

**SHORELINE SUBSTANTIAL DEVELOPMENT
PERMIT / SHORELINE ADMINISTRATIVE
CONDITIONAL USE PERMIT / SEPA:
DONLEY**

APPLICATION NO(S): 965267, 966074, 965268

Tony Kantas
Pierce County Planning & Public Works



Project Proposal

Installation of a 125-foot long pier/ramp/float system consisting of a 4'x61' overwater 100% grated aluminum pier, supported by six 10-inch diameter galvanized steel piles, a 3'x42' 100% grated ramp (spanning 34-feet), and an 8'x30' 50+% functional grated float supported by four 10-inch diameter galvanized steel pier piles.

Proposed on-site mitigation consists of 9'x122' (1,098 square feet) 6-inch deep, totaling 20.5cubic yards of beach nourishment. Proposed off-site mitigation includes removal and disposal of a 6'x30' pier decking (including stringers) and a 14'x40'float from 8720 184th Avenue NW (Parcel: 0021034084).



Background

- The subject property is .26 acres in size with approximately 70-feet of shoreline frontage.
- The project site is located along the southern shore of Vaughn Bay of the Puget Sound.
- The property is currently developed with a single-family residence that was constructed in 1997, a detached garage that was constructed in 2012, an on-site septic system that was installed at an unknown date, and a wooden bulkhead that was installed at unknown date. Staff did not find any permits for the bulkhead and it appears to span several properties.
- The closest dock to the east of the site is located approximately 140 feet and the closest dock to the west of the site is located 940 feet from the side property lines.

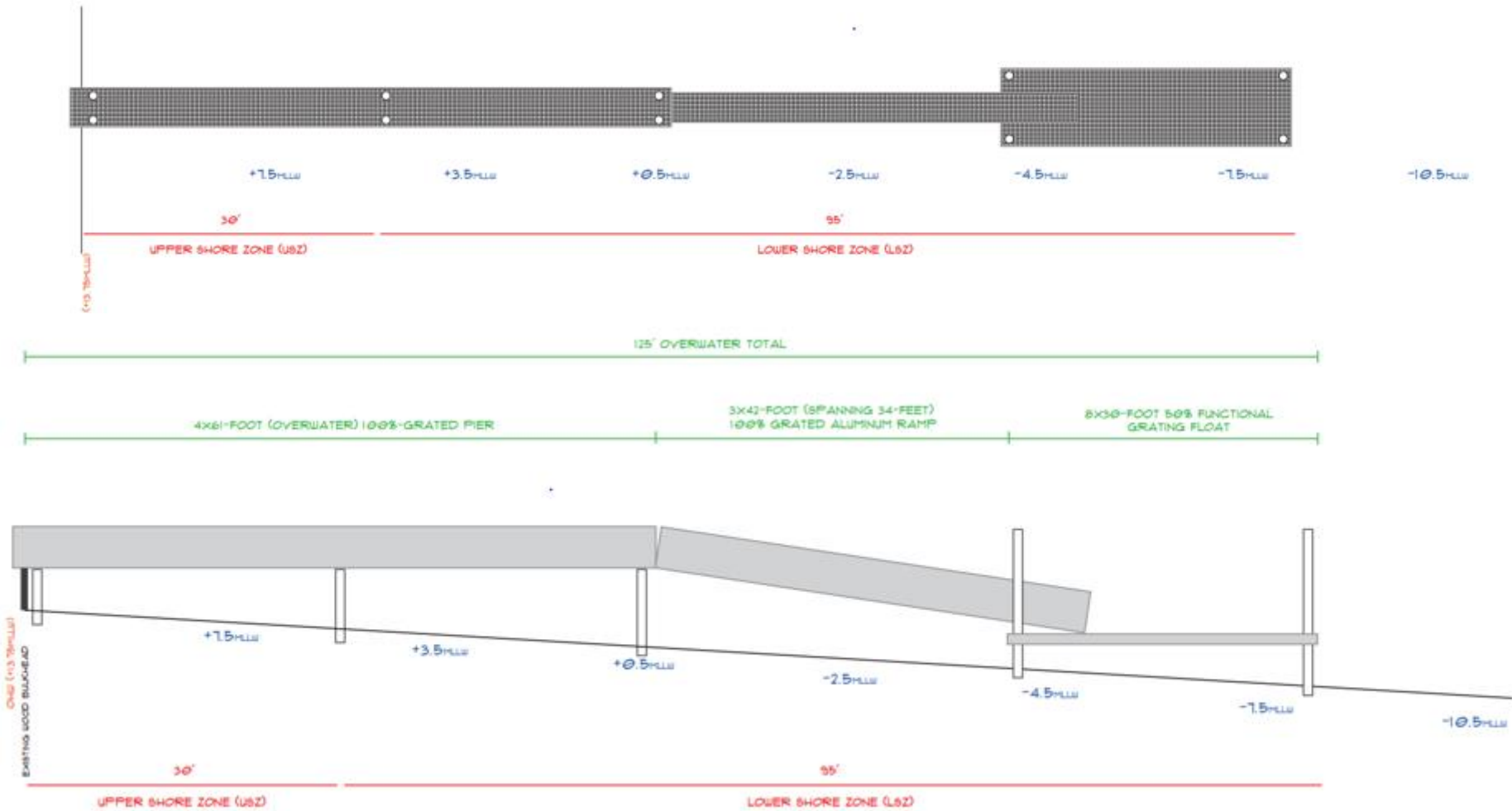
- Zone Classification: Rural 10
- Community Plan: Key Peninsula
- Shoreline Environment: Residential Shoreline
- The fetch in this area of Vaughn Bay is approximately 1,855 feet wide and the proposed dock will be approximately 14.8% of the fetch.

2019 Aerial





Site Plan



Site Photos



The Community Plan does not specifically discuss piers/docks. Staff believes the following goals are the most applicable to the proposed pier:

KP ENV-8.6 Promote the use of drought-resistant or native vegetation plantings in landscaping areas.

KP ENV-8.11 Encourage property owners to retain native soils and reduce the compaction of yards and landscape areas.

KP ENV-8.14 Consider establishing standards that prohibit the application of toxic substances to the land or water in areas that could damage aquifers, fish, or shellfish.

KP ENV-10.2 Promote backyard wildlife sanctuary programs. Encourage the use of native vegetation and other habitat features in residential landscaping.

Dimension Requirements of 18S

| Table 18S.40.140-1. Residential Water Access Facility Dimensions | | | | |
|--|--|---|---|---|
| Water Depth at Terminus | Dock or Railway | | Minimum: 0 feet | |
| | | | Maximum: 8 feet | |
| Fetch | Dock or Railway | | Maximum: 15 percent | |
| Length of Facility | Dock, Ramp, Pier | Saltwater | Maximum: | |
| | | | 150 feet, when serving one or two parcels. | |
| | | | 175 feet, when serving three parcels. | |
| | 200 feet, when serving four or more parcels. | | | |
| | | Freshwater | Maximum: 60 feet | |
| | Railway | | Maximum: 60 feet | |
| Width | Pier Ramp | | Maximum: 6 feet | |
| | Dock Railway | | Maximum: 8 feet | |
| Area | Dock, Ramp, Pier | Saltwater | Maximum: | |
| | | | 900 square feet when serving one or two parcels. | |
| | | | 1,200 square feet when serving three or more parcels. | |
| | | | Freshwater | Maximum: |
| | | | | 360 square feet when serving one parcel. |
| | | | | 480 square feet when serving two or more parcels. |
| | | Float (not attached to land or a dock) | | Maximum |
| | | | 100 square feet, when serving one parcel. | |
| | | | 200 square feet, when serving two to four parcels. | |

- The application remains in review to assure compliance with the standards to approve a saltwater dock/pier, standards to approve a Shoreline Substantial Development Permit, and standards to approve an Administrative Shoreline Conditional Use Permit.
- The Puyallup and Squaxin Indian Tribes have requested a Cultural Resources Survey to be completed for the project. Once the survey has been completed by a certified Archeologist, the report will be routed to the State and tribes for review and approval.

QUESTIONS OR CONCERNS?

Tony Kantas

tony.kantas@co.pierce.wa.us (253) 798-2789