



**City of Gig Harbor
Design Review Board
Minutes for Meeting of August 11, 2011
Civic Center, 3510 Grandview Street**

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

Present: Board Members – Chairman Darrin Filand, Vice Chairman Rick Gagliano, John Jernejcic, Michael Fisher and Kay Paterson

Staff Present: Tom Dolan, and Kristin Moerler

New Business

Chairman Darrin Filand opened the meeting introduced the project and Associate Planner Kristin Moerler for staff's presentation.

1. **Gig Harbor Investment Property LLC., P.O. Box 885, Gig Harbor, WA 98335** – Application for Design Review (DRB 09-0059) for Harbor Winds Preliminary Plat, for the proposed development of a 131-lot preliminary plat on approximately 33.55 acres located adjacent to State Route 16.

Staff gave a brief presentation regarding the application before turning the presentation over to the applicant to discuss the proposal with the DRB. Mel Garland and Tres Kirkebo of Apex Engineering presented on behalf of the applicant. Proposal includes four areas where significant trees, located in required buffer areas are proposed for removal. The following areas were discussed:

1. Adjacent to main entry of the project (located near lots 1 and 29); 5 trees were presented for removal to avoid the need for retaining walls at the main entry into the proposed development. Proposal for this area included removal of a 28" Douglas Fir Tree; 2 – 16" Maples; and 2 – 12" Maples.
2. Within Tract "F" one 6" Hemlock was proposed for removal to facilitate the construction of the adjacent roadway needed to serve the development.
3. Trees located in the buffer on lot 130 are proposed for removal to facilitate re-grading the site to avoid the need for retaining walls at the

rear of the adjacent residential lots (lots 62-66). Trees proposed for removal in this area include a 16" Cedar; a 30" Maple; 20" Maple; 2- 12" Maples; 10" Maple and 2 – 8" Maples.

4. Within the northerly perimeter buffer area, within tract A, a 10" Douglas Fir tree is proposed for removal to facilitate the grading necessary for the adjacent roadway.

The DRB discussed the proposed grading and existing topography on the site. The site includes substantial topography. The DRB expressed concerns about the proposed grading and the resulting slopes on many of the single family lots proposed within the development. Discussion focused on the tree removal for lot 130 and the main entry near lots 1 and 29; where the largest number and size trees were proposed for removal.

The applicant discussed the proposed grading in greater detail and their intent to avoid the need for retaining walls. The DRB discussed the 28" Fir near lot 1 and the relatively minor amount of grade change necessary for the construction of the road. The board asked if incorporating a small retaining wall would remove the need to remove the Fir tree. The applicant agreed that they could install a small wall and retain the Fir tree and that it appeared that the maples could also be retained if a wall was utilized. The applicant agreed to utilize a wall to protect the trees in this location.

Returning to the discussion of the trees on lot 130, the board discussed the amount of grade change and future development of the ED lot. Staff provided a summary of landscape requirements anticipated to be applicable when that site develops.

MOTION: Move to accept applicant's proposal to remove significant vegetation within setbacks, with the provision that a rock wall be incorporated at the south side of the entry drive to retain the trees in this location and that in the other sections indicated in pink after grading be replanted with native fir and cedar to reestablish the scale and maturity of the trees being removed. Gagliano / Filand

The board discussed the motion and the conditions further recognizing the Landscape Code requirements for perimeter buffers which will require disturbed areas to be replanted.

Friendly Amendment to Motion: Remove the requirement for native fir and cedar plantings and re-seed with tilled in amended soils. Filand / M. Fisher

Motion passed unanimously as amended.

Other Business

Approval of Minutes for May 26, 2011

MOTION: Move to accept Minutes for May 26, 2011 as written. Filand / Patterson
Unanimous – Motion passed.

Approval of Minutes for July 14, 2011

MOTION: Move to accept Minutes for July 14, 2011 as written. Filand / Jernejcic
Unanimous – Motion passed.

Discussion of upcoming meetings.

Adjournment

DRAFT