

**City of Gig Harbor Planning Commission  
Work Study Session  
Planning Conference Room  
November 1, 2012  
5:00 pm**

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

**STAFF PRESENT:** Staff: Tom Dolan, Jennifer Kester and Lita Dawn Stanton

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

**APPROVAL OF MINUTES:**

Move to approve the minutes of September 20, 2012 as written – Pasin/Gagliano – Motion carried.

**WORK STUDY SESSION:**

**Downtown Zoning Code Amendments** – Planning Commission’s review and identification of codes that inhibit the preservation of character-defining historic buildings in the downtown. Discussion of potential amendments to:

1. Increase the cost of remodel threshold for nonconforming buildings (currently 50% of replacement value)/ 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?) (Topics #1/6)

Ms. Stanton went over some examples of historic buildings and discussion was held on their likelihood of being rebuilt. She felt that you could remove the wording about non-historic. Discussion continued on whether there should be a requirement to go to the DRB if you are eligible for the historic registry. Ms. Kester noted that in the Design Manual there is a page in the Historic District section regarding recommendations for the consideration of the adaptive reuse of structures built prior to 1950. It was decided that historic eligible or structures on the historic register will need to meet section 17.99.580 and that will be referenced in the summary idea. Mr. Atkins went over the conclusions reached at previous meetings.

Discussion was held on nonconforming uses. Ms. Kester stated that the current requirement is that if you have a nonconforming use in a nonconforming structure, if the nonconforming structures goes away the use has to go away as well and asked if they wanted that policy to be maintained. It was decided that the current policy would remain.

Mr. Pasin asked about the building combination and did everyone agree with this language basically not allowing it. Mr. Gagliano said he had thought that only 2 should be allowed. Everyone acknowledged that the discussion had gotten too complicated with different scenarios so they had decided to not allow it and perhaps consider a limit once they had heard feedback from the public hearing.

2. Allow increased floor area within an existing building's envelope (mezzanines, etc).(Topic #2)

Ms. Kester read the proposed language for the record. Discussion was held on what types of remodels could occur within this allowance. It was decided that the height issue was a separate topic and if height allowances are increased, after public input, then this allowance for interior increased floor area might change as well. It was decided to remove the language about existing ridge line and add language stating that you must stay within the allowed height.

3. Consider height increase allowances for buildings in the View Basin (up to 2 stories).(Topic #4)

It was noted that the issue of height will not only be a certain number but a matter of how you measure and where you measure. Mr. Atkins stated that he wanted to scope this issue and decide what staff needs to accomplish in order to move forward. Ms. Kester stated that the mayor had suggested that perhaps they just allow two stories. She stated that at the next meeting she could go over how height is currently measured in different areas and how stories are defined. It was decided that the discussion would focus on non residential. Discussion was also held on that the height will be measured differently on the uphill side of Harborview versus the waterfront. Mr. Pasin noted that consideration needed to be given for mechanical units on the roof. Ms. Kester said that she would provide topographic information for the discussion at the next meeting. She noted that December 6<sup>th</sup> will be a public hearing on the other issues and asked if they wanted to meet on the 20<sup>th</sup>. Mr. Atkins stated that he would like to make that decision at the next meeting.

### **Harbor Vision Statement**

Ms. Kester passed out the vision statement that will be going to the City Council. Mr. Atkins went over how the statement was developed from the public input. Mr. Dolan talked about how the vision statement will be used to develop policies in the future.

### **Other Business**

Discussion of upcoming meetings – November 15<sup>th</sup>, 2012.

### **ADJOURNMENT**

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