

Gig Harbor Peninsula Advisory Commission (PAC)

Regular Meeting Minutes | February 23, 2022, 6:30 PM

Remote meeting held via Zoom.us

Meeting ID: 948 5603 5962 | Passcode: 624487

Members Present:

Rick Nahum, Chair
Gordon Ballantyne
Patricia Peterson
Garth Jackson
James Peschek
Peter Clement
Amanda Babich

Members Absent:

Nels Peterson, excused

Chair Nahum called the meeting to order at 6:37 PM. A quorum was present.

NEW BUSINESS

**Shoreline Substantial Development | Shoreline Variance | Land Use Variance: Stewart
Applications 974229 | 974228 | 974218**

Applicant: John and Therese Stewart

Agent: Permit Granted, Terri Schultz

Planner: Mojgan K. Carlson, mojgan.carlson@piercecountywa.gov

Request: The proposed project is to demolish the existing 1,404-square foot residence located 37.5 feet from the bulkhead, and the existing 296-square foot garage/storage shed/living space located 47 feet, 8 inches from the bulkhead to: Construct a new 4,067-square foot single-family residence, utilize the existing footprint of the house, to be located at its closest point 41 feet, 10 inches from the existing bulkhead (measurement is from the foundation); Construct a 1,039-square foot patio adjacent to the proposed residence over the existing impervious area 25 feet, at its closest point, from the bulkhead (ranging from 25 feet to 43 feet, 8 inches); Construct a 476-square foot 2-car garage with a second story guest suite (not an ADU), for a total of 952 sq.ft., 41 feet, 7 inches from the bulkhead (approximately 6 feet closer to the bulkhead than the existing garage); Remove 2,099 square feet of impervious surface area, within the shoreline buffer, resulting in a final 17.8% of impervious coverage area for the entire project; Reduce the required 25-foot front yard setback to 3 feet (including 2-foot overhang) along the west property line to construct the new larger single-family residence; Replace the existing on grade walkway steps leading to beach access stairs; Replace the existing on grade steps leading to the existing joint-use dock; Remove the existing 75-foot long (less than 4 feet tall) creosote timber retaining wall, located 20 feet from the bulkhead and near the existing dock; Remove the existing 25-foot long by 3-foot-tall concrete retaining wall, adjacent to garage; Remove both the existing 45-foot long and 20-foot long (less than 4 feet tall) block retaining walls, located north of the garage; Install native vegetation to mitigate the disturbed area on the project site; Vacate the existing 40-foot x 50-foot dead-end right of way located at the end of Plant Drive NW that encroaches onto both parcels through the Pierce County Public Works Department. Located on two parcels totaling 1.56 acres at 7312 Plant Drive NW, Gig Harbor, in the Rural 10 zone classification, Residential Shoreline Environment, Gig Harbor Peninsula Community Plan area, and Council District 7.

Staff presented the case to the commission and answered their questions.

Applicant Testimony

The applicants and their agent, Terri Schultz from Permit Granted, were present at the meeting.

Terri Schultz spoke regarding the project.

Public Comment

No members of the public spoke.

Commission Questions/Discussion

- Discussed the need for the front yard setback and possibility of reducing the footprint of the house to meet setbacks/buffer
- Discussed whether the project meets Variance criteria
- Discussed additional landscaping along the shoreline buffer
- Discussed the benefits of reducing the impervious area within 200' of shoreline, removing the creosol timbers retaining wall, fixing the drainage, updating the septic design, and planting additional vegetation along the shoreline buffer
- Discussed the physical location of the road versus the location of the right of way and its required setbacks

Motion made (Clement/Garth) to recommend approval of the project as proposed with elimination of patio area and increasing the side yard setback to 10 feet. ***Motion passed 5-2.***

OLD BUSINESS

Minutes

(February 9, 2022)

Motion made (Peschek/Nahum) to approve the minutes as presented. ***Motion passed unanimously.***

- *meeting adjourned at 8:10 pm*