

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

Regular Meeting Minutes

August 11, 2021, at 6:30 p.m.

Meeting ID: 975 1478 8245 | Meeting Passcode: 472812

### **Members Present:**

Gordon Ballantyne, Chair  
Rick Nahum  
Patricia Peterson  
Pete Clement  
Darrell Johnson  
Garth Jackson  
Nels Peterson

### **Members Absent:**

James Peschek (excused)

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

### **NEW BUSINESS**

#### **Shoreline Substantial Development Permit**

##### **Application Number 953139**

**Applicant:** Dylan and Erica Stanley

**Agent:** Carl Halsan, carlhalsan@gmail.com

**Planner:** Tony Kantas, tony.kantas@piercecountywa.gov

**Request:** The applicant is requesting shoreline substantial development permit approval for an after-the-fact landscaping project that was installed within the residential shoreline buffer. Improvements include the removal of creosote railroad ties used for raised planter beds, bank support, and step support, and replace with nursery stone (walls less than 4-foot tall), removal of a concrete patio and replaced with pavers, removal of concrete patio by the beach and replace with artificial turf and stepping stone path, installation of a gas fire pit, and removal of lawn and replaced with landscaping plants. Located at 8218 86th Avenue NW, Gig Harbor, in the Rural 10 zone classification, Residential Shoreline Environment, Gig Harbor Peninsula Community Plan area, and Council District 7.

Tony Kantas, Senior Planner, summarized the project review, project design, site history, site characteristics, and gave a PowerPoint presentation. Mr. Kantas explained the review process, existing conditions of the site, including the reconfiguration of the impervious surface, surrounding area of the project, review statuses of each of the County departments, and explained all the findings the Hearing Examiner will need to make to approve the proposed plat. Staff also explained the existing single-family residence was constructed prior to the State adopting the Shoreline Management Act and the County adopting a Shoreline Master Plan.

### **Applicant/Agent Comment**

Carl Halsan, applicant's agent, explained the history of the property and project. Mr. Halsan stated the improvements occurred with the previous ownership of the property and the owner relied on the landscaping company that improved the property for the needed permits, which the company did not obtain. Mr. Halsan also explained the improvements occurred during the time of the old Shoreline Master Program (SMP) was adopted and that the improvements may have required a Shoreline Exemption Permit.

Mr. Halsan explained the additional mitigation that is being proposed and that additional planting types were chosen from the Washington State Department of Ecology's recommended plants within shoreline jurisdiction and the area of the existing turf was previously a concrete patio.

Margaret Archer, Attorney, introduced herself and explained that she represents the applicant and is deferring any specific questions regarding the specifics of the permit application to Mr. Halsan.

### **Commission Questions/Discussion**

Most, if not all, Commissioners expressed concern of the turf that is being proposed to remain along the bulkhead as there are studies of the impacts that micro plastics that could enter the Puget Sound.

### **Public Comment**

*No public comment was provided.*

**Motion made** (Clement/Johnson) to recommend approval of the project with a condition that all turf be removed along the bulkhead and replaced with low profile landscaping.

***Motion passed.***

### **OLD BUSINESS**

#### **Minutes**

(June 9, 2021)

(July 28, 2021)

**Motion made** to approve the June 9 and July 28 minutes as presented.

***Motion passed.***