

**City of Gig Harbor Planning Commission
Public Hearing and Work Study Session
Council Chambers
March 1, 2012
6:00 pm**

PRESENT: Planning Commissioners: Harris Atkins, Jim Pasin, Michael Fisher, Bill Coughlin, Rick Gagliano, Reid Ekberg and Craig Baldwin.

STAFF PRESENT: Staff: Jennifer Kester, Tom Dolan, Peter Katich and Diane McBane

CALL TO ORDER: at 6:00 p.m.

APPROVAL OF MINUTES:

MOTION: Move to approve the minutes of February 2, 2012 as written.
Fisher/Pasin – Motion carried.

PUBLIC HEARING:

Side Yard Setbacks in the Historic District outside the DB Zoning District -

The City of Gig Harbor is considering amending the required side yard setbacks of residential and non residential lots in the Historic District outside of the DB district to provide more flexibility on the placement of side setbacks/view corridors on lots greater than 100 feet. Amending Sections 17.99.310 and 17.99.320 GHMC.

Ms. Kester went over her staff report on the side yard setbacks within the Historic District. She noted that staff was recommending that an interpretation made by the Planning Director be codified as part of this amendment. She also pointed out that staff was recommending that the definition of view corridor be changed.

The Chair opened the public hearing at 6:10. There being no one present to testify, he closed the public hearing. Staff noted that there have been no comments received.

WORK STUDY SESSION

Ms. Kester went over the changes made to the language since their last meeting. Mr. Coughlin asked about any conflicts between this proposal and the Shoreline Master Program and Mr. Katich said that he didn't believe that there were any conflicts. He read the section that defined view corridors. Ms. Kester stated that staff believed that this new language provided the most flexibility. Mr. Coughlin noted that sometimes the view is also about other things besides the water. Various scenarios of how this regulation might be applied were discussed. Mr. Katich explained that there were different view corridor requirements for over water structures. Mr. Dolan stated that staff was asked by the Planning and Building Committee to bring this to the Planning Commission in a way that would not reduce buildable area. Ms. Kester suggested that

they add language that these setbacks only apply to upland development. Discussion continued on what is within a view corridor and that it is possible that a view corridor would be filled with boats in a marina or net sheds. Ms. Kester suggested that the language state that view corridors must be parallel to the side property lines. She illustrated some lots where this regulation could be applied and compared how it would be applied under the current regulations. Mr. Baldwin stated that he like the way it was written and he wasn't sure you would have to require that it be parallel to the side lot lines. Mr. Gagliano noted that it was more necessary when the view corridor is not in the middle. He suggested that language could be crafted to be more specific to the middle of the property. Mr. Ekberg cautioned that the use of the word "or" makes for more problems with interpretation. Ms. Kester summarized that it seemed that the commission was supportive of the proposal as long as the language was specific. Mr. Atkins wondered if they had discussed making the minimum setback 10' on lots wider than 100'. Mr. Fisher said that he recalled that the 20' provision was substituted for the 10' side. Ms. Kester also noted that changing it to 10' on the sides it would be lessening the buildable area. She then went over what the side setbacks had been historically and noted that for the most part it had been 8'. Discussion followed on lots that front on Dorotich. Mr. Atkins wondered if the designation of the Waterfront View Corridor could be removed to lessen confusion. She suggested that they change the term so that they are not all called a corridor.

MOTION: Move to recommend approval of the proposed amendment with the following changes:

- Make language clear that setbacks only apply to structures landward of ordinary high water mark or bulkhead.
- Make language clear that where property is not perpendicular to a designated parkway it states that it must be consistently parallel for the length of the property
- Modify the term waterfront view corridor in the landscape code

Ekberg/Pasin – Motion passed unanimously.

Planning Director Tom Dolan stated that the next meeting will be about the medical marijuana collective gardens. He then went over other applications that were pending for the comprehensive plan amendment and the work program for the coming months.

MOTION: Move to adjourn at 7:15 pm. Pasin/Gagliano – Motion carried