

# Initial Project Review

## Preliminary Plat: Graham Ranch

**Application Numbers: 982660, 982661**  
**Parcel Numbers: 3001300010, 300100020**

**Gig Harbor Peninsula Advisory Commission (PAC) Public Meeting: June 22, 2022, at 6:30 p.m.**, at the City of Gig Harbor, southeast entrance, 3510 Grandview Street, Gig Harbor, WA 98335

**Proposal:** Applicant requests to subdivide two lots (a combined 29.5-acres) into 7 lots and a large open space tract. The properties will be served by Peninsula Light, Rainier Water, and individual onsite septic and a private road, 62<sup>nd</sup> Avenue NW.

**Project Location:** The site is in the Rural 10 (R10) zone classification and Gig Harbor Community Plan area, located at 3724 Wollochet Drive NW, Gig Harbor, WA, within the NW ¼ of the SW ¼ of Section 24, T21N, R1E, W.M., in Council District #7.

**Review Summary:** County staff has reviewed this proposal for compliance with all applicable policies, codes, and regulations. The County finds, based on an initial project review, that some version of the proposal could be found to be consistent with the applicable codes and regulations, subject to conditions.

**State Environmental Policy Act (SEPA):** The proposal is being reviewed by the Pierce County Environmental Official designate, pursuant to the State Environmental Policy Act and the Pierce County Environmental Regulations, Title 18E. No determination has been reached at this time.

**County Contact: Dan Buhl**, Senior Planner, 253-798-3268, [dan.buhl@piercescountywa.gov](mailto:dan.buhl@piercescountywa.gov)

**Pierce County Online Permit Information:**

<https://pals.piercescountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=982660>



## Project Data

Application Date: February 28, 2022

IPR Mailed Date: June 15, 2022

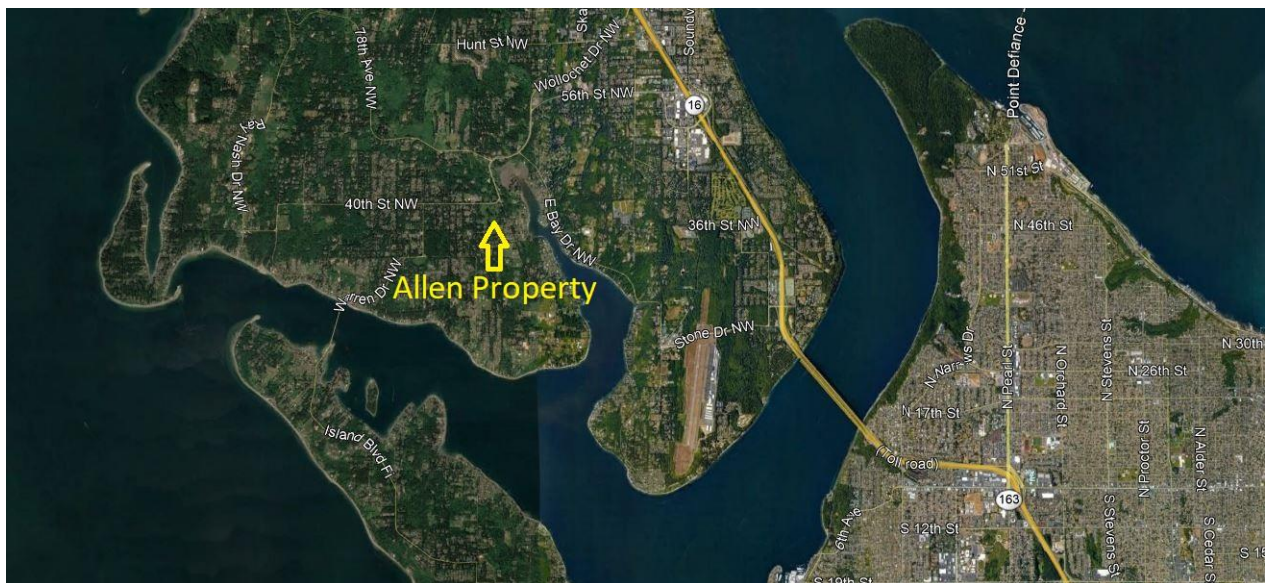
Property Owner: Allen Family Trust  
934 7th Court  
Fox Island, WA 98333  
[johnallen@gentechcorp.com](mailto:johnallen@gentechcorp.com)

Agent/Applicant: Thornton Land Surveying  
Attn: Gary Proctor  
PO Box 249  
Gig Harbor, WA 98335  
[info@thorntonls.com](mailto:info@thorntonls.com)

## Public and Legal Notice

- *April 11, 2020*: Notice of Application (NOA) 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.
- *May 23, 2022*: Revised NOA and Public Meeting Notice, including the corrected PAC meeting information, 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.
- *April 14, 2022*: The site was posted with a Public Notice sign, confirmed with a Declaration of Posting.
- *June 8, 2022*: Legal Notice was published in the official County newspaper (*The News Tribune*), advertising the public meeting to be held by the PAC.

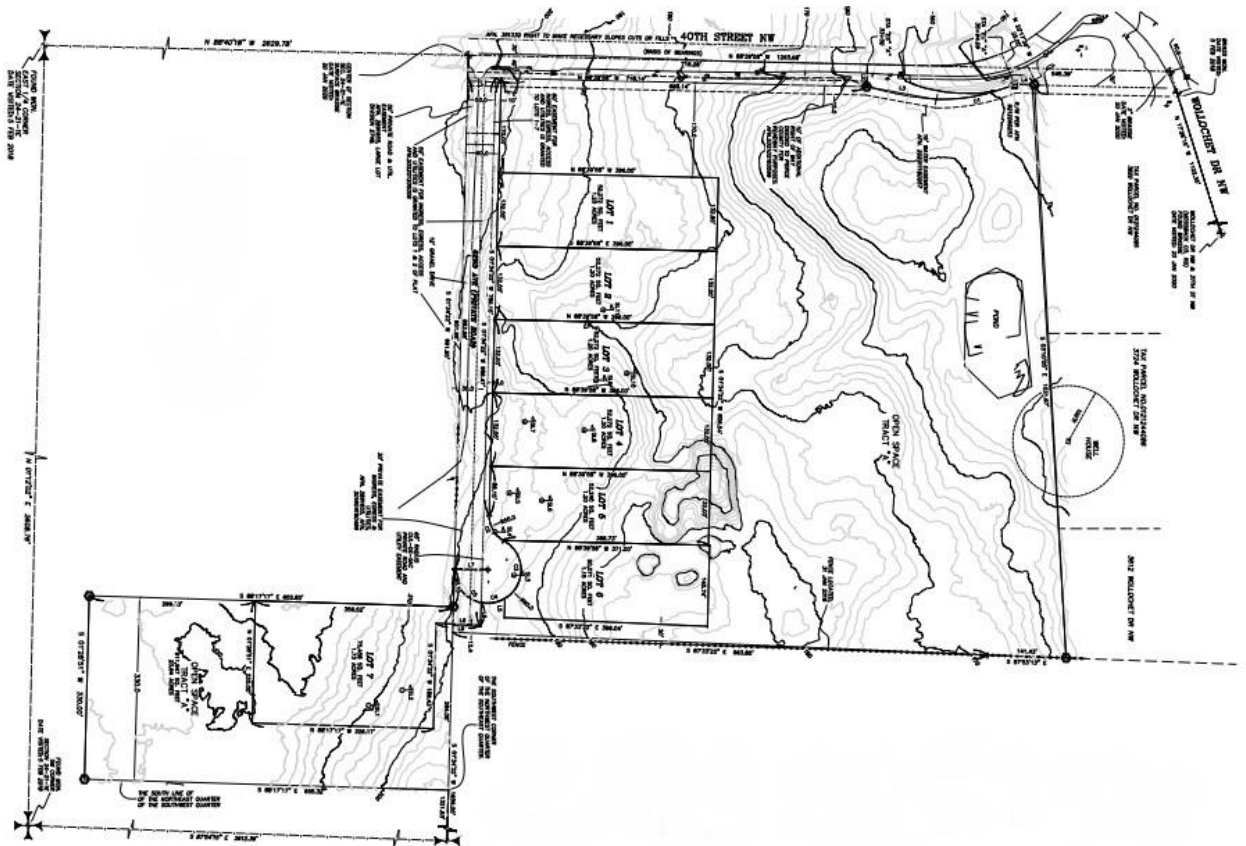
## Vicinity Map



# 2020 County Aerial Photo



# Graham Ranch Preliminary Plat Drawing



## Public and Agency Review Comments – Preliminary Plat

Comments have been received to date on the plat from the following departments and agencies:

Cartography: Provided comments concerning the road name.

Department of Ecology: Supplied standard comments concerning Solid Waster Management and Water Quality.

Development Engineering Section of Planning and Public Works (PPW): Development Engineering has completed their initial review and the applicant has submitted corrections awaiting review by staff.

Fire Prevention Bureau (FPB): The FPB has approved the plat with conditions that address setback issues, fireflow at the time of building application for new homes, and landscaping.

Resource Management: Scott Sissons, Biologist, noted the presence of wetlands as noted under wetland verification application 909781.

Tacoma Pierce County Health Department (TPCHD): The onsite septic and drinking water proposals have been reviewed and approved by TPCHD staff.

## Surrounding Land Use / Zoning Designation

	LAND USE	ZONING (Title 18A)
North	Single Family Residential/ Public School	Rural 10 (R10)
South	Single Family Residential	R10
East	Single Family Residential	R10
West	Single Family Residential	R10

## Utilities/Public Facilities

Utility service and public facilities are proposed as follows:

- Water - Artondale Water
- Sewer- Individual Onsite Septic
- Power - Peninsula Light
- School- Peninsula School District

## Governing Regulations

The proposal has been reviewed for conformance with the following goals, policies and requirements:

- Title 19A Comprehensive Plan - January 1, 1995, as amended
- Title 17A Construction and Infrastructure Regulations – Site Development and Stormwater Drainage
- Title 17B Construction and Infrastructure Regulations – Road and Bridge Design and Construction Standards
- Title 18 Development Regulations - General Provisions

- Title 18A Development Regulations – Zoning
- Title 18D Development Regulations - Environmental
- Title 18F Development Regulations - Land Division and Boundary Changes
- Title 18J Design Standards and Guidelines

## **Review Responsibility**

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

- A. Planning and Public Works (PPW), Planning Division:
  - Current Planning verifies compliance with the Pierce County Comprehensive Plan, Gig Harbor Community Plan, and development regulations including zoning, critical areas, land divisions, 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.
  - Resource Management reviews for wetlands and critical fish and wildlife habitat.
  - Cartography reviews road names and addresses.
- B. Planning and Public Works, Sewer and Transportation Divisions:
  - Transportation Services reviews for traffic.
  - Sewer Utility Services reviews for sanitary sewer service.
- C. Fire Prevention Bureau reviews for emergency vehicle access and fire flow.
- D. Tacoma-Pierce County Health Department reviews for wastewater disposal and potable water.
- E. Assessor-Treasurer's Office reviews for tax segregation, depiction of record description, improvements, and property ownership.

## **Initial Planning and Public Works (PPW) Staff Review for Consistency with Land Use Policies and Regulations**

### **Title 18A, Development Regulations - Zoning**

The 29.58-acre project site is zoned Rural 10 (R10), with a density of 1 dwelling unit per 10 acres. The applicant proposes to use the R10 density incentive that allows for 2 dwelling units per 10 acres (PCC 18A.15.020 E.2.b). Seven (7) dwelling units at 2 dwelling unit per 10 acre (29.58 acres x 0.2 dwelling units/acre = 5.92 rounded to 6,  $7 \div 5.92 = 1.18$  du/ac). The plat appears to be above permitted density.

### **Title 18J, Development Regulations – Design Standards and Guidelines County-wide Design Standards:**

Tree Conservation (18J.15.030): For rural residential uses, the minimum tree unit density requirement is 40 tree units per acre.

Exterior Illumination (18J.15.085): The plat must meet applicable portions of this design standard.

Stormwater Facilities (18J.15.170): This section will need to be met in coordination with the Development Engineering division if applicable.

### Section 18J.40 Gig Harbor Community Plan Area Design Standards and Guidelines

Per Table 18J.40.020-1 the following sections of the applicable community plan area and design standards and guidelines shall be met in rural areas:

18J.40.060 A. Site Design

18J.40.060 D. Landscaping and Planting Design

## **Required Findings for Preliminary Plat Approvals**

### **Title 18F, Development Regulations - Land Division and Boundary Changes**

#### Section 18F.40.030 Proposed Preliminary Plat Requirements.

C. **Required Written Findings and Determinations.** The Examiner's written decision on the preliminary plat shall include findings and conclusions, based on the record, to support the decision. The Examiner shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. A proposed subdivision and dedication shall not be approved unless the Examiner makes written findings that:

1. Appropriate provisions are made for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, critical areas, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and all other relevant facts including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school; and
2. The public use and interest will be served by the subdivision and dedication.

*Staff Comment:* Appropriate provisions will need to be met, as required, prior to the issuance of written findings.

### Questions for PAC Discussion and Consideration

#### Preliminary Plat:

- Is the plat proposal adequately addressing public health, safety and general welfare issues as discussed above? If no, what changes are recommended?
- Will the public use and interest be served by the proposal? If not, what changes are recommended?

#### General:

- Is the Preliminary Plat request consistent with the Pierce County Comprehensive Plan or the Gig Harbor Community Plan? If not, how can it be made consistent?

#### Other Questions or Concerns?