

**City of Gig Harbor Planning Commission
Work Study Session
Planning and Building Conference Room
February 21, 2013
5:00 pm**

PRESENT: Rick Gagliano, Jim Pasin, Pam Peterson, Craig Baldwin and Reid Ekberg. Harris Atkins and Bill Coughlin were absent.

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

APPROVAL OF MINUTES:

MOTION: Move to approve the minutes of February 7, 2013. Gagliano/Baldwin – Motion carried.

Work Study Session – 5:00 p.m.

1. **Residential building Height and Front Setback along the Waterside of Harborview and North Harborview Drive** – Consider where height should be measured for residential buildings along Harborview and North Harborview Drive to allow for the retention of the historic residential character of that streetscape.

Ms. Kester went over the history behind this subject and distributed a staff report. She explained that the current regulations were encouraging houses in a hole along the water side of Harborview Drive. She stated that there were two proposals; one was to change where height is measured from and the other was to shrink the front setback. Discussion was held on the impact to views and it was noted that view corridors would still be required. A poll was taken amongst the commission members. Mr. Ekberg said he could see how it would help preserve the historic streetscape. Ms. Kester noted that if they don't change the front setback; waterfront lots will be severely restricted due to the new shoreline regulations which will have a much larger setback from the water. Mr. Baldwin said that he didn't like the houses below the street level and suggested that they could have a step approach. Mr. Gagliano said that he was a little worried about consistency with other regulations. He said he would rather move the setback and measure from the footprint in order to keep it more consistent. Ms. Peterson said she favored reducing the setback. Mr. Pasin said that he felt the issue of houses in a hole needed to be dealt with; however, he wanted to be careful not to assume that by changing this regulation you will have houses that fit the historic character. He also pointed out that the 18' height regulation is probably not appropriate. He stated that he felt that you should measure height as close to the front property line as possible. Ms. Kester said that she could come back with some proposals for changing the setback and she felt that changing the 18' was too much of a change for the "low hanging fruit" amendments. Mr. Gagliano suggested that they make the same change to 27' that they were proposing for the DB zone. Ms. Kester asked if they wanted to add this change on to the March 21st public hearing. Mr. Ekberg said he felt that they should add it, go to

27' and move the setback. Mr. Gagliano felt that they should just propose changing the setbacks at this time. Mr. Pasin said he felt they should propose changing both. Mr. Dolan stated that they may want to split the two issues since he will be leaving and a new Senior Planner will be coming on board. In addition, he noted that two commissioners aren't here. Ms. Kester noted that they will have to delay the start of the visioning policy if they want to address this now. Mr. Pasin said that he was fine with separating the two and doing the second meeting on the 18th of April. Mr. Ekberg said he also felt that separating the commercial and residential was a good idea. Mr. Gagliano pointed out that whether or not we delay the visioning policy is a Mayor and Council decision. Ms. Kester said that she could bring it to the Planning and Building Committee on March 4th. Possible scenarios for different setbacks were discussed and it was decided to use 6' to a porch 12' to the house and 18' to the garage as a starting point for front setbacks.

2. **Medical Cannabis Collective Gardens** – Through ORD 1247, the City Council extended an interim ordinance regarding development regulations on medical cannabis collective gardens. The interim ordinance requested the Planning Commission to report back to the Council with a recommendation on whether to permanently adopt the regulations or modify them. The interim regulations are set to expire on April 11, 2013.

Ms. Kester distributed a memo from the City Attorney regarding the need for an extension of the interim ordinance. She then went over the regulations.

MOTION: Move to recommend extending the Ordinance as previously extended. Ekberg/Gagliano – Motion carried.

Ms. Kester briefed the commission on the arrival of the new Senior Planner Lindsay Sehmel. The Planning Commission thanked Tom Dolan for his great leadership of the Planning Department.

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