

GIG HARBOR PENINSULA ADVISORY COMMISSION (PAC)

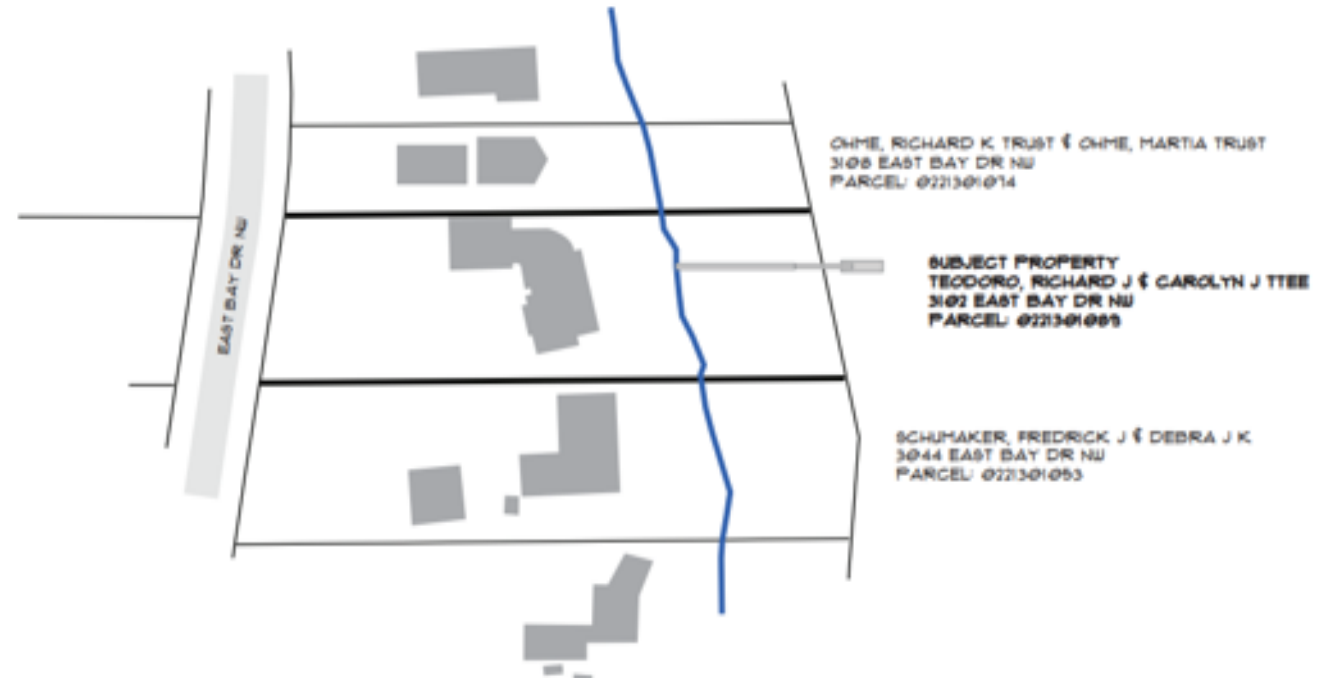
**Shoreline Substantial Development Permit/Shoreline
Administrative Conditional Use Permit: Teodoro
Application Nos: 950087, 950089, 950993
Parcel No. 0221301089**

Mojgan K. Carlson, Senior Planner

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Project Proposal

- Construct a 150-foot long by 8-foot-wide single use dock with 8 galvanized steel pile consisting of:
 - 86 ft x 4 ft. pier
 - 43 ft. x 3 ft. ramp
 - 30 ft. x 8 ft. float



Located at 3102 East Bay Dr NW

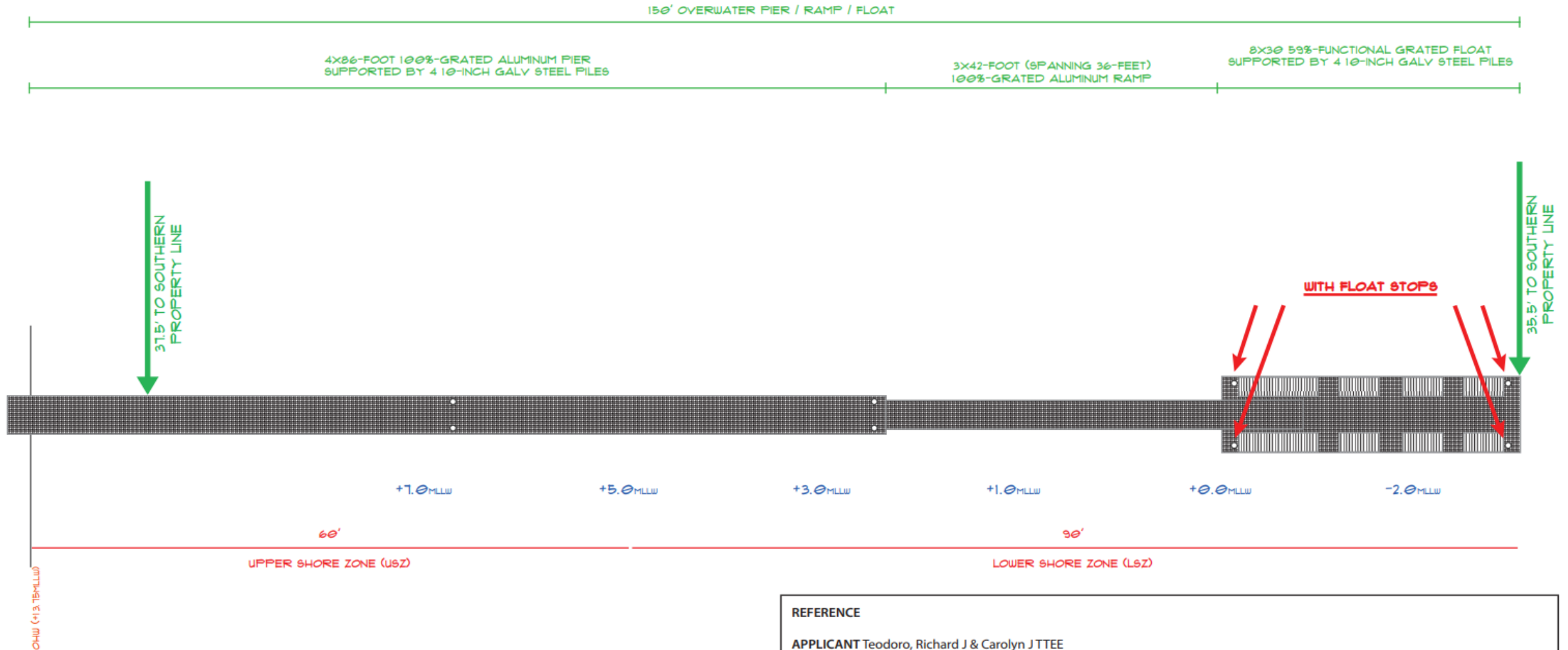
2017 Aerial Photos



2019 Google Earth photo

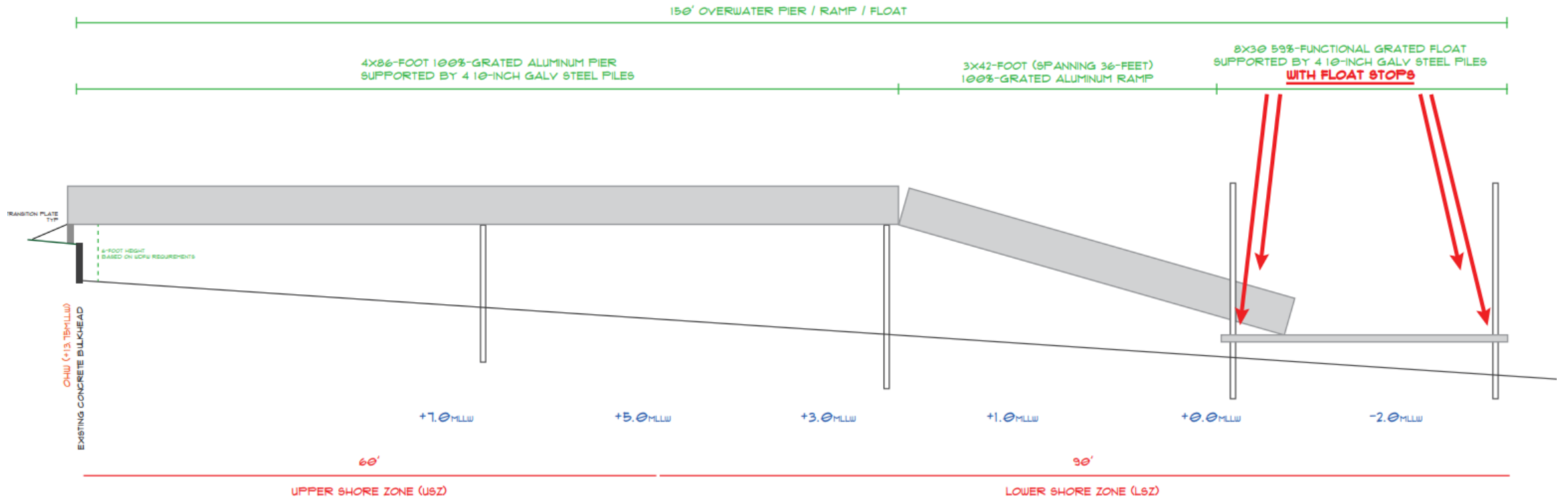


Dock's plan



REFERENCE
 APPLICANT Teodoro, Richard J & Carolyn JTTEE

Cross Section View



- The project site is on the southern portion of an almost rectangular shaped parcel abutting the east shore of Wollochet Bay. Fetch in this area of the Bay is 1,080 feet wide.
- County Assessor lists the parcel as .78-acre in size with 121 feet of shoreline.
- The site is improved with a single-family residence and an attached three car garage, built in 1994.
- The Coastal Zone Atlas for Pierce County, provided by Ecology, identifies the shoreline of the parcel as “Feeder Bluff”.
- The shoreline of the site is improved with a boat ramp and 4-foot-tall concrete bulkhead. Staff did not find any permits for either the bulkhead or the boat ramp.
- The surrounding parcels are all zoned Rural 5 (R5) with Shoreline designations of Residential and Aquatic. The adjacent following uses are:
 - North – East Bay Drive
 - South – Wollochet Bay
 - East – Single-family residence
 - West – Single-family residence

Dept. of Ecology Photo July 7, 2016



- Comments received on this proposal may be found by accessing the online permit information referenced on page 1 of the report.
- No written comments were received from the general public.
- Resource Management required Habitat Assessment Report which was submitted on February 23, 2021.
- Comment was received from Washington State Department of Ecology regarding soil sampling for arsenic and lead if the project involves soil movement.
- Squaxin Indian Tribe requests notification of any Inadvertent Discoveries of Archaeologic Resources/Human Burials for this project

Governing Regulations

- Gig Harbor Community Plan
- Title 18A, Development Regulations – Zoning, the proposed project meets all requirement of this Title.
- Title 18 D, Environmental Regulations, DNS is likely to be issued on this project.
- Title 18 E, Development Regulations - Critical Areas
- Title 18S, Development Policies and Regulations – Shorelines
 - 18S.20.050 Residential Shoreline Env.
 - 18S.20.070 Aquatic Shoreline Env.
 - 18S.30.030 Ecological Protection
 - 18S. 30.080 Shoreline Modification
 - 18S.30.090 Water Oriented Development
 - 18S.40.140 Water Access Facilities
 - 18S.60.040 Shoreline Substantial Development Permit
 - 18S.60.050 Shoreline Administrative Conditional Use Permit
- Title 17A, Construction and Infrastructure Regulations – Site Development and Stormwater Drainage

Site Pictures





Questions?

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