

Initial Project Review

Shoreline Substantial Development Permit: Mitchell Accessory Building

Application Number: 1004826

Parcel Number: 0121257066

Gig Harbor Peninsula Advisory Commission (PAC) Public Meeting: August 9, 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 roughly 1,030-square foot accessory structure that will serve as a craft space and small guest house (not an Accessory Dwelling Unit) adjacent to the home on site. The project site is a 1.15-acre parcel on the north side of the Hale Passage (Puget Sound) across from Fox 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 6550 Cromwell Beach Drive NW, Gig Harbor, WA, within the SE ¼ of the NW ¼ of Section 25, T21N, R01E, 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 review is not required for this proposal.

County Contact: Dan Buhl, Senior Planner, (253) 798-3268, dan.buhl@piercecountywa.gov

Pierce County Online Permit Information:

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departementStatus?applPermitId=1004826>



Project Data

Complete Application Date: January 18, 2023

Initial Project Review Mailed: August 2, 2023

Owner: Chela Mitchell
6550 Cromwell Beach Drive Northwest
Gig Harbor, WA 98335
Chela_67@yahoo.com

Applicant/Agent: Carl Halsan
PO Box 1447
Gig Harbor, WA 98335
carlhalsan@gmail.com

Legal and Public Notice

- *June 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.
- *July 12, 2023*: Public Notice sign was posted on the site, confirmed with a Declaration of Posting
- *July 26, 2023*: Legal notice was published in the official County newspaper (*Tacoma News Tribune*), advertising the PAC public meeting.

Vicinity Map



Parcel Aerial (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.

Site Characteristics

- The single-family dwelling on the parcel was constructed in 1908 and has been remodeled. The detached garage at the front of the property was constructed in 1945.
- The property slopes from east to west with most of the flatter portions of the property located near the existing home.
- The parcel is well vegetated on the eastern side of the property with the western side containing the rear-yard and landscaping for the home with a rock retaining wall and angular rock bulkhead.
- The shoreline of the parcel is large angular rock bulkhead and older wooden bulkhead with an attached dilapidated structure.
- The primary use on most of the parcels in the vicinity of the site is single-family residential.

Surrounding Land Use / Shoreline / Zoning Designation

LAND USE		SHORELINE	ZONING
North	Single Family	Residential	Rural 10 (R10)
South	Hale Passage	Aquatic Marine	N/A
East	Vacant Residential	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 other than a request for a larger site plan to review.
- No adverse comments were received from reviewing agencies within the County and state.
- On July 6, 2023, the Nisqually Indian Tribe asked for the submission of a Cultural Resource Survey.
- On July 11, 2023, the Puyallup Tribe of Indians asked for the submission of a Cultural Resource Survey.
- A residential geological assessment was approved by Pierce County on April 12, 2023.

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, an area of buffer equal to the square footage required for the new structure and added appurtenances will be replanted with native species to enhance protection against upland erosion and mitigate the new area of impervious surfaces (the new accessory structure).

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 roughly 1,000-square foot accessory structure adjacent to the existing home and outside the prescribed 75-foot shoreline buffer. This is keeping in line with the intent of the Shoreline Environment which allows residential 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%. Construction of the structure requires 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, but a condition of approval will state prior to approval of any permits authorizing site disturbance, the applicant shall submit a landscaping and irrigation plan to PPW. No permits will be issued until such a plan has been approved by PPW.

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 is keeping in line with the intent of Residential shoreline areas. The application materials show the new structure, they are calling a casita, will be for guests to stay in and will also contain a craft space. The structure does not meet the definition of an Accessory Dwelling Unit as it will not fully accommodate cooking.

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. The structure will be treated as an accessory to the single-family residence.

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?

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