

**City of Gig Harbor Planning Commission  
Work Study Session  
Civic Center  
February 6, 2014  
5:00 pm**

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

**STAFF PRESENT:** Staff: Lindsey Sehmel and Dennis Troy.

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

**WORK STUDY SESSION**

**Tree Preservation & Retention Amendments –**

Staff addressed the most recent language amendments. Senior Planner Lindsey Sehmel said staff had done strike out and underline throughout 17.78 in order to show the changes, deletions and additions. She pointed out where there may be some duplicative language. The commission made some minor wording changes. Access corridors were discussed next and how to best define where they cannot be located. Ms. Sehmel then went over several plats and how these proposed amendments could be applied. Additionally she distributed a map of vacant parcels within the city. Discussion continued on several scenarios and what would lend the best result. It was decided to not allow the section of reduced buffer to exceed 2/3 the length of the property, regardless of the size of the plat.

Ms. Sehmel then went over the remainder of the document, highlighting where language had been added or removed. Mr. Pasin suggested some language changes to the section on retention.

The maintenance section was discussed next. The commission talked about the use of the word native versus natural. Ms. Sehmel stated that she thought they had previously decided to use the word native. Everyone agreed that the word native was more appropriate and that a definition would need to be written.

Ms. Sehmel asked the commission about what types of species should be included in the preferred species list. She stated she will write a separate section stating that the director will maintain the list.

Mr. Atkins asked about section 17.78.070 regarding the height of trees within the height restriction area. Mr. Troy went over the limitations of tree height within view corridors.

The commission discussed how landscaping requirements are recorded on property deeds in order to assure that property owners are aware of the restrictions on that portion of their property.

17.99.240 was discussed next. Ms. Sehmel went over this section of the Design Manual and how it's role in the landscaping of plats. She asked the commission how they felt about the Design Review Board's role in this process. It was decided that the existing language works as long as the tree retention chart is referenced as guidance. It was also decided that the overall retention percentage should be removed in place of the chart.

Mr. Atkins brought up the issue of whether or not to include a section on heritage trees. Ms. Sehmel said that there is currently a way to maintain a heritage tree if you wish to put it on the historic register and she also suggested that perhaps the intent of retaining the larger trees is being achieved through the retention chart.

Discussion was held on tree surveys and whether all trees needed to be surveyed or just those over a certain size. It was decided that it should only be significant trees.

Definitions were discussed next. Ms. Sehmel pointed out the new definition for healthy trees.

It was discussed that this will be sent out for public comment review after staff makes the requested changes. Staff will solicit input from tree professionals, developers, property owners as well as the general public in preparation for the public hearing on March 6<sup>th</sup>, 2014.

Ms. Sehmel went over the agenda items to be discussed at the next meeting.

Mr. Coughlin noted that he will not be in attendance at the February 20<sup>th</sup> meeting. Mr. Atkins stated he wasn't sure he would be able to attend the March 3<sup>rd</sup> joint meeting with the City Council and Ms. Peterson said she would not be in attendance for the March 3<sup>rd</sup> or March 6<sup>th</sup> public hearing.

## **ADJOURNMENT**

Move to adjourn at 7:04. Baldwin/Ekberg – motion carried.