

Gig Harbor Peninsula Advisory Commission (PAC)
Regular Meeting Minutes | May 11, 2022, 6:30 PM
Remote meeting held via Zoom.us
Meeting ID: 926 2098 0190 | Passcode: 537949

Members Present:

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

Members Absent:

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

Staff addressed the commission and provided an update on the Notice of Application for Shoreline Substantial Development Permit/Shoreline Administrative Conditional Use Permit: Lencioni (App. Nos. 980212, 980217, 980211). This was originally scheduled for the 5/11/22 meeting but has been postponed.

NEW BUSINESS

**Shoreline Substantial Development Permit / Shoreline Administrative Conditional Use Permit /
Shoreline Variance: Reeve**

Application Numbers: 978397, 978398, 978400, 978421, 981447

Owner/Applicant: Tammy and Jeff Reeve

Agent: Carl Halsan

Staff: Ty Booth, Planner 3, ty.booth@piercecountywa.gov

Request: Construct a dock that would be 130 feet long. The dock would consist of a pier (total 76 feet long by 6 feet wide), ramp (40 feet long by 3 to 4 feet wide), float (24 feet long by 8 feet wide), and associated piling. In addition to the dock, a 500 square-foot at-grade deck would be constructed south of the dock on top of the rip rap. It would be setback 4 feet landward from the shoreline and would require a Shoreline Variance as it would be located within the required 100-foot upland buffer. Located at 13021 Point Richmond Beach Drive Northwest, in the Rural 10 zone classification, Aquatic Marine (water) and Shoreline Conservancy (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.

Owner/Applicant/Agent Comment

Carl Halsan provided additional details of the project and discussed the concrete steps and buoys. Owner advised that utilizing the abutting boat launch is a safety hazard.

Commission Questions/Discussion Topics:

- Concerns raised about Coast Guard regulations due to proximity to navigation beacons.
- Discussion about the strong tides in that area and the concerns for dock maintenance.

- Concerns discussed about whether an appropriate location for a dock and if the deck meets criteria for granting of a variance.

Public Comment

No members of the public provided comment.

Public comment closed.

Motion

Motion made (Peschek/Jackson) to approve the dock as drawn, but deny the variance for the deck over the rip rap rock. **Motion failed 4-5.**

Motion made (Ballantyne/Clement) to deny the dock and deck variants. **Motion passed 5-4.**

Land Use Variance: Brynestad

Application Numbers: 981033

Owner/Applicant: Bjorn and Bailey Brynestad

Agent: Permit Granted, Attn: Terri Schultz

Staff: Mojgan Carlson, Planner 3, mojgan.carlson@piercecountywa.gov

Request: The applicants request to reduce the required 25-foot front yard setback to 14.5 feet from 61st Avenue Court NW and 7.5 feet from Cromwell Drive NW to construct the following addition to the existing single-family residence: 1) a second story addition (approximately 1,408 square feet) to the existing residence. 2) two-story entry addition for a total of 528 square feet to the front of the residence (12' x 22' =264 square feet on each floor) with a 236-square-foot covered porch. 3) Place an awning over the 269 square-foot portion of the existing deck (on the back of the residence). Located at 1722 61st Avenue Court Northwest, in the Rural 10 zone classification, Residential Shoreline Environment, Gig Harbor Peninsula Community Plan area, and Council District 7.

County Staff Comment

Mojgan Carlson, Planner, summarized the staff report, presented a slideshow, and answered questions.

Owner/Applicant/Agent Comment

Terri Schultz, Agent for the Applicant, spoke regarding the project.

Commission Questions/Discussion Topics:

- Discussion regarding the existing roads around the property.
- Discussion on neighboring properties expressing no concerns for the project.

Public Comment

No members of the public provided comment.

Public comment closed.

Motion

Motion made (Clement/Peschek) to recommend approval of the project as proposed. **Motion passed unanimously.**

OLD BUSINESS

OTHER BUSINESS

Meeting adjourned at 8:09 P.M.