



COMMUNITY DEVELOPMENT
PLANNING DIVISION

NOTICE OF RECOMMENDATION

CITY OF GIG HARBOR DESIGN REVIEW BOARD PL-DR-22-0005

TO: CPH Consultants
11321 120th Street, Suite B
Kirkland, WA 98034

FROM: Planning Staff

DATE: August 11, 2022

RE: **The Reserve Preliminary Plat, PL-DR-22-0005 (PL-PPLAT-22-0001, PL-ALP-22-0001, PL-SEPA-22-0004)**

Having reviewed the above referenced application at its meetings of August 11, 2022, the City of Gig Harbor Design Review Board (DRB) has made the following findings and recommendation to the Gig Harbor Hearing Examiner for the following specific requirements of the Design Manual:

Site Related Review Items

1. Natural Site Conditions

- a. **GHMC 17.99.240.C** Maintain natural topography.

Findings: The Design Review Board finds that the proposed design alternative for the Reserve meets the intent of the general requirement and is equivalent to the specific language because the proposed topography maintains the general grade of the site. The size and placement of the proposed walls, in addition to their design, will minimize their potential for visual impacts.

The DRB reviewed the following documents related to this proposal:

Exhibit A: Design Review Narrative, May 9, 2022

Exhibit B: Pages from the Alternate Landscape Plan Narrative, May 6, 2022

Exhibit C: Aerial imagery, July 14, 2022
Exhibit D: DRB Recommendation, March 31, 2017

Recommendation: The Board recommends the Hearing Examiner approve the proposed grading plan, including the importation of fill material which exceeds the amount of material cut from the site, allowing the proposed grading plan to meet strict requirements for emergency and general vehicle access. Additionally, the Board recommends the Hearing Examiner approve the proposed grading plan, allowing retaining walls, specific only to the storm water retainage vault structure, that exceed six feet in height.

Darrin Filand, Chairman
Design Review Board  Date 8/15/2022

cc: Planning File
Resource Properties, LLC, 108 W Stewart Ave, Puyallup, WA