

Gig Harbor Peninsula Advisory Commission (PAC)

Regular Meeting Minutes | December 8, 2021, 6:30 PM

Remote meeting held via Zoom.us

Meeting ID: 932 0036 4574 | Passcode: 228017

Members Present:

Gordon Ballantyne, Chair
Darrell Johnson, Vice Chair
Patricia Peterson
Peter Clement
Rick Nahum

Members Absent:

Garth Jackson (unexcused)
James Peschek (excused)
Nels Peterson (excused)

The meeting was called to order at 6:32 PM. A quorum was present.

NEW BUSINESS

Preliminary Plat: Burnham Ridge

Application No. 968250

Owner: Nicola and Nina Merritt
Applicant: Rush Residential Inc.
Agent: Larson & Associates
County Contact: Mojgan K. Carlson, Planner 3, mojgan.carlson@piersecountywa.gov
Request: Approval of a Preliminary Plat to subdivide a 6.27-acre property into 20 single-family residential lots and two tracts. The proposed density is 4 dwelling units per acre with a proposed minimum lot size of 7,226 sq. ft. The project is proposed to be served by the City of Gig Harbor water and sewer systems, Peninsula Light Co., and a private road. Located at 10202 Burnham Drive NW, Gig Harbor, in the Moderate Density Single Family zone classification, the Gig Harbor Peninsula Community Plan area, and Council District 7.

Applicant Testimony

The applicants' agents, Grant Middleton and Scott Clark from Larson & Associates, were present at the meeting. Mr. Middleton spoke regarding the project and answered the Commissioners questions. He also stated that the City of Gig Harbor has approved to provide water and sewer for this project.

Public Comment

The following members of the public provided comment:

- Marian Berjikian, 8205 90th Street Court NW

Public comment closed.

Commission Discussion

- Commissioner Ballantyne visited the site and voiced concerns over the Open Space Corridor and the need for a SEPA review
- Commissioner Johnson commented on the natural feel of the project

Motion made (Ballantyne/Peterson) to recommend approval of the project with SEPA checklist to be submitted.

Motion passed unanimously.

Variance: Saratoga, Lot 27

Application No. 973369

Owner/App: Evan Boulanger

County Contact: Robert Perez, Planner 2, robert.perez@piercecountywa.gov

Request: To reduce the rear setback by 16.3 feet. Located at 601 25th Avenue NW, Gig Harbor, in the Rural 10 zone classification, the Gig Harbor Peninsula Community Plan area, and Council District 7.

Applicant Testimony

Evan Boulanger, applicant, spoke on the project and answered commission questions.

Commission Discussion

Discussion ensued.

Public Comment

The following members of the public provided comment:

- Daniel Chao, 519 24th Ave Ct NW
- James Graham, 523 24th Ave Ct NW
- Lacie Fraham, 523 24th Ave Ct NW
- Jeff Pike, 527 24th Ave Ct
- John Conkle, 502 24th Ave NW

Public comment closed.

Motion made (Nahum/Clement) to recommend denial of the variance.

Motion passed unanimously

OLD BUSINESS

Minutes

(October 27, 2021)

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

Motion passed unanimously.

OTHER BUSINESS

Election of 2022 Officers

(Chair, Vice Chair, Secretary)

Motion made (Ballantyne) to appoint Darrell Johnson as Chair.

Motion passed.

Motion made (Ballantyne) to appoint Peter Clement as Vice Chair.

Motion passed.

Motion made (Peterson) to appoint Rick Nahum as Secretary.

Motion passed.