

**City of Gig Harbor Planning Commission
Work Study Session and Public Hearing
Civic Center
January 30, 2014
5:00 pm**

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

STAFF PRESENT: Staff: Jennifer Kester, Lindsey Sehmel and Diane McBane.

5:00 p.m. - Call to order, roll call

OPEN HOUSE 5:00

An Open House was held from 5:00 to 6:00 on the Harbor Element to the Comprehensive Plan. There were approximately 30 citizens in attendance with Planning Commission members and staff answering questions about the visual presentation and information regarding the Harbor Element.

PUBLIC HEARING 6:00

Chairman Atkins opened the Public Hearing and asked the public to limit their comments to 3 minutes each.

Jeni Woock, Citizens for the Preservation of Gig Harbor, 3412 Lewis St., Gig Harbor WA 98332

Ms. Woock spoke about how democracy must perform to the wishes and wills of the people. She stated that at a previous open house on the vision, people placed their dots on words that they felt were important. She said that people had indicated that they didn't want change or added height. Ms. Woock also stated that people don't want 3500 sq ft residential houses sitting close to the sidewalk. She then said that people don't come downtown to look at trees or tacky tacky buildings, they look at views. She said that the commissioners had asked what to do to bring developers downtown and that the Planning Commission had disrespected the views of the people. Ms. Woock asked the commission to examine if what they were doing was keeping the views of the harbor and our quaint downtown.

Greg Hoeksema, 9105 Peacock Hill Ave., Gig Harbor WA 98332

Mr. Hoeksema stated that he thought the commission had done a great job on about 98% of the vision document. He continued by saying that it reflected a lot of work and represented a lot of what the residents expressed that they wanted. Mr. Hoeksema stated that he had three major concerns. The first being scale in respect to lot size. He said that currently 3500 sq ft buildings are allowed and that doesn't reflect what is going

on in the little fishing village of Gig Harbor. He stated that for the most part we have plenty of views left and the key is to not lose anymore. His second concern was vegetation and how to handle that. The third concern is multi-family dwellings. He stated that he was not anti-development or progress, you can make duplexes look good within scale but anything beyond that is difficult. Mr. Hoeksema also stated that he felt that mixed use commercial with residential above really works.

Drea Solan, 3416 135th St Ct NW, Gig Harbor WA 98332

Mr. Solan spoke about his family and their time here in the harbor. He spoke about the increased height previously proposed and that he had attended the previous open house. Mr. Atkins noted he was speaking about a previous issue that wasn't being addressed tonight and advised him to submit his comment letter.

Derek Young, 4316 32nd Ave Ct NW, Gig Harbor WA 98332

Mr. Young thanked the commission for their work and expressed appreciation for the inclusion of the element about the trolley. He asked that they include some information about the route and perhaps expanding it to Gig Harbor North. He noted that there was language about keeping lanes narrow and having traffic calming features and asked that perhaps there could be some language limiting parking, noting that downtowns are not the place for large parking lots. Mr. Young asked the Planning Commission to please consider language supporting a performing arts center. He further stated that he wasn't sure downtown was the place for it, but perhaps it could be at least addressed on a small scale.

Marilyn Lepape, 10408 Kopachuck Dr. NW, Gig Harbor WA 98335

Ms. Lepape spoke about trees and shrubs in the view corridor. She stated that when the city decided to allow taller buildings, there were also allowances for view corridors. She said when she visualizes the harbor when she thinks of the view of the harbor, not the trees, as you can see those anywhere. She asked that the Planning Commission please stay focused on the harbor and the view of the harbor.

Jim Franich, 3702 Harborview Dr., Gig Harbor WA 98332

Mr. Franich stated that this was quite an overwhelming document and that there was a lot of goals and objectives and vague language. He stated that he felt that part of the harbor vision statement talked about preserving historic neighborhoods and that a lot of these goals seems to be contrary to that. He noted that under goal 3 section 1.2 where it talks about the various housing styles and accommodating the needs of residents, he thought it was a little broad. He further stated that under 3.7.3 where it talks about design standards and building regulations he felt language should be added stating that it should complement the historic nature of the existing neighborhood. Mr. Gagliano asked if he felt the vision area should be smaller and he said yes, even though he understood that the council had already adopted the map. Mr. Franich stated that he

felt that it should be limited to the Harborview Drive area. He then went on to say that section 3.8 seems to be redundant language talking about redevelopment. He stated that section 3.9 about promoting the highest quality design standards is already covered in the design review manual. He noted that there may be too many layers that could cause confusion and he would like to see the document pared down a bit if the ideas within this vision are already addressed elsewhere.

Senior Planner Lindsey Sehmel noted that staff will be taking written comments until 5:00 tomorrow if anyone had further items to submit.

Charlotte Gerlof, 7712 73rd St Ct NW, Gig Harbor WA 98332

Ms. Gerlof said she wanted to talk about verbiage and vegetation. She said she was a master gardener and said that vegetation softens hard edges or can be used to hide things and that you have to be careful what you plant, taking into consideration height and spread. She asked that the city get some expert opinion and advice from people that are credentialed. Ms. Gerlof said that the Quadrant development is hideous and they have put in trees that are going to have a 20' spread. She then spoke about the verbiage within the document about view corridors. She said it would be awful if people came to the harbor to just look through a corridor. Allowing structures that impede the view is unacceptable. She concluded by saying that people and tourists want the view.

John Skansie, 3110 Judson St., Gig Harbor WA 98335

Mr. Skansie spoke about facilitating pedestrian access to the harbor by implementing a shoreline access plan and linking park systems. He asked that as the commission develops policy going forward that they think about how it might restrict property choices and decrease tax revenue and increase public burden. He stated that he believed in more innovative policies and thought this document showed a lack of vision. Mr. Skansie said he felt it was a narrowly stated policy and asked the commission to take a look at where we are going.

Chairman Atkins closed the public hearing at 6:34 pm

Senior Planner Lindsey Sehmel reminded everyone that the comment period will be open until tomorrow at 5:00 pm.

Mr. Atkins asked if the commission had any questions and stated that Ms. Sehmel will develop a comment matrix for the commission to read and deliberate at the second meeting in February. Mr. Atkins also noted that there are proposals to change the landscaping and vegetation regulations and that they will go over the calendar at the February 20th meeting.

Planning Director Jennifer Kester went over how everyone can get information on the upcoming issues that are being addressed by the Planning Commission. She also

noted that if you gave your email we will be sending you announcements of those meetings.

Ms. Kester said March 3rd will be a joint meeting between the Planning Commission and the City Council.

ADJOURNMENT

Move to adjourn at 6:40 Ekberg/Pasin – motion carried.