

GIG HARBOR PENINSULA ADVISORY COMMISSION (PAC)

Shoreline Substantial Development Permit: Timbertide LLC

Application No: 985450

Parcel No. 0122264098

Jenny Kreifels, Associate Planner

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# Project Proposal

- The applicant, Charles E. Allen requests approval of a Shoreline Substantial Development Permit (SD) to subdivide 13.6 acres into three (3) lots for the benefit of detached single-family residences, within the Conservancy Shoreline Environment Designation associated with Marble Creek.
- 11110 70<sup>th</sup> Avenue Northwest, Gig Harbor, Washington, in the Rural 5 (R5) zone classification.

# 2020 Aerial Photos

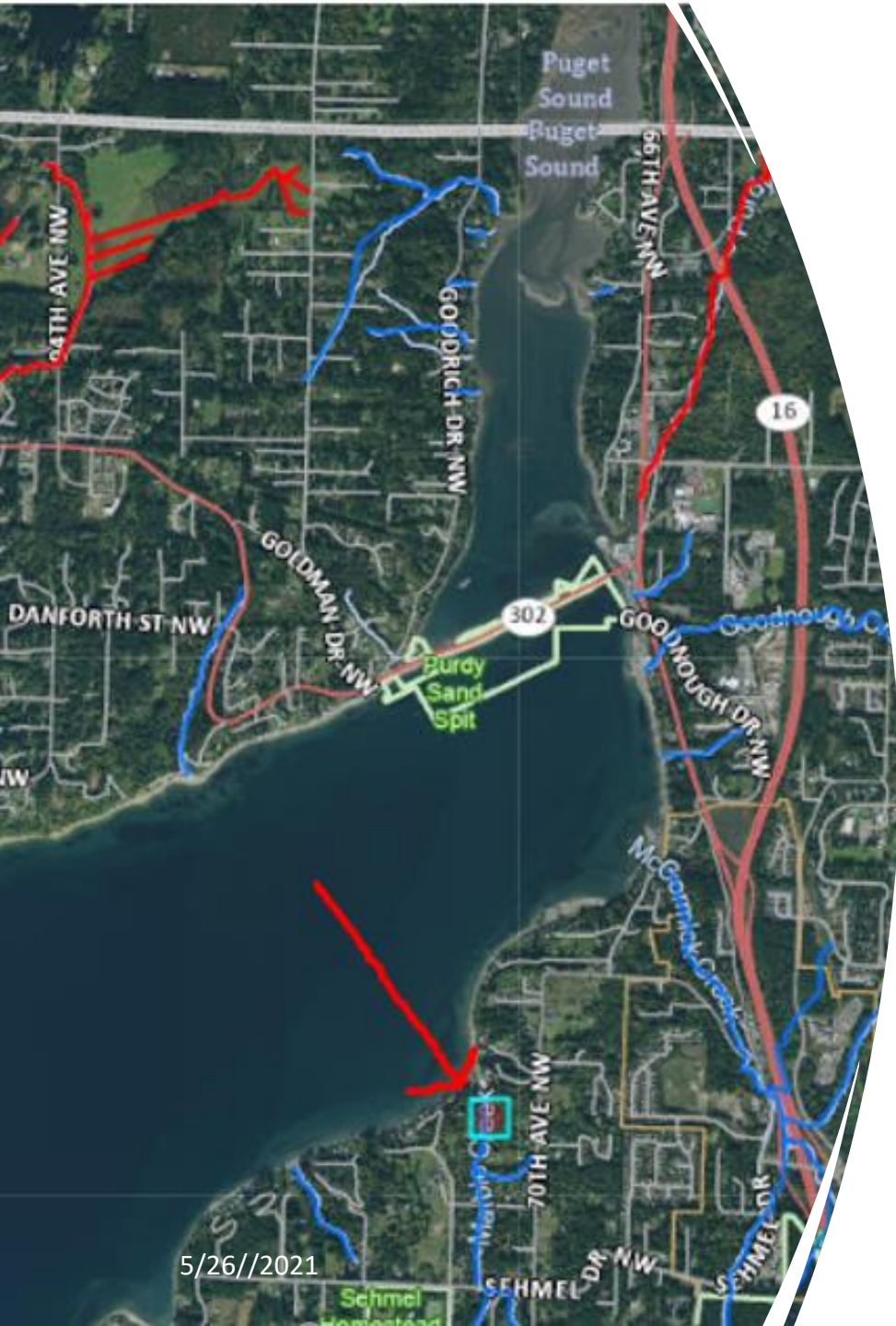
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Subject site highlighted in blue.



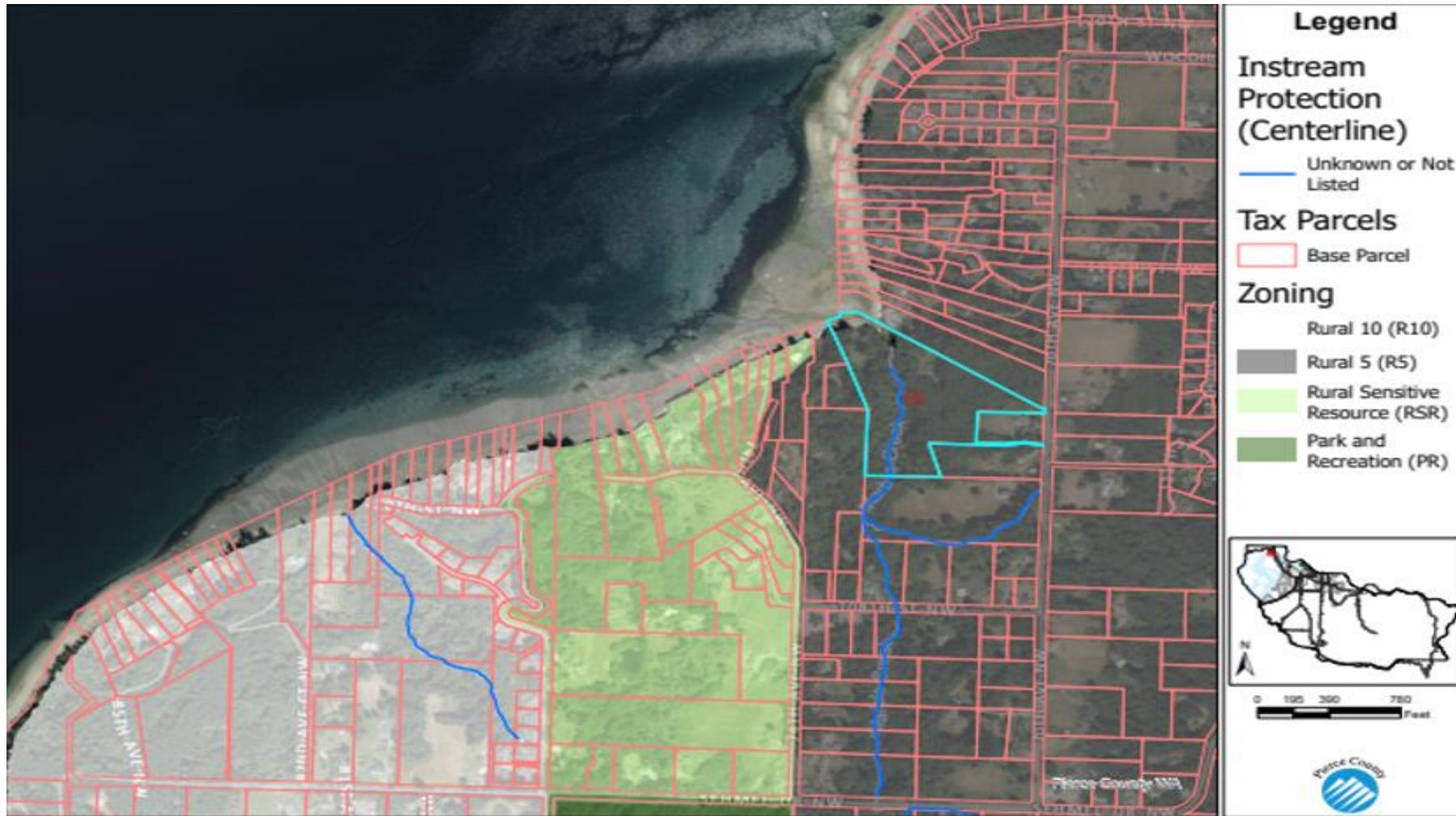
# 2020 County Vicinity Map

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5/26//2021

# County Zoning Map



**Subject site highlighted in blue showing associated Marble Creek.**

# County Historical Map

Subject site highlighted in blue shows proximity of structures to shoreline.





## Coastal Zone Atlas Photo (1977)



**Identifies the shoreline of parcel and proximity where Marble Creek and Henderson Bay converge.**



# Site Character

- The project site is along the eastern shores of Henderson Bay within the waters of Puget Sound with Marble Creek that runs in a north-south direction of the property.
- A BLA was approved in app. #969937 and recorded under AFN 202202025005, in February 2022, for access to future lots.
- The site is irregular in shape with rolling topography, heavily forested, and includes slopes of between approximately 10 to 40 percent across the site.
- A private access road via 70<sup>th</sup> Ave. N.W., is proposed to benefit the 1 existing/2 future lots.
- County Assessor lists the parcel as 13.6-acres in size (including abutting private tideland) with approximately 170 feet of shoreline frontage.
- Currently, the site is improved with a 1,704-square foot single-family residence, originally constructed in 1936, and a detached 600-square foot garage built in 1985.
- Staff found historical photos of structures along the shoreline, dating back to 1970.
- The Coastal Zone Atlas provided by the Dept. of Ecology identifies the shoreline of the parcel and area within close vicinity where Marble Creek & Henderson Bay waters meet).

## Surrounding Land Use / Shoreline / Zoning Designation

	LAND USE	SHORELINE	ZONING
North	Puget Sound	Aquatic Marine	N/A
South	Single Family Residence (SFR)	N/A	Rural 5 (R5)
East	SFR	N/A	R5
West	Vacant Land/SFR	Conservancy/Aquatic	R5

# Comments Received-----

- Department of Archaeology & Historic Preservation (DAHP) recommends a professional archaeological survey of the project area be conducted prior to ground disturbing activities, and also recommends consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.
- The Nisqually Indian Tribe, Squaxin Tribe, and Puyallup Tribe of Indians request a Cultural Resource Survey prior to project area disturbance.
- Peninsula Light Co. has asked for an easement provision on the final plat.
- Ecology comments received and found in documents of the online permit.
- A member of the public contacted staff, in favor of the proposal.

- 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 SDP requirements or have any comments or recommendations?**

## **Questions?**

Jenny Kreifels, Associate Planner

Planning & Public Works

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