

Gig Harbor Peninsula Advisory Commission (PAC)

March 27, 2019 Meeting Minutes

Minutes of the PAC are not verbatim. Recorded copies are available upon request.

MEMBERS PRESENT:

Gordon Ballantyne
Lucinda Wingard
Patricia Peterson
Jack Conway
James Peschek
Garth Jackson
Peter Clement

MEMBERS ABSENT:

Gordon Ballantyne called the meeting to order at 6:30 PM. Roll was taken, and a quorum was present.

NEW BUSINESS

**Shoreline Substantial Development/Environmental Checklist/Shoreline Variance: McLaughlin
Applications 897416, 897418, 897562**

Applicant: Craig McLaughlin & Dannie Johnson, TTEE
Planner: Dan Buhl, dan.buhl@piercecountywa.gov
Request: Construct a 150-ft. long dock, install a mooring buoy, and legalize an existing staircase within the shoreline setback that accesses an existing beach platform where the new dock would be. Located at 1128 Hyak Place, Fox Island, in the Rural 10 zone classification, the Rural-Residential Shoreline Environment, the Gig Harbor Peninsula Community Plan area, in Council District #7.

Staff presented the case.

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

COMMISSION QUESTIONS

- The buoy is not shown on the site plan; it will be 210 feet out.
- Commissioner Wingard would like the planner to revisit the portion of the Community Plan that discourages lawn running to the edge of a slope.
- 82.95% will be grated
- Why are they not using piling stops?
- Applicant is asking for mooring buoy, but not a boatlift
- Will the unpermitted staircase have to be brought up to code?

APPLICANT/AGENT TESTIMONY

Lorrie Chase, *Marine Floats - 1208 East D Street*, does not agree with the report stating there are no associated tidelands. There does appear to be some tidelands associated with the parcel. No changes or work to the stairs are proposed.

PUBLIC TESTIMONY

Neighbor to the southeast, has three concerns. One involves the existing staircase in the hillside, which does have a tendency to slide. He does not want to see any construction done to the stairs. Also of concern is the existing bulkhead, which appears to be encroaching onto his property. Third concern is

that the applicant keeps all construction on his own property and observe the necessary 10-foot setback from neighboring parcels.

COMMISSION DISCUSSION

- Dock does not appear to affect views for anyone
- Would like to see change from stub piling to piling stops
- Staircase has been around for a very long time – not sure why this isn't grandfathered in
- Net positive of getting rid of float and eliminating shading for the fish
- One idea for mitigation would be a native plant hedge row to soften the bluff and help with stability

Motion made (Peschek/Ballantyne) to recommend approval with the condition they remove the stub pilings and replace with piling stops.

Vote:

Ballantyne – yes

Jackson – yes

Conway – no

Wingard – yes, with comment that top of bluff be planted with native plants to stabilize slope.

Clement – yes

Peschek – yes

Motion carried.

Shoreline Substantial Development Permit/Building Permit: McCarty Applications 896830, 896833

Applicant: Kyle J. McCarty

Planner: Robert Perez, robert.perez@piercecountywa.gov

Request: Construct a new 576-sq. ft. (24-ft. x 24-ft.) detached garage with bathroom, accessory to a single-family residence located on Wollochet Bay at 5708 Lagoon Lane NW, Gig Harbor. In a Rural-Residential Shoreline Environment, Rural 10 zone classification, the Gig Harbor Peninsula Community Plan area, and Council District #7.

Staff presented the case.

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

COMMISSION QUESTIONS

- Impervious surface is shown higher than it is but is still below the threshold.
- Tying into existing septic
- Applicant is removing a paved driveway
- There will be two garages on the parcel
- There appears to be a dock associated with the parcel – this information needs to be conveyed to the reviewing planner to confirm.

COMMISSION DISCUSSION

- Commissioner Clement visited the site and it all appears to be routine
- Garage will be constructed on the side of a low rock wall
- Doesn't appear that any trees will need to be removed
- Garage will have a bathroom

Motion made (Clement/Jackson) to recommend approval of the proposal with the condition that staff verify if there is an existing dock and ramp. *Motion passed unanimously.*

**Shoreline Substantial Development/Shoreline Conditional Use/Shoreline Variance:
Puget Landing, LLC
Applications 886339, 886340, 886341, 886342 & 886344, 886345, 886346, 886347**

Applicant: Puget Landing, LLC
Planner: Andrew Van Gordon, andrew.vangordon@piercecountywa.gov
Request: On two adjoining lots owned by the same individual, the following is proposed on parcel 0221311051: Construct a 2-story boathouse measuring 27-ft. x 19-ft. and 27 ft. tall; Construct a 10-ft. tall retaining wall; Construct a 5-ft. tall retaining wall; Construct a gravel access pathway; Excavate 1,676 c.y. of material. On parcel 0221326037: Construct a 2-story boathouse measuring 27-ft. x 19-ft. and 27 ft. tall; Construct a 10-ft. tall retaining wall; Construct a 5-ft. tall retaining wall; Construct a gravel access pathway; Excavate 1,597 c.y. of material. Located at 1412 & 1503 Sullivan Dr NW, Gig Harbor, in the Rural 10 zone classification, the Rural-Residential Shoreline Environment, Gig Harbor Community Plan area, and Council District #7.

Staff presented the case.

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

COMMISSION QUESTIONS

- Staff does not see the reasoning for a bathroom
- The houses are toward the far east near Pt. Fosdick Drive
- There are two separate existing residences that have been there for a long time
- What is the difference between a boathouse and a detached garage? A boathouse is an enclosed moorage space, including the equipment used.
- How much higher are the boathouses compared to the gravel drive? The boathouses are above base flood elevation.
- There are two boathouses because there are two homes that are in the process of a Boundary Line Adjustment. Eventually each residence will have use of one of the boathouses.

APPLICANT TESTIMONY

Paul McCormick, *1405 Pt. Fosdick Drive*, applicant, is a lifelong resident of Gig Harbor (fifth generation). Worked on writing the Gig Harbor community plan years ago and supports the commission protecting the community and environment. He is willing to lose some of the available home-building space to have a boathouse instead, as it is very difficult and cumbersome to haul equipment from the home and back. They need a storage area.

Rachel Villa, *Soundview Consultants – 2907 Harborview Drive*, applicant's agent, stated they did a wetland delineation in November 2017. The assessment was approved by the County. Department of Ecology told them that, while they appreciated the efforts to minimize environmental impacts, they still would like to see the boathouses moved upland from the existing gravel driveway to avoid wetland buffers interrupted by the driveway. The two boathouses will share a gravel drive. Each boathouse will have a bathroom in it.

Jeremy Downs, *Soundview Consultants – 2907 Harborview Drive*, applicant’s agent, stated they’re trying to build boathouses with less of a footprint by building into grade, etc. Mitigation for this project has had six different revisions. Trying to balance protection of the lagoon and the bluff. By giving up the option to build a home and instead building a boathouse, the effects on the shoreline will be reduced. The variance is requested to reduce impacts. The way they are configured with a shared driveway, the impervious surface is reduced. The bathroom is for convenience – the applicant lives ¼ mile away from the shoreline.

COMMISSION DISCUSSION

- This is a very complicated project containing wetlands, bluffs, estuaries, lagoons, etc.
- The biggest positive is the reduction of livable units – reducing impacts to the shoreline and adding to public benefit.
- Does not want the boathouse to end up being used as livable space one day
- Extra plantings suggested by biologist is great
- The request for a bathroom (only a sink and toilet attached to the wall) is reasonable. The distance to the house is far.
- Without the bathroom, people may be forced to use the outdoors on occasion.

Motion made (Ballantyne/Conway) to recommend approval of the proposal, including the bathroom, with the condition that some form of alarm for the pump and grinder system be installed. Motion carried unanimously.

OLD BUSINESS

Minutes

(January 23, 2019)

(February 27, 2019)

(March 13, 2019)

COMMISSION DISCUSSION

Commissioner Wingard would like to amend the February 27, 2019 minutes to reflect a question posed during Commission Question/Discussion of whether there are plans to rebuild the boathouse that may have been existing on the property prior to 1975.

Motion made (Conway/Peschek) to approve the January 23 and March 13 minutes as presented and approve the February 27 minutes as amended. Motion carried unanimously.

OTHER BUSINESS

Ordinance 2018-95 amends the process to allow the LUACs to continue to review the shoreline proposals. Citizens are allowed to comment.

Meeting adjourned at 8:34 p.m.