

**Joint City of Gig Harbor Planning Commission
and Design Review Board Meeting
Community Rooms
February 16, 2012
5:00 pm**

PRESENT: Planning Commissioners: Harris Atkins, Jim Pasin, Michael Fisher, Bill Coughlin, Rick Gagliano and Craig Baldwin. Reid Ekberg was absent. Design Review Board members Darrin Filand, David Fisher, Kae Paterson and Pete Norman

STAFF PRESENT: Staff: Jennifer Kester and Tom Dolan

CALL TO ORDER: at 5:00 p.m.

APPROVAL OF MINUTES:

The approval of minutes was deferred in order to give everyone more time to read them.

Work Study Session:

1. Side Setbacks in the Historic District – The City has proposed amendments to clarify the regulations for side yard setbacks on multi-building sites in the Historic District.

Ms. Kester went over the proposal and explained the current requirements for side yard setbacks. She provided a map showing the lots that were wider than 50' within the Historic District. Mr. Pasin asked what was trying to be accomplished by this amendment. Mr. Dolan explained that the code as it stands could be interpreted to basically eliminate view corridors, leaving only 5' on each side of a multi-building site. Ms. Kester went over the parcels that were undeveloped. Mr. Pasin asked about what the setbacks had been historically and Ms. Kester said she would have to research that. Discussion followed on which zones this would apply to. Mr. Gagliano pointed out that the regulation was developed for Millville. He illustrated several parcels and how this proposal might apply to them. Discussion continued on the possible benefits of this proposal. Mr. Atkins pointed out that in the Shoreline Master Program the 20' wide access corridor was discussed and wondered why this setback wasn't the same. Mr. Gagliano pointed out the value in a variety of setbacks. Mr. Dolan reminded them that the paramount concern was that you not have only a 5' setback on each side with no view corridor in the middle. They discussed ways to write the language to assure that the intent to have the setbacks provided adjacent to abutting properties, was very clear. Mr. Gagliano wondered if an option should be considered for a view corridor down the center. David Fisher noted that the height restriction provides for views over the tops of buildings, it isn't just about the view between buildings. Mr. Gagliano stated that it is more about the pedestrian public view, not just about each individual property owner. Discussion continued on the role of history in the downtown. Ms. Kester noted that the

Historic District is really a design district and is not necessarily reflective of all of the historic areas. Mr. Atkins noted that there seems to be general consensus for support of the proposal and that the language just needs some tweaking. Mr. Filand and Mr. Fisher both felt that adding the flexibility to the site planning process (where corridors could be located on the sides or internally) was a benefit. Mr. Dolan suggested that they go ahead to the public hearing and then play with the language. Discussion was held on how wide the lot should have to be in order to take advantage of this proposal and it was decided to start with 100' lot width minimum and 20' separation between buildings. It was decided to bring this topic to public hearing at the March 1st meeting to amend the Historic District side yard setbacks outside the DB zone for multi building lots in order to provide additional flexibility.

2. Downtown Historic Preservation and Planning

Planning Director Tom Dolan provided a copy of the council bill that had gone to the council regarding ideas for the downtown. He noted that Lita Dawn Stanton will have a historic inventory and characterization report done by the end of the month. That report will be presented to stakeholder group to gather feedback. Ms. Kester noted that there is also some downtown characterization information within the report from a previous study done in 2008. Mr. Dolan stated that a Downtown Planning and Vision Committee has been formed made up of 3 councilmember's; Jill Guernsey, Paul Kadzik and Ken Malich. They are beginning to have conversations with community members regarding the Downtown Business zone. Mr. Dolan went over some things that the City Council will be asking the Planning Commission to examine. It was noted that some of these ideas could apply to areas outside of the DB. Michael Fisher expressed that there are many facets to economic development of the downtown that sometimes are related to areas outside of the downtown and that this is a long term process.

The meeting was adjourned by acclamation at 7:15 pm.