

Initial Project Review

Shoreline Substantial Development Permit / Shoreline Conditional Use Permit: Griffin Dock

Application Numbers: 916406, 916407, 917618
Parcel Numbers: 0121362003

Gig Harbor Peninsula Advisory Commission (PAC) Public Meeting: October 9, 2019, at 6:30 p.m., City of Gig Harbor, 3510 Grandview, southeast entrance, Gig Harbor, WA 98335

Proposal: Applicant requests a Shoreline Substantial Development Permit and Shoreline Conditional Use Permit to construct a new 150-foot overwater single use dock system. The dock system will consist of 4-foot by 86-foot fully grated aluminum pier supported by four 10-inch galvanized steel piles, 3-foot by 42-foot aluminum ramp, and an 8-foot by 30-foot grated float supported by four 10-inch steel piles.

Project Location: 715 Chinook Drive FI, Fox Island, WA 98333, in the Residential Shoreline Environment and Rural 10 (R10) zone classification of the Gig Harbor Peninsula Community Plan area, within Section 36, 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 and intends to recommend approval with conditions.

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@percecountywa.gov
253-798-3093

Pierce County Online Permit Information:

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=916406>



Project Data

Complete Application Date: August 03, 2019

Initial Project Review Mailed: October 3, 2019

Applicants/Owners: Scott Griffin
715 Chinook Drive FI
Fox Island, WA 98333

Agent: Thompson Pile Driving Co
Attn: Doug Fritts
PO Box 2210
Port Orchard, WA 98366
doug@thompsonpiledriving.com

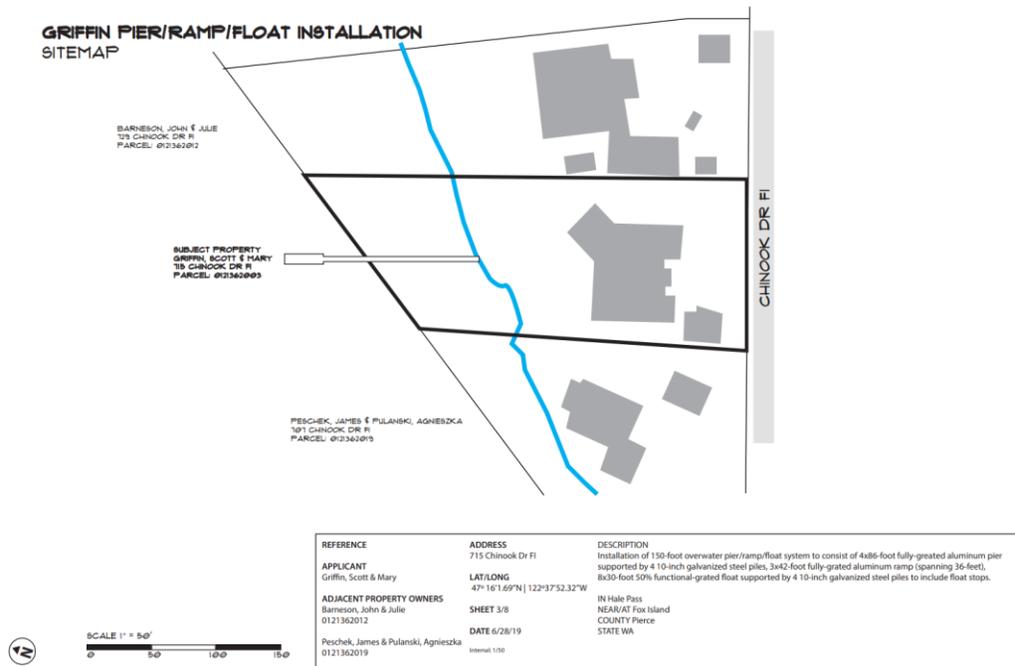
Legal Notice

- *August 13, 2019*: 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.
- *August 26, 2019*: 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.
- *August 24, 2019*: Public Notice sign was posted on the site, confirmed with a Declaration of Posting.
- *September 25, and 26, 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 Photos

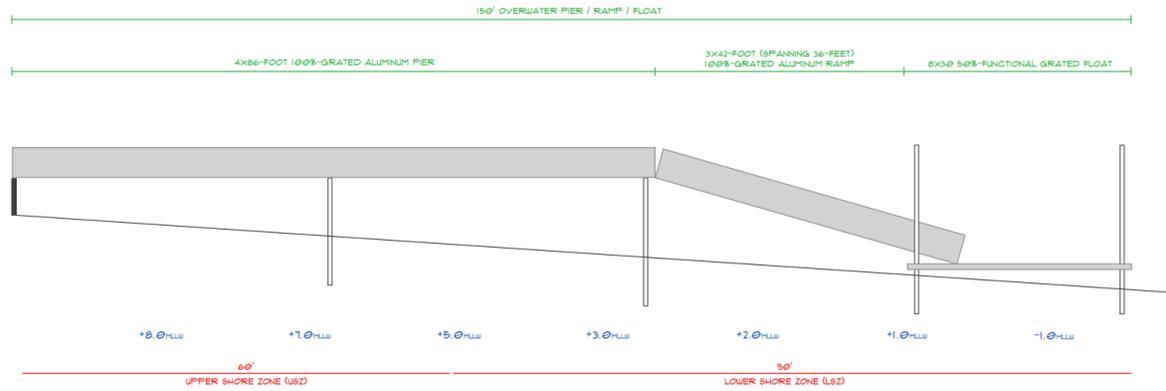


Site Plan



Cross Section

GRIFFIN PIER/RAMP/FLOAT INSTALLATION ELEVATION - PROPOSED



REFERENCE

APPLICANT Griffin, Scott and Mary

DESCRIPTION Installation of 150-foot overwater pier/ramp/float system to consist of 4x86-foot fully-grated aluminum pier supported by 4 10-inch galvanized steel piles, 3x42-foot fully-grated aluminum ramp (spanning 36-feet), 8x30-foot 50% functional-grated float supported by 4 10-inch galvanized steel piles to include float stops.

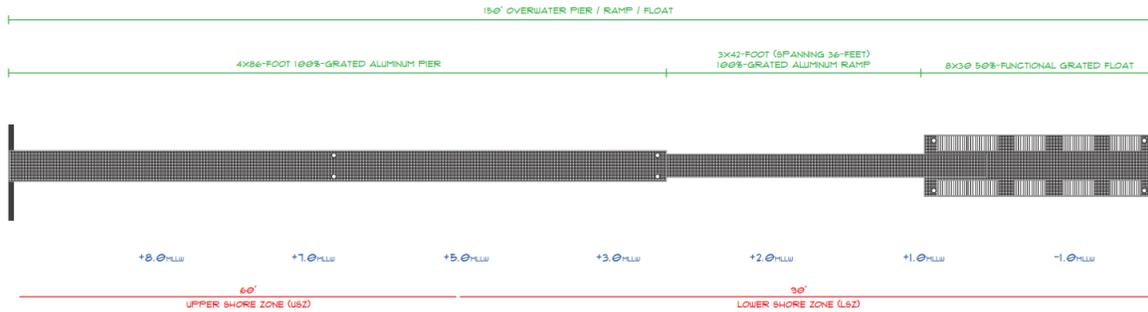
ADDRESS 1621 S Wilton Rd Tacoma, WA

SHEET 4/8

DATE 6/28/19

Internal 1/20

GRIFFIN PIER/RAMP/FLOAT INSTALLATION PLAN VIEW - PROPOSED



REFERENCE

APPLICANT Griffin, Scott and Mary

DESCRIPTION Installation of 150-foot overwater pier/ramp/float system to consist of 4x86-foot fully-grated aluminum pier supported by 4 10-inch galvanized steel piles, 3x42-foot fully-grated aluminum ramp (spanning 36-feet), 8x30-foot 50% functional-grated float supported by 4 10-inch galvanized steel piles to include float stops.

ADDRESS 1621 S Wilton Rd Tacoma, WA

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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):

- 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 County Assessor lists parcel 0121362003 as being .8953 acres.
- The parcel is accessed from Chinook Drive FI from the south of the parcel.
- The parcel is located on the north side of Fox Island.
- The parcel is improved with a bulkhead and single-family residence.

Surrounding Land Use / Shoreline / Zoning Designation

	LAND USE	SHORELINE	ZONING
North	Warren Drive NW	N/A	Rural 10 (R10)
South	Shoreline	Rural-Residential	N/A
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:

- The Nisqually Indian Tribe commented by letter dated August 19, 2019, and is requesting a Cultural Resource Survey by a qualified Archeologist before any ground disturbing activity.

Public Comment

No public comments were received prior to the September 23, 2019, comment period.

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

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

- 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).
- 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 150 feet.

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 west and east. The provided 2017 ortho photo does not show the dock to the west permitted by application number 815383.

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.
- The use of floating docks should be encouraged in those areas where scenic values are high and where conflicts with recreational boaters and fisherman will not be created.
- Open-pile piers should be encouraged where shore trolling is important, where there is significant littoral drift, and where scenic values will not be impaired.

Staff Comment: Regulations prefer joint-use docks over single-use docks. No buoys will be required at the end of the dock. Proposed construction methods comply with policies of the Shoreline Master Program.

Should the County approve the dock, additional approvals are necessary from State and Federal agencies. Among other issues, these approvals will consider the number of pilings, amount of grating, and proper containment for floatation material. Overall, the proposal meets all requirements and is straightforward.

Pierce County Shoreline Management Use Regulations (Pierce County Code, Title 18S)

- Public or private recreation facilities should be encouraged if compatible with surrounding development. Preferred recreational uses include water-dependent and water-enjoyment recreation facilities that provide opportunities for substantial numbers of people to access and enjoy the shoreline.
- Development should be designed to preserve and enhance the visual quality of the shoreline, including views over and through the development from the upland side, and views of the development from the water.
- All shoreline uses and development should avoid and minimize adverse impacts on the shoreline environment.
- Recognize the value of adaptive management as a means of providing for flexibility in administering ecological protection provisions of the Master Program.
- Assure that shoreline modifications individually and cumulatively do not result in a net loss of ecological functions. This is to be achieved by limiting the number and extent of shoreline modifications and by giving preference to those types of shoreline modifications that have a lesser impact on ecological functions and requiring mitigation of identified impacts resulting from shoreline modification.

- Plan for the enhancement of impaired ecological functions where feasible and appropriate while accommodating permitted uses and development. As shoreline modifications occur, incorporate all feasible measures to protect ecological shoreline functions and ecosystem-wide processes
- Avoid impacts to shorelines through application of mitigation sequencing, giving highest priority to impact avoidance whenever new uses or development are proposed in shorelines.
- Replace designated noxious weeds and invasive species with native vegetation and other non-invasive vegetation to establish and maintain shoreline ecological functions and processes.
- Discourage facilities that serve only one residence, and encourage facilities serving more than one residence.
- Discourage railways, docks and launching ramps on shallow, gradually-sloping beaches that result in excessively long facilities, or normal length facilities that are nonfunctional (e.g., high and dry) a majority of the time.
- Size facilities in small water bodies, such as coves, bays, and inlets to accommodate maneuverability and existing legally established uses.
- Encourage the removal of unutilized or derelict facilities.
- New piers and docks shall be allowed only for water-dependent uses or public access and shall be the minimum size necessary to meet the needs of the proposed use. As used here, a dock associated with a single-family residence is a water-dependent use; provided, that it is designed and intended as a facility for access to watercraft or the water.
- Floating facilities (including anchor lines) and vessels moored to all facilities shall not ground or beach on the substrate. Flotation material shall be fully enclosed and contained.
- Facilities waterward of the OHWM in marine waters shall consist of an open framework (e.g., pilings, grated surfaces, cable railings, floating facilities held in place with anchors) as opposed to solid surfaces with no openings, to the maximum extent feasible.
- Residential properties may be served by one dock (including a pier, ramp and/or float). For purposes of this subsection, a residential dock may accommodate temporary floats and boat lifts.

Staff Comment: The pier/ramp/float design and size are consistent with the character of other over-water structures on Hale Passage. The dock from the proposed location 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 over 100 feet from the closest dock to the east and west. If approved, the dock will not exceed 150 feet overwater. The depth at the end of the proposed dock is approximately -2.0 feet mean lower low water (MLLW).

Eelgrass was identified approximately 171 feet from shore and west of the proposed dock.

Overall, the dock meets the requirements for fetch, length, piling vertical clearance, and setbacks.

The application does not make clear whether joint use of the dock has been considered.

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