

Initial Project Review

Shoreline Substantial Development Permit: Ball Bulkhead and Boathouse

Application Numbers: 1010063 and 1012308
Parcel Number: 4995000702

Gig Harbor Peninsula Advisory Commission (PAC) Public Meeting: June 14, 2023, at 6:30 p.m., at the City of Gig Harbor, southeast entrance, 3510 Grandview Street, Gig Harbor, WA 98335

Proposal: Applicants request a Shoreline Substantial Development Permit to allow the construction of a new 180-square foot boathouse for the storage of water dependent equipment. Additionally, the applicant is proposing a replacement of an existing unpermitted bulkhead that is 129 feet long by 6 feet tall, constructed of granite rock. The replacement bulkhead is proposed to be 122 feet long, removing 7 feet of wing wall to create 20 square feet of restored beach. The project site is a 1.15-acre parcel on the north side of Raft Island.

Project Location: The site is in a Rural 10 (R10) zone classification, Residential Shoreline Environment, and Gig Harbor Peninsula Community Plan area, located at 97 Raft Island Drive NW, Gig Harbor, WA, within the SW ¼ of Section 03, T21N, R1E, W.M., in Council District #7.

Review Summary: Staff has reviewed this proposal for compliance with applicable policies and regulations. The proposal appears to meet applicable requirements. Planning Staff concludes the project can be approved, if properly conditioned.

State Environmental Policy Act (SEPA): A SEPA checklist was submitted for this application. Planning and Public Works (PPW) has not yet concluded its environmental review. Note: The project is **not** likely to result in any significant adverse environmental impact and a Determination of Nonsignificance (DNS) is likely to be issued.

County Contact: Brian Bischof, Associate Planner, (253) 798-2987,
brian.bischof@piercecounitywa.gov

Pierce County Online Permit Information:

<https://pals.piercecounitywa.gov/palsonline/#/permitSearch/permit/departementStatus?applPermitId=1010063>



Project Data

Complete Application Date: May 11, 2023

Initial Project Review Mailed: June 7, 2023

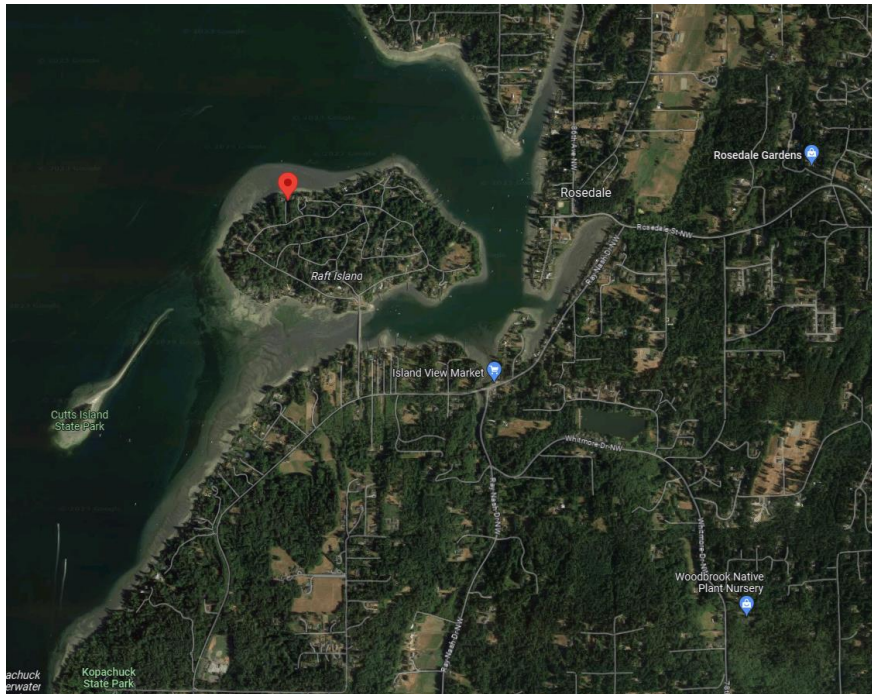
Applicant/Owner: Vincent and Janice Ball
97 Raft Island Drive NW,
Gig Harbor, WA 98335
vincent.ball@protonmail.com

Agent: Permit Granted, LLC
Attn: Terri Schultz
4810 Point Fosdick Drive NW, Suite #156
Gig Harbor, WA 98335
info@permitgranted.com

Legal and Public Notice

- *May 22, 2023*: Notice of Application (NOA) and Public Meeting Notice, including the Gig Harbor Peninsula Advisory Commission (PAC) public 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.
- *May 22, 2023*: Public Notice sign was sent, but as of date of publishing the applicant is stating they did not receive the sign package.
- *May 31, 2023*: Legal notice was published in the official County newspaper (*Tacoma News Tribune*), advertising the PAC public meeting.

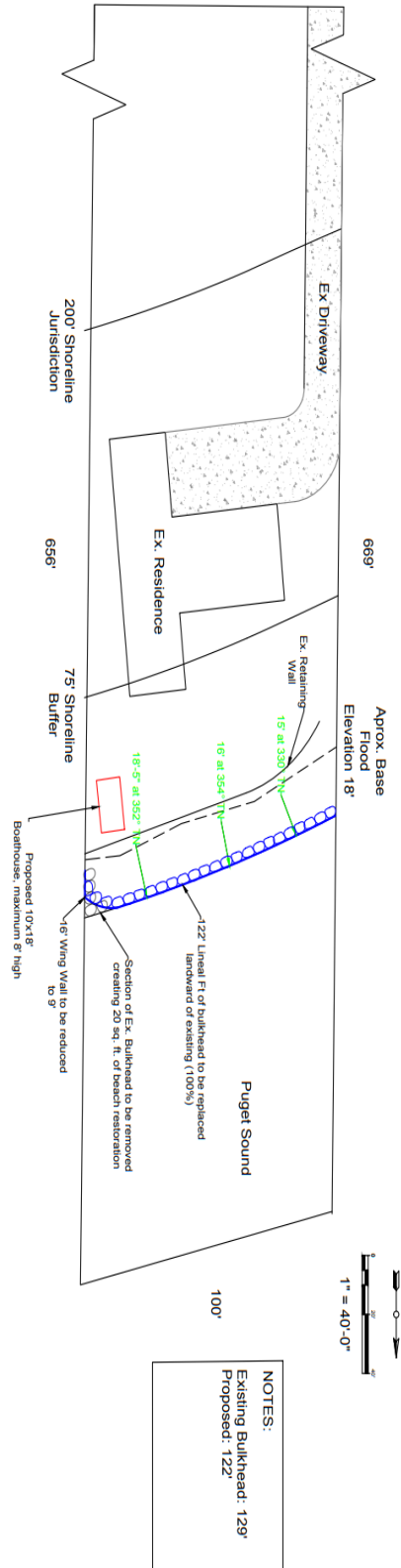
2021 Google Earth



County Ortho Photo (2021)



Site Plan



Submitted Site Photos



Review Responsibility

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

A. Planning and Public Works (PPW):

- Current Planning verifies compliance with the Pierce County Comprehensive Plan, applicable community plans, and Development Regulations such as, but not limited to, zoning, critical areas, natural resource lands, shoreline management, design review, and potential environmental impacts.
- Development Engineering reviews for drainage, erosion control, site development, flood, survey, landslide and erosion hazard, lot dimensions, and road standards.
- Resource Management reviews for consistency with the County wetland and fish & wildlife regulations.

B. Gig Harbor Peninsula Advisory Commission (PAC):

The PAC's role in the review process for a land use proposal includes the following:

- Review the proposal for consistency with the goals and policies in the Community Plan.
- Provide a local perspective that includes input from the community and insights of which PPW staff or the Hearing Examiner may not be aware.
- Offer recommendations for project design to fit with the community's vision while remaining consistent with the Community Plan.

PCC Chapter 2.45 Land Use Advisory Commissions provides regulations that apply to the PAC. Per PCC 2.45.130, Land Use Advisory Commission (LUAC) recommendations on a land use application shall be to approve, modify and approve, deny, or make no recommendation. The LUAC may recommend the Hearing Examiner continue a scheduled public hearing to obtain additional information or LUAC recommendations.

Review Criteria

The following regulations and policies shall be used during the review process including, but not limited to:

- A. Pierce County development regulations and construction and infrastructure regulations;
- B. Pierce County Comprehensive Plan and Gig Harbor Peninsula Community Plan;
- C. Applicable state statutes; and
- D. All applicable notes on related previously recorded County documents.

History

- The single-family dwelling on the parcel was constructed in 1988 as per permit 45975.
- On July 12, 2022, the owner applied for an Exemption to a Shoreline Substantial Development Permit (Exemption) 993366 for the bulkhead repair of less than 60%. Typically, reviews for bulkheads can be done via an Exemption to a Substantial Development permit unless it is determined the project does not meet the regulations for bulkheads under 18S.30.070.
- The trigger for the Shoreline Substantial Development Permit is the boathouse.

Site Characteristics

Staff conducted a site visit on June 6, 2023, and observed the following:

- The parcel is well vegetated in the upland portion with terraced lawn waterward of the dwelling before you reach the bulkhead.
- The shoreline of the parcel is considered a feeder bluff waterfront, approximately 1.15-acres in size, with its long axis oriented in a north-south direction.
- The site generally slopes down from south to north towards the water of Henderson Bay.
- The primary use on most of the parcels in the vicinity of the site is single-family residential.
- Both immediate adjoining parcels to the west and east are improved with single-family residences.
- The access to the site is via a long-paved driveway off Raft Island Drive NW located to the south of the site.

Surrounding Land Use / Shoreline / Zoning Designation

LAND USE		SHORELINE	ZONING
North	Henderson Bay	Aquatic Marine	N/A
South	Single-family/Raft Island Drive	Residential	Rural 10 (R10)
East	Single Family	Residential	R10
West	Single Family	Residential	R10

Comments from the Public and Agencies

The proposed project has been routed to interested departments and agencies for review and comment. Comments received on this proposal may be found by accessing the online permit information referenced on page 1.

- To date, no comments have been received from the adjoining neighbors or from the general public.
- No adverse comments were received from reviewing agencies within the County and State.
- On May 31, 2023, the Puyallup Tribe of Indians asked for the submission of a cultural resources survey.
- A wetland and fish and wildlife review are required by County Biology.

Initial Planning and Public Works Staff Review for Consistency with Regulations and Policies

Gig Harbor Peninsula Community Plan

The Plan was adopted as part of the County Comprehensive Plan under Appendix E (Title 19A) with the most recently amended date of October 1, 2021:

GH D-12.2 Require that setback areas be retained in natural vegetation where feasible and supplemented by planted native species where natural vegetation is sparse or nonexistent.

GOAL GH ENV-2 Development standards along shorelines should ensure the preservation of native vegetation and wildlife habitat and protect water quality and natural shoreline processes.

GH ENV-2.2.1 Discourage lawn areas that extend to the edge of slopes, bluffs, or beaches. Encourage retention of native vegetation immediately adjacent to the waterbody in any required setback.

GH ENV-2.4 Base allowable uses along the shoreline on the Comprehensive Plan land use designation and SMP and permit them on a case by case basis.

GH ENV-3.1 Discourage the use of fertilizers and pesticides on lawns in shoreline areas. Offer educational information to residents on environmentally friendly, non-chemical alternatives.

GH ENV-4 Encourage shoreline restoration activities that increase the function and value of the nearshore environment.

Staff Comment: The Gig Harbor Peninsula Community Plan policies require that buffer/setback areas be retained in natural vegetation and supplemented where natural vegetation is sparse or nonexistent. In addition, it discourages lawn areas that extend to the edge of beaches and will require preservation of native vegetation along the shorelines to preserve and protect wildlife, water quality, and natural shoreline process. As part of the approval the buffer will be required to be replanted for at least 180 square feet with native species enhancing protection against upland erosion and mitigating against the new area of impervious surfaces (boathouse).

Pierce County Development Policies and Regulations – Shorelines, (Title 18S)

Title 18S provides policies, and regulations for development on Pierce County shorelines. The proposal is located within the Conservancy Shoreline Environment Designation.

18S.20.050 - Residential Shoreline Environment Designation (SED).

The intent of the Residential SED is to accommodate residential development in areas that are already developed with or planned for residential development. The Residential SED may also include water-oriented commercial and recreation uses.

Staff Comment: The proposed project is to construct a small boat house and install a new rock bulkhead adjacent to the ordinary high water mark. This is keeping in line with the intent of the Shoreline Environment which allows water oriented uses and appurtenances typically associated with residences. The proposed project, with conditions, will not adversely impact the view of surrounding single-family residences, both from the water and/or from the land.

18S.30.030 Ecological Protection.

The intent of the Ecological Protection policies and regulations is to ensure that shoreline development is established and managed in a manner that protects existing ecological functions and ecosystem-wide process and that mitigates adverse impacts to ecological functions.

Staff Comment: Per the submitted site plan, it appears that the total impervious coverage of the site, within 200 feet of the shoreline, will not exceed the maximum allowed impervious coverage of 33.3%.

The proposed boathouse and bulkhead will need to provide mitigation in the form of reduced impervious surface in the buffer, new native plantings or other environmentally beneficial proposals to bring the project into compliance with the Title's requirement for no net loss of shoreline function. At this time no plans have been submitted.

18S.30.040 Excavation, Dredging, Filling, and Grading.

The intent of the Excavation, Dredging, Filling, and/or Grading policies and regulations is to provide direction for shoreline excavation, dredging, filling, and/or grading associated with a principal use. This Section may contain more restrictive regulations that limit or effectively preclude a use or development that is authorized pursuant to another Section(s) and this Section shall control in the event of a conflict.

Staff Comment: It appears the proposal meets all of the applicable policies and regulations in this section.

18S.40.100 Residential.

The intent of the Residential policies and regulations is to accommodate residential development and appurtenances. Single-family residences are a preferred use within the Conservancy and Residential Shoreline Environment Designations (SEDs) when consistent with control of pollution and prevention of damage to the natural environment. The Residential policies and regulations encourage sustainable residential development through restrictions on the scale of development, preservation of vegetation and topography, and minimization of impacts to fish and wildlife habitat.

- Set structures back from required shoreline buffers to ensure compatibility between uses and protection of buffer areas from residential activities.
- Not more than one third of the parcel within shoreline jurisdiction and landward of the ordinary high water mark shall be covered by impervious areas, except that new lots in a Natural or Conservancy SED shall be limited to 10 percent effective impervious surfaces, including parking areas but excluding a 12-foot wide driveway. This restriction applies to both principal and accessory uses and structures.
- Retention of existing vegetation shall be a priority within the entire shoreline jurisdiction. Retention of existing trees is particularly important.
- Encourage sustainable residential development through restrictions on the scale of development, preservation of vegetation and topography, and preservation of views.
- Maintain, enhance, and/or restore shoreline features including vegetation.
- Locate new development a sufficient distance from steep slopes or bluffs to ensure that stabilization measures are unlikely to be necessary during the life of the development.

Staff Comment: The proposal, should the bulkhead and associated geotechnical review be approved, is keeping in line with the intent of Residential shoreline areas and will change the existing conditions by adding a proposed 180-square-foot boathouse for storage of water dependent gear. In speaking with the applicant, they plan to store paddleboards and life jackets.

Table 18S.60.030-1 Shoreline Permit Table

In the Residential shoreline designation, this table shows that residential accessory uses require a Shoreline Substantial Development Permit.

Staff Comment: A Shoreline Substantial Development Permit application has been submitted. Boathouses have been treated as accessory structures to a single-family residence. The bulkhead could have been reviewed through just an Exemption to a Substantial Development, but the boathouse does increase the level of review to require the LUAC meeting and the elevated permit due to development in the buffer.

Question from Staff for the PAC:

Does the PAC believe that the applicant is meeting the Shoreline Substantial Development Permit requirements or have any comments or recommendations?

Ball SD IPR PAC-BB.docx