

GIG HARBOR PENINSULA ADVISORY COMMISSION (PAC)

Shoreline Substantial Development Permit and Shoreline Administrative

Conditional Use: Spencer Beach House LLC

Application No(s): 984865 (SD), 984864 (ACUP), 984867 (SEPA)

Parcel Numbers: 0120011009, 0120011055, 0120011056

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Project Proposal

730 & 753 10th Ct., Fox Island, WA

- The applicants are requesting to construct a 175-foot long by 8-foot wide joint-use dock for three (3) parcels.
 - 104-foot x 6-foot pier (606' over water/100% grating)
 - 42-foot x 3-foot ramp (102' over water/100% grating)
 - 40-foot x 8-foot float with 2 stub pilings
 - A total of 8 galvanized steel pilings in all would support the entire structure
- The proposal would be an accessory to the two existing single-family residences and one recreational parcel.
- All 3 parcels equal 14 ac., are located on Fox Island along the western shore of Hale Passage in Puget Sound.
- A SEPA checklist was submitted for this application.

2020 County Vicinity Map

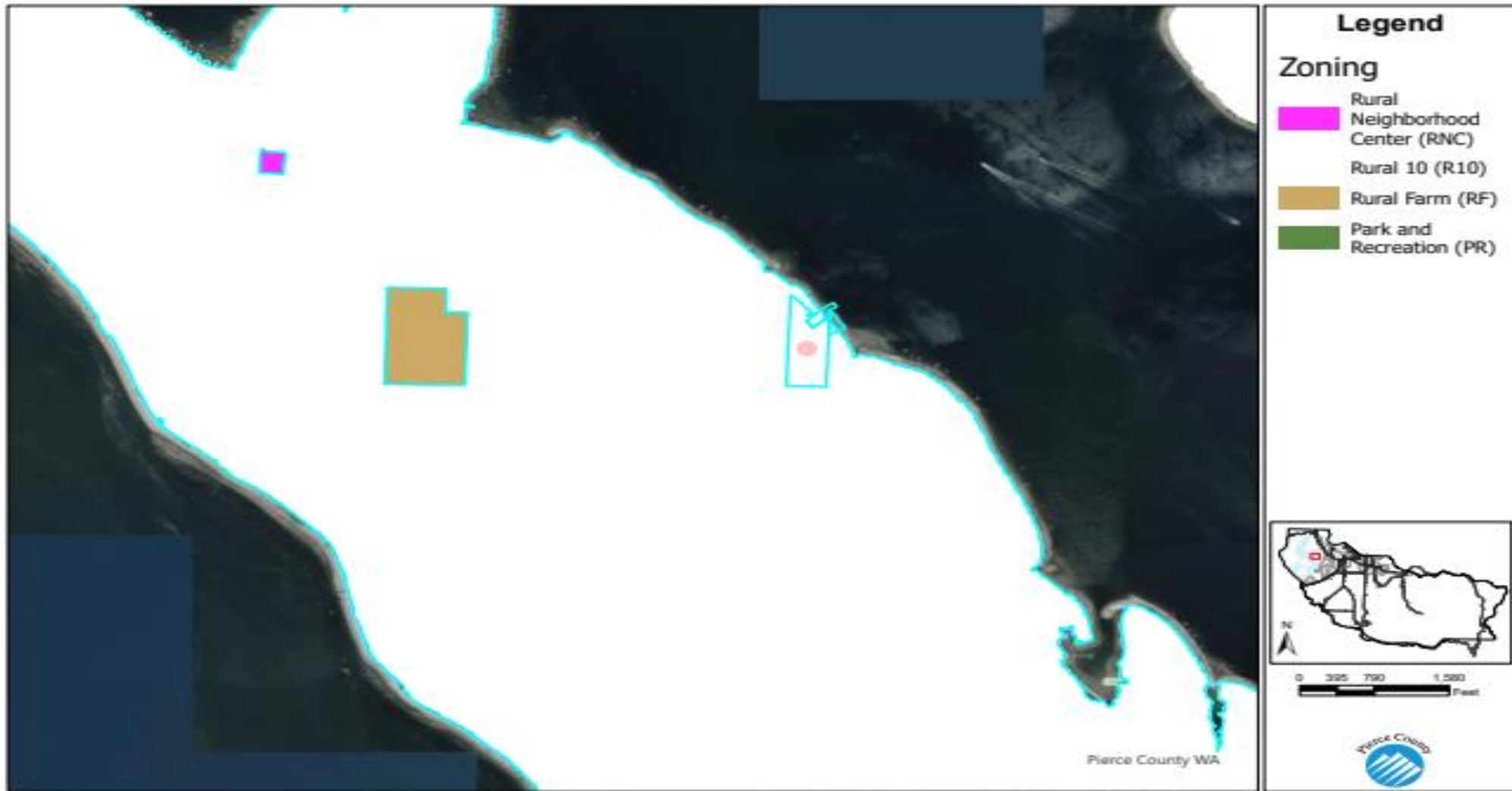


2020 Aerial Photos

Three subject parcels highlighted in blue.



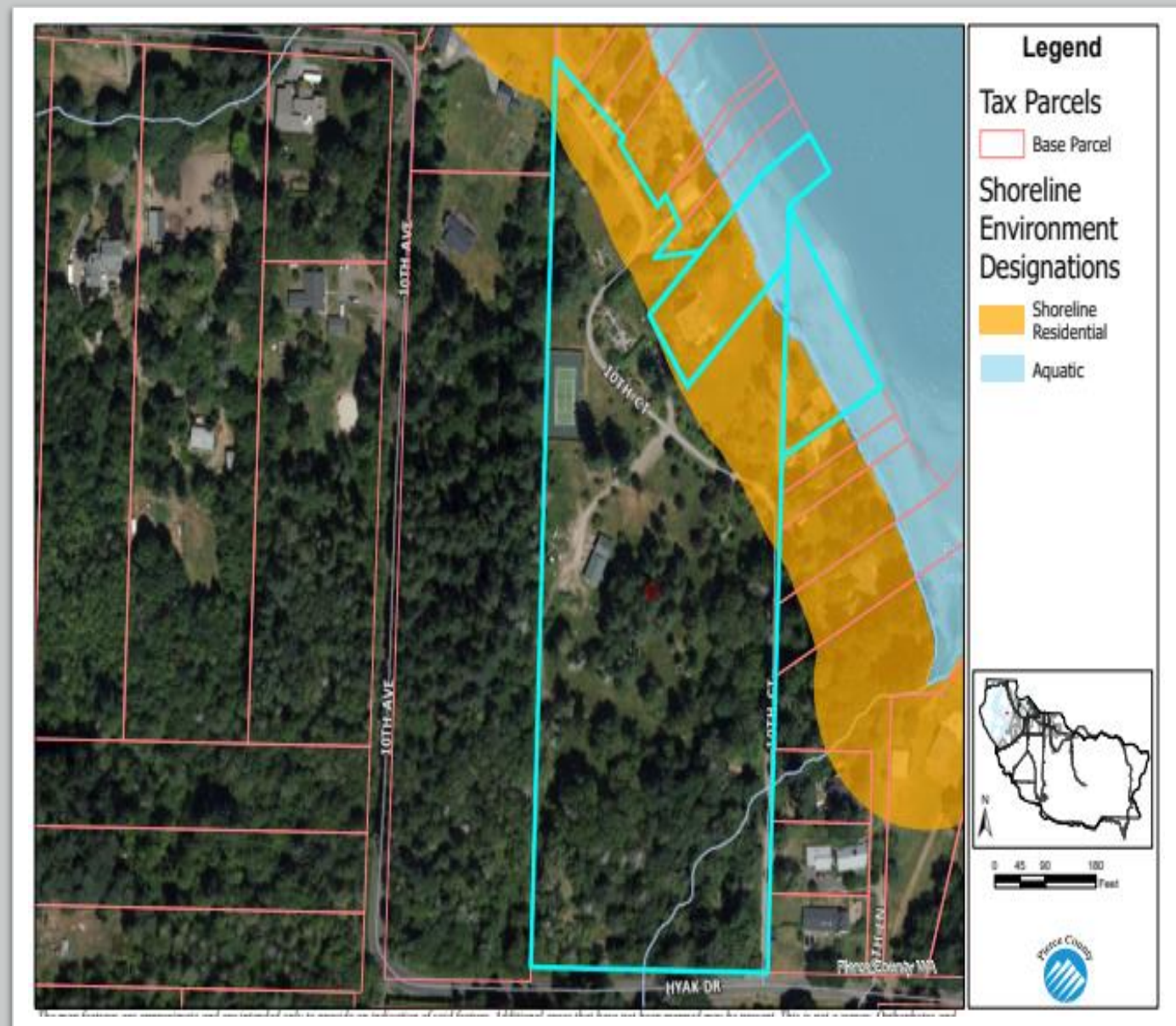
County Zoning Map



Subject sites highlighted in blue, R10 zoned.

County Shoreline Map

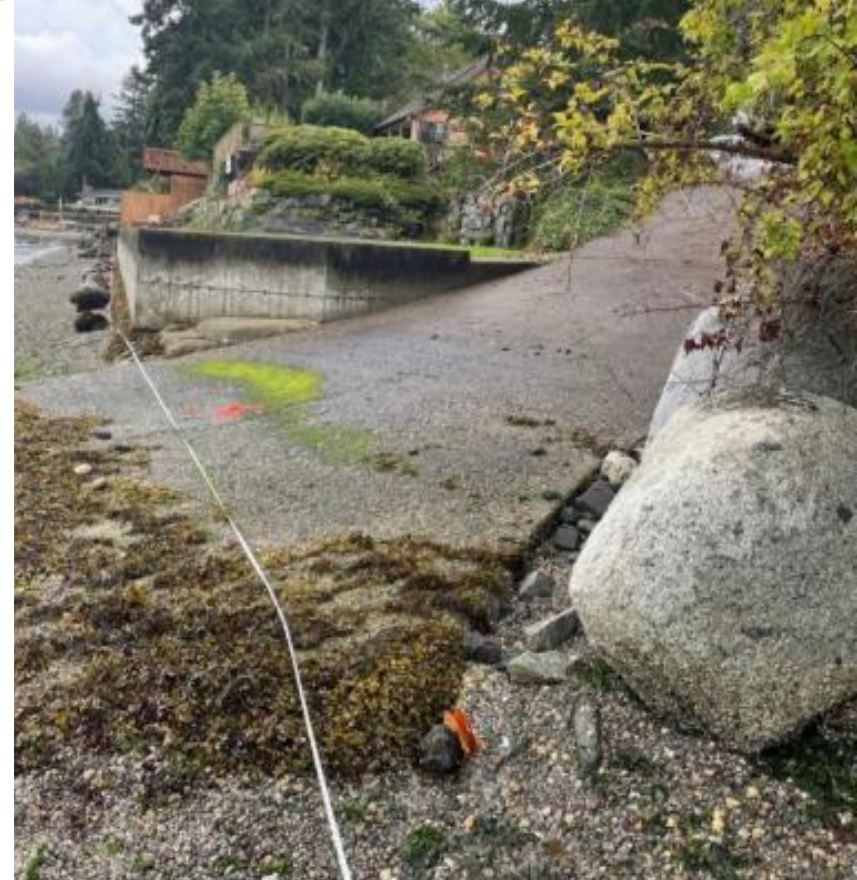
Subject sites (3) highlighted in blue shows proximity of parcels to shoreline.



1998 Historical Ortho County Map

Earliest photo found of boat ramp and possibly 3 buoys, dated 1998.





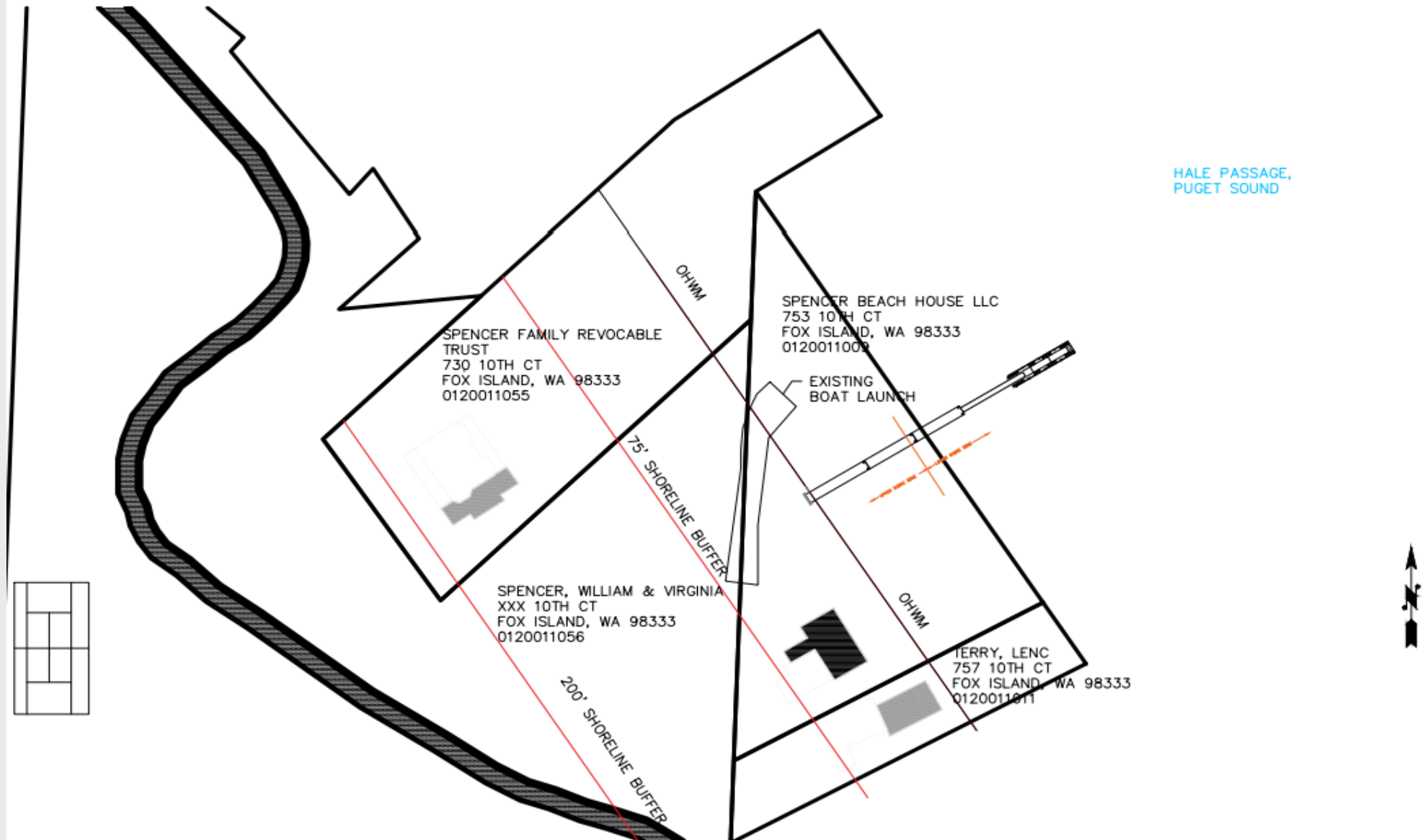
Site Photos

Coastal Atlas Photo, dated May 16, 1992

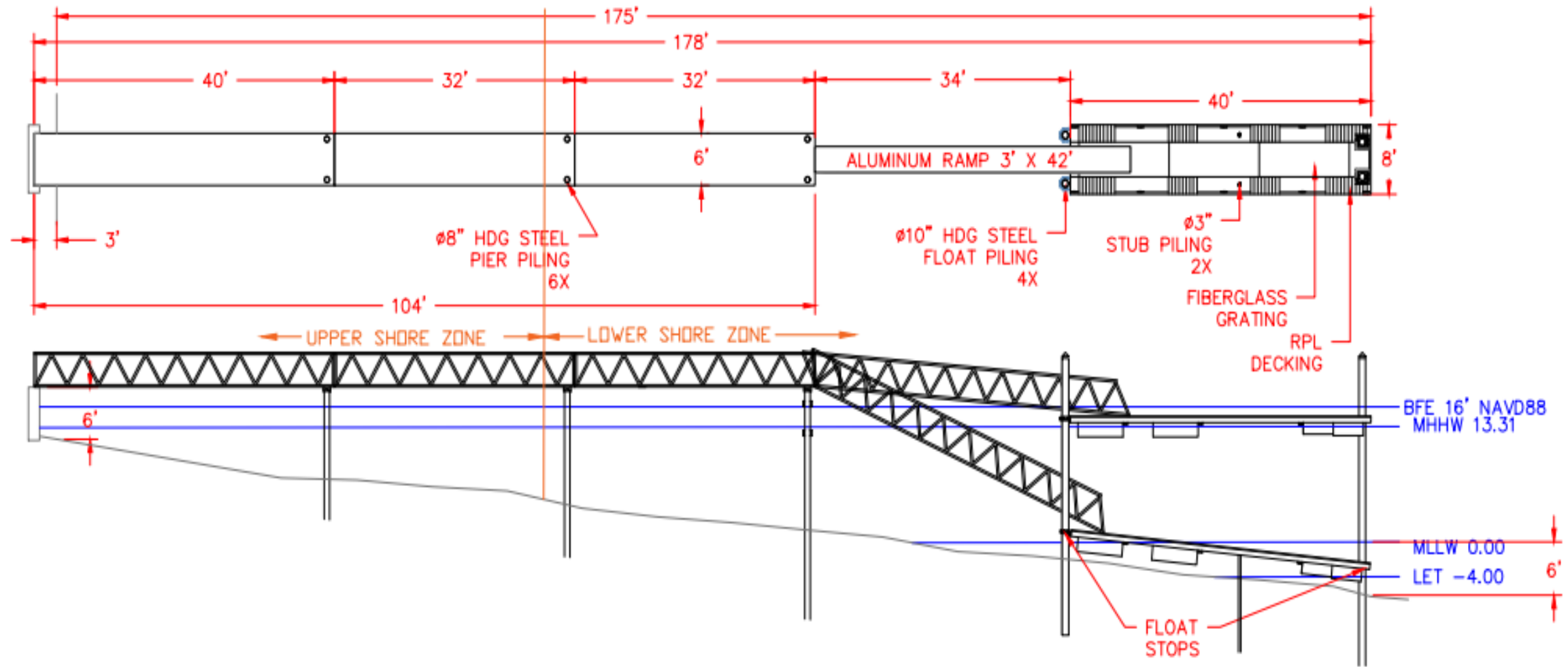


Blue/0120011055. Red/0120011056. Black/0120011009. Pink/boat launch. Dock proposed between black/pink.

Site Plan



Cross-Section and Elevation Plans



- Access to the sites is from the south, via 10th Ct., a private driveway, from a public right of way known as Hyak Drive
- The County Assessor lists the (3) parcels as the following:
 - 055 is 0.78 acres in size (incl. abutting private tideland) with approx. 120' of shoreline frontage with a single-family dwelling.
 - 056, 12.49 ac., (incl. abutting private tideland) w/approx. 50' of shoreline frontage, a 576-sf. detached garage/carport built in 1978, a tennis court, and a use code as 9101-RES NO PERK VAC LND REQ DOC.
 - 009, 0.74 ac. (incl. abutting private tideland) w/approx. 165' of shoreline frontage with an existing boat launch/ramp, and a 576-square foot, single-family dwelling built in 1940.

- The project site consists of 3 contiguous parcels on Fox Island, along the western edge of Hale Passage/Puget Sound
- Topography is relatively flat with slopes between 6-15 percent occurring at the point where all 3 parcels meet at the waters at the northeastern portions of each parcel.
- According to the habitat survey from Marine Surveys & Assessments dated 2/14/2022, “the site currently has three (3) mooring buoys, a concrete bulkhead and boat ramp. A small stream or drainage culvert was observed north of the boat ramp”.
- The western edge of Hales Passage is dotted with bulkheads as well as single-family & recreational docks & floats which appear to be common uses along the entire eastern edge of Fox Island.
- The shoreline of both immediate adjoining parcels is improved with manmade bulkheads.

Site Character

- The closest docks to the proposed dock on subject site ending in -1009 are located approx. 400' to the NW., on (0120011027) shown in historical photos dating back to 1998, and 600' to the SE., on (0120011026) shown in historical photos dating back to 1970.
- Staff has not reviewed for legality, any other structures on site or verified any other additional improvements

	LAND USE	SHORELINE	ZONING
North	Single-family residence (SFR)/ Puget Sound	Residential and Aquatic	Rural 10 (R10)
South	SFR/Hyak Drive	Residential and Aquatic	R10
East	SFR	Residential and Aquatic	R10
West	SFR	Residential and Aquatic	R10

Comments Received-----

- One public comment, to date, has been received by an adjacent neighbor concerning public beach access in proximity to the dock placement, the “enhanced needs” since a boat launch currently exists on site and if/whether any additional ramifications are expected.
- County Biologist has asked to include the following recommended Fish & Wildlife Habitat Area Conditions for wetlands and fish and wildlife section:
 - A Notice on Title for Habitats of Local Importance (Forage Fish/Herring Spawning) shall be recorded with the PC Auditor prior to building permit issuance.
 - The applicant shall implement & abide by the Compensatory Mitigation Plan, dated 5/3/22.
 - The applicant must provide evidence of the transaction of 61 conservation credits purchased from the Puget Sound Partnership for the South-Central Puget Sound where the project is located.
 - Please be advised that other County departments may have additional requirements associated with your project.

Comments Received

- Washington State Department of Ecology recommends a soil sampling and analysis of this site for arsenic and lead if the project involves soil movement/erosion control measures in place prior to any construction activity on the site.
- Squaxin Island Tribe commented that the project area has a high potential for the location of cultural resources but due to the nature of the project, have no specific cultural resource concerns for this project & will concur w/DAHP if a survey/additional requests are made.
- Puyallup Tribe of Indians commented that the proposal has a very high probability for impacting cultural resources. While the current project does not propose ground disturbance, please be aware that any future development of this site would require a cultural resource survey prior to ground disturbance.
- PC shoreline planning staff will be engaging with the applicant on the mitigation sequencing requirements of code and the specific criteria that must be demonstrated as part of the Substantial Development and Administrative Conditional Use permits

- Gig Harbor Community Plan
- Title 18A, Development Regulations – Zoning, the proposed project meets all requirement of this Title.
- Title 18 D, Environmental Regulations, DNS is likely to be issued on this project.
- Title 18 E, Development Regulations - Critical Areas
- Title 18S, Development Policies and Regulations – Shorelines
 - 18S.20.050 Residential Shoreline Env.
 - 18S.20.070 Aquatic Shoreline Env.
 - 18S.30.030 Ecological Protection
 - 18S. 30.080 Shoreline Modification
 - 18S.30.090 Water Oriented Development
 - 18S.40.140 Water Access Facilities
 - 18S.60.040 Shoreline Substantial Development Permit
 - 18S.60.050 Shoreline Administrative Conditional Use Permit
- Title 17A, Construction and Infrastructure Regulations – Site Development and Stormwater Drainage

Does the PAC believe that the applicant is meeting the Shoreline Substantial Development Permit and Shoreline Administrative Conditional Use Permit requirements or have any comments or recommendations?

Questions?

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Planning & Public Works

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