Preliminary Plat: Burnham Ridge
Application No: 968250
Parcel No. 0222313042

Mojgan K. Carlson, Senior Planner
Mojgan.carlson@piercecountywa.gov
Project Proposal

- Subdivide a 6.27-acre parcel into 20 single-family residential lots and three tracts. Tract A and Tract B are labeled as Open Space/Scenic Beauty Buffer, and private road is in a separate tract.
- The proposed density is 4 dwelling units per acre with minimum lot size of 8,014 square feet and average lot size of 9,796 square feet.
- The project is proposed to be served by the City of Gig Harbor water and sewer systems and a private road.
- The property is located at 10202 Burnham Drive NW, Gig Harbor, WA.
- The property is zoned Moderate Density Single Family (MSF) with Urban Sensitive Resource Overlay (USRO) zone classification of the Gig Harbor Peninsula Community Plan area.
2020 Aerial Photos
Site Character

- The project site is an irregular shaped parcel, 6.27-acre in size
- The property is located on the east side of SR-16 and west side of Burnham Drive NW.
- The site is improved with a single-family residence (double-sided Manufactured house) and few out buildings.
- The rest of the site is forested.
- More than 2/3 of the eastern portion of the site is located within the Open Space Corridor area.
- Topography of the project site is rolling with the highest point located along the west property line.
- The site will be served by a private road via Burnham Drive NW located to the east of the site.
- City of Gig Harbor is located to the east of the site.
- The property is zoned MSF with Urban Sensitive Resource Overlay along the north and south

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<tr>
<th>LAND USE</th>
<th>ZONING</th>
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<tbody>
<tr>
<td>North</td>
<td>Single-family residence</td>
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<td>South</td>
<td>Single-family residence and duplexes</td>
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<td>East</td>
<td>Burnham Drive NW</td>
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<td>West</td>
<td>SR-16</td>
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<td>Moderate Density Single-family (MSF)</td>
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<td>City of Gig Harbor</td>
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<td>Park &amp; Recreation and MSF</td>
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Comments

❖ **Public**: No comments have been received at time of issuance of this Initial Project Review.
❖ **Agencies**: Comments have been received from various agencies. The following are of note:

• No adverse comments were received from reviewing agencies within the County.
• On September 17, 2021, The City of Gig Harbor stated that the proposed plat exceeds the categorical exemption threshold associated with the division of land, and SEPA checklist is required for the project.
• Based on discussion with Ecology, on October 29, 2021, the PPW sent out an Industry Notice stating in part that preliminary plats of any size are not exempt from SEPA review.
• On November 9, 2021, the PPW sent an administrative determination letter to the applicant stating based on the timely comment, from City of Gig Harbor, the proposed project is not exempt and SEPA checklist is needed.
• On November 19, 2021, the applicant filed an appeal of administrative decision under Application 975669.
• The appeal of administrative decision is scheduled to be heard by the Pierce County Hearing Examiner on January 26, 2021.
Governing Regulations

- Title 19A Comprehensive Plan - January 1, 1995, as amended
- Gig Harbor Peninsula Community Plan
- Title 17A Construction and Infrastructure Regulations – Site Development and Stormwater Drainage
- Title 18 Development Regulations - General Provisions
- Title 18A Development Regulations - Zoning
- Title 18D, Environmental Regulations
- Title 18E, Development Regulations – Critical Areas
- Title 18F Development Regulations - Land Division and Boundary Changes
- Title 18J Design Standards and Guidelines
- Title 18H, Forest Practices
Site Pictures
Questions?

Mojgan K. Carlson, Senior Planner
Planning & Public Works
Mojgan.carlson@piercecountywa.gov