

Initial Project Review

Shoreline Substantial Development Permit: McCarty

Application Numbers: 896833

Parcel Numbers: 4040000152

Gig Harbor Peninsula Advisory Commission (PAC) Public Meeting: March 27, 2019, at 6:30 p.m., City of Gig Harbor, 3510 Grandview, southeast entrance, Gig Harbor, WA 98335

Proposal: Construct detached garage with bathroom (24 ft. x 24 ft.), totaling 576 square feet.

Project Location: 5708 Lagoon 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 24, T21N, R14, 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 not submitted for this application. Planning and Public Works (PPW) has concluded that environmental review is Categorically Exempt. Note: The project is **not** likely to result in any significant adverse environmental impact.

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

Pierce County Online Permit Information:

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=896833>



Project Data

Complete Application Date: October 12, 2018

Initial Project Review Mailed: March 20, 2019

Applicants/Owners: Kyle J. McCarty
5708 Lagoon Lane NW
Gig Harbor, WA 98335
kylemccarty9@hotmail.com

Agent: CBay Consulting
Attn: Sheldon Smith
4001 72nd Street East
Tacoma, WA 98443
sheldon@cbayconstruction.com

Legal Notice

- *November 9, 2018*: Notice of Application (NOA) 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.
- *November 14, 2018*: Revised NOA 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.
- *December 03, 2018*: Public Notice sign was posted on the site, confirmed with a Declaration of Posting.
- *March 13, and 14, 2019*: Legal notices 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.

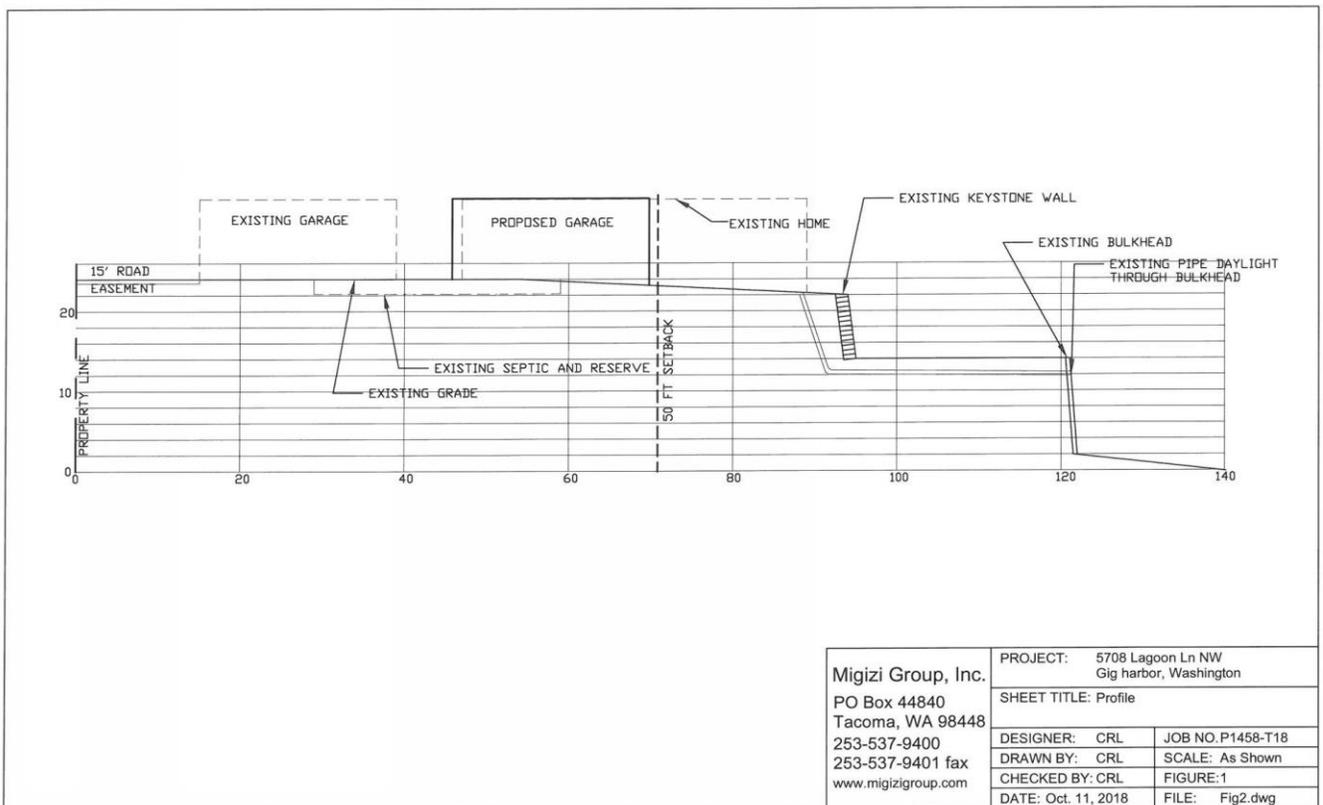
2017 Ortho Photo



Site Plan



Cross-Section



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 Gig Harbor Peninsula Community Plan;
- C. Applicable state statutes; and
- D. All applicable notes on related previously recorded County documents.

Site Characteristics

- The subject parcel, 4040000152, is listed by the County Assessor as being 0.3753 acre in size.
- The parcel is accessed from the south and is 150 feet in length. The parcel includes 150 feet of tidelands.
- The parcel is located on the west shore of Wollochet Bay.
- The access to the site is via a driveway off Lagoon Lane Northwest.
- The topography of the site gently slopes toward the shore/bulkhead.
- The parcel is improved with a single-family home and there is one detached garage.

Surrounding Land Use / Shoreline / Zoning Designation

	LAND USE	SHORELINE	ZONING
North	Single-family residence	Rural-Residential	Rural 10 (R10)
South	Single-family residence	Rural-Residential	R10
East	Shoreline	Rural-Residential	N/A
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:

- The Nisqually Indian Tribe commented that they should be notified of inadvertent discoveries of archaeological significance.
- Department of Ecology commented on Toxic Cleanup, Water Quality and Solid Waste Management.

Public Comments

No public comments were received prior to March 6, 2019.

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

Pierce County Code Title Development Regulations – Zoning (PCC, Title 18A)

- Detached single-story accessory structures, except for accessory dwelling units, may occupy 25 percent of the total area of an interior yard and shall maintain a minimum 3-foot setback.
- The interior yard does not include any portion of the front or rear yard for purposes of this calculation.
- Minimum height for structures in the Rural 10 (R10) zone is 40 feet.
- Setback and height Tables provide the minimum front, rear, and interior setbacks required for each zone classification, as well as the corresponding height limits.

Staff Comment: Front, interior, and rear setbacks appear to be met by this proposal. The height is below the maximum 35 feet in the shoreline jurisdiction. The proposal appears to be consistent with the side yard area as well. With the garage being sited outside of the 10-foot interior set back there appears to be no conflict with zoning.

Gig Harbor Peninsula Community Plan (Pierce County Code, Title 19B)

- Ensure that development which does occur in rural areas is planned in an environmentally conscientious manner to be compatible with this desired character through the control of lot sizes, intensity and density of land uses, and protection of open space.
- Visually, it is intended to be an area characterized by an abundance of pastureland, forests, and naturally vegetated buffer areas.
- Limit land uses within the area to low density and intensity, and limit them primarily to agricultural, forestry, natural resource industries, and single-family residential uses.
- Development should be designed in a manner which preserves water courses, drainage systems, recharge areas, the natural hydrologic cycle open space, and buffer areas in a natural condition.
- Preservation of native vegetation and open space should be required as a component of all new rural developments.
- Retaining areas of mature native vegetation on a site is a higher priority than providing supplemental landscaping. Provide incentives that encourage the retention of mature tracts of healthy trees on a site.
- Development standards along shorelines should ensure the preservation of native vegetation and wildlife habitat and protect water quality and natural shoreline processes.
- Consider implementing low impact development tools. These include reducing the amount of impervious surfaces on each site, minimizing soil disturbance and erosion, disconnecting constructed drainage courses, and utilizing micro-detention facilities on each lot, (provided such facilities would not contribute to landslide hazards or slope failures) where feasible, rather than one facility at the end of a conveyance system.
- Discourage lawn areas that extend to the edge of slopes, bluffs, or beaches. Encourage retention of native vegetation immediately adjacent to the waterbody in any required setback.

Staff Comment: The proposed garage is consistent with the guidance provided by the Gig Harbor Peninsula Community Plan. Additionally, there is a proposal to remove a rear driveway reducing the impervious surfaces on the site.

The site is already developed with a lawn approaching the top of the bulkhead and there appears to be no significant trees. Opportunities exist on the site to utilize low impact development and possible vegetation planting plan in the removed driveway.

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

- Adequate distances between shorelines and structural developments should be maintained in order to protect water quality, maintain dynamic systems, prevent dangerous geological stresses, and insure aesthetic quality.
- Planning for residential development should consider the capabilities of the physical base and existing development patterns and utilities.

Staff Comment: The proposed garage is consistent with the Shoreline Master Program (SMP) policies. Development is being proposed outside of the shoreline setback of 50 feet. There is no proposed removal of trees, and the residential development being proposed is consistent with surrounding properties.

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

- The proposed development site is suited for residential use and is not located in areas having significant hazard to life and property and likely to require future public funds to protect and rehabilitate.
- Adequate methods of erosion control will be utilized during and after project construction.
- Disturbance of shoreline vegetation will be minimized.
- Solutions will be provided to the problem of contamination of surface waters, depletion and contamination of ground water supplies and generation of increased runoff into water bodies.
- All residential structures shall be landward of the extreme high-water mark.
- Not more than 33.3 percent of the gross lot area shall be covered by impervious materials including parking areas but excluding driveways.
- All setbacks, with the exception of the setbacks from the ordinary high-water line or lawfully established bulkhead, shall be as required by the Pierce County Zoning Code or other County regulations.

Staff Comment: The proposed site for this development is appropriately suited for residential use as it is currently in use as a single-family dwelling. The shoreline on this site is already hard armored with a bulkhead and development is sited outside of the 50-foot setback.

Note: Garages are considered accessory to single-family residences when constructed within prescribed setbacks and height limitations. A substantial development permit is required under the SMP for structures exceeding \$1,000.

McCarty SD IPR PAC-RP.docx