

Gig Harbor Peninsula Advisory Commission (PAC)

June 26, 2019 | Meeting Minutes

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

MEMBERS PRESENT:

Gordon Ballantyne, Chair
Garth Jackson, Vice Chair
Patricia Peterson, Secretary
Jack Conway
James Peschek

MEMBERS ABSENT:

Lucinda Wingard (excused)
Peter Clement (excused)
Darrell Johnson (excused)

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

NEW BUSINESS

Preliminary Plat: Allen Family Trust Application 908419

Applicant: Allen Family Trust

Request: Subdivide a 32.5-acre parcel into 3 residential lots ranging in size from 1.5 acres to 28.2 acres. Located at 3724 Wollochet Dr NW, Gig Harbor, in the Rural 10 zone classification, the Gig Harbor Peninsula Community Plan area, and Council District #7.

Staff presented the case.

Robert Perez, Planner, summarized the Initial Project Review and gave a PowerPoint presentation.

COMMISSION QUESTIONS

- Will any of this be designated Open Space?
 - A: No.
- What would stop someone from subdividing the other 28 acres down the road?
 - A: To do that, they would have to use the density incentive credits and would only provide maybe 2 more lots. They cannot subdivide for five years after platting.
- Aren't lots supposed to be divided somewhat equally to avoid multiple subdivisions?
 - A: Using incentives, you can subdivide down to a certain level. This parcel could yield 5 or 6 lots.
- Any frontage improvements?
 - A: That is up to Development Engineering and they have not reached that stage in the review yet.
- If they set aside 50% of land for open space, they could claim density incentives.
- Lack of designated open space is concerning.
- Would like to see improvements along the frontage.
- Traffic in the area is heavy and the entrance seems problematic if it remains as-is. There is no shoulder, no turn lane, etc.
- Looks like Boundary Line Adjustment (BLA) was done to combine 3 parcels and is now being subdivided and could be again later.
- The community plan encourages the preservation of open space.
- Can only assume drainage will be looked at. As well as traffic impact study.

PUBLIC TESTIMONY

Richard Phillips, 3815 Wollochet Dr, he has no concerns over the current proposal but does have concerns about the 28-acre lot potentially being sold to a developer down the road who may change the zoning to build a lot of homes. If half was designated as open space, he would no longer have any concerns over the proposal.

Karen Graham, 3710 62nd Ave, the pond is not considered wetland? The five-acre parcel by her house used to be a separate parcel. Were the boundary lines changed? The traffic coming out of 62nd is horrible. Sometimes you sit for twenty minutes waiting to pull out. Any plans to fill in the pond?

Robert Arthur, 64th Ave Ct NW, any traffic mitigation study being done? If they want to rezone this and ruin the property by putting in more homes is that a long process? The drainage is an issue and should be considered.

Pamela Arthur, 64th Ave Ct NW, is there any way we can get livestock back in there?

Public testimony closed.

COMMISSION DISCUSSION

Motion made (Peterson/Jackson) to recommend approval of the proposal as requested with the recommendation that there be a review of whether some of the land can be put into open space and that the right of way improvements be part of the preliminary plat.

Vote:

Ballantyne – yes

Peterson – yes

Conway – yes

Jackson – yes

Peschek – no, with comment: It is unnecessary to add any open space requirement if it is currently meeting the standard guidelines.

Motion carried 4-1.

Shoreline Conditional Use Permit: Nguyen/Duong Application 909354

Applicant: Nguyen Hung Van/Duong Linh Thuy

Request: Replace wooden steps with stone steps leading from the upland home to the bulkhead/beach and restoration of the hillside with native vegetation to provide habitat to many animal and bird species. Located at 2221 50th Ave NW, Gig Harbor, in the Residential Shoreline Environment, Rural 10 zone classification, Gig Harbor Peninsula Community Plan area, and Council District #7.

Staff presented the case.

Robert Perez, Planner, summarized the Initial Project Review and gave a PowerPoint presentation.

COMMISSION QUESTIONS

- Applicant has already been here for other applications. Did they knowingly leave out the information that they replaced the steps?
 - A: While having the bulkhead work done, they included the replacement of the stairs, not knowing it had to be permitted.

APPLICANT TESTIMONY

Lorrie Chase, *Marine Floats - 1208 East D St*, agent for applicant commented that the proposal is not in the Key Peninsula, but in the Gig Harbor Community Plan area. She provided the Commission with the planting plan. When the owner replaced the bulkhead, the vegetation that was supposed to remain intact, was removed. Now they need to restore the hillside. There was a Geotech done for the bulkhead, but not for anything else.

COMMISSION QUESTIONS/DISCUSSION

- How will a 1-gallon plant help stabilize the hillside? Or even a 2.5-gallon tree? All the large trees on the site plan appear to be trees that are already onsite.

- Will there be monitoring done for the planting?
- What is the requirement for tree survival?
 - A: Generally, anything that dies must be replaced.
- Diagram doesn't show enough detail.
- We are not here to speculate on the chances of the plant survival. If the proposal meets requirements, then that's what matters.

Motion made (Conway/Jackson) to recommend approval of the proposal with the associated planting plan and with the condition that there be a performance bond required and suitable monitoring.

Vote:

Ballantyne – No, with comment: I think a professionally engineered Geotech and drainage report are required in this instance.

Conway – Yes

Jackson – Yes

Peterson – No, with comment: Agrees with Commissioner Ballantyne regarding the Geotech and drainage report requirement.

Peschek – Yes

Motion carried.

OLD BUSINESS

Minutes

(May 22, 2019)

Motion made (Conway/Ballantyne) to approve the May 22, 2019 minutes as presented. *Motion carried.*

(June 12, 2019)

Motion made (Ballantyne/Jackson) to approve the June 12, 2019 minutes as presented. *Motion carried.*

Motion to adjourn.