

GIG HARBOR PENINSULA ADVISORY COMMISSION (PAC)

Shoreline Substantial Development Permit: Phillips

Application No: 1006735

Parcel No. 0221303163

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Project Proposal

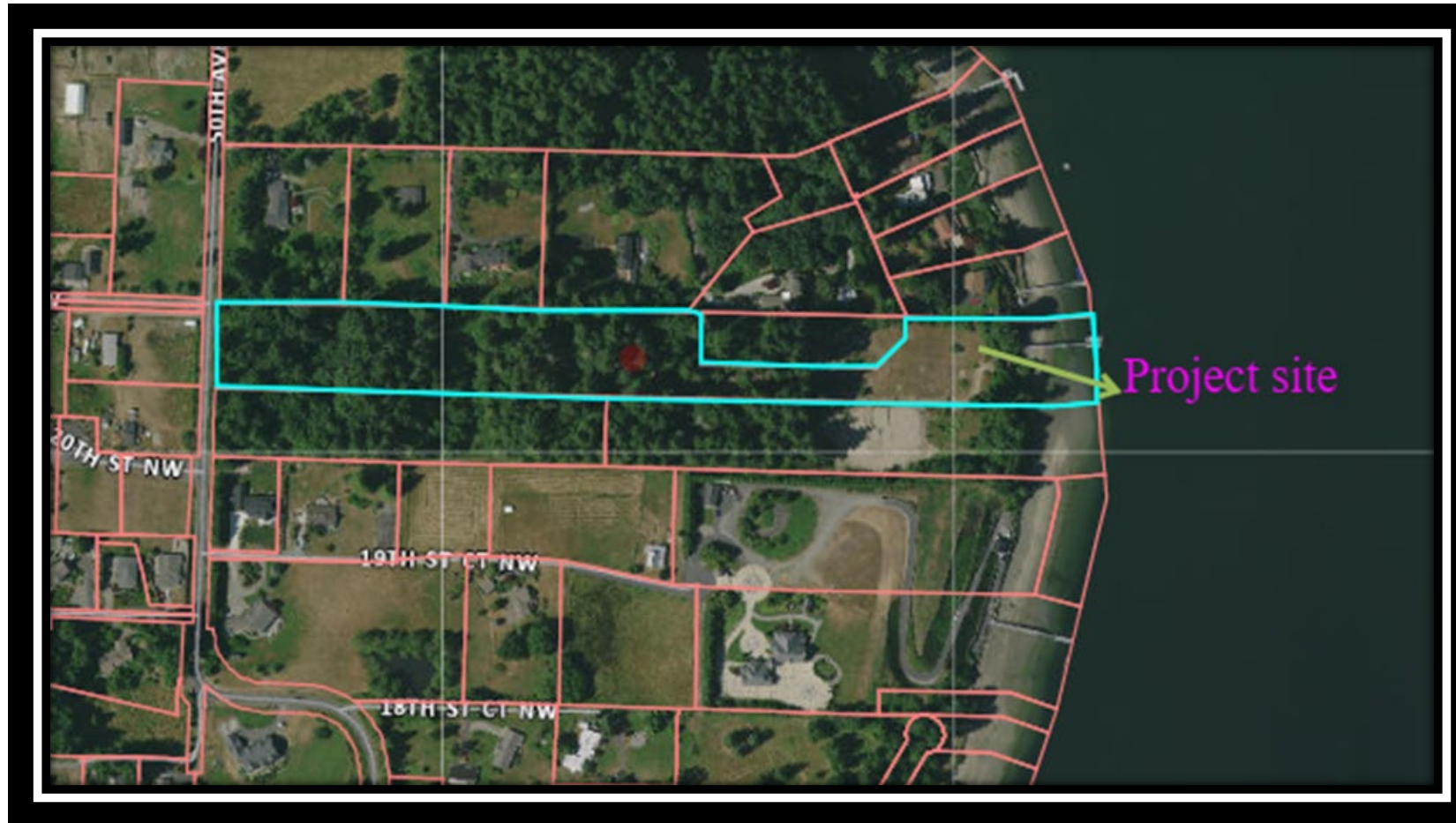
Proposal is to allow construction of:

- An approximately 44-foot long by 21-foot wide in-ground swimming pool with a maximum depth of 10 feet; and,
- A 14-foot long by 12.5-foot-wide hot tub.

The proposed pool and hot tub will be located on top of the patio slab and landward of the ordinary high water mark (OHWM), accessory to a single-family residence (under construction) on a 5.98-acre parcel on the southwest shore of Wollochet Bay.

The site is in a Rural 10 (R10) zone classification, Conservancy Shoreline Environments, and Gig Harbor Peninsula Community Plan area, located at 2017 – 50th Avenue NW, Gig Harbor, WA, within the SW ¼ of Section 30, T21N, R2E, W.M., in Council District #7.

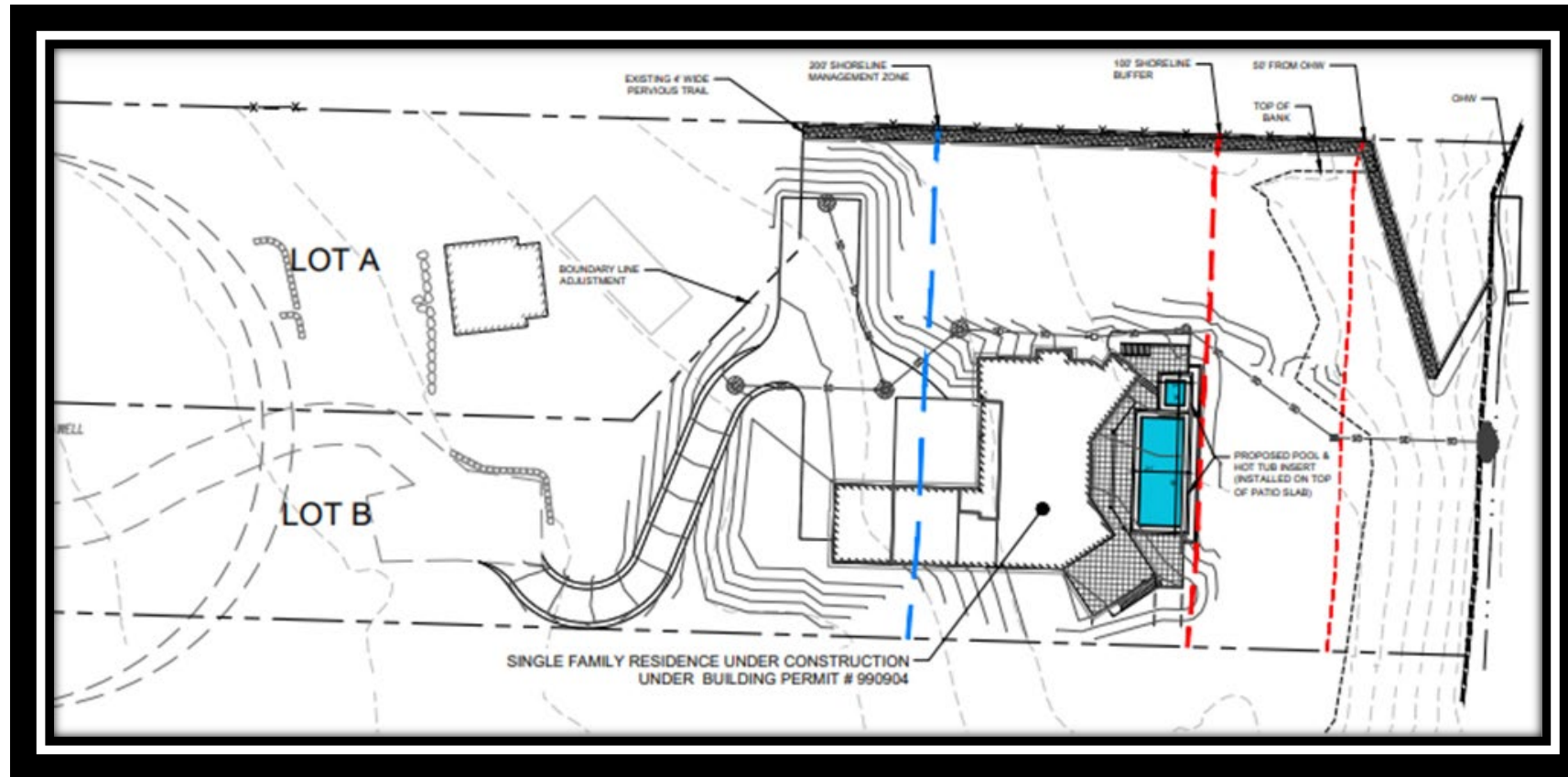
Aerial Photo – County view



2021 Google Earth



Site Plan



History Of The Site

- On November 21, 2016, the previous owners applied for SD and SDCP applications (850533 and 850534) to construct a joint-use dock, stairway system, and a boathouse.
- This project was approved by the Pierce County Hearing Examiner on April 11, 2018, and Washington State Department of Ecology on May 25, 2018.
- All improvements are located on the southerly parcel (0221303077) with a joint-use agreement for both parcels to use the facilities. (AFN201871705180).
- The building permit #885720 for construction of the stairway/access and boathouse was submitted on May 4, 2018, and was issued on July 17, 2018. However, this approval did not include construction of the boathouse.
- The building permit #948089 for construction of the joint-use dock was submitted on November 19, 2020, and was issued on March 3, 2021.
- On September 1, 2021, the property owner applied for a BLA to change the lots configurations. The BLA was approved and recorded under AFN 202204125001.
- The BLA changed the parcel numbers to 0221303163 (southerly parcel #0221303077) and 0221303162 (northerly parcel #0221303018).
- The BLA did not change the location of the approved stairway and joint-use dock under the previous SD and SDCP applications.

Site Character

- The subject site is on the eastern portion of an irregular shaped parcel abutting the west shore of Wollochet Bay.
- The parcel is considered a high bank waterfront and 5.98 acres in size.
- The zone classification of the site is R10 with Conservancy Shoreline Env.
- The site received approval of a Shoreline Exemption (application #983105) for construction of a single-family residence and a patio on April 18, 2022.
- The building permit was issued on November 4, 2022 (under construction).
- The shoreline of the site is improved with a wooden stairway system and a joint-use dock.
- Both immediate adjoining parcels to the north and south are improved with single-family residences.
- There are two Category IV Wetlands along the west property line; however, there are no regulated wetlands identified within 315 feet of activity.
- The access to the site is via a long-paved driveway off 50th Avenue N, located to the west of the site.

North – Single-family/Wollochet Bay

South – Single-family/Wollochet Bay

East – Wollochet Bay

West – 50th Avenue NW

Comments Received

- No written comments were received from the general public.
- No adverse comments were received from reviewing agencies within the County and state.
- Department of Archaeology and Historic Preservation (DAHP) sent an email on March 29, 2023 requesting consulting with DAHP prior to any ground disturbing activities on the site.
- On March 21, 2023, the Puyallup Tribe of Indians asked how the pool water will be drained and disposed.

Governing Regulations

- Gig Harbor Community Plan
- Title 18A, Development Regulations – Zoning
- Title 18 D, Environmental Regulations, Exempt from SEPA.
- Title 18 E, Development Regulations - Critical Areas
- Title 18S, Development Policies and Regulations – Shorelines
- Title 17A, Construction and Infrastructure Regulations – Site Development and Stormwater Drainage

Site Pictures –



Questions?

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