



Community Development
Planning Division

Determination of Nonsignificance (DNS) **W.A.C. 197-11-970**

Environmental Review Application No.: PL-SEPA-22-0004

Parcel Number(s): 0222323134 & 0222323135

Action: SEPA Review

Proposal: The proposal includes the development of 14 single-family residential lots within the westernmost 5 acres of an approximately 9.88-acre lot. There is an approximately 1-acre Category IV wetland within the southeast corner of the subject property. Site development requires the use of several retaining walls and import fill which have been permitted through a design review approval. Stormwater runoff will be mitigated through a retention vault and associated flow control system which will release treated stormwater with appropriate flow dispersion. The project proposes to replant within the buffer area with 97 replacement trees as well as native shrubs to provide approximately 1 tree per 150 square feet, and a projected density of 75% coverage.

Location: Peacock Hill Avenue east of the intersection with 100th Street Court

Proponent(s): Justin Holland c/o Prospect Development, 2913 5th Ave NE, Suite 201, Puyallup, WA 8372

Resource Properties, LLC, 108 W Stewart Ave, Puyallup, WA 98371

Lead Agency: City of Gig Harbor

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030. This decision was made

after review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

[x] This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date below, or by the date comments are due, whichever is longer. Comments must be submitted by 5 P.M. on **April 27, 2023**.

Any interested person may appeal the adequacy of this SEPA Threshold Determination to the City of Gig Harbor Hearing Examiner pursuant to the procedures set forth under Chapter 18.04 of the Gig Harbor Municipal Code if a written request for appeal is received within 21 days after the date of issuance, or 5:00 PM on **May 4, 2023**, whichever is later. The written appeal must be submitted with a filing fee of three hundred twelve dollars (\$312.00)

Contact: Roxanne Robles, Senior Planner; Phone: (253) 851-6170

SEPA Responsible Official: Carl de Simas

Position Title: Community Development Director Phone: (253) 851-6170

Address: City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA. 98335

Signature



Date: April 12, 2023

cc: Proponent

MEMORANDUM

DATE: February 21, 2023
TO: Roxanne Robles, Senior Planner
FROM: Dean Zavack, P.E., Senior Engineer *DHZ*
SUBJECT: **The Reserve (PL-SEPA-22-0004)**
Recommended SEPA Mitigation and Conditions

Reference:

- Sewer Capacity Reservation Certificate, dated approved 6-02-2016
- Sewer Hydraulic Report, dated approved February 17th, 2023
- Water Capacity Reservation Certificate, dated approved March 18, 2022
- - Preliminary Drainage Control Plan (Report), dated approved February 2, 2023
- TIA prepared by Jake Traffic Engineering, Inc., dated received December 7, 2022
- Transportation Trip Generation Report prepared by DEA, Inc., dated October 18th, 2016
- Transportation Capacity Reservation Certificate dated approved June 13, 2017

Based on the submitted project documents and the identified impacts from the proposed development, the Public Works Department has the following “Recommended Mitigation and Conditions” described below. Unless otherwise noted, all mitigation items shall meet the City of Gig Harbor Public Works Standards and be completed prior to any certificates of occupancy being issued for structures on the proposed development.

BACKGROUND

The proposed project intends to develop a vacant parcel into 14 single-family residential lots with associated public and private infrastructure. Access to the site is proposed via a new private roadway that connects to Peacock Hill Avenue, a public roadway.

The site requires connections to the City’s water system, the City’s wastewater system, and provisions for compliance with stormwater and transportation concurrency.

REVIEW and ANALYSIS

Water Infrastructure: The impacts to the City’s water infrastructure from the proposed development have been reviewed in accordance with the following:

- Gig Harbor Municipal Code (GHMC), Chapter 19.10, Concurrency Management
- City of Gig Harbor Water System Comprehensive Plan (Water Plan).

Review under concurrency management has been performed based on information contained in the water capacity reservation certificate (WCRC). The applicant requested 15 ERUs from Washington Water for this development based on the Certificate of Water Availability. **The water purveyor has reserved 15 water ERUs** for this development. If future information is submitted indicating that the development requires a different amount of water capacity, the applicant shall submit a revised WCRC application and shall not receive approval of the final engineered plans until the reserved capacity has been revised and approved by the City.

The applicant proposes to connect to an existing water main within Peacock Hill Avenue to serve their development. Water design will be provided by Washington Water.

Appropriate provisions for potable water supplies and adequate means of water supply can be obtained by compliance with the City of Gig Harbor's development regulations, comprehensive plan and other applicable local, state and federal laws. No further mitigation is required under SEPA as any impacts will be addressed by compliance with the City of Gig Harbor's development regulations, comprehensive plan and other applicable local, state and federal laws consistent with WAC 197-11-158.

Wastewater Infrastructure: The impacts to the City's sewer infrastructure from the proposed development have been reviewed in accordance with the following:

- Gig Harbor Municipal Code (GHMC), Chapter 19.10, Concurrency Management
- City of Gig Harbor Wastewater System Comprehensive Plan (Wastewater Plan).
- City of Gig Harbor Comprehensive Plan (Plan)

The findings and conclusions from review of the concurrency ordinance have been determined based on the referenced Sewer Hydraulics Report and the Sewer CRC. Based on the referenced documents, **the City has reserved 14 sewer ERU's** for the development.

The applicant proposes to connect to the City's sewer system located in Peacock Hill Avenue. A 2" diam. privately owned low pressure sewer force main is proposed to serve the The Reserve Plat. The force main will discharge to a private sewer manhole at the ROW, which will gravity discharge to a City sewer manhole in the ROW.

Based on the documentation described above, the proposed development makes provisions for sanitary wastes.

Stormwater Infrastructure: The City has reviewed the stormwater impacts for the proposed development based on the documents provided by the applicant. The 2016 City of Gig Harbor Stormwater Management and Site Development Manual (GHSMSDM) requires consideration of water quality control

February 21, 2023

Roxanne Robles, Senior Planner
(PL-SEPA-22-0004) The Reserve
Page 3 of 4

of storm water run-off from the proposed development. The impacts to the City's stormwater infrastructure from the proposed development have been reviewed in accordance with the following:

- Gig Harbor Municipal Code (GHMC), Chapter 14.20.
- City of Gig Harbor Stormwater Comprehensive Plan (Stormwater Plan).

The applicant has prepared a Preliminary Stormwater Report along with a proposed storm system layout in the referenced plans to document the preliminary engineering design. The proposed development will be required to provide both water quality control (treatment) and water quantity control (detention) per the 2016 GHSMMSDM. The current proposal is to meet water quality requirements with an underground detention system and water quantity requirements with storm filter cartridges.

Review of the referenced documents indicates that the applicant proposes to meet the design requirements under the 2016 SGHSMMSDM.

Appropriate provisions for drainage ways can be obtained by implementing the proposed storm water system improvements and by compliance with requirements contained in the City of Gig Harbor Municipal Code, current Stormwater Design Manual and Public Works Standards. No further mitigation is required under SEPA as the impacts will be addressed by compliance with State and local regulations consistent with WAC 197-11-158.

Transportation Infrastructure: The impacts to the City's transportation infrastructure from the proposed development have been reviewed in accordance with the following:

- Gig Harbor Municipal Code (GHMC), Chapter 19.10, Concurrency Management
- City of Gig Harbor Comprehensive Plan (Plan).

Relative to transportation concurrency, the findings and conclusions are based on the information submitted by the developer in the TIA and the City's Concurrency Report.

Based on the referenced documents **the City has reserved 14 pm peak hour trips** for the proposed development.

The applicant proposes to connect to the City's transportation system via a new driveway that will be improved by the applicant, that accesses from Burnham Drive.

Appropriate provisions for streets or roads can be obtained by construction of the transportation improvements proposed by the applicant and compliance with requirements contained in the City of Gig Harbor Municipal Code and Public Works Standards. Transportation impact fees in accordance with Gig Harbor Municipal Code are due prior to building permit issuance. No further transportation infrastructure

mitigation is required under SEPA as the impacts will be addressed by compliance with State and local regulations consistent with WAC 197-11-158.

Recommended Mitigations and Conditions

None