

## Gig Harbor Peninsula Land Use Advisory Commission (PAC)

Regular Meeting Minutes | May 24, 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

#### Shoreline Substantial Development Permit / Shoreline Conditional Use Permit Case No. SD/CP15-14 - Burley Lagoon Geoduck Farm (Taylor Shellfish Farms) Application Numbers: 778791, 778792, 778793, 778794, 823304, 1004944

**Applicant:** Taylor Shellfish Farms, Attention: Erin Ewald

**Staff:** Ty Booth, Planner, and Dave Risvold, Shoreline Planning Supervisor/Environmental Biologist

**Proposal:** Convert existing shellfish beds from the cultivation of Manila clams/oysters to geoduck clams planted in PVC tubes and/or HDPE flexible mesh tubes throughout a 25.5-acre project area. Predator exclusion netting may also be utilized during some portion of the 6-year grow-out cycle. Planting would be done in phases. Located at the southern half of Burley Lagoon within the Key Peninsula and Gig Harbor Peninsula Community Plan areas. The shoreline environment designations are Urban, Rural Residential, and Natural. The proposal would be  $\frac{3}{4}$  mile from Kitsap County, within Secs. 13/23, T22N, R1E, in Council District #7. Parcel numbers: 0122133078, 0122231065, 0122231067, and 0122231071

**Note:** The primary purpose of this meeting was for the PAC to ask questions of the County and Applicant, to deliberate, and make a recommendation on the proposal. Otherwise, there were no presentations by the Applicant, County, or public testimony. These all occurred at the joint PAC/KPAC meeting held on May 22, 2023.

### County Staff:

Ty Booth, Planner, and Dave Risvold, Shoreline Planning Supervisor/Environmental Biologist, were in attendance and answered questions.

### Applicant/Agent:

Erin Ewald and Jesse DeNike were in attendance and answered questions on behalf of the applicant, Taylor Shellfish Farms.

### Commission Questions/Discussion Topics:

- Historical aquaculture use of the subject property.
- Proposed project area is on a 5–6-year cycle, approximate length of time to harvest 5 acres annually.

- Impact of the proposed project on the *Gig Harbor Community Plan*, Goal Statement, and the recourse options available should the values outlined in the plan not be upheld.
- If approved, process requirements to increase acreage of the project area (i.e., administrative or Hearing Examiner review/approval).
- How are upland farms treated differently (if they are) in the regulations vs. tideland farms (such as this proposal).
- Parallels and differences between aquaculture farming and agriculture farming codes and regulations.
- Mediation resources, County or independent mediator, between residents and the applicant (e.g., hours of operation, complaints regarding debris, activities in the evening, etc.).
- Restrictions on hours of operation or noise based on zoning.
- Differences in zoning and code requirements between the existing farm and the proposed project area to be converted for geoduck farming.
- Time period that Taylor Shellfish Farms has been actively farming clams and oysters in the area.
- Current clam and oyster operations are revenue producing, why change product to geoduck?
- Other areas, within and outside of Pierce County, licensed by Taylor Shellfish Farms for farming.
- Purpose of the (predator) netting.
- Historical information regarding the approval or denial of similar permits by the County.
- Historical information regarding complaints received on other, existing geoduck farms.
- Proximity of the proposed project area to homes and recreation in comparison to similar sites.
- Possible impact on the property values of surrounding properties (i.e., decreasing).
- The County's involvement in the Environmental Impact Statement process.
- The County's input on the selection of the consultants who authored the different sections of the Environmental Impact Statement to ensure fairness and prevent bias.
- Mitigation measures available to reduce the visual effects to surrounding property owners, recreationalists, etc.
- Clarification on the grandfathered use for this acreage.
- Clarification on permitting requirements and grandfathered use (i.e., change in species being farmed vs. change in technique).

**Motion made** (P. Peterson/N. Peterson) to recommend to not approve the permits as requested.

**Motion passed (3-2).**

Peter Clement	No
Patricia Peterson	Yes
Nels Peterson	Yes
Garth Jackson	No
James Peschek	Yes

#### **OTHER BUSINESS**

No other business was discussed.

*Meeting was adjourned at 8:00 p.m.*