



Memorandum

September 10, 2024

To: Mr. Mark Scheibmeir, Hearing Examiner
From: Jeremy Hammar, Senior Planner
Subject: Ancich Dock SDP (PL-SDP-23-0005):

A public hearing regarding the subject proposal was held on July 16, 2024 and continued on August 20th. Due to an omission of a portion of the project description on the notice board posted on site for the Notice of Public Hearing, the hearing was held open to allow those who have not yet provided testimony an opportunity to provide comments.

The site has been re-noticed in a manner consistent with GHMC with the full project description included consistently across all forms of public notice. The notice of public hearing as well as declarations of posting and mailing have been included as additional exhibits. At the time of this memo, no additional comments have been received related to this application.

Thank you for this opportunity to comment on these additional exhibits. Please feel free to contact city staff at your convenience if you have any questions or need some clarification.

City of Gig Harbor
Transmittal Form

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

Project: ANCICH PRIVATE DOCK / PL-SDP-23-0005/PL-SEPA-23-0009

Parcel No(s). 0221053113/ 0221053114

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 September 3rd, 2024, I mailed/mailed a true and correct copy of the **NOTICE OF PUBLIC HEARING** for the following:

Project Name: **ANCICH PRIVATE DOCK**

Project Location: **3615 HARBORVIEW DR. | PARCEL – 0221053113/ 0221053114**

Permit Number(s): **PL-SDP-23-0005/PL-SEPA-23-0009**

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 **5th Day of September, 2024**



DECLARANT (signature)



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING

ANCICH PRIVATE DOCK CONTINUATION OF AUGUST 20, 2024



Permit Number(s): PL-SDP-23-0005, PL-SEPA-23-0009

Date of Notice: September 3rd, 2024

Applicant: Thomas Lerch/John Lee Eugene, 9167 NW Kaiser Rd,
Portland Or, 97231

Agent: Marine Floats, c/o Tabitha Simonetti, 313 E. F. Street, Tacoma
WA 98421

Project Location: 3615 Harborview Dr., site is located north side of Harborview Drive
and bordering on the north side of the Ancich Waterfront Park.
Sec 05, Tw 21, R 2. Parcel - 0221053114 / 0221053113

Project Description: The applicant is proposing to remove and replace an existing solid
decked pier, ramp, piling(s) and floats and install a new pier, ramp, float
system with up-to-date environmental standards in a new configuration.
The existing dock totals 8,970 square feet of overwater coverage, the
proposed dock system will have an overwater coverage of 7,321 square
feet in area, resulting in reduction of 1,649 square feet of overwater
coverage. The proposed dock system will extend approximately 530 feet
from the ordinary high-water mark, approximately 120 ft longer than the
existing dock towards the outer harbor line. The proposed new dock
system will be located within the subject property boundaries and
associated lease rights obtained from the WA State Department of
Natural Resources. Additionally, the applicant is proposing to remove a
total of 1,890 cubic feet of concrete from the site as part of the dock
facility replacement.

The proposed project will install grating with a minimum of 61% open
area on 100% of the pier and ramp and 50% of the floats. It will remove
the creosote treated pilings and replace it with galvanized steel.

SEPA Threshold Determination: A SEPA Threshold Determination of Nonsignificance (DNS) was issued on June 26, 2024.

PUBLIC HEARING DATE: Hearing Examiner, September 17th, 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 September 16, 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.





Planning Division Interested Party Roster

Project Name:

Applicant:

Name	Address	City, State	Zip	Email	Phone	Comment Type/Date
Jim Franch				baycitymotors@hotmail.com		
Greg Lovrovich				glovrovich@comcast.net		
Guy Hoppen	8402 Goodman Dr NW GH 98332			guyhoppen@comcast.net		
Jack Bujacich				kmcdonell@mindspring.com		
Karen McDonell				kmcdonell@mindspring.com		
Nancy L. Jerkovich				jerkopet@comcast.net		
Jack Bujacich				reidroad5@yahoo.com		
Litadawn Ancich Stanton				litadawn@comcast.ent		
Jim Franich				baycitymotors@hotmail.com		
Andy Babich				fvoceandream@gmail.com		
Derek Rockett				droc461@ecy.wa.gov		
Garret Peck				garret.peck@ecy.wa.gov		EMAIL ADDRESS NO LONGER VALID
Diane Ison				diana.ison@ecy.wa.gov		EMAIL ADDRESS NO LONGER VALID
Brad Beach				beach.brad@nisqually-nsn.gov		
Shaun Dinubilo				sdinubilo@squaxin.us		
Deana McCortney				deana.mccortney@dnr.wa.gov		
Carolyn Allen				cgsunharbor@yahoo.com		
Linda Foster	6828 93rd St, Ct, NW GH 98332			fosworks@comcast.net		
Ken Malich	3515 Ross Ave, G.H. 98332			ken1barb@harbornet.com	253.851.5257	253.312.9607
Mary Ellen Gilmour				megilmour@harbornet.com		
Jeannett Bowers				bowers4u@aol.com		

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



Planning Division Interested Party Roster

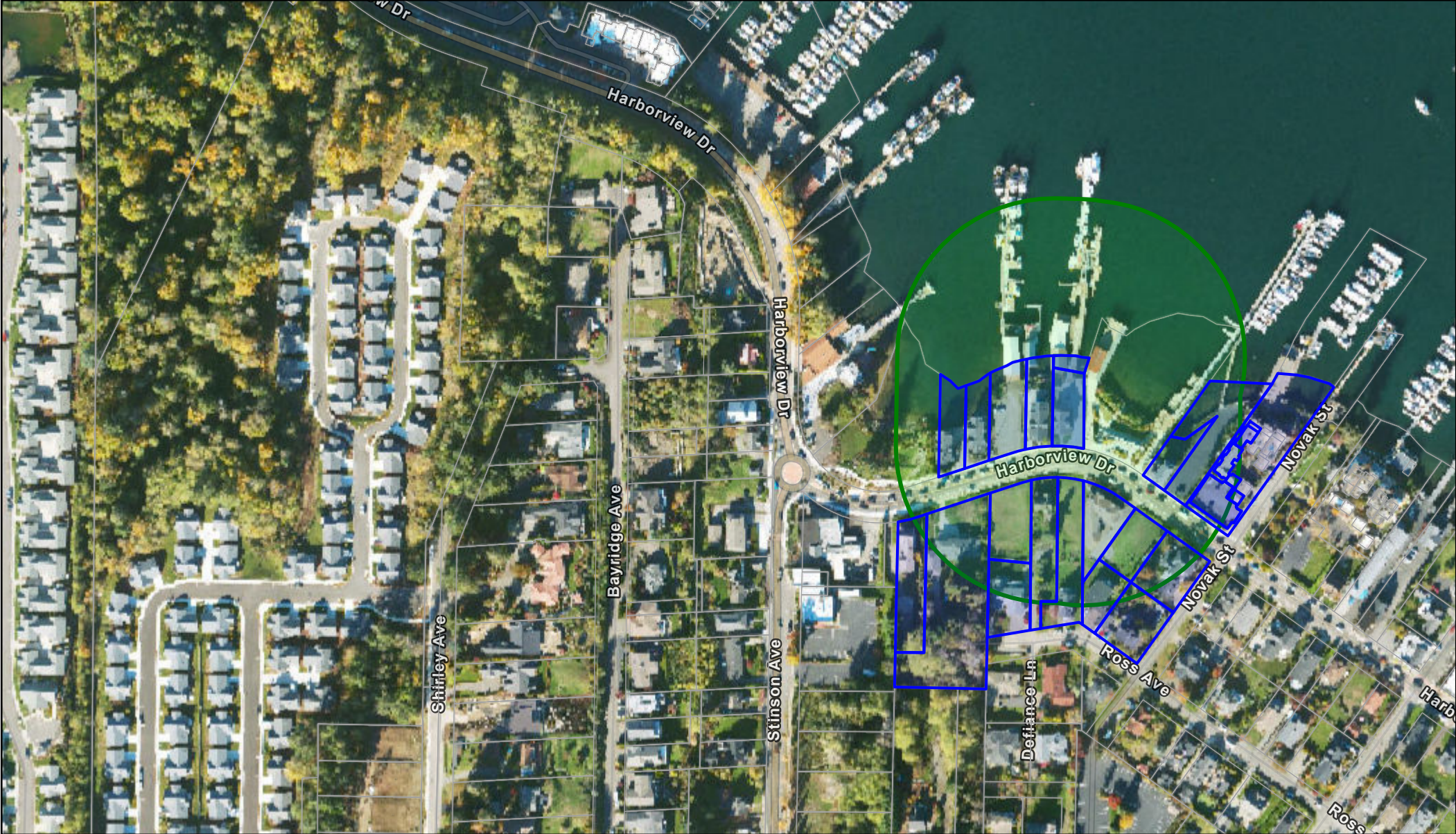
Project Name:

Applicant:

Name	Address	City, State	Zip	Email	Phone	Comment Type/Date
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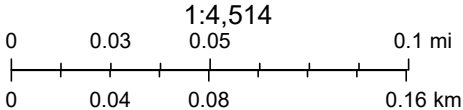
defined in GHMC 19.06.003, however some may qualify as such.

Project Web Map



6/17/2024, 2:44:53 PM

 Parcel Boundary



Imagery © 2023 Hexagon and data partners., Esri Community Maps Contributors, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA,

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.

TaxParcelNumber	TaxpayerName	Delivery_Address	City_State Zipcode
Parcel: 0221053083	FRANICH JAMES M	3702 HARBORVIEW DR	GIG HARBOR, WA 98332-2130
Parcel: 5973000040	PETERSON PAMELA H	3519 HARBORVIEW DR UNIT 4	GIG HARBOR, WA 98332
Parcel: 0221053058	VANBERG RICHARD L & JEAN C	3616 HARBORVIEW DR	GIG HARBOR, WA 98332-2129
Parcel: 0221053003	LEE JOHN J & LEE HAN SOOK TTEES IN JOHN J LEE AND HAN SO	9167 NW KAISER RD	PORTLAND, OR 97231-2731
Parcel: 5973000050	MILLVILLE MARINA LLC	3519 HARBORVIEW DR	GIG HARBOR, WA 98332-2183
Parcel: 0221053051	FAIRWAY HOLDINGS LLC	PO BOX 99695	LAKEWOOD, WA 98496-0695
Parcel: 0221053113	EUGENE AND HANS LLC	9167 NW KAISER RD	PORTLAND, OR 97231-2731
Parcel: 0221053042	QUIGG PATRICK D & KATHLEEN A	1831 BEL AIRE AVE	ABERDEEN, WA 98520-1305
Parcel: 5970000191	REFERENCE	REFERENCE	PIERCE COUNTY, WA
Parcel: 0221053092	BUJACICH JACK D JR & BUJACICH PATRICIA R CO-TTEE	3607 ROSS AVE	GIG HARBOR, WA 98332-1856
Parcel: 5970000271	ALLEN KRISTINE J	3603 ROSS AVE	GIG HARBOR, WA 98332-1856
Parcel: 5970000301	ALLEN KRISTINE J	3603 ROSS AVE	GIG HARBOR, WA 98332-1856
Parcel: 0221053095	BUJACICH JACK D JR & BUJACICH PATRICIA R CO-TTEE	3607 ROSS AVE	GIG HARBOR, WA 98332-1856
Parcel: 0221053039	JERKOVICH NICK JR & NANCY E	3710 HARBORVIEW DR	GIG HARBOR, WA 98332-2130
Parcel: 5970000215	MULLAN LLC	PO BOX 7605	TACOMA, WA 98417
Parcel: 5970000291	ALLEN CAROLYN S ET AL	3526 HARBORVIEW DR	GIG HARBOR, WA 98332
Parcel: 0221053114	EUGENE AND HANS LLC	9167 NW KAISER RD	PORTLAND, OR 97231-2731
Parcel: 0221053093	BUJACICH GEORGE P TTEE	3619 ROSS AVE	GIG HARBOR, WA 98332-1856
Parcel: 5973000030	GLEIN GARY A & LINDA D	3519 HARBORVIEW DR APT 3	GIG HARBOR, WA 98332-2183
Parcel: 5973000030	GLEIN GARY A & LINDA D	3519 HARBORVIEW DR APT 3	GIG HARBOR, WA 98332-2183
Parcel: 5973000060	REFERENCE	REFERENCE	PIERCE COUNTY, WA
Parcel: 5973000030	GLEIN GARY A & LINDA D	3519 HARBORVIEW DR APT 3	GIG HARBOR, WA 98332-2183
Parcel: 5973000040	PETERSON PAMELA H	3519 HARBORVIEW DR UNIT 4	GIG HARBOR, WA 98332
Parcel: 5970000310	MOORE JANE M & DENNIS D	3525 ROSS AVE	GIG HARBOR, WA 98332-1845
Parcel: 0221053071	BUJACICH DOCK LLC	3607 ROSS AVE	GIG HARBOR, WA 98332-1856
Parcel: 5970000263	KADZIK PAUL L & JANICE K	3518 HARBORVIEW DR	GIG HARBOR, WA 98332-2128
Parcel: 5970000230	ALLEN CAROLYN S	3526 HARBORVIEW DR	GIG HARBOR, WA 98332

CERTIFICATION OF PUBLIC NOTICE

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DECLARATION OF POSTING

I, Jeremy Hammar (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 September 3, 2024 I caused to be posted the notice board provided by the City for the Notice of Public Hearing on the following:

Project Name: **Ancich Private Dock**

Project Location: **3615 Harborview Dr., | Parcel No. 0221053114, 0221053113**

Permit Number(s): **PL-SDP-23-0005/PL-SEPA-23-0009**

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

- 3615 Harborview Drive

SIGNED at Gig Harbor, Washington, this 5th day of September, 2024.

DECLARANT (signature)

NOTICE OF PUBLIC HEARING FOR: DOCK REPLACEMENT AND RECONFIGURATION

PROJECT DESCRIPTION: ANCICH PRIVATE DOCK

The applicant is proposing to remove and replace an existing solid decked pier, ramp, piling(s) and floats and install a new pier, ramp, float system with up-to-date environmental standards in a new configuration. The existing dock totals 8,970 square feet of overwater coverage, the proposed dock system will have an overwater coverage of 7,321 square feet in area, resulting in reduction of 1,649 square feet of overwater coverage. The proposed dock system will extend approximately 530 feet from the ordinary high-water mark, approximately 120 ft longer than the existing dock towards the outer harbor line. The proposed new dock system will be located within the subject property boundaries and associated lease rights obtained from the WA State Department of Natural Resources. Additionally, the applicant is proposing to remove a total of 1,890 cubic feet of concrete from the site as part of the dock facility replacement.

The proposed project will install grating with a minimum of 61% open area on 100% of the pier and ramp and 50% of the floats. It will remove the creosote treated pilings and replace it with galvanized steel.

LOCATION:

3615 Harborview Dr., | Parcel Number (s) – 0221053114 / 0221053113

PERMIT NUMBER:

PL-SDP-23-0005, PL-SEPA-23-0009

MEETING DATE AND TIME:

Virtual Hearing September 17, 2024, at 1:30 pm.

SEPA THRESHOLD DETERMINATION:

A SEPA Threshold Determination of Nonsignificance (DNS) was issued on June 26, 2024.

HEARINGS ARE HELD IN ACCORDANCE WITH RCW 19.02. THIS NOTICE IS SUBJECT TO BEING SUBMITTED TO THE PLANNING DIVISION NO LATER THAN 5 PM THE DAY BEFORE THE HEARING DATE. A SEPA REPORT WILL BE AVAILABLE FOR REVIEW 7 DAYS PRIOR TO THE HEARING. A COPY OF THE APPLICATION, ALL DOCUMENTS AND EVIDENCE FILED UPON BY THE APPLICANT, AND APPLICABLE CRITERIA ARE AVAILABLE FOR INSPECTION AT NO COST, COPIES WILL BE PROVIDED AT THE REQUESTOR'S COST.



MEETINGS ARE HELD VIRTUALLY. ADDITIONAL PERMIT INFORMATION CAN BE FOUND AT WWW.GIGHARBORWA.GOV, CLICK "PERMIT PORTAL" AND ENTER THE PERMIT NUMBER. IF YOU HAVE QUESTIONS, PLEASE CONTACT THE PLANNING DIVISION AT (253)851-6170. CITY CONTACT PERSON: JEREMY HAMMAR





"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING

ANCICH PRIVATE DOCK CONTINUATION OF AUGUST 20, 2024



Permit Number(s): PL-SDP-23-0005, PL-SEPA-23-0009

Date of Notice: September 3rd, 2024

Applicant: Thomas Lerch/John Lee Eugene, 9167 NW Kaiser Rd,
Portland Or, 97231

Agent: Marine Floats, c/o Tabitha Simonetti, 313 E. F. Street, Tacoma
WA 98421

Project Location: 3615 Harborview Dr., site is located north side of Harborview Drive
and bordering on the north side of the Ancich Waterfront Park.
Sec 05, Tw 21, R 2. Parcel - 0221053114 / 0221053113

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