

**Gig Harbor Peninsula Advisory Commission (PAC)  
November 14, 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/Environmental Review: Stearns  
Applications 893489, 893490**

Applicant: Julia Stearns

Request: Construct a 150-foot pier, ramp, and float at 9110 Randall Dr. NW, Gig Harbor, in the Single-Family zone classification of the Gig Harbor Peninsula Community Plan area, in Council District #7.

Gordon Ballantyne was the case reviewer.

*Staff presented the case.*

Andrew Van Gordon, Associate Planner, gave a PowerPoint presentation of the proposal and summarized the Initial Project Review.

- The entire 150 feet of the dock will be overwater
- Applicant recently applied for a 3-lot short plat
- Dock will tie into the legally-established bulkhead that runs along the entire length of the property
- Dock is 19% of fetch
- Applicant is okay with the dock being joint-use and sharing with future property owners in the proposed short plat

**APPLICANT TESTIMONY**

- Overall intrusion will be less than that of the neighbor's
- No boat-lift is proposed
- Although the applicant has applied for preliminary short plat, there are no plans to develop the parcels any time soon
- 70- or 75-foot lots are planned

**COMMISSION QUESTIONS/DISCUSSION**

- This would be the first dock in the Biodiversity Management Area of the Crescent Creek estuary.
- Concerns were raised because the parcel is in the Biodiversity Management Area. Andrew Van Gordon will have the appropriate County staff will look into this.
- Even as a joint-use dock, it is still proposed at 150 feet
- Concerns were raised over the idea of a joint-use dock being allowed now without any neighbors who will actually share it
- The Initial Project Review mentioned nothing about a joint-use dock being proposed, only single-use. This change came after the report had been written and distributed.
- The project exceeds the allowed fetch.

**Motion made (Ballantyne/Conway) to recommend approval of the proposal with the conditions that the dock length not exceed 15% of the fetch and the landscaping plan reflect a native vegetation buffer in accordance with the new Shoreline Management Plan.**

- Vote:** Ballantyne – yes  
Jackson – yes, with comment that if the applicant applies for a joint-use dock, they be allowed the full 150 feet  
Peterson – yes  
Wingard – no, with comment this project should not be allowed in the Biodiversity Management Area  
Conway – yes

***Motion carried 4-1.***

**OLD BUSINESS**  
**Minutes**  
(October 24, 2018)

**Motion made and seconded to approve the October 24, 2018 minutes as presented. *Motion passed unanimously.***

**OTHER BUSINESS**

Councilmember Young submitted to the Pierce County Council, an Ordinance to keep the Land Use Advisory Commissions involved in the shoreline management work moving forward. Council will make the decision.

Meeting adjourned at 7:16 PM