



AGENDA
City of Gig Harbor Design Review Board
Virtual Meeting of December 8, 2022 at 5:00 pm

This meeting may be accessed through Zoom at <https://us06web.zoom.us/j/89568206345> or by calling (253) 215- 8782 and entering Meeting ID 895 6820 6345. Please see the Public Comment & Decorum section at the end of this agenda for information on options to make public comment.

This meeting may also be viewed live in the Community Rooms at the Civic Center. All participants will be engaging in the meeting via Zoom.

- I. Call to Order:**
- II. Roll call:**
- III. Approval of Minutes: [October 13, 2022](#)**
- IV. Agenda Items for Formal Review**
 - a. Announcement of Application
 - b. Open Public Meeting Announcement
 - c. Appearance of Fairness Issues
 - d. Staff Report
 - e. Applicant Introduction and Presentation
 - f. Public Comment (See Assistance Memo)
 - g. Discussion and Voting

Babich-Bailey Net Shed LLC, 3723 Moose Trail, Gig Harbor, WA

98335: BAILEY SINGLE-FAMILY RESIDENCE & ACCESSORY

APARTMENT: (PL-SPR-21-0004), (PL-DR-21-0174), (PL-NCR-21-0007),

(PL-SDP-21-0006), (PL-SEPA-21-0008), (PL-SVAR-21-0001),

(PL-VAR-21-0003). The proposal includes construction of a new single-family residence with an attached Accessory Apartment. The project is located at 2913 Harborview Drive, site is located on the east side of Harborview Dr, approximately 175 feet from the intersection of Soundview Dr. and Harborview Dr. Sec 08, Tw 21, R 02 Qtr 12.

Parcel Number 0221081189

V. Upcoming Meetings

VI. Adjourn

PUBLIC COMMENT & DECORUM

Commenters will be allotted 3 minutes per individual, unless revised by the Chair. In-person comments shall be made from the microphone, first giving the speaker's name and address. When there are 30 seconds remaining, staff will alert you to summarize your comments. At the end of your comments, staff will notify you it has come to the end of your comment period. Anyone making "out of order" comments may be subject to removal from the meeting.

Public comment may be made remotely via Zoom or by phone during designated portions of the meeting. To speak during the meeting, press the Raise Hand button near the bottom of your Zoom window or press *9 on your phone. Please refrain from raising your hand until the Chair has announced that the Design Review Board has opened the public comment portion of the meeting. Your name or the last three digits of your phone number will be called out when it is your turn to speak. When using your phone to call in, you may need to press *6 to unmute yourself. All speakers will have up to three minutes to speak.

All remarks shall be addressed to the Design Review Board as a body and not to any specific Member. All speakers shall be courteous in their language and deportment and shall not engage in or discuss or comment on personalities or indulge in derogatory remarks or insinuations with regard to any Design Review Board, the Chair, or any member of the staff or the public.

There will be no demonstrations during or at the conclusion of any public comment. These guidelines are intended to promote an orderly system of holding a public meeting, to give every person an opportunity to be heard and to ensure that no individuals are embarrassed by voicing their opinions.

AMERICANS WITH DISABILITIES (ADA) ACCOMMODATIONS ADA accommodations can be provided upon request. Those requiring special accommodations should contact the City Clerk at cityclerk@gigharborwa.gov or (253) 853-7613 at least 24 hours prior to the meeting.



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
STAFF REPORT**

TO: Design Review Board
FROM: Planning Staff – Jeremy Hammar, Associate Planner
DATE: December 1, 2022

RE: Bailey Single-family Residence and Accessory Apartment (PL-DR-21-0174)
Public Meeting Date: December 8, 2022

I. GENERAL INFORMATION

- A. Owner:** Babich-Bailey Net Shed LLC
3723 Moose Trail
Gig Harbor, WA 98335
- B. Agent:** Halsan Frey LLC
PO Box 1447
Gig Harbor, WA 98335

II. PROJECT DESCRIPTION

The proposed project is for site redevelopment which includes retaining the existing garage, as well as constructing a single-family residence with accessory apartment, and improving associated infrastructure including pedestrian walkways on the property.

III. SITE DESCRIPTION

- A. Location:** 2913 Harborview Drive., Sec 08, Tw 21, R 02 Qtr 12.
Assessor's Parcel Number: 0221081189
- B. Site Area/Acreage:** 0.54 acres
- C. Existing Site Characteristics:**

1. **Topography:** The site slopes down slightly from the Southwest towards the shoreline
2. **Vegetation:** The site contains landscaped areas along the existing parking to the Southeast side of the property.
3. **Wetlands and Critical Areas:** The site is located within the Shoreline designation 200-ft buffer.

D. Zoning:

1. **Subject parcel:** WC – Waterfront Commercial
2. **Adjacent zoning and current use:**
 - a. **North:** WC – Single-Family Residence
 - b. **East:** Gig Harbor Bay
 - c. **South:** WC – Commercial
 - d. **West:** RB-1 – Vacant

- E. Road Access/Utilities:** The site is accessed from Harborview Drive. The City provides sewer and water service.

IV. PERTINENT DESIGN REVIEW POLICIES

- A. Comprehensive Plan:** The site is designated as Waterfront. The Community Design Element is directly applicable (pgs. 4-1 – 4-19) while other elements are indirectly applicable.
- B. Gig Harbor Municipal Code:** The subject parcel is zoned Waterfront Commercial (WC). Chapter 17.50 GHMC contains development and performance standards for this district.
- C. Design Manual:** The Design Review process is outlined in chapter 17.98 GHMC. Section 17.98.055 outlines the process for review of projects by the Design Review Board (DRB). This section states that after a public meeting, the DRB will make a recommendation to the decision maker for approval or denial of the application.

The DRB shall review an application which does not strictly conform to the specific requirements of the Design Manual under the following criteria: a) whether the alternative design represents an equivalent or superior design solution to what would otherwise be achieved by rigidly applying specific requirements; and b) whether the alternative design meets the intent of the general requirements of the Design Manual.

To best determine the general requirement's intent, the DRB shall consider the specific requirements as appropriate examples of compliance. General requirements include all bold and underlined text in the Design Manual. Specific standards include the more detailed text, which immediately follows the general requirement.

V. **BACKGROUND INFORMATION**

The subject site was part of the area incorporated as City of Gig Harbor in 1946. According to the County Assessor, the existing garage on-site was constructed in 1959.

VI. **REQUESTED DRB REVIEW AND ANALYSIS**

The applicant has requested that the following item be reviewed by the DRB. See Exhibits A and B of this staff report for the project agent's elevations and plans, respectively, detailing the proposed design. Planning staff has reviewed the materials submitted and makes the following analysis, findings and recommendations on the specified Design Manual requirement.

Article IV. Architecture

A. 17.99.520 Garage and Front Entry – Historic district.

The following standards are applicable to all residential structures within the historic district

- A. De-emphasize residential garages.

Applicant's Request: The subject site contains an existing nonconforming garage located along the front property line of the parcel within the required setback area. With the location of the existing garage, it does not appear possible to locate a single-family home on the site in a manner which complies with the provisions of 17.99.520(A). The applicant is requesting relief from this design requirement.

Staff Analysis: The construction of the garage on the site predates both the design manual and zoning code. The structure is in a location which is nonconforming and additionally is nonconforming in building height. The proposed single-family residence is located directly adjacent to the existing garage in order to minimize impacts within the Shoreline Jurisdiction. The applicant has designed the home in a manner which the proposed home includes a front entrance which is oriented towards and visible from the Right-of-Way despite the location of the existing garage.

In response to comments made by the Design Review Board regarding the project at the August 25th meeting, the applicant has provided revised elevations included in this report as Exhibit A. The applicant has proposed design changes to the existing garage to complement

what is being proposed for the Single-Family Residence. Among those changes to the existing garage; clapboard siding, vinyl windows, slate roofing, carriage doors, gutters, and stone veneer.

The proposal as shown on the plans constitute an overall improvement over the existing conditions of the site and is consistent with development on adjacent parcels.

If the Design Review Board agrees with the analysis above, staff suggests the DRB make the following findings and recommendation:

Findings: The DRB finds that the proposed design meets the intent of the general requirement of GHMC 17.99.530 and represents an equivalent or superior design solution to what would otherwise be achieved by rigidly applying the specific requirements of GHMC 17.99.530.

Recommendation: The Design Review Board recommends the decision maker accept the proposed design alternative as compliant with the criteria of approval for an alternative design request set forth in GHMC 17.98.055(A).

VII. PUBLIC NOTICE

Legal notice of the meeting was published in The News Tribune and posted on the subject site by November 23, 2022. In addition, notice was mailed to all property owners within 300 feet of the subject site on November 23, 2022. As of the date of this report, staff has received no public comments in response to the public meeting notice.

Project Planner: Jeremy Hammar, Associate Planner

Date: December 1, 2022

cc: Owner/Applicant, Agent

The following documents pertinent to your review are enclosed:

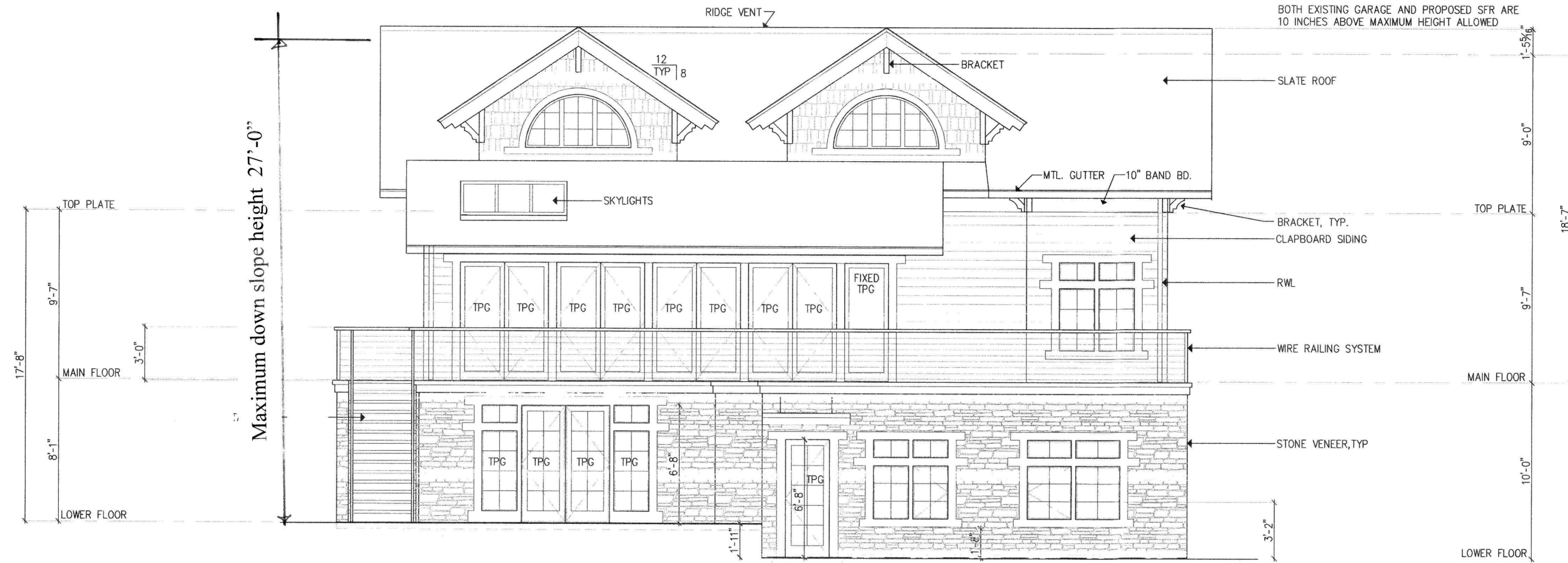
- A. Applicant's Building Elevations, prepared by SFA Architects., dated October 20, 2022

- B. Applicant's Landscape Plan, prepared by SFA Architects., dated May 16, 2022
- C. Slate Roof & Color, dated April 12, 2021
- D. Exterior Stone Veneer., dated April 12, 2021
- E. Exterior light fixtures., dated April 12, 2021.

RECEIVED
By C. ANDREWS at 8:06 am, Oct 20, 2022

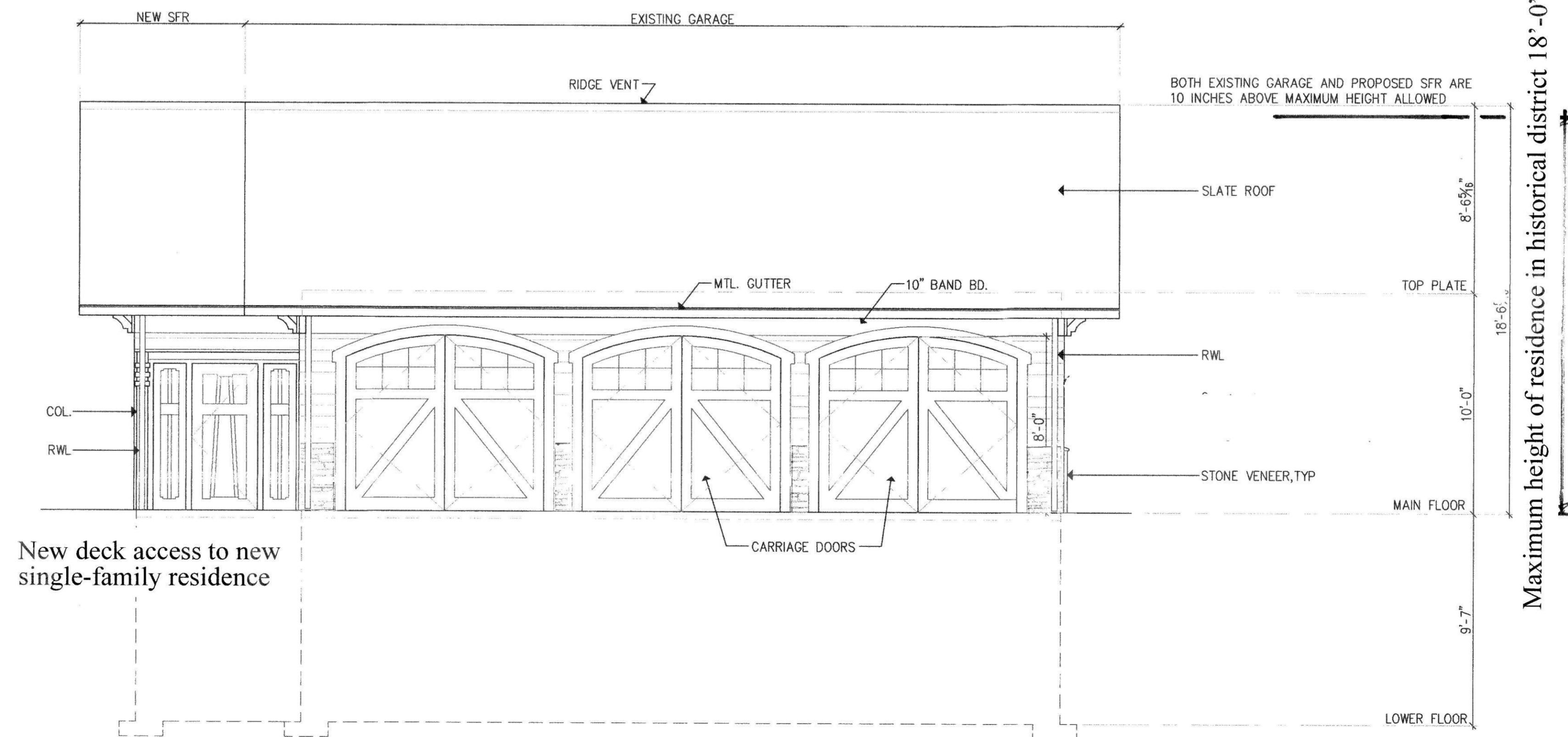
Revisions: _____ Date: _____
Project Number: 2010
File Name:
Project Architect: D.Freeman
Staff:
D.G. MASON DRAFTING, LLC
1541 12TH LANE FI
FOX ISLAND, WA 98333
(253) 549-6842
masondg@comcast.net

4123 REGISTERED ARCHITECT
D.G. Mason
D. Freeman
STATE OF WASHINGTON



NORTH ELEVATION

SCALE: 1/4" = 1'-0"
Proposed new single-family residence and ADU



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"
Existing garage (remodeled)

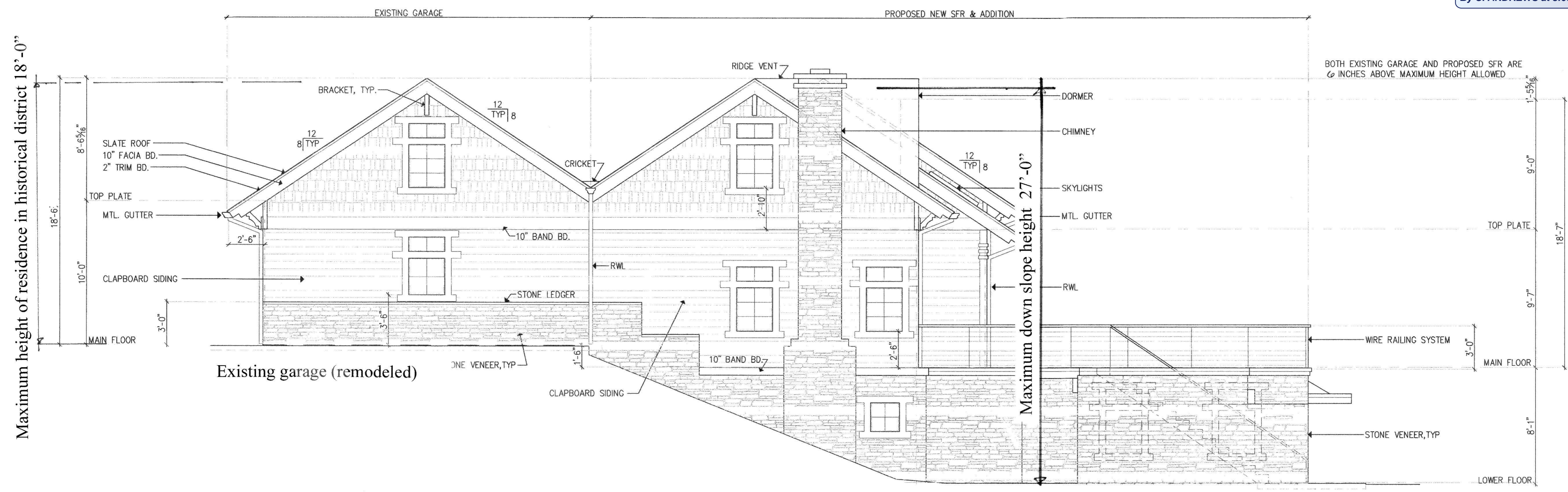
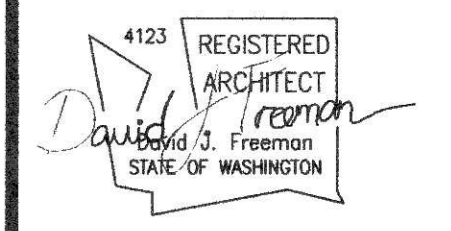
ARCHITECTS NOTE:
THE EXISTING GARAGE HAS AN ATTIC FLOOR +8'-1" ABOVE FINISH FLOOR. THIS FLOOR WAS NOT DESIGNED TO BE A FLOOR, BUT TO ACT AS A COLLAR TIE FOR THE ROOF FRAMING. THIS ASSEMBLY WILL BE REMOVED DURING THE REMODEL AND COMMON TRUSSES WILL REPLACE THEM. THIS WILL ALLOW A NEW SET OF 6'-0" TALL CARRIAGE DOORS.

Bailey Residence
2915 Harborview Dr. N.W.
Gig Harbor, WA 98335

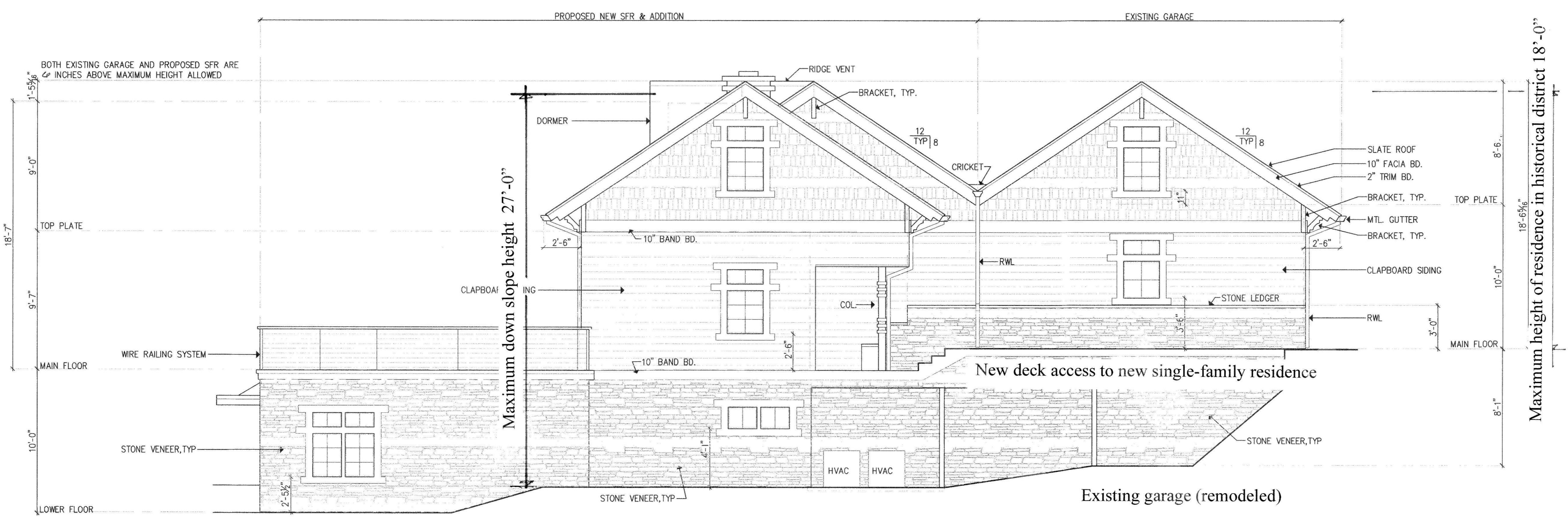
sfa
architects
7195 Wagner Way, Suite 201
Gig Harbor, WA 98335
(253) 837-8888 (fax) 837-8225
www.sfaarchitects.com

DATE: 09/20/2022
SHEET:

A3.0



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

Proposed new single-family residence and ADU

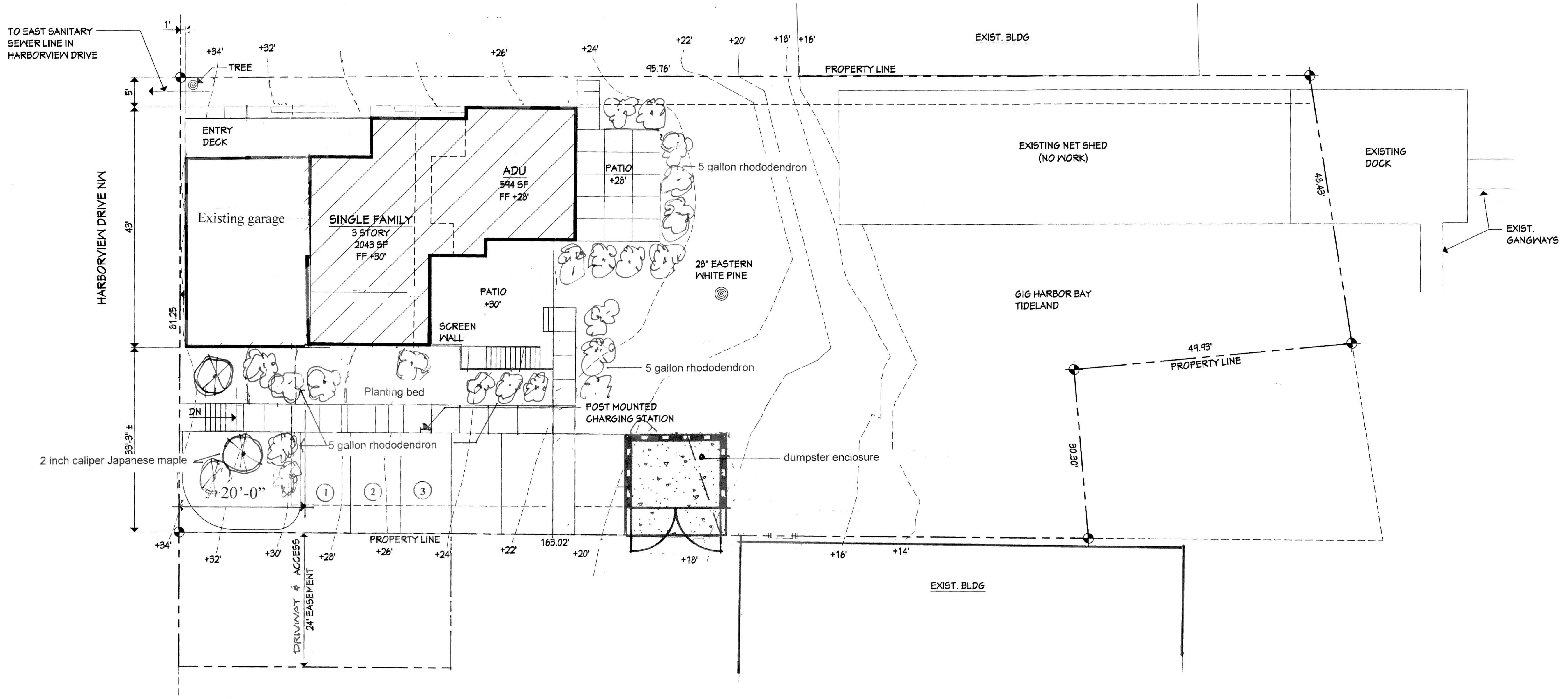
Bailey Residence
2915 Harborview Dr. NW
Gig Harbor, WA 98335



RECEIVED
By C. ANDREWS at 10:03 am, May 23, 2022

EXHIBIT B.

Resolution: _____ Date: _____
Project Number: _____
File Name: _____
Architect: _____
Staff: _____
2709 REGISTERED ARCHITECT
Kenneth D. Snodgrass
STATE OF WASHINGTON
4123 REGISTERED ARCHITECT
David J. Freeman
STATE OF WASHINGTON



Proposed Landscape Plan
1" = 10'

Bailey Residence
2915 Harborview Dr NW
Gig Harbor, WA 98335

SITE PLAN

sfa
architects
7195 Wagner Way, Suite 210
Gig Harbor, WA 98335
(253) 851-8383 (fax) 851-8395
www.sfaarchitects.com

date: 03/27/2021
SHEET:

a1.0

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By C. ANDREWS at 7:39 am, Sep 28, 2021

Majestic Slate

EXHIBIT C.



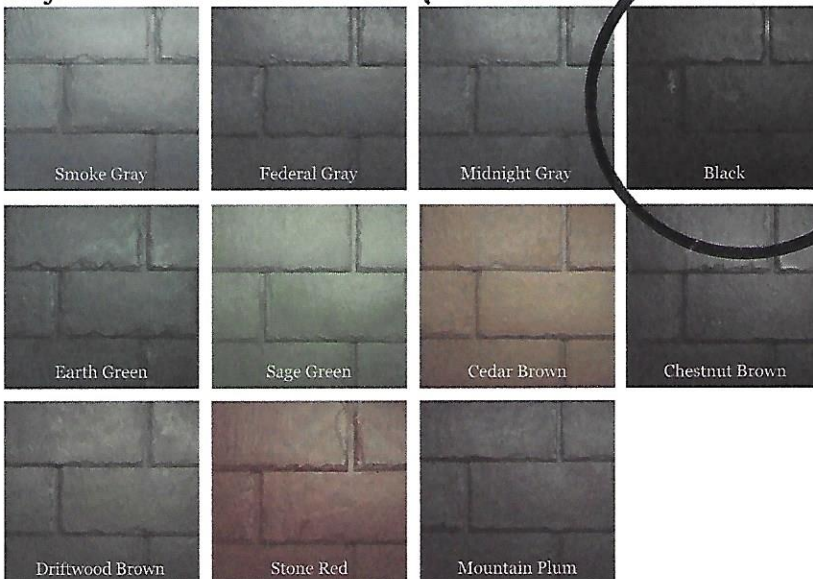
Historically, natural slate is one of the most appealing roofing choices, combining unmatched durability with aesthetic appeal. The cost of natural slate, as well as its weight and difficulty in finding a qualified slate installer, often makes its use prohibitive. EcoStar LLC, the leading manufacturer of premium synthetic steep-slope roofing products, combines classic appeal with modern technology to offer the lightweight and affordable alternative – Majestic Slate™.

Created with recycled rubber and plastics, Majestic Slate offers a sustainable, lighter and easy-to-install roofing product that provides the appearance of natural slate with lower application costs. Available in two widths and designer accents, this slate alternative offers endless possibilities for residential and commercial projects. The architectural detail of a project, whether historic or new construction, is further enhanced by a wide range of available color combinations using the palette of 11 standard color choices and array of custom options.

Curb appeal is everything when it comes to the look of your home, but protection from the elements must be a priority. Majestic Slate offers both.

Majestic Slate Color Palette

HOUSE ROOF



Note: Sample pieces, photographs or color samples may not accurately represent the true color level or variations of color blends that will appear on the roof. Before installation, ten tiles or so should be laid out and reviewed for conformity to desired color level. If color levels are unsatisfactory, advise your dealer before proceeding with installation. Colors and specifications subject to change without notice. EcoStar is not liable for color variations or shading. Tiles must be randomly blended for best results. Limited warranties carry terms and conditions. *Significant property insurance discounts may be available when upgrading or building a roof to protect against hail, wind or fire damage in regions where severe weather is common. EcoStar tiles meet or exceed industry standards for Impact Resistance and Fire Resistance. Contact your insurance provider for details.

01/19 © 2019 by EcoStar LLC. EcoStar and Majestic Slate are trademarks of EcoStar LLC. See www.ecostarllc.com for available warranties. P/N-602689 MAJESTIC SLATE CUT SHEET

Advantages

- Weighs 1/3 to 1/2 as much as natural slate
- Easy application keeps installation costs down
- Significant property insurance discounts may be available when upgrading or building a roof to protect against hail¹

Architectural Flexibility

- Designer Series tiles can be blended together to add personal style to your home
- Staggered and offset installations accentuate roof texture and depth
- Available in 11 standard colors
- Enhance the historical look in both residential and commercial buildings

Strength & Durability

- Provides superior durability and protection from extreme weather conditions that include wind, hail and driving rain
- Significant life cycle savings

Warranty Options

- 50-Year Limited Material Warranty available
- 50-Year Gold Star Labor & Material Warranty available
- 90 mph (145 kph) Wind Warranty (standard)

Environmental Sustainability



- Manufactured with post-industrial recycled rubber and plastics

Technical Information

- UL listed Class C fire resistance (UL 790)
- UL Class 4 impact resistance (UL 2218)
- Wind resistance to 110 mph (ASTM D3161)
- Prolonged UV Exposure (ASTM G155)
- UL Evaluation Report to ICC AC07 (R18920-02)
- Texas Dept. of Insurance Evaluation (RC-135)
- May contribute to LEED® points
- Manufactured in strict adherence to ISO 9001:2015 Quality Management



42 Edgewood Drive | Holland, NY 14080
800.211.7170 | www.ecostarllc.com

Joints: Drystack



CANYON LEDGE

COLOR: CAPE COD GREY

RECEIVED

By C. ANDREWS at 7:35 am, Sep 28, 2021

EXHIBIT D.

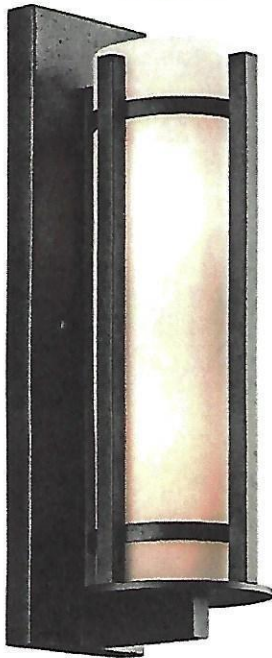
Exterior Stone Veneer

RECEIVED

By C. ANDREWS at 7:35 am, Sep 28, 2021

EXHIBIT E.

Home / Outdoor Lighting / Luxury Lighting / Kichler Camden 26" High Outdoor Wall Light - Style # M6136



 DESIGN CHAT

PRODUCT DETAILS

Define your outer decor with this crisp wall light from Kichler's Camden Collection.

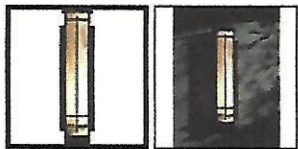
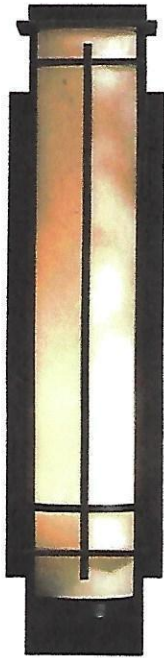
Additional Info:

Featuring an Anvil Iron finish in harmony with opal-etched glass, this outdoor wall light draws inspiration from the Arts and Crafts movement with its clean lines and right angles. Perfect for porch or patio areas, or on either side of a front door. Part of the Camden Collection by Kichler outdoor lighting.

KICHLER

[Shop all Kichler](#)

- 26" high x 9" wide. Extends 11 1/2" from the wall. Backplate is 26" high x 7" wide. Weighs 18 lbs.
- Uses three maximum 100 watt standard base A19 bulbs (not included).
- Outdoor wall light from the Kichler lighting collection.
- Anvil Iron finish. Cast aluminum construction. Opal-etched glass.
- Wet location outdoor rated.



PRODUCT DETAILS

This energy efficient design is a great way to light an entryway or outdoor seating area.

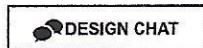
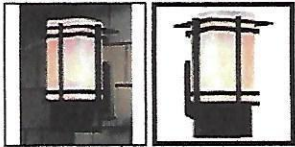
Additional Info:

From Vermont's Hubbardton Forge comes this high-quality, hand-forged outdoor light. This design features a stone glass closed-top tube and an opaque dark smoke finish. The top plate is removable. All Hubbardton Forge outdoor fixtures are made of rust-free aluminum and pass rigorous tests to replicate extreme weather conditions and UV exposures.



[Shop all Hubbardton Forge](#)

- Opaque dark smoke finish.
- Stone glass closed-top tube.
- Made in USA.
- California Title 24 compliant.
- Takes one 36 watt 2G11 twin tube 4 pin bulb (not included).
- 27" high.
- 6 1/2" wide.
- Extends 6 3/4" from the wall.
- Wet location outdoor rated.



PRODUCT DETAILS

Instead of a traditional paint finish, Hubbardton Forge used powder coating to create its Dark Smoke finish.

Additional Info:

The Tourou Mission Collection, by Vermont's renowned Hubbardton Forge, includes this hand-forged outdoor wall light. Crafted by traditional hammer and anvil methods, this U.S.A. made piece was then powder coated to give it that signature, translucent Dark Smoke finish. Includes elegant opal glass shade. Opaque finished outdoor products pass rigorous salt spray tests that replicate extreme weather conditions and UV exposures.



[Shop all Hubbardton Forge](#)

- Opaque Dark Smoke powder-coat finish.
- Opal glass.
- Durable rust-free aluminum construction.
- Made in USA.
- Takes one 150 watt bulb (not included).
- 14" high, 8 1/2" wide; extends 9" from wall.
- Backplate 6 1/2" high and 5" wide.
- Wet location outdoor rated.