



APPROVED Minutes
City of Gig Harbor Design Review Board
Virtual Meeting of July 22, 2021 at 5:00 pm

- I. **Call to Order:** 5:02 PM
- II. **Roll call:** Brett Marlo DeSantis, Jon Ashlock, Nels Peterson & Marlene Druker
Staff Kim Mahoney, Associate Planner; Michelle Thomas, Planning Technician;
George Flanigan, Construction Supervisor; Trent Ward, P.E., City Engineer & Darrell
Winans, Wastewater Division Supervisor
- III. **Approval of Minutes:** May 27, 2021 / June 10, 2021 / July 8, 2021 Motion
Ashlock/Marlo DeSantis minutes approved as written
- IV. **Agenda Items for Formal Review**
 1. **City of Gig Harbor Public Works Department, c/o George Flanigan, 3510
Grandview Dr. Gig Harbor, 98335: Sewer Lift Station #12 Site
Improvements: (PL-DR-21-0167)** The proposal includes the rehabilitation of
the existing Lift Station #12 building and underground utilities. The project site
is located on 0.57 acres. The proposal includes the demolition of the existing
pump station building and the construction of a new pump station building to
house the pump station backup generator, odor control equipment, electrical
equipment, and other appurtenances. The existing wet well and manhole on
site will also be rehabilitated as a part of the proposed improvements. The
existing perimeter fencing around the site will not be disturbed and the final
grading is proposed to remain the same. The applicant is seeking a
recommendation from the Design Review Board (DRB) related to specific
requirements of Article IV: Architecture. The site is located at 11502 Burnham
Drive, on the southwest corner of Woodhill Drive and Burnham Drive. Sec 25,
Tw 22, R 01, QTR 43. Assessor's Parcel Number: 0122258004
Staff Presentation: Kim Mahoney project overview
Applicant Introduction and Presentation: George Flanigan, Darrell Winans &
Trent Ward
Public Comment: None
DRB Discussion: GHMC 17.99.430(A) Roofing Materials & 17.99.380(A)
Mass & Scale
Motion: The DRB finds the proposed design exception is constant with the
criteria approval set forth in GHMC 17.98.060(D). The DRB recommends
the decision maker accept the proposed design exemption to the
requirements set forth in GHMC 17.99.380(A) as consistent with the new
review criteria codified in GHMC Chapter 17.98.060(D) and, accordingly,
recommends the decision maker approve the requested design exception
Ashlock/Peterson All in favor motion passes

Motion: The applicant look at installing a standard seamed metal roof versus the metal shingles that they have proposed to make it constant with other buildings in City of this nature. Ashlock/Druker All in favor motion passes

2. **Paul Conan, 9004 Franklin Ave, Gig Harbor, WA 98332: Burnham Drive Apartments:** (PL-SPR-17-0003, PL-CUP-17-0001, PL-DR-17-0184 and PL-SEPA-17-0013). The proposal includes a 78-unit apartment complex with a community building, parking, and utility extensions on an irregularly shaped parcel of 4.45 acres. The development will include five 3-story multi-family residential buildings, a 2-story carriage unit building with garages on the first level and apartment units on the second, and a single-story community building with leasing offices. The site is located in the City's B-2 Zoning District (General Business) and the MUD Overlay (Mixed Use District). Multiple-family Dwellings are a conditional use in this zone and therefore require a conditional use approval. The site is generally hilly and a ravine with associated steep slopes exists near the eastern property line. This ravine area is to be left in a natural state. The site is located at 9411 Burnham Dr, on the east side of Burnham drive approximately 600 feet north of the intersection with Harborview Dr. Sec 06, Tw 21, R 02, Q 12., parcel no. 0221061028
Staff Presentation: Kim Mahoney proposal & background
Applicant Introduction and Presentation: Stephen Bridgford, Contour Engineering; Jeremy Haug, Contour Engineering & Ross Deckman
Public Comment: None
DRB Discussion: 17.99.240(C) & 17.99.370(A) Site-sensitive building design, 17.99.470(C) Parking Garages
Motion: The DRB finds the proposed design alternative to GHMC 17.99.240(C) meets the intent of the general requirements of the provision provided the site is graded consistent with the applicant's design proposal, as follows: Cut 14,315 cubic yards of material and fill 8,735 cubic yards of fill material, representing a 40% difference in grading quantities. Druker/Ashlock All in favor motion passes
Motion: What the applicant has presented meets or exceeds the Design Manual with the caveat being that the patio areas are developed as a private use rather than public. Peterson/Druker All in favor motion passes
Motion: In the case of the accessible walkway as presented tonight we allow a 10.4-foot retaining wall on the Southern edge of the property to allow for the accessible route to eliminate a chair lift. Druker/Peterson Ashlock apposed motion passes

Upcoming Meetings August 12, 2021 currently no projects scheduled. Ashlock unavailable 08.10-08.24 Marlo DeSantis unavailable 08.17-08.25 Druker unavailable end of Aug – beginning of Sept.

- V. **Adjourn** Motion Druker/Marlo DeSantis All in favor meeting adjourned at 6:43 PM