

**City of Gig Harbor
Design Review Board Meeting
City of Gig Harbor
January 10th, 2008**

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

Call to Order – 6:02 pm

Rainier Yacht Harbor, LLC P.O. Box 875, Tacoma, WA 98401 – Application for Design Review (DRB 07-0007) for Harbor Town Marina a proposed mixed use development consisting of 3 single family homes and associated marina with parking located at 3518 and 3555 Harborview Dr. Gig Harbor, WA

Chairman Darrin Filand addressed any appearance of fairness concerns and ex-parte communications, there being none he introduced Associate Planner Cliff Johnson to present his project summary.

Mr. Johnson discussed the five items returning to the DRB for review items A, B, C, D and E., parkway and nonresidential setback requirements, driveway encroachments, wall planes, windows and stately appearance. Mr. Pasin asked for clarification regarding the addressing of the project. Mr. Johnson explained addressing would take place at the time of building permit issue.

Architect Steve Bull presented the applicant's revisions. Mr. Bull discussed the redesign of building number one as well as the revisions to the parkway, setback standards, design changes to the bulkhead, the landscape in the courtyard areas, fencing details and additional changes to the structures. Mr. Jernejcic asked for the interior ceiling of dormers. Mr. Bull responded 6 feet. Mr. Johnson entered into the record letters from board members Kae Paterson, Rick Gagliano and resident Nick Tarabochia. Mr. Bull continued his summary of revisions including the design of the structures, materials, placement of the buildings, parking and public access to the water. Mr. Bull addressed the issues of prominent parcel and stately appearance, discussing the scale, height and roof shapes explaining that simplicity had been the intent of the design. Mr. Bull discussed the heights from finished and natural grade, the view from street level, proposed landscaping from the street level, as well as long low wall planes.

Mr. Filand asked for public comments.

Nick Tarabochia. 8021 Shirley Ave, Gig Harbor, WA. – Mr. Tarabochia, owner of the house and dock that adjoin the project, discussed his concern with the proposed boundary line that would run through the middle of the dock impacting his access. Mr. Tarabochia presented his past DNR lease to support the history of use for the dock. Mr. Tarabochia asked that the marina portion of the project be excluded from any decision pending the outcome of the boundary line concern. Mr. Filand explained the DRB would be making a recommendation only and not a decision. Mr. Tarabochia asked that his concern be part of the record to document that an issue exists.

Mr. Pasin asked how the project would be presented to the City of Gig Harbor's Hearing Examiner, would the marina be included. Mr. Johnson explained that the DRB would give recommendations for the design of the buildings only. Mr. Pasin asked if the proposed marina included buildings. Mr. Johnson replied no explaining that although no buildings had been proposed there would be parking associated with the dock. Mr. Pasin asked if the marina portion should not be approved would the applicant need to return with a new design. Mr. Johnson explained that the project had been considered one project and should the marina portion not receive approval the project would not receive approval and the applicant would need to return with a revised project.

Mr. Guy Hoppen, 8402 Goodman Dr. Gig Harbor – Mr. Hoppen discussed his concern that the project had not met the Shoreline Master Program or the Comprehensive Plan also expressing concern that the project would affect the access to the Tarabochia and the Ancich docks.

Mr. Jack Bujacich, 3607 Ross Ave Gig Harbor– Mr. Bujacich expressed his concern with the height of the proposed street trees, the potential loss of view, fire access, parking and vehicle approach to the property. Mr. Bull responded explaining the project would provide 26 parking stalls for the marina and 19 stalls for the residences. Mr. Bull discussed emergency vehicle access requirements, residential parking and pointed out the view corridor provided. Mr. Bujacich asked about the proposed landscaping between the houses. Mr. Bull explained the trellis details.

Mr. Paul Ancich 3620 Lewis Street Gig Harbor – Mr. Ancich stated that he owned the property adjacent to the project and expressed concern with the proposed demolition of the net shed also asking if the applicant had applied for a demo permit. Mr. Bull replied no. Mr. Ancich asked if the applicant had planned to follow thru with the demolition of the net shed. Mr. Bull replied yes explaining that financially it was not practical to save the structure. Mr. Ancich asked if any other structures other than the 3 proposed would be added. Mr. Bull responded no. Mr. Ancich asked when the project would be before the city's Hearing Examiner. Mr. Johnson replied in a few months and encouraged citizens to submit written comments.

Mr. Jernejcic discussed the loss of the net shed expressing his concern that it should be preserved.

Mr. Dolan suggested reading to the public the comments provided by Rick Gagliano and Kae Paterson. Mr. Filand read the comments, Ms. Paterson pointed out the importance of retaining the netshed and her concern with the building footprint of building number one. Mr. Gagliano discussed buildings one, two and three stating that he could approve buildings two and three as proposed but that he could not approve building #1 explaining that it would not be a proper fit in the Historic District.

Mr. Dick Allen - 3603 Ross Ave. Mr. Allen discussed his concern that provisions had not been made for loading and unloading spaces at the dock. Mr. Allen also discussed the proposed use of the netshed and asked for clarification of the elevations. Mr. Bull discussed the elevations, noting the highest and lowest points, and pointed out that no use of the netshed had been proposed. Mr. Allen explained his concern that the information regarding the elevations had not been included on the plan submitted. Mr. Johnson confirmed that the applicant had submitted the elevation information.

Maria Ancich – 5010 79th Ave Ct E. Fife, WA 98424 – Ms. Ancich spoke in opposition of the project.

Mr. Bull discussed preservation of the net shed stating that the applicant would explore options for retaining the structure.

Item A. Comply with Parkway Setbacks in the Historic District and Conform to Nonresidential Setback Requirements.

Mr. Filand discussed item A. pointing out the item primarily related to building one noting building one had not met the intent of the setback requirements. Mr. Pasin expressed concern that deviation from the setback requirements should be determined through the variance process. Mr. Johnson explained the maximum setback requirement stating that the city attorney had been comfortable with the DRB addressing the issue. Mr. Jernejcic asked if the project should be addressed as a whole or as individual parcels explaining that the project as a whole would meet the intent but individually the parcels would not meet the standards. Mr. Pasin suggested moving forward to another item and returning to this item. Mr. Filand felt that the applicant had provided the best plan possible and would meet the intent including building one. Mr. Jernejcic discussed his concern with building number one.

MOTION: To accept staffs findings on item A to approve the project based on its compliance with the parkway setback in the historic district and conforming to the nonresidential setback requirements.
Filand / Jernejcic. Motion passed

Item B. Minimize Driveway Encroachments into Setback Areas.

Mr. Jernejcic had no concerns with item B. Mr. Pasin agreed with Mr. Jernejcic however suggesting that the applicant maximize the landscaping along the driveway as much as possible.

Mr. Jernejcic agreed.

MOTION: Move to accept staffs findings. Jernejcic / Pasin Motion passed.

Item C. Avoid Long Low Wall Planes.

Mr. Filand asked that the non-complying walls be pointed out. Mr. Johnson responded pointing out the side walls. Mr. Filand, Mr. Pasin and Mr. Jernejcic had no concerns with item C.

MOTION: Move to approve item C and accept staffs findings. Filand /

Mr. Johnson suggested the DRB review the recommended findings of the original staff report prior to making a motion explaining that the staff report provided for this meeting had not stated any findings.

MOTION: That the DRB support staffs findings that the proposal meets the intent of the requirements of the code. Jernejcic /

MOTION: The DRB finds that the proposal meets the intent of the code and is equivalent to the specific requirements of the code because the wall planes in question will be minimally visible from most public views, and the large vertical windows along the wall planes will help to break up the

horizontal appearance of the wall planes as presented in the latest drawings of January 10th, 2008. Filand / Jernejcic Motion passed.

Item D. Develop and Maintain Vertical Window Pattern and Group Vertical Windows for Wider Openings.

Mr. Johnson clarified that item D only referred to the water side windows explaining that the other windows had met the requirements prescriptively. Mr. Filand felt the project would be acceptable pointing out the relationship to the water. Mr. Pasin felt that the upper window areas could be structured differently but had been comfortable with the replication of the net shed theme. Mr. Jernejcic suggested that given the orientation to the water the windows would be fine. Mr. Filand agreed.

MOTION: The DRB finds that the proposal meets the intent of the code and is equivalent to specific requirements because the window proportions and grouping of the windows emulate the skeletal structure of historic netshed design. Filand / Jernejcic Motion carried.

Item E. Provide a Stately Appearance To Structures.

Mr. Filand restated the opinions of board members Kae Paterson and Rick Gagliano. Ms Paterson had not been in favor of the wedge shaped footprint for building one, Mr. Gagliano had also not been in favor of building one suggesting that the footprint could be reduced or redesigned possibly providing a flat roofed structure that could provide parking for the view areas. Mr. Pasin discussed the importance of preserving the netshed and incorporating the design into the current proposal. Mr. Jernejcic agreed explaining buildings two and three resembled the netshed design however building one appeared to be out of place. Mr. Filand asked if building one could meet the intent of item E. Mr. Jernejcic replied no. Mr. Filand pointed out that it is not always the footprint of the building but rather how the applicant had designed the structure to work on the lot. Mr. Pasin discussed the view of homes that the public would see from the sidewalk as well as approaching from Harborview Dr. pointing out they would be similar to many of the existing structures in the area. Mr. Filand discussed the existing structures in the vicinity of the project complimenting the applicant on a good design. Mr. Pasin had no concern with item E. Mr. Filand asked how everyone felt about buildings two and three. Mr. Jernejcic stated buildings two and three had met the intent and had been beautifully designed. Mr. Filand discussed the issue of stately pointing out that the buildings had been designed as tall as they could be. Mr. Jernejcic explained that building three could be a little taller but it would appear to be sticking up by itself. Mr. Filand asked if the parcel would appear more stately had the netshed remained. Mr. Dolan explained that the removal of the netshed had not been finalized and could remain.

MOTION: That the DRB finds that the proposed alternative design would meet the intent of the code as equivalent to the specific requirements. The DRB directs staff to develop findings based on the above discussion Filand / Pasin Motion carried - Jernejcic opposed

Gig Harbor Arts Commission, Bob Sullivan, Chair – Installation of Public Work of Art on the Donkey Creek Sidewalk.

Chairman Bob Sullivan discussed the procurement of the sculpture, "The Welded Salmon", by the Gig Harbor Arts Commission. Mr. Sullivan discussed the proposed location of the piece, the changes proposed for public safety, materials, height, lighting and installation. Mr. Sullivan explained that at this time it had not decided if the piece should be on the sidewalk or inside the park. Mr. Filand suggested that the piece could be used to mark the entryway into the park. Mr. Pasin suggested that the piece should be located off of the sidewalk. Mr. Jernejcic suggested removing the circular base and placing the piece directly on the ground. Mr. Filand asked who would be responsible for the installation. Mr. Sullivan responded that the City if Gig Harbor's Public Works department would do the installation. Mr. Filand asked when the project would go before the city council. Mr. Sullivan responded, January 28th, 2008 noting that he would forward to council the DRB members support of the project. Mr. Sullivan indicated that the Arts Commission had been considering other pieces and that the DRB would have a chance to review them also.

APPROVAL OF MINUTES:

November 29th, 2007 - Minutes of November 29th, 2007 tabled until the meeting of January 24th, 2008.

December 13th, 2007 - Minutes of December 13th, 2007 tabled until the meeting of January 24th, 2008

UPCOMING MEETINGS – January 24th, 2008

MOTION: Motion to adjourn – Jernejcic / Filand - Motion passed.