

**City of Gig Harbor Planning Commission
Work Study Session and Public Hearing
Council Chambers
SPECIAL MEETING
April 11, 2013
6:00 pm**

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

STAFF PRESENT: Staff: Lindsey Sehmel and Jennifer Kester

6:00 p.m. - Call to order, roll call

PUBLIC HEARING

1. **CITY OF GIG HARBOR, 3510 Grandview St, Gig Harbor, WA 98335** - Application for a Gig Harbor Municipal Code text amendment (PL-ZONE-12-0009) to consider recommendation on code amendments regarding the measurement of residential building height and front setbacks along the waterside of Harborview and North Harborview Drives.

Ms. Kester gave a brief summary of the proposal and background.

Mr. Baldwin opened the public hearing at 6:00 p.m.

Jack Bujacich, 3607 Ross Ave., Gig Harbor

He noted that when he had been Mayor they had established a height restriction area. He stated that 18' on the waterfront measured closer to the sidewalk would be more uniform with the other side of the street.

David Boe 705 Pacific Ave., Tacoma

Mr. Boe noted that this proposal was coming out of the visioning process and keeping new development in line with the historic character. He felt that height should not be measured from the property line but from the sidewalk. He noted that in some areas the water side of Harborview is higher than the upland side. Mr. Boe further explained how measuring from the sidewalk would improve the placement of the porch. He strongly recommended that the 18' be measured from the back of the sidewalk and distributed an illustration.

Kathleen Ancich Quigg, 1831 Bel Air Ave. Ms. Quigg stated that they had purchased the property at 3617 Harborview. She voiced her support for the proposal.

Doug Sorenson, 9409 N Harborview Dr., Gig Harbor Mr. Sorenson stated that they have lived at this residence for 41 years. He commended the Planning Commission for pursuing this issue and stated that he supported David Boe's suggestion to measure

from the sidewalk. He noted that there are only 6-10 vacant lots that haven't been developed and he owned 4 of them. Mr. Sorenson pointed out that the shoreline regulations are going to impact these lots to such an extent they will have to use a reasonable use exception to build something. He stated that most people are not going to tear down their house on the waterfront because of the regulations. He also noted that businesses have a zero setback and he felt that the residential should have the same setback. Mr. Sorenson suggested that they develop a map of the right of way in order to help with this decision and volunteered to be on a committee to research this further.

Dennis Clark, 4011 Burnham Dr., Gig Harbor

Mr. Clark stated that he thought the height restriction on the uphill side was 16' as measured from the setback line. Ms. Kester noted that this is only within the Historic District. He wondered what research has been done on preserving the view for the uphill houses. He felt that the current regulations seemed to be working pretty well. Mr. Clark expressed concern for the view corridors along Harborview.

Kay Bickford, 3155 Erickson St., Gig Harbor

She said she supported Mr. Boe's idea of measuring from the sidewalk and felt it was more consistent with the historic homes in Gig Harbor.

Beth Lucas, 10911 Crescent Valley Drive, Gig Harbor

She noted that she walks Harborview Drive quite often. She supported Mr. Boe's idea of measuring from the sidewalk.

Bruce Rogers 2804 Harborview Drive Unit B, Gig Harbor

He voiced his concern for the houses on the uphill side and hoped the commission was considering this. He noted that the topography is not that steep. He also said that although people may not tear down houses today, that might be different in the future.

Mr. Baldwin closed the public hearing.

Ms. Kester addressed the question posed regarding view corridors. She noted that this proposal will not change the requirement to have a view corridor on either side of a residence. She further explained the difference in regulations if a person was remodeling versus tearing down and rebuilding.

Mr. Coughlin asked if the view corridor changed with the new shoreline master program. Ms. Kester said that no, the view corridor changed approximately a year ago.

Mr. Baldwin thanked everyone for coming and said that the commission will be considering everyone's comments and possibly making a recommendation at their next meeting on this topic.

Ms. Kester asked if there was any other information the commission required prior to further discussion. Mr. Gagliano suggested that the information regarding the right of

way would be helpful and Ms. Kester said that she would provide some maps. Additionally he suggested that further information be provided on the shoreline regulations and how they relate to this area.

Mr. Baldwin deferred the approval of the minutes until the next meeting.

Mr. Coughlin asked if some detailed topographic maps of the shoreline and the uphill lots could be provided. Ms. Kester said she would try to provide some aerial based topography.

OTHER BUSINESS

Discussion of upcoming meetings – April 18, 2013 & May 2, 2013

Adjournment

MOTION: Move to adjourn at 6:33 p.m. - Ekberg/Gagliano. Motion carried.