

**City of Gig Harbor Planning Commission
Work Study Session
Civic Center
September 19, 2013
5:00 pm**

PRESENT: Harris Atkins, Reid Ekberg, Rick Gagliano, Bill Coughlin and Jim Pasin. Craig Baldwin and Pam Peterson were 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 August 15th, 2013 as written. Gagliano/Ekberg – Motion carried.

MOTION: Move to approve the minutes of September 5, 2013 as written. Coughlin/Ekberg – Motion carried

WORK-STUDY SESSION

Harbor Vision Policies – Commissioners will present their notes, comments and recommendations on the complete draft element. Staff will organize feedback in final recommendation for an Open House and Public Hearing.

Senior Planner Lindsey Sehmel went over what they had covered at the last meeting and the homework they needed to accomplish over the next few weeks. She noted that staff was tentatively scheduling the open house for November 21, 2013. Ms. Sehmel also stated that she was hoping to have a finished product on October 17, 2013 and that the October 3rd meeting was cancelled. Discussion followed on the open house.

The commission continued their review of the vision element, beginning with goal 3.6. Discussion followed on better ways to organize the goals.

Scale was discussed next with Mr. Gagliano giving a graphic representation of scale. It was decided to just reference the historic character of the harbor rather than scale. Mr. Coughlin brought up that the water side view of structures is also important. Various minor wording changes were made to several policies. Ms. Sehmel said she would work on the wording and bring it back to the next meeting.

Historic buildings were discussed next. Ms. Kester mentioned that she had also heard from the public that historic character was reflected in the eclectic designs. The balance of economic vitality and historic patterns were discussed.

Discussion was held on different uses that were needed in the harbor and what it takes to attract those uses.

Adaptive reuse of existing structures was discussed as part of 3.9.

Mr. Gagliano suggested some changes to the wording in 3.10 as heritage and historical were basically the same thing. Staff said they would come back with some different wording.

Commissioner Reid Ekberg had to leave the meeting.

Mr. Coughlin spoke about adding a goal to incorporate educational and cultural heritage.

It was decided to strike 3.10.4 and 3.11.2.

Whether or not to limit auto dependent uses was discussed. Staff said they would bring back language that would allow what exists.

Mr. Coughlin brought up the issue of economic development and what the city is doing to strengthen the economic vitality. It was decided to add a policy that identifies and modifies current regulations that inhibit economic vitality in the harbor.

Additional policy language was formatted to encourage additional parking in the downtown.

Discussion followed on ways to encourage nighttime activities in the downtown. It was decided to combine the 2nd 3.14 and 3.13.

Ms. Sehmel went over the remaining schedule for adoption of the Harbor Element.

Ms. Kester reminded the commission about the open house prior to the City Council meeting on Oct. 14th.

2015 Periodic Review – Brief to the Planning Commission on the draft outline and process to complete the 2015 review. Ms. Sehmel briefed the commission on 2015 Comprehensive Plan amendments along with a short update on the new I502 regulations.

ADJOURN

MOTION: Move to adjourn at 7:33 p.m. Gagliano/Pasin. Motion carried.