

Gig Harbor Peninsula Advisory Commission (PAC)

October 23, 2019 Meeting Minutes

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

MEMBERS PRESENT:

Gordon Ballantyne
Peter Clement
Patricia Peterson
Darrell Johnson
James Peschek

MEMBERS ABSENT:

Garth Jackson (excused)
Jack Conway (excused)
Lucinda Wingard (excused)

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

NEW BUSINESS

Preliminary Short Plat/Shoreline Substantial Development: Stearns Applications 916228, 916229

Applicant: Stanley & Judith Stearns
Planner: Robert Perez, robert.perez@piercecounitywa.gov
Request: To subdivide 5.65 acres into six lots and two tracts. Lots will range in size from 7,193 square feet to 49,505 square feet. The properties will be served by Washington Water, Peninsula Light Co., and septic. A part of the proposal is located within Shoreline Jurisdiction, requiring shoreline review. Located at 9100 Randall Drive NW, Gig Harbor, in the Single-Family zone classification, the Residential Shoreline Environment, the Gig Harbor Peninsula Community Plan area, and Council District #7.

Staff presented the case.

COMMISSION QUESTIONS

- Inquired about the lack of environmental review.
- Inquired about the storm water runoff plan.
- Inquired why shoreline jurisdiction extends over the road.

APPLICANT TESTIMONY

Carl Halsan, *no address provided*, agent, explained the road has been there and already went through environmental review. There is no work proposed within the shoreline environment. The proposal includes a community drain field.

PUBLIC TESTIMONY

Kenneth Lindsey, *9109 Randall Drive NW*, owns the property in front of the proposed project. Has concerns over the well and septic, as well as the wetlands. The well he uses has been there since 70s or 80s. Concerns over contamination and runoff, flow rate, volume, and general over-burdening. Over-burdening of the drain field is also a concern. Nobody has approached them about a modification of the drain field. Wetlands are present on the parcels and run onto his too. They have a lot of wildlife and they don't want that affected. Don't want their way of life to change (less privacy, more people).

Kimberly Saul, *PO Box 1388*, owns property nearby. There are wetlands present. Curious about access. Concerns over where water is coming from for the new residences.

Public testimony closed.

COMMISSION DISCUSSION

- Appears to be of minimal impact.
- Discussed storm water runoff down to shoreline.
- The road has been in since 2011 and met the requirements in place at the time.

Motion made (Ballantyne/Peschek) to recommend approval of the proposal as is.

Motion passed 4-0-1.

OTHER BUSINESS

Gig Harbor Community Plan

Chapter 1

- Need to update square miles and population of the Community Plan area.
- 'UGA' definition needs to be moved up earlier in the document.
- If moderate density residential neighborhood is a zone it should be capitalized. If it's merely an adjective it should be defined.
- *Purdy*: Isn't it in Key Peninsula? Add 'restaurants' to the list.
- *Canterwood*: Gig Harbor North is no longer a future planned development – remove reference to Gig Harbor North or make it a subset.
- *Swede Hill*: Add Commercial/Industrial, subdivisions, and note it's the location of McCormick Forest Park.
- *Donkey Creek Corridor*: remove "future development" of Gig Harbor North. Should make note of the subdivisions going in.
- *Reid Drive Neighborhood*: Change to read there are 'multiple apartments' and 'sport facilities'.
- *Rural Area*: Need to update acreage.
- *Crescent Valley*: Remove 'mostly undeveloped'.
- *Rosedale*: Add reference to Homestead Park and ballfield.
- *Ray Nash Valley*: Add reference to the schools.
- *Artondale*: Remove "...most notably in the vicinity of 40th Street and 70th Avenue". Add a reference to the Harbor Family Park.
- *Arletta*: Add reference to the community center and ballfield.
- *Point Fosdick*: Change airport to Pierce County from City of Tacoma.
- *Fox Island*: Need to add info to Rural Area section.
- *History*: Make note about the new Tacoma Narrows bridge and its construction date. Remove last paragraph of History.

Motion made to adjourn at 7:38 p.m.