



DEVELOPMENT SERVICES

**COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

TO: Hearing Examiner
FROM: Planning Staff
DATE: May 14, 2024

RE: PL-VAR-24-0002

8809 SR 16 - Verizon Setback Variance
Public Hearing Date: May 21, 2024

I. GENERAL INFORMATION

- A. Agent:** J4 Site Solutions, Inc
John Eder
10427 205th Dr. SE
Snohomish, WA 98290
- B. Owner:** Hwy 16 Mini-Storage, LLC
8809 SR 16
Gig Harbor, WA 98332

II. APPLICANT'S REQUEST

The proposal is for a Side yard setback variance of the property listed in Section III.A of this staff report. The required setback is 20-feet. The applicant requests to reduce the setback along the eastern property line to 0 to allow for the construction of an equipment compound directly adjacent to an existing wireless tower.

This request is encompassed in the variance (PL-VAR-24-0002) application. The statement of justification is included as Exhibit A to this report.

III. SITE DESCRIPTION

- A. **Location:** 8809 SR 16
Assessor's Parcel #0221062093
Site is located on the easterly side of State Route 16
- B. **Site Area/Acreage:** 3.74 acres
- C. **Existing Site Characteristics:**
1. **Topography:** The site slopes up from State Route 16, gaining roughly 34 ft across the width of the lot.
 2. **Vegetation:** The site is predominantly developed with Hard Surfaces, with mature vegetation along the west side of the lot and on the north and east perimeter.
 3. **Wetlands and Critical Areas:** No wetlands or critical areas are located within regulated proximity to the subject site.
- D. **Zoning:**
1. **Subject parcel:** ED – Employment District
 2. **Adjacent zoning and current use:**
 - a. **North:** R-2 – Medium Density residential
 - b. **East:** ED – Employment District
 - c. **South:** ED – Employment District
 - d. **West:** ED – Employment District
- E. **Utilities / Road Access:** The site is accessed State Route 16 from the west, a public right-of way. The property is not serviced by City of Gig Harbor sewer and water.

IV. APPLICABLE CODES AND POLICIES

- A. **Comprehensive Plan:** The site is designated as “Employment Centers” 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 ED Employment District. The following code chapters apply to this proposal:
- a. 17.45 Employment District
 - b. 17.66 Variances and Interpretations

V. BACKGROUND INFORMATION

The subject site was developed with a Wireless facility in 1998 and a ministorage facility later in 1999. According to records the parcel was annexed by City of Gig Harbor February 2009 by Ordinance 1153.

The applicant submitted for a setback variance on March 12, 2024. The applicant requested a setback variance from the standard set forth in GHMC 17.45.040(A). The required setback in the ED zoning district is 20-feet. The applicant requested these setbacks be reduced to 0, which would allow the placement of the equipment compound directly adjacent to the existing Wireless Tower.

VI. ENVIRONMENTAL REVIEW:

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

VII. PUBLIC NOTICE & INPUT:

The legal notice of the proposed action and scheduled hearing (Notice of Public Hearing, "NOPH") was published in the Tacoma News Tribune and mailed to all property owners within 300 feet of the subject site on May 7, 2024. The NOPH was also posted on the subject site on May 7, 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 E.

A Notice of Application (NOA) was published in the Tacoma News Tribune, posted on the subject site, and mailed to owners of property within 300 feet of the site on April 3, 2024. The Declaration of Mailing, Publishing and Posting are included with this staff report as Exhibit F.

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 "Employment Centers." Which broadly defines an area that is intended to meet long-term employment needs of the community. Employment centers consist of the following:

- 1) Wholesale distribution facilities

- 2) Manufacturing and assembly
- 3) Warehousing/storage
- 4) Business offices/business complexes
- 5) Medical facilities/hospitals
- 6) Telecommunication services
- 7) Transportation services and facilities
- 8) Conditional allowances of commercial facilities which are subordinate to and supportive of employment activities

2. Gig Harbor Municipal Code (GHMC):

a. 17.45 Employment District (ED) Zoning District:

The intent of the “ED” District is to enhance the city’s economic base by providing suitable areas to support the employment needs of the community. The employment district provides for the location of manufacturing, product processing, research and development facilities, assembly, warehousing, distribution, contractor’s yards, professional services, corporate headquarters, medical facilities and complementary educational and recreational uses which are not detrimental to the employment district. Limited retail, business and support services that serve the needs of the employment district tenants and patrons are allowed. The employment district is intended to have limited nuisance factors and hazards.

The proposed variance would afford relief from the setback requirement to facilitate the construction of an equipment compound directly adjacent to an existing wireless tower which Verizon is proposing to utilize to collocated antennas and ancillary antenna support equipment. The proposal is consistent with the stated intent of the ED District.

b. 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 ED zoning district. The proposed variance is intended to facilitate an additional wireless facility on the lot, a use which is permitted in the ED 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: The required setback of the east property line does not allow for an outdoor equipment compound to be constructed at the existing wireless communications facility. The existing tower is the only viable structure in the general vicinity that can be used by the applicant and cannot be utilized without an area near the tower for outdoor equipment.

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

Staff Analysis: The applicant does not currently have any equipment installed on the property and has no control over the existing site conditions. The siting of the existing tower (within the setback area) was done prior to annexation by City of Gig Harbor.

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

Staff Analysis: The siting of the existing tower along the east property line is rather unique because it was permitted by Pierce County before the property was annex by City of Gig Harbor. The proposed equipment compound would be an appropriate extension to the existing use and would not confer a special privilege that is denied other lands in the same district.

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: The granting of the variance will not be materially detrimental to the public welfare or injurious to improvements in the vicinity and zone because the Wireless Communication facility use is already established on site.

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 proposed location of the equipment compound is suitable for the existing property and consistent with the siting of the existing tower on the east property line. The proposed equipment compound is screened from view by existing trees and the applicant will be providing additional screening with green vinyl slats to be installed to the fence which will surround the compound.

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:

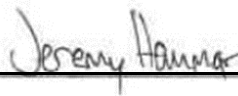
Based on the submitted information, site inspection and the analysis contained above, staff concludes the proposal exhibits that the circumstances codified in GHMC Subsection 17.66.030(B) exist on the subject site and justify the granting of the proposed variance.

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.

Project Planner: Jeremy Hammar, Senior Planner



Date: May 14, 2024

cc: Planning File

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

- Exhibit A - Project Narrative and Justification, Dated March 14, 2024
- Exhibit B - Master Planning Application, Dated March 14, 2024
- Exhibit C – Ownership statement and Agent authorization, Dated March 14, 2024
- Exhibit D – Aerial Vicinity Map, dated March 14, 2024
- Exhibit E - Notice of Public Hearing (NOPH) Declarations of Mailing, Posting and Publishing
- Exhibit F - Notice of Application (NOA) Declarations of Mailing, Posting and Publishing

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.

RECEIVED

By C. ANDREWS at 11:07 am, Mar 14, 2024

Exhibit 1
General Variance
PL-VAR-24-0002

General Variance Project Narrative

Verizon – Gig Harbor High

I. PROPOSAL SUMMARY INFORMATION

Project Name: Verizon – Gig Harbor High

Applicant: Verizon Wireless
C/O WeWork Suite 500
3120 139th Ave SE (Verizon Suite 01W102)
Bellevue, WA 98005

Representative/Agent: J4 Site Solutions, Inc
John Eder
10427 205th Dr. SE
Snohomish, WA 98290
253-278-2902
john@j4sitesolutions.com

Property Owner: Highway 16 Mini-Storage, LLC
8809 SR 16
Gig Harbor, WA 98332

Request: In combination with PL-CFAC-24-0001 which is currently under review, Applicant is requesting a general variance to setback and landscaping requirements pursuant to GHMC 17.66.030.

Parcel Number: 0221062093

Property Address: 8809 SR 16, Gig Harbor, WA 98332

Zoning: ED - Employment District

Professional of Record: Bert White, Lynx Consulting, Inc.
17311 135th Ave NE, Suite A-100
Woodinville, WA 98072
253-230-2335
bwhite@lynxconsulting.org

II. PROPOSAL DESCRIPTION

Applicant proposes to install a new wireless communication facility to improve its wireless service in and around the areas of Gig Harbor High School, Pioneer Elementary School, Chapel Hill Church, and along Highway 16.

The proposed wireless communication facility will consist of the collocation of antennas and ancillary antenna support equipment at 108' centerline on an existing 148' self-support tower, and a new 34'-7" x 10'-0" fenced equipment compound directly adjacent to the tower. The facility will be unmanned, it does not require water or sewer, and it will not generate a significant traffic impact on the surrounding road system. Existing access roads and driveways will be used with no upgrades required. Access will be directly from Highway 16.

The subject parcel is zoned ED. Adjacent zoning to the north is R-2, and to east, south and west is ED. The subject property is a self-storage facility with other commercial properties directly south. The properties to the north, east and west are undeveloped with mature trees and vegetation, and further west is the Highway 16 corridor. There are no critical areas in the vicinity of the proposed facility, there is no proposed cut and fill, and no new impervious surface will be added.

A pre-application process took place in December 2022 under PL-PREAPP-22-0020. The permitting requirements from the Planning Division consisted of a Type I Review for the proposed tower-mounted equipment, and a Type II review for the proposed fenced equipment compound to include a Special Exception request for the setback and landscaping requirements set forth in the performance standards of the ED zone. Pursuant to the pre-application requirements, Applicant submitted the requested applications under PL-CFAC-24-0001 which is currently under review. Applicant was made aware by Senior Planner Jeremy Hammar that a Special Exception request is not the correct pathway, and that it should be a general variance request. Therefore, Applicant is proposing a general variance to the setback and landscaping requirements as set forth in the performance standards of the ED zone.

III. CRITERIA COMPLIANCE NARRATIVE:

The following are the applicable performance standards of the ED zone for this general variance request:

17.45.040 Performance Standards:

Setbacks. No structure shall be closer than 50 feet to any residential zone or development or closer than 20 feet to any street or property line. Parking shall not be located any closer than 35 feet adjacent to a residential zone or development, or any closer than five feet to any interior lot.

RESPONSE: Applicant is requesting a variance to the entire 20' setback requirement.

- A. *Landscaping*. All developed sites shall be landscaped in accordance with the landscaping requirements of GHMC 17.78. Yards adjacent to residential zones or development shall include a 35-foot-wide dense vegetative screen.

RESPONSE: Applicant is requesting a variance to the entire 10' landscape strip requirement.

A general variance is subject to the following regulations contained in GHMC 17.66.

17.66.015 – Complete Application

An application for a general variance is considered complete upon submittal of the information as required under **GHMC 17.96.050(B) through (D)**, including the written statement of justification for granting the variance pursuant to the requirements of **GHMC 17.66.030(B)**. This is in addition to the application requirements of **GHMC 19.02.002** for a Type III application.

17.96.050(B) through (D):

- B. *General Information*. The title and location of the proposed development, together with the names, addresses and telephone numbers of the recorded owners of the land and the applicant, and if applicable, the name, address and telephone number of any architect, planner, designer or engineer responsible for the preparation of the plan, and of any authorized representative of the applicant;

RESPONSE: See the Proposal Summary Information section above.

- C. *Project Description*. A written description addressing the scope of the project, the nature and size in gross floor area of each use, and the total amount of square feet to be covered by hard surfaces;

RESPONSE: See the Proposal Description section above.

- D. *Vicinity Map*. A vicinity map showing site boundaries and existing roads and accesses within and bounding the site;

RESPONSE: See Exhibit 4, Aerial Vicinity Map.

17.66.030(B):

- B. Before any variance can be granted, the examiner shall make findings of fact setting forth and showing that the following circumstances exist:
1. The proposed variance will not amount to a rezone nor authorize any use not allowed in the district;

RESPONSE: The proposal will not result in a rezone. Collocation on existing towers is preferred and encouraged per GHMC 17.61.020.C, and the proposal is within the ED zone which is a preferred location for wireless communication facilities per GMHC 17.61.020.B.3.

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;

RESPONSE: Applicant is requesting a special exception to setback and landscaping requirements to allow the proposed equipment compound to be installed on the east property line directly adjacent to the existing tower compound. The following special conditions and circumstances support this request:

1. A 20' setback with included 10' landscape strip does not allow for an outdoor equipment compound to be constructed at the existing wireless communications facility. When considering a 20' setback, (i) it pushes the available area too far into the mini-storage facility and blocks access to an existing double swing gate located south of the tower compound, (ii) there are existing underground coaxial/hybrid cable lines running south out of the tower compound, and Applicant cannot block future access to these lines, (iii) it is not feasible to rent an interior mini-storage space near the tower (see #2 below), and (iv) the existing tower is the only viable structure in the general vicinity of Applicant's search area. Given that the existing tower is the only viable structure in the general vicinity of Applicant's search area, and that Applicant cannot utilize the existing tower facility without an area near the tower for outdoor equipment, literal interpretation of the of the code would deprive Applicant of a collocation opportunity on the tower.
2. It is not feasible to rent an interior mini-storage space near the tower. At the time of this writing there is only one potentially available space, located in the "H" building south of the tower. Applicant's proposed facility will utilize hybrid cable, which is a bundle of fiber and power lines, to send a receive signal from the antennas to the ground equipment. The overall hybrid cable length from the antennas to the potential storage room would be over 200', resulting in some signal loss. It is also economically unfeasible from both a lease rental and constructability standpoint because the mini-storage owner is requesting a higher rent for interior storage space versus outdoor space, and the cost to retrofit the storage room for lighting, temperature control and fire rating is unreasonably high.
3. The proposed placement of the equipment compound is harmonious with the existing property. The existing tower compound is already placed on the east property line, and the proposed equipment compound would be an appropriate extension to the existing use. The location is in the far east corner of the property and hidden from view by the

mini-storage buildings and the heavily treed vacant property to the east. Applicant is proposing additional screening by adding green vinyl slats to the compound fence.

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

RESPONSE: The Applicant does not currently have any equipment installed at the property and has no control over the existing site conditions.

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

RESPONSE: The siting of the existing tower along the east property line is rather unique because it was permitted by Pierce County before the property was annexed to the City of Gig Harbor. The proposed equipment compound would be an appropriate extension to the existing use, and therefore granting of a variance to the setback and landscaping requirements will not confer a special privilege that is denied other lands in the same district.

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;

RESPONSE: The granting of the variance will not be materially detrimental to the public welfare or injurious to improvements in the vicinity and zone because the Wireless Communication Facility use is already established. Further, the granting of the variance will not be injurious to the property, and in fact will be the opposite. As stated in Applicant's response to 17.66.030(B)(2) above, strict adherence to the setback and landscaping requirements would be injurious to the operations of the mini-storage facility.

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.

RESPONSE: The proposed placement of the equipment compound is harmonious with the existing property. The existing tower compound is already placed on the east property line, and the proposed equipment compound would be an appropriate extension to the existing use. The location is in the far east corner of the property and hidden from view by the mini-storage buildings and the heavily treed vacant property to the east. Applicant is proposing additional screening by adding green vinyl slats to the equipment compound fence.

19.02.002:

Applications for project permits shall be submitted on forms provided by the director. An application shall consist of all materials required by the applicable development regulations, and shall include the following general information:

- A. A completed project permit application form;

RESPONSE: See Exhibit 2, Master Planning Permit Application.

- B. A verified statement by the applicant that the property affected by the application is in the exclusive ownership of the applicant, or that the applicant has submitted the application with the consent of all owners of the affected property;

RESPONSE: See Exhibit 3, Ownership Statement and Agent Authorization.

- C. A property and/or legal description of the site for all applications, as required by the applicable development regulations;

RESPONSE: See Exhibit 5, Legal Description.

- D. The applicable fee;

RESPONSE: Applicant is submitting electronically and will pay the associated application fees upon receiving a fee notice from the City of Gig Harbor.

- E. Evidence of adequate water supply as required by RCW 19.27.097 or a copy of an application for city of Gig Harbor water concurrency determination; and

RESPONSE: This is not applicable to a Wireless Communication Facility.

- F. Evidence of sewer availability or an application for a city of Gig Harbor sewer concurrency determination.

RESPONSE: This is not applicable to a Wireless Communication Facility.

IV. EXHIBITS:

1. General Variance Project Narrative (this document)
2. Master Application and Checklist
3. Ownership Statement and Agent Authorization
4. Aerial Vicinity Map
5. Legal Description
6. Plan Set (Including Site Plan)
7. Variance Checklist

PROJECT DESCRIPTION (PROVIDE DETAILED SUMMARY)

UTILITIES

Water Supply (name of utility provider): _____ **Sewage Disposal (name of utility provider):** _____

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

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.

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 act costs in excess of the deposit. If the actual costs are below the deposit, I will be refunded the difference." _____(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\(B\)](#)." _____(Initials)



PLANNING DIVISION CHECKLIST FOR ALL PROJECTS

CHECKLIST FOR ALL PROJECTS | [GHMC 19.02.002](#)

- A completed Master Planning Permit Application.
- A verified statement by the applicant that the property affected by the application is in the exclusive ownership of the applicant, or that the applicant has submitted the application with the consent of all owners of the affected property.
- A property and/or legal description of the site for all applications, as required by the applicable development regulations.
- The applicable fee.
- Evidence of adequate water supply as required by [RCW 19.27.097](#) or a copy of an application for City of Gig Harbor water concurrency determination; and
- Evidence of sewer availability or an application for a city of Gig Harbor sewer concurrency determination.

SUBMITTAL OPTIONS:

PAPER COPY OPTION:

- 1 complete sets of submittal materials including wetland reports and traffic reports. Plan sets are to be the same size sheets collated and bound, (preferred size of 24"x36").

ELECTRONIC PLAN REVIEW OPTION:

The City of Gig Harbor is pleased to offer electronic plan review. Please read this [Client Assistance Memo](#) and email a complete [Intake Request Form](#) to: planningintake@cityofgigharbor.net

This checklist is intended as a guide for applicants and is not a substitute for the applicable code sections.



OFFICE USE ONLY

SUBMITTED: _____

CASE NO.: _____

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.

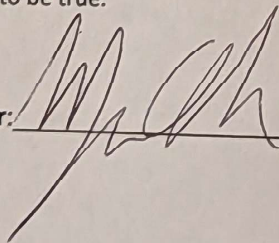
<input type="checkbox"/> Major Site Plan Review <input type="checkbox"/> Minor Site Plan Review <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Alternative Design Review <input type="checkbox"/> Alternative Landscape Plan <input type="checkbox"/> Binding Site Plan <input checked="" type="checkbox"/> Variance <input checked="" type="checkbox"/> Conditional Use Permit <input checked="" type="checkbox"/> SEPA <input type="checkbox"/> Tree Removal <input type="checkbox"/> Change in Use	<input type="checkbox"/> Preliminary Short Plat <input type="checkbox"/> Final Short Plat <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Preliminary Plat Revision <input type="checkbox"/> Final Plat <input type="checkbox"/> Plat Alterations/Vacation <input type="checkbox"/> Preliminary PRD/PUD <input type="checkbox"/> Final PRD/PUD <input type="checkbox"/> Final PRD/PUD Amendment <input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> Shoreline Substantial Development Permit <input type="checkbox"/> Shoreline Variance <input type="checkbox"/> Shoreline Conditional Use Permit <input type="checkbox"/> Shoreline Exemption <input type="checkbox"/> Shoreline Revision <input type="checkbox"/> Flood Hazard <input type="checkbox"/> Critical Area Variance <input type="checkbox"/> Reasonable Use Exception <input type="checkbox"/> Critical Area Review <input type="checkbox"/> Master Sign Plan	<input type="checkbox"/> Land Clearing <input type="checkbox"/> Nonconforming Review <input type="checkbox"/> Perf. Based Height Exception <input type="checkbox"/> Temporary Trailer / Use <input type="checkbox"/> Administrative Interpretation <input type="checkbox"/> Rezone <input type="checkbox"/> Height Restriction Area Amendment <input type="checkbox"/> Comp. Plan Amendment <input type="checkbox"/> Zoning Text Amendment <input type="checkbox"/> Zoning Verification Letter
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Project Name:	Verizon - Gig Harbor High
Project Address:	8809 SR 16, Gig Harbor, WA 98332
Tax Assessor Parcel Number(s): <small>Attach full legal description</small>	0221062093

APPLICANT/AGENT <input checked="" type="checkbox"/> Primary Contact for Application			
Name:	Verizon Wireless, c/o John Eder	Phone:	253-278-2902
Street:	J4 Site Solutions, Inc., 10427 205th Dr. SE	Fax:	
City/State/Zip:	Snohomish, WA 98290	Email:	john@j4sitesolutions.com

PROPERTY OWNER(S) <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Primary Contract for Application			
Name:	Highway 16 Mini-Storage, LLC	Phone:	253-851-3166
Street:	8809 SR 16	Fax:	
City/State/Zip:	Gig Harbor, WA 98332	Email:	myronolsoe@gmail.com

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:  Highway 16 Storage Date: Nov 30, 2023

RECEIVED

By C. ANDREWS at 11:09 am, Mar 14, 2024

Exhibit 3
General Variance
PL-VAR-24-0002



Verizon Wireless
3245 158th Ave SE
Bellevue, WA 98008

To Whom It May Concern:

J4 Site Solutions, Inc and its employees and agents (collectively referred to as "J4 Site Solutions") are authorized representatives of Verizon Wireless have been contracted to perform real estate leasing and land-use entitlement services for development and modification of Verizon Wireless telecommunications facilities.

As a representative of Verizon Wireless, J4 Site Solutions is authorized to sign, submit, and review land-use applications and permits; provide representation at meetings and hearings; and negotiate contracts on Verizon Wireless's behalf.

Best Regards,

A handwritten signature in black ink, appearing to read "Heather Campbell".

Heather Campbell
Network Real Estate Manager
PNW Region



City of Gig Harbor
Planning Division
3510 Grandview Street
Gig Harbor, WA 98335

Re: **Property Ownership Statement and Agent Authorization**
Subject Property: 8809 SR 16, Gig Harbor, WA 98332
Project Name: Verizon - Gig Harbor High

Dear Reviewing Parties:

Highway 16 Mini-Storage, LLC (“Owner”) is the legal owner of the above captioned Subject Property where Verizon Wireless (“Applicant”) is proposing to install a wireless communication facility (“WCF”).

Owner, by way of its signature below, has authorized J4 Site Solutions, Inc., and its employees (collectively “Owner Agent” or “Agent”) to perform land use and permitting entitlements for Applicant’s proposed WCF.

Applicant, by way of its signature on the attached authorization letter, has authorized J4 Site Solutions, Inc., and its employees (collectively “Applicant Agent” or “Agent”) to perform land use and permitting entitlements for Applicant’s proposed WCF.

Agent is authorized to review, sign, and submit land use and permit entitlement applications and permits, and provide representation at meetings and hearings, as they pertain to the proposed WCF.

OWNER:

Signature: _____

Name: _____

Title: _____

Date: _____

[Handwritten Signature]

Myron OLSOE

Owner & Manager Hwy 16 Storage

Dec 4, 2023

SIGN HERE

I certify and swear under penalty of perjury of the laws of the State of Washington that the foregoing is true and correct.

WITNESS

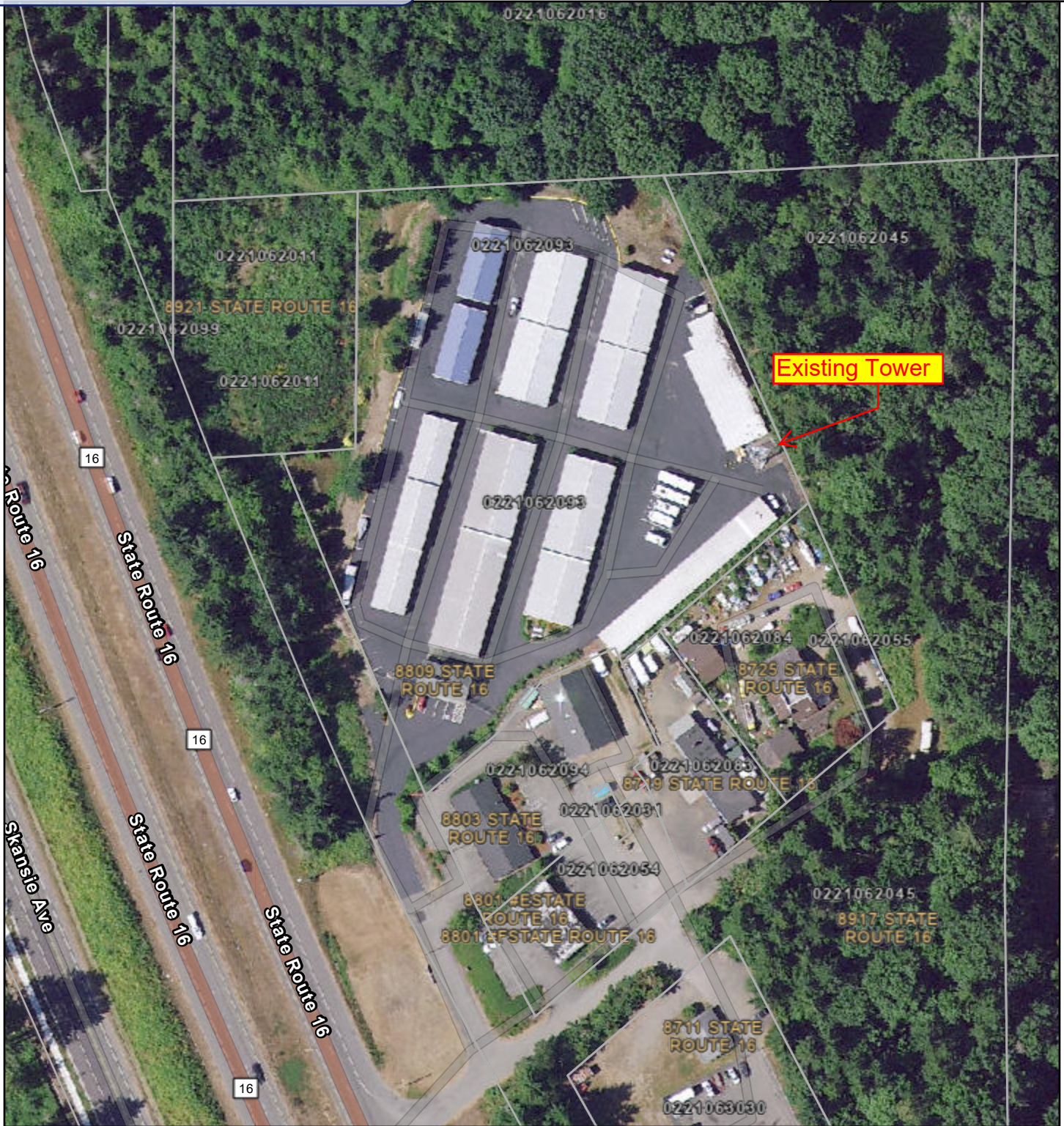
Signed this 4 day of Dec, 2023 at Seattle WA [City and State]

RECEIVED

By C. ANDREWS at 11:10 am, Mar 14, 2024

Verizon - Gig Harbor High

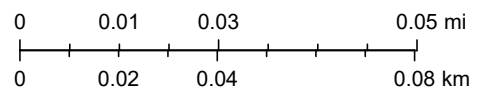
Exhibit 4
General Variance
PL-VAR-24-0002



11/29/2023, 4:54:20 PM

1:2,257

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

City of Gig Harbor GIS User

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.



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING

VERIZON CELL TOWER



Permit Number(s): PI-VAR-24-0002

Date of Notice: May 7, 2024

Applicant: Highway 16, Mini-Storage, LLC, 8809 SR 16, Gig Harbor, WA 98332

Agent: Verizon Wireless, c/o John Eder, J4 Site Solutions, Inc., 10427 205th Dr. SE, Snohomish, WA 98290

Project Location: 8809 SR16 | Parcel Number – 0221062093. The site is located on the east side of eastbound Highway 16, approximately 1.25 miles east of the Wollochet and Pioneer freeway on ramp. Sec 06, Tw 21, R 02, Qtr 24.

Project Description: The applicant is requesting a general variance review of the setbacks and landscaping requirements pursuant to GHMC 17.66.030. The request for the general variance review is in association with the Eligible Facilities review currently in process for PL-CFAC-24-0001.

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

PUBLIC HEARING DATE: Hearing Examiner, **May 21, 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.

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 May 20th, 2024.

Questions regarding the above stated application should be made to Jeremy Hammar, Senior 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.



City of Gig Harbor
Transmittal Form

Routing for: NOA SEPA **NOPH** NOPM NOD Notice Date: May 7, 2024

Project: VERIZON CELL TOWER

PL-VAR-24-0002

Planner: JEREMY HAMMAR

Routed to: Public Works–Operations Building and Fire Safety
City Depts. Public Works–Engineering Other _____

SEPA Agencies: Washington Department of Ecology, SEPA Register
(NOA, SEPA) Washington Department of Commerce, attn: Review Team
Electronic Mail Pierce Transit Land Use Review, attn: Tina Vaslet
 Washington State Department of Fish & Wildlife, attn: SEPA Desk
 Washington State Department of Natural Resources, attn: SEPA Center
 Washington State DAHP, attn: Gretchen Kaehler
 Puyallup Tribe of Indians Historic Preservation, attn: Jennifer Keating
 Puyallup Tribe Cultural Resources, attn: Brandon Reynon/Jeffrey Thomas
 PenMet Parks, attn: Nicole Jones-Vogel
 Pierce County Fire District Number 5, attn: Tom Wescott
 Suquamish Tribe, attn: Dennis Lewarch: P.O. Box 498, Suquamish, WA 98392
 Peninsula School District, attn: Donata Butchcoe
 Pierce County Planning and Land Services
 Washington State Department of Transportation, attn: Dale Severson / SEPA Reviews
 Squaxin Island Tribe, attn: Rhonda Foster
 Muckleshoot Tribe, attn: Laura Murphy
 Washington Department of Corrections, attn: Eric Heinitz
 Puget Sound Partnership, attn: Robb Krehbiel, Wren McNally, Nick Tealer
 Nisqually Indian Tribe, Brad Beach, THPO

Other Parties: Applicant/Owner/Agent (NOA **NOPH** NOPM, SEPA, NOD) MDNS)
1st Class Mail DRB (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)
 Parks Commission via Terri Reed (NOA)
 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

CERTIFICATION OF PUBLIC NOTICE

DECLARATION OF MAILING

I, **Cindy Andrews** (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 May 7, 2024, I mailed a true and correct copy of the **Notice of Public Hearing** for the following:

Project Name: **VERIZON CELL TOWER**

Project Location: **8809 SR 16 | Parcel Number – 0221062093**

Permit Number(s): **PL-VAR-24-0002**

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 **7th Day of May, 2024.**

Cindy Andrews

DECLARANT (signature)



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING

VERIZON CELL TOWER



Permit Number(s): PI-VAR-24-0002

Date of Notice: May 7, 2024

Applicant: Highway 16, Mini-Storage, LLC, 8809 SR 16, Gig Harbor, WA 98332

Agent: Verizon Wireless, c/o John Eder, J4 Site Solutions, Inc., 10427 205th Dr. SE, Snohomish, WA 98290

Project Location: 8809 SR16 | Parcel Number – 0221062093. The site is located on the east side of eastbound Highway 16, approximately 1.25 miles east of the Wollochet and Pioneer freeway on ramp. Sec 06, Tw 21, R 02, Qtr 24.

Project Description: The applicant is requesting a general variance review of the setbacks and landscaping requirements pursuant to GHMC 17.66.030. The request for the general variance review is in association with the Eligible Facilities review currently in process for PL-CFAC-24-0001.

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

PUBLIC HEARING DATE: Hearing Examiner, **May 21, 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.

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 May 20th, 2024.

Questions regarding the above stated application should be made to Jeremy Hammar, Senior 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.



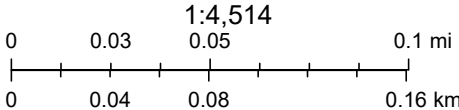
TaxParcelNumber	TaxpayerName	Delivery_Address	City_State Zipcode
Parcel: 0221062083	SAMUDOSKY DAVID & KELLEY	8721 STATE ROUTE 16	GIG HARBOR, WA 98332
Parcel: 0221062045	GIG HARBOR HOMESITES II LLC	1442A WALNUT ST 295	BERKELEY, CA 94709-1405
Parcel: 0221062093	HIGHWAY 16 MINI-STORAGE LLC	2727 LBJ FREEWAY STE 806	DALLAS, TX 75234
Parcel: 0221062023	GIG HARBOR HOMESITES II LLC	1442A WALNUT ST 295	BERKELEY, CA 94709-1405
Parcel: 0221062099	GIG HARBOR HOMESITES II LLC	1442A WALNUT ST 295	BERKELEY, CA 94709-1405
Parcel: 0221062055	WALTHALL SUSAN K	8725 STATE ROUTE 16	GIG HARBOR, WA 98332-8428
Parcel: 0221062016	GIG HARBOR HOMESITES III	1442A WALNUT ST PMB 295	BERKELEY, CA 94709-1405
Parcel: 0221062098	GIG HARBOR HOMESITES LLC	1442A WALNUT ST 295	BERKELEY, CA 94709-1405
Parcel: 0221062054	KANE BUZZ J & JANICE L	11708 118TH AVE NW	GIG HARBOR, WA 98329-5490
Parcel: 0221062011	STEPHENS JEFFREY G	1102 26TH AVE NW	GIG HARBOR, WA 98335
Parcel: 0221062084	WALTHALL SUSAN K	8725 STATE ROUTE 16	GIG HARBOR, WA 98332-8428
Parcel: 0221063030	KEY HARBOR PROPERTIES LLC	420 CLINE AVE	PORT ORCHARD, WA 98366
Parcel: 0221062031	WASHINGTON WATER SERVICE CO	PO BOX 336	GIG HARBOR, WA 98335-0336
Parcel: 0221062094	EBEY'S LANDING 82 LLC	6238 SOUTH TACOMA WAY	TACOMA, WA 98409-4126

Project Web Map



3/26/2024, 7:51:34 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
Transmittal Form

Routing for: NOA SEPA **NOPH** NOPM NOD Notice Date: May 6, 2024

Project: VERIZON CELL TOWER

PL-VAR-24-0002

Planner: JEREMY HAMMAR

Routed to: Public Works–Operations Building and Fire Safety
City Depts. Public Works–Engineering Other _____

SEPA Agencies: Washington Department of Ecology, SEPA Register
(NOA, SEPA) Washington Department of Commerce, attn: Review Team
Electronic Mail Pierce Transit Land Use Review, attn: Tina Vaslet
 Washington State Department of Fish & Wildlife, attn: SEPA Desk
 Washington State Department of Natural Resources, attn: SEPA Center
 Washington State DAHP, attn: Gretchen Kaehler
 Puyallup Tribe of Indians Historic Preservation, attn: Jennifer Keating
 Puyallup Tribe Cultural Resources, attn: Brandon Reynon/Jeffrey Thomas
 PenMet Parks, attn: Nicole Jones-Vogel
 Pierce County Fire District Number 5, attn: Tom Wescott
 Suquamish Tribe, attn: Dennis Lewarch: P.O. Box 498, Suquamish, WA 98392
 Peninsula School District, attn: Donata Butchcoe
 Pierce County Planning and Land Services
 Washington State Department of Transportation, attn: Dale Severson / SEPA Reviews
 Squaxin Island Tribe, attn: Rhonda Foster
 Muckleshoot Tribe, attn: Laura Murphy
 Washington Department of Corrections, attn: Eric Heinitz
 Puget Sound Partnership, attn: Robb Krehbiel, Wren McNally, Nick Tealer
 Nisqually Indian Tribe, Brad Beach, THPO

Other Parties: Applicant/Owner/Agent (NOA, NOPH, NOPM, SEPA, NOD) MDNS)
1st Class Mail DRB (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)
 Parks Commission via Terri Reed (NOA)
 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

CERTIFICATION OF PUBLIC NOTICE

DECLARATION OF PUBLISHING

I, Cindy Andrews (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 May 6th, 2024 I sent a true and correct copy of the NOTICE OF PUBLIC HEARING for publication in the May 8th, 2024 edition of the Tacoma News Tribune for the following:

Project Name: **VERIZON CELL TOWER**

Project Location: **8809 SR 16 | Parcel 0221062093**

Permit Number(s): **PL - VAR-24-0002**

SIGNED at Gig Harbor, Washington, this 6th, Day of May, 2024



DECLARANT (signature)



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING

VERIZON CELL TOWER



Permit Number(s): PI-VAR-24-0002

Date of Notice: May 7, 2024

Applicant: Highway 16, Mini-Storage, LLC, 8809 SR 16, Gig Harbor, WA 98332

Agent: Verizon Wireless, c/o John Eder, J4 Site Solutions, Inc., 10427 20th SE, Snohomish, WA 98290

Project Location: 8809 SR16 | Parcel Number – 0221062093. The site is located on the east side of eastbound Highway 16, approximately 1.25 miles east of Wollochet and Pioneer freeway on ramp. Sec 06, Tw 21, R 02, Qtr 2

Project Description: The applicant is requesting a general variance review to the setback landscaping requirements pursuant to GHMC 17.66.030. The request for the general variance review is in association with the Eligible Facilities review currently in process for PL-CFAC-24-0001.

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

PUBLIC HEARING DATE: Hearing Examiner, **May 21, 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.

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 May 20th, 2024.**

Questions regarding the above stated application should be made to Jeremy Hammar, Senior 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.



THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS

Order Number:
IPL0172146
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
TAC - Legal Ads
Final Cost:
\$100.04
Payment Type:
Account Billed
User ID:
IPL0021041

PREVIEW FOR AD NUMBER IPL01721460

ACCOUNT INFORMATION

CITY OF GIG HARBOR IP
3510 GRANDVIEW ST
GIG HARBOR, WA 98335-1214
253-851-8136
candrews@gigharborwa.gov
CITY OF GIG HARBOR

TRANSACTION REPORT

Date
May 6, 2024 12:42:38 PM EDT
Amount:
\$100.04

SCHEDULE FOR AD NUMBER IPL01721460

May 8, 2024
The News Tribune (Tacoma) Print

**CITY OF GIG HARBOR
NOTICE OF PUBLIC HEARING
VERIZON CELL TOWER**

Permit Number(s):

PI-VAR-24-0002

Date of Notice:

May 7, 2024

Applicant:

Highway 16, Mini-Storage, LLC, 8809
SR 16, Gig Harbor, WA 98332

Agent:

Verizon Wireless, c/o John Eder, J4
Site Solutions, Inc., 10427 205th Dr.
SE, Snohomish, WA 98290

Project Location:

8809 SR16 | Parcel Number –
0221062093. The site is located on
the east side of eastbound Highway
16, approximately 1.25 miles east of
the Wollochet and Pioneer freeway on
ramp. Sec 06, Tw 21, R 02, Qtr 24.

Project Description:

The applicant is requesting a general
variance review to the setbacks and
landscaping requirements pursuant
to GHMC 17.66.030. The request for
the general variance review is in as-
sociation with the Eligible Facilities
review currently in process for PL-
CFAC-24-0001.

SEPA Threshold Determination:

A Threshold Determination is not re-
quired for this proposal

PUBLIC HEARING DATE:

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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 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.

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W00000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF APPLICATION
April 3, 2024

VERIZON CELL PHONE TOWER
Type III Permit



Permit Number(s): PL-VAR-24-0002

Date Application was Submitted: March 12, 2024

Date of Notice of Complete Application: March 20, 2024

Name of Applicant: Highway 16, Mini-Storage, LLC, 8809 SR 16, Gig Harbor, WA 98332

Name of Agent: Verizon Wireless, c/o John Eder, J4 Site Solutions, Inc., 10427 205th Dr. SE, Snohomish, WA 98290

Project Location: 8809 SR16 | Parcel Number – 0221062093. The site is located on the east side of eastbound Highway 16, approximately 1.25 miles east of the Wollochet and Pioneer freeway on ramp. Sec 06, Tw 21, R 02, Qtr 24.

Description of Proposed Project: The applicant is requesting a general variance review to the setbacks and landscaping requirements pursuant to GHMC 17.66.030. The request for the general variance review is in association with the Eligible Facilities review currently in process for PL-CFAC-24-0001.

Project Permits Included with Application: General Variance

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

Other Required Permits Not Included in Application: Building permits.

Existing Environmental Documents which Evaluate Proposed Project: None at this time.

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. An open record public hearing will be held on this project, at this time the hearing has not been scheduled. A copy of the staff report on this project proposal will be available seven days prior to the public hearing.

Interested persons may comment on the above stated application, or may request any notice of a public hearing or a copy of the decision on this application, or participate in any public hearings. Requests for notification or written comments must be submitted to the Planning Division by no later than **April 17, 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 Jeremy Hammar Senior 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.




**City of Gig Harbor
Transmittal Form**

Routing for: **NOA** SEPA NOPH NOPM NOD Notice Date: April 3, 2024

Project: VERIZON CELL PHONE TOWER

PL-VAR-24-0002

Planner: JEREMY HAMMAR

Routed to: Public Works–Operations Building and Fire Safety
City Depts. Public Works–Engineering Other _____

- SEPA Agencies:** Washington Department of Ecology, SEPA Register
(NOA, SEPA) Washington Department of Commerce, attn: Review Team
Electronic Mail Pierce Transit Land Use Review, attn: Tina Vaslet
 Washington State Department of Fish & Wildlife, attn: SEPA Desk
 Washington State Department of Natural Resources, attn: SEPA Center
 Washington State DAHP, attn: Gretchen Kaehler
 Puyallup Tribe of Indians Historic Preservation, attn: Jennifer Keating
 Puyallup Tribe Cultural Resources, attn: Brandon Reynon/Jeffrey Thomas
 PenMet Parks, attn: Nicole Jones-Vogel
 Pierce County Fire District Number 5, attn: Tom Wescott
 Suquamish Tribe, attn: Dennis Lewarch: P.O. Box 498, Suquamish, WA 98392
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 Pierce County Planning and Land Services
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 Muckleshoot Tribe, attn: Laura Murphy
 Washington Department of Corrections, attn: Eric Heinitz
 Puget Sound Partnership, attn: Robb Krehbiel, Wren McNally, Nick Tealer
 Nisqually Indian Tribe, Brad Beach, THPO

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 Pierce County Assessor-Treasurer (**NOD**)
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□ TACOMA NEWS TRIBUNE

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=====

DECLARATION OF MAILING

I, **Cindy Andrews** (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 April 3, 2024, I mailed a true and correct copy of the **Notice of Application** for the following:

Project Name: **VERIZON CELL PHONE TOWER**

Project Location: **8809 SR16 | Parcel Number – 0221062093**

Permit Number(s): **PL- VAR-24-0002**

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 **3rd Day of April, 2024.**



DECLARANT (signature)



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF APPLICATION
April 3, 2024

VERIZON CELL PHONE TOWER
Type III Permit



Permit Number(s): PL-VAR-24-0002

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Interested persons may comment on the above stated application, or may request any notice of a public hearing or a copy of the decision on this application, or participate in any public hearings. Requests for notification or written comments must be submitted to the Planning Division by no later than **April 17, 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.

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	Address Mail_Stop	City State ZipCode
Current Resident at	8803 STATE ROUTE 16 W	Gig Harbor, WA 98332
Current Resident at	8801 STATE ROUTE 16 W #E	Gig Harbor, WA 98332
Current Resident at	8719 STATE ROUTE 16 W	Gig Harbor, WA 98332
Current Resident at	8725 STATE ROUTE 16 W	Gig Harbor, WA 98332
Current Resident at	8921 STATE ROUTE 16 W	Gig Harbor, WA 98332
Current Resident at	8809 STATE ROUTE 16 W	Gig Harbor, WA 98332
Current Resident at	8801 STATE ROUTE 16 W #D	Gig Harbor, WA 98332
Current Resident at	8801 STATE ROUTE 16 W #A	Gig Harbor, WA 98332
Current Resident at	8801 STATE ROUTE 16 W #C	Gig Harbor, WA 98332
Current Resident at	8801 STATE ROUTE 16 W #F	Gig Harbor, WA 98332
Current Resident at	8801 STATE ROUTE 16 W #B	Gig Harbor, WA 98332

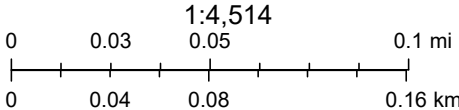
TaxParcelNumber	TaxpayerName	Delivery_Address	City_State Zipcode
Parcel: 0221062083	SAMUDOSKY DAVID & KELLEY	8721 STATE ROUTE 16	GIG HARBOR, WA 98332
Parcel: 0221062045	GIG HARBOR HOMESITES II LLC	1442A WALNUT ST 295	BERKELEY, CA 94709-1405
Parcel: 0221062093	HIGHWAY 16 MINI-STORAGE LLC	2727 LBJ FREEWAY STE 806	DALLAS, TX 75234
Parcel: 0221062023	GIG HARBOR HOMESITES II LLC	1442A WALNUT ST 295	BERKELEY, CA 94709-1405
Parcel: 0221062099	GIG HARBOR HOMESITES II LLC	1442A WALNUT ST 295	BERKELEY, CA 94709-1405
Parcel: 0221062055	WALTHALL SUSAN K	8725 STATE ROUTE 16	GIG HARBOR, WA 98332-8428
Parcel: 0221062016	GIG HARBOR HOMESITES III	1442A WALNUT ST PMB 295	BERKELEY, CA 94709-1405
Parcel: 0221062098	GIG HARBOR HOMESITES LLC	1442A WALNUT ST 295	BERKELEY, CA 94709-1405
Parcel: 0221062054	KANE BUZZ J & JANICE L	11708 118TH AVE NW	GIG HARBOR, WA 98329-5490
Parcel: 0221062011	STEPHENS JEFFREY G	1102 26TH AVE NW	GIG HARBOR, WA 98335
Parcel: 0221062084	WALTHALL SUSAN K	8725 STATE ROUTE 16	GIG HARBOR, WA 98332-8428
Parcel: 0221063030	KEY HARBOR PROPERTIES LLC	420 CLINE AVE	PORT ORCHARD, WA 98366
Parcel: 0221062031	WASHINGTON WATER SERVICE CO	PO BOX 336	GIG HARBOR, WA 98335-0336
Parcel: 0221062094	EBEY'S LANDING 82 LLC	6238 SOUTH TACOMA WAY	TACOMA, WA 98409-4126

Project Web Map



3/26/2024, 7:51:34 AM

 Parcel Boundary



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CERTIFICATION OF PUBLIC NOTICE

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DECLARATION OF POSTING

I, John Eder (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 April 3rd, 2024 I caused to be posted the notice board for the Notice of Application on the following:

Project Name: **VERIZON CELL PHONE TOWER – GENERAL VARIANCE REQUEST**

Project Location: **8809 SR 16 | Parcel Number – 0221062093**

Permit Number(s): **PL-VAR-24-0002**

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

- Along the shared access driveway leading to the subject property (mini-storage) so that the sign can be seen from Highway 16 and by anyone accessing the driveway.
- _____

SIGNED at Gig Harbor, Washington, this 3rd day of April, 2024.



DECLARANT (signature)

Verizon Wireless, c/o John Eder,
J4 Site Solutions Inc., as
Authorized Representative