



Minutes
Gig Harbor Design Review Board
Thursday, April 24, 2025 at 5:30 PM
Civic Center

Call to Order/Roll Call

Chair Filand called the meeting to order at 5:30 p.m. Members Ashlock, Blackburn and Isberg were present. Wilder was not in attendance.

Staff: Eric Baker, Community Development Director; Katharine Shaffer, Principal Planner; Jeremy Hammar, Senior Planner and Michelle Thomas, Planning Technician

Minutes

Motion: Move to approve minutes from February 27, 2025 (Ashlock/Blackburn)

Vote: Unanimously approved

Agenda Items for Formal Review

GIG HARBOR HOLDING CO., LLC, 1613 S. CAPITAL OF TEXAS HWY #20, AUSTIN, TX 78746-6558: Rosedale Preliminary Plat, PL-PPLAT-22-0002, PL-DR-22-0025 and PL-SEPA-22-0008. The subject site consists of two parcels totaling 38.63 acres. The applicant proposes plating the 38.63-acre site into approximately 31 single-family lots with access from Rosedale Street. Most of the lots and interior roadways will be located on the northern portion of the existing parcels. The site is located at 5301 Rosedale Street | Parcel no. 0221063035 & 0221063034.

The applicant is requesting review of alternatives to the Gig Harbor Municipal Code, (GHMC) chapter 17.99.180, Zone Transition Buffering Standards and GHMC chapter 17.99.240, Natural Site Conditions.

Staff Report: Senior Planner, Jeremy Hammar presented the Staff Report

Applicant Presentation: Stephen Bridgeford, Senior Land Planner and Kyle Rose, P.E. with Contour Engineering, LLC

Public Comments:

Martha Shellenberger– Gig Harbor
Deborah Grohn – Gig Harbor
Lisa Conner – Gig Harbor
Kati Miles – Gig Harbor
Patrick Ammann – Gig Harbor

DRB Recommendation:

17.99.180 – Alternative Zone Transition Standards.

Motion: That we ask the applicant to revisit this 40-foot buffer and come up with an alternative design solution that wouldn't meet the 40-foot bumper prescriptively. (Filand/Ashlock)

Vote: Unanimously approved

17.99.240 C- Natural Site Condition - Maintain Natural Topography.

Motion: To approve this strategy for bringing the material as identified as it's preserving the wetlands and not changing the topography of the property dramatically in spirit of what the design manual section is looking to achieve.

Environmental concerns will be addressed at a later time by the city.

(Filand/Ashlock)

Vote: Unanimously approved

Upcoming Meetings: Will not be meeting on the next scheduled meeting date of May 8, 2025 staff does not currently have a project ready for review.

Adjourn: 6:51

Michelle Thomas

Michelle Thomas
Planning Technician