

Gig Harbor Peninsula Advisory Commission (PAC)
Regular Meeting Minutes | May 10, 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
Nels Peterson, Secretary
Garth Jackson
James Peschek

Members Absent:

Rick Nahum (*excused*)

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

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.

County Staff Comment

Niki Yonkow, Environmental Biologist, presented the case and answered questions.

Owner/Applicant/Agent Comment

Applicant was present but did not make any comments.

Commission Questions/Discussion Topics:

- Location of the drainpipe.
- Type of drainage that will be placed around the foundation.
- Location of the dispersion ditch.

Public Comment

No public comment was given.

Public comment closed.

Motion made (Jackson/Clement) to recommend approval of application as presented. ***Motion passed.***

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.

County Staff Comment

Brian Bischof, Associate Planner, presented the case and answered questions.

Owners/Agent Comment

Philip Knapp, Owner, was in attendance and answered questions.

Commission Questions/Discussion Topics:

- Existing approval and vegetation planting plan associated with the dock.
- Type of water to be used, i.e., salt water or chlorine.
- Drainage of pool water in the case of an emergency. Note, this is a fiberglass pool and is not meant to be emptied.
- Existing site development plan that includes the pool. The site development permit incorporates the pool and this application.
- Shoreline Substantial Development permits required for all pools.

Public Comment

No public comment was given.

Public comment closed.

Motion made (Clement/Peschek) to recommend approval of application as presented. ***Motion passed.***

Preliminary Plat, SEPA: The Ranch at Crest
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.

County Staff Comment

Brian Bischof, Associate Planner, presented the case and answered questions.

Owners/Agent Comment

Carl Halsan, Agent, presented and answered questions. David and Jacqueline Floan, Owners, and Jeanne Gagliano of Ratcliffe-Gagliano Architecture, were also in attendance and answered questions.

Commission Questions/Discussion Topics:

- Discussion of previous approvals.
- Discussion of added lot, and overall lot size.
- Road placement.
- Open space connectivity to existing public open space to the east owned privately but open to public recreation.
- Additional required landscaping.
- Discussion on private and public water.

Public Comment

The following member of the public provided testimony:

- Jacqueline Brown

Public comment closed.

Motion made (Peschek/Peterson) to recommend approval of application and to condition that access would be preferred off Crescent Valley Drive and to keep the open space as contiguous as possible and reduce impervious surface. ***Motion passed.***

APPROVAL OF MINUTES

Motion made (Jackson/Clement) to approve the April 26, 2023, minutes as presented. ***Motion passed and minutes are adopted.***

OTHER BUSINESS

None.

Meeting was adjourned at 8:30 p.m.