

**City of Gig Harbor Planning Commission  
Work Study Session  
Downtown Walking Tour  
August 16, 2012  
5:00 pm**

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

**STAFF PRESENT:** Staff: Jennifer Kester

**CALL TO ORDER:** at 5:08 p.m.

**WORK STUDY SESSION:**

**1. Downtown Zoning Code Amendments –**

The Planning Commission conducted a walking tour of buildings in the downtown as part of the commission's review of downtown development regulations. The meeting began in the pavilion at Skansie Brothers Park, 3207 Harborview Drive. Chair Harris Atkins opened the meeting. Senior Planner, Jennifer Kester handed out a sheet which included the six amendments the commission had been considering:

1. Grandfather existing building sizes (sq footage) in the DB Zone. Allow existing non-historic buildings to be torn down and re-built within the existing building envelope. (DRB approval required.)
2. Allow increased floor area within an existing building's envelope (mezzanines, etc).
3. Provide building size allowances to eligible or listed historic buildings in the View Basin if the front façade is preserved.
4. Consider height increase allowances for buildings in the View Basin (up to 2 stories).
5. Consider incentives for first floor retail/restaurant.
6. Consider increasing the cost of remodel threshold for nonconforming buildings (currently 50% of replacement value).

The commission then walked along Harborview Drive and reviewed the following buildings in the order shown below:

- El Pueblito buildings
- Salon Paris building
- Harborview House (The former Rose B&B)
- Harbor Inn
- Neptune's Court
- Peninsula Hotel (Spiro's building)
- Willis Marketing Building
- Boat Barn (Egg Co-op)

**ADJOURNMENT:** at 6:50 p.m.

MOTION: Move to adjourn Gagliano/Ekberg – Motion carried.