

**SHORELINE SUBSTANTIAL DEVELOPMENT  
PERMIT/SHORELINE VARIANCE: CAKIR  
BULKHEAD REPAIR, RETAINING WALLS, AND BEACH  
ACCESS STAIRS  
(1004777, 1004778, 1004779)**

Robert Perez, Planner  
Pierce County Planning & Public Works

March 22, 2023

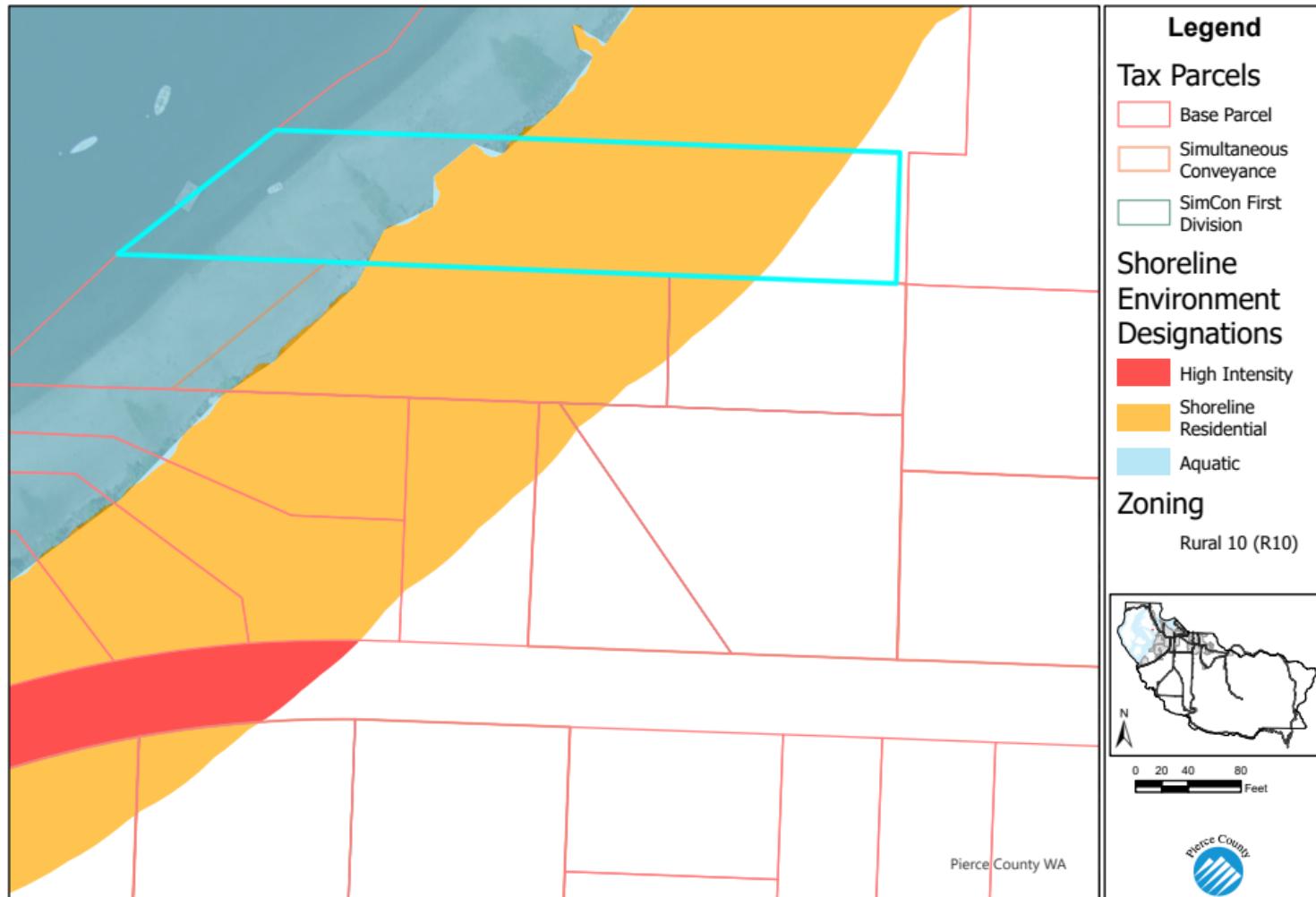
Peninsula Advisory Commission

# The Proposal:

The applicant is requesting to build a upland retaining wall within the shoreline buffer, replace the bulkhead, and relocate beach access stairs.

# 2022 Ortho Photos

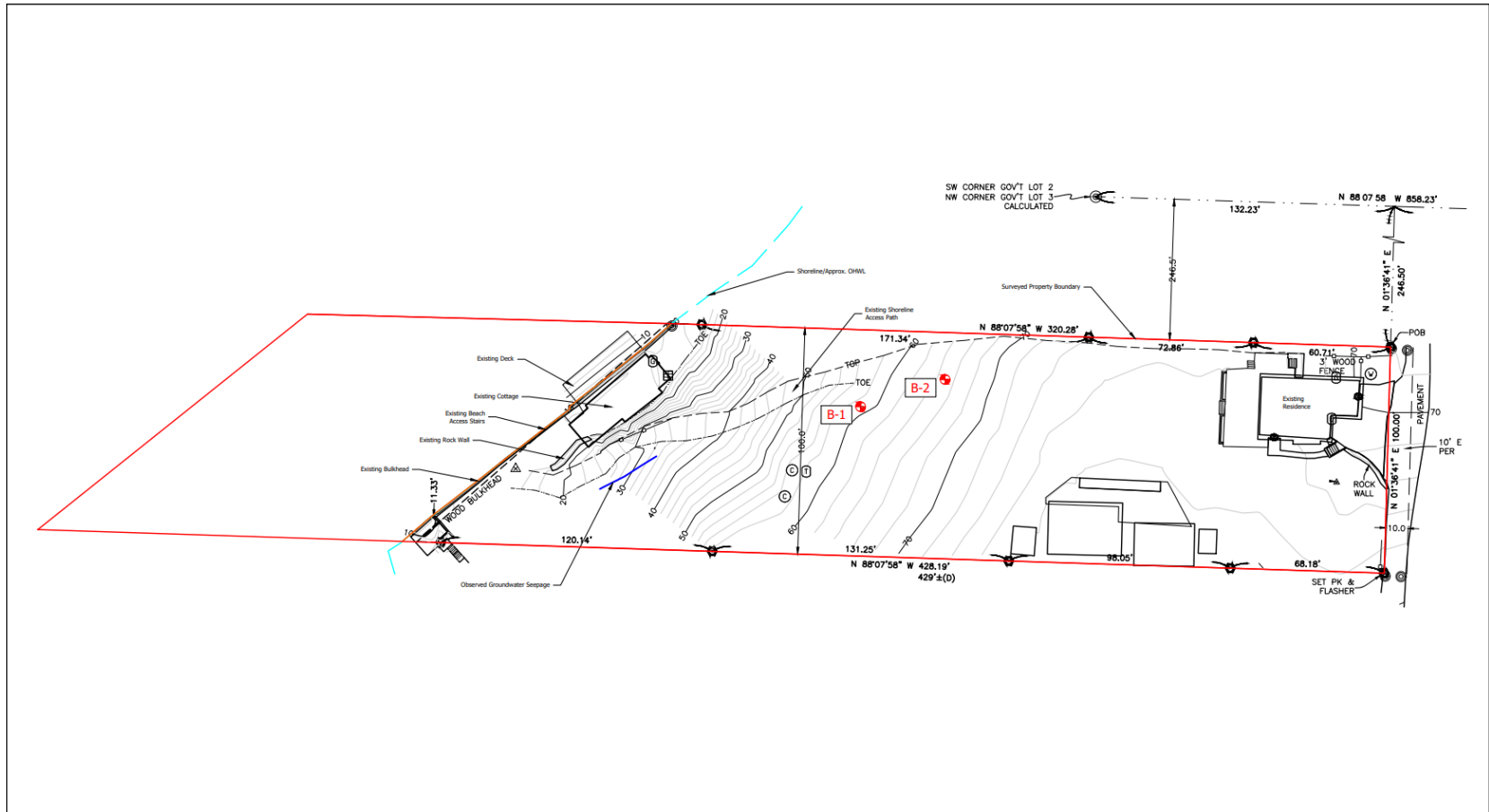




*The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.*

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# Proposed Site Plan



**Notes:**  
 Site Plan created from Thornton Land Surveying Exhibit Map and  
 Pierce county public gis aerial photograph  
 (<https://matterhornwab.co.pierce.wa.us/publicgis/>)

- B-1 Approximate Boring Location
- Slope Stability Cross Section (A-A')




**GEORESOURCES**  
 earth science & geotechnical engineering  
 4809 Pacific Hwy. E. | Fife, Washington 98424 | 253.896.1011 | [www.georesources.rock](http://www.georesources.rock)

**Site and Exploration Plan (Existing)**

Proposed Bulkhead Replacement and  
 Substantial Shoreline Development Improvements  
 4015 - 10th Street Northwest  
 Pierce County, Washington  
 PN: 0221311007

DocID: Cakir.10thStNW	August 2022	Figure 1
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- The bulkhead and retaining walls are classified as shoreline stabilization.
- Measures to protect development in or near an active shoreline erosion hazard area include, in order of priority: (a) locating development so it does not require shoreline stabilization, (b) soft stabilization methods, and then (c) hard stabilization methods. See Chapter 18E.110 PCC for Erosion Hazard Area regulations.
- Shoreline stabilization measures are allowed only after the applicant has demonstrated that locating development a sufficient distance from the shoreline, including a location outside shorelines, to prevent shoreline erosion impacts to the development is not feasible
- Hard armoring shoreline protection measures shall not be allowed for protection of a proposed structure when it is determined that the proposed structure can be located landward of the 120-year regression area.
- Stabilization measures shall not exceed the minimum actions necessary to address the erosion impacts.

# QUESTIONS?

Robert Perez, Planner

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March 22, 2023

Cakir SD/SV