

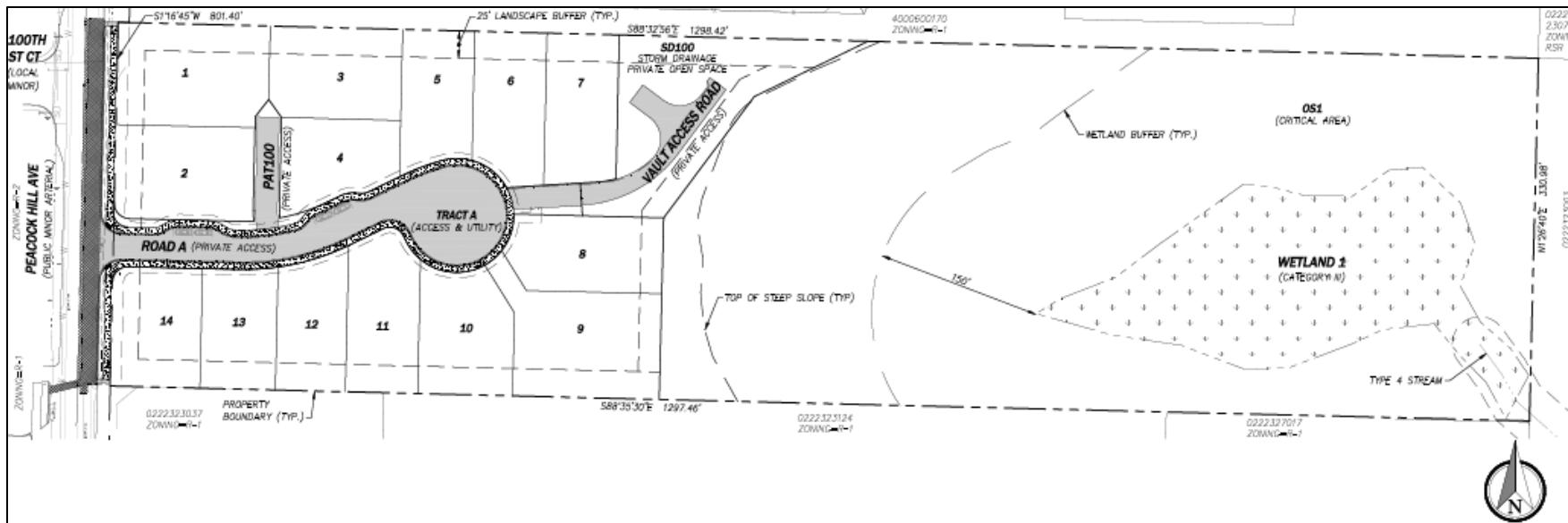


“THE MARITIME CITY”

**PL-PPLAT-22-0001, PL-DR-22-0005, PL-
ALP-22-0001 & PL-SEPA-22-0004**

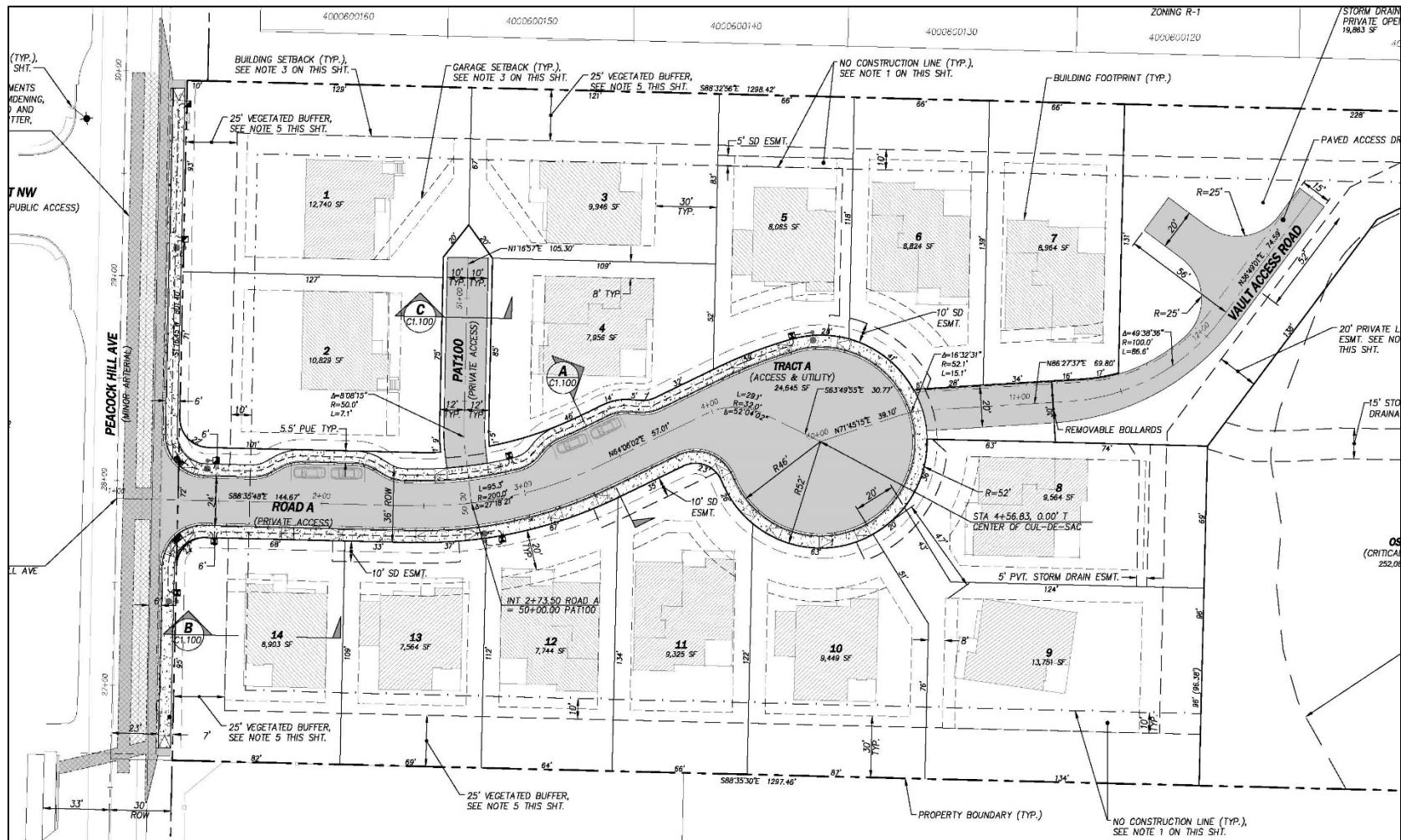
The Reserve Preliminary Plat
July 18, 2023

Applicant's Request



The Reserve Hearing July 18, 2023

Applicant's Request



The Reserve Hearing July 18, 2023

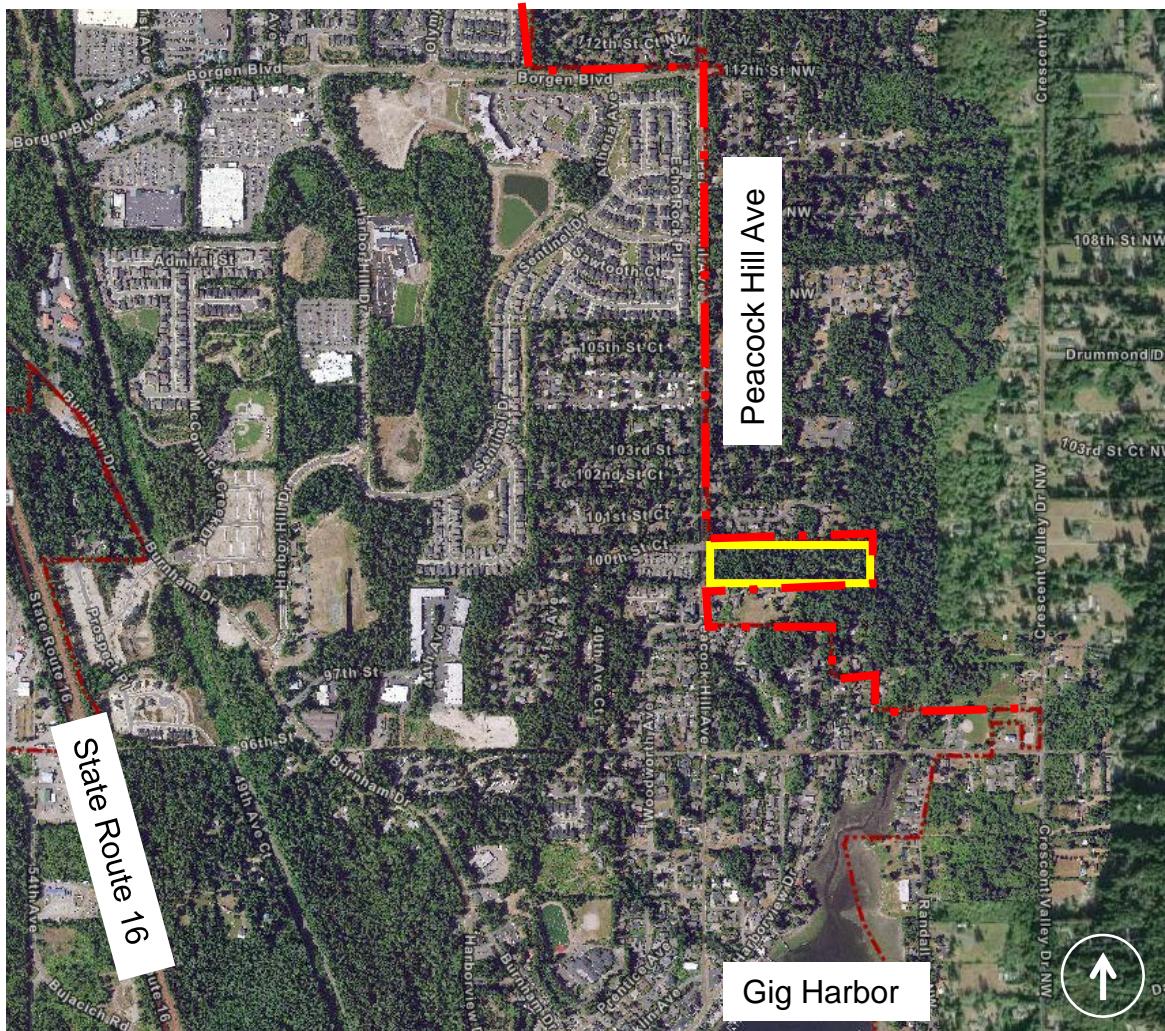
Site Description

**Parcel #s: 0222323134 &
0222323135**

Site Area: 9.88 acres

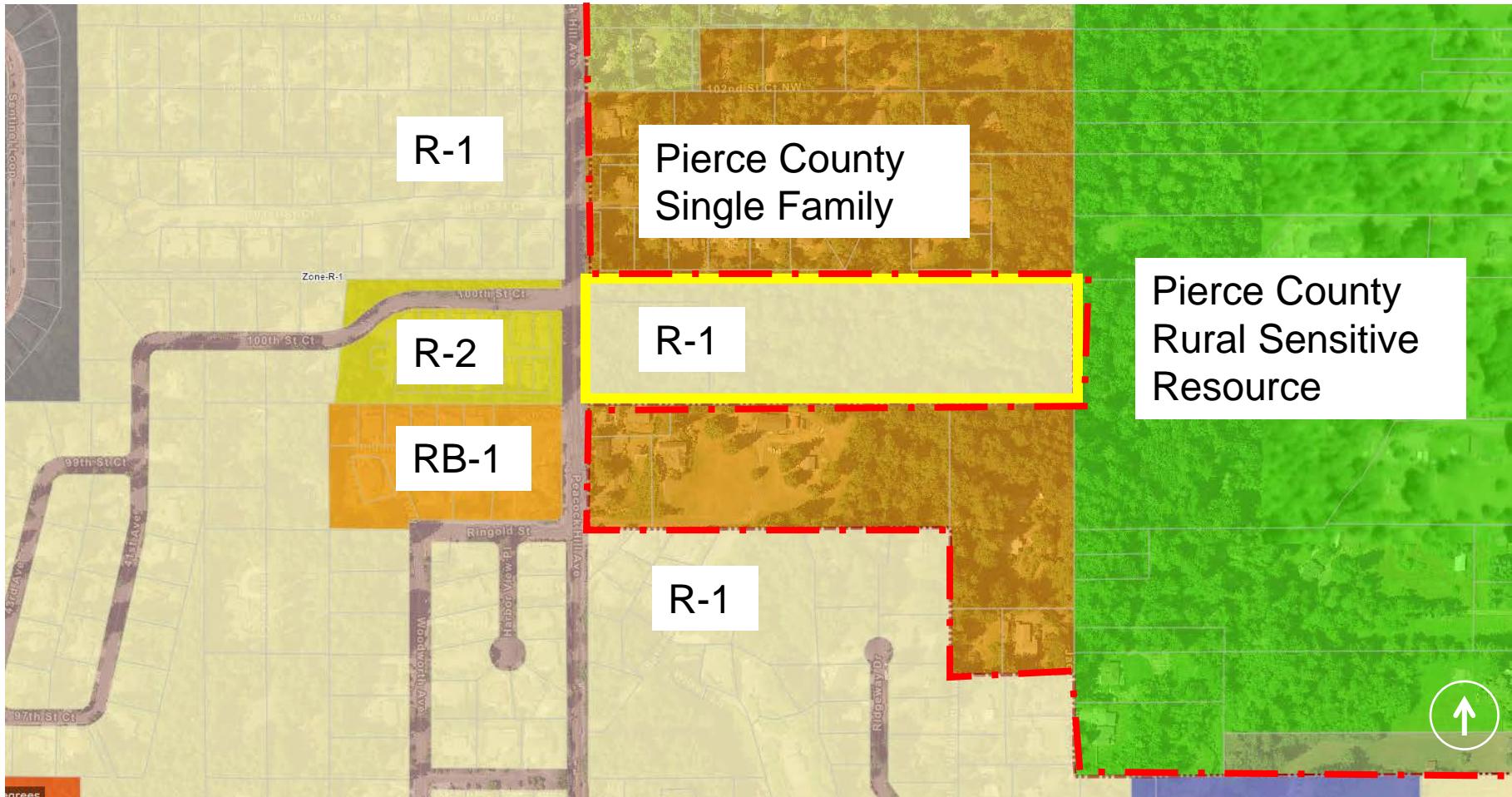
Zoning: Single-Family Residential (R-1)

Access: Peacock Hill Ave



The Reserve Hearing July 18, 2023

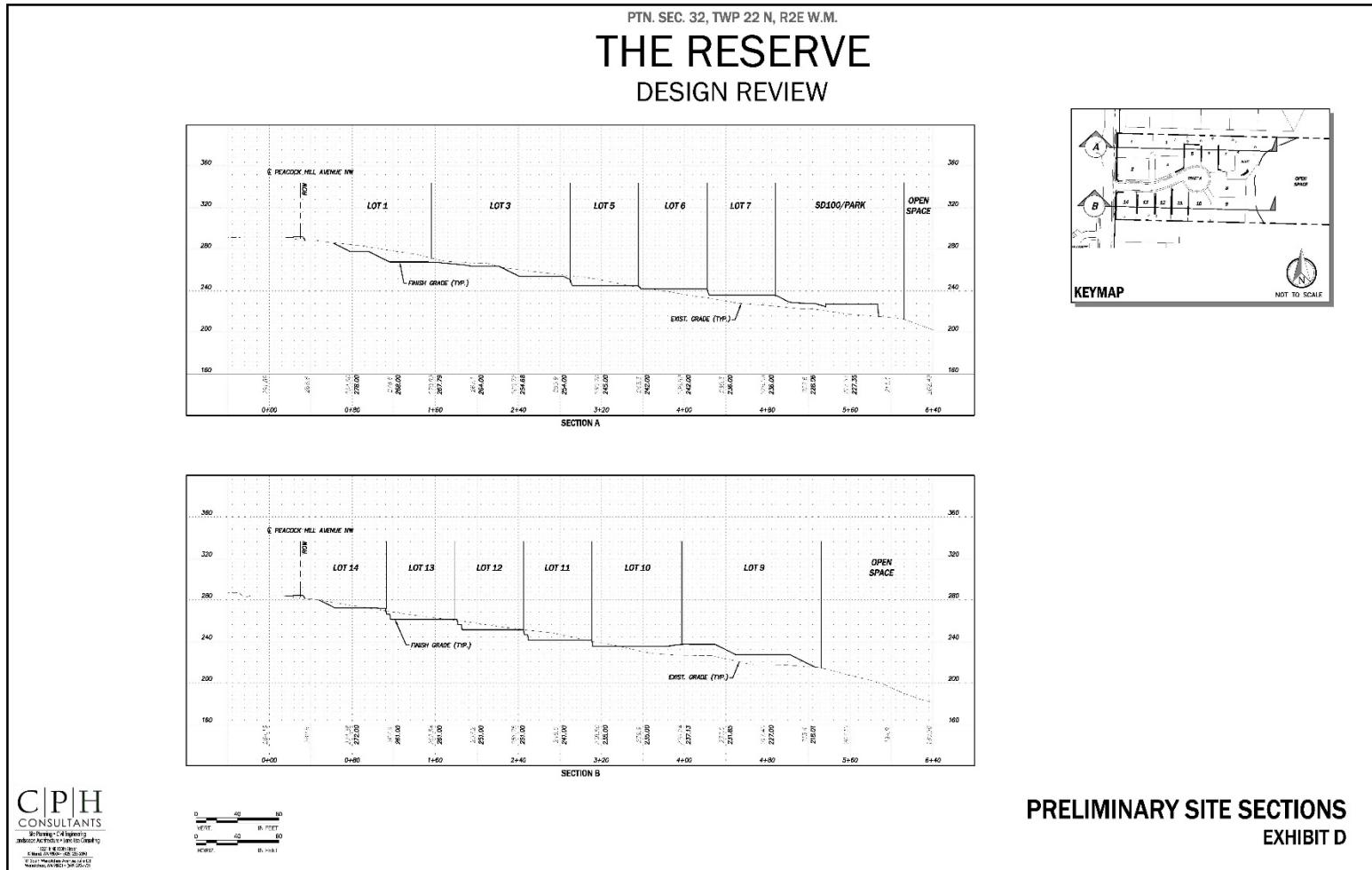
Zoning



The Reserve Hearing
July 18, 2023

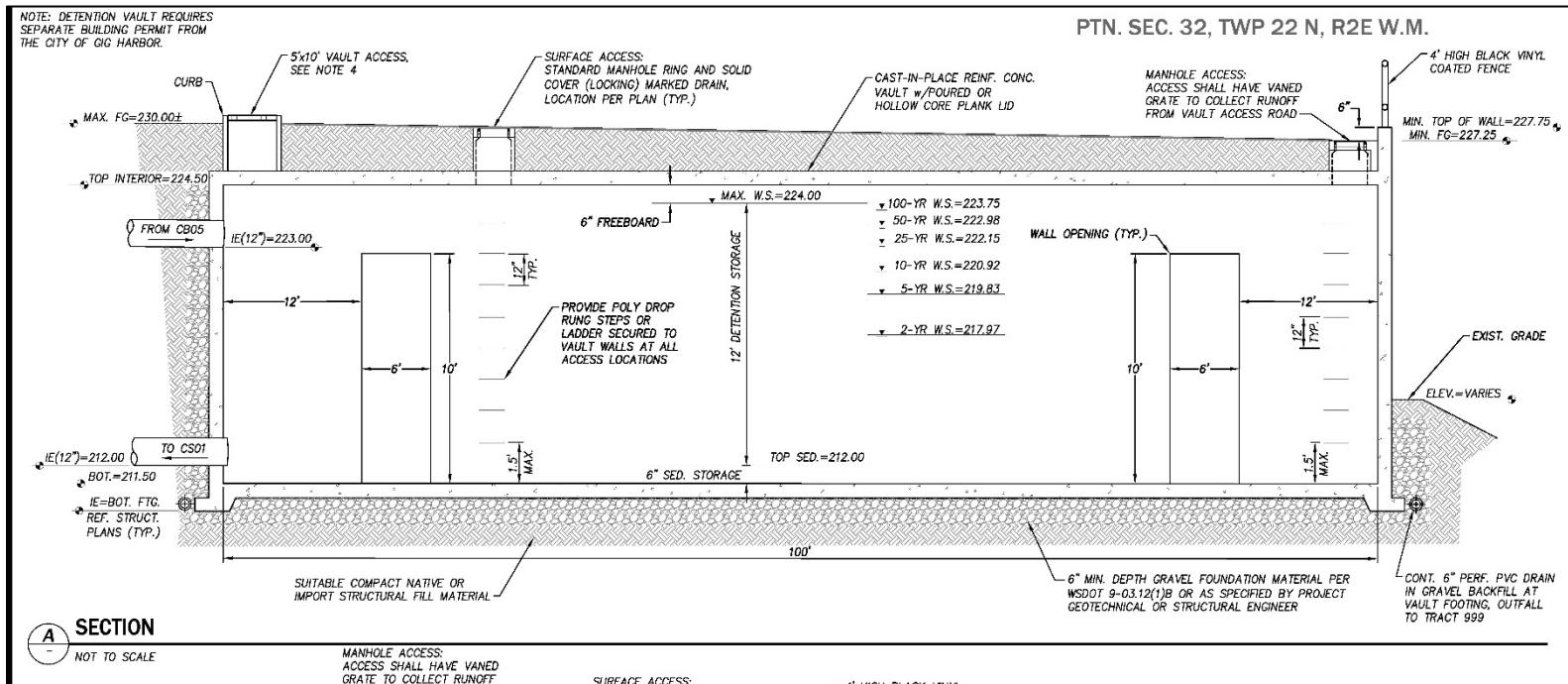
City of Gig Harbor
boundary

Design Review, PL-DR-22-0005

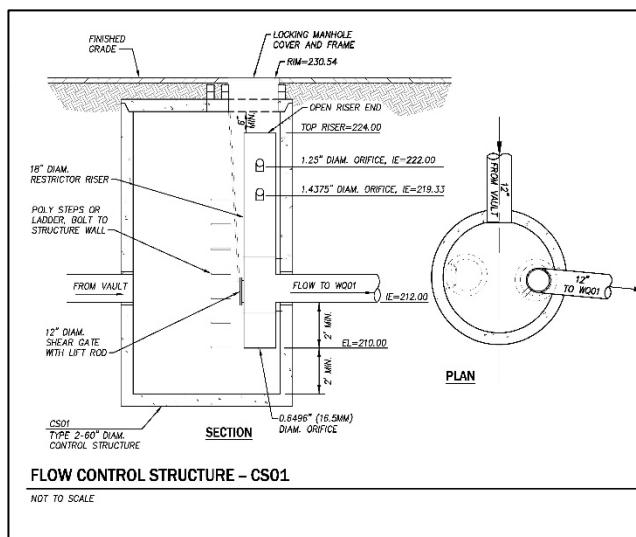


The Reserve Hearing
July 18, 2023

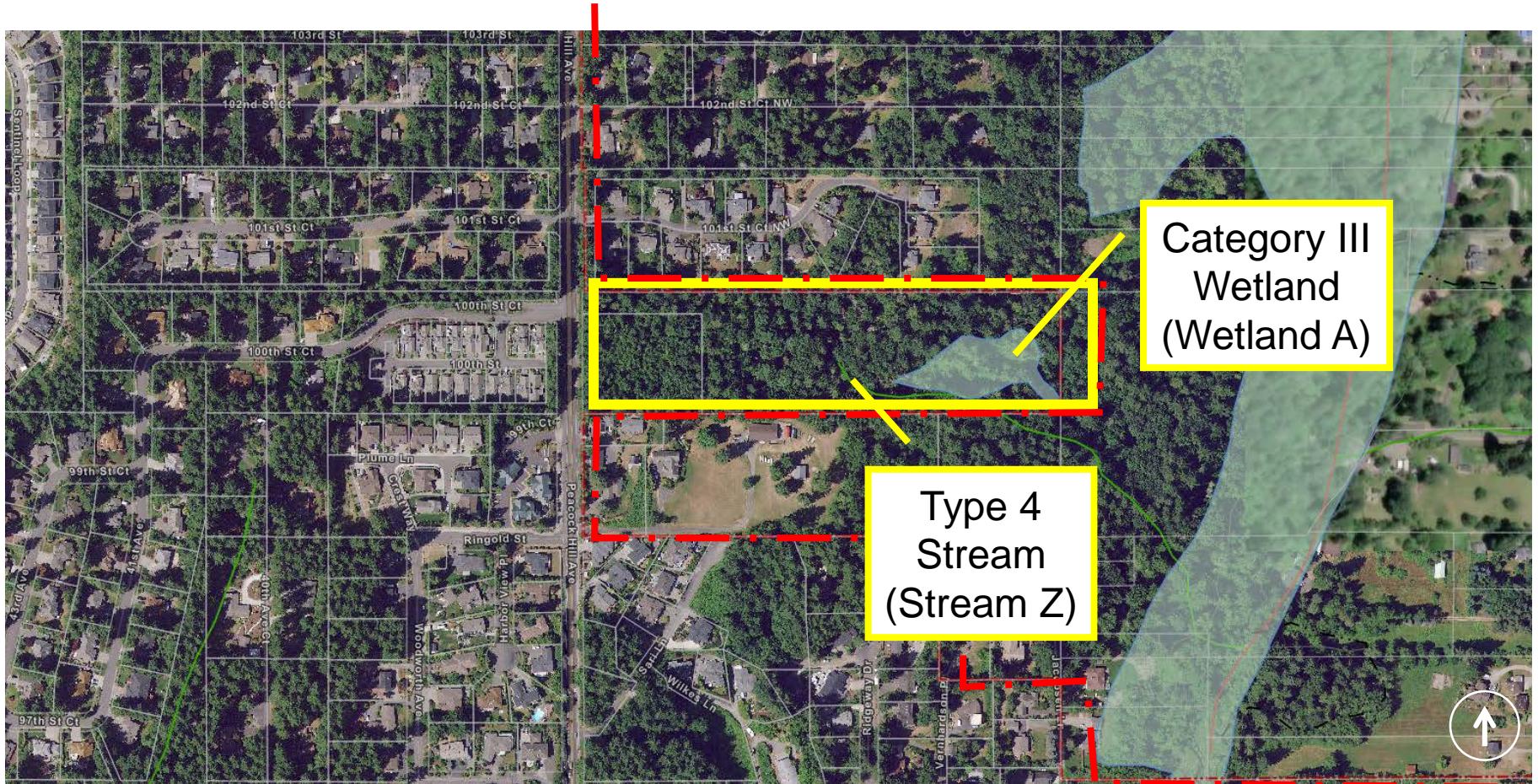
Design Review, PL-DR-22-0005



The Reserve Hearing July 18, 2023



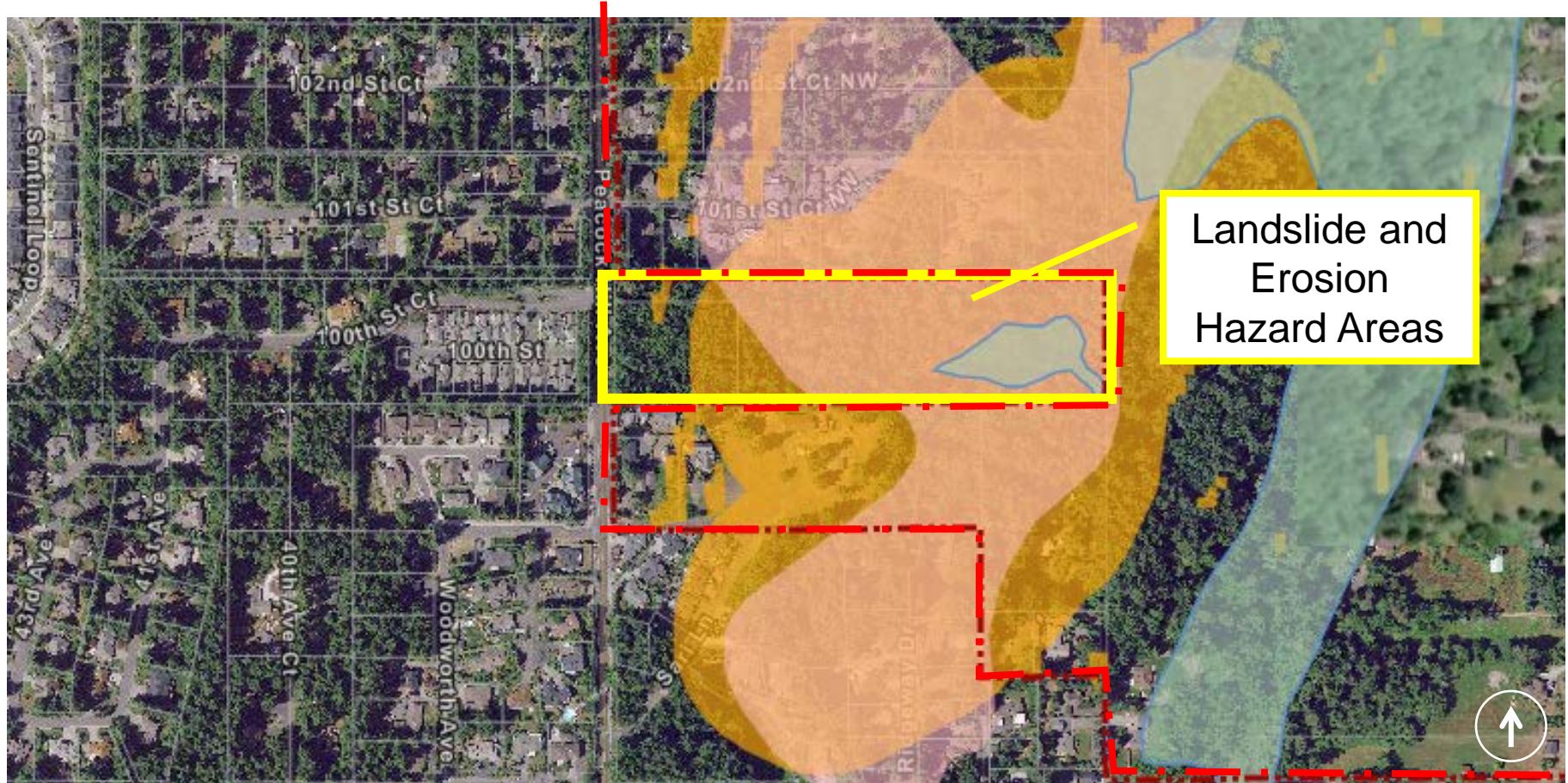
Environmental Review



The Reserve Hearing July 18, 2023

City of Gig Harbor boundary

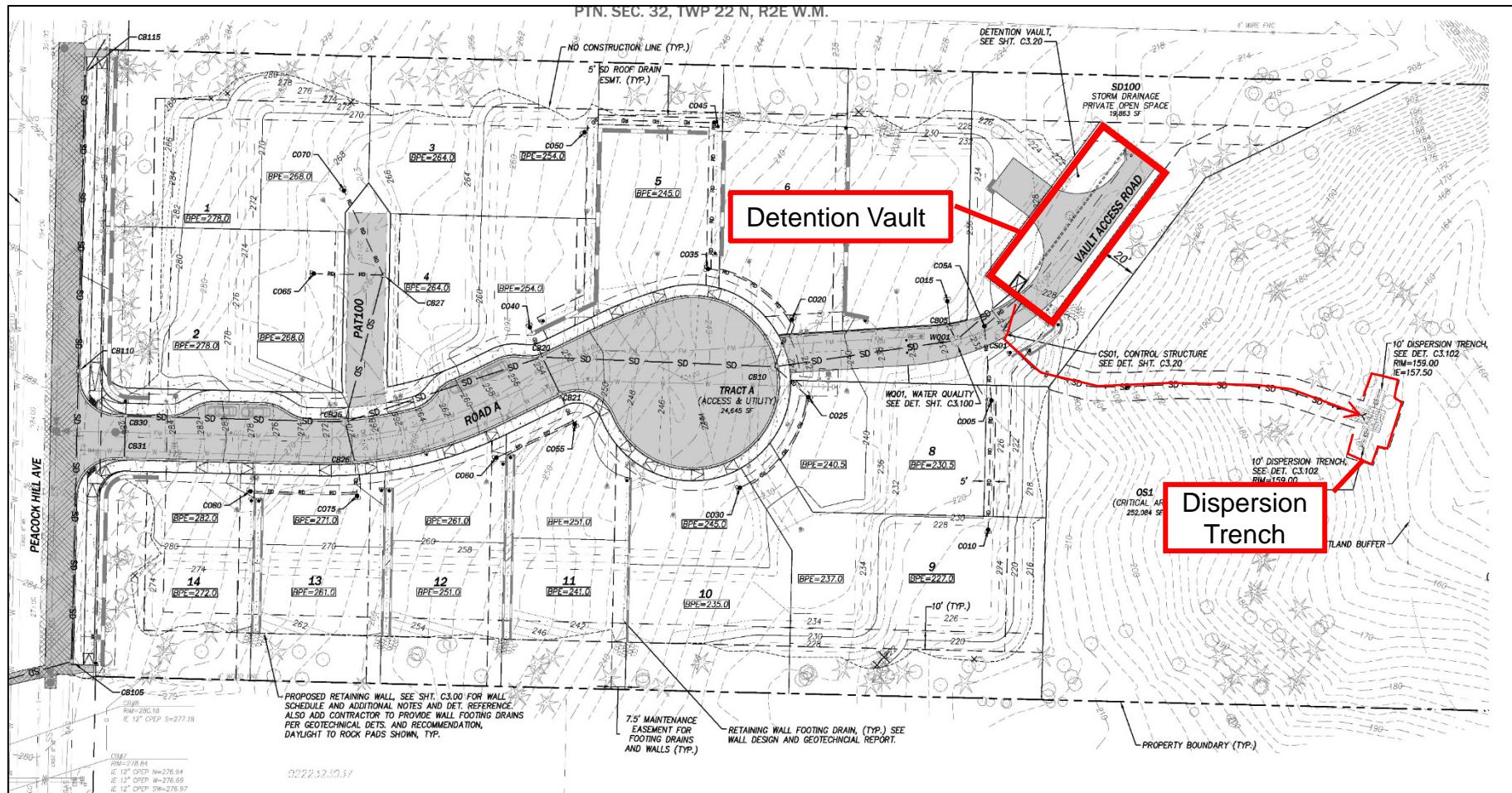
Environmental Review



The Reserve Hearing
July 18, 2023

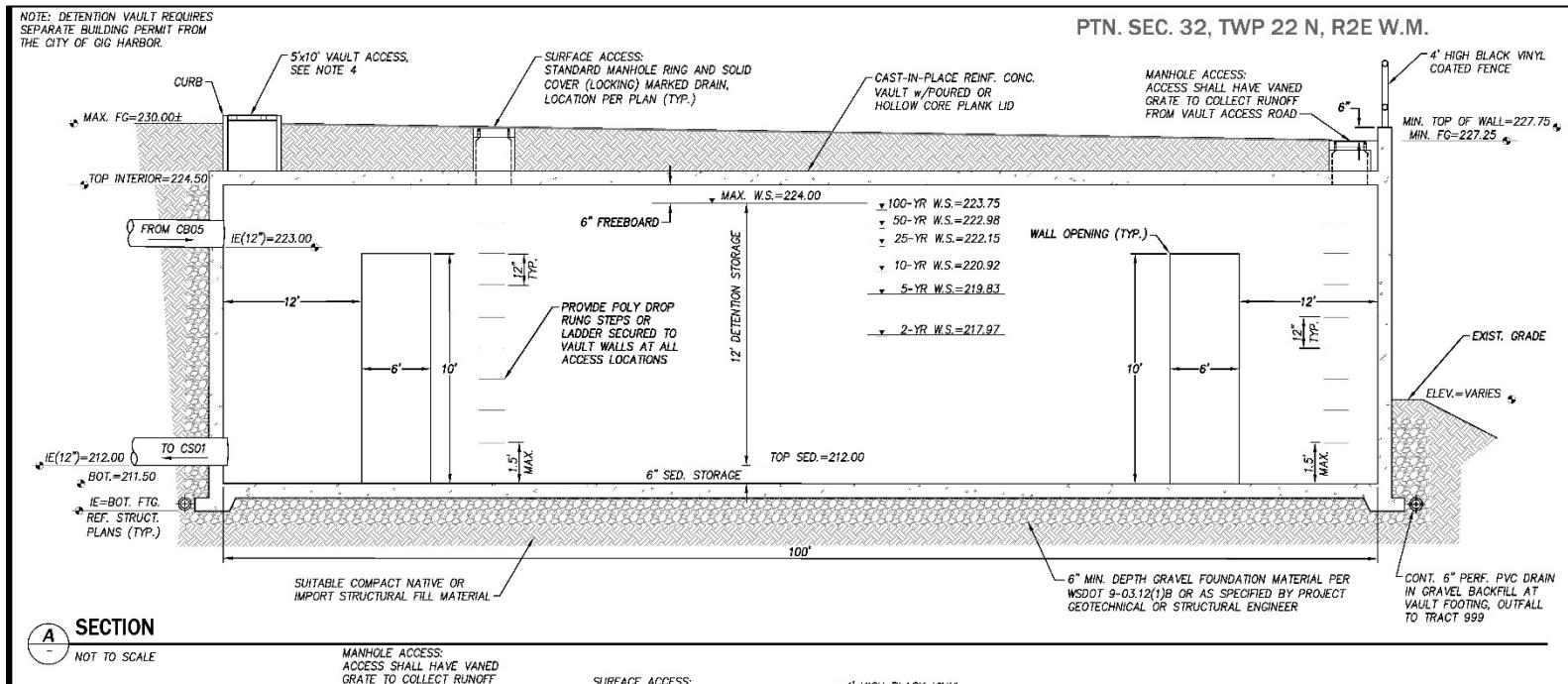
City of Gig Harbor
boundary

Stormwater on Site

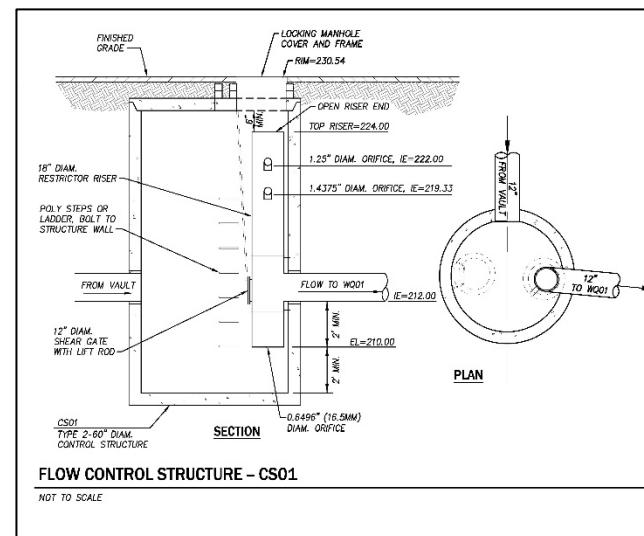


The Reserve Hearing July 18, 2023

Stormwater on Site



The Reserve Hearing
July 18, 2023



Public Notice & Comment

Notice of Application, February 3, 2022

- Comments from WA Department of Ecology regarding the utilization of clean fill, disposal of debris, and erosion control requirements (Exhibit I).
- Squaxin Island Tribe responded they had no specific concerns (Exhibit J).

Notice of Public Meeting, DRB, August 3, 2022

- 2 comments from John McMillan opposing the development due to stormwater and grading concerns (Exhibit K).
- Rory Doering opposes the development due to stormwater concerns (Exhibit L).
- Joe Norberg opposes the development due to stormwater concerns (Exhibit M).
- Comments John McMillan (Exhibit N) and Tony DeMarco (Exhibit O) were received outside of the comment period.

Public Notice & Comment

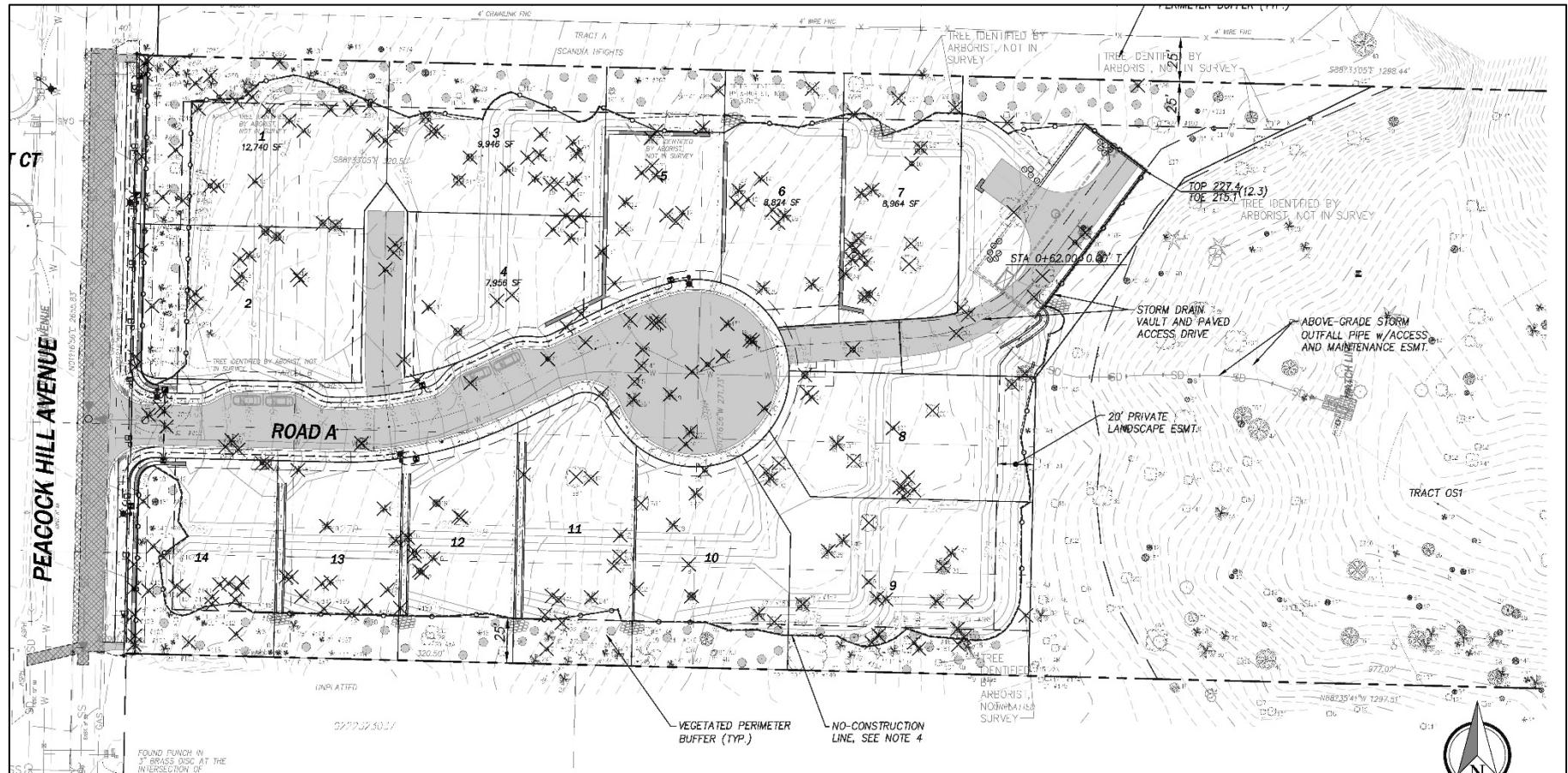
SEPA DNS Notice (PL-SEPA-22-0004), April 12, 2023

- Comment received from WA Department of Ecology reiterated previous comments about clean fill, disposal of debris, and erosion control requirements (Exhibit P).
- John McMillan reiterated their opposition and concerns due to stormwater (Exhibit Q).
- Rory Doering reiterated their opposition and concerns due to environmental impacts (Exhibit S).

Notice of Public Hearing, July 3, 2023

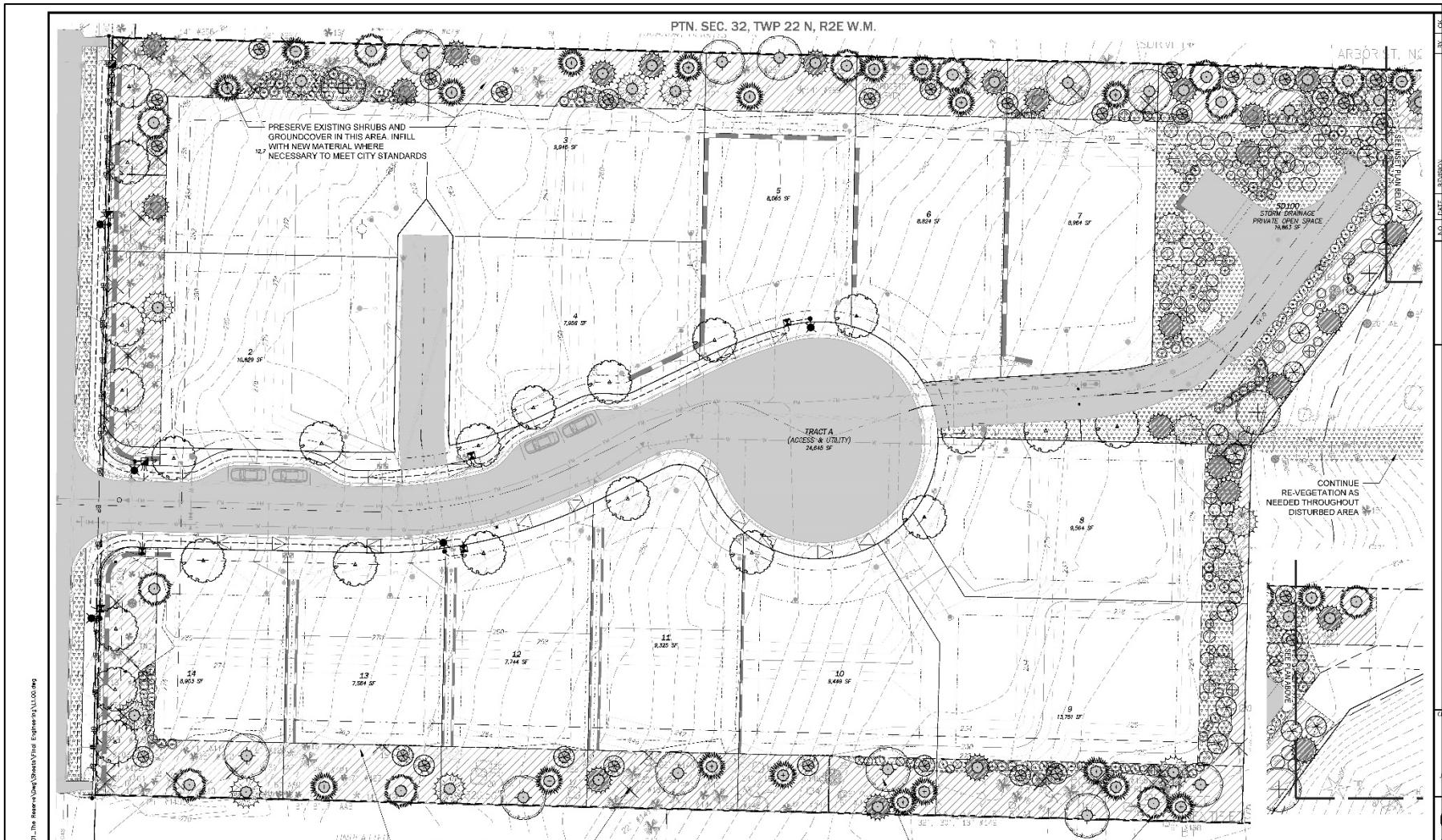
- John McMillan reiterated their opposition and concerns (Exhibit EE).

Alternative Landscape Plan, PL-ALP-22-0001



The Reserve Hearing
July 18, 2023

Alternative Landscape Plan, PL-ALP-22-0001



The Reserve Hearing
July 18, 2023

Staff Findings

Preliminary Plat PL-PPLAT-22-0001

1. The preliminary plat conforms to the general requirements for subdivision approval as described in GHMC 16.08.001.
2. Appropriate provisions have been made for, but not limited to, the public health, safety and general welfare, open spaces, drainage ways, streets and roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; provided, the staff is conditioned as requested in Section XI.
3. The proposal is consistent with the comprehensive Plan, Title 16 Subdivisions, Title 17 Zoning, Title 18 Environment, and the Design Manual, the public interest will be served by the subdivision and dedication.

Staff Findings

Alternative Landscaping Plan PL-ALP-22-0001

1. The proposed landscaping represents a superior result than what would be achieved by strictly following requirements of this chapter.
2. The proposed landscaping incorporates increased retention of significant trees and naturally occurring undergrowth, retaining 67.5% of the significant trees on site.
3. The project site is currently undeveloped and forested with second-growth forest, therefore there are no unique, historic, or architectural features to preserve on site.
4. The project site is not within a waterfront commercial zone and has no water view or harbor access, therefore there is not opportunity to enhance a water view.

Design Review Recommendation PL-DR-22-0005

The DRB recommends the hearing examiner approve the proposed grading plan, allowing project proposal to meet strict requirements for emergency and general vehicle access; and allowing retaining walls, specific only to the stormwater vault structure, which exceeds six feet in height.



The Reserve Hearing
July 18, 2023

Staff Recommendation

APPROVAL with conditions

10 land use conditions, 10 engineering conditions (Exhibit A)

