

MEMORANDUM

DATE: July 6, 2023
TO: Robin Bolster-Grant, Principal Planner
FROM: Dean Zavack, P.E., Senior Engineer
Stephanie Seibel, P.E., Associate Engineer
SUBJECT: **Summit Pointe Preliminary Plat (PL-SEPA-22-0001)**
Recommended SEPA Mitigation and Conditions

Reference:

- Sewer Capacity Reservation Certificate approved 06-16-2023
- Preliminary Sewer Hydraulic Report Approved 06-23-2023
- Preliminary Plat Site Plan dated 05-23-23
- SEPA Checklist dated 07-5-2023
- Preliminary Drainage Report approved 06-23-2023
- TIA prepared by Health & Associates, Inc., dated received April 27, 2023
- Transportation Trip Generation Report prepared by DEA, Inc., dated May 3, 2023
- Transportation Capacity Reservation Certificate dated approved May 5, 2023

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 two vacant parcel into 56 single-family residential lots with associated public and private infrastructure. Access to the site is proposed via a new private roadway that connects to 112th Avenue, a public roadway.

The site requires connections to 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:

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

This project is located within the Washington Water Service Area and will not impact the City's water infrastructure.

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 CRC. Based on the referenced documents, **there will be 56 new ERU's** reserved for the project.

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

Stormwater Infrastructure: The City has reviewed the stormwater impacts for the proposed 56 lot Preliminary Plat based on the documents provided by the applicant. The 2023 City of Gig Harbor Stormwater Management and Site Development Manual requires consideration of water quality control of storm water run-off from the proposed project if it meets certain thresholds. 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 proposed project will exceed the thresholds and therefore will be required to meet Minimum Requirements 1- 10 per the Gig Harbor 2023 SMSDM.

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. Review of the referenced documents indicates that the applicant proposes to meet the design requirements under the Gig Harbor 2023 Stormwater Management and Site Development Manual. The proposed development will be required to provide both water quality control (treatment) and water quantity control (detention) per the Gig Harbor 2023 SMSDM. The current proposal is to meet stormwater flow control requirements

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with an infiltration pond system and meet water quantity requirements with biofiltration swale and a compost amended vegetated filter strip (CAVFS).

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 53 new pm peak hour vehicle** for the proposed development project.

The applicant proposes to connect to the City's transportation system via a new roadway connection and nine individual driveways that accesses from 112th Avenue.

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 will be required 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