

Gig Harbor Peninsula Advisory Commission (PAC)
Regular Meeting Minutes | August 23, 2023, 6:30 PM
City of Gig Harbor, 3510 Grandview Street, Gig Harbor

Members Present:

Peter Clement, Chair
Patricia Peterson, Vice Chair
Garth Jackson
Rick Nahm

Members Absent

Nels Peterson, Secretary
James Peschek

Chair Clement called the meeting to order at 6:05 pm A quorum was present.

NEW BUSINESS

Shoreline Substantial Development Permit / Shoreline Variance: Frame

Application Numbers: 1010385, 1010383, 1012082

Applicant: Drew Frame
Agent: Carl Halsan
Planner: Mojgan Carlson, Senior Planner, mojgan.carlson@piercecounitywa.gov
Request: Applicants request a Shoreline Substantial Development Permit and Shoreline Variance to allow retention of the following items constructed without County review or approval within the required 75-foot Shoreline buffer area: 1. Replacement of the wood bulkhead with large angular rock bulkhead. 2. Replacement of the wood patio with handrail, adjacent to the bulkhead, with pavers (the railing was not replaced). 3. Replacement of the two upland rock retaining walls, adjacent to the lower patio, with three shorter small block walls (a new wall was added between the previous two). 4. Movement of the wood access steps to the north and adjacent to the boathouse to be integrated with the newer walls. 5. Removal of the swimming pool and hot tub associated with the upper patio. New pavers were used to cover this area, 36 feet from the bulkhead. 6. Replacement of the retaining wall system that supported the previous pool area with same building material. 7. Replacement of the retaining wall in the southeastern portion of the house supporting the approved septic system design. The above listed items are accessory to a single-family residence and is located at 3106 East Bay Drive NW, Gig Harbor, WA. The site is in the Residential and Aquatic Shoreline Environments, Rural 5 zone classification, the Gig Harbor Peninsula Community Plan area, and in Council District 7.

County Staff Comment

Mojgan Carlson presented the case and answered questions.

Applicant/Agent Comment

The applicant agent Carl Halsan was present at the meeting. He spoke regarding the project and answered questions.

Commission Questions/Discussion

- Native landscaping is needed.
- Why contractors are not getting permits.
- All work needs to be done by code, if necessary, remove all illegal improvements.
- Questioning regarding safety of the constructed walls.

Public Comment

No members of public were present. *Public comment closed.*

Motion made (Garth/Nahum) to recommend approval of the project subject to planting native vegetation and to comply with the conditions of previously application for construction of the dock. **Vote is 2-2. Motion fails.**

OTHER BUSINESS

-motion to adjourn at 7:19 p.m.