

# **WASHINGTON WOODLAND ESTATE CONDITIONAL USE PERMIT (CUP)**

**APPLICATION NUMBERS: 981376**

Cory Ragan  
Pierce County Planning & Public Works

Key Peninsula Advisory Commission  
April 20, 2022

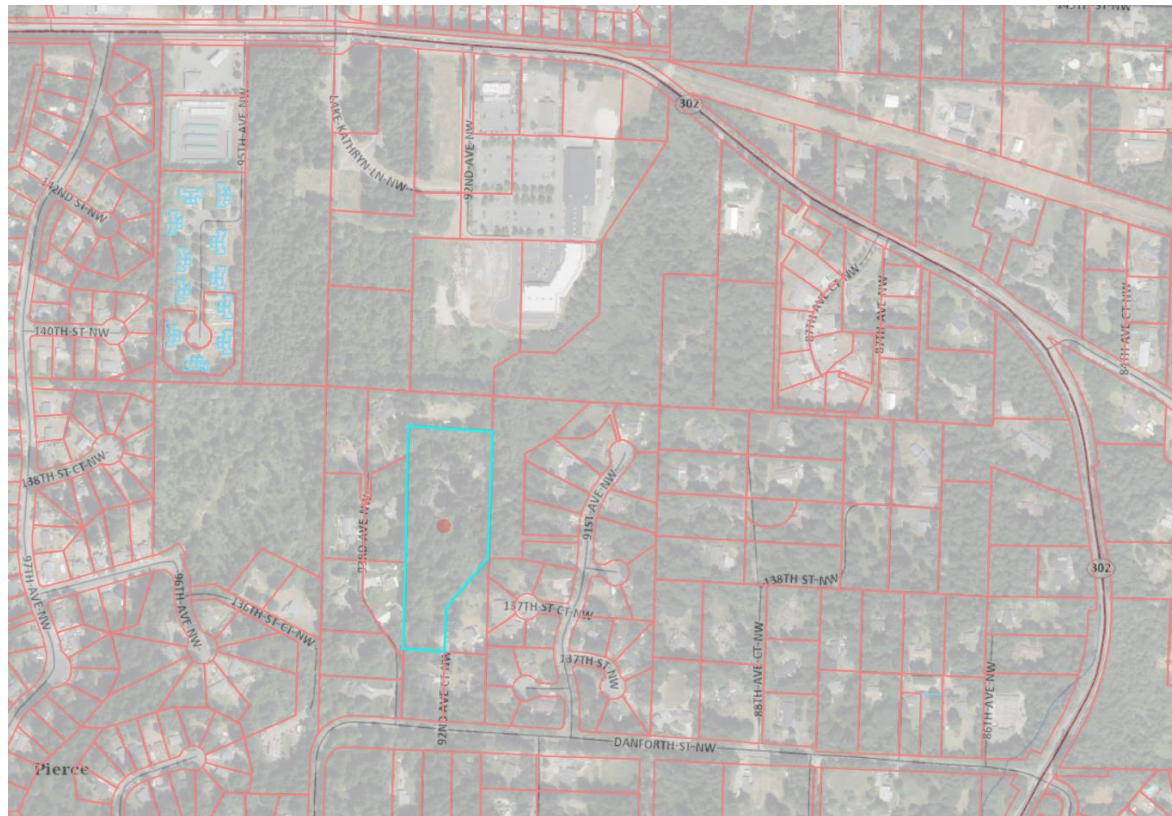
# Proposal

Operate an event and wedding center. The site is currently used for indoor and outdoor events, such as weddings, family events, corporate events, etc., and nutrition therapy without the benefit of appropriate permits. The existing Bed and Breakfast cabin and rooms are an out-right permitted use but will still be reviewed as part of this proposal.



# Project Location

- The site is located at 13706 92nd Avenue Court Northwest, Gig Harbor, WA, in the Key Peninsula Community Plan area and Rural 10 (R10) zone classification



# Site History

1993 – The main lodge structure is constructed

2010 – A Building Amnesty and associated building permits are applied for to correct several structures constructed without permits.

- 988-square foot Accessory Dwelling Unit (ADU) with plumbing and mechanical and 130-square foot sunroom attached.
- 160-square foot shed with a 136-square foot shed roof.
- 320-square foot garage.
- 576-square foot carport with 576 square feet on second floor, attached to Bed and Breakfast.
- 1,084-square foot workshop with attached carport of 552 square feet.
- Provide structural observation for ADU and addition to Bed And Breakfast.

2012 – The ADU is verified to not be an ADU as there was no kitchen facilities at the time of final inspection. The permit issued is for a bunkhouse.

2019 – The property is purchased by the McNeal's.

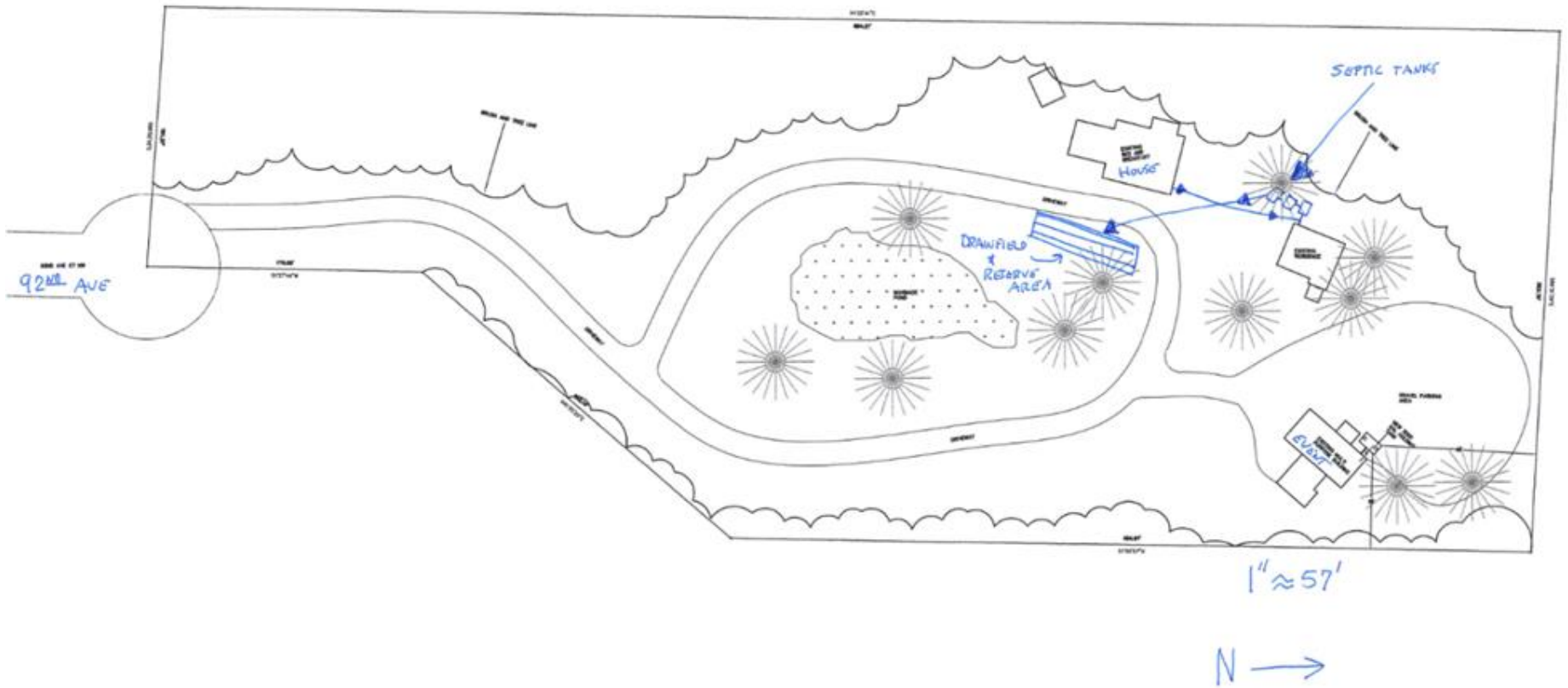
2021 – A code enforcement violation is reported for an unpermitted event and wedding venue.

2021 – A Conditional Use Permit is applied for to correct the violation. That application is voided due to the lack of requested application materials

2022 – A Conditional Use Permit is applied for once again to correct the violations.

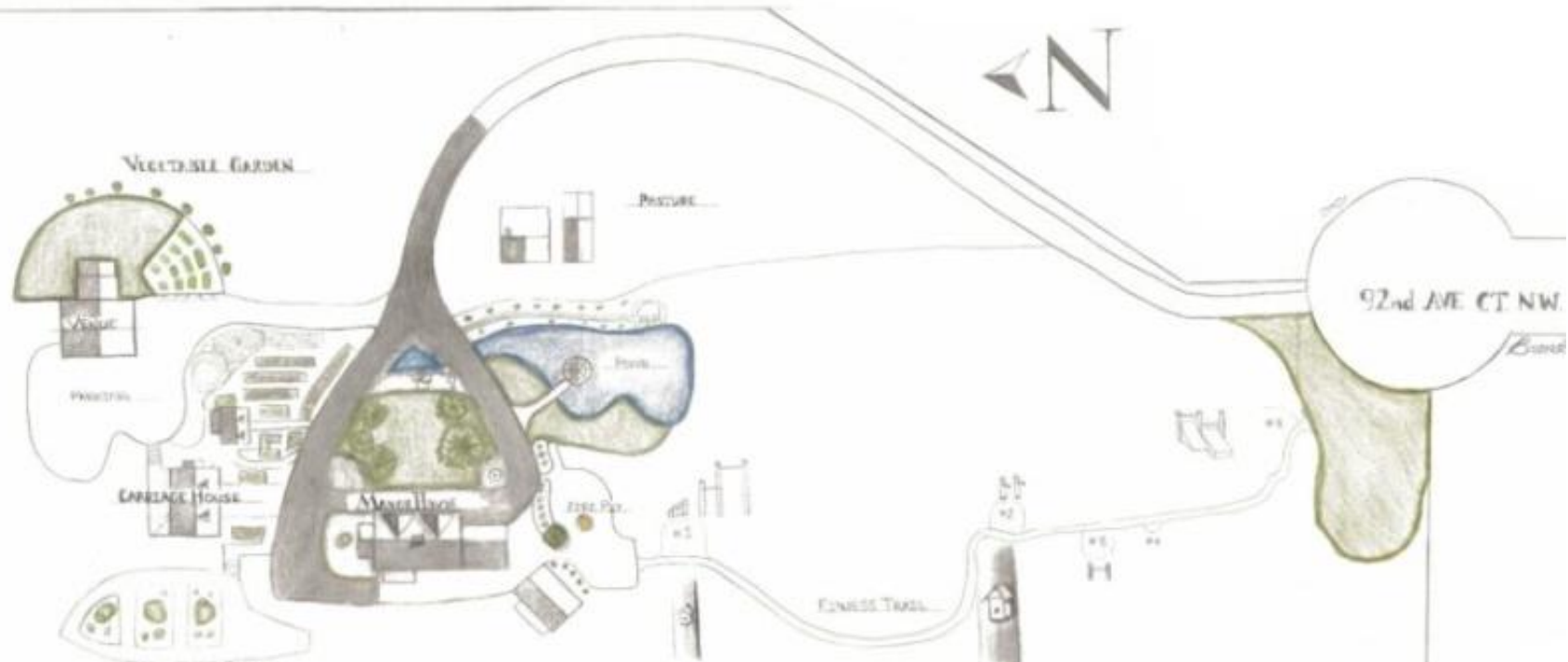
# Site Plan

SITE PLAN  
WASHINGTON WOODLAND ESTATE EVENT VENUE



# Site Plan (from WWE website)

## WASHINGTON WOODLAND ESTATE



# Current Conditions

- The site consists of 1 parcel, totaling 5.42 acres in size, and has a small pond in the middle of the property.
- The parcel consists of 3 primary structures and a few smaller accessory structures.
- The parcel is mostly wooded with evergreen trees, with areas of lawn and landscaping in proximity to the 3 main structures.
- A driveway accessing the property enters off the cul-de-sac at the end of 92nd Avenue Court NW.

# Staff Analysis

- The site is a community and cultural use type allowed with an approved CUP
- The wedding and event space will need to be respectful of surrounding single-family homes and the surrounding rural area
- The Bed and Breakfast is allowed outright and meets the criteria in code.
- The nutrition therapy space appears to meet home occupation standards found in 18A.37.110. The space will need to be clarified and shown to meet these requirements.



# Comments

- No public comments received during the noticed comment period.
- PC Building, Fire Prevention, Development Engineering, and TPCHD all provided comments. Comments can be found in the Initial Project Review.
- Letters of support were emailed from applicant on 4-20-2022.
- Weddings and Events shall not be held while a Conditional Use Permit and all associated development permits are being obtained. As noted by both Planning and Code Enforcement.



# Discussion Topics for Commission

1. Does the KPAC believe that the design standards are being met within Title 18J?
2. Does the Commission believe that the applicant is meeting the Conditional Use Permit Standards?
3. Does the Commission believe that the applicant is meeting the Key Peninsula Community Plan Standards, specifically those in Title 18J.90?

# QUESTIONS?

Cory Ragan

[cory.ragan@piercecounitywa.gov](mailto:cory.ragan@piercecounitywa.gov) (253) 798-2590