

**Gig Harbor Peninsula Advisory Commission (PAC)**

Regular Meeting Minutes | March 10, 2021, 6:30 PM

Held remotely via Zoom.us

Meeting ID: 930 1718 0460 | Meeting Passcode: 869427

**MEMBERS PRESENT:**

Gordon Ballantyne, Chair  
Patricia Peterson  
John “Jack” Conway  
Darrell Johnson  
Rick Nahum

**MEMBERS ABSENT:**

Garth Jackson, unexcused  
Peter Clement, excused  
James Peschek, excused  
Nels Peterson, unexcused

The meeting was called to order at 6:34 pm. A quorum was present.

*Staff presented the case.*

**NEW BUSINESS**

**Shoreline Substantial Development Permit/  
Shoreline Conditional Use Permit: VanDerschelden  
Application Numbers: 950103, 950104**

Applicant: Dale VanDerschelden  
Planner: Ty Booth, ty.booth@piercecounitywa.gov  
Request: Remove remnants (asphalt/concrete) of the old County road that ran along this shoreline, add a 2-foot wide cap onto the top of the existing bulkhead (on the water side of the old road), construct inset beach access stairs into the bulkhead (extending landward of the bulkhead face), remove a boat storage cover (located on top of the old road), add a 25-foot by 12-foot boathouse (setback 15 feet from the bulkhead), add a path extending upslope from the old road to a new home, and construct a 4-foot tall retaining walls at the toe of the slope (landward of the road). The parcel is approximately three-quarters acre in size. Separately from these applications, a shoreline exemption application has been submitted to demolish the existing residence and construct a new one (along with a garage). Building permit applications have been submitted. This parcel shares an existing dock (built in 2015) with the abutting parcel to the south (5875000230), which has the same ownership. The abutting parcel is also developed with a residence. The site is located at 466 6th Avenue, on the north side of Fox Island/south shoreline of Hale Passage (Puget Sound), in a Rural 10 (R10) zone classification, Residential/Aquatic Shoreline Environments, and in the Gig Harbor Peninsula Community Plan area, within Section 35, T21N, R1E, W.M. in Council District #7

Ty Booth, Planner, made some introductory remarks regarding the procedure for the meeting and presented the proposal and a slideshow to the Commission. He also answered questions.

**APPLICANT TESTIMONY**

The Applicant was represented by Carl Halsan who made a presentation and answered questions. His comments included the following:

- The path from the new residence to shoreline can be straightened if necessary...and what it is constructed of can be further discussed.
- The bulkhead cap is needed, in part, to prevent current sloughing of land.
- Does not believe an archaeological study is warranted but are fine with requiring an inadvertent discovery plan should anything be observed during construction.
- Trees were removed on the site before he became involved in the project. The trees were determined to be danger trees and were removed. An arborist report was prepared and will be submitted.
- New house will be located approximately 80 feet from the shoreline.

#### **PUBLIC COMMENT**

No public comment was provided.

*Public comment closed.*

#### **COMMISSION DISCUSSION**

- Discussed the bulkhead being in bad shape.
- Vegetation removal on-site a concern.
- Questions regarding the retaining wall and if there would be fill/grading on the site.
- Inquired if bulkhead could just be removed completely (as it is old/may fail) and if the site could be graded back so no bulkhead is needed.
- A soft-armored bulkhead, in lieu of a hard bulkhead, may be a good option for this site.
- Site could be beautiful with no bulkhead or retaining wall.
- Discussed a soft bulkhead that was recently constructed elsewhere on Fox Island along Bella Bella Dr, which turned out fantastic.
- A planting plan appears necessary but should keep the nice Huckleberries vegetation that currently exists.

**Motion made** (Peterson/Nahum) to recommend approval as presented except for the bulkhead cap and retaining wall. ***Motion passed 5-0.***

#### **OLD BUSINESS**

##### **Minutes**

(January 27, 2021)

**Motion made** (Ballantyne/Nahum) to recommend approval. ***Motion passed 5-0.***

(February 10, 2021)

**Motion made** (Ballantyne/Nahum) to recommend approval. ***Motion passed 5-0.***

#### **OTHER BUSINESS**

Chair Ballantyne discussed the County's new stormwater manual and changes proposed.

- *motion to adjourn at 7:20pm.*