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 70th Avenue Northwest, Gig Harbor, Washington, in the Rural 5 (R5) zone classification.
2020 Aerial Photos

Subject site highlighted in blue.
Subject site highlighted in blue showing associated Marble Creek.
County Historical Map

Subject site highlighted in blue shows proximity of structures to shoreline.
Site Plan/Proposed
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 70th 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

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<thead>
<tr>
<th></th>
<th>LAND USE</th>
<th>SHORELINE</th>
<th>ZONING</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Puget Sound</td>
<td>Aquatic Marine</td>
<td>N/A</td>
</tr>
<tr>
<td>South</td>
<td>Single Family Residence (SFR)</td>
<td>N/A</td>
<td>Rural 5 (R5)</td>
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<tr>
<td>East</td>
<td>SFR</td>
<td>N/A</td>
<td>R5</td>
</tr>
<tr>
<td>West</td>
<td>Vacant Land/SFR</td>
<td>Conservancy/Aquatic</td>
<td>R5</td>
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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.
Governing Regulations

• 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?

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