

# Initial Project Review

## Preliminary Plat: The Ranch At Crescent

**Application Numbers: 1006805, 1007741**

**Related Application Number: 1006806**

**Parcel Numbers: 0222204003**

**Gig Harbor Peninsula Advisory Commission (PAC) Public Meeting: May 10, 2022, at 6:30 p.m.**, at the City of Gig Harbor, southeast entrance, 3510 Grandview Street, Gig Harbor, WA 98335

**Proposal:** Applicant requests to subdivide one lot (a combined 32.49-acres) into 7 lots and a large open space tract. The properties will be served by Peninsula Light, private wells, and individual onsite septic, and a private road, 131<sup>st</sup> Street Northwest.

**Project Location:** The site is in the Rural Sensitive Resource (RSR) zone classification and Gig Harbor Community Plan area, located at 13107 Crescent Valley Drive Northwest, Gig Harbor, WA, within the SE ¼ of Section 20, T21N, R1E, W.M., in Council District #7.

**Review Summary:** County staff has reviewed this proposal for compliance with all applicable policies, codes, and regulations. The County finds, based on an initial project review, that some version of the proposal could be found to be consistent with the applicable codes and regulations, subject to conditions. A six-lot single-family subdivision was previously approved on this parcel on July 18, 2013, as per application 684173. This approval has since expired, and a modified proposal has been submitted.

**State Environmental Policy Act (SEPA):** The proposal is being reviewed by the Pierce County Environmental Official designate, pursuant to the State Environmental Policy Act and the Pierce County Environmental Regulations, Title 18E. No determination has been reached at this time.

**County Contact:** Brian Bischof, Associate Planner, 253-798-2987,  
[brian.bischof@piercecountywa.gov](mailto:brian.bischof@piercecountywa.gov)

### Pierce County Online Permit Information:

<https://pals.piercecountywa.gov/palsonline/#!/permitSearch/permit/departmentsStatus?applPermitId=1006805>



## Project Data

Application Date: March 3, 2023

IPR Mailed Date: May 3, 2023

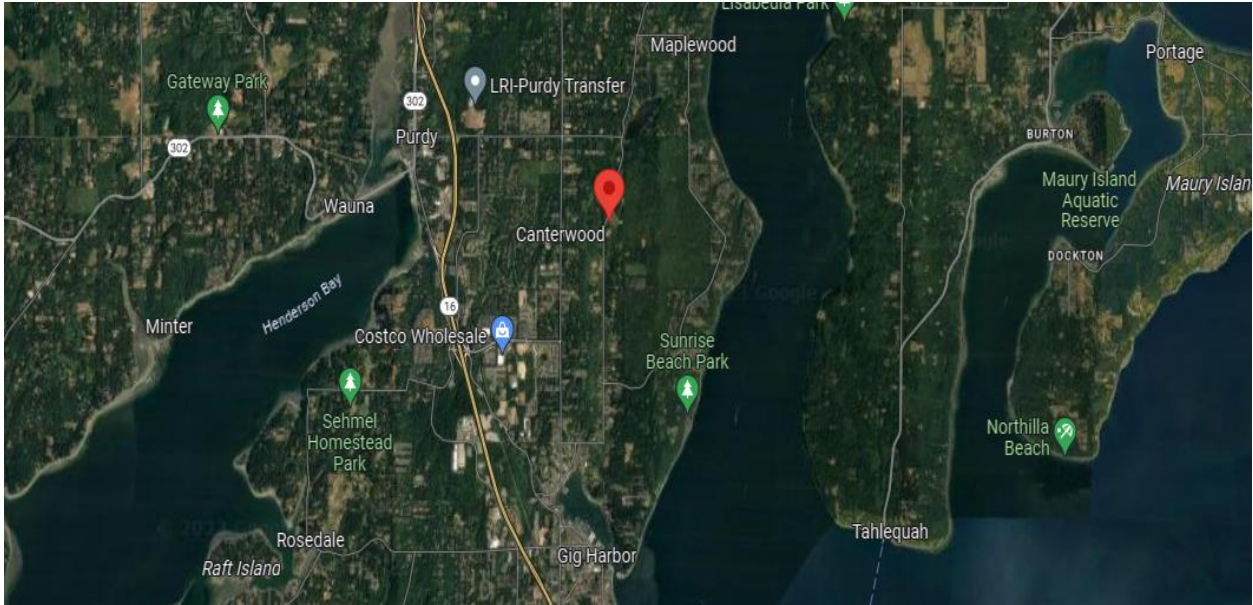
Property Owner: HNK Crescent LLC  
Attn: Todd Hardin  
PO Box 159  
Gig Harbor, WA 98335  
[thardin.hnk@gmail.com](mailto:thardin.hnk@gmail.com)

Agent/Applicant: Carl Halsan  
PO Box 1447  
Gig Harbor, WA 98335  
[carlhalsan@gmail.com](mailto:carlhalsan@gmail.com)

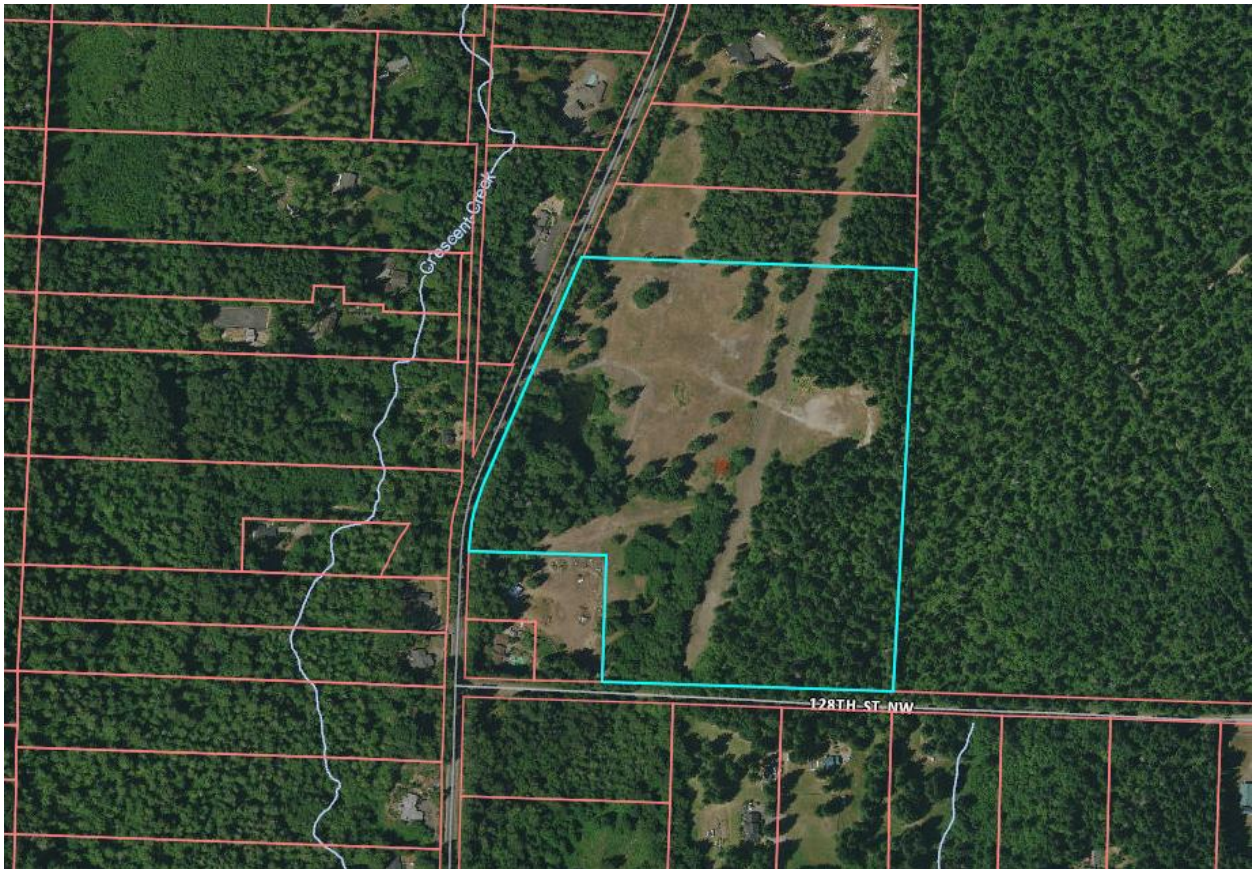
## Public and Legal Notice

- *March 15, 2023*: Notice of Application (NOA) and Public Meeting Notice, including the Gig Harbor Peninsula Advisory Commission (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, 2023*: The site was posted with a Public Notice sign, confirmed with a Declaration of Posting.
- *April 26, 2023*: Legal Notice was published in the official County newspaper (*The News Tribune*), advertising the public meeting to be held by the PAC.

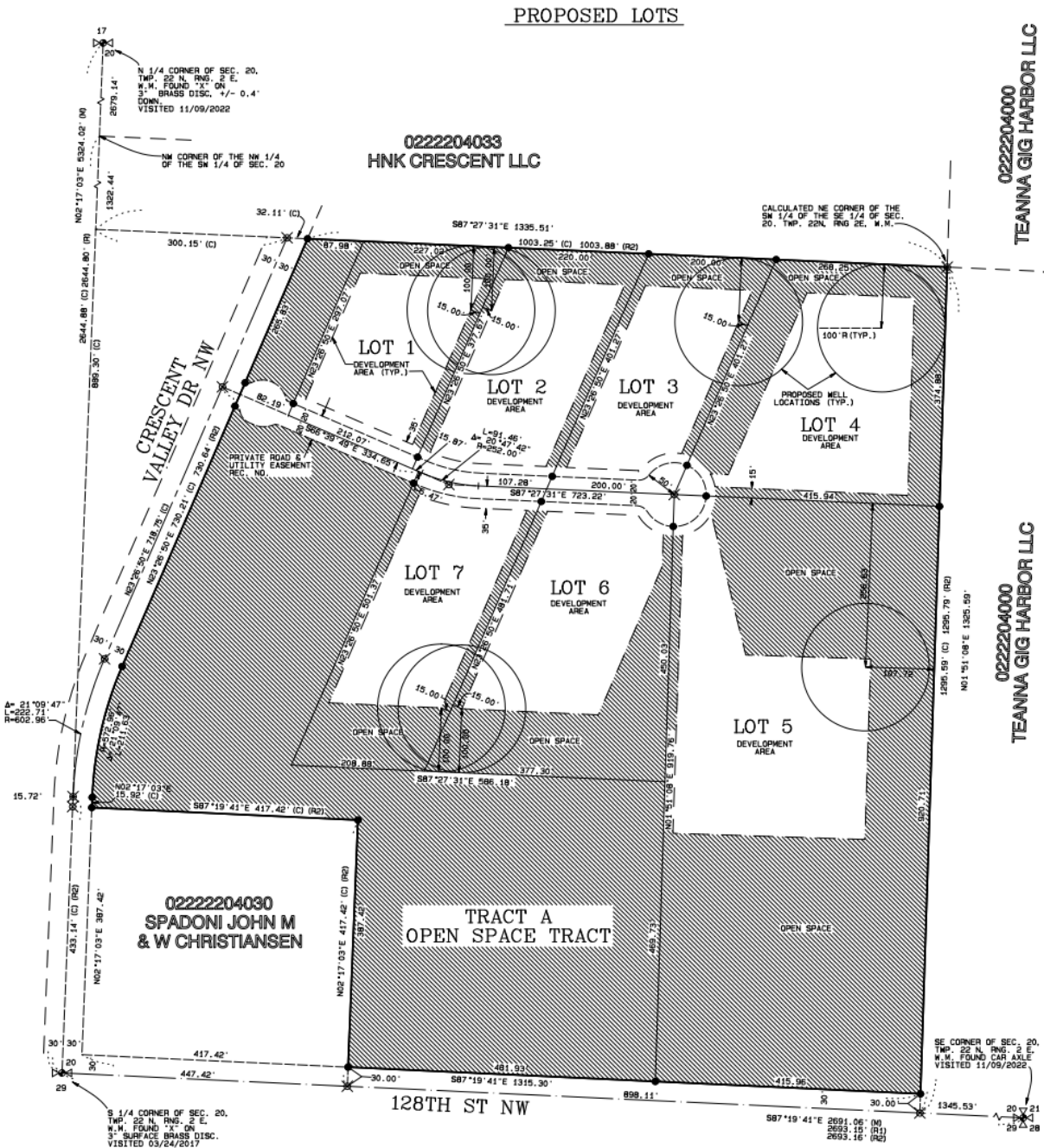
## Vicinity Map



## 2021 County Aerial Photo



# The Ranch at Crescent Preliminary Plat Drawing



## Public and Agency Review Comments – Preliminary Plat

Comments have been received to date on the plat from the following departments and agencies:

Cartography: Provided comments concerning the road name.

Department of Ecology: Supplied standard comments concerning Solid Waste Management and Water Quality and Water Resources.

Development Engineering Section of Planning and Public Works (PPW): Development Engineering has completed their initial review and sent the applicant their first round of redlines.

Fire Prevention Bureau (FPB): The FPB has requested a certificate of water availability and water system vicinity map from Washington Water.

Floodplain Services: The Floodplain Services section has requested that the mapped flood hazard be shown on the plat map.

Resource Management: Scott Sissons, Biologist, confirmed via the submitted report and a site visit that a category two (2) wetland is located on the southwestern portion of the property. This wetland and its associated buffer will be entirely located within the open space tract(s).

Tacoma Pierce County Health Department (TPCHD): The onsite septic and drinking water proposals are under review by TPCHD staff.

**Surrounding Land Use / Zoning Designation**

LAND USE		ZONING (Title 18A)
North	Single Family Residential	Rural Sensitive Resource (RSR)
South	Single Family Residential	RSR
East	Forest Land	Rural 10 (R10)
West	Single Family Residential	RSR

**Utilities/Public Facilities**

Utility service and public facilities are proposed as follows:

- Water - Individual Wells
- Sewer- Individual Onsite Septic
- Power - Peninsula Light
- School- Peninsula School District

**Governing Regulations**

The proposal has been reviewed for conformance with the following goals, policies and requirements:

- Title 19A Comprehensive Plan - January 1, 1995, as amended
- Title 17A Construction and Infrastructure Regulations – Site Development and Stormwater Drainage
- Title 17B Construction and Infrastructure Regulations – Road and Bridge Design and Construction Standards
- Title 18 Development Regulations - General Provisions
- Title 18A Development Regulations – Zoning
- Title 18D Development Regulations - Environmental
- Title 18F Development Regulations - Land Division and Boundary Changes
- Title 18J Design Standards and Guidelines

History: The original application was for a seven-lot single-family subdivision and a six-acre gravel mine. The gravel mine required a Planned Development District (PDD) approval. A revised plat layout that eliminated the PDD request and the mine proposal and one single-family lot was submitted on July 12, 2012, with clarifying information received on August 31, 2012. A six-lot single-family subdivision (application #684173) was subsequently approved on this parcel on July 18, 2013. This approval has since expired, and the subject modified proposal has been submitted.

#### Site Characteristics:

- The western half of the project site is located in the floor of Crescent Valley and slopes gradually from south to north. The majority of the western half of the property has been cleared of forest cover, with the exception of the southwest corner, which also contains an open water wetland.
- A single-family home and detached garage, to be demolished as part of the plat development, is located off Crescent Valley Drive NW in the northwest part of the project site.
- The eastern half of the property is characterized by steep, wooded slopes, with the exception of an open area at the base of the slope in the northeast part of the plat where a small gravel pit operation took place in the past.
- The project site is bordered on the north by vacant, partially cleared lots on the valley floor; on the east by forestland; on the south, across 128th Street NW, by a mix of single-family large lots and vacant, wooded large lots; and on the west, across Crescent Valley Drive NW, by a mix of single-family large lots and vacant, wooded large lots.
- The project site and properties to the north, west, and south are currently zoned Rural Sensitive Resource (RSR). The property to the east is zoned Rural 10 (R10). At the time of application of the preliminary plat on April 28, 2010, the east side of Crescent Valley Drive was still zoned R10. The zoning changed to RSR on June 1, 2010.

#### **Review Responsibility**

The following list includes jurisdictional areas for County departments and divisions involved in the review and administration of this proposal:

- A. Planning and Public Works (PPW), Planning Division:
  - Current Planning verifies compliance with the Pierce County Comprehensive Plan, Gig Harbor Community Plan, and development regulations including zoning, critical areas, land divisions, design review, and potential environmental impacts.
  - Development Engineering reviews for drainage, erosion control, site development, survey, landslide and erosion hazard, lot dimensions, and road standards.
  - Resource Management reviews for wetlands and critical fish and wildlife habitat.
  - Cartography reviews road names and addresses.
  - Floodplain Services reviews for flood zones and floodways.

- B. Planning and Public Works, Sewer and Transportation Divisions:
- Transportation Services reviews for traffic.
- C. Fire Prevention Bureau reviews for emergency vehicle access and fire flow.
- D. Tacoma-Pierce County Health Department reviews for wastewater disposal and potable water.

## **Initial Planning and Public Works (PPW) Staff Review for Consistency with Land Use Policies and Regulations**

### **Title 18A, Development Regulations - Zoning**

The 32.49-acre project site is zoned Rural Sensitive Resource (RSR), with a density of 1 dwelling unit per 10 acres. The applicant proposes to use the RSR density incentive that allows for 2 dwelling units per 10 acres (PCC 18A.15.020 E.2.e). Seven (7) dwelling units at 2 dwelling unit per 10 acres (29.58 acres x 0.2 dwelling units/acre = 6.48 rounded to 6 as per 18A.15.020.A.4).

### **Title 18J, Development Regulations – Design Standards and Guidelines County-wide Design Standards:**

Tree Conservation (18J.15.030): For rural residential uses, the minimum tree unit density requirement is 40 tree units per acre.

Exterior Illumination (18J.15.085): The plat must meet applicable portions of this design standard.

Low Impact Development (LID) (18J.15.140): This section will need to be met in coordination with the Development Engineering division if applicable.

Stormwater Facilities (18J.15.170): This section will need to be met in coordination with the Development Engineering division if applicable.

### **Section 18J.40 Gig Harbor Community Plan Area Design Standards and Guidelines**

Per Table 18J.40.020-1 the following sections of the applicable community plan area and design standards and guidelines shall be met in rural areas:

- 18J.40.060 A. Site Design
- 18J.40.060 D. Landscaping and Planting Design

Staff Comment: Screening is required at 50 feet from all property lines, native species are required and when areas of vegetation are insufficient for screening there should be additional plantings provided.

## Required Findings for Preliminary Plat Approvals

### Title 18F, Development Regulations - Land Division and Boundary Changes

#### Section 18F.40.030 Proposed Preliminary Plat Requirements.

C. **Required Written Findings and Determinations.** The Examiner's written decision on the preliminary plat shall include findings and conclusions, based on the record, to support the decision. The Examiner shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. A proposed subdivision and dedication shall not be approved unless the Examiner makes written findings that:

1. Appropriate provisions are made for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, critical areas, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and all other relevant facts including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school; and
2. The public use and interest will be served by the subdivision and dedication.

*Staff Comment:* Appropriate provisions will need to be met, as required, prior to the issuance of written findings.

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

##### Other Questions or Concerns?

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