

Initial Project Review

Shoreline Substantial Development Permit / Shoreline Conditional Use Permit: Autrand/Griffith (Joint-Use Dock System)

Application Numbers: 925516, 925517, 925518
Parcel Numbers: 0121363011, 0121363014, 0121363099

Gig Harbor Peninsula Advisory Commission (PAC) Public Meeting: February 12, 2020, at 6:30 p.m., City of Gig Harbor, 3510 Grandview, southeast entrance, Gig Harbor, WA 98335

Proposal: Installation of a 175-foot pier/ramp/float system, consisting of a 4- x 111-foot fully grated aluminum pier, supported by six 10-inch galvanized steel pier piles, 3- x 42-foot fully grated aluminum ramp, and an 8- x 30-foot 50 percent functional grated float supported by four 10-inch galvanized steel piles.

Project Location: 873 and 867 Fox Drive FI, Fox Island, WA 98333, in the Residential Shoreline Environment and Rural 10 (R10) zone classification of the Gig Harbor Peninsula Community Plan area, within Section 36, T21N, R1, W.M., in Council District #7

Review Summary: The project can be conditioned to comply with all applicable policies and objectives of the Pierce County Code, Shoreline Regulations, Comprehensive Plan, and Gig Harbor Peninsula Community Plan. Staff has reviewed this proposal for compliance with all policies, codes, and regulations and intends to recommend approval with conditions.

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: Robert Perez, Planner, 253-798-3093, robert.perez@percecountywa.gov

Pierce County Online Permit Information:

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=925516>



Project Data

Complete Application Date: December 17, 2019

Initial Project Review Mailed: February 5, 2020

Applicants/Owners: Kent Autrand
873 Fox Drive FI
Fox Island, WA 98333
KAutrand@outlook.com

John T. Griffith Living Trust
867 Fox Drive
Fox Island, WA 98333-9723
DrSmiley47@hotmail.com

Agent: Thompson Pile Driving Co
Attn: Doug Fritts
PO Box 2210
Port Orchard, WA 98366
doug@thompsonpiledriving.com

Legal Notice

- *January 2, 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.
- *January 8, 2020*: Public Notice sign was posted on the site, confirmed with a Declaration of Posting.
- *January 29, 2020*: Legal notice was published in the official County newspaper (*Tacoma News Tribune*), advertising the public meeting to be held by the Gig Harbor Peninsula Advisory Commission (PAC).
- *February 6, 2020*: Legal notice was published in the *Peninsula Gateway* newspaper, advertising the public meeting to be held by the PAC.

2017 Ortho Photos

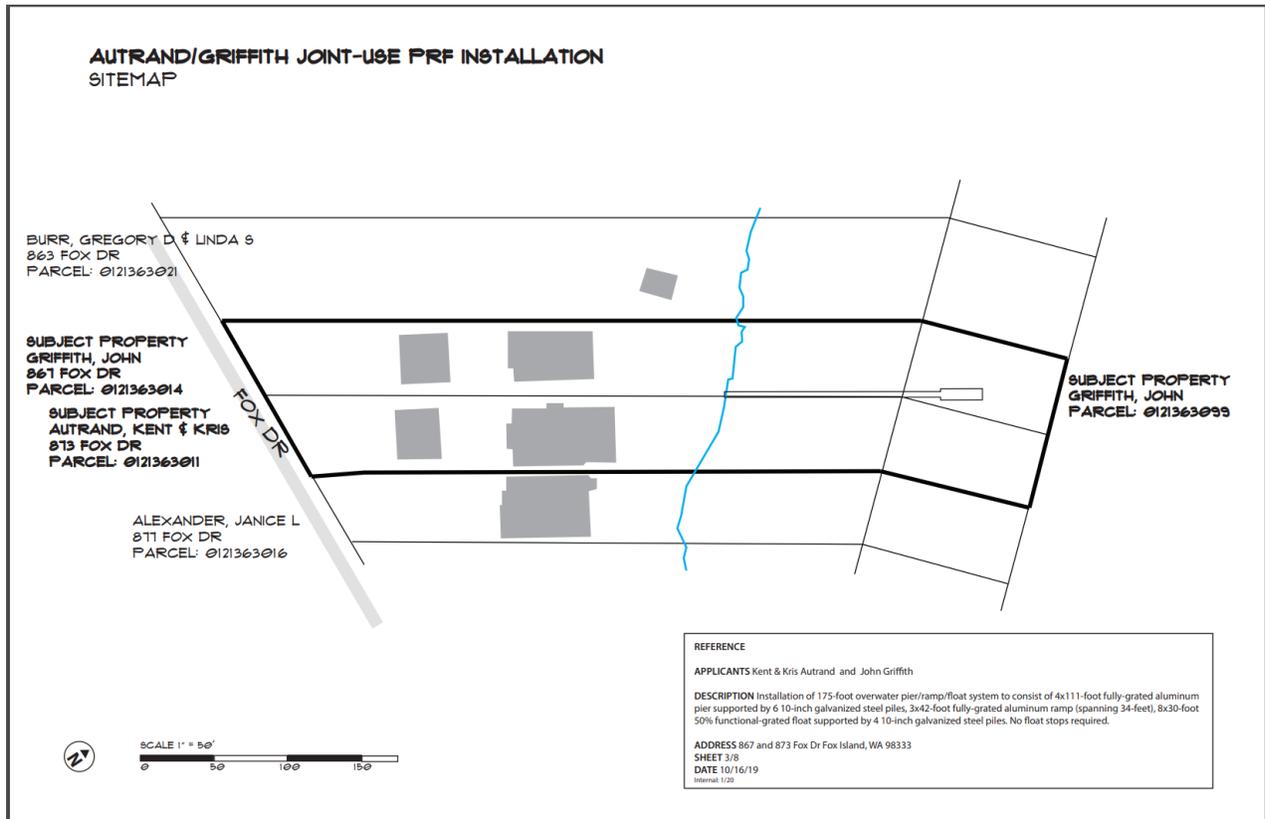
Autrand Joint Use Dock



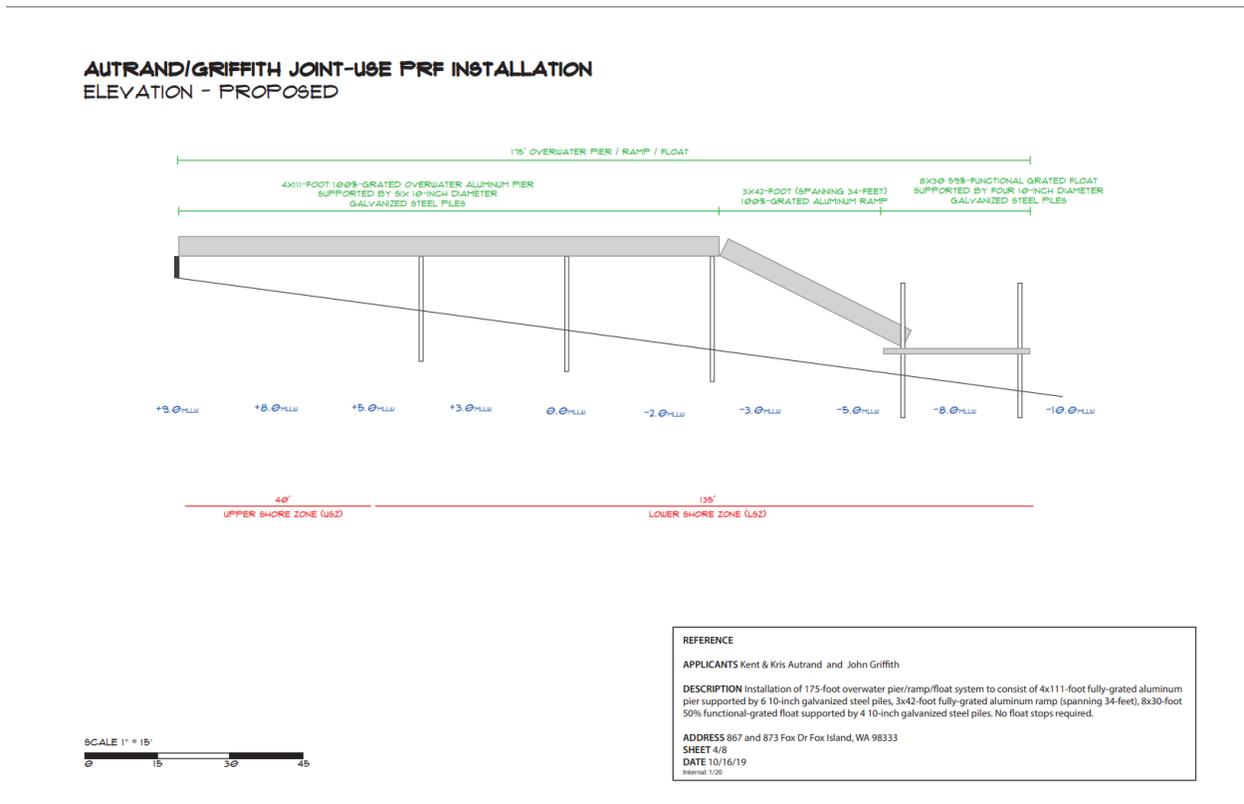
The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.



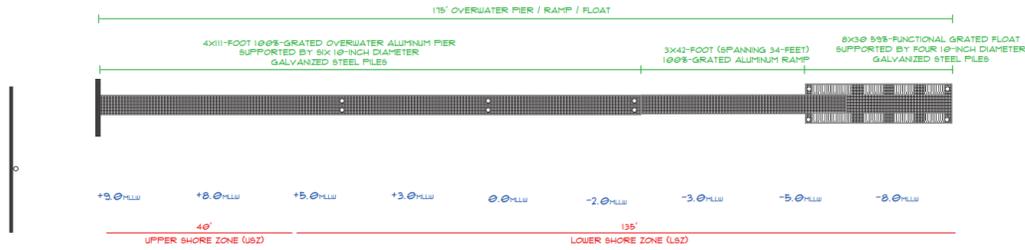
Site Plan



Cross-Section



**AUTRAND/GRIFFITH JOINT-USE PRF INSTALLATION
PLAN VIEW - PROPOSED**



<p>REFERENCE</p> <p>APPLICANTS Kent & Kris Autrand and John Griffith</p> <p>DESCRIPTION Installation of 175-foot overwater pier/ramp/float system to consist of 4x111-foot fully-grated aluminum pier supported by 6 10-inch galvanized steel piles, 3x42-foot fully-grated aluminum ramp (spanning 34-feet), 8x30-foot 50% functional-grated float supported by 4 10-inch galvanized steel piles. No float stops required.</p> <p>ADDRESS 867 and 873 Fox Dr Fox Island, WA 98333</p> <p>DATE 10/16/19</p> <p>Internal 1/20</p>
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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.
- Cartography reviews road names and addresses.
- 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 County Assessor lists parcels 0121363011, 0121363014, 0121363099 as being .4344, .4706, and .12 acres, respectively, for a total of 1.025 acres.
- The parcel is located on the north shore of Fox Island.
- The access to the site is via a driveway off Fox Drive.
- The topography of the site gently slopes toward the shore/bulkhead.
- Two of the parcels are improved with single-family homes.
- The two parcels 0121363011, 0121363014 are improved with bulkheads.
- Parcel 0121363099 is Saltwater Tidelands.

Surrounding Land Use / Shoreline / Zoning Designation

	LAND USE	SHORELINE	ZONING
North	Puget Sound	Aquatic SED	N/A
South	Single Family	N/A	Rural 10 (R10)
East	Single Family	Residential SED	R10
West	Single Family	Residential SED	R10

Agency Review Comments

The proposed project has been routed to interested departments and agencies for review. Comments received from various departments and agencies may be found by accessing the Online Permit Information referenced on page 1.

Comments have been received, and corrections and/or additional information requested by the following agencies on the application:

Public Comments

Public comments were received;

- There is concern with the angle of the proposed dock system.
- The effect of the dock system on views.
- The dock may create safety issues with other water related uses.

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

Gig Harbor Peninsula Community Plan (Pierce County Code, Title 19B)

- Piers and docks should be permitted in the Urban, Rural-Residential, and Rural Shoreline Environments. Piers and docks should generally be prohibited in the Conservancy and Natural shoreline environments.
- Encourage environmentally friendly dock design (e.g., grated dock surfaces that allow light to pass through instead of traditional dock construction methods).
- Require the joint use of piers and docks whenever possible. Create a system of incentives that will encourage adjacent property owners to share docks. Afford greater flexibility in joint use facility design in cases that involve shallow water depths or other unusual circumstances.
- Maximum intrusion into water for any pier or dock shall extend only far enough to obtain a depth of 8 feet of water as measured at mean lower low water (MLLW) on saltwater shorelines or as measured at the ordinary high water mark (OHWM) on freshwater shorelines. In circumstances when 8 feet of water depth cannot be attained because of a shallow bottom profile, the maximum intrusion into the water shall not exceed the lesser of 15 percent of the fetch or 150 feet on saltwater shorelines and 40 feet on freshwater shorelines. In circumstances where these standards have been exceeded on abutting properties, it may be appropriate to average the length of the abutting docks if joint use cannot be obtained.

Staff Comment: The Gig Harbor Peninsula Community Plan policy states, in part, the maximum intrusion of the dock into the water shall not exceed the lesser of 15 percent of the fetch or 150 feet on saltwater shorelines. The proposed dock exceeds this guidance as it is 155 feet long and approximately 5 percent of the fetch (2,920 feet).

The addition of this joint-use dock, or of any overwater structure, will affect views from neighboring properties. However, it must be acknowledged that this joint use proposal will minimize view impacts by reducing the overall number of docks.

Pierce County Shoreline Management Use Regulations (Pierce County Code, Title 18S)

- Construction of the proposed project exceeds established fair market value (\$2,500 for docks in saltwaters) for development and, therefore, the proposed construction shall be considered a substantial development for the purpose of this Title.
- A saltwater dock also requires a Shoreline Administrative Conditional Use Permit (SACP)
- Important navigational routes or marine oriented recreation areas will not be obstructed or impaired.
- Views from surrounding properties will not be unduly impaired.
- Ingress-Egress as well as the use and enjoyment of the water or beach on adjoining property is not unduly restricted or impaired.
- Public use of the surface waters below ordinary high water shall not be unduly impaired.
- A reasonable alternative such as joint use, commercial or public moorage facilities does not exist or is not likely to exist in the near future.
- The use or uses of any proposed dock, pier or float requires, by common and acceptable practice, a shoreline location in order to function.
- The intensity of the use or uses of any proposed dock, pier, and or float shall be compatible with the surrounding environment and land and water uses.

- Facilities shall be stable against the elements and maintained in safe and sound condition.
- Facilities waterward of the OHWM in marine waters shall consist of an open framework (e.g., pilings, grated surfaces, cable railings, floating facilities held in place with anchors) as opposed to solid surfaces with no openings, to the maximum extent feasible.
- Pilings employed in piers or any other structure shall have a minimum vertical clearance of one foot above extreme high tide.
- When plastics or other nondegradable materials are used in pier construction, precautions shall be taken to ensure their containment.
- Joint-use piers and docks: Maximum intrusion into water should be only so long as to obtain a depth of eight feet of water as measured at mean lower low water (MLLW) on saltwater shorelines or as measured at ordinary high water in freshwater shorelines, except that the intrusion into the water of any pier or dock should not exceed the lesser of 15 percent of the fetch or the maximum length allowed.
- Joint-use piers and docks: Maximum length parallel to shore should not exceed eight feet.
- Joint-use dock shall include documentation of all parcel property owners that would share the facility. Prior to construction or installation, the owners shall record with the County Auditor a joint-use agreement that will appear on the titles of all parcels sharing the facility. The agreement should address apportionment of responsibilities/expenses, easements, liabilities, and use restrictions.
- Docks may consist of shapes other than a straight line, such as a "U," "T," or "L," as determined by the appropriate reviewing authority.
- Launching ramps, and covered moorage that is not light penetrable, are prohibited waterward of the OHWM.

Staff Comment: The pier/ramp/float design and size are consistent with the character of other over-water structures, located on private tidelands, on the north shore of Fox Island. The dock from the proposed location will not unduly affect ingress-egress or the use and enjoyment of the water or beach on the adjoining properties. Based on the submitted site plan, the proposed dock is 350 feet from the closest dock to the west and over 1,000 feet from the closest dock to the east. A few remnants of the Fox Island Ferry landing can still be found between the site and the dock to the east. A private boat launch railway is located roughly 160 feet to the west. The proposed joint-use dock will extend 175 feet overwater and would be installed along the shared property line of parcel 0121363014 and 0121363011.

A joint-use dock system serving two residential parcels in saltwater has a maximum length of 150 feet. The proposed 175-foot length would require a Shoreline Variance. Based on the Critical Areas – Eelgrass/Macroalgae Survey Report, at the 175-foot length the dock would achieve a depth of approximately -8 MLLW, and at 150 feet would achieve a depth of approximately -3 to -5 MLLW, which would require float stops to prevent resting on the substrate at the lowest of tides.

The dock system could potentially conflict with already existing buoys. Staff was unable to confirm the permits for the buoys. There will also likely be some impacts to views for neighboring parcels based on current conditions.

Note: The applicant is in the process of adding an additional person for the joint-use dock. This would increase the number of parcels served to 3 and would allow for a length of 175 feet, without a variance.