

Gig Harbor Peninsula Advisory Commission

Regular Meeting Agenda | May 10, 2023, 6:30 P.M.

City of Gig Harbor (Southeast Entrance)

3510 Grandview Street, Gig Harbor

Public comment is limited to 3 minutes per speaker.

If possible, please have one spokesperson for people with similar views.

APPROVAL OF MINUTES

(April 26, 2023)

NEW BUSINESS

Wetland Variance: Knapp

Application Number: 1007716

Owner: Connor Knapp

Agent: Frank Marescalco

Staff: Niki Yonkow, Environmental Biologist, Niki.Yonkow@piercecountywa.gov

Request: The applicant has proposed to construct a single-family residence. A Category III wetland and a Type N2 drainage have been identified on the eastern portion of the parcel. The wetland, wetland buffer, stream and stream buffer encompass approximately two thirds of the parcel. Due to constraints of the parcel and drainage requirements under PCC Title 11, the applicant must place the drainage structure through the wetland buffer and within the wetland itself. Under 18E.30.050 C. development activities that result in the loss of wetland acreage requires compensatory mitigation. Compensatory mitigation is not possible in this case as there is no non-wetland area available to create wetlands and the applicant must apply for a reasonable use/variance. Under 18E.20.060 A., an applicant who seeks to reduce a wetland buffer below what is allowed in code must apply for a variance. Located at 15429 – 30th Avenue NW, Gig Harbor, in the Rural Sensitive Resource zone classification, Gig Harbor Peninsula Community Plan area, Council District 7.

Shoreline Substantial Development: Phillips

Application Number: 1006735

Owners: John and Anya Phillips

Agent: Soundview Consultants, Attention: Racheal Villa

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

Request: Applicants request a Shoreline Substantial Development Permit to allow construction of an approximately 44-foot long by 21-foot wide in-ground swimming pool (maximum depth of 10 feet) and a 14-foot long by 12.5-foot-wide hot tub. The proposed pool and hot tub would be located on top of the patio slab, 100 feet from the ordinary high-water mark, within 200 feet of shoreline jurisdiction, as an accessory use to a single-family residence (under construction). Located at 2017 - 50th Avenue NW, Gig Harbor, in the Rural 10 zone classification, Conservancy Shoreline Environment designation, Gig Harbor Peninsula Community Plan area, Council District 7.

Preliminary Plat, SEPA: The Ranch at Crescent
Application Numbers: 1006805, 1007741

Owner: HNK Crescent LLC
Agent/Applicant: Carl Halsan
Staff: Brian Bischof, Associate Planner, Brian.Bischof@piercecountywa.gov
Request: Applicant requests to subdivide one lot (a combined 32.49-acres) into 7 lots and a large open space tract. The properties will be served by Peninsula Light, private wells, and individual onsite septic, and a private road, 131st Street NW. Located at 13107 Crescent Valley Dr NW, Gig Harbor, in the Rural Sensitive Resource zone classification, Gig Harbor Peninsula Community Plan area, Council District 7.

OLD BUSINESS

None

OTHER BUSINESS

None

For questions about this Agenda, please contact Long Range Planning
ppwlongrangeadmin@piercecountywa.gov or 253-798-3736

Interested in serving on the Gig Harbor Peninsula Advisory Commission?
Please visit their website to apply online:

<https://www.piercecountywa.gov/5934/Gig-Harbor-Peninsula-Advisory-Commission>