1. 6:30 P.M. Gig Harbor Peninsula LUAC-Agenda

Documents:

6 27 18 PAC Agenda.pdf

Gig Harbor Peninsula LUAC-Narrows Self Storage Staff Report

Documents:

6 27 18 PAC Narrows Self Storage CP Major Amend PAC-CR.pdf

Pierce County
Planning & Public Works

MEETING AGENDA

GIG HARBOR PENINSULA ADVISORY COMMISSION

June 27, 2018 at 6:30 p.m.

City of Gig Harbor, 3510 Grandview Street, *main entrance, Public Works meeting room*, Gig Harbor, WA

Public comment will be limited to 3 minutes per speaker. If possible, please have a spokesperson for people with similar views.

NEW BUSINESS

Major Amendment to a Nonconforming Use Permit: Narrows Self Storage
Application 885792

Applicant: Cornerstone Capital, LLC
Planner: Cory Ragan, cory.ragan@piercecountywa.gov
Request: To occupy more than the allowed 5,000 square feet for certain use types within the Narrows Business Park. The proposed expansion will add 925 square feet to an existing exercise studio (5,925 sq. ft. total), and 1,438 square feet to a dog daycare (6,438 sq. ft. total). The site is in the Rural 10 (R10) zone classification and Gig Harbor Peninsula Community Plan area, at 3209 Jahn Ave. NW, Gig Harbor, in Council District 7.

OLD BUSINESS

Approval of Minutes (June 13, 2018)

OTHER BUSINESS / PUBLIC COMMENT

Staff Report

Major Amendment to Nonconforming Use Permit: Narrows Self Storage

Application Number: 885792
Tax Parcel Numbers: 4001830010, 4001830020, 4001830030

Gig Harbor Peninsula Advisory Commission (PAC) Meeting: June 27, 2018, 6:30 p.m., at the City of Gig Harbor, 3510 Grandview, main entrance, Public Works meeting room, Gig Harbor, WA

Examiner's Hearing: July 11, 2018, 11:00 a.m., at the Pierce County Public Services Building, South Entrance, Public Meeting Room, 2401 South 35th Street, Tacoma, WA 98409

Proposal: Applicant is applying for a Major Amendment to a Nonconforming Use Permit (864218) in a Rural 10 (R10) zone classification to occupy more than the allowed 5,000 square feet for certain use types within the Narrows Business Park. The proposed expansion will add 925 square feet (5,925 total) to an existing exercise studio, and 1,438 (6,438 total) square feet to a dog daycare.

Project Location: 3201, 3209, and 3303 Jahn Avenue NW, Gig Harbor, WA, in the Rural 10 (R10) zone classification, within the Gig Harbor Community Plan area, in the SW 1/4 of Section 21, T21N, R2E, W.M., in Council District #7

Staff Recommendation: County staff has reviewed this proposal for compliance with all applicable policies, codes, and regulations. Staff recommends approval of the Major Amendment to allow for an additional 925 square feet (5,925 total) to an existing exercise studio and 1,438 (6,438 total) square feet to a dog daycare.

State Environmental Policy Act (SEPA): The proposal for a Major Amendment to a Nonconforming Use Permit is exempt from SEPA Environmental Review.

County Contact: Cory Ragan, Senior Planner, 253-798-2590, cory.ragan@piercecountywa.gov

Pierce County Online Permit Information:
https://palsonline.co.pierce.wa.us/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=885792

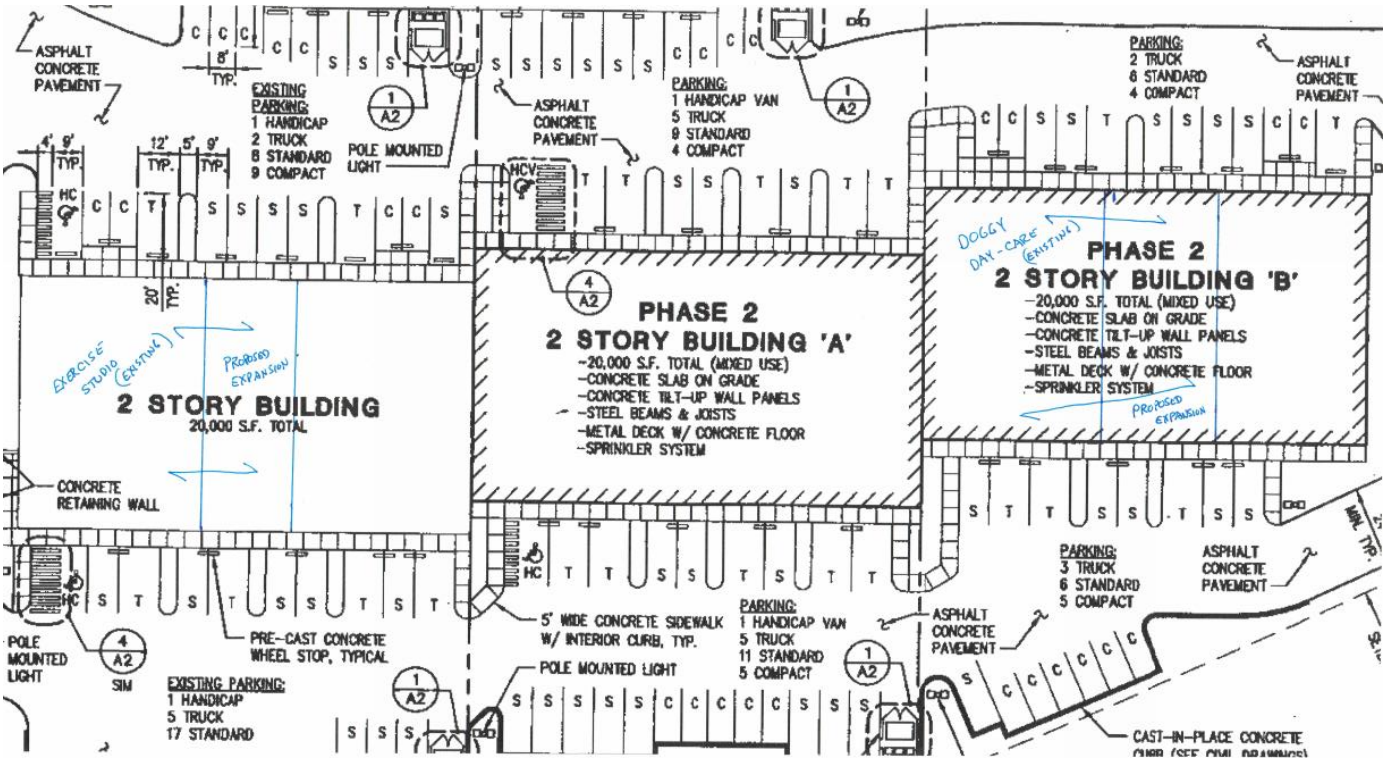
Project Data

Application Complete:	May 7, 2018
Staff Report Mailed:	June 15, 2018
Owner/Applicant:	Cornerstone Capital, LLC 3201 Jahn Avenue NW, Suite 218 Gig Harbor, WA 98335 kevin@weisscompanies.com
Agent:	Carl E. Halsan PO Box 1447 Gig Harbor, WA 98335 carlhalsan@gmail.com

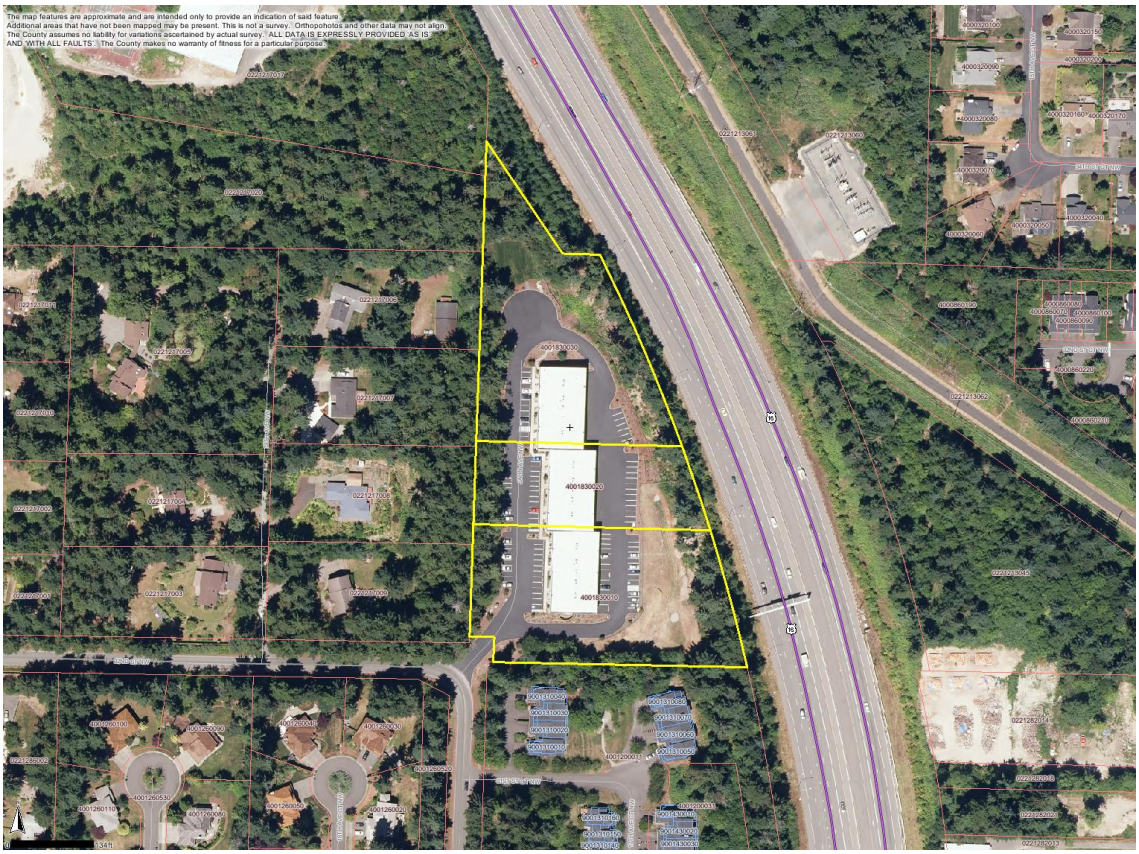
Public and Legal Notice

- *May 15, 2018*: 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.
- *May 21, 2018:* Public Notice sign was posted on the site. The posting was confirmed with a Declaration of Posting.
- *July 13, and 14, 2018:* Legal notices were published in the official County newspaper (*Tacoma News Tribune)*, and the *Peninsula Gateway* newspaper, advertising the Gig Harbor Peninsula Advisory Commission public meeting and Examiner's Hearing.

Site Plan



Aerial Photo



Site Photos, 2007 Assessor Photos

Site Characteristics

- The project site is a triangular 5.63-acre parcel located in a unique setting where SR 16 borders the property along its longest eastern axis while single-family uses and residential condominiums surround the other three sides.

- Other uses are currently operating in the space, including an athletic club.
- Topography on the site is more or less level throughout most of the parcel with existing vegetation on all sides.

Surrounding Land Use/Zoning Classification:

	Land Use	Zone Classification
North	Closed Athletic Club	Rural 10 (R10)
South	Residential condominiums	R10
East	Highway 16	NA
West	Single-family residences	R10

History

The following actions associated with Planning and Public Works (PPW) permits outline recent development history on or relating to the subject site:

- November 1, 1991: SPR35-91 filed. Applicants Al Stanger and John Mosich applied for a 3-lot commercial subdivision for a 3-building, 60,000-square foot complex for the purpose of light manufacturing, retail, and warehouse uses on 5.63 acres. Approved June 22, 1992.
- April 9, 1996: Major Amendment to SPR35-91 filed. Request is for a five-year time extension of the plat. Request is approved with conditions on September 17, 1996.
- January 3, 2000: Final plat for three-lot commercial development is recorded.
- October 10, 2006: Email from staff to applicant stating that following consultation with a county attorney, an attached list of uses would be allowed on the site. These uses range from civic, commercial, to industrial categories. Storage of up to 20,000 square feet is listed as being allowed.
- August 31, 2017: Approval was given to a nonconforming use permit (864218) to allow for 60,000 square feet of storage.

Current Application

The current application is to expand certain use types that have a maximum square footage allowed. Section 18A.05.060.B considers such uses as being nonconforming and, therefore, subject to the expansion of nonconforming use criteria. The current zoning of the site is R10, and expansion of more than 25% requires an application for a nonconforming use permit (Table 18A.70.040-1). A Major Amendment to the 2017 nonconforming use permit was applied for, rather than a new nonconforming use permit.

Applicable Policy and Regulatory Documents

Title 19A Comprehensive Plan - January 1, 1995, as amended
Ch. 19B.10 Gig Harbor Peninsula Community Plan, as amended
Title 18 Development Regulations - General Provisions
Title 18A Development Regulations - Zoning
Title 18D Development Regulations - Environmental

Expansions

Table 18A.70.040-1. Nonconforming Standards – Maximum Percent Expansion Allowed (1)				
Use Categories	**Zone Classifications**			
	Employment Centers (2)	**Urban Centers – Urban Districts (2)**	**Urban Residential (2)**	**Rural and Resource Area (2)**
Residential – Civic – Resource				
Single Family Detached Two-Family Housing	Refer to PCC 18A.70.040 A.1. and 2. for expansion standards for single-family and two-family dwellings.			
Nonconforming use	5/10/15	5/10/15	5/15/20	10/25/more than
Nonconforming development	5/10/15	5/10/15	5/15/20	25/33/more than
Office/Business – Commercial				
Nonconforming use	5/15/40	5/15/40	5/10/15	10/25/more than
Nonconforming development	5/15/35	5/15/35	5/10/15	25/33/more than
Utilities – Industrial				
Nonconforming use	5/20/40	5/10/15	5/10/15	10/25/more than
Nonconforming development	5/20/35	5/10/15	5/10/15	25/33/more than
(1) The maximum expansion of a nonconforming use is permitted pursuant to PCC 18A.70.040 A.4. (2) Expansions numbers in Table indicate percentages: Permitted Outright/Administrative Nonconforming Use Permit/Nonconforming Use Permit.				

Staff Comment: The above table provides the amount of nonconforming expansion allowed outright by administrative review and with public hearing.

Comments from Agencies and Public

- No comment has been provided from County departments or outside agencies.
- No neighbors or the general public provided comments.

Planning and Public Works Staff Review for Consistency with Land Use Policies and Regulations

Title 18A, Development Regulations - Zoning

Title 18A allows expansion of nonconforming uses with the approval of a nonconforming use permit application. An approval was given to a nonconforming use permit in 2017 (864218). As the expansion will not involve any exterior expansions or alterations, and as the current uses already occupies spaces within the complex, the proposal will not have a noticeable impact to the neighboring uses.

No additional parking, landscaping, or environmental reviews have been required for this proposal as it is considered primarily an internal remodel or a Tenant Improvement (TI) application. There are 110 parking stalls approved and existing with the original development of the site. The current parking is consistent with the use types proposed to be expanded.

Required Written Findings for Nonconforming Use Permit. An expansion of a nonconforming use may be allowed by the Examiner subject to the provisions of this Section and the provisions of Chapter 18A.70 PCC. No permit shall be granted unless the Examiner is satisfied from the evidence that:

PCC 18A.75.070 B.1

a. The proposed alteration, enlargement, expansion, or replacement of the nonconforming use is necessary to adapt the nonconforming use and associated structures to changes in technology, merchandising, or other generally recognized trends which affect the utility of structures or the applicant's ability to compete;

Staff Comment: The proposed expansion of these two uses will allow the tenants to compete with surrounding uses offering similar services. The expansion of these uses will allow the property owners to retain quality tenants.

b. The proposed alteration, enlargement, expansion, or replacement will not introduce any hazards or interfere with the potential development of nearby properties in accordance with present zoning regulations;

Staff Comment: Expansion of the uses into vacant tenant space will not introduce any hazards or interfere with any surrounding property or future development. The current uses have not resulted in any complaints by surrounding properties.

c. The nonconforming use and associated structures will comply with the requirements of PCC 18A.70.030 E.;

Staff Comment: The expansion of uses will comply with all general provisions of the nonconforming development code requirements.

d. The proposed alteration, enlargement, expansion, or replacement will result in improvements in functionality or safety and in exterior appearance, screening, access or other features which will make the use or structure more compatible with allowed uses;

Staff Comment: The proposed expansions will improve the variety of uses and provide a dynamic mix of activities for the site. The uses currently are compatible to other uses that occupy the building.

e. The proposed alteration, enlargement, expansion, or replacement is consistent with and furthers the goals of the Comprehensive Plan, and applicable Community Plan, and will not detract from the intent of the Comprehensive Plan, and applicable Community Plan, and any implementing regulation;

Staff Comment: The expansion of uses will have no impact on the Comprehensive Plan or the Gig Harbor Community Plan.

f. There will be no significant increase in the amount of smoke, dust, noise, vibration, odor, fumes, or glare; and

Staff Comment: No smoke, dust, noise, vibration, odor, fumes, or glare will be caused by the expansion of the two uses.

g. There will be no significant adverse impact due to the hours or times of operation.

Staff Comment: No alteration to current business hours is proposed.

h. If within an adopted community plan area, the applicable site design and landscape/planting standards set forth in Title 18J PCC shall be met for the entire site to achieve maximum screening and buffering.

Staff Comment: No changes to site design or landscaping is proposed. The site currently meets all buffering and landscaping requirements that were required at the time the site was developed.

Title 18J – Design Standards and Guidelines

As the proposal is for an internal remodel only, staff has determined that no Administrative Design Review will be required.

Violations of vegetation removal within the 50-foot buffer along the highway occurred in 2013. Correspondence obtained from Pierce County Code Enforcement indicates that replanting by the property owner closed this case without further enforcement action.

Conditions of Approval

1. No outside storage of any kind is to be conducted on site.