

**Gig Harbor Peninsula Advisory Commission (PAC)**  
Regular Meeting Minutes | June 22, 2022, 6:30 PM  
City of Gig Harbor (southeast entrance), 3510 Grandview Street, Gig Harbor

**Members Present:**

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

**Members Absent:**

James Peschek  
Amanda Babich

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

**NEW BUSINESS**

**Shoreline Substantial Development Permit: Timbertide LLC**  
**Application Numbers: 985450, 985569, 984498**

**Owner/Applicant:** Charles E. Allen

**Agent:** Carl E. Halsan

**Staff:** Jenny Kreifels, Associate Planner, [jennifer.kreifels@piercecountywa.gov](mailto:jennifer.kreifels@piercecountywa.gov)

**Request:** The applicant requests approval of a Shoreline Substantial Development Permit (SD) to subdivide 13.6 acres into three (3) lots for the benefit of detached single-family residences, within the Conservancy Shoreline Environment Designation associated with Marble Creek. Located at 11110 70th Avenue Northwest, Gig Harbor, WA, Conservancy and Aquatic Shoreline Environments, Rural 5 zone classification, Gig Harbor Peninsula Community Plan area, and in Council District 7.

**County Staff Comment**

Jenny Kreifels, Planner, summarized the staff report, presented a slideshow, and answered questions.

**Owner/Applicant/Agent Comment**

Carl Halsan, Agent for the Applicant, provided information regarding the project.

**Commission Questions/Discussion Topics:**

- Topography, lot sizes, and access/shared driveway
- Time/lockout for future possible subdivision
- Wetlands & buffers
- Ownership of Tracts/Adding it as a condition or on plat

**Public Comment**

Andy Mauro  
Gary Proctor

*Public comment closed.*

**Motion**

**Motion made** (N. Peterson/Jackson) to recommend that we accept the short plat as shown with the condition that the tracts that are finalized, however they may be, are in equal ownership of the 3 lots.

***Motion passed unanimously.***

**Shoreline Substantial Development Permit /  
Shoreline Administrative Conditional Use Permit: Spencer Beach House  
Application Numbers: 984865, 984864, 984867**

**Owner/Applicant:** Spencer Beach House LLC / Spencer Family Revocable Trust  
Attn: William and Virginia Spencer

**Agent:** Marine Floats Corporation, Attn: Tabitha Simonetti

**Staff:** Jenny Kreifels, Associate Planner, jenny.kreifels@piercecountywa.gov

**Request:** The applicant is requesting to construct a 175-foot long by 8-foot wide joint-use dock for three (3) parcels, consisting of a 104-foot x 6-foot pier (606 feet over water) and 42-foot x 3-foot ramp (102 feet over water), both with 100% grating. A 40-foot x 8-foot float with 2 stub pilings for a total of 8 galvanized steel pile would support the entire structure. The proposal would be an accessory to the two existing single-family residences and one recreational parcel. All three parcels equal 14 acres and are located on Fox Island along the western shore of Hale Passage in Puget Sound. Located at 753 10th Court, Fox Island, Residential and Aquatic Shoreline Environments, Rural 10 zone classification, Gig Harbor Peninsula Community Plan area, and Council District 7.

**County Staff Comment**

Jenny Kreifels, Planner, summarized the staff report, presented a slideshow, and answered questions.

**Owner/Applicant/Agent Comment**

Tabitha Simonetti, Agent for the Applicant, spoke regarding the project.

**Commission Questions/Discussion Topics:**

- Private versus DNR tidelands
- Distance to adjacent docks and fetch
- Native vegetation plan and forage fish mapping
- Mitigation to remove existing buoy & concrete slab on beach/credits to PSP
- Notice to titles

**Public Comment**

Katie Britton  
Gary Proctor  
*Public comment closed.*

**Motion**

**Motion made** (Ballantyne/P. Peterson) to recommend approval of a joint-use dock with the condition that a native vegetation plan be supplied, a buoy be removed, and that part of the remediation consider shortening the boat ramp concrete. ***Motion passed unanimously.***

**Preliminary Plat: Graham Ranch**  
**Application Numbers: 982660, 982661**

**Owner/Applicant:** Allen Family Trust  
**Agent:** Thornton Land Surveying, Attn: Gary Proctor  
**Staff:** Dan Buhl, Senior Planner, dan.buhl@piercecountywa.gov  
**Request:** Applicant requests to subdivide two lots (a combined 29.5-acres) into 7 lots and a large open space tract. Located at 3724 Wollochet Drive NW, Gig Harbor, Residential and Aquatic Shoreline Environments, Rural 10 zone classification, Gig Harbor Peninsula Community Plan area, and Council District 7.

**County Staff Comment**

Jenny Kreifels, Planner, provided presentation on behalf of D. Buhl.

**Owner/Applicant/Agent Comment**

Gary Proctor, Agent for the Applicant, spoke regarding the project.

**Commission Questions/Discussion Topics:**

- Traffic assessment/school traffic/access off of Wollochet
- Open space/wetland preservation/critical areas
- Common undivided ownership of open space tract
- Boundary Line Adjustment (BLA) versus straight to platting w/same density outcome

**Public Comment**

Gary Kucinski  
*Public comment closed.*

**Motion**

**Motion made** (Clement/Jackson) that the project be approved as requested. ***Motion tied 3-3.***

**OLD BUSINESS**

**Minutes:** April 27, 2022

**Motion made** (Clement/N. Peterson) to approve minutes for April 27, 2022. ***Motion passed.***

**Minutes:** May 11, 2022

**Motion made** (P. Peterson/Ballantyne) to approve minutes for May 11, 2022. ***Motion passed.***

**Minutes:** May 25, 2022

**Motion made** (Ballantyne/Nahum) to approve minutes for May 25, 2022. ***Motion passed.***

**OTHER BUSINESS**

***Meeting adjourned at 8:05 P.M.***