



DRAFT MINUTES
City of Gig Harbor Design Review Board
Virtual Meeting of August 11, 2022 at 5:00 pm

Design Review Board and staff will be participating in this meeting remotely via Zoom. Members of the public are encouraged to view and comment during the meeting using the Zoom platform at <https://us06web.zoom.us/j/89568206345> or by calling (253) 215- 8782 and entering Meeting ID 895 6820 6345. Optionally, members of the public may view the live Zoom broadcast in-person at the Gig Harbor Civic Center during the meeting. Please see the Meeting Procedures at the end of this agenda for information on options to make public comment.

I. Call to Order:

II. Roll call: Darrin Filand, Chair, Amy Wheeler, Jon Ashlock, Larry Bradbury, Brianne Blackburn, Marlene Druker.

Staff: Carl de Simas, Principal Planner; Roxanne Robles, Senior Planner

III. Approval of Minutes: June 9, 2022

MOTION: Move to approve the Minutes of June 9, 2022 as written - Bradbury / Blackburn. All in favor - Motion carried

IV. Agenda Items for Formal Review

- a. Announcement of Application
- b. Open Public Meeting Announcement
- c. Appearance of Fairness Issues
- d. Staff Report
- e. Applicant Introduction and Presentation
- f. Public Comment (See Assistance Memo)
- g. Discussion and Voting

1. **Resource Properties, LLC., 108 West Steward Street, Puyallup, WA 98371;**
THE RESERVE PRELIMINARY PLAT: (PL-PPLAT-22-0001, PL-DR-22-0005), (PL-ALP- 22-0001) and (PL-SEPA-22-0004) The applicant proposes to develop two contiguous and undeveloped parcels totaling 9.88 acres into 14 single-family residential lots. The development will take place predominantly within the western 5.27 acres of the site, closest to Peacock Hill Avenue. Development on the eastern portion of the site is limited by a Category III/IV wetland, a stream, associated buffers, and topography.

The proposal will create 14 lots and three tracts, two private tracts for access, utilities, stormwater, and recreation; and a third tract open space and critical areas tract to include the wetland and associated 150-foot buffer.

The applicant has requested Design Review Board (DRB) approval of the project for consistency with the requirements of the city's design manual (GHMC Chapter 17.99.240(C) – Maintain natural topography. The site is located at XXX Peacock Hill Ave, on the east side of Peacock Hill Ave. and across the street from 100th Street Ct. entrance to Avalon Woods Subdivision, parcel no. 0222323134 & 0222323135

Staff Presentation: Senior Planner Roxanne Robles provided staff's project summary.

Applicant Presentation: Darton Riely-Gibbons. Mr. Riely-Gibbons introduced the applicant team and began the applicant presentation.

DRB members questions/discussion:

Mr. Filand opened up the meeting for public comments.

1. John McMillian- Parcel number – 0222327017. Mr. McMillian discussed stormwater related questions. Mr. Filand referred Mr. McMillian back to city staff to address his questions.
2. Tony DeMarco, 3611 101st St Ct NW. Mr. DeMarco believes that the site is unbuildable, concerned with the safety of entering and exiting Peacock Hill. Opposed to the project.
3. Rory Doering, 0222323003. Has concerns with the stormwater/surface water runoff. Also, discussed the wetland stream at the bottom of the site. Encouraged to comment at the Hearing Examiner phase of the project.

MOTION: The Design Review Board recommends that the Hearing Examiner approve the proposed grading plan including the importation of fill exceeding the cut amount and leading to an imbalanced earthwork as well as the retaining walls that exceed 6 feet. Ashlock / Druker. All in favor - Motion carried

Amendment: Mr. Filand proposed an amendment to the original motion.

That the proposed design alternative meets the intent of the general requirement and is equivalent to the specific language that the proposed topography maintains the general grade of the site. The size and placement of the proposed walls in addition to their design will minimize the potential for visual impacts as written in the staff's findings.

Discussion: Chair and Vice Chair Elections / Board members appointments and terms

Upcoming Meetings: August 25, 2022: Babich Bailey Net Shed, PL-DR-21-0174

Adjourn

MOTION: Move to adjourn at Ashlock / Druker. All in favor – Motion carried.

PUBLIC COMMENT & DECORUM

Commenters will be allotted 3 minutes per individual, unless revised by the Chair. In-person comments shall be made from the microphone, first giving the speaker's name and address. When there are 30 seconds remaining, staff will alert you to summarize your comments. At the end of your comments, staff will notify you it has come to the end of your comment period. Anyone making "out of order" comments may be subject to removal from the meeting.

Public comment may be made remotely via Zoom or by phone during designated portions of the meeting. To speak during the meeting, press the Raise Hand button near the bottom of your Zoom window or press *9 on your phone. Please refrain from raising your hand until the Chair has announced that the Design Review Board has opened the public comment portion of the meeting. Your name or the last three digits of your phone number will be called out when it is your turn to speak. When using your phone to call in, you may need to press *6 to unmute yourself. All speakers will have up to three minutes to speak.

All remarks shall be addressed to the Design Review Board as a body and not to any specific Member. All speakers shall be courteous in their language and deportment and shall not engage in or discuss or comment on personalities or indulge in derogatory remarks or insinuations with regard to any Design Review Board, the Chair, or any member of the staff or the public.

There will be no demonstrations during or at the conclusion of any public comment. These guidelines are intended to promote an orderly system of holding a public meeting, to give every person an opportunity to be heard and to ensure that no individuals are embarrassed by voicing their opinions.

AMERICANS WITH DISABILITIES (ADA) ACCOMMODATIONS ADA accommodations can be provided upon request. Those requiring special accommodations should contact the City Clerk at cityclerk@giharborwa.gov or (253) 853-7613 at least 24 hours prior to the meeting.



DRAFT Minutes
City of Gig Harbor Design Review Board
Virtual Meeting of September 22, 2022 at 5:00 pm

- I. Call to Order:** Vice Chair Filand called meeting to order at 5:02
- II. Roll call:** Vice Chair Darrin Filand, Jon Ashlock, Marlene Druker, Brianne Blackburn Amy Wheeler and Larry Bradbury at 5:38 pm
Staff: Jeremy Hammar, Associate Planner and Michelle Thomas, Planning Technician.
- III. Approval of Minutes:** Move to approve the minutes of June 9, 2022 as written: Ashlock/Blackburn – All in favor | Motion carried
Move to approve the minutes of August 25, 2022 as written:
Ashlock/Blackburn – All in favor | Motion carried
- IV. Craig Deaver, C.E.S. NW Inc. 429 29th Street NE, Suite D, Puyallup, WA 98372: PARR PRELIMINARY PLAT:**
(PL-PPLAT-21-0001, PL-DR-21-0171, PL-ALP-22-0003, PL-WET-21-0002 & PL-SEPA-21-0006) The applicant proposes to divide an existing vacant 5.84-acre parcel into eight (8) lots for single-family residential development. The subdivision will also include a public access road, one storm tract, two access tracts, and two open space tracts to accommodate the buffer associated with an on-site Type 4 stream. The site is located on the east side of Canterwood Blvd., approximately 800 feet south of the intersection of Canterwood Blvd. and 122nd St. Section 25 Township 22 Range 01 Quarter 41. Assessor's Parcel Number: 0122254065
- a. Staff presentation: Jeremy Hammar, Associate Planner
 - b. Applicant Presentation: Craig Deaver, Principal C.E.S. NW, Inc.
 - f. Public Comment – No comments
 - g. DRB discussion

MOTION: 17.99.160. A. Enhancement corridor standards. Retain significant trees. DRB finds the proposed design alternative meets the

intent of the general requirement of the municipal code in the sections represents an equivalent or superior design solution that would otherwise be achieved by rigidly applying a specific requirement of the municipal code. Filand/Druker

Amended to motion to include language that would require that any significant trees thru the course of the project that had to be removed that were not part of this plan that they be replaced in kind with the similar planting plan that has been proposed in the new areas. All in favor | motion caried.

MOTION: 17.99.240. C. Natural Site Condition. Maintain natural topography: DRB would like to see as proposed the design modified to be a terraced retaining wall preferably in natural stone and concurrently the topography of the area east of the right of way and south of the entry drive may be allowed to be lowered and subsequently those existing trees be removed in order to achieve the tiered retaining wall assembly at the right of way in an attempt to make walls at 6 feet high or lower as it faces the right of way. In addition to that the area would then be replanted similarly to the planting plan that has been proposed for the north side of the entry driveway along the right of way. Filand/Bradbury All in favor | motion caried.

V. Upcoming Meetings: October 13th, 2022 By-Law review, Chair Elections, & possibly Erickson Street Commercial Office Building Pre Application meeting

VI. Adjourn: Move to adjourn at 6:09 pm Wheeler / Blackburn – all in favor | Motion carried meeting adjourned.