

Gig Harbor Peninsula Advisory Commission (PAC)
Regular Meeting Minutes | April 26, 2023, 6:30 p.m.
City of Gig Harbor, 3510 Grandview Street, Gig Harbor

(NOTE: These minutes are not verbatim. Audio recordings are available upon request.)

Members Present:

Peter Clement, Chair
Patricia Peterson, Vice Chair
Garth Jackson
Rick Nahum
James Peschek

Members Absent:

Nels Peterson, Secretary *(excused)*

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

APPROVAL OF MINUTES

Motion made to approve the March 22, 2023, minutes as amended. ***Motion passed and minutes are adopted.***

NEW BUSINESS

Shoreline Substantial Development / Shoreline Variance / Land Use Variance: Adams Residence
Application Numbers: 1005832, 1005834, 1005835

Owners: Mark and Veronique Adams

Agent: Permit Granted, LLC, Attention: Terri Schultz

Staff: Robert Perez, Associate Planner, Robert.Perez@piercecountywa.gov

Request: The applicant is requesting a Shoreline Substantial Development and a Shoreline Variance to do the following: demolish an existing non-conforming single-family residence, reduce the existing encroachment into the 75-foot shoreline buffer setback, remove eight existing fir trees, demolish an existing unpermitted boat house and an existing unpermitted wooden access deck and beach access steps, replace retaining walls, and demolish an existing garage. Additionally, applicant is requesting a Land Use Variance to reduce the front yard setback and remodel the septic system. Located at 4107 Forest Beach Drive NW, Gig Harbor, in the Rural 10 zone classification, Gig Harbor Peninsula Community Plan area, Council District 7.

County Staff Comment

Robert Perez, Associate Planner, presented the case and answered questions.

Owner/Applicant/Agent Comment

Terri Schultz, Agent, presented and answered questions.

Commission Questions/Discussion Topics:

None noted.

Public Comment

No public comment given.

Public comment closed.

Motion made (Peschek/Nahum) to recommend approval as presented. ***Motion passed.***

**Shoreline Substantial Development Permit /Shoreline Administrative Conditional Use Permit:
Brynestad Joint Use Dock
Application Numbers: 1003723, 1003724, 1003725**

Owner: Bart Brynestad
Applicant/Agent: Marine Floats, Attention: Tabitha Simonetti
Staff: Dan Buhl, Senior Planner, Dan.Buhl@piercecounitywa.gov
Request: The applicant is seeking to construct a 200-foot long joint-use dock on the subject parcel. The dock is for use by the four parcels being developed by the owners for single family homes. The parcels have recently been adjusted with three of the lots being roughly three quarters of an acre and the remaining larger parcel is almost 2.5 acres. One parcel has an existing home, and another has small accessory structures, while the rest are currently vacant and being developed. Located at 3112 – 92nd Ave Ct NW, Gig Harbor, in the Rural Sensitive Resource zone classification, Residential Shoreline Environment designation, Gig Harbor Peninsula Community Plan area, Council District 7.

County Staff Comment

Robert Perez, Associate Planner, presented the case and answered questions.

Applicant Comment

Tabitha Simonetti, Applicant/Agent, presented and answered questions.

Commission Questions/Discussion Topics:

- Review of the project by applicable Tribal partners.
- Estuarine systems and Warren Creek salmonid habitat.
- Length of the proposed dock; potential impacts to public use of the beach and waters by anglers.
- Usage of the dock in relation to low tides; shallow the majority of the year.
- Method to be used to attach the proposed dock to the beach.
- Proposed location of the dock based on the presence of feeder bluffs.
- Changes to the beach could be significant based on littoral travel.
- Clarification on the definitions of conservancy and natural as used in the Initial Project Report.
- The following items were noted for the record:
 - Expressed frustration that the assigned planner was not present to present and answer questions.
 - 2007 South Puget Sound nearshore restoration occurred. Five factors were present in Warren Creek; restoration was funded in 2008 and completed in 2011.

Public Comment

No public comment given.

Public comment closed.

Motion made (P. Peterson/Clement) to recommend denying the permit in its entirety. ***Motion passed.***

OTHER BUSINESS

Ty Booth, Senior Planner, briefed the commission on the upcoming public meetings regarding the proposed Burley Lagoon Geoduck Farm, App. Nos. 778791, 778792, 778793, 778794, 823304, 1004944. Meetings include a joint PAC and Key Peninsula Advisory Commission (KPAC) meeting on May 22, 2023, a PAC meeting on May 24, 2023, and a KPAC meeting on May 25, 2023. The joint meeting on May 22,

will consist of presentations by the County and Applicant and public testimony. On May 24, 2023, the PAC will have an opportunity to ask questions of the County and Applicant before deliberating and making a recommendation on the proposal. The KPAC will be given an opportunity to ask questions of the County and Applicant before they deliberate and make a recommendation on May 25, 2023.

Meeting was adjourned at 7:50 p.m.