

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

Regular Meeting Minutes | March 9, 2022, 6:30p

Remote via Zoom.us | Meeting ID: 912 1196 5753 | Passcode: 061633

**Members Present:**

Rick Nahum, Chair  
Peter Clement, Vice Chair  
Nels Peterson, Secretary  
Gordon Ballantyne  
Garth Jackson  
Patricia Peterson  
Amanda Babich

**Members Absent:**

James Peschek, excused

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

*Staff presented the case.*

**NEW BUSINESS**

**Land Use Variance: Kersey**

**Application Number: 978265**

Applicant: Robert Kersey  
Agent: Carl Halsan  
Planner: Jenny Kreifels, Planner 2, jennifer.kreifels@piercecountywa.gov  
Request: In order to apply for a future short plat of the property containing a house and an Additional Dwelling Unit, the applicant is requesting a variance to reduce the interior setback from 10 to 9.3 feet. Applicant also requests to deviate from 18A.15.020 B.2. a., which would allow both lots, instead of only one lot, to exceed the 7,260 square feet in size. Serviced by Peninsula Light, Shore Acres Water, and on-site septic. Located at 2706 & 2708 64th Street Northwest, Gig Harbor, in the Single-Family zone classification, the Gig Harbor Peninsula Community Plan area, and Council District 7.

**Applicant/Agent Comment**

Carl Halsan, Agent, addressed the Commission and answered questions.

**Commission Discussion Topics:**

- Setbacks
- Future intentions for the site
- Variance versus condo process
- Maximum lot size
- Shape of lot
- Character of the structure(s)
- Future ADUs

**Public Comment**

No members of the public provided comment:

*Public comment closed.*

**Motion made** (Peterson/Garth) to recommend approval of the variance proposal before us, exceeding the square footage. ***Motion passed 4-2-1.***

**Shoreline Substantial Development: Watson**  
**Application Number: 976119**

Applicant: Mark and Kelly Watson  
Agent: Carl Halsan  
Planner: Tony Kantas, Planner 3, tony.kantas@piercecountywa.gov  
Request: Use RediRock to repair and replace approximately 50 feet of an existing concrete bulkhead that is failing, rebuild beach access stairs adjacent to the existing bulkhead after moving stairs that protrude out into the water, and construction of a new 12-foot tall, 300-square foot boathouse. Located at 179 Bella Bella Drive, Fox Island, in the Rural 10 zone classification, the Gig Harbor Peninsula Community Plan area, and Council District 7.

**Applicant/Agent Comment**

Carl Halsan, Agent, addressed the Commission and answered questions.

**Commission Discussion Topics**

- The Commission expressed concern of the existing bulkhead appearing to be waterward of existing neighboring bulkheads and concern of there being a restroom in the proposed boathouse.

**Public Comment**

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

- Marian Berejikian, FOPC@comcast.net

*Public comment closed.*

**Motion made** (Ballantyne/Peterson P.) to recommend approval of the proposal as presented with the condition that a survey be performed, the new bulkhead be landward of the property line, and the bathroom be eliminated from the boathouse. ***Motion passed unanimously.***

**Shoreline Master Plan Amendments**

Dave Risvold, Environmental Biologist 3, provided a presentation to the Commission on proposed amendments to Pierce County Code Title 18S – Shoreline Regulations and addressed Commission questions.

**OLD BUSINESS**

**Minutes**

(February 23, 2022)

**Motion made** (Clement/Ballantyne) to approve the minutes as written. ***Motion passed.***

*-motion to adjourn at 8:06 p.m.*