

Gig Harbor Peninsula Advisory Commission (PAC)
Regular Meeting Minutes | June 8, 2022, 6:30 PM
City of Gig Harbor (southeast entrance), 3510 Grandview Street, Gig Harbor

Members Present:

Rick Nahum, Chair
Nels Peterson, Secretary
Gordon Ballantyne
James Peschek
Garth Jackson
Patricia Peterson
Amanda Babich

Members Absent:

Peter Clement, Vice Chair

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

NEW BUSINESS

**Shoreline Substantial Development Permit: Tregoning
Application Number: 979791**

Owner/Applicant: Jeffrey and Mary Tregoning

Agent: Permit Granted, Attn: Terri Schultz

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

Request: The applicants are proposing to demolish the existing duplex located 30 feet from the bulkhead in order to construct a two-story single-family residence 63.5 feet from the bulkhead along with an 864-square foot pool (20 feet x 40 feet) and spa (8 feet x 8 feet) 56.25 feet from the bulkhead, and to install a new septic system 75 feet landward of the bulkhead. In addition, the applicants are proposing to construct an Accessory Dwelling Unit (ADU)/shop entirely outside of the 200-foot shoreline jurisdiction. The project site is on a 2.79- acre parcel located on the east shore of Henderson Bay (across from Raft Island). Located at 9512 Kopachuck Drive NW, Gig Harbor, 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:

- Discussed distances and setbacks related to the property
- Inquired on septic system and drain field

Public Comment

- Mary Lou Mikelsons

Public comment closed.

Motion

Motion made (P. Peterson/Ballantyne) to recommend approval of the proposal with additional landscaping, alternate solution for drainage, and removing overwater deck. ***Motion passed unanimously.***

**Shoreline Substantial Development Permit / Shoreline Administrative Conditional Use Permit /
Environmental Review: Bender, Mooring Piling
Application Numbers: 981725, 982386, 981726**

Owner/Applicant: David Bender
Agent: Marine Floats Corporation Attn: Tabitha Simonetti
Staff: Dinah Reed, Associate Planner, dinah.reed@piercecounitywa.gov
Request: The proposal is for adding a mooring piling roughly 30 feet east (waterward) of an existing dock. The piling will be 12 inch diameter galvanized steel. The parcel is 0.59 acres in size, has an existing single-family residence, accessory structures, and a cement bulkhead. The existing 150-foot dock was approved in 2015 as a Shoreline Revision (SD 814941/SEPA 814942) to the previous 144-foot wooden dock approved under SD15-94. Located at 4023 Forest Beach Drive NW, Gig Harbor, in the Rural 10 zone classification, Aquatic and Residential Shoreline, Gig Harbor Peninsula Community Plan area, and Council District 7.

County Staff Comment

Dinah Reed, Planner, summarized the staff report, presented a slideshow, and answered questions.

Owner/Applicant/Agent Comment

Tabitha Simonetti gave a presentation to the commission and answered questions.

Commission Questions/Discussion Topics:

- Discussed whether the mooring is considered a separate structure
- Conversation regarding safety issues related to the piling location
- Inquired on moving the location/direction of the piling

Public Comment

- Corey Rasmussen – 2241 50th Ave NW, Gig Harbor

Public comment closed.

Motion

Motion made (Nahum/P. Peterson) recommend denial of the proposal. ***Motion passed 6-1.***

**Shoreline Substantial Development Permit / Shoreline Administrative Conditional Use Permit /
Environmental Review: Parchert-Fisk Pier
Application Numbers: 979705, 979707, 979715**

Owner/Applicant: Lee Parchert and Dianne Fisk
Agent: Hannah Fritts
Staff: Tony Kantas, Senior Planner, tony.kantas@piercecounitywa.gov
Request: Installation of a 150-foot overwater joint-use pier/ramp/float system consisting of a 6-foot x 76-foot fully grated aluminum pier supported by four 10-inch galvanized steel piles, 4-foot x 42-foot fully grated aluminum ramp (spanning 36 feet), 8-foot x 40-foot - 50% functional grated float supported by four 10-inch galvanized steel piles. Proposed off-site mitigation includes removal of 62 creosote-treated piles from property located at 10060 SW Dock Street, Vashon Island, WA 98070. Located at 2315 48th Avenue Northwest, Gig Harbor, in the Rural 10 zone classification, Residential and Aquatic Shoreline Environments, Gig Harbor Peninsula Community Plan area, and Council District 7.

County Staff Comment

Mojgan Carlson, Planner, provided the presentation for Tony Kantas and summarized the staff report, presented a slideshow, and answered questions.

Owner/Applicant/Agent Comment

Hannah Fritts spoke regarding the project to include the number of piles to be removed and the mitigation location.

Commission Questions/Discussion Topics:

- Discussed staircase access and location

Public Comment

No members of the public provided comment.

Public comment closed.

Motion

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

OLD BUSINESS

OTHER BUSINESS

Meeting adjourned at 8:25 P.M.