Shoreline Substantial Development Permit: Mills
Application No: 966426
Parcel Nos. 0121061045 and 0121061047

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Project Proposal

• Reconstruct a recently damaged but unpermitted zig zag “M” shaped stairway system, accessory to an existing single-family residence.

• The stairway system (elevated over slope) starts at the top of the bank and terminates at the toe of the bank, landward of the bulkhead.

• The proposed structure is approximately 128 feet long and 3.5 feet wide with four landings.

• Landings range from 20 square feet to 60 square feet in size (the two largest are located at the top and the bottom of the bluff).

• The project site is located at 9117 and 9111 141st Avenue Court NW, Gig Harbor, on the southwest shore of Henderson Bay.

• Application for the proposed project was submitted on July 19, 2021.

• Properties are Zoned R10 within the Conservancy Shoreline Env.
Site plan and construction plan
Ecology Aerial Photo 8/4/2016

Showing the location of the stairs in 2016
Site Character

- The project site is on the southern portion of two irregular shaped parcels abutting the SW shore of Henderson Bay.
- The long axis of the parcel is oriented in a north-south direction.
- The topography of the parcel is generally rolling, from road to the shoreline, with steep slopes of over 100% towards the water, on the south side of the site.
- The Coastal Zone Atlas for Pierce County, provided by the Washington State Department of Ecology, identifies the shoreline of the parcels as a “Feeder Bluff”.
- The County Assessor lists the westerly parcel 0121061045 as 1.58 acres in size with approximately 175 feet of shoreline frontage and the easterly parcel 0121061047 as 1.52 acres in size with approximately 180 feet of shoreline frontage.
- The westerly parcel is improved with a single-family residence and a garage built in 2001. A small portion of the residence was constructed over the common property line.
- The shoreline of the project site is improved with a rock bulkhead (180' long by 6' tall), approved by the Examiner under case #SD2-05.
- The access to the project site is via a long-paved driveway off 141st Avenue Court NW located to the north.
- The adjacent following uses are:
Staff Photos
Comments Received

- Comments received on this proposal may be found by accessing the online permit information referenced on page 1 of the report.

- The County received an e-mail dated August 31, 2021, from a citizen stating the stairway and landings should not touch the unstable slope.

- No Adverse Comments were received from reviewing agencies within the County.

- Both the Squaxin Island Tribe and the Nisqually Indian Tribe requests notification of any Inadvertent Discoveries of Archaeologic Resources/Human Burials for this project.
Governing Regulations

- Key Peninsula Community Plan
- Title 18A, Development Regulations – Zoning, the proposed project meets all requirement of this Title.
- Title 18 D, Environmental Regulations, Project is exempt from SEPA.
- Title 18 E, Development Regulations - Critical Areas
- Title 18S, Development Policies and Regulations – Shorelines
- Title 17A, Construction and Infrastructure Regulations –
- Site Development and Stormwater Drainage
Questions?

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