

Initial Project Review

Conditional Use Permit: Canterwood Water System Reservoir

Application Numbers: 1007245 and 1007246
Tax Parcel Number: 0122251706

Gig Harbor Peninsula Advisory Commission (PAC) Meeting: June 28, 2023, at 6:30 p.m. at the City of Gig Harbor, southeast entrance, 3510 Grandview Street, Gig Harbor, WA 98335

Proposal: Construct a 45-foot-tall by 26-foot-diameter concrete water reservoir with capacity of 175,000 gallons, to be located adjacent to the existing concrete water reservoir in Canterwood Master Planned Community (MPC).

Project Location: The site is in the Gig Harbor Peninsula Community Plan area and Moderate Density Single-Family (MSF) zone classification, located at 12606 54th Avenue NW, Gig Harbor, WA, within the NE ¼ of Section 25, T22N, 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 the proposal appears to be consistent with the applicable codes and regulations and that staff intends to recommend approval, with conditions.

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 Carlson, Senior Planner, mojgan.carlson@piercecountywa.gov, or 253-798-7234.

Pierce County Online Permit Information:

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=1007245>



Project Data

Application Complete: March 9, 2023

IPR Mailed Date: June 21, 2023

Owner: Spirit Realty LP
c/o Clubcorp Holdings Inc.
3030 L B J Freeway, Suite 600
Dallas, TX 75234

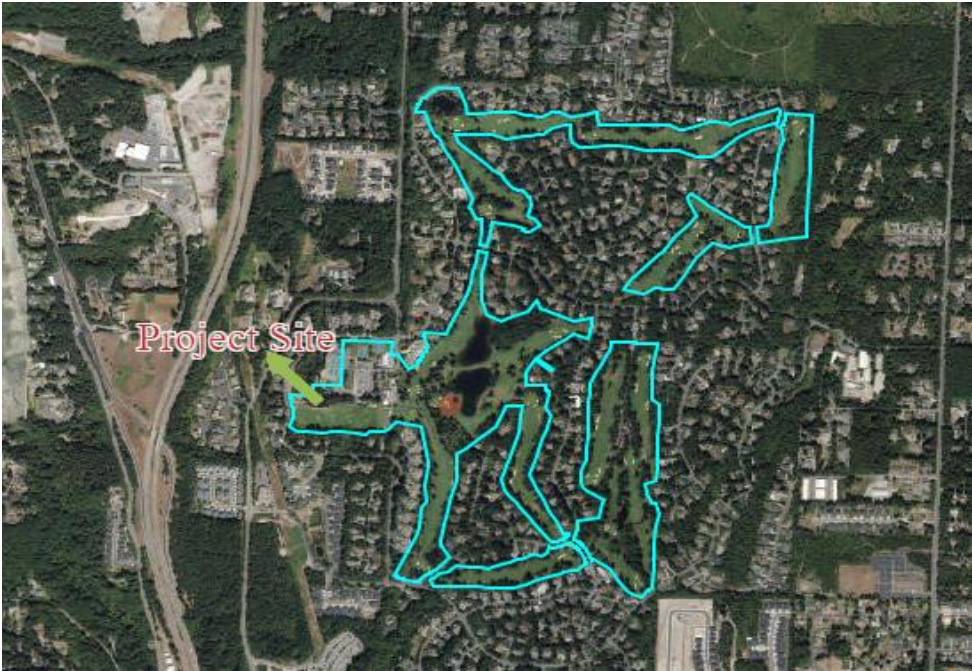
Applicant: Spirit Realty, LP
2727 North Harwood St, Suite 300
Dallas, TX 75234

Agent: RH2 Engineering
Attn: David J Matz PE
1201 Pacific Avenue #1750
Tacoma, WA 98402
dmatz@rh2.com

Public and Legal Notice

- *March 23, 2023*: Notice of Application (NOA) and Public Meeting Notice, including the Gig Harbor Peninsula Advisory Commission (PAC) meeting date, time, and location, was sent to the following:
 - Property owners within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the subject property; and
 - Applicable Agencies.
- *March 29, 2023*: Public Notice sign was posted on-site, confirmed with a Declaration of Posting.
- *June 14, 2023*: Legal notice was published in the official County newspaper (Tacoma News Tribune), advertising the PAC public meeting.

2020 County Ortho Photos



Google Earth June 2022



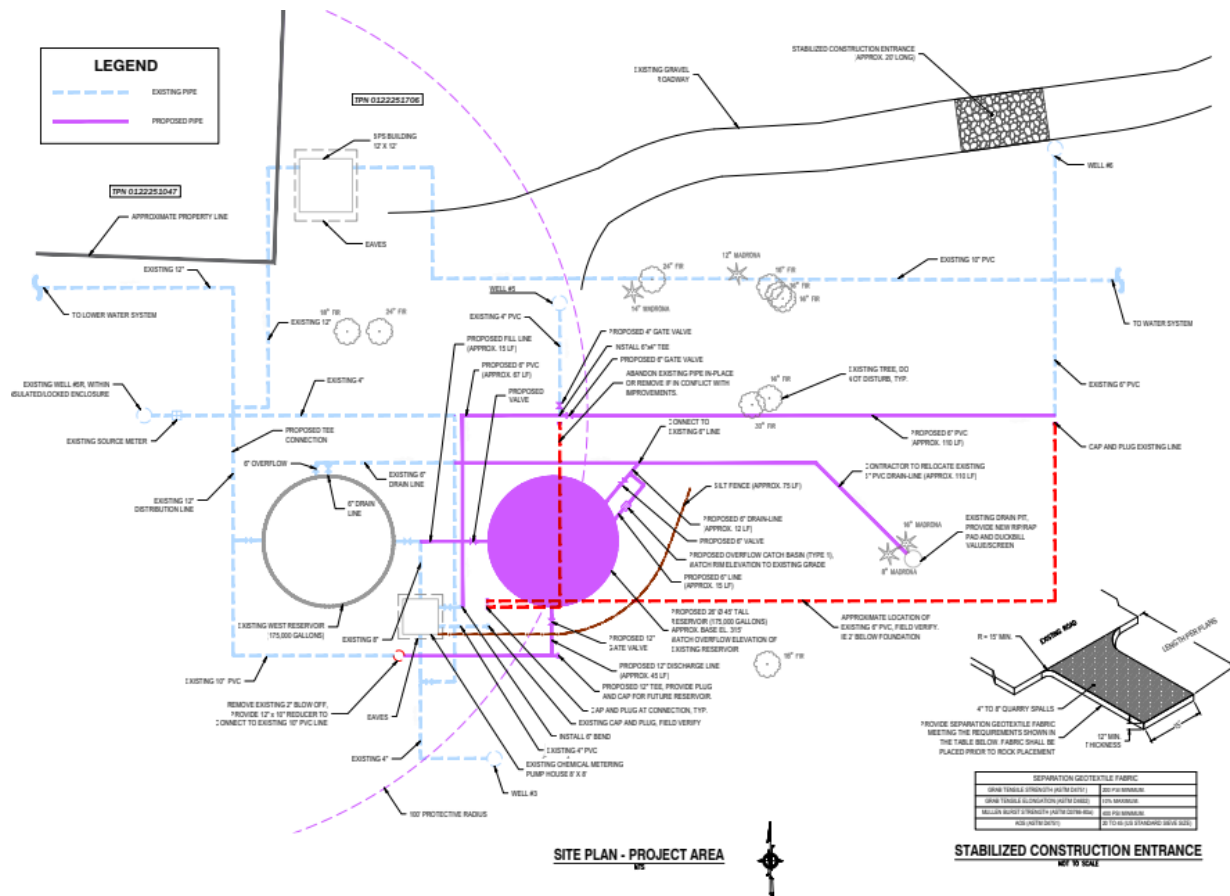


Staff Site Photos on March 21, 2023





Site Plan



Comments from the Public and Agencies

Public: No written comments were received at time of issuance of this Initial Project Review.

Agencies: Comments were received from various agencies. The following are of note:

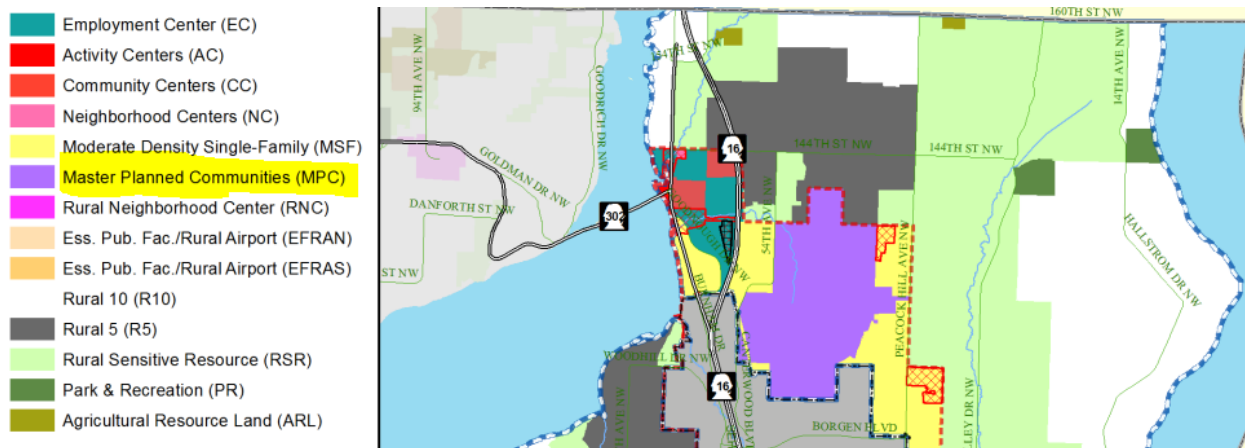
- No adverse comments were received from reviewing agencies within the County.
- Nisqually Indian Tribe has no concerns at this time but would like to be informed of any Inadvertent Discoveries of Archaeological Resources/Human Burials.
- Ecology recommends a soil sampling and analysis of this site for arsenic and lead if contamination is suspected, discovered, or occurs during construction. In addition, Ecology requires erosion control measures in place prior to any construction, grading or any clearing activity on the site.

Parcel History (only a summary):

- The area where Canterwood was developed in the late 1970s was made up of several “environments” called Residential, Rural, and Conservancy environments.
- Any land-use application, such as Canterwood, in the above-mentioned environments would have required approval of a Site Plan Review (SPR) by the Pierce County Hearing Examiner.

- The existing development was approved through a series of land-use approvals in the 1970s (SPR42-78) and 1980s (SPR 1-85 and SPR25-87) when the old Gig Harbor Peninsula Community Plan was in effect.
- The Master Planned Community (MPC) zoning replaced the SPR (master plan) in 1995 with adoption of the County’s Comprehensive Plan in 1995.
- Per PCC, Section 18A.75.080.C.2. Master Planned Community (MPC), is a planned unit development within an established Urban Growth Area which integrates a mix of housing types and densities, limited commercial services, and recreation.
- Per PCC, Section 18A.75.080.G2 only those uses which are allowed under MSF and HRD designations or other uses as provided for by the Examiner, if found to be consistent with the approved conceptual plan, are allowed in the MPC zone classification.
- Per Section 18A.33.230.L Water Supply Facilities, Level 2 requires approval of a Conditional Use Permit. “**Level 2:** Wellheads, pump stations, water storage facilities, and water treatment facilities which exceed the building height of the zone and do not exceed a cumulative building footprint of 10,000 square feet and do not exceed 60 feet in height except those water treatment facilities that propose to use gaseous chlorine or sodium hydroxide system.

Zoning



MASTER PLANNED COMMUNITY (MPC)

This designation is intended to achieve well designed, compact, urban development with a balance of uses, more efficient use of public facilities, and a greater amount of open space than would be required under standard development. The **Canterwood** Golf Community, which has been in existence since the late 1970s, is the only MPC in the Community Plan area.

Site Characteristics

Staff visited the site on March 21, 2023, and observed the following:

- The site is located in the Canterwood area, which is a residential golf course community located immediately north of the City of Gig Harbor and east of SR 16.
- The project site is on the east portion of a 162-acre irregular shaped parcel.
- Most of the property is flat; but includes general slope down towards the wetland area located within the central portion of the property.
- This parcel is utilized as open space and it is improved with a golf course, clubhouse, parking lots and associated utilities.
- The project site is improved with concrete reservoir, booster pump station, generator, treatment building, and wells supplying water to the Master Planned Community (MPC).
- The existing concrete reservoir is located to the west of the new proposed reservoir structure.
- The parcel is surrounded by other single-family residences located to the north, south, east, and west of the site.
- Access to the site is via a paved driveway off 54th Avenue NW, which is located to the northeast of the project site.

Surrounding Land Uses, Zoning, and Shoreline Environment Designations

Direction	Use	Zoning	Shoreline
North	Tennis facility	Master Planned Community (MPC)	Not applicable (NA)
South	Golf Driving rang	MPC	NA
East	Golf course parking lot	MPC	NA
West	West Old Stump Dr. NW	MPC	NA

Utilities/Public Facilities

Water - Canterwood Water System
Power - Peninsula Light Company
Sewer – On site septic

Staff Preliminary Review for Consistency with Policies and Regulations

1. Gig Harbor Peninsula Community Plan

The site is located within unincorporated Pierce County and within the Gig Harbor Peninsula Community Plan area. The plan went into effect in 2002.

Staff Comment: The proposal appears to be consistent with the Plan. However, it must still be respectful of other uses in the area.

2. Pierce County Zoning Code (Pierce County Code, Title 18A)

Per Section 18A.10.080.E, the purpose of the “Urban Planned Communities” is to achieve well-designed, compact, urban development with a balance of uses, such as jobs, services, recreation, and housing, to provide more efficient use of public facilities, and to preserve greater open space.

There are two Urban Planned Communities Zone Classifications “Master Planned Communities (MPC) and Employment Based Communities (EBPC).

Section 18A.10.080.E.2.a, defines MPC as a zone classification that provides planned unit developments that integrate a mix of housing, services, and recreation and are approved through the planned unit development (PUD) permit process.

As noted earlier in this review Per PCC, Section 18A.75.080.G2 only those uses which are allowed under MSF and HRD designations or other uses as provided for by the Examiner, if found to be consistent with the approved conceptual plan, are allowed in the MPC zone classification.

Per Section 18A.33.230L. *Water Supply Facilities* Use Type refers to potable water production and treatment facilities, water storage facilities and reservoirs, wellheads, booster stations, and pump stations.

Level 1: Wellheads, pump stations, water storage facilities, and water treatment facilities which do not exceed a cumulative building footprint of 10,000 square feet nor exceed the building height for the zone except those water treatment facilities that propose to use gaseous chlorine or sodium hydroxide system.

Level 2: Wellheads, pump stations, water storage facilities, and water treatment facilities which exceed the building height of the zone and do not exceed a cumulative building footprint of 10,000 square feet and do not exceed 60 feet in height except those water treatment facilities that propose to use gaseous chlorine or sodium hydroxide system.

Level 3: All water storage or treatment facilities that exceed 10,000 square feet or exceed 60 feet in height or propose to use gaseous chlorine or sodium hydroxide system.

Per Section 18A.23.010, Level 2 will require approval of a Conditional Use Permit (CP) application by the Pierce County Hearing Examiner.

Use Categories and Use Types	GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.010)						
	Urban Residential				Urban Employment Centers		
	Moderate Density Single-Family	Single-Family	[Reserved]	[Reserved]	Community Employment	Public Institution	[Reserved]
Water Supply Facilities	P1;C2	P1;C2			P1;C2	P1;C2	

Staff Comment: The project site is located in the Canterwood MPC area. The proposed project is over the maximum height allowed of 35 feet in the MSF zone and, as such, per the above table, is considered as Level 2. Within the use tables for the Gig Harbor Peninsula MSF zone, Level 2 of Water Supply Facilities are only allowed with approval of a CP application.

18A.75.030 Conditional Use Permit

The purpose of this Section is to establish decision criteria and procedures for special uses called Conditional Uses which possess unique characteristics. Conditional Uses are deemed unique due to factors such as size, technological processes, equipment, or location with respect to surroundings, streets, existing improvements, or demands upon public facilities. These uses require a special degree of control to assure compatibility with the Comprehensive Plan, adjacent uses, and the character of the vicinity. Conditional Uses will be subject to review by the Examiner and the issuance of a Conditional Use Permit. This process allows the Examiner to:

1. determine that the location of these uses will not be incompatible with uses permitted in the surrounding areas; and
2. make further stipulations and conditions that may reasonably assure that the basic intent of this Title will be served.

B. Decision Criteria. The Examiner shall review Conditional Use Permits in accordance with the provisions of this Section and may approve, approve with conditions, modify, modify with conditions, or deny the Conditional Use Permit. The Examiner may reduce or modify bulk requirements, off-street parking requirements, and use design standards to lessen impacts as a condition of the granting of the Conditional Use Permit.

1. **Required Findings.** The Examiner may use Design Standards and other elements in this Code to modify the proposal. A Conditional Use Permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record:
 - a. That the granting of the proposed Conditional Use Permit will not:
 - (1) be detrimental to the public health, safety, and general welfare;
 - (2) adversely affect the established character and planned character of the surrounding vicinity; nor
 - (3) be injurious to the uses, planned uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.

- b. That the granting of the proposed Conditional Use Permit is consistent and compatible with the intent of the goals, objectives and policies of the County's Comprehensive Plan, appropriate Community Plan (provided that, in the event of conflict with the Comprehensive Plan, the Comprehensive Plan prevails), and any implementing regulation.
- c. That all conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.
- d. That the proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety, and welfare of the community from such hazard.
- e. That the conditional use will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.
- f. That the Level of Service standards for public facilities and services are met in accordance with concurrency management requirements.

Staff Comment: The proposed project will require a building permit and will be designed and constructed to safety standards. The proposed facility will provide additional water storage for the Canterwood MCP. In addition, the project will comply will be constructed in accordance with Washington State Department of Health (DOH) as well as Tacoma-Pierce County Health Department (TPCHD).

The proposed project, if approved with conditions, will be compatible with the adjacent uses, will not be injurious to the property and will not adversely affect the established character of the area as there is already a concrete water reservoir on the site. Finally, it should be noted that the proposed project will not introduce hazardous conditions at the site.

Development Regulations – Design Standards and Guidelines – Title 18J

18J.15.040 Landscape Buffers

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. This Section also provides standards that protect property values and property rights, protect critical areas from the impacts of development, promote the use of solar principles in landscape and building design, enhance and define public and private open spaces, promote the preservation of existing vegetation and use of vegetation common to Western Washington, and promote the physical safety of pedestrians and motorists.

Existing Uses Proposed Uses	Detached Single- Family/Two- Family Use Types (4)	Attached Single- Family/Multi- Family/Congregate Housing Use Types (4)	Mobile Home Park/Shared Housing Villages Use Types	Senior Housing/Residential Care Facility Use Types	Rooming House/Group Home Use Types
Communication or Cellular Facilities/Electrical Facilities/Electrical Generation Facilities/Natural Gas Facilities/Sewage Collection Facilities/Water Supply Facilities Use Types (6)	L3 (3)	L3 (3)	L3 (3)	L3 (3)	L3 (3)

Footnotes:

(3) Only the *Vegetative Screen or Berm requirements of the L3 Landscape Level are required.*

(6) See PCC [18J.15.260](#) for additional exterior screening standards for water supply facilities.

18J.15.260 Water Supply Facilities.

Per Section 18J.15.260.B. Design Objective, the applicant shall provide screening and setback requirements for water supply facilities to provide for security of such facilities while ensuring compatibility with surrounding uses. In addition, per Section 18J.15.260.C.1.a(1) Water storage facilities that are 60 feet or less in height shall be set back a minimum of 30 feet from all property boundaries.

Per Section 18J.15.260.C.2.a(1) A full screen buffer, Landscape Level 3 – L3, per PCC [18J.15.040](#) H.3., shall be provided along the perimeter of any proposed water storage facility or along the property boundary.

Staff Comment: The applicant has not provided any landscaping plan for this project. At a minimum, L3 landscaping must be provided along the perimeter of the proposed water storage facility. The minimum required screen width for L3 planting bed is 20 feet. Staff will recommend the applicant to supplement the existing vegetation to meet the L3 buffer requirement. A condition of approval will address this issue.

Question from Staff for the PAC:

Does the PAC believe that the applicant is meeting the Conditional Use Permit requirements, and do they have any comments or recommendations?