

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 1213 HARBOR HILLS DR****(5:40)**

Assessor's Parcel Number: 035-480-037  
 Application Number: MST2009-00385  
 Owner: Sharon Clenet Trust  
 Applicant: Jarrett Gorin

(Proposal for a new 4,217 square foot two-story residence, detached 627 square foot three-car garage, driveway, swimming pool, patios, and retaining walls. Six existing Roger's Tract parcels are proposed to be merged to create a vacant 1.1 acre site in the Hillside Design District. Total proposed grading is 1,290 cubic yards, with 486 cubic yards to be exported from the site. The proposed total floor area of 4,889 square feet is 97% of the maximum guideline floor to lot area ratio. Staff Hearing Officer approval is requested for a street frontage Modification.)

**(Comments only: project requires Environmental Assessment and Staff Hearing Officer review for a requested Zoning Modification.)**

Actual time: 5:56

Present: Jarrett Gorin, Applicant; Mark Shields, Architect.

Public comment was opened at 6:14 p.m.

Mark Lloyd: in support of the project; concerned about Fire Department access; project should coordinate with future projects in the neighborhood.

Tim Putz: in support of the project.

Jeanne West: in support of the project with concerns about the drainage.

Steve Watson: in support; project should coordinate with neighboring lots.

Andy Chapman: in support of the project.

Three letters were acknowledged: a letter in support from Bonnie Jo Danely, a letter from Otto Engleman expressing concerns about size, hillside impacts, development on steep slopes, and a letter in opposition from Paula Westbury.

Public comment was closed at 6:24 p.m.

Daniel Gullett, Associate Planner provided a brief history of the project, provided an update of the Roger's Tract development and future development potential, and requested Board comments regarding the apparent height. It was the Board's understanding that the project would be returning to the Full Board by applicant choice prior to Planning Commission.

**Motion: Continued four weeks to the Full Board with the following comments:**

- 1) Study the apparent height and provide additional section drawings through the building.
- 2) Study reducing the massing of the central element on the upper level.
- 3) Return with a higher level of detailing and information, including retaining walls and information on colors and conceptual landscaping.
- 4) The architectural style is positive; breaking up the development at the upper end of the site to appear village-like is positive; the architecture is well coordinated.

Action: Deisler/Miller, 6/0/0. Motion carried. (Zimmerman absent.)

