

Gig Harbor Peninsula Advisory Commission (PAC)
Regular Meeting Minutes | March 23, 2022, 6:30 PM
Remote meeting held via Zoom.us
Meeting ID: 925 8028 5582 | Passcode: 938698

MEMBERS PRESENT:

Peter Clement (Vice Chair)
Nels Peterson (Secretary)
Diane Abney
Amanda Babich
Gordon Ballantyne
Garth Jackson
Patricia Peterson

MEMBERS ABSENT:

Rick Nahum (Chair)
James Peschek

Vice-Chair Clement called the meeting to order shortly after 6:30 p.m. A quorum of at least five members was present.

NEW BUSINESS
SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT: TURNER
Application Number: 978395

Owner: Craig and Kelly Turner
Planner: Ty Booth / ty.booth@piercecountywa.gov
Request: Construct an inground swimming pool, pool house, pool decking, tennis court, fire pit, septic tank/transport line, and stormwater outfall on a 2.95-acre parcel with approximately 380 feet of shoreline frontage. The stormwater outfall may fall within the required 75-foot shoreline buffer, but all other development would be located outside of it. The pool and pool house would be set back 115-120 feet from the shoreline and the tennis court almost entirely outside of the 200-foot shoreline jurisdiction. Located at 1259 14th Avenue, Fox Island, in the Rural 10 zone classification, Residential Shoreline Environment, Gig Harbor Peninsula Community Plan area, and Council District 7.

County Staff Comment

Ty Booth, Planner, summarized the staff report, presented a slideshow, and answered questions.

Agent Comment

Kathryn Jerkovich, Agent for the Applicant, addressed the commission and answered questions. The following was discussed:

- The swimming pool being emptied via a pumper truck vs the septic system.
- The storm water drainage outfall would be designed to meet the latest requirements.
- Questions regarding the legality of the dock float.
- The landscaping plan proposed for the north end of the parcel.

Public Comment

No members of the public were in attendance.

Public comment closed.

Commission Discussion

- Concerns with the storm water drainage outfall and potential scouring of the beach due to future connections.
- What the pool house would contain.
- What the drain field would serve.
- Concerns about just extending a storm water drainage pipe to the beach to address stormwater.
- Concerns regarding future connections.
- Questions on other options to address stormwater on this site.

Motion made (Jackson/Peterson, N.) to recommend approval as proposed. ***Motion passed 4-3.***

**SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT/
SHORELINE ADMINISTRATIVE CONDITIONAL USE PERMIT: PHAM-CHAN
Application Numbers: 979481, 979482**

Applicant: Anh Pham & David Chan
Planner: Ty Booth / ty.booth@piercecountywa.gov
Request: Construct a single-user dock that would be approximately 150 feet long, consisting of two connected piers (total 100 feet long by 4 feet wide), ramp (40 feet long by 3 feet wide), and float (24 feet long by 8 feet wide). There would be associated piling supporting the dock. The parcel is 0.39 acres in size, has an existing single-family residence, accessory structures, and a rock bulkhead. Located at 237 Raft Island Drive NW, in the Rural 10 zone classification, Aquatic Marine Shoreline Environment (water) and Residential Shoreline Environment (uplands), Gig Harbor Peninsula Community Plan area, and Council District 7.

County Staff Comment

Ty Booth, Planner, summarized the staff report, presented a slideshow, and answered questions.

Agent Comment

Marine Floats (John Kavanaugh), Agent for the Applicant, addressed the commission and answered questions. The following was discussed:

- Reasoning why Applicants cannot utilize the community dock or abutting joint-use dock.
- The issue of clutter (moored vessels, buoys, boat lifts, docks, etc.) within this waterbody.

Public Comment

The following members of the public were present and provided comment:

- Charlotte Crain, Raft Island Improvement Association Board

Public comment closed.

Commission Discussion

- The amount of work going on inside and outside of the residence and impervious surfaces.
- Concerns about the dock being utilized to due to the dept of the water.
- Concerns about the waterbody going dry.
- Concerns regarding protection of a private club (South Beach park).

- Balancing of the potential positive impacts of the proposal if some of the hardscape (impervious surfaces) are removed and planted with vegetation.
- Concerns that proposed mitigation has not yet been identified.
- Discussed mitigation options.

Motion made (Peterson, P./Clement) to recommend denial as proposed. Concerned that there are too many problems including unpermitted work (past/present), cumulative impacts, shallow depth would make the dock unusable, and the Water Access Facilities section of the County Shoreline Code discourages docks on shallow shorelines. **Motion passed 5-2.**

OLD BUSINESS

Minutes

(January 26, 2022)

Motion made (Peterson, P./Babich) to approve the minutes as presented. **Motion passed unanimously.**

-motion to adjourn at 8:25pm