

**Gig Harbor Peninsula Advisory Commission (PAC)
October 24, 2018 Meeting Minutes**

Minutes of the Gig Harbor Peninsula Advisory Commission (PAC) are not verbatim. Recorded copies are available upon request.

MEMBERS PRESENT:

Patricia Peterson
Garth Jackson
Lucinda Wingard
Gordon Ballantyne
John Conway

MEMBERS ABSENT:

Chair Peterson called the meeting to order at 6:30 PM. A quorum was present.

NEW BUSINESS

**Shoreline Substantial Development Permit/Shoreline Conditional Use Permit: Simchuk
Applications 894175, 894176, 894177**

Applicant: John Simchuk

Request: Construction of a beach access aerial tram, boathouse, and deck on this vacant waterfront parcel located at 434 Fox Fire Rd., in the Rural 10 zone classification and Gig Harbor Peninsula Community Plan area, in Council District #7. The development would be located along but landward of the shoreline. A single-family residence will be constructed within approximately the next five years.

John Conway was the case reviewer.

Staff presented the case.

Ty Booth, Senior Planner, gave a PowerPoint presentation of the proposal and summarized the Initial Project Review.

APPLICANT TESTIMONY

Carl Halsan presented on behalf of the Applicant and answered questions raised during Mr. Booth's presentation.

- He has been working with applicant on this for two years and therefore was not a rush job prior to the change in shoreline regulations
- They looked at option of a tram vs. stairs
- The firm Accumar would construct the tram (they are found elsewhere in the County)
- The site plans and/or cross-sections are to scale
- The abutting parcel to the north has a bulkhead that encroaches onto the Applicant's parcel
- There is an existing drainage swale shown on the recorded short plat/short plat alteration. Presumably when the residence is constructed, the drainage would be located within this swale and contained within a pipe that outfalls at the beach
- Contrary to Mr. Booth, the new house would not be subject to the new shoreline regulations as it would be located outside of the 200 ft. shoreline jurisdiction.
- He previously spoke with County biologist and the Agent/Applicant are currently looking to have the requested studies prepared
- Geotechnical review for the parcel was previously completed and address the tram, but acknowledge that County Development Engineering may want additional information
- Agent spoke with the County's Fire Prevention Bureau and they will not enforce the 30 ft. setback on the short plat for this proposal.
- Agent drew a cross-section showing the options of building a boathouse into the slope vs. putting it on pilings, or a combination.
- The boathouse would be approximately 15 ft. from shoreline.
- An elevated boathouse would not shade the beach, as it would be in the woods
- No architectural plans have been prepared yet for the boathouse, but they are looking into it

- If the boathouse is elevated it would need to be taller and possibly include steps to the beach
- Considering if the boathouse will be built into the hillside or elevated.
- Discussed clearance of tram from slope
- Agent said deck structure may be reduced beyond that necessary for functionality of tram landing and boathouse.
- Tram will be locked up for security
- Not sure if tram will have a lid (roof)

Mr. Simchuk briefly spoke.

- He lives in Seattle, but is a Fox Island native
- His mother still lives on the island down the beach
- They are requesting the proposal to more fully utilize the beach

COMMISSION QUESTIONS/DISCUSSION

- Commissioner Conway, lead reviewer, did not have much more to add then previously raised during questions
- Commissioner Jackson stated he preferred tram over stairway
- Chair Peterson raised concerns about the following:
 - The applicant's side of island not being stable
 - The site is in a Conservancy Shoreline Environment
 - The proposal would be setting a precedent to have similar development in this area
 - This is one of the largest unobstructed beaches in the south Puget Sound
 - Setting a precedent for boathouses for future similar proposals
- Future applications will be subject to new regulations, making it harder to set a precedent since shoreline regulation would be different
- Commissioner Wingard:
 - Under new shoreline regulations this proposal would be administrative, so it would not come before the commission
 - Questioned if allowing the structure would set a precedent for allowing a bulkhead later
 - This is a feeder bluff
 - Trees naturally fall over on this stretch of shoreline and if proposal is constructed the trees should not be considered "dangerous trees", nor should they be removed
 - Was not concerned about the tram, but wanted more information about boathouse
- Commissioner Jackson noted the boathouse would need a building permit, and will have normal permit reviews once plans are submitted
- Bulkhead may not be needed given the proposed setback from the shoreline
- Chair Peterson noted strong storms on this side of the island and beaches can erode quickly
- Commissioner Jackson stated they should recommend a condition be added that no bulkhead be allowed
- Commissioner Ballantyne:
 - Agreeing with other commission members, stated a tram is better than stairs for many reasons
 - Would like more information on scale and aesthetics of the boathouse before deciding.
 - Boathouse could either be done nicely or be an eyesore, but without elevations it is hard to get behind boathouse at this point
 - Had concerns that proposal is within a Conservancy Shoreline Environment
 - Questioned what stairs would look like to get down to beach from tram and boathouse
- Chair Peterson mentioned joint-use with neighbor
- Commissioner Jackson emphasized minimizing the visual impact of the boathouse in the Conservancy Shoreline Environment

- Commissioner Wingard:
 - Not all shoreline properties have rights to have everything, such as a boathouse, buoys, dock, etc.
 - Would prefer to wait on boathouse decision until better plans are available
- Commissioner Jackson had concerns about the aesthetic impacts of a boathouse in Conservancy Shoreline Environment

Motion made (Conway/Jackson) to approve the concept of a tram, but the boathouse structure must be designed to minimize environmental and visual impacts in the Conservancy Shoreline Environment.

Motion passed unanimously.

OLD BUSINESS

Minutes

(October 10, 2018)

Motion made to approve the October 10, 2018 minutes with the correction of clarifying the history and timeline of the buoys. *Motion passed unanimously.*

OTHER BUSINESS

- Chair Peterson:
 - Stated some members went to the recent Key Peninsula Advisory Commission (KPAC) meeting and were concerned that much of what comes before them and the Examiner will no longer come before them when the new shoreline regulations go into effect
 - This is concerning, as shorelines are a big part of the Peninsula and that is why they are on this commission
 - Met with Councilmember Derek Young today to discuss it and he stated Ecology, not the County, required the change to an administrative process
 - Chair Peterson suggested a less formal process between this commission and the County which would allow them to still be involved in the review process
- Commissioner Wingard:
 - Many proposals they see are routine and don't necessarily need to come before them. But others in the community should have a voice via the commission
 - Suggested a meeting with Planning staff to discuss what this process change means
- Chair Peterson said that according to her discussion with Councilmember Young, the commission will only see proposals that trigger a variance
- Commissioner Wingard discussed appealing or changing regulations before the new year. Commissioner Jackson wondered if the commission has standing to do so.
- Chair Peterson does not think change can be made because Ecology mandated it.
- Commissioner Wingard requested an agenda item in November to have Planning staff and Councilmember Young come out and discuss this new procedure
- Commissioner Ballantyne stated that staff has done a good job of presenting cases before them over the years, in terms of their analysis and recommendations, and has confidence staff will handle the administrative process well
- Chair Peterson stated that this commission has had a positive role on development on the Peninsula

Meeting adjourned at 8:01pm