

Gig Harbor Peninsula Advisory Commission (PAC)

January 9, 2019, Meeting Minutes

Minutes of the PAC are not verbatim. Recorded copies are available upon request.

MEMBERS PRESENT:

Patricia Peterson, Chair
Gordon Ballantyne
Garth Jackson
Lucinda Wingard
Peter Clement

MEMBERS ABSENT:

Jack Conway (Excused)

Chair Peterson called the meeting to order at 6:31 PM. A quorum was present.

NEW BUSINESS

Shoreline Substantial Development/Shoreline Conditional Use/Shoreline Variance/ Environmental Review: Downs Applications 895423, 895424, 895458, 895462, 895464, 895465

Applicant: Jeremy and Christy Downs

Request: Construct a boathouse, reconfigure existing stairs and patios, install a new retaining wall, expand an existing retaining wall, and construct a grated overwater platform and ramp adjacent to the boathouse, accessory to an existing single-family residence located at 1136 14th Ave, Fox Island in Council District #7.

Staff presented the case

Ty Booth, Planner, summarized the Initial Project Review and gave a PowerPoint presentation.

APPLICANT TESTIMONY

Jeremy Downs, applicant, gave a presentation and answered questions posed by the commission. He provided additional site plans/cross-sections and photos for the commission to review.

- Boathouse would start 2 feet back from shoreline
- No bulkhead is proposed
- Boathouse is not for motorized watercraft
- Platform/ramp not intended to be a deck
- Striving to demonstrate how a project can be done well on the shoreline

Rachael Villa, applicant's agent, stated the following:

- The applicant owns the firm she works for
- She is handling the proposal
- She has visited the site with various agencies

Laura Livingston, applicant's agent, stated the following:

- She works for the same firm and is assisting with the proposal
- Discussed Conditional Use Permit criteria
- Trying to design project in a way that is not detrimental to the environment
- Seeking a variance for the retaining walls
- There is no new patio proposed, only the replacement of existing patio
- Believes the proposal is consistent with the Shoreline Master Program

PUBLIC TESTIMONY

No members of the public testified.

COMMISSION DISCUSSION

- Applicant stated that the top of the boathouse will be planted with Sedum.
- Rooftop deck is not encouraged
- No final landscaping plan yet – grasses shown will be native grasses, not fertilized/manicured lawn
- Good proposal that will improve existing conditions
- There used to be a year-round creek at head of Smuggler’s Cove – seems to have disappeared
- The proposal is thoughtfully designed with minimal impacts
- Concerned about loss of wildlife on Fox Island and larger area
- Retaining wall height is not an issue

Motion made (Peterson/Clement) to recommend approval according to the information, modifications, and plans presented to the commission that includes less overwater intrusion and more native landscaping.

**Vote: Peterson, yes
Ballantyne, yes
Jackson, yes
Clement, yes
Wingard, yes**

Motion passed unanimously.

Shoreline Substantial Development/Shoreline Conditional Use/Environmental: Hanson Applications 895653, 895656, 895658

Applicant: Todd Hanson & Laurie Garcia
Planner: Andrew Van Gordon, andrew.vangordon@piercecountywa.gov
Request: Construct a 150-ft long single use dock and aerial tram and install a mooring buoy approximately 300 ft. from the Ordinary High-Water Mark. Located at 2601 64th St NW, Gig Harbor in Council District #7.

Ty Booth, Planner, presented the case for Andrew Van Gordon. He summarized the Initial Project Review and gave a PowerPoint presentation.

APPLICANT TESTIMONY

Todd Hanson, applicant, stated the boat will not be moored in the winter; it will be trailered out.

Carl Halsan, applicant’s agent, gave a presentation and answered questions from the commission.

- A new house will be built
- Discussed findings and shoreline permit criteria and how the proposal is consistent with those
- Discussed the tram
- Commission should not recommend denial based solely on the fact that it’s the first project of its kind in the area

PUBLIC TESTIMONY

No members of the public testified.

COMMISSION QUESTIONS/DISCUSSION

- The pole at the end of landing will extend into the air to support cables
- As proposed, it is not possible to walk under the dock at high or medium tide
- The tram would be a better option than a staircase
- The issue with the dock is how it affects the walkability of the beach – beach is currently not walkable at high tide

- The area is not conducive for mooring
- Concerns over allowing docks in the Conservancy Shoreline Environment
- Aside from the Conservancy issue, the location is still not ideal for a dock
- In the winter, boats must be moored or trailered somewhere else for storage
- The bluff is unstable
- This is one of the dwindling number of beaches with no docks
- Proposal creates impacts
- There are currently buoys in the Narrows
- Commissioner Wingard disagreed that every property owner has a right to a dock or beach access
- There are reasonable alternatives for moorage
- Commissioner Wingard stated a denial of the proposal does not deny applicant of reasonable use of his property
- Last November, the commission voted on a 6-month moratorium on approval of docks in the Conservancy Shoreline Environment
- Concerns about the letter from the Puyallup Indian Tribe
- Discussed cumulative impacts
- A wildlife study may help identify potential impacts
- Tram may be risky due to the slope
- This area has historically not had docks. Perhaps due to the slope issues and lack of access to beach.
- It's not fair to deny the proposal just because the bluff is unstable. There are professionals to determine that.

Motion made (Peterson/Ballantyne) to recommend approval of the tram and buoy and denial of the dock and pier.

Vote: Peterson, yes
 Ballantyne, yes
 Jackson, yes
 Clement, yes

Wingard, no with comment that the tram would also be intrusive on a feeder bluff.

Motion passed 4-1.

OLD BUSINESS

Minutes

(November 28, 2018)

Motion made (Wingard/Peterson) to approve the November 28, 2018 minutes after amending the fourth motion to read “*Motion made (Conway/Jackson) to recommend approval of proposal as proposed/projected with the condition that a landscape plan with native plantings be included on either side of the dock.*”

Motion passed unanimously.

The commission decided to table the approval of the December 12, 2018 minutes until the next regular meeting.

Election of Officers

Motion made (Peterson/Wingard) to appoint Gordon Ballantyne as Chair for 2019. *Motion passed unanimously.*

Motion made (Ballantyne/No second**) to appoint Garth Jackson as Vice-Chair for 2019. *Motion passed unanimously.***

Motion made (Ballantyne/No second**) to appoint Jack Conway as Secretary for 2019. *Motion passed unanimously.***

Move to adjourn.

Meeting adjourned at 8:50 PM.