

Initial Project Review

Shoreline Substantial Development Permit: Gier Dock

Application Numbers: 894975, 894977

Parcel Number: 0121101022

Gig Harbor Peninsula Advisory Commission (PAC) Public Meeting: November 28, 2018, at 6:30 p.m., City of Gig Harbor, Southeast Entrance, Community Room A, 3510 Grandview, Gig Harbor, WA 98335.

Proposal: Applicant requests a Shoreline Substantial Development Permit to construct a new dock for a single-family residence. The dock system consists of (1) residential 4 foot by 67 foot timber framed pier, (1) 3 foot by 40 foot aluminum ramp and (1) 8 foot 30 foot float with a total over-water coverage of approximately 604 square feet.

Project Location: 7302 Plant Drive NW, Gig Harbor, WA 98335, in the Rural Residential Shoreline Environment and Rural 10 (R10) zone classification of the Gig Harbor Peninsula Community Plan area, within Section 10, T21N, R1, W.M., in Council District #7

Review Summary: The project can be conditioned to comply with all applicable policies and objectives of the Pierce County Code, Shoreline Regulations, Comprehensive Plan, and Gig Harbor Peninsula Community Plan. Staff has reviewed this proposal for compliance with all policies, codes, and regulations.

State Environmental Policy Act (SEPA): A SEPA checklist was submitted for this application. Planning and Public Works (PPW) has not yet concluded its environmental review. Note: The project is **not** likely to result in any significant adverse environmental impact and a Determination of Nonsignificance (DNS) is likely to be issued.

County Contact: Robert Perez, Assistant Planner, robert.perez@piercecountywa.gov, 253-798-3093

Pierce County Online Permit Information:

<https://palsonline.co.pierce.wa.us/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=894975>



Project Data

Complete Application Date: September 18, 2018

Initial Project Review Mailed: November 19, 2018

Applicants/Owners: Gier, Hoyt and Donita
1107 1st Ave Unit 1205
Seattle, WA 98101
hoyt.gier@gmail.com

Agent: Marine Floats Corporation
Attn: Sherri Gallant
1208 East D Street
Tacoma, WA 98512
sherri@marinefloats.com

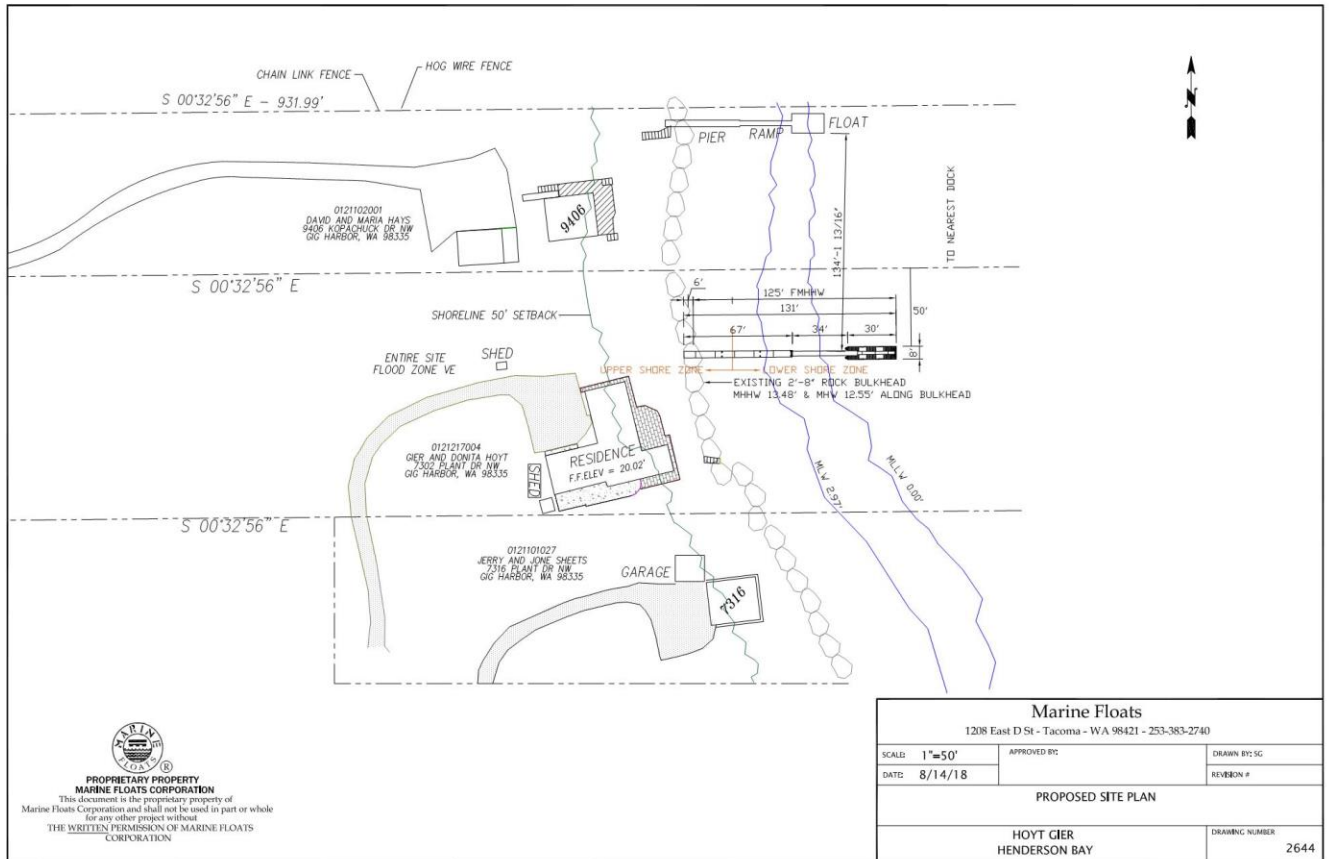
Legal Notice

- *September 18, 2018*: Corrected Notice of Application and Public Meeting Notice was sent to property owners within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the subject property.
- *October 2, 2018*: Public Notice sign was posted on the site, confirmed with a Declaration of Posting.
- *November 15, 2018 and November 22, 2018*: Legal notice were published in the official County newspaper (*Tacoma News Tribune*) and the *Peninsula Gateway* newspaper, advertising the public meeting to be held by the Gig Harbor Peninsula Advisory Commission.

2017 Ortho Photo



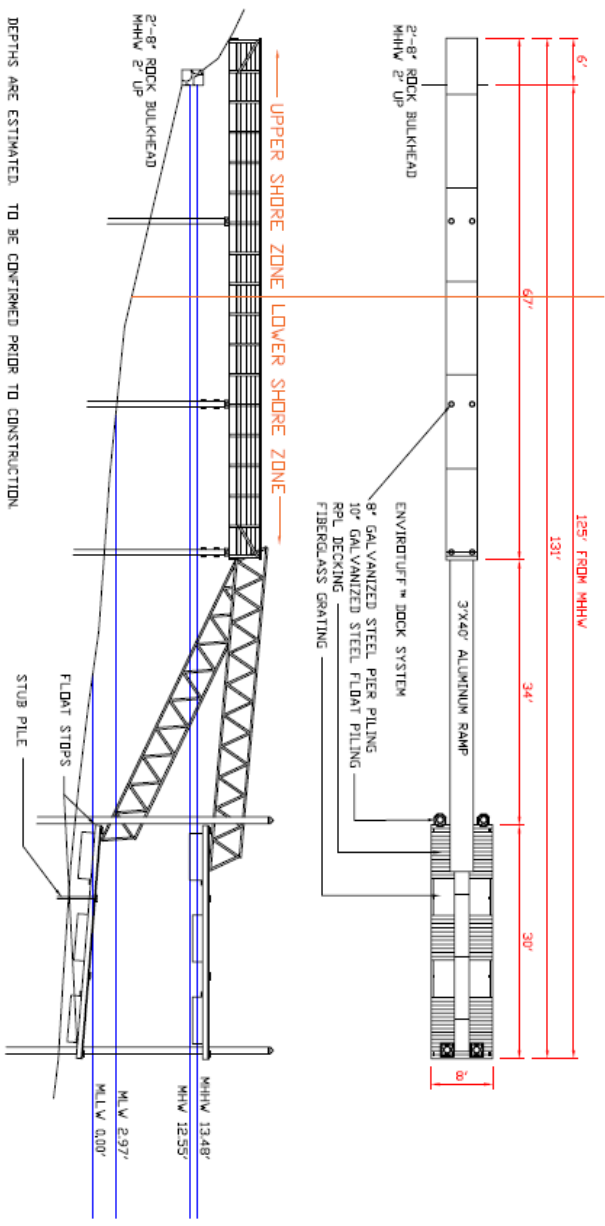
Site Plan



Cross-Section

| | | |
|--|--|---|
| Purpose: Private use recreational dock | MARINE FLOATS Tacoma WA 1253 383-2740 | Proposed: Construct a 131' (125' overwater) single use dock consisting of a 4x6" timber pier with 100% grated deck surface, a 3x40" fab aluminum ramp with 100% grating, and a 8x30" float with 50% grated surface. (6) 8 3/4" diameter galvanized steel piling supporting the pier and (4) 10 3/4" diameter galvanized steel piling securing the float. There will be 4 float stops to prevent grounding and (2) 3" stub pile. |
| Datum: 0.0 | | |
| Adjacent Property Owners: (1) Hays, David and Maria 9406 Kopaehuck Dr NW Gig Harbor, WA 98335 | (2) Sheets, Jerry and Joan 826 Orange Ave Ste 499 Coronado CA, 92118 | Job Add: 7302 Plant Dr-NW Gig Harbor, WA 98335 Mail Add: 1107 1st Ave Unit 1205 Seattle, WA 98101 |
| Scale: 1 : 20 | Sec 10 T 21N R 01E | Lat/Long 47.323969 N, -122.663330 W |
| | | Corps Reference # |
| | | App'l by: Hoyt Gier In: Henderson Bay At: Puget Sound |
| | | State WA County: Pierce |
| | | Revision #: 1 Date: 8/14/2018 Page 5 of 5 |

PIER RAMP FLOAT PLAN & SECTION



Review Responsibility

The following list includes examples of jurisdictional areas for various County departments and divisions typically involved in the review and administration of this proposal:

A. Planning and Public Works (PPW):

- Current Planning verifies compliance with the Pierce County Comprehensive Plan, applicable community plans and Development Regulations such as, but not limited to, zoning, critical areas, natural resource lands, shoreline management, design review, and potential environmental impacts.
- Development Engineering reviews for drainage, erosion control, site development, flood, survey, landslide and erosion hazard, lot dimensions, and road standards.
- Cartography reviews road names and addresses.
- Resource Management reviews for consistency with the County wetland and fish & wildlife regulations.

B. Gig Harbor Peninsula Advisory Commission (PAC):

The PAC's role in the review process for a land use proposal includes the following:

- Review the proposal for consistency with the goals and policies in the Community Plan.
- Provide a local perspective that includes input from the community and insights of which PPW staff or the Hearing Examiner may not be aware.
- Offer recommendations for project design to fit with the community's vision while remaining consistent with the Community Plan.

PCC Chapter 2.45 Land Use Advisory Commissions provides regulations that apply to the PAC. Per PCC 2.45.130, Land Use Advisory Commission (LUAC) recommendations on a land use application shall be to approve, modify and approve, deny, or make no recommendation. The LUAC may recommend the Hearing Examiner continue a scheduled public hearing to obtain additional information or LUAC recommendations.

Review Criteria

The following regulations and policies shall be used during the review process including, but not limited to:

- A. Pierce County development regulations and construction and infrastructure regulations;
- B. Pierce County Comprehensive Plan and Key Peninsula Community Plan;
- C. Applicable state statutes; and
- D. All applicable notes on related previously recorded County documents.

Site Characteristics

- The County Assessor lists parcel #0121101022 as being 3 acres in size.
- The parcel is accessed from the East and is 1,034 feet in length at longest edge. The parcel includes approximately 156 feet of tidelands.
- The parcel is located South of Raft Island.
- The access to the site is via a driveway off Plant Drive NW.
- The topography of the site gently slopes toward the shore/bulkhead.
- Parcel is improved with single-family homes.
- The three parcels are improved with bulkheads.

Surrounding Land Use / Shoreline / Zoning Designation

| | LAND USE | SHORELINE | ZONING |
|-------|-------------------------|-------------------|----------------|
| North | Puget Sound | N/A | N/A |
| South | Well Sites | N/A | Rural 10 (R10) |
| East | Single-family residence | Rural-Residential | R10 |
| West | Single-family residence | Rural-Residential | R10 |

Agency Review Comments

The proposed project has been routed to interested departments and agencies for review. Comments received from various departments and agencies may be found by accessing the Online Permit Information referenced on page 1.

Comments have been received, and corrections and/or additional information requested by the following agencies on the application:

Public Comments

No public comments were received prior to the November 28, 2018 meeting.

Initial Planning and Public Works Staff Review for Consistency with Development Regulations and Policies

Gig Harbor Peninsula Community Plan

- Piers and docks should be permitted in the Urban, Rural-Residential, and Rural Shoreline Environments. Piers and docks should generally be prohibited in the Conservancy and Natural shoreline environments.
- Encourage environmentally friendly dock design (e.g., grated dock surfaces that allow light to pass through instead of traditional dock construction methods).
- Require the joint use of piers and docks whenever possible. Create a system of incentives that will encourage adjacent property owners to share docks. Afford greater flexibility in joint use facility design in cases that involve shallow water depths or other unusual circumstances.
- Maximum intrusion into water for any pier or dock shall extend only far enough to obtain a depth of 8 feet of water as measured at mean lower low water (MLLW) on saltwater shorelines or as measured at the ordinary high-water mark on freshwater shorelines. In circumstances when 8 feet of water depth cannot be attained because of a shallow bottom profile, the maximum intrusion into the water shall not exceed the lesser of 15 percent of the fetch or 150 feet on saltwater shorelines and 40 feet on freshwater shorelines. In circumstances where these standards have been exceeded on abutting properties, it may be appropriate to average the length of the abutting docks if joint use cannot be obtained.

Staff Comment: The Gig Harbor Peninsula Community Plan policy states, in part, the maximum intrusion of the dock into the water shall not exceed the lesser of 15 percent of the fetch or 150 feet on saltwater shorelines. The proposed dock does not exceed this guidance as it is 131 feet long and approximately 13 percent of the fetch (958 feet) in this case.

The addition of this single-use dock is not expected to have an impact on the views of the neighboring properties given the presence of other docks on developed properties to the East and West.

The property to the West has had a dock since at least 1970 and the property to the East has an agreement for a currently established joint-use dock.

Pierce County Shoreline Master Program Policies (Pierce County Code, Title 19D.190)

- Piers associated with single-family residences should be discouraged.
- In considering any pier, considerations such as environmental impact, navigational impact, existing pier density, parking availability, and impact on adjacent proximate land ownership should be considered.
- Encourage the use of mooring buoys as an alternative to space consuming piers such as those in front of single-family residences.
- Piers and floating docks should be encouraged to be built perpendicular to the shoreline rather than along it.
- Encourage pier construction to include larger spans on fewer pilings rather than smaller spans and more pilings. Piers in marine waters may provide habitat suitable for predatory fish with consequent detriment to young salmonids.
- When plastics or other non-degradable materials are used in pier construction precautions should be taken to insure their containment.
- Areas having a significant near shore fishery should not be used for floating docks.

Staff Comment: Regulations prefer joint-use docks over single-use docks. The proposed dock is a single-use dock. The dock is proposed to be built perpendicular to the shore, and navigation would be impacted minimally.

Pier density is extremely high and with the addition of the proposed pier there would be less opportunity for future dock construction. However, on this shoreline many residences already have access to a dock.

Should the County approve the dock, additional approvals are necessary from State and Federal agencies. These approvals will consider the number of pilings, amount of grating, and proper containment for flotation material.

Pierce County Shoreline Management Use Regulations (Pierce County Code, Title 20)

- Construction of the proposed project exceeds established fair market value (\$7,047.00) for development and, therefore, the proposed construction shall be considered a substantial development for the purpose of this Title.
- A saltwater dock exceeding 50 feet in length requires a Shoreline Substantial Development Permit (SD) in the Rural Residential Shoreline Environment.
- Important navigational routes or marine oriented recreation areas will not be obstructed or impaired.
- Views from surrounding properties will not be unduly impaired.
- Ingress-Egress as well as the use and enjoyment of the water or beach on adjoining property is not unduly restricted or impaired.
- Public use of the surface waters below ordinary high water shall not be unduly impaired.
- A reasonable alternative such as joint use, commercial or public moorage facilities does not exist or is not likely to exist in the near future.
- The use or uses of any proposed dock, pier or float requires, by common and acceptable practice, a shoreline location in order to function.
- The intensity of the use or uses of any proposed dock, pier and or float shall be compatible with the surrounding environment and land and water uses.
- In areas identified by the Department of Fisheries, Game or Natural Resources in accordance with a study in existence at the time of application as having a high environmental value for shellfish, fish life or wildlife, piers, docks and floats shall not be allowed unless functionally necessary to the propagation, harvesting, testing or experimentation of said marine or wildlife, unless it can be conclusively established that the dock, pier or float will not be detrimental to the natural habitat.
- All piers and docks shall be constructed and maintained in a safe and sound condition.
- Pilings employed in piers or any other structure shall have a minimum vertical clearance of one foot above extreme high tide.
- When plastics or other nondegradable materials are used in pier construction, precautions shall be taken to ensure their containment.
- Single-use piers and docks: Maximum intrusion into water should be only so long as to obtain a depth of eight feet of water as measured at mean lower low water (MLLW) on saltwater shorelines or as measured at ordinary high water in freshwater shorelines, except that the intrusion into the water of any pier or dock should not exceed the lesser of 15 percent of the fetch or 150 feet on saltwater shorelines and 40 feet on freshwater shorelines.
- Single-use piers and docks: Maximum length parallel to shore should not exceed 8 feet.
- Single-use piers and docks: A minimum separation of 10 feet should be maintained between the structure and the side property lines extended at a right angle to the shoreline.

Staff Comment: The pier/ramp/float design and size are consistent with the character of other over-water structures South of Raft Island. The dock from the proposed location, which is within a recessed portion of the shoreline (as opposed to an area of shoreline that projects into the waterbody), will not unduly affect ingress-egress or the use and enjoyment of the water or beach on the adjoining properties. Based on the submitted site plan, the proposed dock is approximately 220 feet from the closest dock to the east and over 98 feet from the closest dock to the west. If approved, the dock will not extend as far into the water as the dock to the east (approximately 120 feet long with extension), or the dock to the west (approximately 82 feet long).

Overall, the dock meets all requirements for fetch, length, piling vertical clearance, and setbacks. Moreover, the depth of water at the end of the dock will be less than 8 feet (0 feet) as measured at MLLW.

Note: The proposed dock can be conditioned to meet all requirements for approval of an SD application.

Gier SD IPR PAC-RP.docx