

Initial Project Review

Preliminary Plat: Wimbledon

Application Number: 937100
Parcel Numbers: 0221181067

Gig Harbor Peninsula Advisory Commission (PAC) Public Meeting: August 12, 2020, at 6:30 p.m., To participate visit Zoom.com and click “Join a Meeting” or call 253-215-8782, then enter the Meeting ID 964 6818 2935 and Password: 252554. For questions, contact Tiffany Aliment at 253-798-3226, or tiffany.aliment@piercecountywa.gov.

Proposal: Subdivide a 4.38 acre parcel into 13 single-family residential lots, to be served by Stroh’s Water Company, Peninsula Light, and onsite septic systems.

Project Location: 3820 Hunt St. NW, Gig Harbor, WA 98335, in the Single Family (SF) zone classification of the Gig Harbor Peninsula Community Plan area, within Section 18, T21N, R2 E, 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, 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): Pursuant to the State Environmental Policy Act and the Pierce County Environmental Regulations, Title 18E, the Pierce County Environmental Official designate has reviewed this project and determined that the project is exempt from SEPA provisions.

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

Pierce County Online Permit Information:

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departamentStatus?appPermitId=937100>



Project Data

Complete Application Date: June 6, 2020

Initial Project Review Mailed: August 6, 2020

Applicants/Owners: CYM, LLC
c/o Threshold Group
P.O. Box 2358
Gig Harbor, WA 98335

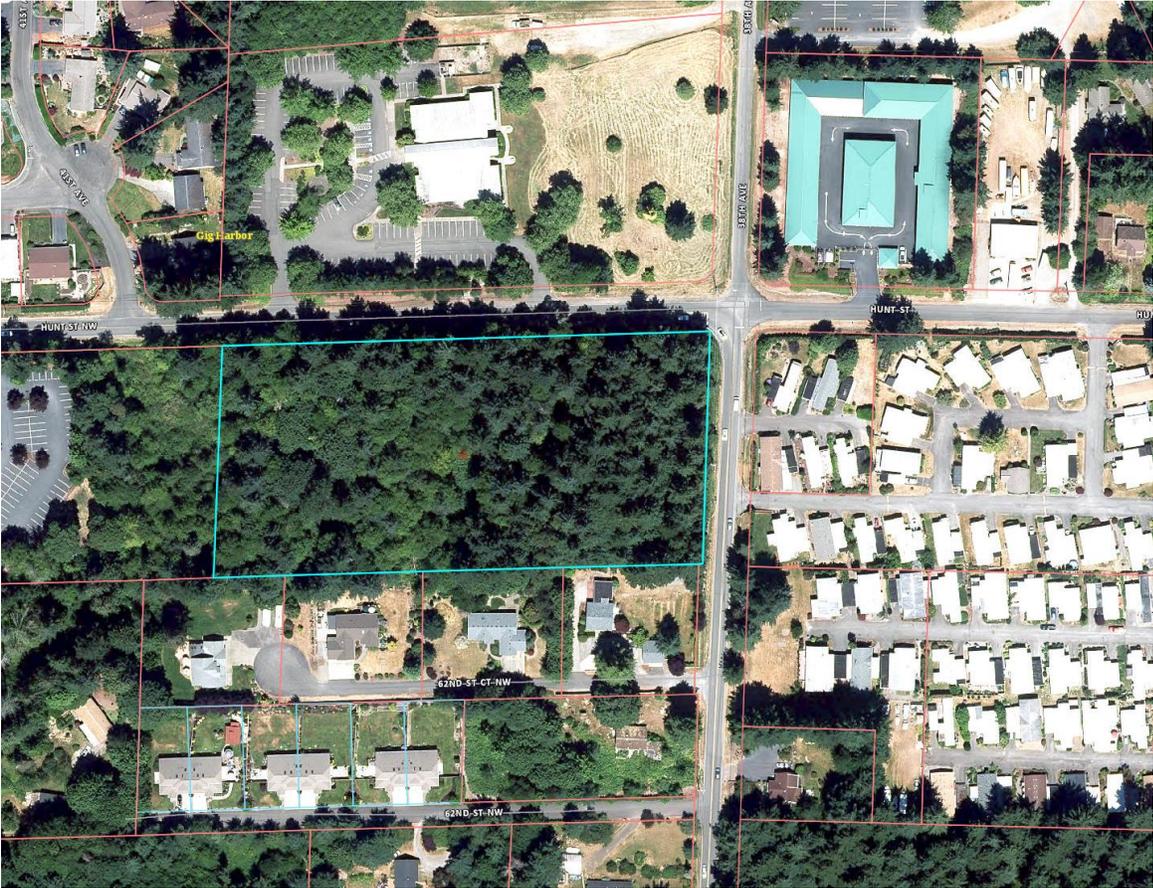
Joe Flansburg
Rush Residential, Inc.
6622 Wollochet Drive NW
Gig Harbor, WA 98335
jflansburg@therushcompanies.com

Agent: Grant J. Middleton, P.E.
Larson & Associates
9027 Pacific Avenue, Suite #4
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Legal Notice

- *June 19, 2020*: 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.
- *June 22, 2020*: Public Notice sign was posted on the site, confirmed with a Declaration of Posting.
- *June 26, 2020*: 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.
- *July 29, 2020, and July 30, 2020*: 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



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 0221181067 as being 4.39 acres in size.
- The parcel will be accessed from the east.
- The parcel is located on the corner of Hunt Street NW and 38th Avenue.
- The parcel is heavily vegetated at this time.
- The parcel is currently vacant undeveloped.

Surrounding Land Use / Shoreline / Zoning Designation

	LAND USE	SHORELINE	ZONING
North	JR Colleges	N/A	Rural 10 (R10)
South	Single-family residence	N/A	N/A
East	MH Park	N/A	R10
West	Religious Services	N/A	R10

Utilities/Public Facilities

Utility service and public facilities are:

- Water - Stroh’s Water Company
- Sewer - 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

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 Department of Ecology made comment about the possibility of toxic cleanup from the Tacoma smelter plume.
- The City of Gig Harbor made comment on frontage improvements, access requirements, and sewer requirements.

Public Comments

No public comments were received prior to the August 4, 2020.

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

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 SF, a zoning classification whose primary use is to provide residential activities and compatible civic uses in areas of predominantly detached single-family development pattern. The SF zone allows a minimum residential density of 4 dwelling units per acre. The applicant's proposal will not exceed the prescribed density and will not use the density incentive provided in 18A.15.020.

Table 18A.15.020-1. Urban Residential Density and Urban Lot Dimensions						
Urban Zone Classification	Minimum	Base	Maximum	Mean	Minimum	Min Lot Width
Single Family SF						
Gig Harbor	4	4	4	N/A	5000	70

Staff Comment: The parcel has a gross site acreage of 4.38 acres and a net developable acreage of 3.21 acres. They can have a housing density of 13 dwelling units (3.21 x 4=12.84, rounded up to 13 dwelling units), which is the proposed number of lots.

SF zoning within the Gig Harbor Community Plan area has a minimum lot size of 5,000 square feet, but due to no sewer hookup within 300 feet the minimum lot size is not applied. Only one lot of the proposed short plat or subdivision may exceed 7,260 square feet in size and provided improvements associated with the land division do not preclude future access or other improvements needed to achieve minimum density for any future land division.

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 through the timing of required permits and subsequent site development. Title 18J regulations require Tree Conservation at 30 tree units per acre, Landscape buffers at L3 along Hunt Street NW and 38th Avenue NW, street trees at 1 tree per 20 linear feet, infill compatibility applying to Lots 8 through 13 and to meet low impact development regulations.

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