

Gig Harbor Peninsula Advisory Commission (PAC)

Regular Meeting Minutes | June 14, 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
Nels Peterson
Rick Nahum

Members Absent:

James Peschek (*excused*)

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

NEW BUSINESS

**Shoreline Substantial Development: Ball
Application Number: 1010063**

Owner: Vincent and Janice Ball

Agent: Permit Granted, LLC, Attn: Terri Schultz

Staff: Brian Bischof, Associate Planner, brian.bischof@piersecountywa.gov

Request: Applicants request a Shoreline Substantial Development Permit to allow the construction of a new 180-square foot boathouse for the storage of water dependent equipment. Additionally, the applicant is proposing a replacement of an existing unpermitted bulkhead that is 129 feet long by 6 feet tall, constructed of granite rock. The replacement bulkhead is proposed to be 122 feet long, removing 7 feet of wing wall to create 20 square feet of restored beach. The site is located at 97 Raft Island Drive NW, Gig Harbor, in a Rural 10 zone classification, within Gig Harbor Peninsula Community Plan area, and in Council District 7.

County Staff Comment

Brian Bischof, presented the case and answered questions.

Owner/Applicant/Agent Comment

Agent Terri Schultz, with Permit Granted LLC, discussed site specific design components and including inset steps to allow for kayak or paddle boards all constructed within the proposed rock bulkhead.

Commission Questions/Discussion Topics:

- Discussion took place regarding the specific location of the bulkhead and proposed mitigation.
- Discussion took place regarding the sites slope and proposed small boathouse. A geotechnical report is being reviewed but the review had not been completed prior to the hearing.
- Concern was made for the upland vegetation such as native groundcover and an existing tree.

Public Comment

No public comment was given.

Motion made (Peterson/Nahum) to recommend approval of application as presented. **Motion passed.** 5- Yes 0- No.

Shoreline Substantial Development: Reier, Single-User Dock
Application Number: 1010242

Owner: Thomas Reier
Agent: Thompson Pile Driving, Attn: Hannah Fritts
Staff: Brian Bischof, Associate Planner, brian.bischof@piercecounitywa.gov
Request: Construct a single-user dock that would be 150 feet long (approximately) consisting of a 100% grated aluminum pier (total 86 feet long by 4 feet wide), ramp (42 feet long by 3 feet wide), and float (30 feet long by 8 feet wide). There would be associated piling supporting the dock. The site is located at 4213 Forest Beach Drive NW, on the west shoreline of Horsehead Bay, in a Rural 10 zone classification, within the Gig Harbor Peninsula Community Plan area, and in Council District 7.

County Staff Comment

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

Owners/Agent Comment

Buzz Curry, neighbor and applicant's requested representative, presented and answered questions. Doug Fritts from Thompson Pile Driving was also in attendance.

Commission Questions/Discussion Topics:

- Discussion of previous approvals.
- Discussion of view impacts due to the area's overall lot size and slim frontage.
- Existing water access on site which includes a possibly unpermitted buoy, an existing boat ramp.
- Proposed mitigation of the removal of a derelict bulkhead and patio and additional plantings.
- Joint-use discussion considering that this would be a third dock in the middle of 4 adjacent parcels.
- Project applicant's potential to ask for a boat lift.
- Existing conditions of Horsehead Bay.

Public Comment

- Mr. Walters provided public comment, discussed concern about County's preference for joint use.
- Mr. Martin provided public comment, neighboring parcel had concerns for visual impact and impact to bulkhead.

Motion made (Clement/Jackson) to recommend approval of application and to condition that the patio be brought back to a conforming location and be planting in the same size to mitigate against. Another condition that the dock be centered on the property. And that any future proposed boatlift off of this dock would not be supported by the Commission. **Motion passed.** 4- Yes 1- No

OTHER BUSINESS

None.

Meeting was adjourned at 8:30 p.m.