENT: Staff: Lindsey Sehmel and Jennifer Kester

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

Approval of minutes

MOTION: Move to approve the minutes of May 16, 2013 as written.
Peterson/Baldwin – motion carried.

WORK-STUDY SESSION

Downtown Amendments – Address feedback from City Council regarding establishing a time frame for an application to rebuild under the proposed code amendment. Ms. Kester said that the City Administrator and Councilmembers thought that the meeting went very well. Ms. Kester then went over the action items from the meeting. She noted that Ms. Guernsey had brought up the issue of having a timeline for when you start to rebuild a structure that has been damaged intentionally and still retain your nonconforming status. Mr. Pasin wondered why there was a need to put a timeline on it. Ms. Kester went over several scenarios where it may be beneficial to have a time limit. It was suggested that it be limited to one year until the submittal of a building permit to align with the code section relating to emergency repairs to non-conforming structures.

A poll was conducted. Ms. Peterson agreed with the proposed language, Mr. Baldwin agreed with the proposed language and emphasized that reconstruction needed to be changed to the submittal of a building permit application. Mr. Pasin was opposed to a time limit. Mr. Atkins agreed with the new time limit language and Mr. Coughlin agreed with the newly proposed language also emphasizing that it be upon submittal of a building permit application.

MOTION – Move to recommend to the council the proposed amendment to the nonconforming language as proposed by Ms. Kester. Coughlin/Baldwin – Motion carried with Mr. Pasin opposed. Chairman Atkins noted that he was in support of the amendment.

Further discussion was held on other topics discussed at the meeting.

Harbor Vision Policies – Review of the first draft of new element including introduction, outline and existing applicable policies.

Ms. Sehmel went over the materials she had provided to the commission on the proposed policies to implement the Harbor Vision. She went over the upcoming schedule for the review of these policies. Mr. Atkins asked how the changes were marked within the document and Ms. Sehmel went over the changes. Discussion followed on some of the conflicts that may arise with other documents.

Review followed on the different areas on the map of the basin and Mr. Pasin pointed out that some of the names on the map are not consistent. It was noted by Mr. Atkins that these labels for certain areas were just a way of identifying them for discussion purposes.

Ms. Sehmel displayed Chapter 2.5, the draft of the Harbor Element of the Comprehensive Plan, on the screen and the commission went page by page, noting suggested changes.

It was decided that the commissioners would personally review the Harbor Element and make any other suggested edits prior to the next meeting where they will be discussed.

Ms. Kester went over the upcoming schedule and identified which dates commissioners had conflicts.

Adjournment

Meeting adjourned at 7:10 p.m. Pasin/Baldwin. Motion carried.