

# Initial Project Review

## Shoreline Substantial Development: Stearns, Stanley and Judith

**Application Number: 916229**

**Parcel Number: 0221056040**

**Gig Harbor Peninsula Advisory Commission Public Meeting: October 23, 2019, at 6:30 p.m.,** at the City of Gig Harbor (southeast entrance), 3510 Grandview Street, Gig Harbor, WA 98335.

**Proposal:** The applicants have requested to subdivide 5.65 acres into six lots and two tracts. A part of the proposal is located within shoreline jurisdiction requiring shoreline review through a Shoreline Substantial Development Permit.

**Project Location:** 9100 Randall Drive NW, Gig Harbor, WA, in the Residential Shoreline Environment and Single Family (SF) zone classification, in the Gig Harbor Peninsula Community Plan area, within Section 05, T21N, R2E, W.M., in Council District #7.

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

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

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253-798-7113

**Pierce County Online Permit Information:**

<https://pals.piercescountywa.gov/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=916229>



## **Project Data**

Complete Application Date: July 30, 2019

Initial Project Review Mailed: October 16, 2019

Property Owner/Applicants: Stanley and Judith Stearns  
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## **Legal and Public Notice**

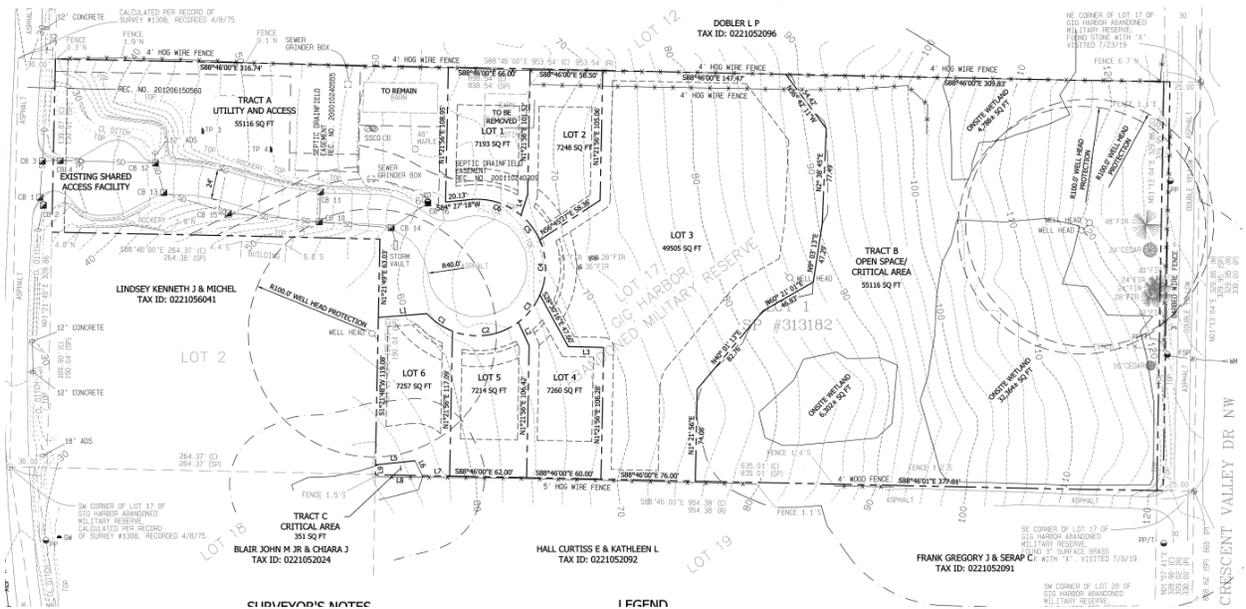
- *August 5, 2019*: Notice of Application and Public Meeting Notice was sent to property owners within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the site.
- *August 9, 2019*: Public Notice sign was posted on the site, confirmed with a Declaration of Posting.
- *October 9, and 10, 2019*: Legal notices were published in the official County newspaper (*Tacoma News Tribune*), and *Peninsula Gateway* newspaper, advertising the Gig Harbor Peninsula Advisory Commission (PAC) public meeting.

# 2017 County Aerial

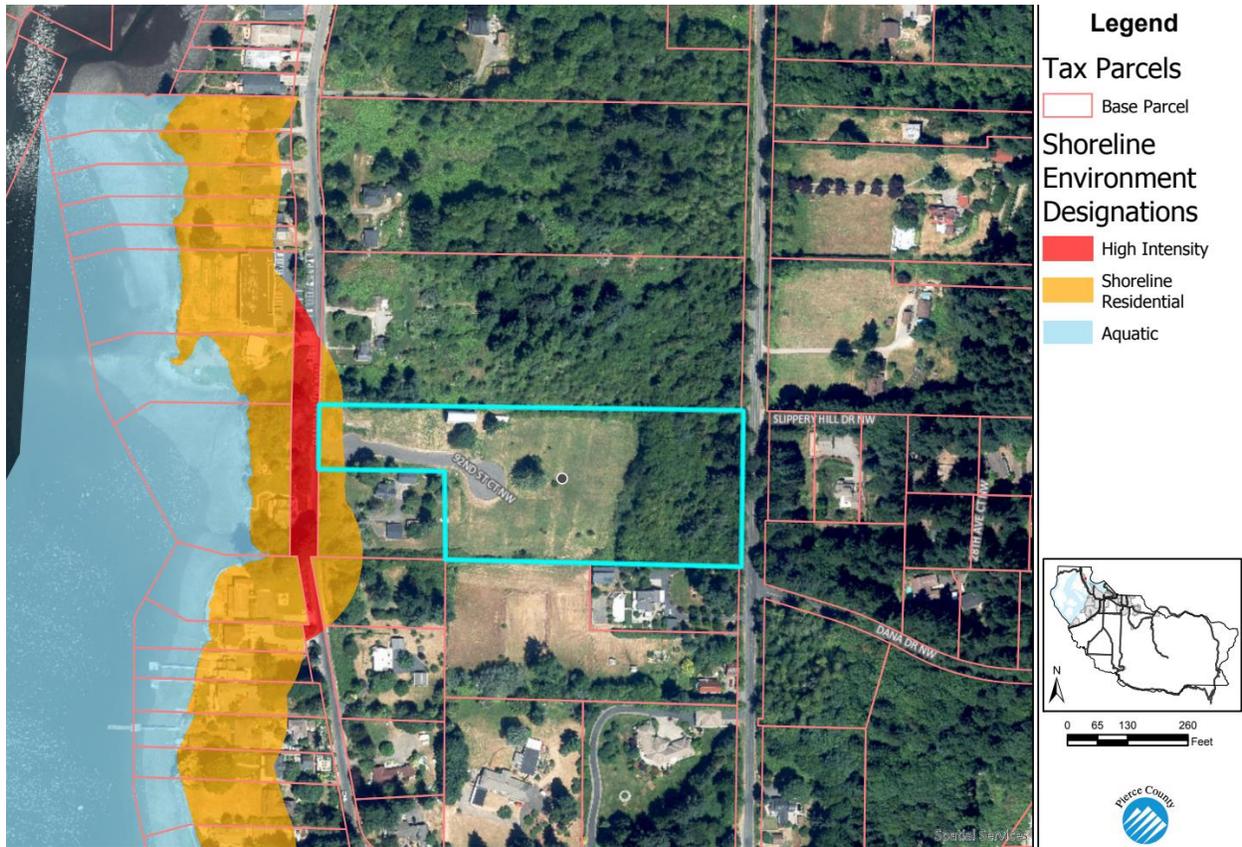


Figure 1: Project will be occurring on the highlighted parcel.

# Proposed Site Plan



## Shoreline Environmental Designation Map



### Comments from the Public and Agencies

Comments received on this proposal may be found by accessing the online permit information referenced on page 1. Of note are the following:

- Department of Archaeology & Historic Preservation (DAHP) commented that the project area has the potential to contain archaeological resources and contains at least one historical period building. They request a professional archaeological survey of the project area prior to ground disturbance activities along with Historic Property Inventory forms be filed with DAHP for the barn.
- The Nisqually Indian Tribe and Puyallup Tribe of Indians request an archeological survey prior to project area disturbance. The Squaxin Island Tribe defer to the Puyallup Tribe of Indians regarding cultural resource concerns.
- Staff received comment from a member of the public with concerns about the capacity of septic systems, ground water being overburdened, and impacts to wetlands.

### Surrounding Land Use / Shoreline / Zoning Designation

	LAND USE	SHORELINE	ZONING
North	Single Family Residence	Residential	Rural 5 (R5)
South	Single Family Residences	Residential	R5
West	Randall Drive NW	High Intensity	R5
East	Crescent Valley Drive NW	N/A	R5

## **Initial Planning and Public Works (PPW) Staff Review for Consistency with Regulations and Policies**

### **Title 19A Pierce County Comprehensive Plan**

The Comprehensive Plan applies to all proposed land uses in the County. It states:

- **Goal Env-6:** Recognize the adopted Pierce County Shoreline Master Program is the Shoreline Element of the Comprehensive Plan.

The proposal will be reviewed against the applicable policies and regulations of Title 18S PCC, Development Policies and Regulations – Shorelines.

### **Title 19A Appendix E: Gig Harbor Community Plan**

Applicable Community Plan polices include:

- **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-2.5:** Base residential densities on a particular site on the densities described in the Development Regulations in the Pierce County Code.

Staff did not find the proposal in conflict with Gig Harbor Community Plan policies.

### **Title 18A Development Regulations – Zoning**

Complete application for a Shoreline Substantial Development Permit and a Preliminary Short Plat was made July 30, 2019. The applications are vested to the regulations related to the Single Family (SF) zone which was the zoning at time of application.

Within the SF zone the minimum, base, and maximum density are four dwelling units per acre. The proposal is below minimum density; however, sewers are not available. Relief from minimum density is allowed per the requirements within PCC 18A.15.020 B. At this time the applicant has shown they are meeting said requirements and shall be required to meet said requirements for approval of the short plat.

### **Development Policies and Regulations - Shorelines – Title 18S**

Shoreline Planning has reviewed the proposal for conformance with the requirements of Title 18S PCC, Development Policies and Regulations – Shorelines. The following is an analysis of how the project complies with various provisions of Title 18S.

- **Residential Shoreline Environment Designation (SED) (18S.20.050)**  
The Residential SED applies to shoreland areas that are predominately single-family or multi-family residential development or are planned and platted for residential development. The intent of the Residential SED is to accommodate residential development in areas that are already developed with or planned for residential development. Applicable policies include, but aren't limited to:

**Policy B.1:** Priority should be given to residential and water-oriented commercial development where such development can be accommodated with no net loss of shoreline ecological function.

**Policy B.3:** Development should be designed to preserve and enhance the visual quality of the shoreline, including views over and through the development from the upland side, and views of the development from the water.

The applicant is requesting approval of a six lot Short Plat located within the Residential SED. Only the far western portion of the project area is located within shoreline jurisdiction. Randall Drive NW abuts the west side of the property; on the west side of Randall Drive NW is a separate lot. Both separate the project property from Gig Harbor, which is in the Aquatic Marine Shoreline Environment Designation.

- Archeological, Culture, and Historic Resources (18S.30.020)

Applicable policies include:

**Police B.1:** Locate, design, and operate developments to be compatible with the protections of any adjacent identified archaeological, cultural or historic site.

- Archaeological, Cultural, and Historic Resources: Regulations (18S.30.030 C)

1. Should archaeological materials (e.g., bones, shells, stone tools, beads, ceramics, bottles, hearths, etc.) or human remains be observed during project activities on shorelines, all work in the immediate vicinity shall cease.

As a recommended condition of approval, the applicant shall cease all work upon discovery of such resources and immediately contact the State Department of Archaeology and Historic Preservation (DAHP), the County Planning and Public Works Department, affected Tribes, and the County coroner (if applicable) to help assess the situation and determine how to preserve the resource(s).

2. For known archaeological, cultural, and historic resources identified within a State, Federal, or local process for historic places or recorded as cultural resource sites, an archaeological, cultural, or historic resource management plan for the site shall be prepared by an archaeological or historic preservation professional as part of the shoreline review process.

The DAHP has identified the site as having the potential to contain archaeological resources and recommends a professional archaeological survey of the project area be conducted prior to ground disturbing activities. The Nisqually Indian Tribe and Puyallup Tribe of Indians have requested an archaeological survey prior to disturbance due to the area having a high probability for archaeological and cultural materials.

- a. For development within shorelines on a site with known historic buildings, the following items shall be included in the historic resource management plan:

- 1) The purpose of the proposed development;
- 2) A site plan for the proposed development;

- 3) An assessment of any known or likely adverse impacts to the historic resources or building including, but not limited to, structural stability, historic character of the resources including buildings and surrounding area, views of or from the resources including buildings considered to be historically significant as a result of the proposed development;
- 4) If impacts will occur, an analysis of how these impacts will be avoided, or where avoidance is not possible; and
- 5) A recommendation of appropriate mitigation measures for any adverse impacts to the historic resources including buildings.

DAHP has identified the existing barn on the site as being a historical period building and have requested Historic Property Inventory forms be filed with DAHP. The above shall be provided prior to shoreline application approval.

- Ecological Protection (18S.30.030)

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, ecosystem-wide processes, and mitigates adverse impacts to ecological functions. This means assuring no net loss of ecological functions and process in shorelines, and protection of critical areas designated in Title 18E PCC.

Ecological functions refer to “...the work performed, or role played by, the physical, chemical, and biological processes that contribute to the maintenance of the aquatic and terrestrial environments that constitute the shoreline's natural ecosystem” (18S.18.70 – Appendix A)

Applicable section policies include, but are not limited to:

**Policy B.1:** Establish and manage shoreline uses and development in a manner that mitigates adverse impacts so that the resulting ecological condition is maintained or improved.

**Policy B.2:** All shoreline uses and development should avoid and minimize adverse impacts on the shoreline environment.

**Policy B.4:** Assure that shoreline modifications individually and cumulatively do not result in a net loss of ecological functions. This is to be achieved by limiting the number and extent of shoreline modifications and by giving preference to those types of shoreline modifications that have a lesser impact on ecological functions and requiring mitigation of identified impacts resulting from shoreline modification.

- Ecological Protection: Regulations - General (18S.30.030 C)

All development shall occur as outlined in Table 18S.30.030-1, Mitigation Sequencing, with avoidance of impacts being the highest priority. Lower priority measures shall be applied only when higher priority measures are determined to be infeasible or inapplicable.

Regarding the applicants' proposal: There is a small section on the western side of the property that is within shoreline jurisdiction. This area is already developed with the entrance for a previously reviewed and approved road. The remainder is proposed to be within Tract A. The applicants are avoiding further development within shoreline jurisdiction.

○ Ecological Protection: Regulations – Critical Areas (18S.30.030 D)

The eastern portion of the parcel contains regulated wetland and buffer areas, based on a previous delineation. Critical areas associated with the shoreline are not present on the site.

○ Ecological Protection: Regulations – Shoreline Buffers (18S.30.030 E)

The applicants' proposal is within the Residential Shoreline Environment Designation (SED). The Residential SED has a standard buffer of 75 feet. Buffers to protect critical areas, such as a wetland or fish and wildlife habitat conservation area, may be wider than the standard shoreline buffer.

It has been determined there are no critical area buffers associated with the shoreline that extends onto the project area. The proposal is completely outside of the 75-foot standard shoreline buffer. There are wetland and buffers within the parcel, but they are not associated with the shoreline.

○ Ecological Protection: Regulations – Impervious Surface Limits (18S.30.030 F)

For residential development, not more than one third of the parcel within shoreline jurisdiction and landward of the ordinary high water mark shall be covered by effective impervious areas including parking areas but may exclude a 12-foot-wide driveway. The applicants are not proposing development within shoreline jurisdiction.

○ Ecological Protection: Regulations – Vegetation Conservation (18S.30.030 G)

Retention of existing vegetation is a priority within shoreline jurisdiction. The applicants are not proposing to alter vegetation within shoreline jurisdiction.

● Excavation, Dredging, Filling, and Grading (18S.30.040)

The intent of the policies and regulations in this section is to provide direction for shoreline excavation, dredging, filling, and/or grading associated with a principle use. Applicable section policies include, but are not limited to:

**Policy B.2:** Locate and design new development to avoid the need for fill. When fill is deemed necessary, its use should be minimized, and environmental impacts mitigated.

○ Excavation, Dredging, Filling, and Grading: Regulations (18S.30.040 C)

The applicants' proposal does not include any development waterward of the ordinary high water mark (OHWM) nor does it require any fill or maintenance dredging. Excavation and/or grading is not proposed within shoreline jurisdiction.

- Shoreline Access (18S.30.050)

The intent of the Shoreline Access policies and regulations is to recognize the rights of the general public to reach, touch, view and enjoy the water's edge, to travel the waters of the State, and to view the water and the shoreline from adjacent locations. These rights are a fundamental element of the Shoreline Management Act.

Policies and regulations within this section are applicable if a proposed residential development contained five or more dwelling units.

- Shoreline Access: Regulations – Residential (18S.30.050 C)

The proposal does not abut the water's edge. The requirements to provide a commonly owned tract between the water's edge and the first tier of lots closest to the water's edge is not applicable to this project.

- Scenic Protection and Compatibility (18S.30.060)

The intent of the policies and regulations of this section is to preserve shoreline scenic vistas and to ensure development on shorelines is compatible with the surrounding environment, existing and planned development. Applicable section policies include, but are not limited to:

**Policy B.1:** Encourage sustainable residential development through restrictions on the scale of development, preservation of vegetation and topography, and preservation of views.

**Policy B.2:** Locate new residential structures with respect to views and with a height limit of 35 feet.

**Policy B.11:** Consider impacts to view and scenic resources enjoyed by abutting uses.

- Scenic Protection and Compatibility: Regulations – General (18S.30.060 C)

The applicants are not proposing development within the shoreline jurisdiction. Regulations within this section are not applicable.

- Scenic Protection and Compatibility: Regulations – Height Limits (18S.30.060 D)

Residential structures shall not exceed a height of 35 feet without approval through a Shoreline Variance. The applicants are not proposing to construct any residential structures within shoreline jurisdiction. This regulation is not applicable.

- Shoreline Modifications (18S.30.080)

The intent of the Shoreline Modification policies and regulations is to limit those actions that modify the physical configuration or qualities of the shoreline area.

- Shoreline Modifications: Regulations (18S.30.080 C)

The proposal does not include shoreline modifications. The property does not abut the water's edge nor the Ordinary High-Water Mark. The regulations and policies of this section are not applicable.

- Water Oriented Development (18S.30.090)

The intent of the Water Oriented Development policies and regulations is to ensure that water-dependent, water-related, or water enjoyment, or a combination of such uses, is preferred in shorelines. Applicable policies include but aren't limited to:

**Policy B.1:** Reserve shorelines, to the maximum extent possible, for water-oriented uses, including water-dependent, water-related, and water-enjoyment uses.

**Policy B.4:** Give priority to water-oriented uses over non-water-oriented uses, with highest priority given to water-dependent uses.

- Water Oriented Development: Regulations (18S.30.090 C)

1. Parking areas associated with a principle use shall be located outside shorelines unless no feasible alternative location exists. Parking as a principle use is prohibited.

All parking areas associated with the residences will be outside of the shoreline.

2. Except for single-family residences, non-water-oriented uses or portions of a use that are non-water-oriented shall demonstrate why the use must be located in shorelines.

The proposal is for a subdivision for the benefit of detached single-family residences. All residences are proposed to be outside of the shoreline area.

3. Water dependent uses and public access to shorelines are preferred uses in all shoreline environments.

The proposed location of the single-family residences is outside of the shoreline. The proposal does not abut the water's edge and therefore it is not applicable to require public access to the shorelines.

4. In the Natural SED, commercial, industrial, multi-family residential, and non-water-oriented recreation uses are prohibited.

The proposal is within the Residential SED. This requirement is not applicable.

5. In the Conservancy SED, commercial, industrial, multi-family residential, and non-water-oriented recreation uses are prohibited.

The proposal is within the Residential SED. This requirement is not applicable.

6. In the Residential SED:

- a. Residential and water-oriented commercial development is allowed where such development can be accommodated with no net loss of shoreline ecological function.

- b. Public or private recreation facilities are allowed if compatible with surrounding development. Preferred recreational uses include water-dependent and water-enjoyment recreation facilities that provide opportunities for substantial numbers of people to access and enjoy the shoreline.

- c. New commercial development should be limited to water-oriented uses. Expansion of existing non-water oriented commercial uses may be permitted; provided, that such uses should create a substantial benefit with respect to the goals and policies of this Title, such as providing improved public access or restoring degraded shorelines.

The proposal is for a subdivision for the benefit of detached single-family residences. Staff has not found nor have they been presented with evidence that there would be a net loss of shoreline ecological function.

7. In the High Intensity SED, non-water-oriented uses are not allowed unless they provide a significant public benefit, such as ecological restoration and public access, and:

- a. They are within a legally established building or are located within an existing mixed use development;
- b. They do not conflict with or limit opportunities for water-oriented uses;  
or
- c. They are located on sites where there is no direct access to the water's edge.

The proposal is within the Residential SED. This requirement is not applicable.

8. A change from an existing non-water-oriented use to another non-water-oriented use is permitted, without a Conditional Use Permit, subject to the general policies and regulations of this Title.

The proposal does not include a change from an existing non-water-oriented use to another non-water-oriented use. This requirement is not applicable.

9. Expansion of an existing non-water-oriented use is subject to a Conditional Use Permit.

The proposal does not include an expansion of an existing non-water-oriented use. This requirement is not applicable.

10. A change in use from an existing water-oriented use to a non-water-oriented use is not permitted.

The proposal does not include a change in use from an existing water-oriented use to a non-water-oriented use. This requirement is not applicable.

- Water Quality, Stormwater, and Nonpoint Pollution (18S.30.100)

The intent of the policies and regulations of this section is to protect against adverse impacts to water quality and quantity. Applicable section policies include, but are not limited to:

**Policy B.1:** Locate, construct, and operate development in a manner that maintains or enhances the quantity and quality of surface and ground water over the long term.

**Policy B.2:** Prevent impacts to water quality and stormwater quantity that would result in a new loss of shoreline ecological functions.

**Policy B.3:** Prevent contamination of surface and ground water and soils.

The applicant will be required to meet all stormwater and site development requirements. Prior to approval of any associated development permits the applicant shall show that water quality impacts, such as preventing/cleaning spills of harmful substances, controlling stormwater and pollution, restoration to pre-project conditions and construction using materials that do not leach toxic substances are being met or planned for.

- **Residential (18S.40.100)**

The intent of the policies and regulations of this section is to accommodate residential development and appurtenances. Single-family residences are a preferred use within the Conservancy and Residential SEDs when consistent with control of pollution and prevention of damage to 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 habitats. Applicable section policies include, but aren't limited to:

**Policy B.1:** Set structures back from required shoreline buffers to ensure compatibility between uses and protection of buffer areas from residential activities.

**Policy B.4:** When on-site sewage systems are required for residential development, those system and their associated drainfields should be installed outside of the shoreline.

**Policy B.7:** Prohibit new over-water residences, including floating homes.

**Policy B.9:** Residential development should preserve existing vegetation, open space, habitat, and critical areas.

**Policy B.11:** New residential structures should be located with respect to views and should not exceed a height of 35 feet.

- **Residential: Regulations – General (18S.40.100 C)**

1. Existing legally established residential structures and appurtenant structures located in a Shoreline Environment Designation (SED) which permits the residential development, but that do not meet standards for setbacks, buffers, yards, area, bulk, height or density, shall be considered conforming for purposes of administering Title 18S PCC.

There are no existing structures within the shoreline.

2. Table 18S.030-2, Standard Shoreline Buffers and Setbacks, indicates the required buffer and setback for each SED. Table 18E.40.060-1, Fish and Wildlife Habitat Conservation Area Buffer Requirements, indicates the required fish and wildlife habitat area buffer width for each water type. Chapter 18E.40 PCC includes the provisions by which fish and wildlife habitat area buffers and setbacks may be modified.

The Standard Shoreline Buffer is 75 feet for properties within the Shoreline Residential SED. The proposal is not within the shoreline buffer.

3. Residential development shall comply with bulk standards (such as, but not limited to: setbacks, buffers, height, and density) of Title 18A PCC.  
The applicants shall show they are meeting all requirements before short plat approval is given.
  4. New over-water residences and expansion of existing over-water residences, including floating homes, is prohibited.  
Not applicable. The applicant is not proposing new over-water residences.
  5. Residential development on a lot shall comply with Chapter 18E.110 PCC, Erosion Hazard Areas.  
The applicant shall be required to meet all requirements.
  6. Residential structures shall not exceed a height of 35 feet pursuant to PCC 18S.30.060 D, Scenic Protection and Compatibility.  
The applicants' proposal does not include residences to be built within the shoreline. This requirement is not applicable.
  7. 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 principle and accessory uses and structures.  
Within the shoreline the applicants are not proposing new impervious surface. There is an existing, approved access road within the shoreline.
  8. New waterfront developments of two or more dwelling units within shoreline jurisdiction shall provide for joint use water access, unless determined during the review of the project that such joint use water access is infeasible due to topographic constraints.  
Not applicable.
  9. Septic tanks and drain fields for new sewage disposal systems shall be located outside of shoreline setbacks and buffers.  
The applicants are not proposing a new system but will be modifying the existing system. Staff has requested they identify where it will be located.
- Residential: Regulations – Land Divisions and Boundary Changes (18S.40.100 D)
1. Lots created through subdivision of land shall be situated so that development on the created lots will not require soft or hard shoreline stabilization methods. A geological analysis may be required to demonstrate that these methods will not be needed pursuant to Chapter 18E.110 PCC.  
The properties are not adjacent to ordinary high water. Shoreline stabilization, of any kind, will not be needed.

2. Minimum lot width, measured at the ordinary high water mark (OHWM), shall be as follows for newly-created or adjusted lots, unless a greater dimension is required pursuant to Title 18A PCC, Development Regulations – Zoning:
  - a. Natural SED = 100 feet;
  - b. Conservancy SED = 75 feet; and
  - c. Residential SED = 50 feet.

The proposal is located within the Residential SED. However, the proposal does not abut the OHWM.

3. Natural Shoreline Environment Designation (SED)
  - a. New land divisions are prohibited from exceeding base density as determined by Title 18A PCC.
  - b. The bonus density provisions of Title 18A PCC shall not be allowed.
  - c. New land divisions and subsequent development shall comply with low impact development (LID) regulations of the Pierce County Stormwater Management and Site Development Manual, Volume VI, or as amended within shorelines.

The proposal is located within the Residential SED. This requirement is not applicable.

4. New divisions of land, and subsequent development, that exceed the base densities as determined by Title 18A PCC shall comply with LID regulations of the Pierce County Stormwater Management and Site Development Manual, Volume VI, within shorelines.

The proposal does not exceed base densities. This requirement is not applicable.

5. Residential developments containing five or more dwelling units shall provide and maintain a commonly owned tract between the water's edge and the first tier of lots closest to the water's edge for the benefit of all lots within said subdivision. The purpose of the tract is to maintain the natural visual appearance and ecological functions of the waterfront and to provide shoreline access.

The proposal does not abut the water's edge. This requirement is not applicable.

6. Critical areas and associated buffers, open space, access areas, shoreline recreational space, or other common area shall be protected in a tract, or alternative protected mechanism such as protective easement, public or private land trust dedication, or similarly protective mechanism prior to final approval of any division of land. Approval of an alternative protective mechanism will be subject to a determination by the Director or Hearing Examiner that such alternative mechanism provides the same level of permanent protection as designation of a tract. Each lot owner within the land division shall have an individual taxable interest in the tract(s) or protective mechanism, unless otherwise approved by the Director or Hearing Examiner.

The proposal does not include any of the above associated with the shoreline. This requirement is not applicable.

7. New waterfront land divisions containing two or more dwelling units within shoreline jurisdiction shall provide for joint use water access, unless determined during the of the project that such joint use water access is infeasible due to topographic constraints. Recorded documents for the land division shall note the provision for joint use water access if such access is required.

The proposal does not abut the water's edge and is not a waterfront land division. This requirement is not applicable.

- Shoreline Permit Table: Shoreline Permit Table (18S.60.030-1)  
Residential land divisions for the benefit of single-family and accessory uses/structures within the Shoreline Residential SED is permitted through review and approval of a Shoreline Substantial Development Permit.
- Shoreline Substantial Development Permit (18S.60.040)  
The Shoreline Substantial Development Permits (SD) process provides a comprehensive review of development shorelines to ensure compliance with the Shoreline Management Act (Act), this Title, and any other applicable development regulations.
  - Shoreline Substantial Development Permit: Decision Criteria (18S.60.040 D)  
The Director shall review applications for Shoreline Substantial Development in accordance with the following decision criteria:
    1. The proposal is consistent with the policies and procedures of the Act.  
Staff has reviewed the provided materials and has found that the proposal is consistent with the policies and procedures of the Act.
    2. The proposal is consistent with this Title's policies and regulations including, at a minimum, the following:
      - a. Policies and regulations of the shoreline environment designation (SED) in which the proposal is located.  
Staff has found the proposal meets the policies and regulations of the Residential SED.
      - b. Polices and regulations for Shorelines of Statewide Significance if the proposal is within such area.  
Staff has found that the proposal meets the policies and regulations for Shorelines of Statewide Significance.
      - c. Policies and regulations within the applicable General Policies and Regulations found in Chapter 18S.30 PCC.  
Staff has found that the proposal meets the policies and regulations of the applicable sections of Chapter 18S.30 PCC.
      - d. Policies and regulations within the applicable Use and Development Policies and Regulations found in Chapter 18S.40 PCC.  
Staff has found that the proposal meets the policies and regulations within the applicable Use and Development Policies and Regulations within Chapter 18S.40 PCC.

3. The proposal is consistent with the applicable provisions of Title 18E PCC.  
Resource Management has determined that there are no significant wetland or fish and wildlife impacts from the proposal regarding the shoreline. Staff has found that the proposal is consistent with the applicable provisions of Title 18E PCC.
4. The proposal is consistent with the applicable policies of the Comprehensive Plan and any applicable Community Plan.  
Staff has found that the proposal is consistent with the applicable policies of the Comprehensive Plan and Gig Harbor Community Plan.
5. The proposal is consistent with all applicable development regulations, including but not limited to Title 18A PCC, Development Regulations – Zoning.  
Running concurrently with the Shoreline Substantial Development Permit is a Preliminary Short Plat application (#916229). The proposal shall be required to meet all applicable policies and regulations.

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