

Initial Project Review

Preliminary Plat: Harbor Run

Application Number: 939769

Parcel Number: 0222322021

Gig Harbor Peninsula Advisory Commission (PAC) Public Meeting: January 27, 2021, at 6:30 p.m. Due to COVID-19 restrictions, this meeting will be held virtually. To participate, visit www.Zoom.com and click “Join a Meeting” or call 253-215-8782, then enter the Meeting ID: 925 6288 5135 / Passcode: 171436 , or click on the following link:

<https://piercecountywa.zoom.us/j/92562885135?pwd=Y2Zlcy9naE1veHArVnNacjliakFKdz09>.

For additional questions regarding the virtual meeting process, contact Tiffany Aliment at 253-798-3226 or tiffany.aliment@piercecountywa.gov.

Proposal: The applicants requests approval of a Preliminary Plat to subdivide a 4.98-acres property into 14 lots and 2 tracts for the benefit of single-family residences.

Project Location: XXX – 108th St. NW, Gig Harbor, WA, in the Single Family (SF) zone classification and the Gig Harbor Peninsula Community Plan area, within section 32, T22N, R2E, W.M., in Council District #7.

Staff Review: Staff has reviewed the proposal for compliance with all policies, codes, and regulations.

State Environmental Policy Act (SEPA): SEPA Review is not required for this proposal.

County Contact: Andrew Van Gordon, Associate Planner, (253) 798-7113,
andrew.vangordon@piercecountywa.gov

Pierce County Online Permit Information:

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=939769>



Project Data

Application Complete: July 24, 2020

IPR Mailed: January 20, 2021

Owner: Mann Suh
2503 NE 4th Street, Unit 433
Renton, WA 98056

Applicant: Harbor Run, LLC
Attn: Matt Sweeney
P.O. Box 7935
Tacoma, WA 98417
Matt@RCFTACOMA.com

Agent: C.E.S. NW, Inc.
Attn: Craig Deaver
429 - 29th Street NE, Suite D
Puyallup, WA 98372
CDeaver@cesnwinc.com

Public and Legal Notice

- *August 6, 2020*: Notice of Application and Public Meeting Notice 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.
- *August 11, 2020*: Public Notice sign was posted on the site, confirmed with a Declaration of Posting.
- *January 20, 2021*: Public Notice of the Gig Harbor Peninsula Advisory Commission (PAC) meeting 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.
- *January 13 and 14, 2021*: Legal notices were published in the official County newspaper (*Tacoma News Tribune*), and Peninsula Herald advertising the PAC meeting.

2019 County Ortho Photo

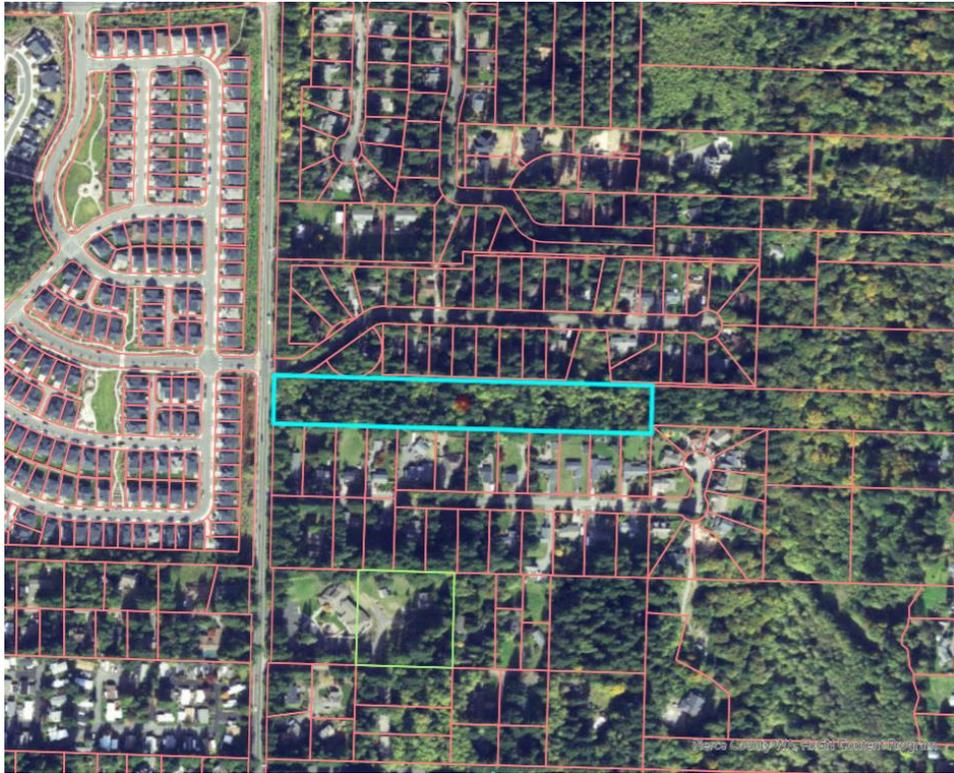
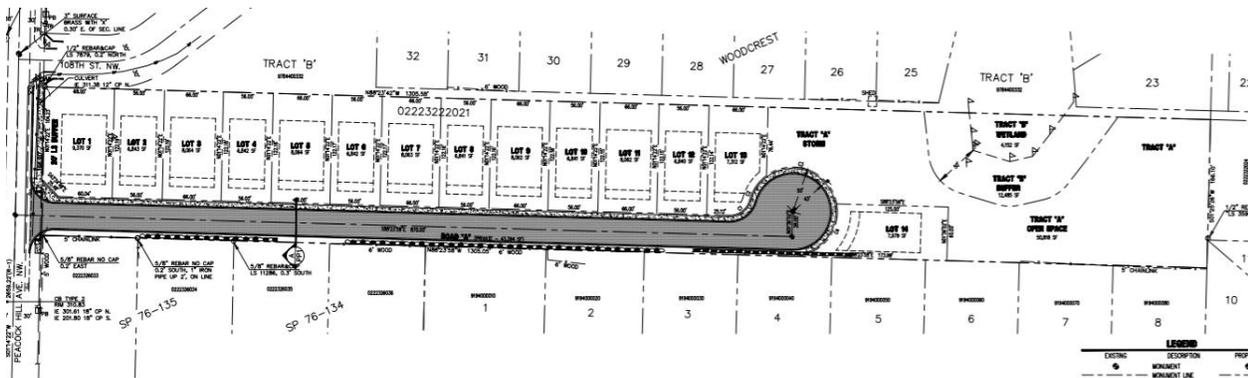


Figure 1: Project property highlighted.

Existing Zoning



Proposed Site Plan



Surrounding Land Use / Zoning Classification

LAND USE		ZONING
North	Single Family Residences/Open Space/Well Sites/108 th Street NW	Single Family (SF)
South	Single Family Residences	SF
West	Peacock Hill Avenue NW	N/A (within City of Gig Harbor)
East	Single Family Residences/Open Space	SF

Comments from Agencies and Public

Written comments received on this proposal may be found by accessing the Online Permit Information referenced on Page 1. The substance of these comments will be reflected, where appropriate, in the conditions of approval.

- County Staff has received multiple comments opposed to the project from the public. Concerns addressed in public comments include:
 - Storm water retention.
 - Installation and maintenance of septic systems.
 - Impact of the development on neighboring properties.
 - Safety of retained trees specifically regarding wind firmness.
 - Increase in traffic will be detrimental to the surrounding community.
 - The proposal is too dense for the community.
 - Loss of privacy with the property developed.
- Various public agencies have provided comment. None are opposed to the project. Of note, the City of Gig Harbor requests the proposal hook up to City sewer service and if that is not possible to install dry sewer lines. The City of Gig Harbor would also like to see an Environmental Review application be completed for the project because of the presence of a wetland on the property.

Staff Comment: The proposal is being reviewed against the County's policies and regulations. It shall be required to meet all applicable requirements including stormwater, access, density, design, and critical areas. The proposal is exempt from Environmental Review PCC 18D.20.010 A. A wetland is present on site, but County regulations will address any potential required mitigation.

The applicant has stated that they are attempting to work with the City of Gig Harbor to hook the project up to city sewer service. There is a sewer hook-up within 300 feet; however, according to the applicant, the project is located in a different sewer basin than the nearest sewer hookup, and the City will not let them use it; the nearest hookup for the applicable basin is over 1,400 feet away. The applicant has not provided documentation from the City about this issue nor has County Staff received correspondence from the City about this either.

Initial Staff Review for Consistency with Applicable Land Use Policies and Regulations

The proposal is subject to review for conformance with Pierce County plans, codes, and regulations.

Title 19A, Pierce County Comprehensive Plan

Examples of applicable goals and policies in the Pierce County Comprehensive Plan include, but are not limited to, the following:

- **Goal LU-23:** Establish a minimum, base and maximum density for all residential zones.
- **LU-24.1:** Encourage cluster development of residential lands to permanently protect sensitive features or reserve land for future urban development.
- **Goal LU-25:** Require clustering on all residential lands within the Urban Growth Areas where sewers are not available.
- **Goal LU-26:** The allowable number of dwelling units within individual urban development proposals shall be calculated using net developable acreage.
- **Goal LU-28:** When creating new lots or placement of new housing in urban areas where sanitary sewer is not yet available, consider a design, such as “shadow platting,” which would allow for increased densities once sanitary sewer is available to the specific property, provided Health Department requirements are met.
- **Goal LU-30:** Implement the Moderate Density Single-Family land use designation through the following zone classifications: Moderate Density Single-Family (MSF) 4 to 6 units per acre, Single-Family (SF) 4 units per acre, and Residential Resource (RR) 1 to 3 units per acre.
- **D-1.2:** Ensure that landscape designs meet the functional requirements of developments by reinforcing site design, and providing adequate on-site screening and buffering
- **D-5.4:** Encourage cluster development of residential lands, preserving environmental quality and providing facilities and services more efficiently and economically.
- **Goal ENV-1:** Conserve and protect critical and environmentally sensitive areas.
- **Goal H-2:** Encourage the development of new housing within the Urban Growth Areas where facilities and services exist or are planned.

Title 19A Appendix E: Gig Harbor Community Plan

Examples of applicable goals and policies in the Gig Harbor Community Plan include, but are not limited to, the following:

- **GH LU-2.2:** Residential infill development on sites exceeding 2 acres in size shall be required to be buffered from adjacent residential uses when the density of the infill exceeds the density of the existing platting and development pattern by more than 50%. At a minimum, a 30-foot natural buffer area shall be required. The density and depth of the buffer should be proportional to the intensity of the use.
- **Goal GH LU-3:** Residential density within the unincorporated portion of the Urban Growth Area should average 4 dwelling units per acre.
- **GH D-1.2:** Important natural features, significant stands of trees, and critical areas shall be preserved and incorporated into the site design.
- **Goal GH D-6:** Natural vegetation provides visual relief that softens the appearance of urban development while providing a variety of benefits, including critical area buffering, aquifer recharge, recreational use, and urban wildlife habitat. Preservation of the open space and forested characteristics that have historically been part of the Gig Harbor Peninsula environment is a priority.

Title 18A, Development Regulations – Zoning

- **Residential Density (18A.15.020)**

Within the Gig Harbor Community Plan area, the Single Family (SF) zone has a minimum, base, and maximum residential density of four dwelling units per acre. The minimum lot size is 5,000 square feet with a minimum lot width of 70 feet which can be reduced by multiplying the lot area by 0.007. There is no mean lot size requirement.

Within urban zone classifications the allowable number of dwelling units shall be calculated by multiplying the net developable acreage by the allowed density in dwelling units/acres. Net developable acreage is the result of gross site acreage minus:

- 1) Environmentally constrained lands;
- 2) Private road or vehicle access easements;
- 3) Shared access facilities serving two or more lots; and
- 4) Public road right-of-way; provided, however, that any portion of proposed or future public right-of-way identified through the Pierce County Transportation Corridors and Connectors Right of Way Preservation Map, Chapter 19D.50 PCC, and not required for the development of the project at the time of application, shall not be deducted from the gross site acreage.

If an applicant is unable to meet minimum density utilizing the definition of net developable acreage, critical area buffers may also be excluded from the net developable acre calculation.

Staff Comment: The net developable acreage for the property is 3.88 acres. The minimum density is 16 dwelling units. In the most recently submitted design, the applicant is proposing 14 lots for the benefit of detached single-family residences. They are requesting that the critical area buffers be excluded from the net developable acre calculation because the project cannot fit additional dwelling units on the property because of the need for tree retention/preservation, storm water control, on-site sanitary sewers, road standards and the critical areas. If the critical area buffers are subtracted, then 14 dwelling units would be minimum density.

Planning Staff does not agree that the applicant cannot meet minimum density. The area designated for Lot 1 through Lot 13 is approximately 98,582 square feet. All the lots within this area are a little over 122 feet in depth. With a minimum lot size of 5,000 square feet, and a depth of 122 feet with a width of 40.98 feet, approximately 19.7 lots, rounded down to 19, could be placed with the same area as Lot 1 through Lot 13. This is greater than the necessary 16 needed to meet minimum density which would permit some flexibility with lots sizes and widths. Additionally, it would still allow the stormwater facilities to be placed just north of the cul-de-sac as currently proposed. If septic systems are required, then lots in excess of the density permitted with on-site septic can be shadow platted to place the systems on and developed with residences once sewer becomes available. This would also allow the majority of Tract A to remain forested and undeveloped for the benefit of tree retention/preservation.

Title 18D, Development Regulations – Environmental (June 30, 2016)

- Exemptions (18D.20)

Staff Comment: The proposal is exempt from Environmental Review as the project is for 20 dwellings units or less. However, if a Class IV forest practices permit is required an Environmental Review will be needed. A site development plan has not been submitted for review at this time.

Title 18J. Development Regulations – Design Standards and Guidelines (May 1, 2018)

Countywide Design Standards

- Site Design (18J.15.015)

Staff Comment: The project will be required to meet standards in this section. A site development plan has not been provided as of the drafting of this report.

- Site Clearing (18J.15.020)

Staff Comment: The proposal is not within an open space corridor. Clearing shall be limited to the area of approved impervious surfaces, replacement landscaping, recreation space, utilities, and a working envelope around such areas of not greater than 10 feet in depth. A site development plan has not been provided as of the drafting of this report.

- Tree Conservation (18J.15.030)

Staff Comment: A minimum of 30% of significant trees are required to be preserved. One hundred and sixteen tree credits are required. At time of initial application, a tree conservation plan was submitted; however, Planning Staff had multiple concerns which included labeling issues and which trees were proposed to be retained and which were proposed to be removed. The applicant will need to show that proposed trees to be retained are windfirm; this information has been requested but has not been provided as of the drafting of this report.

- Landscape Buffers (18J.15.040)

Staff Comment: An L3 buffer is required adjacent to Peacock Hill Avenue NW. Landscape Plans identify the location of this buffer.

- Street Trees (18J.15.050)

Staff Comment: Street trees are required along all new roads and accessways at a rate of 1 per 30 lineal feet of roadway exclusive of intersections. At time of initial review of the application a landscape plan had been submitted, but the layout has since changed and an updated landscape plan has not been provided as of the drafting of this report.

- Infill Compatibility (18J.15.060)

Staff Comment: Due to the currently proposed lot sizes, this section is applicable. A 30-foot rear setback is required combined with either a six-foot sight-obscuring fence or L3 landscape buffer along the rear property line.

- Dry Sewer Lines (18J.15.160)

Staff Comment: The City of Gig Harbor has requested the applicant hook up to City sewer service. The applicant has stated, as previously discussed in this report, that they wish to hook up to sewer but due to circumstances cannot at this time.

- Stormwater Facilities (18J.15.170)

Staff Comment: Stormwater design has not been provided at this time. Stormwater facilities will be required to meet applicable regulations in this section.

Community Plan Design Standards

- Landscape Design (18J.40.050 C.)

Staff Comment: The proposal is required to meet applicable regulations in this section. A final Landscape Plan has not been submitted.

- Outdoor Lighting and Fence Design (18J.40.050 D.)

Staff Comment: Specific fence and lighting details have been provided at this time. The project can be conditioned to require this information prior to Final Plat approval.

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

Other Questions or Concerns?

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