

Gig Harbor Peninsula Advisory Commission (PAC)
Regular Meeting Minutes
March 11, 2020

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

MEMBERS PRESENT:

Nels Peterson
Peter Clement
Patricia Peterson
Darrell Johnson
James Peschek

MEMBERS ABSENT:

Gordon Ballantyne (excused)
Garth Jackson (excused)
Jack Conway (excused)

The meeting was called to order at 6:33 pm. A quorum was present.

Staff presented the case.

NEW BUSINESS

Conditional Use Permit: Headquarters/Offices/Fish Processing Plant (Harbor Herring)

Application Number: 925523

Tax Parcel Number: 5875000280

Applicant: Harbor Herring LLC
Planner: Ty Booth, ty.booth@piercecountywa.gov
Request: Demolish an existing building and then construct a new building that would be 2,100 square feet in size, one-story, and 30 feet tall. The building would be utilized for Harbor Herring headquarters/offices and their processing plant (for Puget Sound herring) for delivery to market. All processing would take place within an enclosed building and the only outdoor activity would be storage of equipment. A new driveway would be installed along Fox Drive. The existing septic system would be modified. The project site consists of one parcel that is approximately .13 acres in size. The site is located at 617 Fox Drive, Fox Island, in the Gig Harbor Peninsula Community Plan area and Rural 10 (R10) zone classification, within the SE 1/4 of Section 35, T21N, R1E, W.M. in Council District #7.

Ty Booth, Planner, presented the proposal and a slideshow to the Commission and answered their questions.

The following were discussed:

- The abutting new use and associated right of way
- Road width
- Distance of building to mutual property line
- Water usage for fish cleaning
- Location of any outdoor storage
- Hours of operation
- Potential impacts to the septic system

APPLICANT TESTIMONY

The Applicant was represented by Carl Halsan, Agent. He spoke to the project and answered Commission questions.

The following were discussed:

- County's request for additional road right-of-way
- Zone classification and use
- The storm water system, septic system, and drain field
- How the wash water would be directed (to septic system)
- Where processing will occur (inside)
- Smells/odors (none predicted)
- On-site customers (none)
- Possible future modifications and possible associated applications
- Parking

PUBLIC COMMENT

Robert *did not get last name or address*, concerned the backing up of trucks/vehicles onto the County road may create a dangerous situation.

Neighbor to north (*did not get name or address*) had the following concerns:

- Runoff. Currently, during heavy rains, her property floods.
- Wants maximum screening of the facility (including a fence) from her parcel to the north.
- The fence on-site encroaches onto her property.
- The new building abutting to west encroaches onto the subject parcel.

Georgene Kunz, 577 6th Court, Fox Island

- Lives northeast/east of Zogs pub (located with gas station/convenience store to west).
- Concerned about noise from the proposed facility.
- Inquired about truck back-up beepers.
- Inquired about when deliveries occur.
- Inquired about hours of construction while facility is being constructed.
- Expressed concerns about potential odors and what recourse would exist if it is later determined it is a problem.

Public comment closed.

COMMISSION DISCUSSION

The following were discussed:

- Impervious surface
- Septic system and concerns over odor (especially during summer); no different than human waste
- Possibility of commercial use on abutting property
- Aesthetics of building
- Road width
- Site size/constraints
- Proposed use is too large for the site

Motion made (Clement/Peterson) to recommend denial. ***Motion passed 3-2.***

OLD BUSINESS

Minutes

(January 22, 2020)

Motion made to approve the January 22, 2020 minutes as presented. ***Motion passed unanimously.***

(February 12, 2020)

Motion made to approve the February 12, 2020 minutes as presented. ***Motion passed unanimously.***

Motion made to adjourn.