

**City of Gig Harbor  
Design Review Board  
Gig Harbor Civic Center  
September 25, 2008**

Present: Board Members - Chairman Darrin Filand, Kae Paterson, Jane Roth-Williams, John Jernejcic and Rick Gagliano. Absent: Jim Pasin and David Fisher  
Staff Present: Cliff Johnson and Cindy Andrews

**Call to Order: 6:05 pm**

Chairman Darrin Filand opened the meeting addressing any appearance of fairness concerns, there being none he introduced the project and Associate Planner Cliff Johnson for staff's presentation.

1. **Harbor Reach Storage LLC., 5114 Pt. Fosdick Dr #E – PMB 139, Gig Harbor, WA 98335** - Application for Site Plan Review (SPR 06-1271), Design Review (DRB 06-1273) and Conditional Use Permit (CUP 06-1272) for Harbor Reach Storage, a proposed warehouse / mini-storage facility consisting of 8 buildings on 9.52 acres located at 9202 Bujacich Rd., Gig Harbor, WA.

Mr. Johnson presented his summary discussing the applicants request for an alternative design relating to the requirement to provide a continuous tree canopy throughout the parking lot. Mr. Johnson described the project and the site, the IBE requirements, landscaping, parking spaces both proposed and required and the GHMC 17.99.330 requirements. Mr. Gagliano asked for clarification on the number of parking stalls proposed. Mr. Johnson responded 148.

Applicant Carl Halsan described the site, project, landscaping, design requirements and discussed the alternative design request. Mr. Gagliano discussed the water and sewer concurrency asking if the project could move forward without sewer concurrency. Mr. Johnson responded yes explaining that the applicant had not requested sewer. Mr. Filand discussed the parking stall requirements asking the applicant if they would consider less parking. Mr. Johnson discussed the criteria for parking. Mr. Gagliano discussed the importance of setting a good example as this would be the first building in the ED district. Applicant Michelle Franklin-Wilson agreed. Mr. Gagliano continued expressing his concern that the buildings could be visible from the road. Ms. Franklin-Wilson discussed the view from the right of way explaining that the wetland buffer would screen the site. Mr. Gagliano expressed concern that over time wetlands can change and the site could then be visible suggesting the possibility of adding additional buffers and screening throughout the site. Mr. Johnson agreed that it could be possible to reduce the parking and add additional landscaping in a few areas. Mr. Gagliano pointed out the left side of buildings G & H, landscaping could be added. Mr. Johnson agreed also noting space in front of building A & B. Mr. Halsan agreed. Mr. Johnson cautioned

that the building department had requirements for turning radius and access and those requirements would need to be met. Board members continued to discuss wetlands, landscaping and parking. Mr. Filand felt that trees within the parking areas and a parking strip in front of the building would be appropriate and would be in favor of removing parking spaces to add vegetation.

**MOTION:** The DRB does not agree with staff's findings in order to meet the intent of the requirement the applicant should add more landscaping around the building where they are not either adjacent to existing wetland or perimeter landscape areas or open to users of the buildings. Gagliano /

Mr. Jernejcic agreed with the intent of the motion however he felt that the removal of a few of the building units would be needed. Mr. Filand asked if the removal of the buildings would be for additional parking or additional landscaping further suggesting that parking be deleted to add additional landscaping. Mr. Gagliano cautioned that the board could only make a recommendation on the requested design alternative and not the buildings or the parking. Applicant Kathleen Bradley-Reader suggested the removal of the 16 end parking stalls and replacing the area with landscaping. Mr. Gagliano suggested removing the parking stalls from the south sides of building H and building B. Mr. Halsan explained that buildings H and B would be drive through buildings. Board members discussed driving lanes, fire access, access for building maintenance and non native vegetation.

**MOTION:** The DRB does not agree with the findings of the staff and finds that the applicant has not met the intent of the requirement and asks that the applicant add additional landscaping in all potential places around the perimeters of the buildings that do not already back up to the wetland perimeter landscaping or have access doors. Gagliano / Roth Williams –

Board members discussed the motion; Mr. Filand made an amendment to the motion stating that additional landscaping buffers would be needed on the sides and end caps of the buildings to the east and west side of building A, east side of B, north and south of building C, D, E the east of F and the east and west of G. – Motion passed unanimously.

**APPROVAL OF MINUTES:**

**MOTION:** Move to approve the corrected minutes of July 24<sup>th</sup>, 2008 Roth-Williams / Gagliano – Motion passed unanimously.

**UPCOMING MEETINGS:**

October 9<sup>th</sup>, 2008 – Millville update and Olympic Towne Center.

Mr. Filand provided the board members an updated on the August 28<sup>th</sup> meeting, the Skansie Brothers Park - Ad Hoc Committee. Mr. Filand summarized the discussions regarding the placement of the house on the historic registry, the drive-on pier, the temporary float and the pier extension. Board members also discussed progress at the

Gig Harbor Museum, groundbreaking at the Cushman Trail and the new WWTP. Board members asked for a follow up on the Boys & Girls Club project.

**MOTION:** Motion to adjourn at 7:10 pm. Jernejcic / Gagliano – motion passed. Unanimously.