

Initial Project Review

Variance: Boulanger (Saratoga, Lot 27)

Application Number: 973369
Parcel Number: 4000090270

Gig Harbor Peninsula Advisory Commission (PAC) Public Meeting: December 8, 2021, at 6:30 p.m. Due to COVID-19 restrictions, this meeting will be held virtually. To participate, visit www.Zoom.com and click “Join a Meeting” or call 253-215-8782, then enter the Meeting ID: 932 0036 4574, and Passcode: 228017, or click on the following link: <https://piercecountywa.zoom.us/j/93200364574?pwd=Y3VQb1pGb29qcVJ0SDIxcmZxNDRGUT09>. For additional questions regarding the virtual meeting process, contact Tiffany Aliment at 253-798-3226 or tiffany.aliment@piercecountywa.gov.

Proposal: Request to reduce the Front setback along the eastern side to 13.7 feet.

Project Location: The site is in the Rural 10 (R10) zone classification and the Tacoma Narrows Airport – Rural Airport Overlay of the Gig Harbor Peninsula Community Plan area, located at 601 - 25th Avenue NW, Gig Harbor, WA 98335, within Section 32, T21N, R2E, 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, Shoreline Regulations, Comprehensive Plan, and Gig Harbor Peninsula Community Plan. Staff has reviewed this proposal for compliance with all policies, codes, and regulations.

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/departmentsStatus?applPermitId=973369>



Project Data

Complete Application Date: October 18, 2021

Initial Project Review Mailed: December 1, 2021

Applicants/Owners: Evan and Lauren Boulanger
601 25th Avenue NW
Gig Harbor WA 98335
evanb@patriotfire.com
laurenmboulanger@gmail.com

Agent: Beard Construction LLC
PO Box 969
Ollala, WA 98359

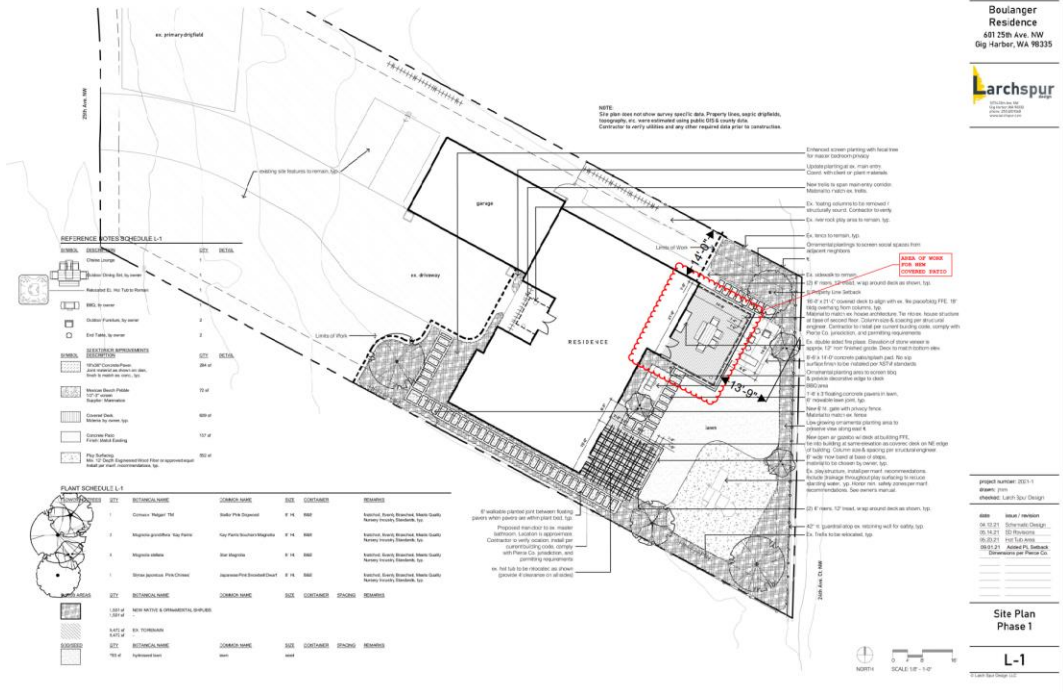
Legal Notice

- *October 27, 2021*: 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.
- *November 2, 2021*: Public Notice sign was posted on the site, confirmed with a Declaration of Posting.
- *November 24, 2021*: Legal notice was published in the official County newspaper (*Tacoma News Tribune*), advertising the public meeting to be held by the Gig Harbor Peninsula Advisory Commission.

2014 Ortho Photos



Site Plan



Review Responsibility

The following list includes examples of jurisdictional areas for various County departments and divisions typically involved in the review and administration of this proposal:

A. Planning and Public Works (PPW):

- Current Planning verifies compliance with the Pierce County Comprehensive Plan, applicable community plans and Development Regulations such as, but not limited to, zoning, critical areas, natural resource lands, shoreline management, design review, and potential environmental impacts.
- Development Engineering reviews for drainage, erosion control, site development, flood, survey, landslide and erosion hazard, lot dimensions, and road standards.
- Cartography reviews road names and addresses.
- Resource Management reviews for consistency with the County wetland and fish & wildlife regulations.

B. Gig Harbor Peninsula Advisory Commission (PAC):

The PAC's role in the review process for a land use proposal includes the following:

- Review the proposal for consistency with the goals and policies in the Community Plan.
- Provide a local perspective that includes input from the community and insights of which PPW staff or the Hearing Examiner may not be aware.
- Offer recommendations for project design to fit with the community's vision while remaining consistent with the Community Plan.

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 4000090270 as being 0.3927 acres in size.
- The parcel is located in the Gig Harbor Peninsula within Unincorporated Pierce County.
- The access to the site is via a driveway off 25th Avenue NW.
- The topography of the site gently slopes down to the east.
- The parcel is improved with a single-family residence.

Surrounding Land Use / Shoreline / Zoning Designation

LAND USE		ZONING
North	Single Family	Rural 10 (R10)
South	Single Family	R10
East	Single Family	R10
West	Single Family	R10

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 Nisqually Indian Tribe and Squaxin Island Tribe have both requested an Inadvertent Discovery Plan be in place.

Public Comments

- Public comment has not been received at the time of drafting this Initial Project Review.

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

Gig Harbor Peninsula Community Plan (Pierce County Code, Title 19B)

- Preserve the natural, forested and pastoral character of rural lands outside the Urban Growth Area. Ensure that development which does occur in rural areas is planned in an environmentally conscientious manner to be compatible with this desired character through the control of lot sizes, intensity and density of land uses, and protection of open space. The preservation of agricultural and forest lands is a priority. Through careful planning, ensure urban levels of service do not occur in the rural area.
- Encourage the preservation of agricultural and forestry uses.
- Prioritize preservation of native vegetation (Douglas fir trees, Pacific madrone trees, etc.) on each site that is developed.
- Require vegetation screens between new rural development and adjacent uses.

Staff Comment: This proposal complies with the Gig Harbor Peninsula Community Plan. Only vegetation proposed to be removed would be lawn.

Title 18A Development Regulations – Zoning

- A setback is the minimum required distance between any structure and a specified line. A setback is measured from the edge of a road right-of-way, easement or tract that provides vehicular access, or future road right-of-way as identified by the most recently adopted official control to the closest point of the vertical foundations. (Official control includes, but is not limited to, Pierce County Road Classification, Pierce County Six-Year Transportation Improvement Program, Pierce County Transportation Plan, Approved County Road Project (CRP) plans and/or approved right-of-way plans.) Where there is no road right of way, easement, or tract that provides vehicular access or future road right-of-way as identified in the most recently adopted official control, a setback is measured from the property line.
- Rural 10 has a maximum height of 40 feet.
- Rural 10 setbacks are 25-foot front, 10-foot interior, and 30-foot rear setback.
- All lots must contain at least one front yard except pipestem lots. A front yard setback shall be required abutting each right-of-way on through lots. If a corner lot abuts the intersection of two or more rights-of-way, the yard not used for vehicular access may be reduced to 15 feet, provided the reduced yard does not abut a State Highway or any arterial. All lots must contain one rear yard setback except for corner, through, and pipestem lots. All other setbacks will be considered interior yard setbacks.
- "Through lot" means a lot that fronts upon two parallel street rights-of-way or that fronts upon two street rights-of-way that do not intersect at the boundaries of the lot.

Table 18A.15.040-2. Rural and Resource Setbacks				
PCC 18A.15.040 B.1.-6. provisions supersede the figures in this Table when applicable.				
Rural and Resource Zone Classification (All County)		Minimum Building Setback (feet)		
		Front	Interior	Rear
R10	Rural Ten	25 (1)	10 (1,2)	30 (2)
R20	Rural Twenty	25 (1)	10 (1)	30 (1)
R40	Rural Forty	25	10	30

Staff Comment: The lot is a through lot since the property is fronted by two parallel street right of ways. The request is to reduce the front yard setback, on the side abutting 24th Avenue Court NW, to 13.7 feet from 25-foot front setback. The north and south property lines have interior setbacks of 10 foot-setbacks.

Title 18A.75.040 Variances.

- There are special circumstances applicable to the subject property or to the intended use such as shape, topography, location, or surroundings that do not apply generally to the other property or class of use in the same vicinity and zone;
- Such variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other property in the same vicinity and zone but which because of special circumstances is denied to the property in question;
- The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvement in such vicinity and zone in which the subject property is located;

- The granting of such variance is consistent with the Comprehensive Plan including any applicable Community Plan; and
- No significant adverse environmental impact will be caused as a result of the variance approval.
- An application for a variance will be considered an administrative variance if such request is to deviate not more than 20 percent from the minimum or maximum dimension allowed by Title 18A PCC including, but not limited to, the dimensions set forth in Tables 18A.15-040-1 and -2, and PCC 18A.15.040 C., Situational Setback and Height Provisions.

Staff Comment: The property is between two right of ways making it a through lot. The approximate area of surrounding lots is .4 acres in size or approximately 17,400 square feet; applicants' lot is 17,106 square feet, each within the Saratoga Subdivision. Staff was unable to find any other Variance requests similar to this reduction in the immediate vicinity. Since this is a covered deck there may be impacts to views dependent on design and onsite factors. The proposal appears to be consistent with the Gig Harbor Peninsula Community Plan. As this request is for a reduction greater than 20 percent the Hearing Examiner will need to make the final decision for this request.

Question from Staff for the PAC

Does the PAC believe that the applicant is meeting the Findings for a Variance or do they have any comments or recommendations?

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