

## **Gig Harbor Peninsula Advisory Commission (PAC)**

Regular Meeting Minutes | August 9, 2023, 6:30 p.m.

City of Gig Harbor (Southeast Entrance)

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 shortly after 6:30 p.m. A quorum of four members was present.

### **NEW BUSINESS**

#### **Shoreline Substantial Development Permit: Robinson and Dicke**

**Application Number: 1011555**

**Applicant/Owner:** Jeff Robinson and Mary Dicke

**Agent:** Carl Halsan

**Staff:** Nathan Docherty, Assistant Planner, [Nathan.docherty@piercecountywa.gov](mailto:Nathan.docherty@piercecountywa.gov)

**Request:** The applicant is requesting Shoreline Substantial Development (SD) permit approval to rebuild water access stairs. This project is being reviewed as an SD as Staff were not able to find permits for the original construction of the water access stairs. The site is located at 11014 Moorelands Street NW, Gig Harbor, in the Rural 10 zone classification, Residential Shoreline Environment, in the Gig Harbor Community Plan area of unincorporated Pierce County and in Council District 7.

#### **County Staff:**

Nathan Docherty, Planner, was in attendance, summarized his report, presented a slideshow, and answered questions.

#### **Applicants' Agent:**

Carl Halsan, Agent, was in attendance and answered questions on behalf of the Applicants.

#### **Commission Questions/Discussion Topics:**

- Wanted to better know the chronology of when and whom built the existing stairs.
- Any other unpermitted activities on parcel? For example, the bulkhead.
- Would this be a complete rebuild of stairs or just fixing what is there?
- If a rebuild, what will it look like?
- Will the bottom landing be located landward of the bulkhead?
- What has been causing the drainage, and therefore the erosion problem, impacting the slope and stairs?
- What are the geotechnical recommendations of how to address the erosion problem?

- What will occur with the vegetation on the slope?
- Chair Clement was the assigned reviewer for this proposal, visited site, and met Mr. Robinson on-site:
  - He observed the stairs. They are a bit tilted but otherwise in good condition.
  - Should be rebuilt no closer to the water.
  - Stairs are only utilized by the property owners.
  - Seems like a reasonable request.

**Public Comment:** No members spoke.

**Motion made (Clement/Peterson)** to recommend approval of Shoreline Substantial Development Permit. ***Motion passed unanimously (5-0).***

**Shoreline Substantial Development Permit: Mitchell Accessory Building  
Application Number: 1004826**

**Owner:** Chela Mitchell

**Applicant/Agent:** Carl Halsan

**Staff:** Dan Buhl, Senior Planner, dan.buhl@piercecountywa.gov

**Request:** The applicant is requesting a Shoreline Substantial Development Permit to allow the construction of a roughly 1,030-square foot accessory structure that will serve as a craft space and small guest house (not an Accessory Dwelling Unit) adjacent to the home on site. The project site is a 1.15-acre parcel on the north side of the Hale Passage (Puget Sound) across from Fox Island. The site is located at 6550 Cromwell Beach Drive NW, Gig Harbor, in the Rural 10 zone classification, Residential Shoreline Environment, in the Gig Harbor Community Plan area of unincorporated Pierce County and in Council District 7.

**County Staff:**

Nathan Docherty, Planner, was in attendance. He presented the matter on behalf of the assigned reviewer Dan Buhl (Senior Planner) who is not in attendance. Nathan summarized the report, presented a slideshow, and answered questions.

**Applicants' Agent:**

Carl Halsan, Agent, was in attendance and answered questions on behalf of the Applicants.

**Commission Questions/Discussion Topics:**

- No kitchen but assumes that there will be plumbing?
- Why is this structure not being called an accessory dwelling unit (ADU)?
- Where is the location of the septic system?
- Is the parcel on a well or public water?
- Concerned that this is essentially an ADU without the higher power electrical connection for the kitchen (walks and quacks like an ADU).
- Suspect that the structure will be rented out in the future as essentially an "ADU".
- More concerned about potential septic system impacts (to the shoreline) than impervious surfaces.
- Concerned that the water use for this structure will prevent another parcel from being developed (due to limited water supply). The water system serving this parcel is tapped out.

- Commissioner Peschek was the assigned reviewer for this proposal.
  - He had hoped that Dan, the assigned reviewer, would be in attendance to answer their questions (they have an increasing concern that the assigned County staff do not always present the case).
  - Concerned primarily about the septic system but if it is over 300 feet away (Mr. Halsan previously stated that it would be located off-site, 300 feet away, within an easement) he is less concerned.
- The Applicants are utilizing the rules as written.
- Could tear down the existing residence and build a much larger one. In this case, keeping the existing house and building another smaller structure.
- The PAC had questions about the age of the existing septic system.

**Public Comment:** No members spoke.

**Motion made (Peschek/Nahum)** to recommend approval of Shoreline Substantial Development Permit. **Motion passed (4-1).** Commission Member Peterson voted no.

#### **OTHER BUSINESS**

- Planner attendance: Chair Clement wants to have the planner of record, for each case, at the meeting rather than a fill-in planner. This is the third time in recent time that they have expressed this concern. They want to hear from Pierce County Staff regarding this matter.
- Minutes: July 26, 2023: **Motion made (Clement/Nahum)** to recommend approval. **Motion passed unanimously (5-0).**

No other business was discussed.

*Meeting was adjourned at 7:45pm (approximately).*