

Gig Harbor Peninsula Advisory Commission (PAC)

May 12, 2021, 6:30 PM

Regular Meeting Minutes

Remote Meeting ID: 949 4084 3665 | Meeting Passcode: 601367

Members Present:

Garth Jackson
James Peschek
Jack Conway
Nels Peterson
Patricia Peterson
Rick Nahum
Pete Clement
Darrell Johnson (tardy)
Gordon Ballantyne (tardy)

Members Absent:

The meeting was called to order at 6:30 PM. A quorum was present.

NEW BUSINESS

**Shoreline Substantial Development / Land Use Variance: Gahan
Applications 915718, 915719**

Applicant: Permit Granted/Gary Gahan

Planner: Andrew Van Gordon

Request: The applicant proposes a second story addition to the existing detached garage for the benefit of a 1,246-square foot Accessory Dwelling Unit (ADU). The applicant requests a Land Use Variance to reduce the side yard setback from 10 feet to 6.5 feet and reduce the front yard setback from 25 feet to 21 feet and 4 inches for the benefit of the ADU. Located at 7810 Ray Nash Drive NW, Gig Harbor, in the Rural 10 zone classification, Gig Harbor Peninsula Community Plan area, and Council District 7.

Andrew Van Gordon, Associate Planner, gave an overview of the project.

Commission Questions

- What's the purpose of the ADU?
- When was extended right-of-way created and when will the road be widened to match it?
- Reduced side yard setback request would be to the existing footprint?
- How many other homes and garages are within the current front yard setback?
- Footprint of existing garage is within current front yard setback?
- ADU is within existing footprint?

Applicant/Agent Comment

Terri Shultz, *Permit Granted 5709 34th Ave Suite #2, Gig Harbor, WA 98335*, addressed the commission and answered questions.

Gary Gahan, property owner, addressed the commission and answered questions.

Public Comment

No members of the public spoke.

Public comment closed.

Commission Discussion

- Hardships are two lots to one lot and the County taking right-of-way
- Meeting setbacks won't have any impact on the future
- If it was a new structure, then that would be different
- Reengineering to create an unusual looking structure is too far
- Health of the owner should not be taken into consideration when reviewing the proposal
- As long as the applicant looked at financial feasibility and aesthetics then the variance is fine

Motion made (Ballantyne/Clement) to recommend approval of the variance as submitted.

Motion passed 9-0.

Shoreline Substantial Development Permit / Shoreline Conditional Use Permit / Environmental Review: Fugate Applications 957112, 957113, 957114

Applicant: Fugate, Dong Jin

Planner: Robert Perez

Request: Installation of a new single-use residential dock consisting of a 3 x 40-foot aluminum ramp, a 4 x 50-foot aluminum pier, and an 8 x 24-foot float with two 8-inch galvanized steel piles, four 10-inch galvanized steel piles, and four pile mounted float stops. The project consists of 494 square feet of overwater coverage within Puget Sound waters. Located at 5216 Picnic Point Drive NW, Gig Harbor, in the Rural 5 zone classification, Residential Shoreline Environment, Gig Harbor Peninsula Community Plan area, and Council District 7

Robert Perez, Associate Planner, gave an overview of the project.

Applicant/Agent Comment

Tabitha Simonetti, *Marine Floats 313 East F St. Tacoma, WA 98421*, stated they are awaiting recommendations from the PAC for mitigation opportunities and corrected the record that the dock will create 482 square feet of overwater. Marine Floats views this as an access project for their clients.

Randy Popp, *Marine Floats 313 East F St. Tacoma, WA 98421*, stated the boat launch does not extend past the bulkhead and is likely used for kayak access. Estimates the structure is likely 80 percent light penetrating materials. During dive survey if any debris is found they would like to propose that as possible mitigation.

Commission Discussion

- Inquired about the exact location of the proposed dock.

Public Comment

The following members of the public provided comment:

- Dell and Patricia Keehn, *3906 51st Avenue CT NW, Gig Harbor, WA*

Public comment closed.

Motion made (Peterson/Ballantyne) to approve with recommended conditions of replacing the overwater deck with grating, remove the fabric slide, remove the underwater concrete parcels, and add native vegetation potentially on the boat launch area.

Motion passed unanimously.

OLD BUSINESS

Minutes

(April 14, 2021)

Motion made (Ballantyne/Nahum) to approve the minutes as presented.

Motion passed.

- *Motion to adjourn at 7:58 PM.*