

**Gig Harbor Peninsula Advisory Commission (PAC)**  
Regular Meeting Minutes | February 10, 2021, 6:30 PM  
Remote meeting held via Zoom.us  
Meeting ID: 984 4855 8361 | Passcode: 398859

**Members Present:**

Gordon Ballantyne, Chair  
Darrell Johnson, Vice Chair  
James Peschek, Secretary  
Jack Conway  
Rick Nahum  
Patricia Peterson

**Members Absent:**

Nels Peterson  
Peter Clement

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

**NEW BUSINESS**

**Shoreline Substantial Development | Shoreline Administrative Conditional Use |  
Environmental Review: Luong  
Applications 936672 | 936673 | 936674**

Applicant: Leon Environmental, LLC  
Planner: Mojgan K. Carlson, [mojgan.carlson@piercecounitywa.gov](mailto:mojgan.carlson@piercecounitywa.gov)  
Request: 1. Remove the existing joint-use dock, previously approved under case number SD38-92, in order to construct a new 150-ft. long, single-use dock; 2. Remove the existing treated-wood access walkway located waterward of the concrete bulkhead; 3. Replace the concrete boat ramp and associated bulkhead in order to replant the area with native vegetation, and to construct a 4-foot wide permeable access walkway; 4. Construct two retaining walls on each side of the proposed 4-foot wide walkway for shoreline transition from the upland area to the beach surface; and 5. Place Large Woody Debris (LWD) on the beach area. Located at 3815 Forest Beach Drive NW, in the Rural 10 zone classification, Residential/Aquatic Shoreline Environments, Gig Harbor Peninsula Community Plan area, and Council District 7.

*Staff presented the case and answered commission questions.*

**Applicant Testimony**

The applicant's agents, Peter Leon, Bill Rehe, and Michelle Bahnick from Leon Environmental, LLC, were present at the meeting, spoke on behalf of the applicants who were not at the meeting, and answered commission questions.

**Public Comment**

No members of the public spoke.

**Commission Questions/Discussion**

Garth Jackson visited the site and stated that, per his discussion with the property owners, the maintenance on the dock is too soft to enforce.

There were questions by Commissioners regarding change of use from a joint-use dock to two single-use docks (Luong and Steffen), being greater than 15% of fetch limitation (17%), and length of the proposed dock at 150 feet. Also, questions were asked about beach nourishment and removal of the bulkhead and boat ramp.

**Motion made** (Jackson/Conway) to recommend approval of the project as proposed. **Motion died 5-2.**

**Motion made** (Peterson) to approve the dock at 15% of the fetch. **Motion passed 7-0.**

**Shoreline Substantial Development | Shoreline Administrative Conditional Use |  
Shoreline Variance | Environmental Review: Steffen  
Applications 936569 | 936571 | 936572 | 945524**

Applicant: Leon Environmental, LLC  
Planner: Mojgan K. Carlson, [mojgan.carlson@piercecountywa.gov](mailto:mojgan.carlson@piercecountywa.gov)  
Request: 1. Remove the existing joint-use dock, previously approved under case number SD38-92, in order to construct a new 150-ft. long, single-use dock; 2. Demolish the concrete boat ramp and associated bulkhead in order to replant the area with native vegetation; 3. Repair the south end portion of the existing concrete bulkhead with a rock bulkhead; 4. Place Large Woody Debris (LWD) on the beach area; and 5. Place a boatlift (11.5-ft x 23-ft) and a floating dock (5-ft x 13-ft) on the northeast end and parallel to the proposed dock. Located at 3823 Forest Beach Drive NW, in the Rural 10 zone classification, Residential/Aquatic Shoreline Environments, Gig Harbor Peninsula Community Plan area, and Council District 7.

*Staff presented the case, made corrections to the report, and answered commission questions.*

**Applicant Testimony**

The applicant's agents, Peter Leon, Bill Rehe, and Michelle Bahnick from Leon Environmental, LLC, were present at the meeting, spoke on behalf of the applicants who were not at the meeting, and answered commission questions.

**Public Comment**

No members of the public spoke.

**Commission Questions/Discussion**

Garth Jackson visited the site. There were questions by commissioners regarding change of use from a joint-use dock to two single-use docks (Luong and Steffen), being greater than 15% of fetch limitation (17%), and length of the proposed dock at 150 feet. In addition, the commissioners discussed why a shorter dock with a boatlift would not work for this site and the idea of making both docks (Luong and Steffen) the same length.

**Motion made** (Conway/Jackson) to approve the project as proposed with exception of the dock's length to be limited to 15% of the fetch. **Motion passed 7-0.**

*Motion to adjourn at 9:02 PM.*