Gig Harbor Peninsula Advisory Commission (PAC)
Regular Meeting Minutes | July 28, 2021, 6:30 PM
Meeting ID: 986 8141 3834 | Meeting Passcode: 890139

Members Present:
Gordon Ballantyne, Chair
Garth Jackson
Patricia Peterson
Nels Peterson
Rick Nahum

Members Absent:
Darrell Johnson, Vice Chair, excused
Peter Clement, excused
James Peschek, Secretary, excused

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

*Staff presented the case.*

**NEW BUSINESS**

Land Use Variance: Lann
Application 963131

Applicant: Barbra and Nick Lann
Planner: Jennifer Kreifels Jennifer.kreifels@piercecountywa.gov
Request: Reduce the south property line setback from 25 feet to 15 feet, from an unopened right of way, to construct a 1,000-sq. ft., one-story addition to the single-family home. Serviced by Peninsula Light, Washington Water, and on-site septic. Located at 822 130th St NW, Gig Harbor, in the Rural 10 zone classification, the Gig Harbor Community Plan area, and Council District 7.

**Commission Questions/Discussion**

- What will happen in the future if the 100 acres to the west does develop?
- Where would the access to the 100 acres be from?
- This right of way (ROW) appears to be the only direct access from Point Richmond Rd to 128th St. N.W. How wide does the county expect the ROW to be should the 100 acres beyond is developed?
- Is a 70-foot ROW necessary?
- When was the future ROW established?
- Pointed out the addition would not be built any closer to the ROW than the existing home.
- Discussed the ROW may never be opened up.
- Discussed the applicants should be given a refund for the variance application cost.

**Applicant/Agent Comment**
Barbra and Nick Lann addressed the commission with the reason for the variance request and answered questions. Applicants stated they believed there are other access points if the 100 acres to the west was developed in the future.

**Public Comment**
No members of the public were present and provided comment.

*Public comment closed.*
Motion made (Ballantyne/Nahum) to recommend that the variance be approved as applied for and add a recommendation that the cost of applying for the variance be refunded to the applicants and also further make a recommendation that the county look at reducing that ROW to something a little bit more usable for all the other neighbors in the community.

Motion passed.

OLD BUSINESS

Minutes

May 12, 2021

Motion made (Ballantyne/Peterson) that the May 12th minutes be approved as written.

Motion passed.

-motion to adjourn at 7:03 p.m.