



AGENDA

City of Gig Harbor Hearing Examiner Virtual Hearing of Tuesday, April 2, 2024 at 1:30 PM

Due to public health concerns, this hearing will be accessible to listen by using the information below:

Link to join Webinar <https://us06web.zoom.us/j/89687328917>

Call-in: (253) 215-8782 Hearing ID: 896 8732 8917

To speak during the hearing, press the Raise Hand button near the bottom of your Zoom window or press *9 on your phone. Comments are only allowed during designated portions of the hearing. Please refrain from "raising your hand" until the Hearing Examiner has announced that he has opened the public comment portion of the hearing. Your name or the last four digits of your phone number will be called out when it is your turn to speak. When using your phone to call in you may need to press *6 to unmute yourself.

If you wish to submit written public comment, please provide your comments to the Planning Division by **Monday, April 1, 2024 by 5:00 PM.** All written comments to be included in the record shall have the title: **FOR PUBLIC COMMENT** included. Send comments to: MThomas@gigharborwa.gov. Written comments will be read during the appropriate agenda item.

I. Open Public Hearing

II. Public Hearing

Items on this agenda will be reviewed according to the following format:

1. Open public hearing
2. Staff Report
3. Applicant's presentation
4. Public Comment
5. Close public hearing

TOM & BETH BRAATEN, UNIVERSITY PLACE, WA 98466: BRAATEN

RESIDENCE FRONT YARD SETBACK REDUCTION, (PL-VAR-24-0001). The applicant is requesting to reduce the front yard setback for the garage by 20% to allow for better access to the garage. There is a slope on the site limiting the buildable area. The .24-acre lot is zoned R-1 Single-Family Residential and is currently vacant. The applicant is proposing to build a single-family residence at this location. The site is located at 8353 Bayridge Avenue, Parcel 0221064156.

III. Adjournment



DEVELOPMENT SERVICES

**COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

TO: Hearing Examiner
FROM: Planning Staff
DATE: March 25, 2024

RE: PL-VAR-24-0001

8353 Bayridge Avenue Single-Family Residence Garage Setback
Variance
Public Hearing Date: April 2, 2024

I. GENERAL INFORMATION

- A. Agent:** Thomas & Beth Braaten
4430 Sunset Beach Rd W
University Place WA 98466-1133
- B. Owner:** Same

II. APPLICANT'S REQUEST

The proposal is for a garage setback variance of the property listed in Section III.A of this staff report. The required setback is 26-feet. The applicant requests this setback be reduced to 20.8-feet. This setback reduction is being requested to construct a single-family residence and attached garage on a 0.24-acre lot.

This request is encompassed in the variance (PL-VAR-24-0001) application. The proposed site plan, application and statement of justification are included as Exhibit B to this report.

III. SITE DESCRIPTION

- A. Location:** 8353 Bayridge Avenue
Assessor's Parcel #0221064156
Site is located on the easterly side of Bayridge Avenue.
- B. Site Area/Acreage:** 0.24 acres
- C. Existing Site Characteristics:**
- 1. Topography:** The site descends to the east from Bayridge Avenue at approximately elevation 106 to the eastern property line near mid-slope at elevation 66. The lot is approximately 78 ft. wide at Bayridge Avenue and 143.8 ft long across the south property line. The eastern slope is a terraced grade, approximately 60 ft high extending upslope from Harborview Drive. The residential lot at the bottom of the slope is a single-family home on the west side of Harborview Drive and extends up slope 36 ft. The top of the terraced slope, based on available topography is at approximately the 88 ft contour. West of the top of slope the grades are gentle but continue to rise another 26 ft with grades of 20 to 25 percent.
 - 2. Vegetation:** The western three quarter of the site is covered with lawn grass and is gently sloping to the east with grades of 5 to 10 percent while the eastern face is thickly vegetated with berry vines and hardwood trees.
 - 3. Wetlands and Critical Areas:** No wetlands or critical areas are located within regulated proximity to the subject site.
- D. Zoning:**
- 1. Subject parcel:** R-1 – Single-Family Residential
 - 2. Adjacent zoning and current use:**
 - a. North:** R-1 – Single-family residential, single-family dwelling
 - b. East:** R-1 – Single-family residential, single-family dwelling
 - c. South:** R-1 – Single-family residential, single-family dwelling
 - d. West:** R-1 – Single-family residential, single-family dwelling

- E. Utilities / Road Access:** The site is accessed from Bayridge Avenue from the west, a public right-of way. The property is serviced by City of Gig Harbor sewer and water.

IV. APPLICABLE CODES AND POLICIES

A. Comprehensive Plan: The site is designated as “Residential Low” by the City’s Comprehensive Plan. The Land Use Element, Chapter 2, of the Comprehensive Plan applies to this proposal.

B. Gig Harbor Municipal Code: The subject parcel is zoned R-1 Single-Family Residential District and is located within the Height Restriction Area. The following code chapters apply to this proposal:

- a. 17.16 Single-Family Residential District
- b. 17.62 Height Restriction Area
- c. 17.66 Variances and Interpretations

V. BACKGROUND INFORMATION

The subject site is a vacant residential lot. According to records with Pierce County, the parcel was purchased by the current property owners on October 23, 2023.

The applicant submitted for a front yard setback variance on January 25, 2024. The applicant requested a front yard setback variance from the garage setback standards. The required setback in the R-1 zone is 26-feet for a garage. The applicant requested these setbacks be reduced to 20.8 feet for the garage. This setback would be very similar to the primary structure setback of 20’.

VI. ENVIRONMENTAL REVIEW:

The proposal is categorically exempt from SEPA review consistent with WAC 197-11-800(6)(a).

VII. PUBLIC NOTICE & INPUT:

The legal notice of the proposed action and scheduled hearing (Notice of Public Hearing, “NOPH”) was published in the Peninsula Gateway and mailed to all property owners within 300 feet of the subject site on March 18, 2024. The NOPH was also posted on the subject site on March 18, 2024. As of the date of this report, no written comments have been received in response to the public notice. The Declaration of Mailing, Publishing and Posting for the public hearing are attached to this staff report as Exhibit C.

A Notice of Application (NOA) was published in the Peninsula Gateway, posted on the subject site, and mailed to owners of property within 300 feet of the site on February 12, 2024. The Declaration of Mailing, Publishing and Posting are included with this staff report as Exhibit D.

VIII. STAFF ANALYSIS AND FINDINGS:

A. Planning Staff

1. Comprehensive Plan:

The Land Use map in the Comprehensive Plan (“the Plan”) identifies the site as being located within an area designated as “Residential Low.”

The purpose of the Residential Low land use designation is to provide for low density single-family residential uses. Community services such as schools and parks are allowed. The Residential Low designation intends to use natural buffers or innovative site design to retain natural site character, as a mitigation technique to minimize noise impacts, and to serve as natural drainage ways.

The proposal would afford relief from the front yard garage setback to provide for the future low density single-family residential use of a vacant residential lot within the Residential Low-designated area; therefore, the proposal is generally consistent with the goals of the Plan.

2. Gig Harbor Municipal Code (GHMC):

a. 17.16 Single-Family Residential (R-1) Zoning District:

The intent of the “R-1” District is to provide for low density, single-family residential development for certain community services and facilities while preserving the character of the existing single-family residential areas.

The proposed variance would afford relief from the front yard garage setback to facilitate future residential development and support a land use that is allowed under the site’s R-1 zoning designation. The proposal is consistent with the stated intent of the R-1 District.

b. 17.62 Height Restriction Area:

The purpose of the height restriction area is to establish standards for those properties located inside the Gig Harbor view basin where decreased building height shall be required. This is intended to be a limitation on height so as not to restrict views from adjacent properties.

The maximum height for structures shall be 16 feet; provided, that no portion of the structure exceeds 27 feet above natural and finished grade, as per GHMC 17.99.370(D).

The proposed variance does not include a request to exceed the maximum allowed height of the subject site and is therefore consistent with the stated intent of the Height Restriction Area.

c. 17.66 Variances and Interpretations:

The intent of this chapter of the GHMC is to provide review procedures and criteria for those special situations where the dimensional, bulk or spacing provisions of Title 17, GHMC may be relaxed. Variances are not intended to be used as a means of circumventing individually inconvenient regulations.

In order for a variance to be granted, it must be found consistent with all criteria set forth in GHMC Subsection 17.66.030(B). The following is staff's analysis of the proposed project's consistency with the criteria:

1. The proposed variance will not amount to a rezone nor authorize any use not allowed in the district;

Staff Analysis:

The proposed variance would not amount to a rezone or authorize any use not allowed in the R-1 zoning district. The proposed variance is intended to facilitate future single-family residential development of the currently vacant lot, which is a permitted use allowed in the R-1 zoning district.

2. Special conditions and circumstances exist which are peculiar to the land such as size, shape, topography or location, not applicable to other land in the same district and that literal interpretation of the provisions of this title would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same district under the terms of this title;

Staff Analysis:

Bayridge Avenue is positioned to the west of a very steep slope that declines toward Harborview Drive; surveyed calculations of the subject site's slope, conveying slopes greater than 40%. These slope calculations are further verified by the geotechnical report included with this staff report as Exhibit E. Literal interpretation of the provisions of Title 17, GHMC would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same district, in that other properties similarly situated in the same district enjoy the right to residentially develop their lot and, specific to Bayridge Avenue, have often done so through the variance process for relief from setback standards. Having reviewed the history of variance permits along Bayridge Avenue, examples of precedence in approving setback variances are as follows:

- 8007 Bayridge Avenue (VAR-91-04), a 1991 approved front yard setback variance allowing construction of a single-family residence 15' from the front property line.
- 8015 Bayridge Avenue (VAR-01-06), a 2001 approved front yard setback variance allowing construction of the garage within 8' of the front property line.
- 8033 Bayridge Avenue (VAR-01-05), a 2001 approved front yard setback variance allowing construction of the garage within 8' of the front property line.
- 8101 Bayridge Avenue (VAR-01-03), allowing construction of a garage within 8-feet of the front property line.

- 8107 Bayridge Avenue (VAR-02-02), a 2002 approved front yard setback variance allowing construction of a single-family residence 8-feet within the 25-foot setback (17-feet from the property line);
- 8111 Bayridge Avenue (VAR-92-10), a 1992 approved front yard setback variance allowing construction of a single-family residence 15 feet within the 25-foot setback (10-feet from the property line); and
- 8115 Bayridge Avenue (VAR-88-02), a 1988 approved front yard setback variance allowing construction of a garage 20-feet within the 25-foot setback (5-feet from the property line).
- 8207 Bayridge Avenue (VAR-92-08), a 1992 approved front yard setback variance allowing

construction of a single-family residence within 10' of the front property line.

- 8307 Bayridge Avenue (VAR-19-0002), a 2019 approved front yard setback variance allowing construction of a single-family residence within 8'5" of the front property line.
- 8309 Bayridge Avenue (VAR-19-0001), a 2019 approved front yard setback variance allowing construction of a single-family residence within 9'5" of the front property line.

In this regard, the topography and shape of the subject parcel introduce circumstances which are peculiar to the land. Furthermore, literal interpretation of the applicable provisions of Title 17, GHMC, would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same zoning district.

3. The special conditions and circumstances do not result from the actions of the applicant;

Staff Analysis:

The special conditions affecting the property do not result from the actions of the applicant. Those special conditions are a result of the site's natural topography which precede the property owners' purchase of the subject site in 2023.

4. Granting of the variance requested will not confer a special privilege that is denied other lands in the same district;

Staff Analysis:

Approval of the requested variance would not confer a special privilege that is denied other lands in the same district; please refer to staff's analysis addressing criterion no. 2 of this section of the staff report, which references a precedence of approved variances for similar proposals. As such, the proposal does not request a privilege which has been denied of other lands in the same district, and thus approving the variance requested will not confer such a privilege.

5. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated;

Staff Analysis:

Granting of the proposed variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.

Bayridge Avenue is already developed with lots which have similarly taken advantage of relief from provisional language of Title 17, GHMC. In this manner, granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.

6. The hearing examiner shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land.

Staff Analysis:

The reasons set forth in this application for a garage setback variance are based entirely on the lot size, shape, and topography, and the development limitations imposed by the maximum height, minimum setback, and maximum driveway slope.

The applicant has provided a justification for the requested garage setback variance as the minimum variance that will make possible the reasonable use of the land and allow for a safe turning radius when entering the garage; see Exhibit A.

The comparative setback analysis is further described by the map in Exhibit A.

Additionally, the applicant asserts that the requested variance supports a reasonable use of the land as the land is intended to be residentially developed with a single-family residence, a permitted use in the R-1 zoning district.

B. Operations and Engineering

The Public Works Department has reviewed the subject request and has found the subject request to be generally consistent with the applicable provisions of the Code.

C. Fire Marshal/Building Official

The Building Official has reviewed the subject request and has found the subject request to be generally consistent with the applicable provisions of the Code.

IX. CONCLUSIONS:

Based on the submitted information, site inspection and the analysis contained above, staff concludes the proposal exhibits that the circumstances codified in GHMC Subsection 17.66.030(B) exist on the subject site and justify the granting of the proposed variance.

X. RECOMMENDATIONS:

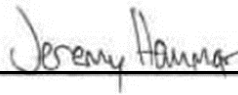
Should the requested Variance be approved, staff recommends the imposition of the following special conditions of approval:

1. The applicant shall obtain all necessary land use, civil, and building permits from the city prior to commencing construction on the site.
2. The applicant shall provide the City of Gig Harbor with all required state and federal permits related to this project once issued, if applicable.
3. Any future building permit application for development of the subject site shall be conditioned as follows:

In order to ensure that the height limitations of the Gig Harbor Design Manual (GHMC 17.99.370.D) and Height Restriction Area (GHMC 17.62) have been met, the high point of the site within the buildable area shall be identified on a survey prepared by a licensed surveyor. Additionally, the building height shall be surveyed after roof framing by a licensed surveyor. The City of Gig Harbor shall be provided a copy of the survey prior to finishing construction and issuance of a certificate of occupancy for the building.

4. All conclusions and recommendations discussed in the geotechnical report prepared by Innovative Geo-Services, LLC (Exhibit E) shall be incorporated in the design of the site's development.

Project Planner: Jeremy Hammar, Senior Planner



Date: March 25, 2024

cc: Planning File

The following exhibits are included for your review of the development application:

- Exhibit "A" – Map of Previous Variance Applications on Bayridge Avenue,
- Exhibit "B" – Application, site plan and justification.
- Exhibit "C" – Notice of Public Hearing (NOPH) Declarations of Mailing, Posting and Publishing
- Exhibit "D" – Notice of Application (NOA) Declarations of Mailing, Posting and Publishing
- Exhibit "E" – Geotechnical Report, prepared by Innovative Geo-Services dated December 4, 2023.

Duration of Permit Approval: The permits included in this decision shall expire three (3) years from the date of approval, unless a complete application for subsequent building permit or civil permit has been submitted and remained active, pursuant to GHMC 19.02.008. Upon written request by the property owner, prior to the date of land use permit expiration, the director may grant an extension of time up to but not exceeding one (1) year pursuant to GHMC 19.02.008(F). See GHMC 19.02.008 for complete regulations on the duration of permit approvals and expiration of permits.

Administrative Appeal: There is no administrative appeal for this decision. Any appeal of this decision shall be in accordance with RCW 36.70C.

Property Tax Valuation: Affected property owners may request a change in property tax valuation notwithstanding any program of revaluation by contacting the Pierce County Assessor-Treasurer.

Permit Documents: The complete project permit file, including official decision, findings, conclusions and conditions of approval, if any, is available for review at the City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday. Additional permit information can also be found at <https://ci-gigharbor-wa.smartgovcommunity.com/Parcels/ParcelHome> by entering the above permit numbers. Questions regarding the above stated decision should be

made to Jeremy Hammar, Senior Planner at jhammar@gigharborwa.gov
or 253-851-6170.

The average slop along the east side of Bayridge Avenue, from the property line to the 26' garage setback required in the development standards of GHMC 17.16.060 is 32%

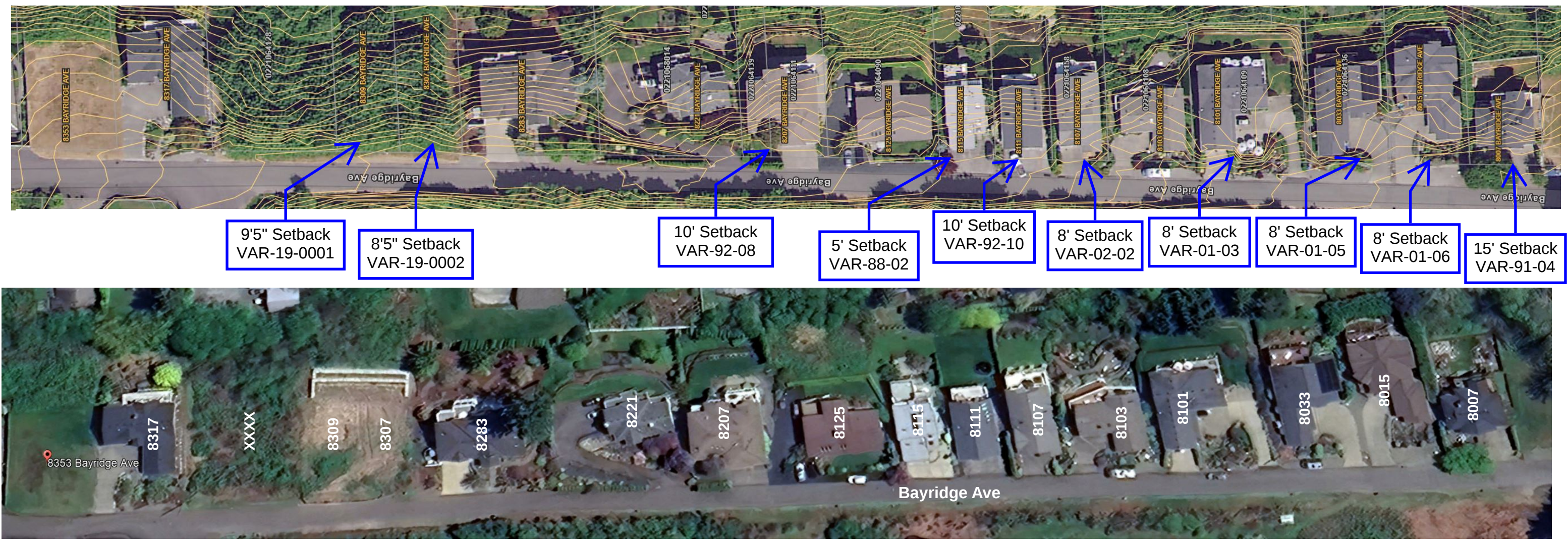




Exhibit B
SUBMITTED:

OFFICE USE ONLY

1.25.2024
CASE NO.: PL-VAR-24-0001

MASTER PLANNING PERMIT APPLICATION

Check all permits you are applying for in the boxes provided. Submit this application form, the applicable materials listed in the corresponding checklist and fee.

☐ Major Site Plan Review	☐ Preliminary Short Plat	☐ Shoreline Substantial Development Permit	☐ Land Clearing
☒ Minor Site Plan Review	☐ Final Short Plat	☐ Shoreline Variance	☐ Nonconforming Review
☐ Administrative Design Review	☐ Preliminary Plat	☐ Shoreline Conditional Use Permit	☐ Perf. Based Height Exception
☐ Alternative Design Review	☐ Preliminary Plat Revision	☐ Shoreline Exemption	☐ Temporary Trailer / Use
☐ Alternative Landscape Plan	☐ Final Plat	☐ Shoreline Revision	☐ Administrative Interpretation
☒ Binding Site Plan	☐ Plat Alterations/Vacation	☐ Flood Hazard	☐ Rezone
☒ Variance	☐ Preliminary PRD/PUD	☐ Critical Area Variance	☐ Height Restriction Area Amendment
☐ Conditional Use Permit	☐ Final PRD/PUD	☐ Reasonable Use Exception	☐ Comp. Plan Amendment
☐ SEPA	☐ Final PRD/PUD Amendment	☐ Critical Area Review	☐ Zoning Text Amendment
☐ Tree Removal	☐ Boundary Line Adjustment	☐ Master Sign Plan	
☐ Change in Use	☐ Short Term Rental		

Project Name:	TOM + BETH BRAATEN'S RESIDENCE
Project Address:	8353 BAYRIDGE AVE. GIG HARBOR
Tax Assessor Parcel Number(s): Attach full legal description	0221064156

APPLICANT/AGENT ☒ Primary Contact for Application	
Name:	TOM BRAATEN
Phone:	206-948-0756
Street:	4430 SUNSET BEACH
Fax:	N/A
City/State/Zip:	UNIVERSITY PLACE Wk. 98466
Email:	TWBRAATEN@GMAIL.COM

PROPERTY OWNER(S) ☐ Applicant ☒ Primary Contract for Application	
Name:	SAME AS ABOVE
Phone:	
Street:	
Fax:	
City/State/Zip:	
Email:	

Property Owner(s)

I do hereby affirm and certify, under penalty of perjury, that I am one (or more) of the owners or owner under contract of the herein described property and that the foregoing statements and answers are in all respects true and correct on my information and belief as to those matters, I believe it to be true.

Signature by Property Owner:

Date: 1.24.24

PROJECT DESCRIPTION (PROVIDE DETAILED SUMMARY)

1. CHANGE GARAGE LOCATION FROM 26' SETBACK TO ~~20'~~ 20.8'
2. GARAGE DOORS DESIGNED TO FACE SIDE ANGLE
3. LIMITED ON HOUSE LOCATION DUE TO SLOPE OF LOT
4. ALLOWS BETTER ACCESS INTO GARAGE
5. SAME GARAGE PLACEMENT AS HOUSE #8317
6. REQUESTING FRONT YARD REDUCTION OF 20%

UTILITIES

Water Supply (name of utility provider):

GIG HARBOR

Sewage Disposal (name of utility provider):

GIG HARBOR

Access (Name of road or street from which access is or will be gained):

BAY RIDGE AVE.

CRITICAL AREA INFORMATION

Wetlands on site ☐ Yes ☒ No

Slopes exceeding 15% ☒ Yes ☐ No

Streams ☐ Yes ☒ No

Existing Land Use: Describe (or illustrate separately) all existing use structures and all critical areas within 300 feet of property lines.

RESIDENCE

Fee Deposits:

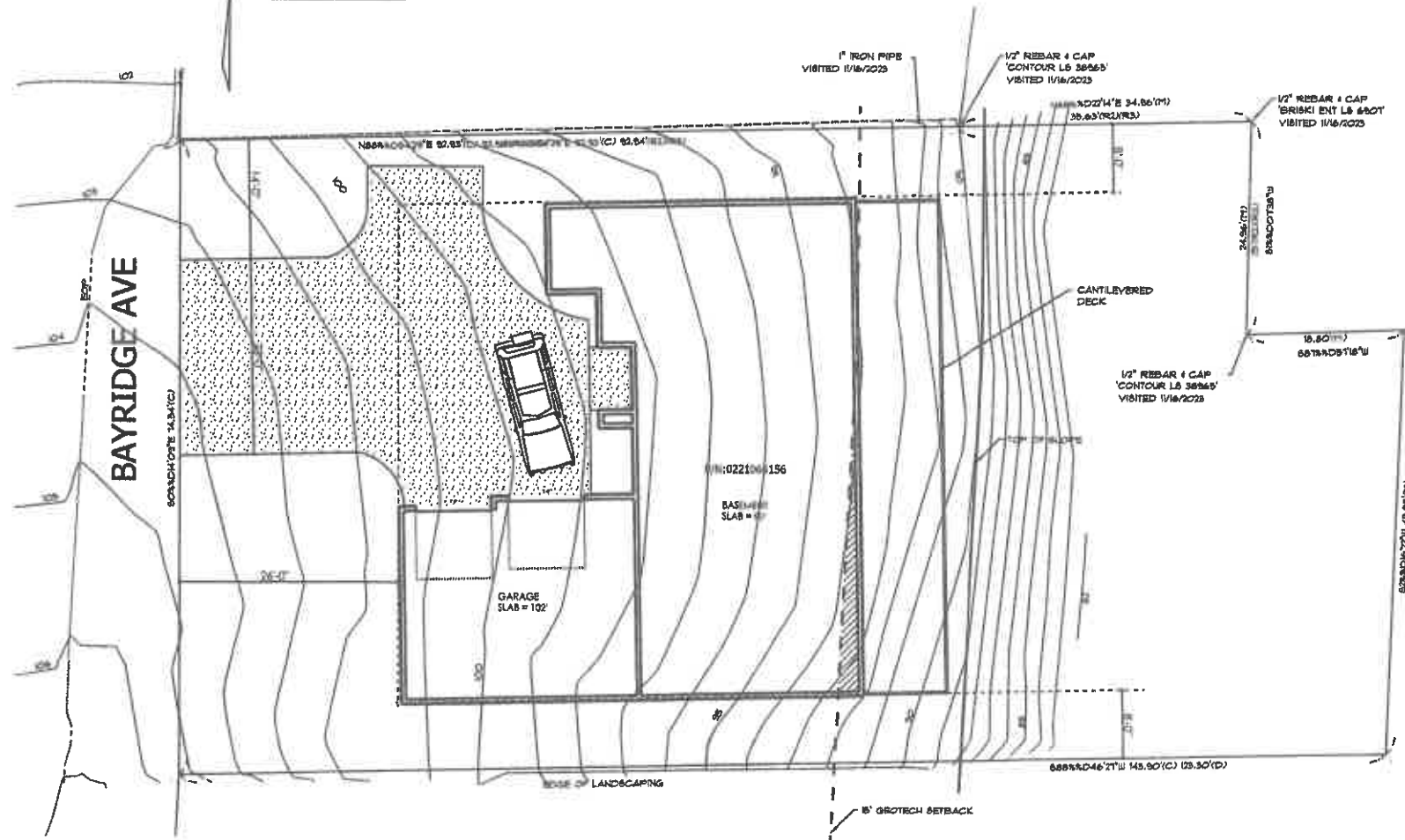
"I acknowledge that I have applied for a permit which requires a deposit for future services to be rendered, as required by section F of the City's adopted Fee Schedule. I understand that, as the applicant, I (we) shall bear all of the costs of these services and will be billed the actual costs in excess of the deposit. If the actual costs are below the deposit, I will be refunded the difference." TS (Initials)

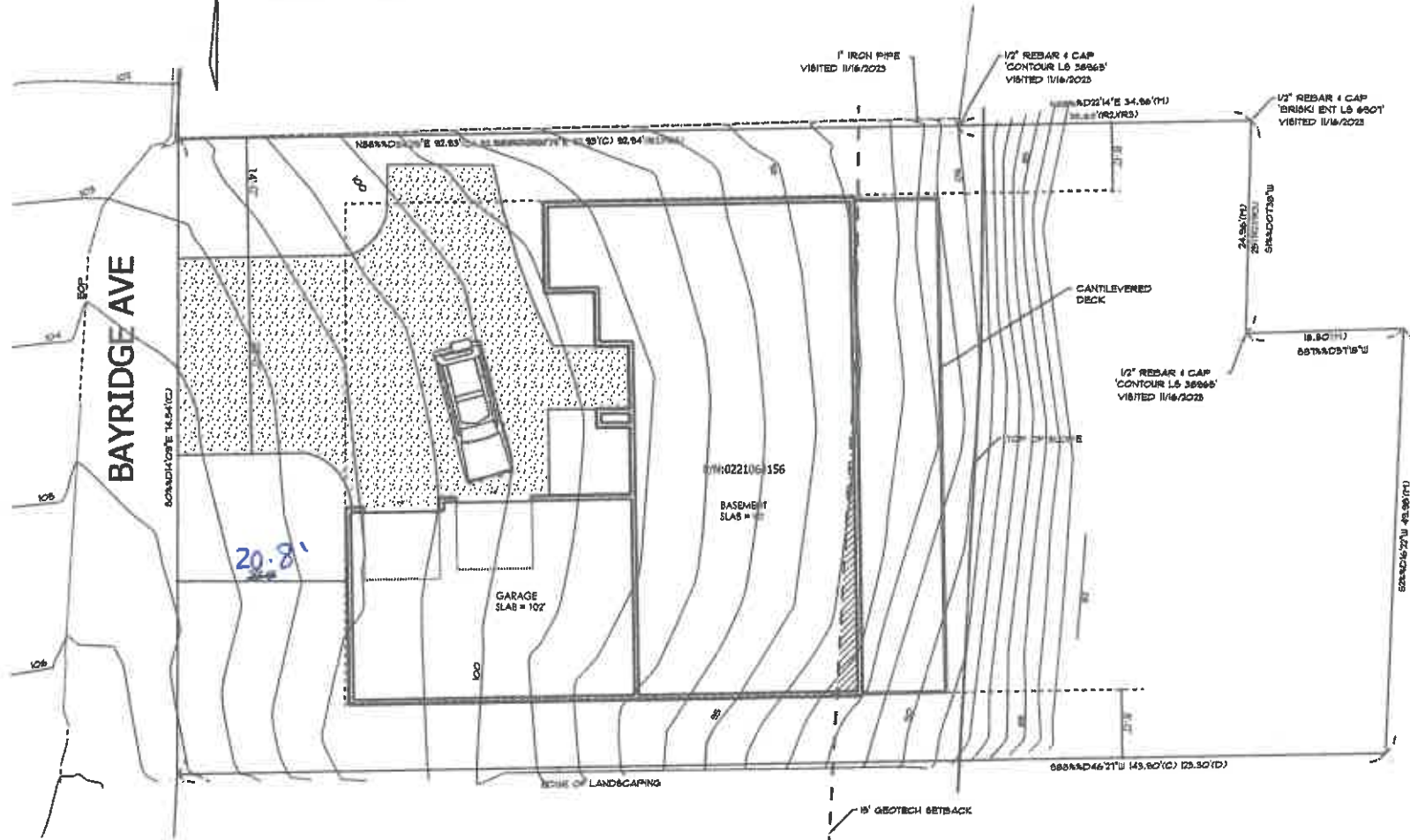
Consolidated Permit Processing:

"As the applicant, I (we) elect to have all planning permits submitted concurrently and associated with our project processed collectively under the highest numbered permit procedure per [GHMC 19.01.002\(B\)](#)." TS (Initials)

JAN 25 2024

SCALE: 1" = 20'





RECEIVED BY

Project Web Map

JAN 25 2024



12/7/2023, 12:15:43 PM

Parcel Boundary



Maxar, Microsoft, Esri Community Maps Contributors, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Variance for Tom and Beth Braaten

8353 Bayridge Ave

RECEIVED BY

JAN 25 2024

CITY OF GIG HARBOR

This Variance we are asking for is to use the property which has topography restrictions. It is only to conform to the rest of the neighborhood. We are not asking for a rezone or any special privilege that is not in accordance with Gig Harbor Building Department. With the garage doors not facing the street it will look like a portion of the house and we need more room for the cars to enter the garage with the side entrance.



Tom Braaten



COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING

Braaten Residence Front Setback Reduction



SCAN FOR PROJECT INFO

Permit Number(s): PL-VAR-24-0001

Date of Notice: March 18, 2024

Applicant: Tom & Beth Braaten, 4430 Sunset Beach, University Place, WA 98466

Agent: Tom & Beth Braaten, 4430 Sunset Beach, University Place, WA 98466

Project Location: 8353 Bayridge Avenue, Parcel Number 0221064156

Project Description: The applicant is requesting to reduce the front yard setback for the garage 20% to allow for better access to the garage. There is a slope on the site limiting the buildable area. The lot is currently vacant, and the applicant is proposing to build a single-family residence at this location.

SEPA Threshold Determination: SEPA Threshold Determination is not required for this proposal

PUBLIC HEARING DATE: Hearing Examiner, **April 2nd, 2024 at 1:30 pm**, Virtual Hearing

Interested persons are invited to attend the public hearing and provide testimony on this proposal. The hearing will be conducted in the manner prescribed by Gig Harbor Municipal Code Chapter [19.05](#).

Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday or on the City's [Permit Portal](#). A copy of the staff report on this proposal will be available at least seven days prior to the hearing. A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost; copies will be provided at the requestor's cost.

Questions regarding the above stated application should be made to Diane McBane, Assistant Planner, City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.gigharborwa.gov by clicking "[Permit Portal](#)" and entering the permit number PL-VAR-24-0001.



CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF MAILING

I, Michelle Thomas (printed name), declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On March 18, 2024 I mailed a true and correct copy of the **Notice of Public Hearing** for the following:

Project Name: **Braaten Residence Front Setback Reduction**

Project Location: **8353 Bayridge Avenue | Parcel 0221064156**

Permit Number(s): **PL-VAR-24-0001**

to the individuals/agencies identified on the attached transmittal form by United States Postal Service, inter-office routing, or electronic mail, as specified on the attached.

SIGNED at Gig Harbor, Washington, this 18th day of March, 2024.

Michelle Thomas

DECLARANT (signature)

City of Gig Harbor Transmittal Form

Routing for: NOA SEPA **NOPH** NOPM NOD Notice Date: 03.18.2024
Project: Braaten Residence Front Setback Reduction Planner: Diane

Routed to: ☐ Public Works–Operations ☐ Building and Fire Safety
City Depts. ☐ Public Works–Engineering ☐ Other_____

SEPA Agencies: ☐ Washington Department of Ecology, SEPA Register online
(NOA, SEPA) ☐ Washington Department of Commerce, attn: Review Team
Electronic Mail ☐ Pierce Transit Land Use Review
☐ Washington State Department of Fish & Wildlife, attn: SEPA Desk
☐ Washington State Department of Natural Resources, attn: SEPA Center
☐ Washington State DAHP
☐ Puyallup Tribe of Indians Historic Preservation
☐ Puyallup Tribe Cultural Resources
☐ PenMet Parks
☐ Pierce County Fire District Number 5
☐ Suquamish Tribe
☐ Peninsula School District
☐ Pierce County Planning and Land Services
☐ Washington State Department of Transportation, attn: OR-SEPA-REVIEW
☐ Squaxin Island Tribe
☐ Muckleshoot Tribe
☐ Washington Department of Corrections
☐ Puget Sound Partnership
☐ Nisqually Tribe

Other Parties: ☒ Applicant/Owner/Agent (NOA, NOPH, NOPM, SEPA, NOD)

1st Class Mail ☐ DRB (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)

☐ Mayor & Council (NOD Hearing Examiner Decisions)

☒ Property Owners within 300 feet of site: attached list (NOA, SEPA, NOPH, NOPM, NOD for Type II permits only)

☒ Parties of Record: attached list (NOPH, NOPM, NOD)

☐ Pierce County (NOA for Plats adjacent to City Limits)

☐ Pierce County Assessor-Treasurer (NOD)

☐ WA Transportation Secretary (NOA for Plats adj. to State ROW, or within 2 miles of Airport—approximately any plats south of Pioneer/Wollochet interchange)

☐ Tacoma News Tribune

☐ Other



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING

Braaten Residence Front Setback Reduction



SCAN FOR PROJECT INFO

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Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday or on the City's [Permit Portal](#). A copy of the staff report on this proposal will be available at least seven days prior to the hearing. A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost; copies will be provided at the requestor's cost.

Interested persons may comment on the above stated application or may request a copy of the decision on this application. **Requests for notification, written comments, including any written comments addressing the findings required for a decision, must be submitted to the Planning Division no later than 5:00 PM on April 1st, 2024.**

Questions regarding the above stated application should be made to Diane McBane, Assistant Planner, City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.gigharborwa.gov by clicking "[Permit Portal](#)" and entering the permit number PL-VAR-24-0001.

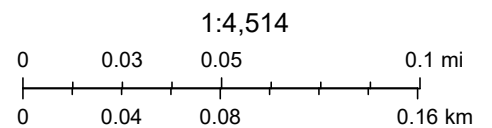


Braaten Variance



2/8/2024, 7:39:19 AM

 Parcel Boundary



Esri Community Maps Contributors, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar

City of Gig Harbor

The map features are approximate. All data is provided "as-is" and "with all faults." The City assumes no liability for variations ascertained by actual survey.

221068013
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3415 WOLLOCHET DR NW
GIG HARBOR, WA 98335-7629

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WATERFRONT LLC
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VOIGT JOHN G & ALVERNAZ ANA
8405 BAYRIDGE AVE
GIG HARBOR, WA 98332-1874



Planning Division Interested Party Roster ☐

Project Name: Braaten Variance

[illegible]

Please refer to Gig Harbor Municipal Code (GHMC), Title 19, for any questions relative to the administration of the development code. This list should not be considered an exhaustive list of all those parties who may be interested in this project. This list represents only those parties who have commented at some point during the permit project and/or who have explicitly requested that they are included in project related correspondence. This list does not represent Parties of Record as defined in GHMC 19.06.003, however some may qualify as such.

From: [Michelle Thomas](#)
To: [Michelle Thomas](#)
Bcc: [Brad Beach, THPO Nisqually Tribe](#); [Shaun Dinubilo](#); twbraaten@gmail.com
Subject: Notice of Public Hearing Braaten Residence Front Setback Variance
Date: Tuesday, March 5, 2024 4:10:00 PM
Attachments: [2024.03.18 NOPH.pdf](#)

Please see attached Notice of Public Hearing for your review and comment.

LOCATION: 8353 Bayridge Avenue, Parcel Number 0221064156

PROPOSAL: The applicant is requesting to reduce the front yard setback for the garage 20% to allow for better access to the garage. There is a slope on the site limiting the buildable area. The lot is currently vacant, and the applicant is proposing to build a single-family residence at this location.

COMMENT DEADLINE: 5PM Monday, April 1, 2024

The City of Gig Harbor will not act on this proposal for at least 14 days from the date of issuance of this notice. If your agency has any comments on this proposal, please send them to Diane McBane, Assistant Planner, City of Gig Harbor, Planning Division, 3510 Grandview Street, Gig Harbor, Washington, 98335; (253) 851-6170. Agency comments must be received by no later than Monday, **April 1, 2024** for consideration.

Michelle Thomas | Planning Technician

3510 Grandview St • Gig Harbor, WA 98335
253-851-6170 | 253-853-8255 (direct) | www.gigharborwa.gov

Stay Connected! [Sign up for the city's weekly Gig-A-Byte email newsletter](#)

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF PUBLISHING

I, Michelle Thomas, declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On March 5, 2024, I sent a true and correct copy of the NOTICE OF PUBLIC HEARING for publication in the March 18, 2024, edition of the Tacoma News Tribune for the following:

Project Name: **Braaten Residence Front Setback Reduction**

Project Location: **8353 Bayridge Avenue | Parcel 0221064156**

Permit Number(s): **PL-VAR-24-0001**

SIGNED at Gig Harbor, Washington, this 5th, Day of March 2024

Michelle Thomas

DECLARANT (signature)

Routing for: NOA SEPA **NOPH** NOPM NOD Notice Date: 03.18.2024
Project: Braaten Residence Front Setback Reduction Planner: Diane

Other Parties:

1st Class Mail

- ☐ Applicant/Owner/Agent (NOA, NOPH, NOPM, SEPA, NOD)
- ☐ DRB (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)
- ☐ Mayor & Council (NOD Hearing Examiner Decisions)
- ☐ Property Owners within 300 feet of site: attached list (NOA, SEPA, NOPH, NOPM, NOD for Type II permits only)
- ☐ Parties of Record: attached list (NOPH, NOPM, NOD)
- ☐ Pierce County (NOA for Plats adjacent to City Limits)
- ☐ Pierce County Assessor-Treasurer (NOD)
- ☐ WA Transportation Secretary (NOA for Plats adj. to State ROW, or within 2 miles of Airport—approximately any plats south of Pioneer/Wollochet interchange)
- ☐ Tacoma News Tribune
- ☒ Other



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
23685	528360	Print Legal Ad-IPL01631090 - IPL0163109		\$95.16	1	77 L

Attention: Michelle Thomas

CITY OF GIG HARBOR
3510 GRANDVIEW ST
GIG HARBOR, WA 98335-1214

kbrooks@gigharborwa.gov

**CITY OF GIG HARBOR
NOTICE OF PUBLIC HEARING
Braaten Residence Front
Setback Reduction**

Permit Number(s):

PL-VAR-24-0001

Date of Notice:

March 18, 2024

Applicant:

Tom & Beth Braaten, 4430 Sunset
Beach, University Place, WA 98466

Agent:

Tom & Beth Braaten, 4430 Sunset
Beach, University Place, WA 98466

Project Location:

8353 Bayridge Avenue, Parcel Num-
ber 0221064156

Project Description:

The applicant is requesting to reduce
the front yard setback for the garage
20% to allow for better access to the
garage. There is a slope on the site
limiting the buildable area. The lot is
currently vacant, and the applicant is
proposing to build a single-family res-
idence at this location.

SEPA Threshold Determination:

SEPA Threshold Determination is not
required for this proposal

PUBLIC HEARING DATE:

Hearing Examiner, **April 2nd, 2024
at 1:30 pm**, Virtual Hearing

Interested persons are invited to at-
tend the public hearing and provide
testimony on this proposal. The hear-
ing will be conducted in the manner
prescribed by Gig Harbor Municipal
Code Chapter 19.05.

Documents pertinent to this appli-
cation are available for review and
inspection at the City of Gig Harbor
Planning Division, 3510 Grandview
Street, Gig Harbor, WA 98335, during
normal business hours, Monday
through Friday or on the City's Permit
Portal. A copy of the staff report on this
proposal will be available at least sev-
en days prior to the hearing. A copy
of the application, all documents and
evidence relied upon by the applicant,
and applicable criteria are available
for inspection at no cost; copies will
be provided at the requestor's cost.

Interested persons may comment on
the above stated application or may
request a copy of the decision on this
application. **Requests for notifica-
tion, written comments, includ-
ing any written comments ad-
dressing the findings required
for a decision, must be submit-
ted to the Planning Division no
later than 5:00 PM on April 1st,
2024.**

Questions regarding the above stated
application should be made to Diane
McBane, Assistant Planner, City of
Gig Harbor Community Development
Department, 3510 Grandview Street,
Gig Harbor, WA 98335, or by calling
(253)851-6170. Additional permit in-
formation can also be found at www.gigharborwa.gov by clicking "Permit
Portal" and entering the permit num-
ber PL-VAR-24-0001.

IPL0163109

Mar 18 2024

Mary Castro, being duly sworn, deposes and says:
That he/she is the Principal Clerk of the
publication; The News Tribune, printed and
published in Tacoma, Pierce County, State of
Washington, and having a general circulation
therein, and which said newspaper(s) have been
continuously and uninterruptedly published in
said County during a period of six months prior to
the first publication of the notice, a copy of which
is attached hereto: that said notice was published
in The News Tribune, as amended, for:

1 insertion(s) published on:

03/18/24

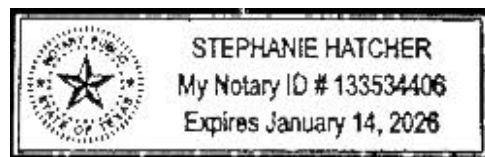
Mary Castro

Principal Clerk

Sworn to and subscribed before me this 18th day of
March in the year of 2024 before me, a Notary Public,
personally appeared before me Mary Castro known or
identified to me to be the person whose name
subscribed to the within instrument, and being by first
duly sworn, declared that the statements therein are
true, and acknowledged to me that he/she executed the
same.

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in
Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

CERTIFICATION OF PUBLIC NOTICE

DECLARATION OF POSTING

I, Tom Braaten (printed name), declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On 3/18, 2024 I caused to be posted the notice board provided by the city for the Notice of Application on the following:

Project Name: **Braaten Residence Front Setback Reduction**

Project Location: **8353 Bayridge Avenue | Parcel 0221064156**

Permit Number(s): **PL-VAR-24-0001**

at the locations indicated below meeting the requirements of GHMC 19.03.001(A).

- ☒ 8353 BAYRIDGE AVE Gig Harbor
- ☒ _____

SIGNED at Gig Harbor, Washington, this 18 day of MARCH, 2024.



DECLARANT (signature)



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

**NOTICE OF APPLICATION
February 12, 2024**

**Braaten Residence Front Setback Reduction
Type II Permit**



SCAN FOR PROJECT INFO

Permit Number(s): PL-VAR-24-0001

Date Application was Submitted: January 25th, 2024

Date of Notice of Complete Application: January 29th, 2024

Name of Applicant: Tom & Beth Braaten, 4430 Sunset Beach, University Place, WA 98466

Name of Agent: Tom & Beth Braaten, 4430 Sunset Beach, University Place, WA 98466

Project Location: 8353 Bayridge Avenue, Parcel Number 0221064156

Description of Proposed Project: The applicant is requesting to reduce the front yard setback for the garage 20% to allow for better access to the garage. There is a slope on the site limiting the buildable area. The lot is currently vacant, and the applicant is proposing to build a single-family residence at this location.

Project Permits Included with Application: Administrative Variance

Further Studies Being Required by Applicable Official: None at this time.

Other Required Permits Not Included in Application: None at this time.

Existing Environmental Documents which Evaluate Proposed Project:
Report of Geotechnical Evaluation prepared by Innovative Geo-Services, LLC., dated December 4, 2023

Tentative Public Meeting or Public Hearing Date: A hearing date has not been scheduled for this application.

Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday or through the [Permit Portal](#).

Interested persons may comment on the above stated application, or a copy of the decision on this application. Requests for notification or written comments must be submitted to the Planning Division by no later than February 26, 2024. All public comments or requests must be received at the Planning Division by no later than 5:00pm on the last date of the comment period.

Questions regarding the above stated application should be made to Diane McBane, Assistant Planner, City of Gig Harbor Community Development Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.gigharborwa.gov by clicking "[Permit Portal](#)" and entering the permit number.



CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF MAILING

I, Michelle Thomas (printed name), declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On February 12, 2024 I mailed a true and correct copy of the **Notice of Application** for the following:

Project Name: **Braaten Residence Front Setback Reduction**

Project Location: **8353 Bayridge Avenue | Parcel 0221064156**

Permit Number(s): **PL-VAR-24-0001**

to the individuals/agencies identified on the attached transmittal form by United States Postal Service, inter-office routing, or electronic mail, as specified on the attached.

SIGNED at Gig Harbor, Washington, this 12th day of February, 2024.

Michelle Thomas
DECLARANT (signature)

City of Gig Harbor Transmittal Form

Routing for: **NOA** SEPA NOPH NOPM NOD Notice Date: 02.12.2024
Project: Braaten Variance Planner: Diane

Routed to: ☐ Public Works–Operations ☐ Building and Fire Safety
City Depts. ☐ Public Works–Engineering ☐ Other_____

SEPA Agencies: ☒ Washington Department of Ecology, SEPA Register online
(NOA, SEPA) ☒ Washington Department of Commerce, attn: Review Team
Electronic Mail ☒ Pierce Transit Land Use Review
☒ Washington State Department of Fish & Wildlife, attn: SEPA Desk
☒ Washington State Department of Natural Resources, attn: SEPA Center
☒ Washington State DAHP
☒ Puyallup Tribe of Indians Historic Preservation
☒ Puyallup Tribe Cultural Resources
☒ PenMet Parks
☒ Pierce County Fire District Number 5
☒ Suquamish Tribe
☒ Peninsula School District
☒ Pierce County Planning and Land Services
☒ Washington State Department of Transportation, attn: OR-SEPA-REVIEW
☒ Squaxin Island Tribe
☒ Muckleshoot Tribe
☒ Washington Department of Corrections
☒ Puget Sound Partnership
☒ Nisqually Tribe

Other Parties: ☒ Applicant/Owner/Agent (NOA, NOPH, NOPM, SEPA, NOD)

1st Class Mail ☐ DRB (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)

☐ Mayor & Council (NOD Hearing Examiner Decisions)

☒ Property Owners within 300 feet of site: attached list (NOA, SEPA, NOPH, NOPM, NOD for Type II permits only)

☐ Parties of Record: attached list (NOPH, NOPM, NOD)

☐ Pierce County (NOA for Plats adjacent to City Limits)

☐ Pierce County Assessor-Treasurer (NOD)

☐ WA Transportation Secretary (NOA for Plats adj. to State ROW, or within 2 miles of Airport—approximately any plats south of Pioneer/Wollochet interchange)

☐ Tacoma News Tribune

☐ Other



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

**NOTICE OF APPLICATION
February 12, 2024**

**Braaten Residence Front Setback Reduction
Type II Permit**



SCAN FOR PROJECT INFO

Permit Number(s): PL-VAR-24-0001

Date Application was Submitted: January 25th, 2024

Date of Notice of Complete Application: January 29th, 2024

Name of Applicant: Tom & Beth Braaten, 4430 Sunset Beach, University Place, WA 98466

Name of Agent: Tom & Beth Braaten, 4430 Sunset Beach, University Place, WA 98466

Project Location: 8353 Bayridge Avenue, Parcel Number 0221064156

Description of Proposed Project: The applicant is requesting to reduce the front yard setback for the garage 20% to allow for better access to the garage. There is a slope on the site limiting the buildable area. The lot is currently vacant, and the applicant is proposing to build a single-family residence at this location.

Project Permits Included with Application: Administrative Variance

Further Studies Being Required by Applicable Official: None at this time.

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Existing Environmental Documents which Evaluate Proposed Project:
Report of Geotechnical Evaluation prepared by Innovative Geo-Services, LLC., dated December 4, 2023

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Interested persons may comment on the above stated application, or a copy of the decision on this application. Requests for notification or written comments must be submitted to the Planning Division by no later than February 26, 2024. All public comments or requests must be received at the Planning Division by no later than 5:00pm on the last date of the comment period.

Questions regarding the above stated application should be made to Diane McBane, Assistant Planner, City of Gig Harbor Community Development Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.gigharborwa.gov by clicking "[Permit Portal](#)" and entering the permit number.



From: [Michelle Thomas](#)
To: [Michelle Thomas](#)
Bcc: twbraaten@gmail.com; [Adonais Clark](#); [Alec Wrolson, Puyallup Tribe](#); [Andrew Strobel, Puyallup Tribe](#); aosullivan@suquamish.nsn.us; [Brad Beach, THPO Nisqually Tribe](#); [Brandon Reynon, Puyallup Tribe](#); [Carol](#); [Char Naylor, Puyallup Tribe](#); [David Winfrey, Puyallup Tribe](#); [Deana McCortney - DNR](#); [Department of Natural Resources SEPA Center \(sepacenter@dnr.wa.gov\)](#); [Dept. of Ecology](#); dwilliams@suquamish.nsn.us; efheinitz@doc1.wa.gov; esorensen@penmetparks.org; [Gig Harbor Fire](#); [Lisa Anderson, Puyallup Tribe](#); [Lois Boome, Puyallup Tribe](#); [Michael Prentice](#); [Muckleshoot Tribe - Laura Murphy \(laura.murphy@muckleshoot.nsn.us\)](#); [Nancy Games, Puyallup Tribe](#); [Nicole Jones-Vogel, AICP PenMet Parks](#); [Nisqually Tribe](#); OR-SEPA-REVIEW@wsdot.wa.gov; [Peninsula School District](#); [Puget Sound Partnership - Marsha Engel \(marsha.engel@psp.wa.gov\)](#); [Puyallup Tribe SEPA](#); reviewteam@commerce.wa.gov; [Robert Barandon, Puyallup Tribe](#); [Russ Ladley, Puyallup Tribe](#); [sepa](#); sharons@penlight.org; [Shaun Dinubilo, Suquamish Tribe - Dennis Lewarch \(dlewarch@suquamish.nsn.us\)](#); [Tina Vaslet Pierce Transit \(tvaslet@piercettransit.org\)](mailto:Tina.Vaslet@piercettransit.org); [Washington Dept. Fish & Wildlife](#)
Subject: Braaten Residence Front Setback Reduction
Date: Monday, February 12, 2024 8:10:00 AM
Attachments: [2024.02.12 NOA.pdf](#)

Please see attached Notice of Application for your review and comment.

LOCATION: 8353 Bayridge Avenue, Parcel Number 0221064156

PROPOSAL: The applicant is requesting to reduce the front yard setback for the garage 20% to allow for better access to the garage. There is a slope on the site limiting the buildable area. The lot is currently vacant, and the applicant is proposing to build a single-family residence at this location.

COMMENT DEADLINE: Comments must be submitted to the Planning Division by no later than 5:00 PM February 26, 2024

The City of Gig Harbor will not act on this proposal for at least 14 days from the date of issuance of this notice. If your agency has any comments on this proposal, please send them to Diane McBane, Assistant Planner, City of Gig Harbor, Planning Division, 3510 Grandview Street, Gig Harbor, Washington, 98335; (253) 851-6170. Agency comments must be received by no later than Thursday, **February 26, 2024** for consideration.

Michelle Thomas | Planning Technician

3510 Grandview St • Gig Harbor, WA 98335

253-851-6170 | 253-853-8255 (direct) | www.gigharborwa.gov

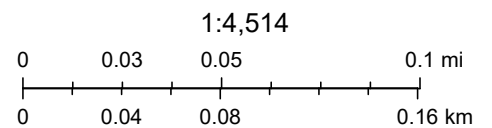
Stay Connected! [Sign up for the city's weekly Gig-A-Byte email newsletter](#)

Braaten Variance



2/8/2024, 7:39:19 AM

 Parcel Boundary



Esri Community Maps Contributors, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar

City of Gig Harbor

The map features are approximate. All data is provided "as-is" and "with all faults." The City assumes no liability for variations ascertained by actual survey.

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CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF PUBLISHING

I, Michelle Thomas, declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On January 29, 2024, I sent a true and correct copy of the NOTICE OF APPLICATION for publication in the February 12, 2024, edition of the Tacoma News Tribune for the following:

Project Name: **Braaten Residence Front Setback Reduction**

Project Location: **8353 Bayridge Avenue | Parcel 0221064156**

Permit Number(s): **PL-VAR-24-0001**

SIGNED at Gig Harbor, Washington, this 29th, Day of January 2024

Michelle Thomas
DECLARANT (signature)

City of Gig Harbor Transmittal Form

Routing for: **NOA** SEPA NOPH NOPM NOD Notice Date: 02.12.2024
Project: Braaten Variance Planner: Diane

Routed to: ☐ Public Works–Operations ☐ Building and Fire Safety
City Depts. ☐ Public Works–Engineering ☐ Other_____

SEPA Agencies: ☐ Washington Department of Ecology, SEPA Register online
(NOA, SEPA) ☐ Washington Department of Commerce, attn: Review Team
Electronic Mail ☐ Pierce Transit Land Use Review
☐ Washington State Department of Fish & Wildlife, attn: SEPA Desk
☐ Washington State Department of Natural Resources, attn: SEPA Center
☐ Washington State DAHP
☐ Puyallup Tribe of Indians Historic Preservation
☐ Puyallup Tribe Cultural Resources
☐ PenMet Parks
☐ Pierce County Fire District Number 5
☐ Suquamish Tribe
☐ Peninsula School District
☐ Pierce County Planning and Land Services
☐ Washington State Department of Transportation, attn: OR-SEPA-REVIEW
☐ Squaxin Island Tribe
☐ Muckleshoot Tribe
☐ Washington Department of Corrections
☐ Puget Sound Partnership
☐ Nisqually Tribe

Other Parties:

1st Class Mail

- ☐ Applicant/Owner/Agent (NOA, NOPH, NOPM, SEPA, NOD)
- ☐ DRB (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)
- ☐ Mayor & Council (NOD Hearing Examiner Decisions)
- ☐ Property Owners within 300 feet of site: attached list (NOA, SEPA, NOPH, NOPM, NOD for Type II permits only)
- ☐ Parties of Record: attached list (NOPH, NOPM, NOD)
- ☐ Pierce County (NOA for Plats adjacent to City Limits)
- ☐ Pierce County Assessor-Treasurer (NOD)
- ☐ WA Transportation Secretary (NOA for Plats adj. to State ROW, or within 2 miles of Airport—approximately any plats south of Pioneer/Wollochet interchange)
- ☒ Tacoma News Tribune
- ☐ Other



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
23685	515242	Print Legal Ad-IPL01574960 - IPL0157496		\$91.50	1	74 L

Attention: Michelle Thomas

CITY OF GIG HARBOR
3510 GRANDVIEW ST
GIG HARBOR, WA 98335-1214

kbrooks@gigharborwa.gov

**CITY OF GIG HARBOR
NOTICE OF APPLICATION
February 12, 2024
Braaten Residence
Front Setback Reduction
Type II Permit**

Permit Number(s): PL-VAR-24-0001
Date Application was Submitted: January 25th, 2024
Date of Notice of Complete Application: January 29th, 2024
Name of Applicant: Tom & Beth Braaten, 4430 Sunset Beach, University Place, WA 98466
Name of Agent: Tom & Beth Braaten, 4430 Sunset Beach, University Place, WA 98466
Project Location: 8353 Bayridge Avenue, Parcel Number 0221064156
Description of Proposed Project: The applicant is requesting to reduce the front yard setback for the garage 20% to allow for better access to the garage. There is a slope on the site limiting the buildable area. The lot is currently vacant, and the applicant is proposing to build a single-family residence at this location.
Project Permits Included with Application: Administrative Variance
Further Studies Being Required by Applicable Official: None at this time.
Other Required Permits Not Included in Application: None at this time.
Existing Environmental Documents which Evaluate Proposed Project: Report of Geotechnical Evaluation prepared by Innovative Geo-Services, LLC., dated December 4, 2023
Tentative Public Meeting or Public Hearing Date: A hearing date has not been scheduled for this application.
Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday or through the Permit Portal.
Interested persons may comment on the above stated application, or a copy of the decision on this application. Requests for notification or written comments must be submitted to the Planning Division by no later than February 26, 2024. All public comments or requests must be received at the Planning Division by no later than 5:00pm on the last date of the comment period.
Questions regarding the above stated application should be made to Diane McBane, Assistant Planner, City of Gig Harbor, Community Development Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.gigharborwa.gov by clicking "Permit Portal" and entering the permit number.
IPL0157496
Feb 12 2024

Stefani Beard, being duly sworn, deposes and says: That he/she is the Principal Clerk of the publication; The News Tribune, printed and published in Tacoma, Pierce County, State of Washington, and having a general circulation therein, and which said newspaper(s) have been continuously and uninterruptedly published in said County during a period of six months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The News Tribune, as amended, for:

1 insertion(s) published on:
02/12/24

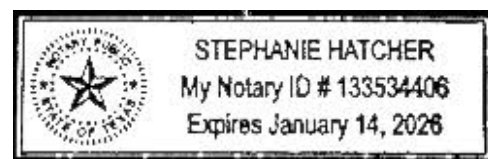
Stefani Beard

Principal Clerk

Sworn to and subscribed before me this 14th day of February in the year of 2024 before me, a Notary Public, personally appeared before me Stefani Beard known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

CERTIFICATION OF PUBLIC NOTICE

DECLARATION OF POSTING

I, TOM BRAATEN (printed name), declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On 2/12, 2024 I caused to be posted the notice board provided by the city for the Notice of Application on the following:

Project Name: **Braaten Residence Front Setback Reduction**

Project Location: **8353 Bayridge Avenue | Parcel 0221064156**

Permit Number(s): **PL-VAR-24-0001**

at the locations indicated below meeting the requirements of GHMC 19.03.001(A).

- ☒ 6' OFF THE ROAD
- ☒ MIDDLE OF PROPERTY

SIGNED at Gig Harbor, Washington, this 12 day of FEB ~~MARCH~~, 2024.


DECLARANT (signature)

INNOVATIVE GEO-SERVICES, LLCENGINEERING GEOLOGY SERVICES
ENGGEOLOGIST.COM**RECEIVED BY**

INNOVATIVE

JAN 25 2024

GEO SERVICES LLC

CITY OF GIG HARBOR
Engineering, Geology, & SurveyingTom Braaten
4430 Sunset Beach
University Place, WA 98466

December 4, 2023

Geotechnical Critical Area Evaluation

Site Addresses	Bayridge Avenue, Gig Harbor, WA
Parcel No.	0221064156
Site Observations	October 19, 2023

Project Description

On October 19th, 2023 Innovative GEO-Services, LLC (IGS) visited the vacant residential lot on the east side of Bayridge Avenue in Gig Harbor. The purpose of our evaluation was to observe site characteristics, soil and slope stability for the development of a new home on the 10,454sf (0.24 ac) lot. Through this evaluation, we observed the coastal slope for the presence of Hillside conditions, landslide and erosion and seismic as outlined in Chapter 18, Critical Areas in the Gig Harbor Municipal Code. We evaluated subsurface conditions in three soil exploration pits, along with available published records such as geologic maps and soil maps. We made observations of slope morphology and regional terrain via on-site reconnaissance and through aerial photography, lidar and topographical maps.

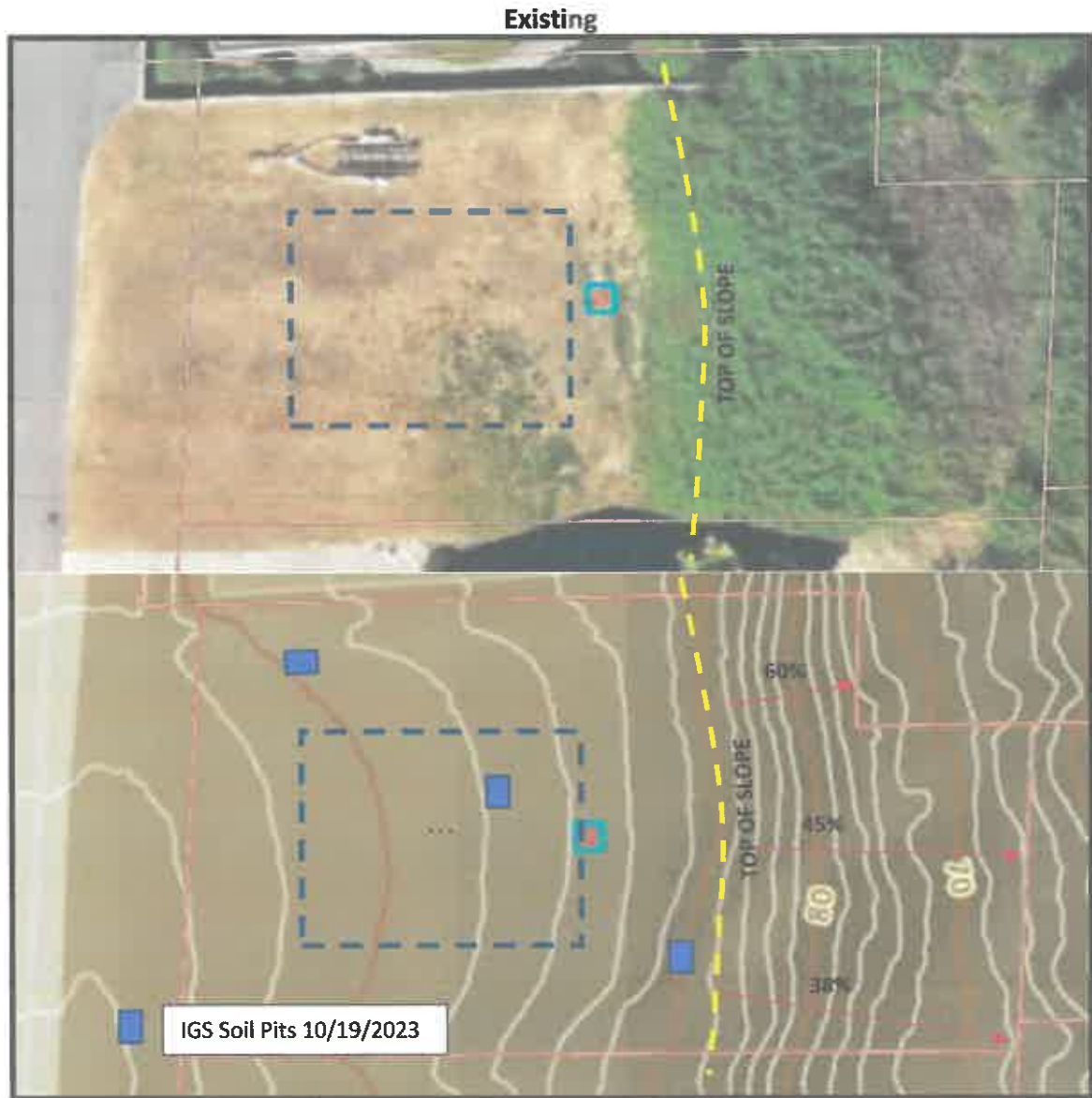


Based on our research it is our opinion the site condition requires a review and evaluation for development adjacent to a Hillside with slopes greater than 40 % and a slope height greater than 20 ft. Additional site conditions related to Landslide and Erosion and Seismic stability were evaluated in accordance with Chapter 18.

Topographically the residential lot descends to the east from Bayridge Avenue at approximately elevation 106 to the eastern property line near mid-slope at elevations 66. The lot is approximately 78 ft. wide at Bayridge AV and 143.8 ft long across the south property line. The eastern slope is a terraced grade, approximately 60 ft high extending upslope from Harborview Drive. The residential lot at the bottom of the slope is a single-family home on the west side of Harborview Drive and extends up slope 36 ft. The top of the terraced slope, based on available topography is at approximately the 88 ft contour. West of the top of slope the grades are gentle but continue to rise another 26 ft with grades of 20 to 25 percent.

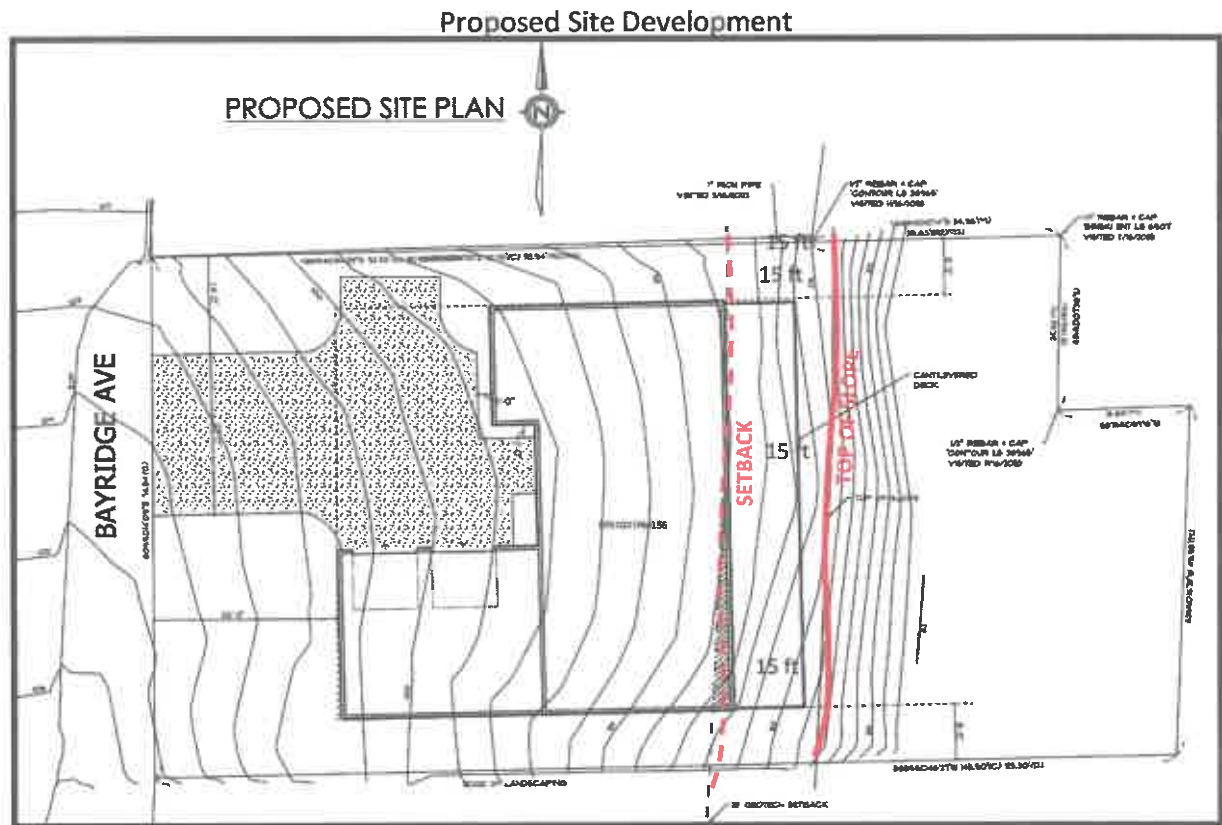
Access to the lot is directly from Bayridge Avenue with the proposed driveway extending into the lot near the northwest corner.

Development plans are to construct a single-family residential structure near the center of the parcel with access near the northwest corner. The new home will be situated west from the top of slope associated with a 20 ft high terrace slope. The structure will be setback approximately 15 ft. The eastern hillside is thickly vegetated with berry vines and hardwood trees.



Surface water runoff is generally to the east across the site. No erosion or deterioration of the surface was observed across the proposed building area or the moderate to steep eastern slope.

The lot descends to the east approximately 60 ft. from Bayridge Drive on the west to Harborview Drive on the east. The residential lot at the toe of the slope, west of Harborview Drive, contains a single-family home which has been embedded into the slope.



Information Sources

Soil information and mapping for this assessment is supported by information from the Natural Resource Conservation Service (NRCS), and on-site soil explorations as a part of this assessment. Geologic information is supported by a site reconnaissance, and the Washington State Department of Natural Resources (DNR) DRAFT Geologic Map of Gig Harbor. Slope stability opinions are based on site observations and review of topographical and ortho photographic maps looking for related morphologic signatures of landslide history or other features associated with mass movement, and the Department of Ecology – Coastal Zone Atlas - Slope Stability Mapping for the Puget Sound region.

Published Information Accuracy

It should be noted that the NRCS, the USGS and/or DNR geologic maps, and the Pierce County GIS define general areas of soil deposits, geology, and landforms. They are not (from our experience) accurate on a lot-to-lot specific basis in all cases. Given the large areas to identify and limited sample points, the authors of these sources had to infer boundaries, contacts, and other representations in some areas. Only through on-site reconnaissance can we further detail

and adjust information from the maps as they relate to each site. In this case, our field observations, explorations, and research conflict with the NRCS, and concur with the USGS unit identification.

Soil

As discussed in the 'Published Information Accuracy' section above, on-site reconnaissance is necessary to verify soil conditions on specific properties. The NRCS identifies the surface soil across the lot as Kitsap Silt Loam (20D) with surface grades of 15 to 30 percent. The soil observed in three soil pits excavated across the lot are considered to be more consistent with Indianola Loamy Sand (18C) with grades of 6 to 15 percent. The NRCS classification of Kitsap Silt Loam contains minor areas of other soil series that are common within the association. In this case, our observations along with the explorations on site, and adjacent lots confirm the soil texture are consistent with the Indianola loamy sand.

The western three quarters of the lot is covered with lawn grass and is gently sloping to the east with grades of 5 to 10 percent while the eastern face of the is thickly vegetated with berry vines.

Surface grades appear to be uniform with no indications of landslide activity or sloughing of the sandy soil. In a typical profile the surface soil is brown to tan medium sand with some small, rounded gravel to a depth of approximately 7 ft.

NRCS Soil Description

Kitsap 20D – Kitsap silt loam, 15 – 30 percent slopes

This moderately steep soil is moderately well drained. It formed in glacial lake sediments in drainageways which originate within areas of other less sloping Kitsap soils. Elevation ranges from 20 to 475 feet. The vegetation is conifers. The annual precipitation is 35 to 50 inches, annual air temperature averages 50 degrees F, and the frost-free season averages about 180 days. Areas are commonly less than 50 acres in size. In places sloping areas have developed as a result of soil slumping under wet conditions; consequently, a clean, vertical or nearly vertical slope is exposed uphill. Slopes are mainly 18 to 20 percent.

Included with this soil in mapping are as much as 7 percent Alderwood and Harstine gravelly sandy loams, about 3 percent Indianola loamy sand, and as much as 2 percent Bow silt loam.

In a typical profile the surface layer is very dark grayish brown and dark brown silt loam about 10 inches thick. The upper part of the subsoil is brown silty clay loam about 7 inches thick. The lower part is mottled, grayish brown silty clay loam about 15 inches thick. The substratum, to a depth of more than 60 inches, is a stratified, mottled, light olive brown silt loam and silty clay loam. Reaction is medium acid to neutral.

Permeability is very slow. The available water capacity is high. Few roots penetrate below a depth of 32 inches. Surface runoff is medium to rapid, and the erosion hazard is moderate to severe. This soil is subject to hillside slippage.

A proper site preparation system that controls runoff, considers the slippage susceptibility, and maintains the esthetic value is necessary for homesites. Springs or seeps are exposed during site preparation. In areas

of moderate population density, the use of onsite sewage disposal systems creates a health hazard. Trenches for utility lines need to be shored up for safety.

Indianola 18C – Indianola loamy sand, 6 - 15 percent slopes

This rolling soil is somewhat excessively drained. It formed in sandy glacial outwash on broad uplands. The vegetation is conifers. Elevation ranges from 200 and 800 feet. The annual precipitation averages about 35 inches. Annual air temperature averages about 50 degrees F, and the frost-free season averages 180 days. This soil is adjacent to areas of a soil that has a hardpan at a depth of about three feet and to areas of soil that is deep, loose, and gravelly. Some areas of this soil, particularly along Puget Sound, rest upon unstable lake sediments. Ares average about 35 acres in size.

Included with this soil in mapping are about 10 percent Alderwood, Everett, and Kitsap soils. A small percentage of Ragnar fine sandy loam is included.

In a typical profile the surface layer, seven inches thick, is dark brown loamy sand. The underlying material, to a depth of more than 60 inches, is dark yellowish brown, brown, or olive brown sand. Reaction is slightly acid and medium acid.

Permeability is rapid. The available water capacity is low to moderate. Surface runoff is medium, and the erosion hazard is moderate. Roots extend to a depth of more than 60 inches.

This soil can support high density housing units and onsite sewage disposal systems. The soil is easily excavated. However, trenches for utility lines need to be shored up as a safety precaution. Bare soil areas erode unless seeded to a cover crop.

NRCS Soil Mapping (nts)

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
18C	Harstine gravelly ashy sandy loam, 6 to 15 percent slopes	3.3	16.4%
18E	Indianola loamy sand, 15 to 30 percent slopes	0.0	0.1%
20C	Kitsap silt loam, 8 to 15 percent slopes	4.3	21.0%
20D	Kitsap silt loam, 15 to 30 percent slopes	11.2	55.0%
Totals for Area of Interest		28.3	100.0%



Surface and Subsurface Geology



DRAFT Geologic Map of the Gig Harbor 7.5 Minute Quadrangle (Excerpt)

The property is situated on older glacial and nonglacial deposits of the exposed (or truncated) Pre-Olympia glacial and non-glacial deposits (Qob, Qpogc and Qvt.) An excerpt from the DRAFT Geologic Map of Gig Harbor below illustrates the property position and regional geology.

Qpogc Coarse-grained facies—Predominantly gravel and sand. Located on the western edge of quadrangle, where it is continuous with more extensive exposures in the Olalla 7.5' quadrangle.

Hydrology

A discussion of site hydrology (particularly of the steep coastal bluff) is relevant to time of the year where significant precipitation exists. The surficial, permeable silty and sandy soil across the top of the coastal bluff is weathered glacial silty sand and gravel and organic. As such, precipitation can infiltrate, and/or sheet flows to the western face of the coastal bluff.

Groundwater recharged from the upland area can be expected to emerge as a thin plane of groundwater along a linear horizon in the slope face. This planar groundwater emergence is slow and limited (the emergence rate would be similar to the Harstine series permeability).

No groundwater seeps, or springs, were observed emanating from the coastal bluff at the time of our site observations; however, due to discrete locations, budgetary constraints, and private property our observations were limited to that portion of the slope face within the subject property. Surface water runoff is generally to the west and north across the site. Control of surface water runoff adjacent to the steep coastal bluff is essential in controlling near surface erosion.

In addition to our review of the site and surrounding properties for landslide indicators; our evaluation included review of aerial photography over time, review of topographical maps generated by the Puget Sound LiDAR consortium, and review of available maps for the presence of landslide deposits and/or features. We did not observe surface features or deposits typical of the morphology associated with landslide or mass movement.

The Dept of Ecology – Coastal Zone Mapping indicates the lot and bluff, extending to the east from the lot is mapped as **Intermediate** and the upland area east and west of the lot is mapped as **Stable**.

Coastal Zone Atlas Mapping – Slope Stability (nts)



Landslide Hazard Indicators

On October 19th, 2023, we inspected the site for the presence of indicators associated with landforms susceptible or undergoing mass movement due to a combination of geologic, seismic, topographic, hydrologic, or manmade factors. Landslide hazard areas can be identified by the presence of any of the following indicators:

18.08.190 Hillsides, ravine sidewalls and bluffs.

A. Disturbance Limitations. If a hillside, ravine sidewall or bluff is located on or adjacent to a development site, all activities on the site shall be in compliance with the following requirements:

1. Ravine Sidewalls and Bluffs.

a. Buffers. An undisturbed buffer of natural vegetation equal to the height of the ravine sidewall or bluff shall be established and maintained from the top, toe and sides of all ravine sidewalls and bluffs. All buffers shall be measured on a horizontal plane.

b. Buffer Delineation. The edge of a buffer shall be clearly staked, flagged and fenced prior to any site clearing or construction. Markers shall be clearly visible and weather-resistant. Site clearing shall not commence until such time that the project proponent or authorized agent for the project proponent has submitted written notice to the city that the buffer requirements of this section have been met. Field marking of the buffer shall remain in place until all phases of construction have been complete and an occupancy permit has been issued by the city.

c. Buffer Reduction. A buffer may be reduced upon verification by a qualified professional and supporting environmental information to the satisfaction of the city that the proposed construction method will:

i. Not adversely impact the stability of ravine sidewalls;

ii. Not increase erosion and mass movement potential of ravine sidewalls;

iii. Use construction techniques which minimize disruption of existing topography and vegetation;

iv. Includes measures to overcome any geological, soils and hydrologic constraints of the site. The buffer may be reduced to no less than the minimum rear yard setback established in the respective zoning district, pursuant to GHMC Title 17.

d. Building Setback Lines. A building setback line of 10 feet is required from the edge of any buffer of a ravine sidewall or bluff.

2. Hillsides of 15 Percent Slope and Greater – Studies Required. Developments on hillsides shall comply with the following requirements:

a. Site Analysis Reports Required. The following chart sets forth the level of site analysis report required to be developed based upon the range of the slope of the site and adjacent properties:

<i>Slope of Site and/or Adjacent Properties</i>	<i>Length of Slope (Feet)</i>	<i>Parameters of Report (See Key)</i>	<i>Report Prepared By</i>
0% to 15%	No limit	Report not required	
15% to 25%	> 50	1, 2, 3	Building contractor or other technical consultant
25% to 40%	> 35	1, 2, 3, 4	Registered civil engineer
40% +	> 20	1, 2, 3, 4	Registered engineer or geotechnical engineer

Report Key Contents:

1 Recommended maximum site ground disturbance.

2 Estimate of storm drainage (gpm) for preconstruction, during construction and postconstruction.

3 Recommended methods to minimize erosion and storm water runoff from site during construction and postconstruction.

4 Seismic stability of site, preconstruction, during construction and postconstruction.

b. Development Location. Structures and improvements shall be located to preserve the most sensitive portion of the site, its natural landforms and vegetation.

c. Landscaping. The disturbed areas of a development site not used for buildings and other developments shall be landscaped according to the landscape standards of the zoning code (Chapter 17.78 GHMC).

d. Project construction shall be required to implement all recommended requirements of the report referenced in subsection (A)(2)(a) of this section, and any additional requirements as determined by city staff. In addition, should adjacent properties be adversely impacted by the implementation or construction, additional mitigation measures necessary to minimize or eliminate these impacts shall be implemented by the applicant. (Ord. 1036 § 32, 2006).

18.08.192 Landslide and erosion hazard areas.

Areas which are identified as landslide or erosion hazard areas shall be subject to the requirements established in this section.

A. Regulation. Applications for regulated activities proposed within designated landslide and erosion hazard areas shall be accompanied by a geotechnical report prepared by a geologist or geotechnical engineer licensed as a civil engineer with the state. If it is

satisfactorily demonstrated to the director that a landslide or erosion hazard potential does not exist on the site, the requirements of this section may be waived.

B. Geotechnical Report Requirements. A geotechnical report required under this section shall include, at a minimum, the following information:

- 1. Topographic data at a minimum scale of 1:240 (1 inch equals 20 feet). Slope ranges shall be clearly delineated in increments of 15 percent to 25 percent, 25 percent to 40 percent and greater than 40 percent;*
- 2. Subsurface data, including boring logs and exploratory methods, soil and rock stratigraphy, ground water levels and any seasonal variations of ground water levels;*
- 3. Site history, including description of prior grading and clearing, soil instability or slope failure.*

If a geotechnical report has been prepared and accepted by the director within the previous two years for a specific site and the proposed land use development and site conditions have not changed, the report may be utilized without the requirement for a new report.

C. Development Standards. Upon submission of a satisfactory geotechnical report or assessment, site development may be authorized by the director subject to the following:

- 1. Buffers shall comply with the requirements of GHMC 18.08.190(A);*
- 2. Approved erosion control measures are in place prior to, or simultaneous with, site clearing or excavation;*
- 3. Such other conditions as deemed appropriate by the administrator to ensure compliance with the provisions of this chapter. (Ord. 1245 § 36, 2012; Ord. 1036 § 33, 2006).*

18.08.194 Seismic hazard areas.

Designated seismic hazard areas shall be subject to the requirements of this section. At a minimum, seismic hazard areas shall include areas of alluvial and recessional outwash surficial geologic units as identified in "Water Resources and Geology of the Kitsap Peninsula and Certain Adjacent Lands, Water Supply Bulletin Number 18, Plate One," U.S. Department of the Interior, Geological Survey, Water Resources Division, and any lot, tract, site or parcel which has been modified by imported or excavated earthen fill material.

A. Regulation. Applications for regulated activities proposed within designated seismic hazard areas shall be accompanied by a geotechnical report prepared by a geologist or geotechnical engineer licensed as a civil engineer with the state. If it is satisfactorily demonstrated that a seismic hazard potential does not exist on the site, the requirements of this section may be waived.

B. Geotechnical Report Requirements. The required report shall evaluate the existing site conditions, including geologic, hydrologic and site capability to accommodate the proposed activity. At a minimum, the following shall be included:

1. *Analysis of subsurface conditions;*
2. *Delineation of the site subject to seismic hazards;*
3. *Analysis of mitigation measures which may be employed to reduce or eliminate seismic risks, including an evaluation of the effectiveness of mitigation measures.*

If a proposal is required to submit a seismic risk analysis pursuant to any requirements of the most recently adopted edition of the International Building Code by the city of Gig Harbor, the report requirements of this section may be waived by the department. (Ord. 1036 § 34, 2006).

Findings

The inclination and relief of the eastern terraced slope are prescriptive indicators that by themselves warrant investigation of additional variables. In this case, no indicators of creep, mass movement, or past landslides were observed. The shape of the eastern slope face appears consistent with no channel incision or surface erosion and do not appear altered by earth movement associated with landslides, soil creep, etc.

Hillsides, Ravine sidewalls and Bluffs

In accordance with 18.08.190 (A)(2) the hillside east of the proposed new home was examined and soil characteristics were researched due to the slope grade greater than 40 percent and 20 ft of vertical relief. The eastern terraced slope was found to be thickly vegetated, and no surface erosion, channeling or surface soil sloughing was observed.

Surface runoff should be controlled to prevent concentrated flows or channeling of water onto or over the slope. It is our understanding that storm water runoff from the proposed new home and driveway will be collected and diverted into an existing storm water system in Bayridge Drive.

Landslide and Erosion Hazard Areas

Site observations, research and explorations found no indications of recent or historical landslide events associated to the subject property. The eastern terraced slope appears to have a consistent topographic grade descending to the east. The slope appears to have been modified by residential development along Harbor View Drive at the toe of the slope.

Soil exploration soil pits near the top of the eastern terrace slope and across the lot observed are well-drained, coarse to medium sand with some small gravel. Soil textures were observed to over 7 ft deep with no indications of ground water. The soil observed appear to be suitable for conventional foundation design.

Silt fencing should be installed across the lot adjacent to the top of the terraced slope east of the proposed new home. Excavations over 4 ft in depth may require the cut face to be supported or back sloped to prevent sloughing into the excavation.

Final grading should create positive drainage away from the foundation walls. Soil textures do not indicate a need for footing or foundation drains.

Seismic Hazard Areas

Site conditions observed and research indicate the site appears to be a low seismic Hazard risk.

Site Seismic Conditions

Based on our analysis of subsurface exploration logs and our review of published geologic maps, we interpret the on-site soil conditions to correspond with a seismic soil profile type S_D , as defined by the Uniform Building Code. Current National Seismic Hazard Maps prepared by the U.S. Geological Survey indicate that a peak bedrock site acceleration coefficient of about 0.517 is appropriate for an earthquake.

Closure & Limitations

The conclusions and recommendations contained in this report are based on site conditions as they existed at the time of our exploration and assume the soil and groundwater conditions encountered are representative of subsurface conditions on the site. If the subsurface conditions encountered during construction are significantly different from those observed, we should be advised at once so we can review the new conditions and reconsider our recommendations where necessary.

Unanticipated soil conditions are commonly encountered on construction sites and cannot be fully anticipated. Subsurface conditions often vary across the property. Such unexpected conditions frequently require making additional expenditures to attain a properly constructed project.

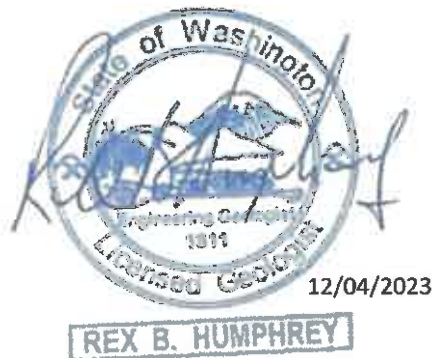
This report has been prepared for the exclusive use of property owners and their representatives for specific application to this project and site. Our recommendations and conclusions are based on observed site conditions, available mapping, and research. Our conclusions and recommendations are professional opinions derived in accordance with current standards of practice within the scope of our services and within budget and time constraints.

No warranty is expressed or implied. The scope of our services does not include services related to construction safety precautions, and our recommendations are not intended to direct the contractor's methods, techniques, sequences, or procedures, except as specifically described in our report.

In order to proceed with the development of this project, the parties should be aware of all applicable regulations and accepted construction practices. If you have any questions regarding this report or any aspects of the project, please feel free to contact our office.

Innovative GEO-Services would like to thank you for the opportunity to assist with this evaluation. If you have any questions regarding this report or any aspects of the evaluation, information sources or opinion presented, please feel free to contact our office.

Respectfully submitted,
Innovative GEO-Services, LLC



Rex Humphrey, L.E.G.
Principal Engineering Geologist

TERMS AND SYMBOLS

TEST PIT LOGS

RELATIVE DENSITY / CONSISTENCY

SAND / GRAVEL			SILT / CLAY		
Density	SPT N-value	Approx. Relative Density (%)	Consistency	SPT N-value	Approx. Undrained Shear Strength (psf)
Very Loose	<4	<15	Very Soft	<4	<250
Loose	4 to 10	15 - 35	Soft	2 to 4	250 - 500
Med. Dense	10 to 30	35 - 65	Med. Stiff	4 to 8	500 - 1000
Dense	30 to 50	65 - 85	Stiff	8 to 15	1000 - 2000
Very Dense	>50	85 - 100	Very Stiff	15 to 30	2000 - 4000
			Hard	>30	>4000

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS		GROUP DESCRIPTIONS	
Gravel 50% or more of the coarse fraction retained on the #49 sieve. Use dual symbols (e.g. GP-GM) for 5% to 12% fines.	GRAVEL (<5% fines)		GW Well-graded GRAVEL
	GRAVEL (>12% fines)		GM Poorly-graded GRAVEL
Sand 30% or more of the coarse fraction passing the #49 sieve. Use dual symbols (e.g. SP-SM) for 5% to 12% fines.	SAND (<5% fines)		SW Well-graded SAND
	SAND (>12% fines)		SM Silty SAND
Silt and Clay 50% or more passing #200 sieve	Liquid Limit < 50		SC Clayey SAND
	Liquid Limit > 50		CL Low CLAY
Highly Organic Soils			OL Organic SILT or CLAY
			OH Organic SILT or CLAY
			PT PEAT

Notes: 1. Test exploration logs contain material descriptions based on visual observation and field tests using a system modified from the Unified Soil Classification System (USCS). Where necessary laboratory tests have been conducted (as noted in the "Other Tests" column), test descriptions may include a classification. Please refer to the discussions in the report text for a more complete description of the subsurface conditions.

2. The graphic symbols given above are not inclusive of all symbols that may appear on the borehole logs. Other symbols may be used where field observations indicate mixed soil conditions or dual constituent materials.

DESCRIPTIONS OF SOIL STRUCTURES

Laminated: Units of material distinguished by color and/or composition from material units above and below	Foliated: Breaks along defined planes
Laminated: Layers of soil typically 0.05 to 1mm thick, max. 1 cm	Blocky: Angular soil units that resist breakdown
Laminated: Layers of soil that pinch out laterally	Disrupted: Soil that is broken and mixed
Interbedded: Alternating layers of differing soil material	Scattered: Less than one per foot
Bedded: Strata, discontinuous deposit of limited extent	Numerous: More than one per foot
Heterogeneous: Soil with uniform color and composition throughout	BCI: Angle between bedding plane and a plane normal to core axis

COMPONENT DEFINITIONS

COMPONENT	SIZE / SIEVE RANGE	COMPONENT	SIZE / SIEVE RANGE
Boulder:	> 12 inches	Sand:	
Cobbles:	3 to 12 inches	Coarse Sand:	#4 to #10 sieve (4.75 to 2.0 mm)
Gravel:		Medium Sand:	#10 to #40 sieve (2.0 to 0.425 mm)
Coarse Gravel:	2 to 3/4 inches	Fine Sand:	#40 to #200 sieve (0.425 to 0.075 mm)
Fine Gravel:	3/4 inches to #4 sieve	Silt:	0.075 to 0.002 mm
		Clay:	<0.002 mm

TEST SYMBOLS

For In Situ and Laboratory Tests
 Listed in "Other Tests" column.

ATT	Ashberg Limit Test
Comp	Compression Tests
Cor	Consolidation
DD	Dry Density
DS	Direct Shear
%F	Freeze Content
OS	Orbit Size
Perm	Permeability
PP	Partial Penetration
R	R-value
SG	Specific Gravity
TV	Torsion
FC	Field Compression
UC	Unconfined Compression

SYMBOLS

Sample Size test types and intervals

	2-inch OD Split Spoon, SPT (140-R hammer, 30" drop)
	3.25-inch OD Split Spoon (300-R hammer, 30" drop)
	Non standard penetration test (see boring log for details)
	Thin wall (Shelby) tube
	Gas
	Rock core
	Vane Shear

MONITORING WELL

	Groundwater Level at base of drilling (ATC) (Water Groundwater Level)
	Concrete / Concrete Seal
	Bentonite grout / seal
	Silica sand backfill
	Slotted up
	Slough
	Bottom of Boring

MOISTURE CONTENT

Dry	Dusty, dry to the touch
Moist	Clayey but no visible water
Wet	Visible free water

		INNOVATIVE GEO-SERVICES, LLC <i>Engineering Geology and Septic Design</i> 253 279-4205 rex@enggeologist.com		SOIL PIT NUMBER TP 1 PAGE 1 OF 1	
CLIENT <u>Tom Braaten</u>		PROJECT NAME <u>Braaten SFR</u>			
PROJECT NUMBER <u>102305</u>		PROJECT LOCATION <u>84XX Bayridge AV, Gig Harbor</u>			
DATE STARTED <u>10/19/23</u> COMPLETED <u>10/19/23</u>		GROUND ELEVATION <u>90 ft msl</u>		TEST PIT SIZE <u>2' X 4'</u>	
EXCAVATION CONTRACTOR <u>Owner</u>		GROUND WATER LEVELS:			
EXCAVATION METHOD <u>Min Excavator</u>		AT TIME OF EXCAVATION <u>—</u>			
LOGGED BY <u>RBH</u> CHECKED BY <u>RBH</u>		AT END OF EXCAVATION <u>—</u>			
NOTES		AFTER EXCAVATION <u>—</u>			

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0				(ML) TOPSOIL, brown, organics, sandy, dry
		ML		
			0.5	(SP-SM) SAND, brown to tan, fine to medium grain, dense, dry
		SP-SM		
2.5				
			3.5	(SP) SAND, gravelly, tan to gray, rocky, medium to coarse grained, dense, dry
		SP		
5.0				
7.5				
			8.0	

Bottom of test pit at 8.0 feet.

		INNOVATIVE GEO-SERVICES, LLC <i>Engineering Geology and Septic Design</i> 253 279-4205 rex@enggeologist.com		SOIL PIT NUMBER TP 2 PAGE 1 OF 1	
CLIENT <u>Tom Braaten</u>			PROJECT NAME <u>Braaten SFR</u>		
PROJECT NUMBER <u>102305</u>			PROJECT LOCATION <u>84XX Bayridge AV, Gig Harbor</u>		
DATE STARTED <u>10/19/23</u>		COMPLETED <u>10/19/23</u>		GROUND ELEVATION <u>98 ft msl</u> TEST PIT SIZE <u>2' X 4'</u>	
EXCAVATION CONTRACTOR <u>Owner</u>			GROUND WATER LEVELS:		
EXCAVATION METHOD <u>Mini Excavator</u>			AT TIME OF EXCAVATION <u>---</u>		
LOGGED BY <u>RBH</u>			AT END OF EXCAVATION <u>---</u>		
CHECKED BY <u>RBH</u>			AFTER EXCAVATION <u>---</u>		
NOTES					

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0		ML		(ML) TOPSOIL, brown, organics, sandy, dry
0.3				(SP) SAND, gravelly, tan to gray, rocky, medium to coarse grained, dense, dry
2.5		SP		
5.0				
7.5				
10.0				

Bottom of test pit at 8.0 feet.

 INNOVATIVE GEO-SERVICES, LLC Engineering Geology and Septic Design 253 279-4205 rex@enggeologist.com		SOIL PIT NUMBER TP 3 PAGE 1 OF 1	
CLIENT <u>Tom Braaten</u>		PROJECT NAME <u>Braaten SFR</u>	
PROJECT NUMBER <u>102305</u>		PROJECT LOCATION <u>64XX Bayridge AV, Gig Harbor</u>	
DATE STARTED <u>10/10/23</u>	COMPLETED <u>10/10/23</u>	GROUND ELEVATION <u>98 ft msl</u>	TEST PIT SIZE <u>2' X 4'</u>
EXCAVATION CONTRACTOR <u>Owner</u>		GROUND WATER LEVELS:	
EXCAVATION METHOD <u>Min Excavator</u>		AT TIME OF EXCAVATION <u>---</u>	
LOGGED BY <u>RBH</u>		AT END OF EXCAVATION <u>---</u>	
CHECKED BY <u>RBH</u>		AFTER EXCAVATION <u>---</u>	
NOTES			

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0				
		ML		(ML) TOPSOIL, brown, organics, sandy, dry
				(SP) SAND, gravelly, tan to gray, rocky, medium to coarse grained, dense, dry
		SP		
8.0				

Bottom of test pit at 8.0 feet.

Braaten Residential

8317 Bayridge Ave, Gig Harbor, WA 98332, USA

Latitude, Longitude: 47.3541554, -122.5902143



Date	12/4/2023, 1:50:12 PM	
Design Code Reference Document	ASCE 7-16	
Risk Category	II	
Site Class	C - Very Dense Soil and Soft Rock	
Type	Value	Description
S_a	1.462	$MCE_{0.2}$ ground motion (for 0.2 second period)
S_1	0.517	$MCE_{1.0}$ ground motion (for 1.0 second period)
$S_{a0.2}$	1.778	Site-modified spectral acceleration value
S_{a1}	0.706	Site-modified spectral acceleration value
S_{DS}	1.388	Maximum seismic design value at 0.2 second SA
S_{D1}	0.511	Maximum seismic design value at 1.0 second SA
Type	Value	Description
SDC	D	Seismic design category
I_A	1.2	Site amplification factor at 0.2 second
I_1	1.462	Site amplification factor at 1.0 second
PGA	0.827	$MCE_{0.2}$ peak ground acceleration
I_{PGA}	1.2	Site amplification factor of PGA
$PGA_{0.2}$	0.753	Site modified peak ground acceleration
T_L	6	Long-period transition period in seconds
S_{M1}	1.462	Probabilistic risk-targeted ground motion (0.2 second)
S_{M1H}	1.84	1-sided uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
S_{M2}	2.53	1-sided deterministic acceleration value (0.2 second)
S_{M1T}	0.517	Probabilistic risk-targeted ground motion (1.0 second)
S_{M1H}	0.58	1-sided uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
S_{M2}	0.883	1-sided deterministic acceleration value (1.0 second)
PGA_d	0.8	1-sided deterministic acceleration value (Peak Ground Acceleration)
PGA_{dH}	0.827	Uniform-hazard (2% probability of exceedance in 50 years) Peak Ground Acceleration
C_{DS}	0.803	Mapped value of the risk coefficient at short periods
Type	Value	Description
C_{M1}	0.89	Mapped value of the risk coefficient at a period of 1 s
C_v	1.195	Vertical coefficient

A discussion of site hydrology (particularly of the steep coastal bluff) is relevant to time of the year where significant precipitation exists. The surficial, permeable silty and sandy soil across the top of the coastal bluff is weathered glacial silty sand and gravel and organic. As such, precipitation can infiltrate, and/or sheet flows to the western face of the coastal bluff.

Groundwater recharged from the upland area can be expected to emerge as a thin plane of groundwater along a linear horizon in the slope face. This planar groundwater emergence is slow and limited (the emergence rate would be similar to the Harstine series permeability).

No groundwater seeps, or springs, were observed emanating from the coastal bluff at the time of our site observations; however, due to discrete locations, budgetary constraints, and private property our observations were limited to that portion of the slope face within the subject property. Surface water runoff is generally to the west and north across the site. Control of surface water runoff adjacent to the steep coastal bluff is essential in controlling near surface erosion.

In addition to our review of the site and surrounding properties for landslide indicators; our evaluation included review of aerial photography over time, review of topographical maps generated by the Puget Sound LiDAR consortium, and review of available maps for the presence of landslide deposits and/or features. We did not observe surface features or deposits typical of the morphology associated with landslide or mass movement.

Landslide Hazard Indicators

On October 19th, 2023, we inspected the site for the presence of indicators associated with landforms susceptible or undergoing mass movement due to a combination of geologic, seismic, topographic, hydrologic, or manmade factors. Landslide hazard areas can be identified by the presence of any of the following indicators:

18.08.190 Hillsides, ravine sidewalls and bluffs.

A. Disturbance Limitations. If a hillside, ravine sidewall or bluff is located on or adjacent to a development site, all activities on the site shall be in compliance with the following requirements:

1. Ravine Sidewalls and Bluffs.

a. Buffers. An undisturbed buffer of natural vegetation equal to the height of the ravine sidewall or bluff shall be established and maintained from the top, toe and sides of all ravine sidewalls and bluffs. All buffers shall be measured on a horizontal plane.

b. Buffer Delineation. The edge of a buffer shall be clearly staked, flagged and fenced prior to any site clearing or construction. Markers shall be clearly visible and weather-resistant. Site clearing shall not commence until such time that the project proponent or authorized agent for the project proponent has submitted written notice to the city that the buffer requirements of this section have been met. Field marking of the buffer shall remain in place until all phases of construction have been complete and an occupancy permit has been issued by the city.

c. Buffer Reduction. A buffer may be reduced upon verification by a qualified professional and supporting environmental information to the satisfaction of the city that the proposed construction method will:

i. Not adversely impact the stability of ravine sidewalls;

ii. Not increase erosion and mass movement potential of ravine sidewalls;

iii. Use construction techniques which minimize disruption of existing topography and vegetation;

iv. Includes measures to overcome any geological, soils and hydrologic constraints of the site. The buffer may be reduced to no less than the minimum rear yard setback established in the respective zoning district, pursuant to GHMC Title 17.

d. Building Setback Lines. A building setback line of 10 feet is required from the edge of any buffer of a ravine sidewall or bluff.

2. Hillsides of 15 Percent Slope and Greater – Studies Required. Developments on hillsides shall comply with the following requirements:

a. Site Analysis Reports Required. The following chart sets forth the level of site analysis report required to be developed based upon the range of the slope of the site and adjacent properties:

<i>Slope of Site and/or Adjacent Properties</i>	<i>Length of Slope (Feet)</i>	<i>Parameters of Report (See Key)</i>	<i>Report Prepared By</i>
0% to 15%	No limit	Report not required	
15% to 25%	> 50	1, 2, 3	Building contractor or other technical consultant
25% to 40%	> 35	1, 2, 3, 4	Registered civil engineer
40% +	> 20	1, 2, 3, 4	Registered engineer or geotechnical engineer

Report Key Contents:

1 Recommended maximum site ground disturbance.

2 Estimate of storm drainage (gpm) for preconstruction, during construction and postconstruction.

3 Recommended methods to minimize erosion and storm water runoff from site during construction and postconstruction.

4 Seismic stability of site, preconstruction, during construction and postconstruction.

b. Development Location. Structures and improvements shall be located to preserve the most sensitive portion of the site, its natural landforms and vegetation.

c. Landscaping. The disturbed areas of a development site not used for buildings and other developments shall be landscaped according to the landscape standards of the zoning code (Chapter 17.78 GHMC).

d. Project construction shall be required to implement all recommended requirements of the report referenced in subsection (A)(2)(a) of this section, and any additional requirements as determined by city staff. In addition, should adjacent properties be adversely impacted by the implementation or construction, additional mitigation measures necessary to minimize or eliminate these impacts shall be implemented by the applicant. (Ord. 1036 § 32, 2006).

18.08.192 Landslide and erosion hazard areas.

Areas which are identified as landslide or erosion hazard areas shall be subject to the requirements established in this section.

A. Regulation. Applications for regulated activities proposed within designated landslide and erosion hazard areas shall be accompanied by a geotechnical report prepared by a geologist or geotechnical engineer licensed as a civil engineer with the state. If it is

satisfactorily demonstrated to the director that a landslide or erosion hazard potential does not exist on the site, the requirements of this section may be waived.

B. Geotechnical Report Requirements. A geotechnical report required under this section shall include, at a minimum, the following information:

- 1. Topographic data at a minimum scale of 1:240 (1 inch equals 20 feet). Slope ranges shall be clearly delineated in increments of 15 percent to 25 percent, 25 percent to 40 percent and greater than 40 percent;*
- 2. Subsurface data, including boring logs and exploratory methods, soil and rock stratigraphy, ground water levels and any seasonal variations of ground water levels;*
- 3. Site history, including description of prior grading and clearing, soil instability or slope failure.*

If a geotechnical report has been prepared and accepted by the director within the previous two years for a specific site and the proposed land use development and site conditions have not changed, the report may be utilized without the requirement for a new report.

C. Development Standards. Upon submission of a satisfactory geotechnical report or assessment, site development may be authorized by the director subject to the following:

- 1. Buffers shall comply with the requirements of GHMC 18.08.190(A);*
- 2. Approved erosion control measures are in place prior to, or simultaneous with, site clearing or excavation;*
- 3. Such other conditions as deemed appropriate by the administrator to ensure compliance with the provisions of this chapter. (Ord. 1245 § 36, 2012; Ord. 1036 § 33, 2006).*

18.08.194 Seismic hazard areas.

Designated seismic hazard areas shall be subject to the requirements of this section. At a minimum, seismic hazard areas shall include areas of alluvial and recessional outwash surficial geologic units as identified in "Water Resources and Geology of the Kitsap Peninsula and Certain Adjacent Lands, Water Supply Bulletin Number 18, Plate One," U.S. Department of the Interior, Geological Survey, Water Resources Division, and any lot, tract, site or parcel which has been modified by imported or excavated earthen fill material.

A. Regulation. Applications for regulated activities proposed within designated seismic hazard areas shall be accompanied by a geotechnical report prepared by a geologist or geotechnical engineer licensed as a civil engineer with the state. If it is satisfactorily demonstrated that a seismic hazard potential does not exist on the site, the requirements of this section may be waived.

B. Geotechnical Report Requirements. The required report shall evaluate the existing site conditions, including geologic, hydrologic and site capability to accommodate the proposed activity. At a minimum, the following shall be included:

- 1. Analysis of subsurface conditions;*
- 2. Delineation of the site subject to seismic hazards;*
- 3. Analysis of mitigation measures which may be employed to reduce or eliminate seismic risks, including an evaluation of the effectiveness of mitigation measures.*

If a proposal is required to submit a seismic risk analysis pursuant to any requirements of the most recently adopted edition of the International Building Code by the city of Gig Harbor, the report requirements of this section may be waived by the department. (Ord. 1036 § 34, 2006).

Findings

The inclination and relief of the eastern terraced slope are prescriptive indicators that by themselves warrant investigation of additional variables. In this case, no indicators of creep, mass movement, or past landslides were observed. The shape of the eastern slope face appears consistent with no channel incision or surface erosion and do not appear altered by earth movement associated with landslides, soil creep, etc.

Hillsides, Ravine sidewalls and Bluffs

In accordance with 18.08.190 (A)(2) the hillside east of the proposed new home was examined and soil characteristics were researched due to the slope grade greater than 40 percent and 20 ft of vertical relief. The eastern terraced slope was found to be thickly vegetated, and no surface erosion, channeling or surface soil sloughing was observed.

Surface runoff should be controlled to prevent concentrated flows or channeling of water onto or over the slope. It is our understanding that storm water runoff from the proposed new home and driveway will be collected and diverted into an existing storm water system in Bayridge Drive.

Landslide and Erosion Hazard Areas

Site observations, research and explorations found no indications of recent or historical landslide events associated to the subject property. The eastern terraced slope appears to have a consistent topographic grade descending to the east. The slope appears to have been modified by residential development along Harbor View Drive at the toe of the slope.

Soil exploration soil pits near the top of the eastern terrace slope and across the lot observed are well-drained, coarse to medium sand with some small gravel. Soil textures were observed to over 7 ft deep with no indications of ground water. The soil observed appear to be suitable for conventional foundation design.

Silt fencing should be installed across the lot adjacent to the top of the terraced slope east of the proposed new home. Excavations over 4 ft in depth may require the cut face to be supported or back sloped to prevent sloughing into the excavation.

Final grading should create positive drainage away from the foundation walls. Soil textures do not indicate a need for footing or foundation drains.

Seismic Hazard Areas

Site conditions observed and research indicate the site appears to be a low seismic Hazard risk.

Site Seismic Conditions

Based on our analysis of subsurface exploration logs and our review of published geologic maps, we interpret the on-site soil conditions to correspond with a seismic soil profile type S_D , as defined by the Uniform Building Code. Current National Seismic Hazard Maps prepared by the U.S. Geological Survey indicate that a peak bedrock site acceleration coefficient of about 0.517 is appropriate for an earthquake.

Closure & Limitations

The conclusions and recommendations contained in this report are based on site conditions as they existed at the time of our exploration and assume the soil and groundwater conditions encountered are representative of subsurface conditions on the site. If the subsurface conditions encountered during construction are significantly different from those observed, we should be advised at once so we can review the new conditions and reconsider our recommendations where necessary.

Unanticipated soil conditions are commonly encountered on construction sites and cannot be fully anticipated. Subsurface conditions often vary across the property. Such unexpected conditions frequently require making additional expenditures to attain a properly constructed project.

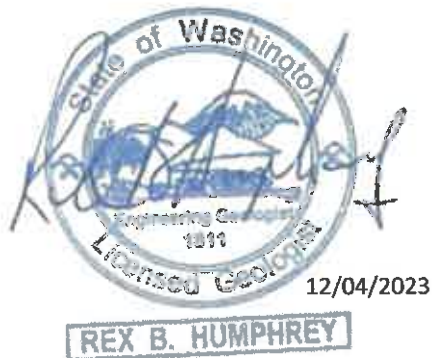
This report has been prepared for the exclusive use of property owners and their representatives for specific application to this project and site. Our recommendations and conclusions are based on observed site conditions, available mapping, and research. Our conclusions and recommendations are professional opinions derived in accordance with current standards of practice within the scope of our services and within budget and time constraints.

No warranty is expressed or implied. The scope of our services does not include services related to construction safety precautions, and our recommendations are not intended to direct the contractor's methods, techniques, sequences, or procedures, except as specifically described in our report.

In order to proceed with the development of this project, the parties should be aware of all applicable regulations and accepted construction practices. If you have any questions regarding this report or any aspects of the project, please feel free to contact our office.

Innovative GEO-Services would like to thank you for the opportunity to assist with this evaluation. If you have any questions regarding this report or any aspects of the evaluation, information sources or opinion presented, please feel free to contact our office.

Respectfully submitted,
Innovative GEO-Services, LLC



Rex Humphrey, L.E.G.
Principal Engineering Geologist

TERMS AND SYMBOLS

TEST PIT LOGS

RELATIVE DENSITY / CONSISTENCY

SAND / GRAVEL			SILT / CLAY		
Density	SPT Blows/ft	Approx. Relative Density (%)	Consistency	SPT Blows/ft	Approx. Undrained Shear Strength (psf)
Very Loose	<4	<15	Very Soft	<4	<750
Loose	4 to 10	15 - 35	Soft	7 to 14	750 - 1500
Med. Dense	10 to 30	35 - 65	Med. Stiff	4 to 8	1500 - 3000
Dense	30 to 50	65 - 85	Stiff	8 to 15	3000 - 4500
Very Dense	>50	85 - 100	Very Stiff	15 to 30	4500 - 6000
			Hard	>30	>6000

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS		GROUP DESCRIPTIONS	
Gravel 50% or more of the coarse fraction retained on the #60 sieve. Use dual symbols (eg. GW-GM) for 5% to 10% fines.	GRAVEL (<5% fines)	GW	Well-graded GRAVEL
	GRAVEL (>12% fines)	GP	Poorly-graded GRAVEL
Sand 50% or more of the coarse fraction passing the #60 sieve. Use dual symbols (eg. SP-SM) for 5% to 12% fines.	SAND (<5% fines)	GW	Well-graded SAND
	SAND (>12% fines)	SP	Poorly-graded SAND
Silt and Clay 50% or more passing #200 sieve	Liquid Limit < 40	SC	Clayey SAND
	Liquid Limit > 40	CL	Low CLAY
Highly Organic: Silts		OL	Organic SILT or CLAY
		MH	Medium CLAY
		CH	High CLAY
		OH	Organic SILT or CLAY
		PT	PEAT

Notes: 1. Soil exploration logs contain moisture descriptions based on visual observation and field tests using a system modified from the Unified Soil Classification System (USCS). Where necessary, laboratory tests have been conducted (as noted in the "Other Tests" column), and descriptions may include a classification. Please refer to the discussions in the report text for a more complete description of the subsurface conditions.

2. The graphic symbols given above are not inclusive of all symbols that may appear on the borehole logs. Other symbols may be used where field observations indicate mixed soil constituents or dual constituent materials.

DESCRIPTIONS OF SOIL STRUCTURES

Laminated: Units of material distinguished by color and/or composition from material units above and below.	Fractured: Breaks along defined planes.
Laminated: Layers of soil typically 0.05 to 1 mm thick, max. 1 cm.	Sublaminated: Fracture planes that are polished or glossy.
Lens: Layer of soil that pinches out laterally.	Blocky: Angular soil lumps that resist breakdown.
Interlaminated: Alternating layers of differing soil material.	Disrupted: Soil that is broken and mixed.
Bedded: Strata, discontinuous deposit of limited extent.	Scattered: Less than one per foot.
Heterogeneous: Soil with uniform color and composition throughout.	Numerous: More than one per foot.
	QIC: Angle between bedding plane and a plane normal to core axis.

COMPONENT DEFINITIONS

COMPONENT	SIZE / SIEVE RANGE	COMPONENT	SIZE / SIEVE RANGE
Boulder:	> 12 inches	Sand:	
Cobbles:	3 to 12 inches	Coarse Sand:	#4 to #10 sieve (4.75 to 2.0 mm)
Gravel:		Medium Sand:	#10 to #40 sieve (2.0 to 0.425 mm)
Coarse Gravel:	3 to 34 inches	Fine Sand:	#40 to #200 sieve (0.425 to 0.075 mm)
Fine Gravel:	34 inches to 24 mm	Silt:	0.075 to 0.002 mm
		Clay:	< 0.002 mm

TEST SYMBOLS

for In Situ and Laboratory Tests listed in "Other Tests" column.

ATT	Atterberg Limit Test
Comp	Compression Tests
Con	Consolidation
DD	Dry Density
DS	Direct Shear
FC	Fire Content
GC	Open Size
Perm	Permeability
PP	Partial Penetration
R	R-value
SG	Specific Gravity
TV	Volume
EXC	Mass Compression
JCC	Unconfined Compression

SYMBOLS

Sample Size test types and intervals

	2-in. OD Split Spoon, SPT (140-lb. hammer, 30" drop)
	1.25-in. OD Split Spoon (300-lb. hammer, 30" drop)
	Non standard penetration test (see boring log for details)
	Thin wall (Shelby) tube
	Core
	Rect. core
	Vane Shear

MONITORING WELL

	Groundwater Level at time of boring (ATC)
	Static Groundwater Level
	Concrete / Concrete Seal
	Bentonite grout / seal
	Silica sand backfill
	Slotted pipe
	Strainer
	Bottom of Boring

MOISTURE CONTENT

Dry	Dusty, dry to the touch
Moist	Damp but no visible water
Wet	Visible free water

INNOVATIVE GEO SERVICES LLC 1680 NORTH GOLF AVE / SUITE C DULUTH		INNOVATIVE GEO-SERVICES, LLC Engineering Geology and Septic Design 253 279-4205 rex@engeologist.com		SOIL PIT NUMBER TP 1 PAGE 1 OF 1	
CLIENT Tom Braaten		PROJECT NAME Braaten SFR			
PROJECT NUMBER 102305		PROJECT LOCATION 84XX Bayridge AV, Gig Harbor			
DATE STARTED 10/19/23		COMPLETED 10/19/23		GROUND ELEVATION 90 ft msl TEST PIT SIZE 3' X 4'	
EXCAVATION CONTRACTOR Owner		GROUND WATER LEVELS:			
EXCAVATION METHOD Min Excavator		AT TIME OF EXCAVATION —			
LOGGED BY RBH		AT END OF EXCAVATION —			
CHECKED BY RBH		AFTER EXCAVATION —			
NOTES					
DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0					
		ML	[Symbol]	(ML) TOPSOIL, brown, organics, sandy, dry	
				Elev. 89.5	
		SP-SM	[Symbol]	(SP-SM) SAND, brown to tan, fine to medium grain, dense, dry	
2.5					
				Elev. 87.0	
		SP	[Symbol]	(SP) SAND, gravelly, tan to gray, rocky, medium to coarse grained, dense, dry	
5.0					
				Elev. 82.0	
7.5					
				Bottom of test pit at 8.0 feet.	

GENERAL INQUIRY: TP 1 WELL - QINT & TD VIA COIT - 12/2/23 IS ML - F 0031 PROJECT IS 102305 BRAATEN GEO - OLD HARBOR ON CA 73081 BRAATEN SOIL PITS GPS

 INNOVATIVE GEO-SERVICES, LLC <i>Engineering Geology and Septic Design</i> 253 279-4205 rex@enggeologist.com		SOIL PIT NUMBER TP 2 PAGE 1 OF 1	
CLIENT <u>Tom Braaten</u>		PROJECT NAME <u>Braaten SFR</u>	
PROJECT NUMBER <u>102305</u>		PROJECT LOCATION <u>84XX Bayridge AV, Gig Harbor</u>	
DATE STARTED <u>10/18/23</u>	COMPLETED <u>10/19/23</u>	GROUND ELEVATION <u>98 ft msl</u>	TEST PIT SIZE <u>2' X 4'</u>
EXCAVATION CONTRACTOR <u>Owner</u>		GROUND WATER LEVELS:	
EXCAVATION METHOD <u>Min Excavator</u>		AT TIME OF EXCAVATION <u>---</u>	
LOGGED BY <u>RBH</u>		AT END OF EXCAVATION <u>---</u>	
CHECKED BY <u>RBH</u>		AFTER EXCAVATION <u>---</u>	
NOTES			

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0				
		ML		(ML) TOPSOIL, brown, organics, sandy, dry
				(SP) SAND, gravelly, tan to gray, rocky, medium to coarse grained, dense, dry
5.0				
		SP		
7.5				
8.0				

Bottom of test pit at 8.0 feet.

INNOVATIVE GEO SERVICES LLC A Subsidiary of Innovative Engineering & Design, Inc.		INNOVATIVE GEO-SERVICES, LLC Engineering Geology and Septic Design 253 279-4205 rex@enggeologist.com		SOIL PIT NUMBER TP 3 PAGE 1 OF 1	
CLIENT <u>Tom Braaten</u>		PROJECT NAME <u>Braaten SFR</u>			
PROJECT NUMBER <u>102305</u>		PROJECT LOCATION <u>84XX Bayridge AV, Gig Harbor</u>			
DATE STARTED <u>10/19/23</u> COMPLETED <u>10/19/23</u>		GROUND ELEVATION <u>98 ft msl</u> TEST PIT SIZE <u>2' X 4'</u>			
EXCAVATION CONTRACTOR <u>Owner</u>		GROUND WATER LEVELS:			
EXCAVATION METHOD <u>MiniExcavator</u>		AT TIME OF EXCAVATION <u>--</u>			
LOGGED BY <u>RBH</u> CHECKED BY <u>RBH</u>		AT END OF EXCAVATION <u>--</u>			
NOTES _____		AFTER EXCAVATION <u>--</u>			
DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0					
		ML		(ML) TOPSOIL, brown, organics, sandy, dry	
		SP		(SP) SAND, gravelly, tan to gray, rocky, medium to coarse grained, dense, dry	
8.0					
Bottom of test pit at 8.0 feet.					

Braaten Residential

8317 Bayridge Ave, Gig Harbor, WA 98332, USA

Latitude, Longitude: 47.3341554, -122.5902143



Date	12/4/2023, 1:50:18 PM	
Design Code Reference Document	ASCE7-16	
Site Category	■	
Site Class	C - Very Dense Soil and Soil Rock	
Type	Value	Description
S_a	1.482	$MCLE_0$ ground motion (for 0.2 second period)
S_1	0.517	$MCLE_0$ ground motion (for 1.0s period)
$S_{a0.2}$	1.779	Site-modified spectral acceleration value
S_{a1}	0.788	Site-modified spectral acceleration value
S_{a2}	1.103	Minimum seismic design value at 0.2 second SA
S_{a11}	0.511	Minimum seismic design value at 1.0 second SA
Type	Value	Description
SDC	D	Seismic design category
F_a	1.2	Site amplification factor at 0.2 second
F_v	1.483	Site amplification factor at 1.0 second
PGA	0.827	$MCLE_0$ peak ground acceleration
F_{max}	1.2	Site amplification factor at PGA
PGA_{ss}	0.753	Site modified peak ground acceleration
T_s	6	Long-period transition period in seconds
S_{aRT}	1.482	Probabilistic risk-targeted ground motion (0.2 second)
S_{aRN}	1.84	Federal Uniform-Hazard (2% probability of exceedance in 50 years) spectral acceleration
S_{aD}	2.33	Federal deterministic acceleration value (0.2 second)
S_{aRT1}	0.517	Probabilistic risk-targeted ground motion (1.0 second)
S_{aRN1}	0.58	Federal Uniform-Hazard (2% probability of exceedance in 50 years) spectral acceleration
S_{aD1}	0.883	Federal deterministic acceleration value (1.0 second)
PGA _d	0.8	Federal deterministic acceleration value (Peak Ground Acceleration)
PGA _{ss1}	0.627	Uniform-Hazard (2% probability of exceedance in 50 years) Peak Ground Acceleration
C_{rs}	0.933	Mapped value of the risk coefficient at short periods
Type	Value	Description
C_{rt1}	0.89	Mapped value of the risk coefficient at a period of 1 s
C_s	1.136	Vertical coefficient