

City of Gig Harbor Planning Commission
Work Study Session
Planning and Building Conference Room
June 7, 2012
5:00 pm

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

STAFF PRESENT: Staff: Tom Dolan and Jennifer Kester

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

APPROVAL OF MINUTES:

MOTION: Move to approve the minutes from May 17th as written. Pasin/Ekberg – Motion carried

WORK STUDY SESSION:

1. **Medical Cannabis Collective Gardens** – Review of written recommendation to extend interim ordinance

Mr. Atkins stated that his only comment was that he would like to add the word “permanent” between the words “appropriate” and “location” in item number 3. Mr. Pasin agreed. Everyone agreed it was ready for the chairs signature.

2. **Downtown Historic Inventory and Characterization Report** – Presentation by Lita Dawn Stanton

Ms. Stanton stated that she and Rick Gagliano had gone to Olympia and given a presentation for a grant to construct the model of the downtown. She presented the report and said that it will be used as the basis for the model. Ms. Kester stated that the Downtown Planning and Vision Committee had looked at the area where the 2009 inventory had been done and had asked that the report focus on the downtown and Judson St. area. Ms. Stanton illustrated a map of what they had learned in the interviews as to what people felt was the downtown. Ms. Stanton went over the contents of the report and how it was laid out. Mr. Gagliano asked if there was a tally of how many buildings were eligible for national historic status, how many were community landmarks, etc? Ms. Stanton said that she could do that. She then went over some of the historic buildings and the reasons for their historic status. Discussion continued on the districts and how they should be defined. Mr. Pasin brought up how this might relate to the Design Manual. Ms. Kester noted that she had included the council bill regarding the downtown preservation and planning process. She outlined the process and the role of the Planning Commission in the amendments and how this report could be used in the analysis of the amendments. Mr. Gagliano made some suggestions on

how the inventory map could be laid out. Mr. Pasin pointed out that ineligible didn't necessarily mean that it wasn't a loved building. Mr. Atkins suggested that they solicit input at the open house as to what buildings the community felt were important. Discussion followed on what amendments would encourage redevelopment. Ms. Kester suggested that perhaps they invite the Building Official Paul Rice to discuss what the ramification may be from a building and fire standpoint. Mr. Pasin reminded everyone that the goal was to stay with some simple amendments. Further discussion was held on various buildings downtown. Ms. Kester said that she would the five selected sample buildings and apply today's codes and identify what the problems would be for them to redevelop. Incentives for first floor retail and restaurant uses were discussed.

3. Downtown Zoning Code Amendments – Introduction

Ms. Kester went over the process for these amendments and the timing of the possible adoption. She stated that the commission should look at the end of September or the beginning of October for forwarding their recommendation to the City Council. She then went over the elements to be presented at the open house on June 27th. Additionally she noted that there will be another open house once a vision statement has been developed. Mr. Gagliano went over how the model of the view basin is being designed. Discussion followed on what kind of financial incentives could be offered to rehabilitation of existing buildings and Ms. Kester said she would do further research for the next meeting.

Mr. Atkins stated that he will be presenting the Shoreline Master Program to the City Council on Monday night. He stated that he wanted to point out some of the good things that the plan does and asked for everyone's input.

Mr. Gagliano distributed some information from the City of Camas on what they had adopted regarding collective gardens.

ADJOURNMENT

MOTION: Move to adjourn at 6:50 p.m. Baldwin/Pasin – Motion carried.