

# Initial Project Review

## Preliminary Plat: Allen Family Trust

**Application Number: 908419**  
**Tax Parcel Number: 0121244084**

**Gig Harbor Advisory Commission (PAC) Public Meeting: June 26, 2019, at 6:30 p.m.,** at City of Gig Harbor, southeast entrance, 3510 Grandview Street, Gig Harbor, WA 98335

**Proposal:** Subdivide a 32.5-acre parcel into three (3) residential lots that will range in size from 1.5 acres to 28.2 acres. Two of the proposed lots will access from 62nd Avenue NW and the third directly from Wollochet Drive NW.

**Project Location:** 3724 Wollochet Drive NW, Gig Harbor, WA, within the NW 1/4 of the SE 1/4 of Section 24, T21N, R1E, W.M., in Council District #7.

**Review Summary:** County staff has reviewed this proposal for compliance with all applicable policies, codes, and regulations. The County finds, based on an initial project review, the proposal appears to be consistent with the applicable codes and regulations and that staff will be recommending approval of the proposal, subject to conditions.

**Zone Classification:** Rural 10 (R10)

**Community Plan Area:** Gig Harbor Peninsula

**State Environmental Policy Act (SEPA):** Per State Environmental Policy Act and the Pierce County Environmental Regulations, Title 18E, this proposal is exempt from SEPA review.

**County Contact:** Dan Buhl, Associate Planner, 253-798-3268, [dan.buhl@piercecountywa.gov](mailto:dan.buhl@piercecountywa.gov)

**Pierce County Online Permit Information:**

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=908419>

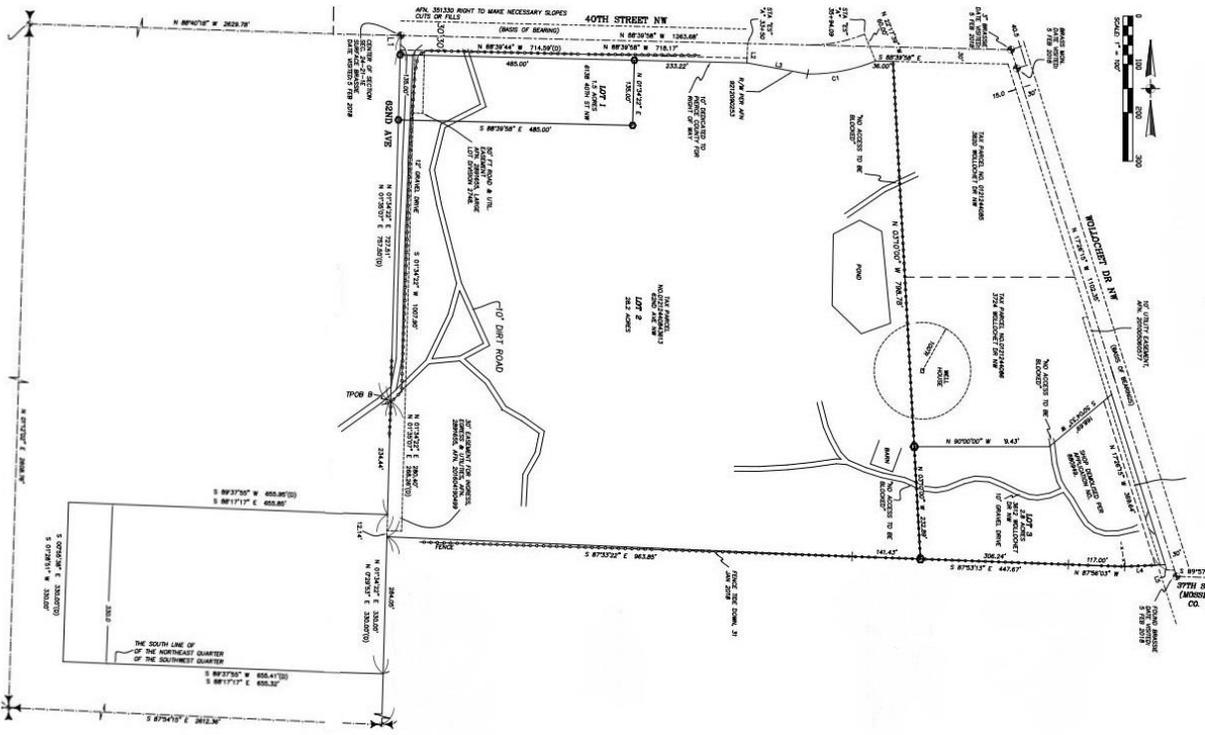




# County Aerial Photo 2017



## Site Plan



## **Review Responsibility**

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

- A. Planning and Public Works (PPW), Planning Division:
  - Current Planning verifies compliance with the Pierce County Comprehensive Plan, Gig Harbor Peninsula Community Plan, and development regulations including zoning, critical areas, land divisions, 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.
  - Resource Management reviews for wetlands and critical fish and wildlife habitat.
  - Cartography reviews road names and addresses.
- B. Planning and Public Works, Sewer and Transportation Divisions:
  - Transportation Services reviews for traffic.
  - Sewer Utility Services reviews for sanitary sewer service.
- C. Fire Prevention Bureau reviews for emergency vehicle access and fire flow.
- D. Tacoma-Pierce County Health Department reviews for wastewater disposal and potable water.
- E. Assessor-Treasurer's Office reviews for tax segregation, depiction of record description, improvements, and property ownership.

## **Public and Agency Review Comments**

Comments have been received on the plat from the following departments and agencies. Comments received on this proposal may be found by accessing the Online Permit Information referenced on page 1:

- Development Engineering section of PPW (Chris Tebaldi) – Requested the submitted redlines be addressed, noted a geological landslide assessment is required for slopes more than 20 percent and 20 feet in height and lies within a Critical Aquifer Recharge Area with a maximum of 10 percent impervious, must meet the requirements of the current Stormwater Manual, and stated a closed depression analysis will be required for the pond to identify and preserve the 100-year water surface in the post-developed condition. The analysis will be required with overall site development and final plat approval.
- Pierce County Cartography (Debra May) – Approved the proposal.
- Pierce County Fire Prevention Bureau (Lori Roosendaal) – The FPB has requested additional hydrants to be installed and a separate water system permit.
- Pierce Transit (Tina Vaslet) – As they do not serve the immediate area, they have no comment.
- Resource Management (Scott Sissons) – Performed a site visit and noted there are no regulated wetlands identified within 315 feet and the farm pond is manmade and will not be regulated as a wetland.
- Tacoma Pierce County Health Department (Greg Alton)– Requested the appropriate TPCHD permits be applied for and reviewed.
- Department of Ecology (Chris Montague-Breakwell) – In a memo dated May 24, 2019, provided a list of activities that require coverage under the Construction Stormwater General Permit.
- There were two inquiries into the extent of the proposal, but no comments were received from the public.

## Site Characteristics

- The lot has two accessory structures associated with one of the lots on the west side of the property with homes and in the same ownership.
- The property was subject to a Boundary Line Adjustment earlier this year that moved existing property boundaries to surround the homes on the east side of the property to prepare for the plat process.
- There is a man-made pond about 0.35 acres in size along the western boundary of proposed Lot 2.
- There is almost a 100-foot change in elevation as the property descends, unevenly, from west to east toward the water.

## Surrounding Land Use / Zoning Designation

LAND USE		ZONING (Title 18A)
North	Single-family home/ Elementary School	Rural 10 (R10)
South	Single-family home	R10
East	Single-family home	R10
West	Single-family home/ Fire Station	R10

## Utilities/Public Facilities

Utility service and public facilities are:

- Water - Artondale Water (Rainier View)
- Sewer- Individual Onsite Septic
- Power - Peninsula Power and Light
- School- SD #401 Peninsula

## Governing Regulations

- Title 19A Comprehensive Plan - January 1, 1995, as amended
- Title 17A Construction and Infrastructure Regulations – Site Development and Stormwater Drainage
- Title 18 Development Regulations - General Provisions
- Title 18A Development Regulations - Zoning
- Title 18F Development Regulations - Land Division and Boundary Changes
- Title 18J Design Standards and Guidelines

## Initial PPW Staff Review for Consistency with Land Use Policies and Regulations

### Pierce County Comprehensive Plan and Community Plan

The project complies, or can be conditioned to comply, with all applicable policies and objectives of the Pierce County Comprehensive Plan and Gig Harbor Community Plan.

Title 18A, Development Regulations – Zoning

The site is zoned R10, a zoning classification whose primary use is to provide rural uses at a rural density. The R10 zone allows a minimum residential density of 1 dwelling unit per 10 acres or, with the use of the available density incentive, 1 dwelling unit per 5 acres with the preservation of 50% of the subject property as Open Space by multiplying the gross site acreage. The applicant’s proposal will not exceed the prescribed density and will not use the density incentive.

<b>Table 18A.15.020-2. Rural and Resource Residential Density and Rural Lot Dimensions</b>					
<b>Rural and Resource Zone Classifications</b>		<b>Residential Density (du/ac)</b>		<b>Lot Dimensions</b>	
		<b>Base</b>	<b>Maximum</b>	<b>Minimum Lot Dimension</b>	<b>Minimum Lot Size</b>
R10	Rural 10	0.10	0.20	60 feet	10 acres

*Staff Comment: The parcel has a gross site acreage of 32.5 acres. They can have a housing density of 3 dwelling units (32.5 x 0.10=3.25, rounded down to 3 dwelling units per acre), which is the proposed number of lots. The proposal is for 3 dwelling units for the site’s gross acreage (3 dwelling unit/32.5 acres = 0.09, rounded up to 0.10 units per acre), or 1 dwelling unit per 10 acres.*

*R10 zoning has a minimum lot dimension of 60 feet that is met by each proposed lot. Per Chapter 18.25 Definitions the Rural Ten definition states the minimum lot size for any new lots created shall be one acre. The proposal meets this requirement. On-site parking shall be provided as required in Title 18A.35.*

Title 18F – Land Divisions and Boundary Changes

The preliminary plat is subject to review at a public hearing before the Pierce County Hearing Examiner. Upon finishing the land use advisory commission (LUAC) meeting, Planning and Public Works (PPW) will schedule the public hearing for the proposal.

Title 18J, Development Regulations – Design Standards and Guidelines

This Chapter provides design objectives that are implemented with design standards and guidelines to protect the property values and property rights of property owners and promote compatibility between land uses by reducing the visual, noise, and lighting impacts of development on users of the site and abutting uses.

*Staff Comment: Section 18J.15.015 Site Design, and Section 18J.15.020 Site Clearing regulations will need to be met through the timing of required permits and subsequent site development.*