

Gig Harbor Peninsula Advisory Commission (PAC)

June 12, 2019, Meeting Minutes

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

MEMBERS PRESENT:

Patricia Peterson
Garth Jackson
Lucinda Wingard
Peter Clement
Darrell Johnson
James Peschek
Gordon Ballantyne, Chair

MEMBERS ABSENT:

Jack Conway (Excused)

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

NEW BUSINESS

Variance: Patterson (Vehicle Access) Application 907846

Applicant: Patterson

Request: Variance to reduce the front yard setback from 25 feet to 15 feet on a corner lot located at 4716 Timber Lane NW, Gig Harbor, in the Rural Sensitive Resource zone classification, the Gig Harbor Peninsula Community Plan area, and Council District #7.

Staff presented the case

Vaughan Cary, Planner, summarized the Initial Project Review and gave a PowerPoint presentation.

COMMISSION QUESTIONS

- Mr. Cary is unaware of any plans the County may have to improve the right of way.
- Timber Lane is partially public and partially private – serving 15+ homes.
- If Timber Lane needs to be expanded, it would land on the homeowners to do so, not the County.
- The yellow sign is along Wollochet Dr, not Timber Lane.
- This is a small lot and there are concerns that granting a variance could set a precedent.
- If setback reduction is allowed, it could possibly affect future plans to widen the road.
- There are still some undeveloped parcels.

APPLICANT TESTIMONY

Andy Markos, applicant's agent, addressed the Commission. The Pattersons are not part of the Timber Lane HOA. The applicant's property is 60 feet from the road. There are roads on 3 of the 4 sides of the property. This proposal seemed to be the best fit for this odd lot. The house is only 2500 sq. ft. with a daylight basement proposed to deal with the slope. There is a slope easement along the south property line. The intent was to build something nice that fits the rest of the neighborhood, while still fitting on the lot. There are five criteria for a variance to be granted and they meet those criteria. The setback reduction would not be materially injurious to neighbors. Will keep as many trees as possible. Will remove only where septic drain field and roof drains are sitting. Even if Timber Lane was expanded, there is 60 feet of land to work with. Property owners along Timber Lane would be responsible for upgrading/expanding the road or right of way. Ten lots of varying sizes are still undeveloped. The owners still pay full taxes even though they have limitations on use.

COMMISSION QUESTIONS/COMMENTS

- The Notice sign was posted where the most people would see it.
- If the house was rotated and had detached garage, then the garage could go three feet from the property line.
- Would prefer to push the home as close to Timber Lane as possible, and away from Wollochet.

- Will have a 75-foot driveway with the current proposal. If variance is denied, could go with another design.
- This property was purchased recently. These constraints should have been known (they are documented).

Shannon Patterson, applicant, stated this was going to be a spec home that they purchased from the builder. This was the original floor plan. Originally, the access was from Wollochet, but they put a sidewalk in and removed the access easement (still recorded that way, but it's a safety issue). Setback was changed from 15 feet to 25 feet. Rainier Water put in a waterline and they bought into that. Also went in on buying a fire hydrant. They feel they are working within the confinements of the lot. The actual footprint is approximately 1300 sq. ft. They are trying to create the smallest footprint and gain as much yard as possible. Everything has to fit like a puzzle. They do have an easement off Timber Lane.

Kerry Patterson, applicant, stated they moved the house eleven feet to the left and up to the property line to accommodate the septic system. The home would be back behind a wall of trees. They will not be building right up to the property line. Shannon was born and raised here, the price was right. They were not trying to hide the sign.

PUBLIC TESTIMONY

No members of the public testified.

COMMISSION DISCUSSION

- Looks like a daunting site.
- Questioned if surrounding property owners were properly notified of the proposal.
- Pretty creative use of what property is available.
- The Notice sign is easily visible along Wollochet.
- Looked at other options for access, but after slope easement and septic, this really is a puzzle to be put together.
- Keeping the house away from Wollochet is in everyone's best interest.
- This meets all the criteria for a variance.
- Odds of the road becoming 30 feet wider is statistically improbable.
- Does not see the issue with giving them an extra 10 feet.
- The applicants are doing the best they can with regulations being imposed.

Motion made (Clement/Ballantyne) to recommend approval of the proposal, as presented.

Vote: Peterson, yes
 Peschek, yes
 Johnson, yes
 Ballantyne, yes
 Jackson, yes
 Clement, yes
 Wingard, yes with comment: I think it should be pointed out that the homeowners affected by change have not been properly notified and should be before the public hearing.

Motion passed unanimously.

Meeting adjourned at 7:40 PM.