

**City of Gig Harbor Planning Commission
Work Study Session
Civic Center
April 17th, 2014
5:00 pm**

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

STAFF PRESENT: Staff: Lindsey Sehmel and Peter Katich.

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

APPROVAL OF MINUTES

MOTION: Move to approve the minutes of February 20, 2014. Pasin/Baldwin – Motion carried.

MOTION: Move to approve the minutes of February 27, 2014. Gagliano/Baldwin – Motion carried.

MOTION: Move to approve the minutes of March 6, 2014. Pasin/Ekberg – Motion carried.

WORK STUDY SESSION

1. **Historic District Railing Amendments** – Staff presentation of proposed language recommended by the Design Review Board and setting of Public Hearing date.

Senior Planner Peter Katich went over the proposed amendment. He stated that it had been to the Design Review Board twice and has received their recommendation to move forward to the Planning Commission. Mr. Katich gave a PowerPoint presentation on railings in the Historic District. Mr. Gagliano briefed the commission on the process that the Design Review Board went through to develop this proposal. Brett Marlo DeSantis a member of the Design Review Board was present and also pointed out that it was being proposed as a matter of consistency. Ms. Peterson asked about how consistency would be achieved when there is a big difference between historic homes and non-historic homes. Mr. Gagliano stated that it is intended to provide consistent historic elements within the historic district. It was decided to set a public hearing date of May 1st, 2014.

2. **Harbor Element** – Review and sign the draft recommendation to City Council.

Senior Planner Lindsey Sehmel went over the draft and the changes made since the last meeting. She noted that staff had changed the header of the last goal to read, "Commercial Fishing Fleet".

MOTION: Move to approve the notice of recommendation and the draft Harbor Element, authorize the chair sign the recommendation and forward along to the City Council. Gagliano/Peterson – Motion carried.

Mr. Pasin asked if there was anywhere else in the text that needed to be changed to Commercial Fishing Fleet. Ms. Sehmel said that the text had been changed.

3. **2015 Periodic Review** - Review the consistency requirements for VISION 2040 and the Countywide Planning Policies (CPPs). Discuss first public open house scheduled for May 15th, 2014.

Senior Planner Lindsey Sehmel briefed the commission on the items needing to be addressed in this update.

Chairman Atkins called a 10 minute recess before moving on to the next agenda item.

4. **Tree Preservation and Retention Amendments** – Discussion of public comments, review staff edits, and make final amendments to the language.

Ms. Sehmel stated that she had included the staff recommended changes to the language along with the public comments and minutes from the March 6th meeting. The commission went through the staff changes and then the public comments, making several wording changes. They decided to add an illustration of the concept of modulating buffers.

Jeremiah LeFranc with Masters Builders Association had pointed out that the language regarding landscaping within recorded easements may cause purchase deeds to be invalidated. Ms. Sehmel stated that staff had consulted with the City Attorney and had removed the language regarding purchase deeds.

Ms. Sehmel continued going over the staff recommended changes.

The commission then went over the public comments and the meeting held with Bradley Design Group. They worked on making the wording about landscaping design more positive. They decided to remove the sentence.

Mr. Gagliano asked that everyone read through the public comments and bring back their suggestions for any changes, to the next meeting on this topic.

Mr. Atkins went over the research he had done on other cities tree retention requirements.

Ms. Sehmel asked the commission if they wanted to include an opportunity for landscape architects to include not only native trees but a certain percentage of whatever type of trees they would like. She asked that they think about how that might work prior to the next meeting.

Discussion was held on making sure these regulations would not impact views in the waterfront area. It was decided that it needed further discussion.

Ms. Sehmel went over the schedule for upcoming meetings.

ADJOURNMENT

MOTION: Move to adjourn the meeting at 7:35 p.m. Ekberg/Baldwin – Motion carried.