



Preliminary Plat: Firdrona Drive

Application Numbers: 982712 and 982950
Parcel Numbers: 0222301019 and 0222301021

Gig Harbor Peninsula Advisory Commission (PAC) Public Meeting: July 13, 2022, at 6:30 p.m., at City of Gig Harbor, southeast entrance, 3510 Grandview Street, Gig Harbor, WA 98335

Proposal: The applicants request approval of a Preliminary Plat to subdivide two contiguous parcels, for a total area of 4.9 acres, into 16 single-family residential lots to be served by Peacock Hill Water, private road, a mix of on-site septic systems and a community septic tract, and stormwater management tracts.

Project Location: The site is located at 4002 Firdrona Drive NW, Gig Harbor, WA, in the Single-Family (SF) zone classification and the Gig Harbor Peninsula Community Plan area, within the NE ¼ of section 30, T22N, R2E, W.M., in Council District #7.

Staff Review: Staff has reviewed the proposal for compliance with all policies, codes, and regulations.

State Environmental Policy Act (SEPA): A SEPA checklist was submitted for this application. Pursuant to the State Environmental Policy Act and the Pierce County Environmental Regulations (Pierce County Code, Title 18D), the Department has reviewed the proposal and determined that a Determination of Nonsignificance (DNS) is likely to be issued. Issuance of a DNS means that the County has determined the proposal is not likely to result in any probable significant adverse environmental impacts.

County Contact: Mojgan K. Carlson, Senior Planner, (253) 798-7234,
mojgan.carlsn@piercecounitywa.gov

Pierce County Online Permit Information:

<https://pals.piercecounitywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=982712>



Project Data:

Application Complete: March 3, 2022

IPR Mailed Date: July 6, 2022

Owner/Applicant: Robert and Vivian Shaw
7416 Sunnyside Road East
Salem, OR 97306-95568236
Vivian7075@aol.com

Agent: CES NW
Attn: Craig Deaver
429 29th Street NE, Suite D
Tacoma, WA 98372
cdeaver@cesnwinc.com

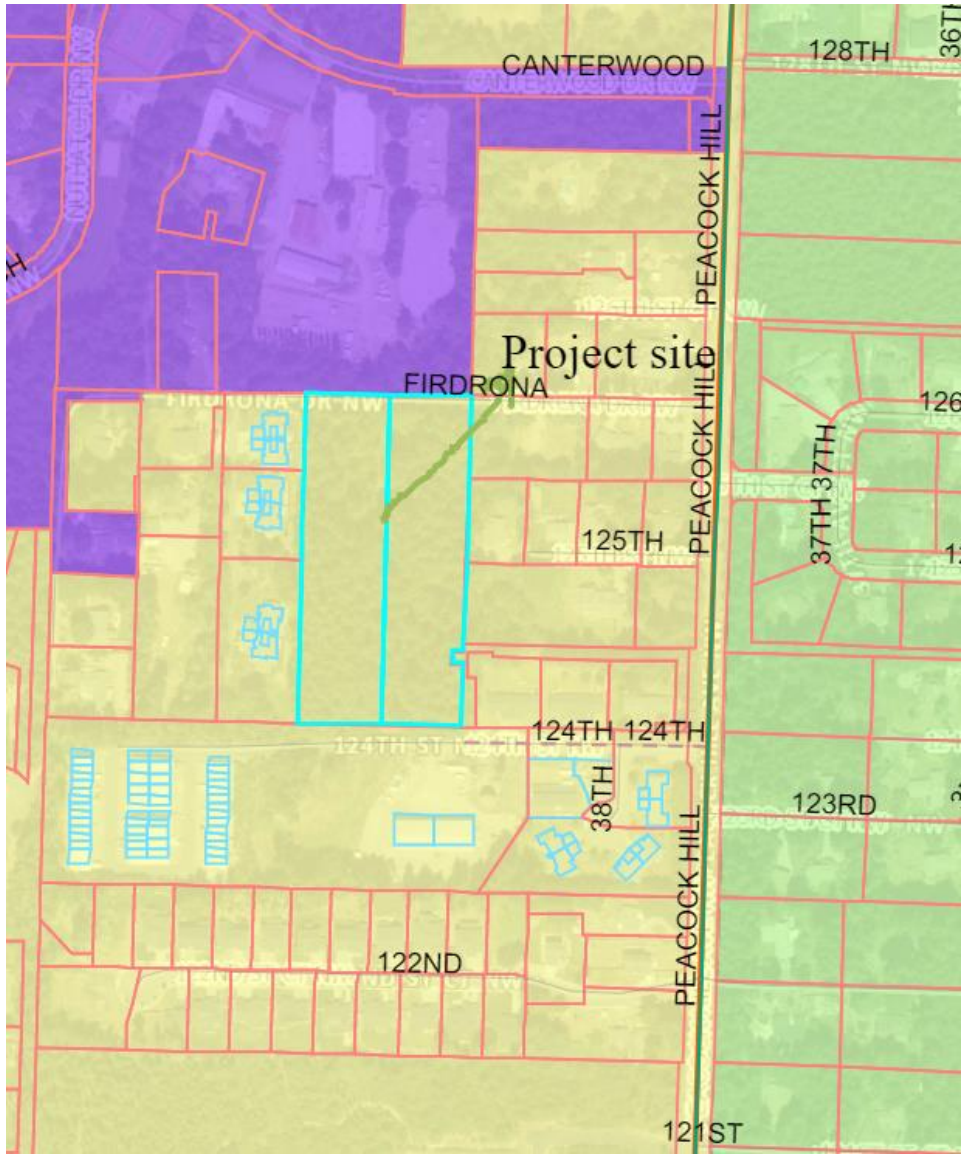
Public and Legal Notice

- *March 23, 2022*: Notice of Application (NOA) and Public Meeting Notice, including the 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.
- *March 29, 2021*: Public Notice sign was posted on the site, confirmed with a Declaration of Posting.
- *May 23, 2022*: A Revised NOA and Public Meeting Notice was sent to property owners within a radius of 300 feet, but not less than two parcels deeps, around the exterior boundaries of the subject property, indicating the PAC meeting will be held in person only.
- *June 29, 2022*: Legal notice was published in the official County newspaper (*Tacoma News Tribune*), advertising the PAC public meeting.




2020 County Ortho Photo



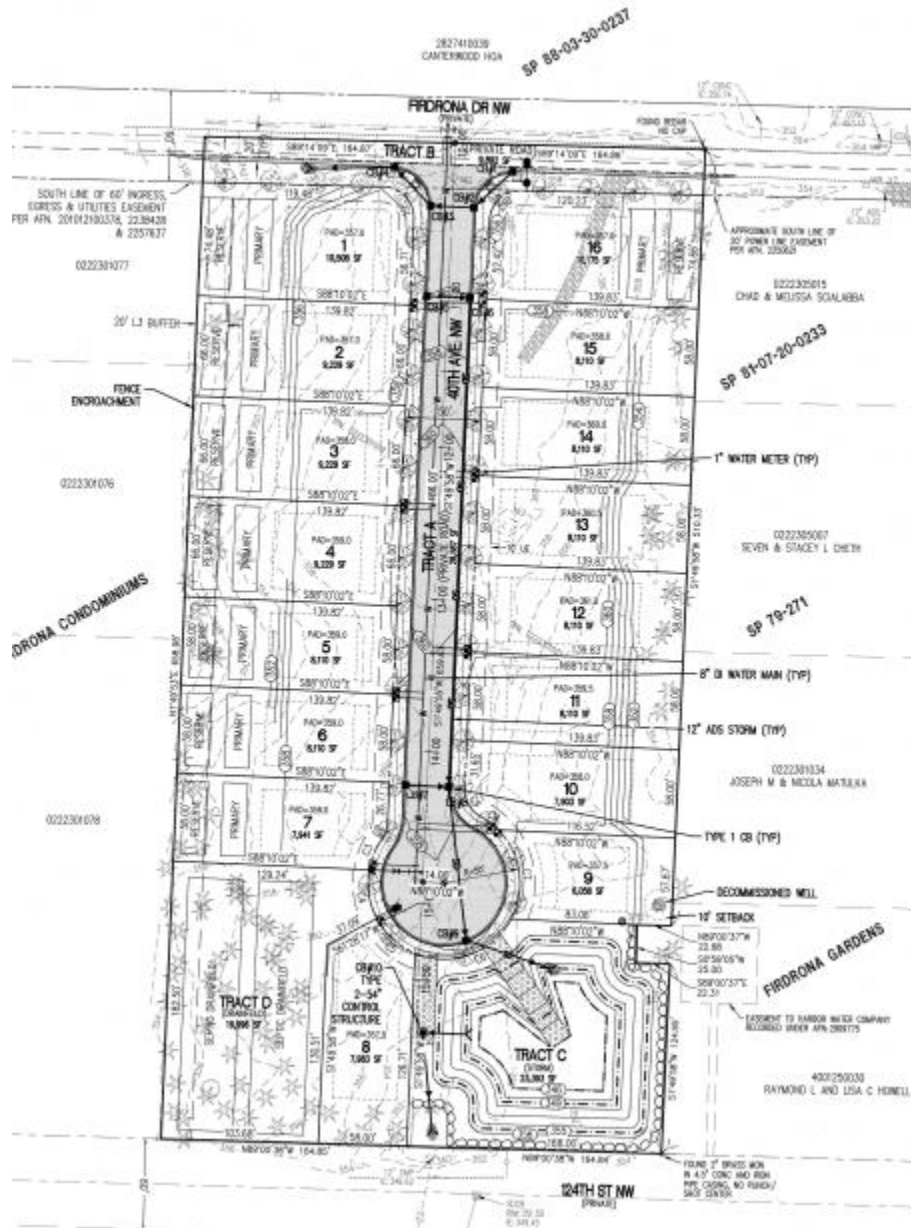
Existing Zoning: Single-Family (SF)



Zoning

-  Single-Family (SF)
-  Master Planned Communities (MPC)
-  Rural Sensitive Resource (RSR)

Proposed Site Plan



Site Characteristics

Staff conducted a site visit on March 16, 2022, and observed the following:

- The project site consists of two contiguous parcels encompassing approximately 4.9 acres, or 4.09 net developable acres located on the south side of Firdrona Drive NW and north side of 124th Street NW.
- The entire proposed plat is located in the Gig Harbor Peninsula Community Plan area, and it is zoned Single Family (SF).
- The County Assessor lists the easterly parcel (0222301021) as 2.49 acres in size and the westerly parcel (0222301019) as 2.5 acres in size.

- The long axis of the parcel is oriented in a north-south direction with rolling topography sloping down from east to west and north to south.
- Both parcels are rectangular in shape, currently vacant, and covered with mature second growth forest
- The access to the site is via Firdrona Drive NW, which is located to the north of the project site.

Surrounding Land Use / Zoning Classification

LAND USE		ZONING
North	Firdrona Drive NW	Single Family (SF)
South	124 th Street NW and Firdrona Mini Storage	SF
East	Single-family residences and vacant lot	SF
West	Condo-Duplexes	SF

Note:

Scott Sissons, County Biologist, commented that no fish and wildlife constraints were identified on this site and no wetland review will be required for the project per PCC Section 18E.20.035.B-“Review Waiver Allowance”.

Activities that are within a fish and wildlife habitat area buffer or wetland buffer but that are separated from the critical area by an existing permanent substantial improvement which serves to eliminate or greatly reduce the impact of the proposed activity upon the critical area.

Comments from Agencies and Public

Written comments received on this proposal may be found by accessing the Online Permit Information referenced on Page 1. The substance of these comments will be reflected, where appropriate, in the conditions of approval.

- County Staff received no written comments from members of the public.
- Various public agencies have provided comment. None are opposed to the project.
- City of Gig Harbor has exempted the project from all City sewer requirements; however, since the project is located within the city’s UGA, the city has required the plat to design and construct a dry sewer system for future connection.
- Both the Squaxin Island Tribe and Nisqually Indian Tribe request notification of any Inadvertent Discoveries of Archaeological Resources/Human Burials for this project

Initial Staff Review for Consistency with Applicable Land Use Policies and Regulations

The proposal is subject to review for conformance with Pierce County plans, codes, and regulations.

Title 19A, Pierce County Comprehensive Plan

Examples of applicable goals and policies in the Pierce County Comprehensive Plan include, but are not limited to, the following:

GOAL LU-17 Establish a minimum, base, and maximum density for all residential zones.

LU-17.1 Ensure additional criteria are met if a property is developed at a density higher than the base.

GOAL LU-19 Require clustering on all residential lands within the Urban Growth Areas where sewers are not available.

GOAL LU-21 Urban level facilities and services must be provided prior to or concurrent with development.

LU-21.1 These services include, but are not limited to, water, adequate sewage treatment, stormwater and surface water management, and roads, where appropriate.

LU-21.2 Other types of services could include schools, sidewalks, bicycle paths, trails, parks, and recreation.

GOAL LU-22 When creating new lots or placement of new housing in urban areas where sanitary sewer is planned but not yet available, consider a design, such as "shadow platting", which would allow for increased densities once sanitary sewer is available to the specific property, provided Health Department requirements are met.

Title 19A Appendix E: Gig Harbor Peninsula Community Plan

Examples of applicable goals and policies in the Gig Harbor Community Plan include, but are not limited to, the following:

- GOAL GH LU-2 Infill development should be designed to be compatible with the established neighborhood through transitions in housing density, screening, or other appropriate methods.
- GOAL GH LU-3 Residential density within the unincorporated portion of the Urban Growth Area should average 4 dwelling units per acre.
- GOAL GH D-2 Urban development standards shall be provided for all new urban developments. These standards will include sidewalks, street trees, street lighting, and parks
 - 2.9 Require sidewalks along the development's frontage road.

Title 18A, Development Regulations – Zoning

- **Residential Density (18A.15.020)**

Within the Gig Harbor Community Plan area, the Single Family (SF) zone has a minimum, base, and maximum residential density of four dwelling units per acre.

The minimum lot size is 5,000 square feet for 5 or more lots and minimum lot width is 70 feet; however, minimum lot width may be reduced by multiplying the lot area by 0.007.

Within urban zone classifications the allowable number of dwelling units shall be calculated by multiplying the net developable acreage by the allowed density in dwelling units/acres. Net developable acreage is the result of gross site acreage minus:

- 1) Environmentally constrained lands;
- 2) Private road or vehicle access easements;
- 3) Shared access facilities serving two or more lots; and
- 4) Public road right-of-way; provided, however, that any portion of proposed or future public right-of-way identified through the Pierce County Transportation Corridors and Connectors Right of Way Preservation Map, Chapter 19D.50 PCC, and not required for the development of the project at the time of application, shall not be deducted from the gross site acreage.

Staff Comment: The application materials identify the net developable acreage for the property as 4.09, which equates to 16.36 lots rounded down to 16 lots. All lots meet minimum lot size and lot width requirements (proposed lot area x 0.007). The proposal meets density requirements of 4 dwelling units per acre.

Per Section 18A.14.040, the required setbacks in the SF zone is as follows:

- Front 25 feet (12-foot porch, 15-foot house, and 25-foot garage)
- Side 8 feet
- Rear 30 feet, with a maximum building height of 35 feet

Title 18D, Development Regulations – Environmental (June 30, 2016)

The proposal is not exempt from Environmental Review. Pursuant to the State Environmental Policy Act and the Pierce County Environmental Regulations (Pierce County Code, Title 18D – Environmental Regulations), the Pierce County Environmental Official designate has reviewed this project and intend to issue a Determination of Nonsignificance (DNS) for this project.

Title 18J, Development Regulations – Design Standards and Guidelines

Countywide Design Standards

- **Site Design (18J.15.015)**. The purpose of this Section is to promote site design that minimizes modifications to natural topography to preserve land, water, and soil relationships that are essential for sustaining plant and animal habitat.

Staff Comment: The project will be required to meet standards in this section. Application for a site development permit has not been made as of the drafting of this report.

- Site Clearing (18J.15.020). The primary purpose of this Section is to establish standards for site clearing and the retention of vegetation to minimize changes in natural hydrologic functions within natural drainage areas.

Staff Comment: The proposal is not within an open space corridor. Clearing shall be limited to the area of approved impervious surfaces, replacement landscaping, utilities, and a working envelope around such areas of not greater than 10 feet in depth. Application for a site development permit has not been made as of the drafting of this report.

- Tree Conservation (18J.15.030). The purpose of this Section is to retain and/or restore the overall tree canopy in the County by using plant materials as a unifying element and tool to protect the health, safety, and welfare of the public.

Staff Comment: Per Table 18J.15.030-2 “General Minimum Tree Unit Density” the proposal is within the Urban Residential area and requires that 30 tree units per net developable acreage be provided along with retention of 30% of the significant trees. The net developable acreage of this site is 4.09 acres which would require a minimum of 123 tree units to remain or be planted (4.09 acres x 30 tree units /ac = 122.7).

Based on the submitted site plan, there will be 244 tree units retained on the site, of which 73 are significant tree units. There are a total of 148 trees considered to be significant trees. As stated previously, per Section 18J.15.030.F.3, 30% of 148 significant trees, or 45 significant trees, must be retained on this site (148 significant trees x 30% = 44.4 significant trees). However, based on the submitted information, only 25 or 17% of significant trees will be retained which means the applicant must apply for a Site Plan Review (SPR) approval to deviate from the design standards. It is unclear from the tree retention plan which of the trees are the 148 significant trees. The applicant has been asked to clarify the location of those trees and provide a better legend on the site plan/tree retention plan to be submitted for the project.

In addition, staff has concerns with the legend on the submitted plan as it appears that the applicant is counting trees on the reserve drainfield areas of proposed Lots 1-7 and 16 as well as community drainfield Tract D to be retained where those trees will be removed for the original drainfield or a replacement in the future. An SPR may also be required if the applicant cannot meet the 244 tree units required by preserving trees on Lots 11-15 and by planting street trees.

Staff will require the applicant to place a note on the plat stating, “significant trees shown on the plat cannot be removed or replaced without approval of the Planning department.”

- Landscape Buffers (18J.15.040) The purpose of this Section is to use landscaping and buffering concepts to promote compatibility between land uses by reducing the visual, noise, and lighting impacts of development on users of the site and abutting uses.

Staff Comment: The project site abuts single-family residences to the east and duplexes to the west. The applicant has shown the L3 buffer along the west property line of the Preliminary Plat.

Street Trees (18J.15.050)

Staff Comment: The Street trees are required at 1 per 30 lineal feet to be installed along the road frontage as well as all new and improved rights-of-way. The applicant has shown street trees along the north property line (Firdrona Drive NW) and both sides of Tract A (private road).

- Infill Compatibility (18J.15.060)

Staff Comment: The project will be required to meet standards in this section along the east property line as two (northerly) of the three parcels along the east property line are less than one acre in size.

- Dry Sewer Lines (18J.15.160)

Staff Comment: The City of Gig Harbor has requested the applicant to design and construct a dry sewer line system with the intent of connecting to a future gravity sewer main in Peacock Hill Avenue, which is located approximately 465 feet to the east of the project site.

- Stormwater Facilities (18J.15.170)

Staff Comment: The proposal includes a 23,393-square foot Tract (C) to be used for storm drainage as well as tree conservation. No site development plans have been submitted as of the writing of this report. Stormwater facilities shall meet the requirements of this section.

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 Peninsula Community Plan? If not, how can it be made consistent?

Other Questions or Concerns?

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