



AGENDA

City of Gig Harbor Hearing Examiner Virtual Hearing of Thursday April 22, 2021 at 1:30 PM

Due to public health concerns, this meeting will be accessible to listen by using the information below:
link to join Webinar <https://zoom.us/j/92967023528>
Call-in: (253) 215 8782 Meeting ID: 929 6702 3528

To speak during the meeting, 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 meeting. Please refrain from "raising your hand" until the Hearing Examiner has announced that he has opened the public comment portion of the meeting. 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. All speakers will have up to three minutes to speak.

If you wish to submit written public comment, please provide your comments to the Planning Division by **Thursday, April 22, 2021 at 12:00 noon**. All written comments must be able to be read in 3 minutes or less to be included in the record and have the title: **FOR PUBLIC COMMENT** included. Send comments to: candrews@gigharborwa.gov. Written comments will be read during the appropriate agenda item.

I. Open Public Meeting

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

New Business

1. **RANDY CHOPP, 8725 RANDALL DRIVE, GIG HARBOR, WA 98332: Skansie Ministorage: (PL-SPR-19-0010, PL-CUP-19-0002, PL-SEPA-19-0014, PL-DR-19-0088)** The proposal is for the development of a public mini storage complex totaling 78,375 gross square footage divided over three stories. The rentable square footage will be 56,040 divided into 509 units ranging in size. A Conditional Use Permit has been applied for to allow the site to be used for a ministorage development. The site is located at 5116 89th Street, at the southwest corner of 89th St. and Skansie Ave., approximately 0.6 miles north of the intersection of Rosedale Ave. and Skansie Ave. Assessor's Parcel Number: 0221066003.

III. Adjournment



"THE MARITIME CITY"

DEVELOPMENT SERVICES

**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
STAFF REPORT**

TO: Hearing Examiner
FROM: Planning Staff
DATE: April 15, 2021

RE: PL-SPR-19-0010, PL-CUP-19-0002, PL-SEPA-19-0014, PL-DR-19-0088, PL-ALP-20-0006 | Skansie Ministorage
Public Hearing Date: April 22, 2021

I. GENERAL INFORMATION

- A. Owner/Applicant:** Randy Chopp
8725 Randall Dr.
Gig Harbor, WA 98332
- B. Agent:** Christian Harkson
8725 Randall Dr.
Gig Harbor, WA 98332

II. APPLICANT'S REQUEST

The proposal is for the development of a public mini storage complex totaling 78,375 gross square feet divided over three stories. The rentable square footage will be 56,040 divided into 509 units ranging in size. A Conditional Use Permit has been applied for to allow the site to be used for a ministorage development.

This request is encompassed in the site plan review (PL-SPR-19-0010), conditional use permit (PL-CUP-19-0002), design review (PL-DR-19-0088), and alternative landscape plan (PL-ALP-20-0006) applications. The Mitigated Determination of Nonsignificance (MDNS) issued in staff's

processing of PL-SEPA-19-0014 has been included with this staff report as Exhibit M and is further described in Section VI of this report. The proposed site plan, architectural details, exterior elevations, and architectural renderings are included as Exhibit B to this staff report. A written statement of justification for granting the conditional use permit is included as Exhibit D to this report.

III. SITE DESCRIPTION

A. Location: 5116 89th Street, the site is located at the southwest corner of 89th St. and Skansie Ave., approximately 0.6 miles north of the intersection of Rosedale Ave. and Skansie Ave.
Assessor's Parcel Number: 0221066003

B. Site Area/Acreage: 2.18 acres

C. Existing Site Characteristics:

1. **Topography:** The site slopes gently in a southwesterly direction, with slopes ranging from approximately 4-8%.
2. **Vegetation:** The vacant site is vegetated with a variety of grasses and shrubs, as well as six (6) significant trees.
3. **Wetlands and Critical Areas:** There are no wetlands or impacted critical areas on the site. A Category IV wetland exists on the parcel immediately south of the subject site whose 50-foot buffer extends over the southern parcel line and onto the subject site. Staff has issued a Mitigated Determination of Nonsignificance (MDNS) associated with permit file number PL-SEPA-19-0014 to address, in part, the potential impacts to the functions of the off-site Category IV wetland and its associated buffer. The MDNS is included with this staff report as Exhibit M. Please see related discussion in Sections VI and VIII of this staff report for analysis related to this critical area.

D. Zoning:

1. **Subject parcel:** Employment District (ED)
2. **Adjacent zoning and current use:**
 - a. **North:** Employment District (ED) – active permit submitted for industrial use
 - b. **East:** SR-16
 - c. **South:** Public-Institutional District (PI) – vacant

d. **West:** Employment District (ED) – governmental services

E. **Utilities / Road Access:** The parcel is accessed from 89th St., a private road. Water is provided by the City of Gig Harbor. A sewer exception for the subject site was issued via permit file number EN-10-0007, which has been included with Exhibit M as Reference No. 5.

IV. **APPLICABLE CODES AND POLICIES**

A. **Comprehensive Plan:** The site is designated as Employment Center (EC) by the City's Land Use Map. This designation broadly defines an area that is intended to meet long-term employment needs of the community. Employment centers consist of: 1) Wholesale distribution facilities, 2) Manufacturing and assembly, 3) Warehousing/storage, 4) Business office/business complexes, 5) Medical facilities/hospitals, 6) Telecommunication services, 7) Transportation services and facilities, and 8) Conditional allowances of commercial facilities which are subordinate to the support of employment activities.

B. **Gig Harbor Municipal Code:** The subject parcel is zoned ED, Employment District. The following code chapters apply to this proposal:

- a. 17.14 Land Use Matrix
- b. 17.45 Employment District
- c. 17.64 Conditional Uses
- d. 17.72 Off-Street Parking and Loading Requirements
- e. 17.78 Trees, Landscaping and Screening
- f. 17.96 Site Plans
- g. 17.98 and 17.99 Design Standards and Review and Design Manual
- h. 18.04 Environmental Review (SEPA)
- i. 18.08 Critical Areas

V. **BACKGROUND INFORMATION:**

The subject site is an undeveloped lot that was annexed into the City of Gig Harbor in 2004 via Ordinance 962.

This project was preliminarily reviewed by staff during a pre-application meeting with the applicant on July 26, 2017. The applicant formally submitted for Site Plan, Conditional Use Permit, and Alternative Design Review on August 15, 2019. The applicant later applied for an Alternative Landscape Plan on December 18, 2020 to be included in the applicant's consolidated permit review of the proposed development.

The applicant appeared before the Design Review Board (DRB) on May 14, 2020 and February 11, 2021 to present alternative design proposals for the DRB's recommendation to the Hearing Examiner. These requests are detailed in Section VIII of this staff report. The Notices of Recommendation are included with this staff report as Exhibit E.

VI. ENVIRONMENTAL REVIEW:

The City issued a Mitigated Determination of Non-Significance (MDNS) for the proposed action on March 25, 2021. The MDNS and its adopted reference documents are collectively attached to this staff report as Exhibit M. The legal notice of the MDNS was published in The News Tribune newspaper and mailed to all property owners within 300 feet of the subject site on March 25, 2021. Two comments were received by the Washington Department of Ecology and the Squaxin Island Tribe of Indians in response to the MDNS; these comments are collectively included as Exhibit F to this staff report. No appeals were timely filed on the threshold determination. The mitigation measures outlined in the MDNS have been recommended as conditions to the Hearing Examiner's decision in Section X of this report. Staff has also recommended conditions related to the content of the comments submitted in response to the MDNS be adopted in the Hearing Examiner's decision; these conditions are also detailed in Section X of this report.

VII. PUBLIC NOTICE & INPUT:

The legal notice of the proposed action and scheduled hearing (Notice of Public Hearing, "NOPH") was published in The News Tribune, posted on the subject site, and mailed to all property owners within 300 feet of the subject site on April 8, 2021. As of the date of this report, no written comments have been received in response to the public notice. The Declarations of Mailing, Publishing, and Posting for the public hearing are attached to this staff report as Exhibit G.

Notice of public meeting (NOPM) for the applicant's participation in two meetings before the Design Review Board (DRB) were properly noticed to the public. The first NOPM was mailed to all owners of property within 300-feet of the site and a notice board was posted on the site on April 30, 2020. Public notice was also published in the Peninsula Gateway Newspaper on May 7, 2020. Staff received no public comments in response to this public meeting notice. The applicant presented again before the DRB at their February 11, 2021 public meeting. The NOPM for this meeting was mailed to all owners of property within 300-feet of the site and a notice board was posted on the site on January 28, 2021. Public notice was also published in The News Tribune Newspaper on February 4, 2021. Staff received no public comments in response to this public meeting notice. The Declarations of

Mailing, Publishing, and Posting for these public meetings are attached to this staff report as Exhibit H.

A Notice of Application (NOA) was published in the Peninsula Gateway and mailed to owners of property within 300 feet of the site on August 29, 2019. The NOA was also posted on the subject site on August 27, 2019. The City received one comment from the Washington Department of Ecology in response to the NOA which has been included with this staff report as Exhibit J. The Declarations of Mailing, Publishing, and Posting are included with this staff report as Exhibit I.

VIII. STAFF ANALYSIS AND FINDINGS:

A. Planning Staff

1. Comprehensive Plan:

See the Land Use Element of the Gig Harbor Comprehensive Plan: Pages 2-1 through 2-18.

The site is designated as Employment Center (EC) by the City's Land Use Map. This designation broadly defines an area that is intended to meet long-term employment needs of the community. Employment centers consist of: 1) Wholesale distribution facilities, 2) Manufacturing and assembly, 3) Warehousing/storage, 4) Business office/business complexes, 5) Medical facilities/hospitals, 6) Telecommunication services, 7) Transportation services and facilities, and 8) Conditional allowances of commercial facilities which are subordinate to the support of employment activities.

The Community Design Element of the Gig Harbor Comprehensive Plan (Pages 4-1 through 4-19) describes various neighborhoods which, over time, have established their own design character that should be maintained to preserve the character of the City. The Bujacich Road/NW Industrial neighborhood design area includes the employment districts and public-institutional districts along Bujacich Road. The area is intended to meet the long-term employment needs of the community and provide areas for large-scale essential public facilities. Design standards should reflect the functional needs of these industrial and government uses

The proposed ministorage structure supports the intent of the EC land use designation, in that the proposal is for a storage use and a conditional use for a commercial facility to support employment activity. Additionally, as is discussed further in Section VIII of this report, the design of the structure and of the subject site reflect the

functional needs of the use, which has been reviewed by the DRB who have provided Notices of Recommendation for the Hearing Examiner's consideration of the proposed design (see Exhibit E). Therefore, the proposal is generally consistent with the goals of the Plan.

2. Gig Harbor Municipal Code (GHMC):

a. 17.14.020 Land Use Matrix:

Consistent with the Land Use Matrix set forth in GHMC 17.14.020, "ministorage" is a conditionally permitted use in the subject site's Employment District (ED) zone. As such, the applicant has submitted a Conditional Use Permit for the Hearing Examiner's consideration to permit the proposed ministorage structure and associated site improvements.

b. 17.45 Employment District (ED) Zoning District and 17.78 Trees, Landscaping and Screening:

The employment district is intended 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 ministorage conditional use is found by staff to introduce limited nuisance factors and hazards and is an expressed conditional use in the site's ED zoning district. The proposal is therefore consistent with the stated intent of the ED zone.

GHMC Subsection 17.45.040(C) requires compliance with the requirements of Chapter 17.78 GHMC, Trees, Landscaping and Screening. GHMC 17.78.070 requires, in part, that all significant trees within a parcel's setbacks be retained. The applicant has submitted landscape plans and a report prepared by a qualified arborist (Exhibit K) which identify seven (7) existing significant trees within the site's setbacks. The recommendation from the arborist is for the removal of all 7 trees, one (1) of which fell of natural causes in advance of the date of this staff report. The applicant has proposed

an Alternative Landscape Plan (ALP) to deviate from strict compliance with the requirement to retain all significant trees existing within the parcel's setbacks. ALPs must be found consistent with one of the criteria set forth in GHMC 17.78.100. Those criteria are:

- A. That the proposed landscaping represents a superior result than that which would be achieved by strictly following the requirements of this chapter; or,*
- B. Incorporates the increased retention of significant trees and naturally occurring undergrowth; or,*
- C. Incorporates unique, historic or architectural features such as fountains, sculptures, structures and the like; or,*
- D. The proposed landscaping provides additional waterview and/or harbor access opportunities in a waterfront commercial zone.*

The applicant is proposing an ALP to the strict application of the landscape requirements set forth in GHMC 17.78.070. The applicant's ALP proposes a superior result than that which would be achieved by strictly following the requirements of GHMC Chapter 17.78, consistent with the ALP criteria set forth in GHMC 17.78.100(A); see Exhibit K which contains the applicant's narrative addressing the superiority of the proposed ALP and the associated landscape plan.

c. 17.64 Conditional Uses:

Certain uses, because of their unusual size, infrequent occurrence, special requirements, possible safety hazards or detrimental effect on surrounding properties, are classified as conditional uses. These uses may be allowed in certain use districts by a conditional use permit granted by the hearing examiner, subject to the procedures established in Chapter 2.25 GHMC.

In order for a conditional use permit to be granted, it must be found consistent with all criteria set forth in GHMC Subsection 17.64.040. The applicant has submitted an analysis of this criteria which has been included with this staff report as Exhibit D. The following is staff's analysis of the proposed project's consistency with the criteria:

GHMC 17.64.040, Review criteria:

1. That the use which the conditional use permit is applied for is specified by this title as being conditionally permitted within, and is consistent with the description and purpose of the zone district in which the property is located;

Staff Analysis:

As is stated earlier in this staff report, the proposed ministorage use for the subject site is specified by Title 17, GHMC as being conditionally permitted with the site's ED zoning district and is consistent with the description and purpose of the ED zone.

2. That the granting of such conditional use permit will not be detrimental to the public health, safety, comfort, convenience and general welfare, will not adversely affect the established character of the surrounding neighborhood, and will not be injurious to the property or improvements in such vicinity and/or zone in which the property is located;

Staff Analysis:

If appropriately conditioned, the proposed development has been designed in a manner which is not detrimental to the public health, safety, comfort, convenience, or general welfare, as has been ensured through the project's consistency with applicable Public Works Standards and Gig Harbor Municipal Code provisions, or has otherwise been mitigated via the Mitigated Determination of Nonsignificance issued on March 25, 2021 (see Exhibit M). As has been previously discussed in this staff report, the proposed ministorage complex is consistent with the established character of the surrounding neighborhood. Finally, the proposal is not injurious to property or improvements in the vicinity of the subject site; in particular, the Category IV wetland located south of the subject site whose 50-foot buffer extends over the shared property line onto the subject site will not be impacted by the proposed development based on the site's design to avoid the wetland buffer and the MDNS mitigation measures in place to protect the functions of the buffer.

3. That the proposed use is properly located in relation to the other land uses and to transportation and service facilities in the vicinity; and further, that the use can be adequately served by such public facilities and street capacities without placing an undue burden on such facilities and streets;

Staff Analysis:

If properly conditioned, the proposed development has been designed in a manner which is adequately served by public facilities and street capacities without placing an undue

burden on such facilities and streets, as has been ensured via the review of the proposal from the Gig Harbor Public Works Department.

4. That the site is of sufficient size to accommodate the proposed use and all yards, open spaces, walls and fences, parking, loading, landscaping and other such features as are required by this title or as needed in the opinion of the examiner.

Staff Analysis:

The site is of sufficient size to accommodate the proposed use and all yards, open spaces, walls and fences, parking, loading, and other applicable features as required by GHMC, Title 17. As it relates to required landscaping, the applicant has proposed an Alternative Landscape Plan (ALP) to deviate from one required landscaping standard set forth in GHMC 17.78.070; however, as is described earlier in this staff report, staff concurs that the proposed ALP is consistent with GHMC 17.78.100(A) in that the ALP represents a superior result than that which would be achieved by strictly following the requirements of GHMC 17.78.070. As the ALP is the appropriate mechanism for providing relief from strict conformance with the standards set forth in GHMC Chapter 17.78, the applicant has accommodated the site's required landscaping.

d. 17.72 Off-Street Parking and Loading Requirements

"Off-street parking" is defined as parking on privately owned property. The number of off-street parking spaces required of a development proposal is use-dependent; applicants shall provide the number of off-street parking spaces required of their site's use in a manner consistent with GHMC 17.72.030.

As per GHMC 17.72.030, ministorage uses require "two off-street parking spaces located near the office. Parking for loading and unloading purposes is allowed in front of individual storage units unless prohibited by the fire marshal."

As per GHMC 17.72.050, which sets forth the City's standards for off-street loading berths, industrial uses require "one berth...for each 10,000 square feet of gross floor space." The applicant is proposing a ministorage structure of 78,375 gross square feet, necessitating eight (8) off-street loading berths to serve the site's use.

The applicant proposes to include nine (9) off-street parking stalls and eight (8) off-street loading berths to serve the site's ministorage use. Each parking stall and loading berth are designed consistent with the applicable provisions set forth in GHMC 17.72.020 and GHMC 17.72.040, respectively. Lastly, the required two (2) off-street parking stalls are located near the proposed structure's office; please see Exhibit B which indicates the location of the office in close proximity to at least two (2) parking stalls. Therefore, the applicant's proposed parking and loading is consistent with the standards codified in GHMC Chapter 17.72.

e. 17.96 Site Plans

GHMC 17.96.035 sets forth the criteria for approval of major site plan review applications. The criteria are as follows:

- A. The site plan is compatible with the surrounding uses; and
- B. The site plan is compliant with all relevant statutory codes, regulations, and ordinances.

The subject site is bordered on the north and the west by the ED zone; the westerly parcel is developed with governmental services and the northerly parcel has an active land use permit on file with the City to industrially develop the site. State Route 16 borders the site to the east, and a vacant parcel in the Public-Institutional District (PI) borders the site to the south. The proposed use of the subject site for a ministorage structure conveys consistency with the site's ED zoning district and compatibility with the site's surrounding uses.

If properly conditioned, the proposed project is generally compliant with all relevant statutory codes, regulations, and ordinances, to include the criteria for approval of the site plan review permit.

f. 17.98 & 17.99 Design Standards and Review & Design Manual

GHMC Chapter 17.98 sets forth the City Design Review process. Consistent with GHMC 17.98.055, an applicant may request review by the Design Review Board (DRB) of an application or portions thereof which do not strictly conform to the specific requirements of Chapter 17.99 GHMC, Design Manual. The

applicant has requested the DRB to review portions of its proposed design which do not strictly conform with GHMC 17.99.

At public meetings held on February 11, 2021 and May 14, 2020, the applicant presented its alternative design of the site to the DRB. Having considered the proposed design and the criteria necessary to recommend approval of an alternative design, the DRB issued Notices of Recommendation on May 26, 2020 and February 12, 2021 recommending that the Hearing Examiner conditionally approve the proposed alternative design, provided that the applicant landscape the subject site in a manner consistent with the landscape plan depicted as Exhibit A to the February 12, 2021 DRB Notice of Recommendation. These Recommendations are included as Exhibit E to this staff report, to include the landscape plan which is the subject of the DRB's aforementioned provisional recommendation. The applicant's proposed design has been reviewed by staff and has been found consistent with the relevant provisions of GHMC 17.99, save those provisions which the applicant proposed alternative designs to before the DRB.

If properly conditioned, the subject request is generally consistent with the specific requirements of GHMC 17.99, Design Manual.

g. 18.08 Critical Areas

GHMC 18.08.090 stipulates that a wetland analysis report shall be prepared by a qualified wetland specialist and submitted to the City of Gig Harbor as part of the SEPA review process established by the city of Gig Harbor environmental policy ordinance, Chapter 18.04 GHMC. The wetland analysis report shall be submitted to the department for review for any proposals that are within 300 feet of a wetland. The applicant submitted a wetland analysis and Wetland Buffer Establishment Program which classified the off-site Category IV wetland located on the parcel immediately south of the subject site and assigned a 50-foot buffer to the wetland. The 50-foot buffer extends over the subject site's southern property line; as such, a portion of the off-site wetland's buffer is located on the subject site. No alteration of the wetland's buffer is proposed as an element of the proposed development. The applicant's proposed mitigation to protect the functions of the wetland's buffer, to include objectives, performance criteria, monitoring, maintenance, contingency, and bonding is described in its Wetland Buffer Establishment Program which has been reviewed by the City's third-party environmental consultant, Grette Associates, LLC, for

conformance with those applicable provisions of GHMC Chapter 18.08, Critical Areas. If developed consistent with the requirements of the Mitigated Determination of Nonsignificance issued by the City on March 25, 2021 (Exhibit M), the applicant has designed its proposed development consistent with the applicable criteria set forth in GHMC Chapter 18.08. The applicant's Wetland Buffer Establishment Program is included in Exhibit M as Reference No. 2, and the associated review by Grette Associates, LLC is included in Exhibit M as Reference No. 3.

B. Operations and Engineering

The Public Works Department has reviewed the subject request and has found the request to be generally consistent with the applicable provisions of the Code, provided that the following conditions are incorporated into the Hearing Examiner's decision:

1. An ADA compliant pedestrian crossing shall be constructed that crosses 89th Street at the intersection of 89th Street and Skansie Avenue. The crossing shall include ADA compliant pedestrian ramps both north and south of 89th Street and a City standard crosswalk. The proposed development shall not receive any certificate of occupancy until the above described improvement is constructed.
2. The applicant's engineer has certified sight distance for the project. However, an encroachment has been discovered when turning from 89th Street onto Skansie/Bujacich, looking north. Resolving this encroachment is not the responsibility of the City and shall be remedied prior to issuance of any certificate of occupancy for the proposed use.
3. No landscaping shall be installed on the Skansie Avenue frontage that encroaches on the sight distance triangle.

C. Fire Marshal/Building Official

The Building Official has reviewed the subject request and has found the request to be generally consistent with the applicable provisions of the Code. The Building Official has no objections to the proposed conditional use permit.

IX. CONCLUSIONS:

Based on the submitted information, site inspection and the analysis contained above, staff concludes the following:

A. Conditional Use Permit:

Based upon the findings of fact previously addressed in Section VIII of this staff report, the proposed use of the subject site is consistent with the criteria for approval set forth in GHMC 17.64.040, if appropriately conditioned.

B. Site Plan Review:

Based upon the findings of fact previously addressed in Section VIII of this staff report, the proposed site improvements are consistent with the criteria for site plan approval set forth in GHMC 17.96.035, if appropriately conditioned.

C. Design Review:

Based upon the findings of fact previously addressed in Section VIII of this staff report, and considering the proposal's consistency with the Recommendation of Approval provided by the Design Review Board, the proposal is generally consistent with the applicable provisions of GHMC Chapter 17.99, Design Manual, if appropriately conditioned.

D. Alternative Landscape Plan (ALP) Permit:

Based upon the findings of fact previously addressed in Section VIII of this staff report, staff concludes that the proposed ALP represents a superior result than that which would be achieved by strictly following the landscaping requirements of Chapter 17.78; therefore, the ALP is consistent with GHMC 17.78.100(A), if appropriately conditioned.

X. RECOMMENDATIONS:

Should the requested Conditional Use Permit, Site Plan Review, Design Review, and Alternative Landscape Plan be approved, staff recommends the imposition of the following special conditions of approval:

Land Use Special Conditions:

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 develop the site consistent with the architectural site plan, architectural renderings, architectural details and exterior

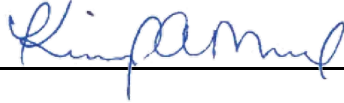
elevations included with this staff report as Exhibit B, and also consistent with the civil site plan included as Exhibit C to this staff report. The applicant shall also design the site consistent with the Notices of Recommendation issued by the Design Review Board (DRB) jointly included with this staff report as Exhibit E.

3. Prior to issuance of a building permit, the applicant shall indicate a roofing material for the subject ministorage structure that is consistent with the materials set forth in GHMC 17.99.430(A) in its building permit application materials (see Exhibit L). The color of the roofing material shall not be reflective. Consistency of the indicated roofing materials shall be confirmed by Planning Division staff. Any indicated roofing materials which does not strictly conform to the materials discussed in GHMC 17.99.430(A) may necessitate the applicant to submit an alternative design review permit with the Planning Division to be considered by the Design Review Board (DRB).
4. Prior to issuance of a building permit, the applicant shall indicate in its building permit application materials the location of exterior mechanical devices and shall exhibit how these devices will be screened from view from all public rights-of-way.
5. The applicant shall landscape the site consistent with the landscape plan included with this staff report as Exhibit K. All landscaping shall be installed prior to the issuance of certificate of occupancy or final inspection, unless the property owner submits a performance assurance equal to not less than 110 percent of a contractor's bid and which commits to install the landscaping within one year.
6. The applicant shall comply with the comments, as applicable, provided in response to the Notice of Mitigated Determination of Nonsignificance by the Department of Ecology and the Squaxin Island Tribe of Indians jointly included as Exhibit F to this decision.
7. Should archeological materials or human remains be observed during project activities, all work in the immediate vicinity shall stop. The State Department of Archeology and Historic Preservation, the City of Gig Harbor Planning Division, any affected Tribe, and the local coroner (as applicable) shall be contacted immediately to help assess the findings and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archeological resources (RCW 27.53, RCW 27.44, and WAC 25-48) is required.

**Mitigation Measures – Mitigated Determination of Nonsignificance
– File No. PL-SEPA-19-0014:**

8. All requirements and conditions contained in any documents incorporated by reference herein, and included as Exhibit M to this staff report, shall be strictly adhered to.

Project Planner: Kimberly Mahoney, Associate Planner



Date: April 15, 2021

cc: Planning File

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

- Exhibit A – Staff report, prepared by Kimberly Mahoney, Associate Planner, for the Skansie Ministorage proposal (PL-SPR-19-0010 et al), dated April 15, 2021
- Exhibit B – Architectural Site Plan (sheet A0.10), prepared by Tahoma Design Group, revised July 1, 2020; Elevations (sheet A2.01), prepared by Tahoma Design Group, revised July 1, 2020; and, Site Details (sheet A0.20), prepared by Tahoma Design Group, revised May 26, 2020
- Exhibit C – Civil Plan Set, prepared by Development Engineering, PLLC, date stamped “received” on February 18, 2021
- Exhibit D – Applicant’s Justification for Conditional Use Permit
- Exhibit E – Notices of Recommendation, signed by Design Review Board (DRB) Chair on February 12, 2021 and May 26, 2020
- Exhibit F – MDNS Comment from the Department of Ecology dated April 8, 2021 and MDNS Comment from the Squaxin Island Tribe of Indians dated March 29, 2021
- Exhibit G – Declarations of Mailing, Publishing, and Posting, Notice of Public Hearing
- Exhibit H – Declarations of Mailing, Publishing, and Posting, Notices of Public Meeting
- Exhibit I – Declarations of Mailing, Publishing, and Posting, Notice of Application
- Exhibit J – NOA Comment from the Department of Ecology dated September 11, 2019
- Exhibit K – Landscape Plan Set, prepared by Nature by Design, revised February 12, 2021; Significant Tree Survey, prepared by Austin Gilmore, Arborist LLC, date stamped “received” on September 21, 2020; and, Arborist Recommendation prepared by Austin Gilmore, Arborist LLC, dated December 17, 2020

Exhibit L – Gig Harbor Municipal Code Subsection 17.99.430, Roofing Materials

Exhibit M – Mitigation Determination of Nonsignificance (MDNS), issued on March 25, 2021 for PL-SEPA-19-0014

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 Kim Mahoney, Associate Planner at kmahoney@gigharborwa.gov or 253-851-6170.



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

ADDENDUM

April 21, 2021

Office of the Hearing Examiner
Attn: Stephen K. Causseaux, Jr.
902 S. 10th Street
Tacoma, WA 98405

RE: Addendum to Staff Report, Skansie Ministorage (PL-SPR-19-0010, PL-CUP-19-0002, PL-DR-19-0088, PL-ALP-20-0006, PL-SEPA-19-0014)

Dear Mr. Causseaux,

This addendum is being prepared to supplement an additional recommended condition as it relates to the above-mentioned permit applications currently under review at the City of Gig Harbor. Please consider the content of this addendum in addition to the recommendations made in the staff report dated April 15, 2021. This project is scheduled to be heard at the April 22, 2021 public hearing.

Upon review of the staff report and the recommended conditions of approval therein, it has come to my attention that Section X, Recommendations, lacks any reference to the conditions of approval which were recommended by the City of Gig Harbor Public Works Department, captured in Section VIII (page 12) of the staff report. Public Works' recommended conditions of approval are a critical component of their Department's approval of the subject land use entitlements.

Therefore, staff maintains its conclusion recommending conditional approval of the subject request made in its April 15, 2021 staff report, provided the following recommended condition of approval is incorporated in the Hearing Examiner's decision:

The applicant shall adhere to the conditions of approval described in Section VIII.B of the staff report.

I am requesting that this addendum be incorporated as an exhibit to this project's record. Please consider the content of this addendum and the proposed condition

herein in addition to Conditions 1 through 8 included in staff's April 15, 2021 staff report for PL-SPR-19-0010, PL-CUP-19-0002, PL-DR-19-0088, PL-ALP-20-0006, and PL-SEPA-19-0014.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kim Mahoney".

Kim Mahoney, Associate Planner

Cc: Cindy Andrews, Planning Technician
Planning file

Skansie Self Storage

Sec 06-Twn12 -Rge 02
Gig Harbor-Washington

RECEIVED 09 21 2020 CA

SITE INFORMATION FOR: BUILDING

TAX DESCRIPTION

PARCEL # 0221066003

Section 06 Township 21 Range 02 Quarter 23 : L 3 OF SHORT PLAT 84-05-31-0234 TOG/W
EASE & RESTRICTIONS OF REC OUT OF 2-079 SEG U-0037 PP ES

ZONING = (ED) Employment District

CONSTRUCTION TYPE: = IIB

BUILDING FOOT PRINT SQUARE FEET: = 25,525.0 SF

LEVEL 1:
OFFICE AREA = 1,083.0 SF

STORAGE = 24,442.0 SF

LEVEL 2:
STORAGE = 25,525.0 SF

LEVEL 3:
STORAGE = 26,875.0 SF

STRUCTURE TOTAL = 76,843.0 SF

MINIMUM BUILDING SETBACKS REQUIRED:

SIDE (NORTH) 20'

FRONT (EAST) 20'

REAR (WEST) 20'

SIDE (SOUTH) 20'

SITE COVERAGE:

OVERALL SITE = 94,961.0 SF (±2.18 Acres)

LEVEL1: 25,525.0 SF

LEVEL2: 25,525.0 SF

LEVEL3: 26,875.0 SF

STRUCTURE TOTAL = 76,843.0 SF All Levels

PARKING STATISTICS:

PER 17.72.030

TWO OFF-STREET PARKING SPACES LOCATED NEAR THE OFFICE.

PARKING FOR LOADING AND UNLOADING PURPOSES IS ALLOWED IN FRONT OF INDIVIDUAL STORAGE UNITS UNLESS PROHIBITED BY THE FIRE MARSHAL.

LOT AREA:
Site Area = 2.18 Acres (94,961 SF)

BUILDING:
(impervious) = 25,525 SF

ASPHALT:
Driveway (Impervious) = 18,919 SF
Roadway (impervious) = 4,449 SF

CONCRETE:
Sidewalk (impervious) = 1,948 SF

DETENTION POND WALL
Block Wall (impervious) = 368 SF

TOTAL IMPERVIOUS: = 51,209 SF

94,961 SF - 51,209.0 SF = 43,752 SF

REQUIRED OPEN SPACE:
Site Area = 94,961 SF 15% = 14,244 SF

Provided Open Space
(Site Area, less pond - pervious) = 15,500 SF



Project Title: Skansie Self Storage
Client: 89th Street NW
Gig Harbor, Wa. 98332

11/7/20
SEATTLE
PHILIP DALE COUTURE
STATE OF WASHINGTON
REUSE OF DOCUMENTS
THIS DOCUMENT IS THE PROPERTY OF PHILIP DALE COUTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PHILIP DALE COUTURE.

Issue Set & Date:
Issue For Client
Review
July 19, 2019
Job No.
2190430.00

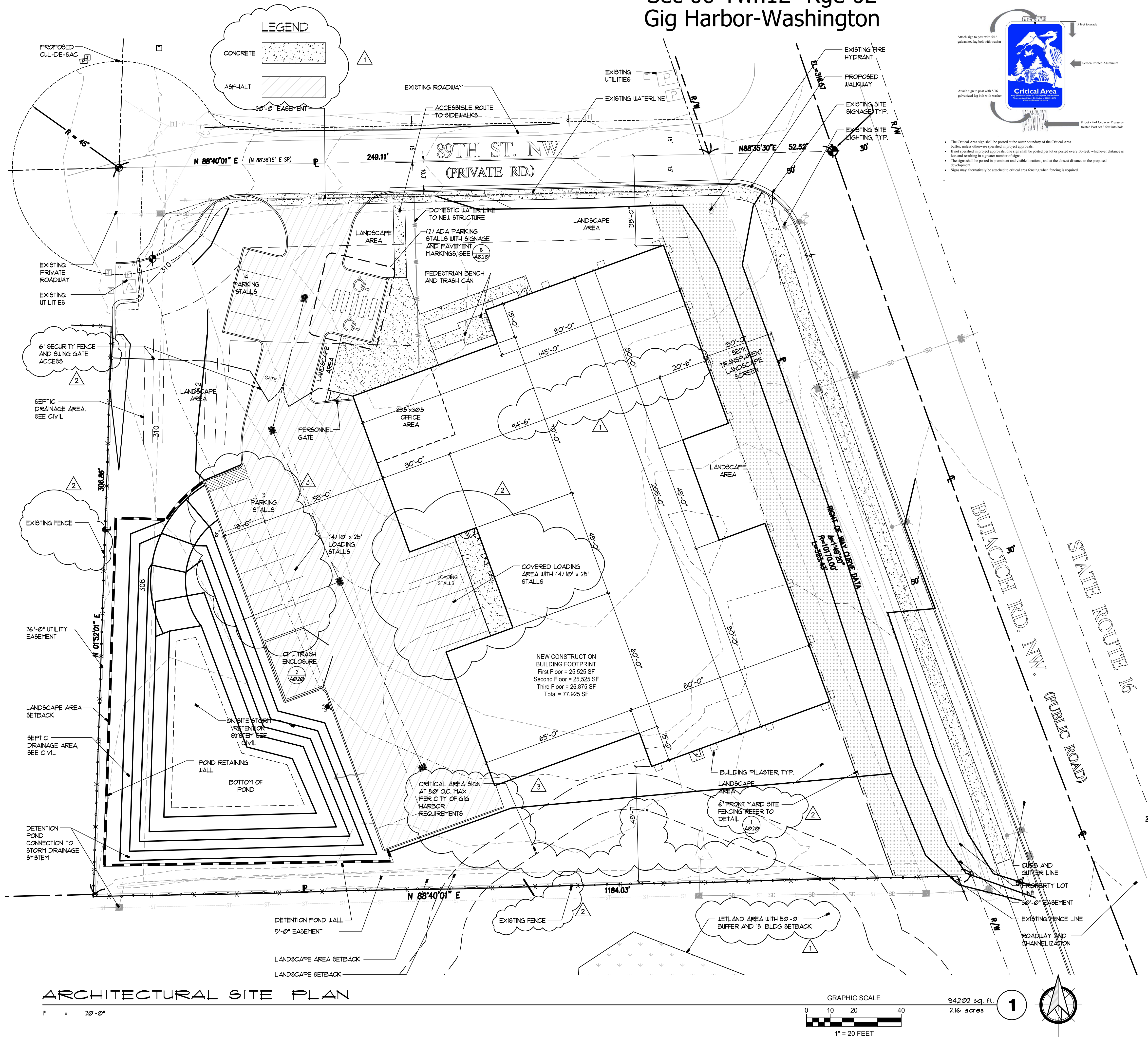
Architectural
Site Plan

Sheet Title:
Designed by: PDC
Drawn by: MEP
Checked by: PDC

CITY COMMENTS JULY 1, 2020
CITY COMMENTS MAY 26, 2020
CITY COMMENTS FEB 11, 2020
REVISIONS:

A0.10

Sheet No. of Sheets



ARCHITECTURAL SITE PLAN

1" = 20'-0"

GRAPHIC SCALE

0 10 20 40

1" = 20 FEET

94,202 sq. ft.
2.16 acres

1

CITY LAND USE INTAKE NOTES:

- AT THE TIME OF CIVIL PERMIT INTAKE ALL PROPOSED PUBLIC AND PRIVATE ROADWAYS DEPICTED IN THIS PRELIMINARY PLAN SET SHALL COMPLY WITH MAX. SLOPE PERCENTAGES AND ALL OTHER REQUIREMENTS, PER THE MOST CURRENT CITY OF GIG HARBOR PUBLIC WORKS STANDARDS.
- AT THE TIME OF CIVIL PERMIT INTAKE ALL PROPOSED DRIVEWAY APPROACH LOCATIONS DEPICTED IN THIS PRELIMINARY PLAN SET SHALL COMPLY WITH MAX SLOPE PERCENTAGES AND ALL OTHER REQUIREMENTS, PER THE MOST CURRENT CITY OF GIG HARBOR PUBLIC WORKS STANDARDS.
- AT THE TIME OF CIVIL PERMIT INTAKE ALL PROPOSED CURB RAMPS DEPICTED ON PUBLIC OR PRIVATE STREETS IN THIS PRELIMINARY PLAN SET SHALL COMPLY WITH MAX SLOPE PERCENTAGES AND ALL OTHER REQUIREMENTS PER THE MOST CURRENT WSDOT STANDARD F-PLAN
- AT THE TIME OF CIVIL PERMIT INTAKE P.E. STAMPED AND SIGNED ROADWAY ILLUMINATION SHEETS SHALL BE PROVIDED AS WELL AS AN ILLUMINATION CALCULATIONS REPORT CREATED WITH A LIGHTING SOFTWARE PROGRAM PER THE CITY OF GIG HARBOR PUBLIC WORKS STANDARDS.
- PLANS PREPARED UNDER THE 2016 STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL.
- THESE PRELIMINARY CIVIL CONSTRUCTION DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF GIG HARBOR 2018 PUBLIC WORKS STANDARDS.

LEGEND

STORM PIPE PROPOSED W/FLOW DIR	
STORM PIPE EXISTING	
CATCH BASIN	
STORM MANHOLE	
SANITARY SEWER PIPE	
SANITARY SEWER MANHOLE	
WATER MAINS PROPOSED	
WATER MAINS EXISTING	
FIRE HYDRANT AND FDC	
WATER METERS	
WATER VALVES	
FITTINGS WITH THRUST BLOCKS	
SURFACE WTR AND PIPE DIRECTION FLOW	
EXISTING CONTOUR LABELS	
PROPOSED CONTOUR LABELS	
GROUND SPOT ELEVATIONS (TENTHS)	
FINISHED SURFACE ELEVATIONS (HUNDREDTHS)	
COORDINATES, & LEADERS	

OWNER
CHOPP, RANDALL
PO BOX 936
GIG HARBOR, WA 98335-0936

SURVEYOR

PSS INC.
PUGET SOUND SURVEYING
P.O. BOX 7470
TACOMA, WASHINGTON 98417
OFFICE 253-328-8686
BOUNDARY AND TOPOGRAPHIC SURVEYS

SECTION 06, TOWNSHIP 21, RANGE 02

SKANSIE MINI
STORAGE
PROJECT

City PROJECT No. PL-SPR-19-0010
PROJECT No. 19-012

TOP OF WALL/TOE OF WALL	
TOP AND TOE OF SLOPES	
SLOPE INDICATORS	
RIP RAP	
FILTER FABRIC FENCING	
RAIN WATER LEADERS (RWL)	
CLEANOUTS (C.O.) SS, AND RWL	
INTERCEPTOR AND BIO-SWALES	
CEMENT CONCRETE	
STUBBED & PLUGGED LINE	
EXTRUDED CONC. CURB	
CURB & GUTTER	
ASPHALT CONCRETE PAVEMENT	
SHORING WALL	
ROCKERY WALL	
CONCRETE RETAINING WALL	



2306 A STREET
TACOMA, WA 98402
(253) 228-0513
GLEN@DE-CIVIL.COM
DEVELOPMENT ENGINEERING, PLLC

Skansie Ministorage | PL-SPR-19-0010 et al
Hearing Examiner

Exhibit C

RECEIVED
By CA at 9:54 am, Feb 18, 2021

CONSTRUCTION SEQUENCE

1. FLAG CLEARING LIMITS AS SHOWN.
2. INSTALL TEMPORARY QUARRY ROCK CONSTRUCTION ENTRANCE.
3. INSTALL FILTER FENCE. CLEAR AND GRUB SITE. INSTALL TEMPORARY EROSION CONTROL MEASURES (SILT FENCE) AS CONSTRUCTION ACTIVITIES PROGRESS. ADDITIONAL FILTER FENCE MAY BE REQUIRED AROUND THE PERIMETER TO PREVENT SILT LADEN WATER FROM LEAVING THE SITE.
4. ANY AREA STRIPPED OF VEGETATION, WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 7 DAYS (2 DAYS DURING WET SEASON), SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED EROSION & SEDIMENT CONTROL METHODS, (E.G., SEEDING, MULCHING, NETTING, EROSION & SEDIMENT CONTROL METHODS.)
5. ROUGH GRADE SITE, CONSTRUCT RESIDENCE AND DRIVEWAY.
6. HYDROSEED AND MULCH AND AMEND ALL EXPOSED AREAS.
7. REMOVE TEMPORARY EROSION CONTROL FACILITIES, ONLY, AFTER ENTIRE SITE IS STABILIZED AND THE POTENTIAL FOR EROSION HAS PASSED.
8. CLEAN ANY SILT THAT HAS ACCUMULATED IN THE PERMANENT STORM DRAINAGE SYSTEM.

BASIS OF BEARINGS

HELD SOUTH 19°56'21" EAST BETWEEN NW. CORNER SECTION 6 AND SE. CORNER OF LOT 3 AS SHOWN ON SHORT PLAT RECORDED UNDER A.F.N. 8405310234 AND SHOWN HEREON.

SITE ADDRESS

PARCEL NUMBER: 0221066003

SITE ADDRESS: 5116 - 89TH ST NW

BENCHMARK AND DATUM

TOPOGRAPHIC INFORMATION IS BASED ON FIELD SURVEY INFORMATION PROVIDED BY PSS, INC. AND HAS BEEN GENERALLY CONFIRMED IN THE FIELD BY DEVELOPMENT ENGINEERING, PLLC PERSONNEL, (SEE CONTRACTOR NOTE).

N.A.V.D. 88.

MONUMENT ID NO. 6403, ESTABLISHED BY W.S.D.O.T. SURFACE BRASS WITH PUNCH ON THE NORTH WALK OF OVER PASS AT 24TH ST E. AND HWY 167, WITH AN PUBLISHED ELEVATION OF 62.392.

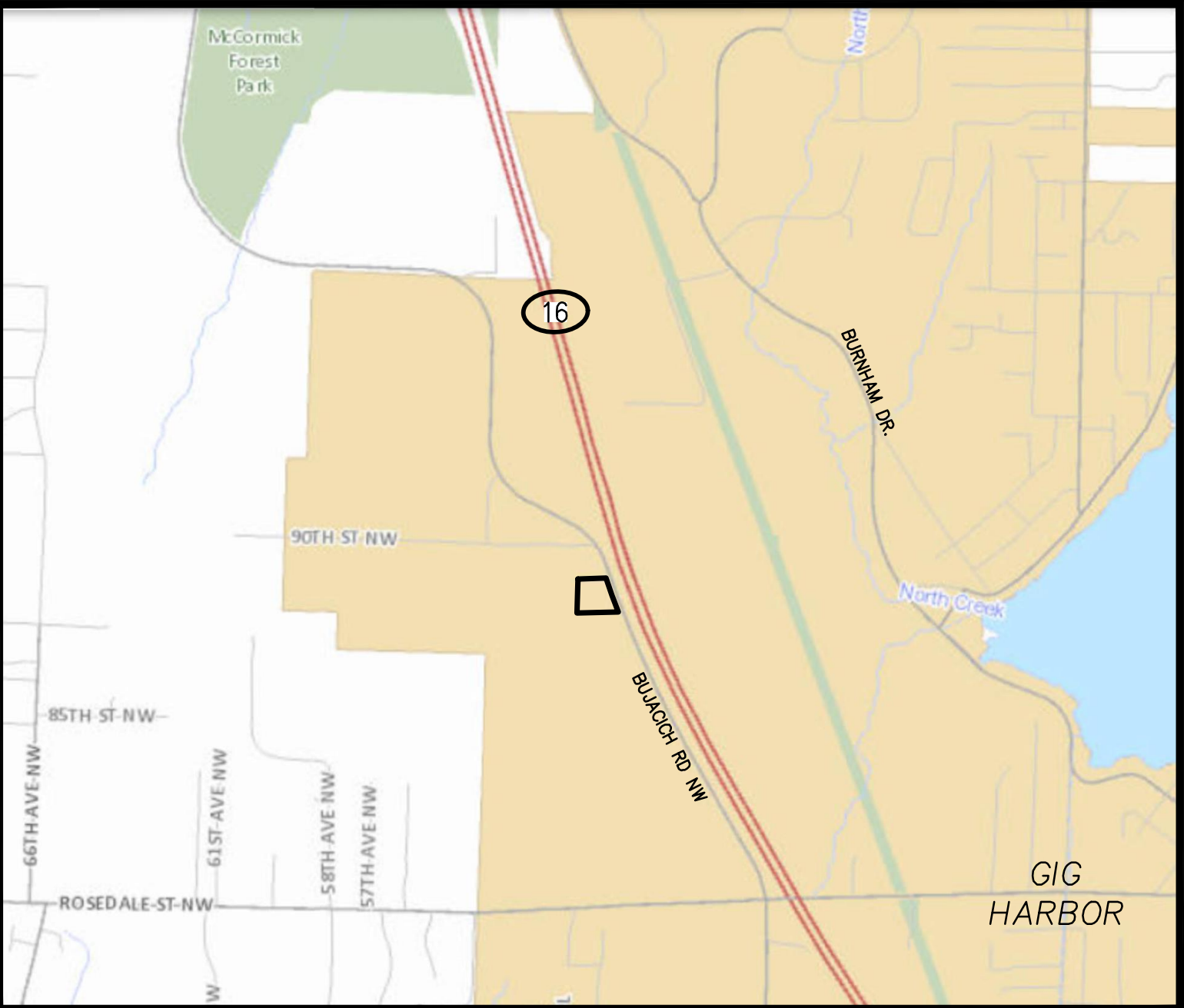
LEGAL DESCRIPTION

SECTION 06 TOWNSHIP 21 RANGE 02 QUARTER 23 : L 3 OF SHORT PLAT 84-05-31-0234 TOG/W EASE & RESTRICTIONS OF REC OUT OF 2-079 SEG U-0037 PP ES

CONTRACTOR/SITE PLAN NOTE

ALL EXISTING UTILITIES AND EASEMENTS SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES AND EASEMENTS ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEY INFORMATION FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEY, FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION CONTACT THE UTILITY OWNER/AGENCY. THE PROVIDED SITE PLAN DOES NOT REPRESENT A SURVEY, IT IS THE OWNERS RESPONSIBILITY TO VERIFY ANY AND ALL ENCUMBRANCES LOCATED ON THE PROPERTY PRIOR TO CONSTRUCTION.

VICINITY MAP
SCALE: N.T.S.



SHEET INDEX

- SHEET 1 - COVER SHEET
- SHEET 2 - SITE SURVEY
- SHEET 3 - CONCEPTUAL TESC PLAN
- SHEET 4 - TESC NOTES & DETAILS
- SHEET 5 - CONCEPTUAL GRADING & DRAINAGE PLAN
- SHEET 6 - CONCEPTUAL STORM PROFILES
- SHEET 7 - CONCEPTUAL UTILITIES PLAN
- SHEET 8 - ROAD SECTIONS
- SHEET 9 - SIGHT DISTANCE
- SHEET 10 - SIGHT DISTANCE
- SHEET 11 - ILLUMINATION PLANS
- SHEET X - X
- SHEET X - X



SHEET NO.

C-I

LEGAL DESCRIPTION
(LEGAL DESCRIPTION CONTAINED WITHIN DEED RECORDED UNDER RECORDING NO. 200210240555.)

LOT 3, SHORT PLAT NO. 8405310234, FILED WITH THE PIERCE COUNTY AUDITOR, IN PIERCE COUNTY, WASHINGTON.

SITUATE IN THE CITY OF GIG HARBOR, COUNTY OF PIERCE, STATE OF WASHINGTON.

TOPOGRAPHIC SURVEY TAX PARCEL NO. 0221066003

LYING WITHIN THE NW. 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST, W.M.,
CITY OF GIG HARBOR, PIERCE COUNTY, STATE OF WASHINGTON.

SITE DATA

TAX PARCEL NO. 0221066003

AREA: 94,537± SQ. FT. - 2.2± ACRES

ADDRESS:
XXX 89TH ST. NW.
GIG HARBOR, WA. 98407

T.P.N. 0221066014 LOT 2

89TH ST. NW.

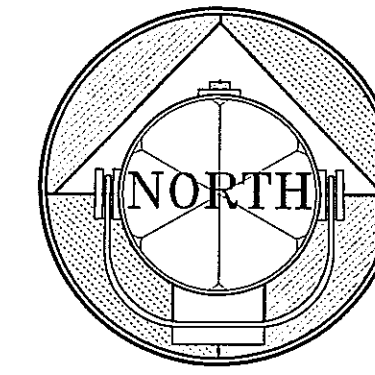
(PRIVATE RD.)

LOT 3

S.P. A.F.N.
8405310234

T.P.N. 0221066003

T.P.N. 0221066004

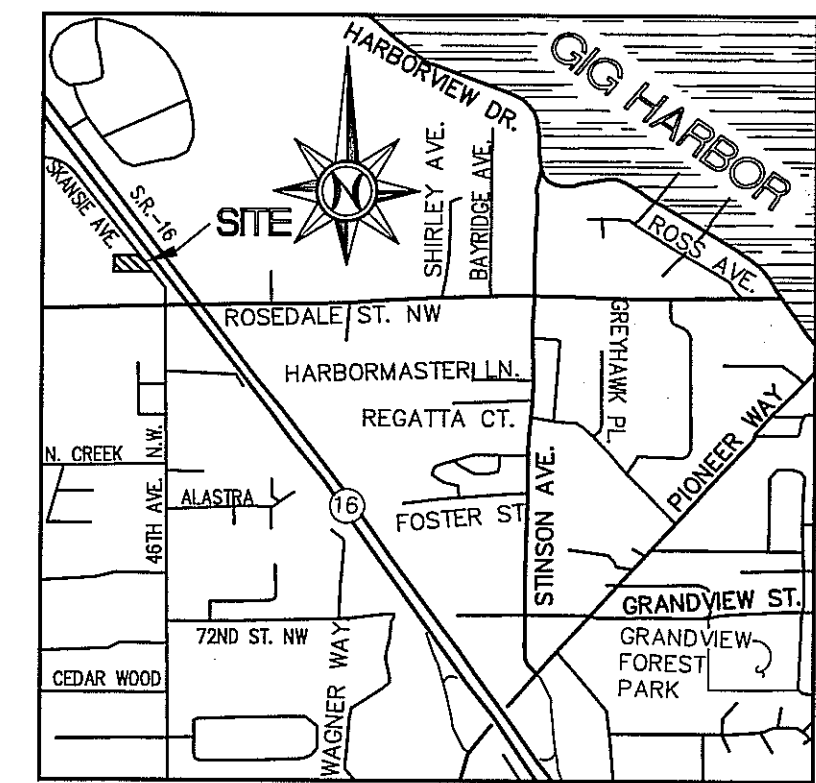


GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGEND

- FOUND SECTION CORNER AS NOTED
- CALCULATED QUARTER CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND LEAD MONUMENT AS NOTED
- SET BENCHMARK AS NOTED
- STORM SEWER CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- COMMUNICATIONS RISER
- ELECTRICAL POWER VAULT
- ELECTRICAL POWER TRANSFORMER
- ECOLOGY BLOCKS
- SIGN
- SOIL LOG PIT
- CENTERLINE OF RIGHT OF WAY
- PROPERTY LINE
- RIGHT-OF-WAY
- BOLLARD
- CHAIN LINK FENCE AS NOTED
- SPOT ELEVATION
- UNDERGROUND ELECTRICAL LINE
- UNDERGROUND WATER LINE
- STORM SEWER LINE AS NOTED
- CONCRETE BLOCK WALL



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

HELD SOUTH 19°56'21" EAST BETWEEN NW. CORNER SECTION 6 AND SE. CORNER OF LOT 3 AS SHOWN ON SHORT PLAT RECORDED UNDER A.F.N. 8405310234 AND SHOWN HEREON.

METHODS AND EQUIPMENT

SURVEY PERFORMED WITH A 5" TOTAL STATION, USING TRAVERSE AND RADIAL SURVEY METHODS. THIS SURVEY MEETS OR EXCEEDS ACCURACY REQUIREMENTS CONTAINED IN WAC 332.130.090.

VERTICAL DATUM

N.A.V.D. 88.

MONUMENT ID NO. 6403, ESTABLISHED BY W.S.D.O.T. SURFACE BRASS WITH PUNCH ON THE NORTH WALK OF OVER PASS AT 24TH ST. E. AND HWY 167, WITH AN PUBLISHED ELEVATION OF 62.392.

SURVEY REFERENCES

PIERCE COUNTY QUARTER SECTION MAP OF THE NW. 1/4, SEC. 6, TWP. 21 N., RGE. 2 E., W.M.

RECORD OF SURVEY UNDER A.F.N. 8205030142

SHORT PLAT UNDER A.F.N. 8405310234

TOPOGRAPHIC NOTES:

THE PURPOSE OF THIS TOPOGRAPHIC SURVEY IS TO SHOW THE CURRENT TERRAIN FEATURES OF T.P.N. 0221066003 WITH CONTOURS.

CONTOURS ARE DERIVED FROM DIRECT FIELD OBSERVATIONS USING A SOKKIA 3110 5" INSTRUMENT.

CONTOURS SHOWN ARE AT 2 FOOT INTERVALS.

SITE T.B.M. P/K NAIL

ELEVATION ACCURACY IS NATIONAL MAPPING STANDARDS, 1/2 THE CONTOUR INTERVAL

BOUNDARY INFORMATION IS BASED ON SURVEYS PER PIERCE COUNTY RECORDING NO. S 8205030142 AND 8405310234. THIS WAS BASED ON THE FOUND SURVEY POINTS SHOWN ON THE DRAWING.

ALL UTILITIES SHOWN ARE BASED ON FIELD OBSERVED LOCATION OF STRUCTURES, EXCEPT THOSE STORM STRUCTURES THAT FALL WITHIN THE CITY OF GIG HARBOR. THOSE STRUCTURES ARE SHOWN BASED ON UNRECORDED SURVEY BY PRIZM SURVEYING INC.

NARRATIVE NOTES:

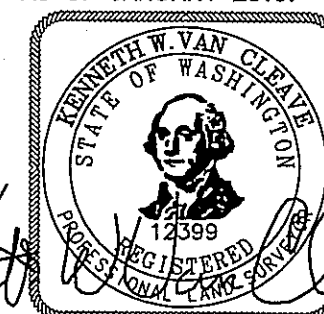
THE PURPOSE OF THIS SURVEY IS A TOPOGRAPHIC SURVEY OF LOT 3 OF PIERCE COUNTY SHORT RECORDED UNDER A.F.N. 8405310234, PIERCE COUNTY TAX PARCEL NO. 0221066003, THE FOUND CORNERS AND THE WEST QUARTER CORNER OF SECTION 6 WERE UTILIZED TO CALCULATE THE BOUNDARY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. IT IS UNKNOWN WHAT EASEMENTS OR OTHER ENCUMBRANCES MAY AFFECT THE SUBJECT PROPERTY WITHOUT SUCH REPORT. THOSE EASEMENTS SHOWN OR NOTED (IF ANY) ARE ONLY THOSE THAT THIS SURVEYOR HAS BEEN MADE AWARE OF.

THE BOUNDARY LINES AND CORNERS DEPICTED ON THIS SURVEY REPRESENT POSITIONS DETERMINED FROM A LEGAL DESCRIPTIONS CONTAINED WITHIN A CONVEYANCE DEED FOR THE PROPERTY. THEY DO NOT PURPORT TO SHOW POTENTIAL OWNERSHIP LINES DETERMINED BY A COURT OF LAW. THE OCCUPATION AND/OR POSSESSION OF LAND (I.E. FENCING, BUILDINGS, DRIVEWAYS, WALLS, MAINTAINED AREAS, ETC.) UPON OR ACROSS THE SUBJECT PARCELS DEED BOUNDARY MAY BE EVIDENCE OF THE RIGHTS OF OTHERS.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE REPRESENTS THE TOPOGRAPHIC FEATURES AS THEY EXIST ON THE GROUND AS OF JANUARY 2019.



KENNETH W. VAN CLEAVE R.P.L.S. NO. 12399

DATE 1/29/19

REV. NO.	DESCRIPTION OF REVISION	DATE	BY

TOPOGRAPHIC SURVEY
TAX PARCEL NO. 0221066003
GIG HARBOR, WASHINGTON

CLIENT
LAC HOLDINGS, LLC
C/O RANDY CHOPP
P.O. BOX 936
GIG HARBOR, WASHINGTON 98335

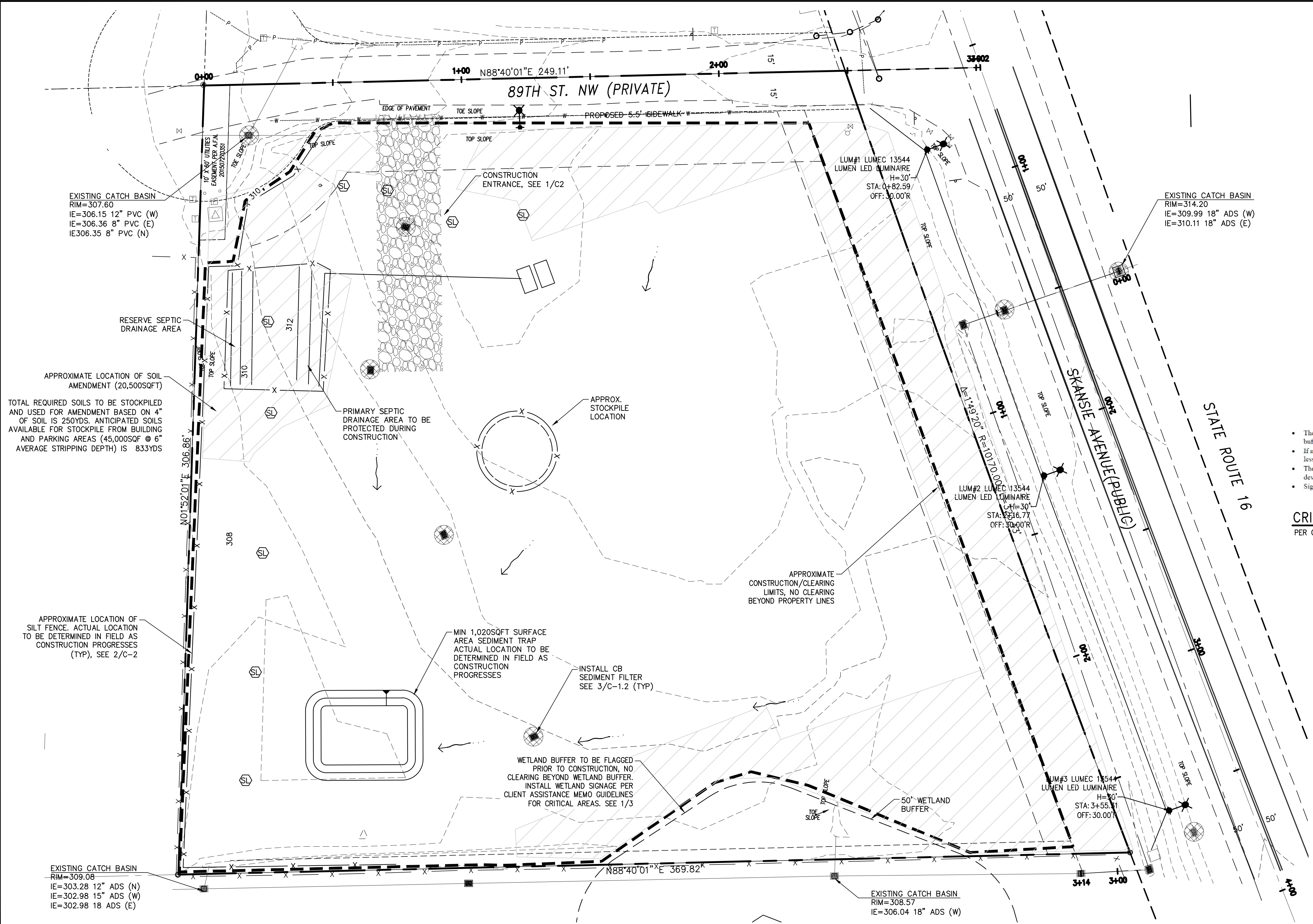
PSS INC.
PUGET SOUND SURVEYING
P.O. BOX 7470
TACOMA, WASHINGTON 98417
OFFICE 253-328-8686
BOUNDARY AND TOPOGRAPHIC SURVEYS

DATE OF SURVEY 1/27/19
DRAWN BY KV/RG
DATE 1/28/19

SEC. 6 TWP. 21 N. RGE. 2 E.

SHEET 1 OF 1

PROJECT NO. 2019-136
DRAWING NO. 2018-136BG



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

Attach sign to post with 5/16 galvanized lag bolt with washer

Screen Printed Aluminum

Attach sign to post with 5/16 galvanized lag bolt with washer

8 foot - 4x4 Cedar or Pressure-treated Post set 3 feet into hole

5 feet to grade

Critical Area
Habitat protection and conservation for the Skansie Mini Storage project. Please contact City of Gig Harbor at 361-9614-75 for more information.

- The Critical Area sign shall be posted at the outer boundary of the Critical Area buffer, unless otherwise specified in project approvals.
- If not specified in project approvals, one sign shall be posted per lot or posted every 50-feet, whichever distance is less and resulting in a greater number of signs.
- The signs shall be posted in prominent and visible locations, and at the closest distance to the proposed development.
- Signs may alternatively be attached to critical area fencing when fencing is required.

CRITICAL AREA SIGNAGE
PER COGH CLIENT ASSISTANCE MEMO

SCALE : NTS

1



REVISIONS	

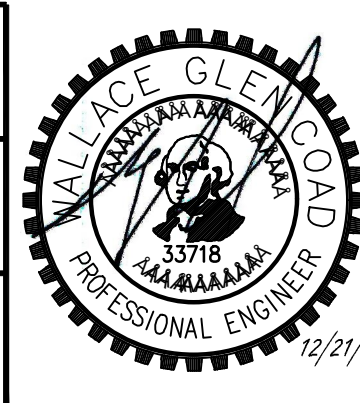
DEVELOPMENT ENGINEERING, PLLC

2306 A Street
Tacoma, WA 98402
(253) 228-0513
www.de-civil.com

DESIGNED BY:	WGC
DRAWN BY:	WGC
CHECKED BY:	WGC
APPROVED BY:	WGC
SCALE:	AS SHOWN
OTHER:	

SKANSIE MINI STORAGE
5116 - 89TH STREET NW
GIG HARBOR, WASHINGTON

CIVIL CONCEPTUAL TESC PLAN	PERMIT NO.
	PL-SPR-19-0010
	DRAWING NO.
SHEET	OF
	3 11



PRELIMINARY NOT FOR CONSTRUCTION

SEEDING NOTES

- SEEDING MIXTURE SHALL BE GRASS SEED AND SHALL BE APPLIED AT A RATE OF 1LB PER 1000SQFT.
- SEED BEDS PLANTED BETWEEN MAY 1 AND OCTOBER 31 WILL REQUIRE IRRIGATION AND OTHER MAINTENANCE AS NECESSARY TO FOSTER AND PROTECT ROOT STRUCTURE.
- FOR SEED BEDS PLANTED BETWEEN OCTOBER 31 AND APRIL 30, ARMORING OF SEED BEDS WILL BE NECESSARY (E.G., GEOTEXTILES, JUTE MAT, CLEAR PLASTIC COVERING).
- BEFORE SEEDING, INSTALL NEEDED SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, INTERCEPTOR DIKES, SWALES, LEVEL SPREADERS, AND SEDIMENT BASINS.
- THE SEED BEDS SHALL BE FIRM WITH A FAIRLY FINE SURFACE, FOLLOWING SURFACE ROUGHENING. PERFORM ALL OPERATIONS ACROSS OR AT RIGHT ANGLES TO THE SLOPE.
- FERTILIZERS ARE TO BE USED ACCORDING TO SUPPLIERS RECOMMENDATIONS. AMOUNTS USED SHOULD BE MINIMIZED, ESPECIALLY ADJACENT TO WATER BODIES AND WETLANDS.

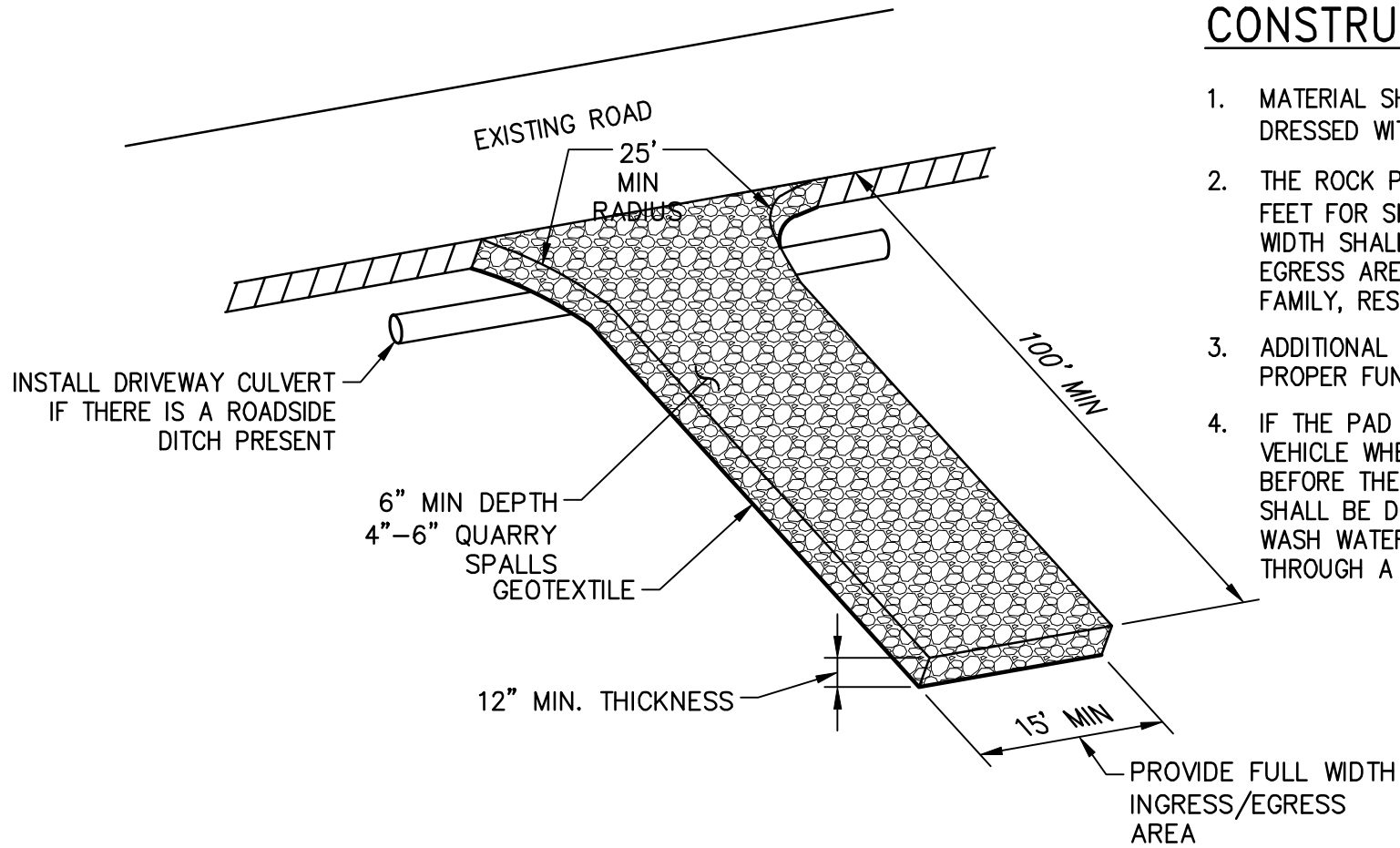
GRADING NOTES

- CUT SLOPES < 2 HORIZONTAL TO 1 VERTICAL OR AS RECOMMENDED BY A SOILS ENGINEER. (17A.30.010.A.1)
- THE CATCH POINT OF THE TOP OF THE SLOPE SET BACK FROM THE BOUNDARY LINE PER THE TABLE; (17A.30.010.A.2) (17A.30.010.B)

CUT DEPTH	SETBACK DISTANCE
< 5'	2'
5' - 20	HEIGHT/2
>20'	10'

FILL
- FILL SLOPES NOT STEEPER THAN 1 ½ HORIZONTAL TO 1 VERTICAL OR AS RECOMMENDED BY A SOILS ENGINEER. (17A.30.010.B)
- GROUND SURFACE FOR FILLS OVER 5' IN HEIGHT PREPARED BY REMOVING VEGETATION, NONCOMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS AND SCARIFYING. (17A.30.010.C)
- GROUND SURFACE FOR FILLS WHERE EXISTING SLOPES ARE > 5 HORIZONTAL TO 1 VERTICAL PREPARED BY BENCHING INTO COMPETENT MATERIAL. THE BENCH IS AT LEAST 10' WIDE OR AS RECOMMENDED BY A SOILS ENGINEER. (17A.30.010.C)
- NO MATERIAL OTHER THAN EARTH MATERIAL BURIED OR PLACED IN FILLS. (17A.30.010.D)
- THE TOE OR CATCH POINT OF FILL SLOPES SET BACK FROM THE SITE BOUNDARY LINE IN ACCORDANCE WITH THE FOLLOWING TABLE, UNLESS A RETAINING WALLS IS DESIGNED BY AN ENGINEER AND CONSTRUCTED FOR THIS PROJECT; (17A.30.010.F)

FILL DEPTH	SETBACK DISTANCE
< 5'	2'
5' - 40'	HEIGHT/2
> 40'	20'



CONSTRUCTION ENTRANCE

STORMWATER NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND THE MOST CURRENT COPY OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (WSDOT / APWA) AND AS AMENDED BY THE CITY OR STATE.
- TEMPORARY EROSION/WATER POLLUTION PREVENTION MEASURES SHALL BE REQUIRED IN ACCORDANCE WITH THE CITY OF GIG HARBOR STORMWATER MANAGEMENT MANUAL AND THE DEPT. OF ECOLOGY'S CONSTRUCTION STORMWATER GENERAL PERMIT.

SHOULD THE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THIS DRAWING NOT PROVE ADEQUATE TO CONTROL EROSION AND SEDIMENTATION, THE APPLICANT/CONTRACTOR SHALL INSTALL ADDITIONAL FACILITIES AS NECESSARY TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
- CALL THE UNDERGROUND LOCATE LINE 1-800-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATIONS.
- THE STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED ACCORDING TO APPROVED PLANS ON FILE WITH THE CITY. ANY SIGNIFICANT DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE CITY.
- A COPY OF THE APPROVED STORMWATER PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- ALL EROSION CONTROL AND STORMWATER FACILITIES SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE DESIGNATED CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) DURING CONSTRUCTION.
- IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND OTHER RELATED OR REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE MUNICIPALITY'S RIGHT OF WAY. IT SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL ABIDE BY ALL REQUIREMENTS FOR TRAFFIC CONTROL AND SAFETY WHEN WORKING IN THE ROAD RIGHT OF WAY.
- THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IN THE EVENT OR DISCOVERY OF POOR SOILS, STANDING GROUNDWATER, OR SEVERE DISCREPANCIES FROM SOIL LOG DESCRIPTIONS AS NOTED ON THE PLANS.
- FOR PUBLIC SYSTEMS, THE CONTRACTOR SHALL CALL FOR INSPECTION 48 HOURS PRIOR TO COVERING ANY DRAINAGE STRUCTURE.
- ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK, SHALL HAVE SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY SHALL HAVE SOLID LOCKING LIDS.

MULCHING NOTES

- MULCH MATERIALS USED SHALL BE STRAW AND SHALL BE APPLIED AT A RATE OF 100LBS PER 1000SQFT.
- MULCHING SHALL BE APPLIED IN ALL AREAS WITH EXPOSED SLOPES GREATER THAN 2:1.
- MULCHING SHALL BE USED IMMEDIATELY AFTER SEEDING OR IN AREAS WHICH CANNOT BE SEEDED BECAUSE OF THE SEASON.
- ALL AREAS NEEDING MULCH SHALL BE COVERED BY NOVEMBER 1.

CONSTRUCTION ENTRANCE NOTES

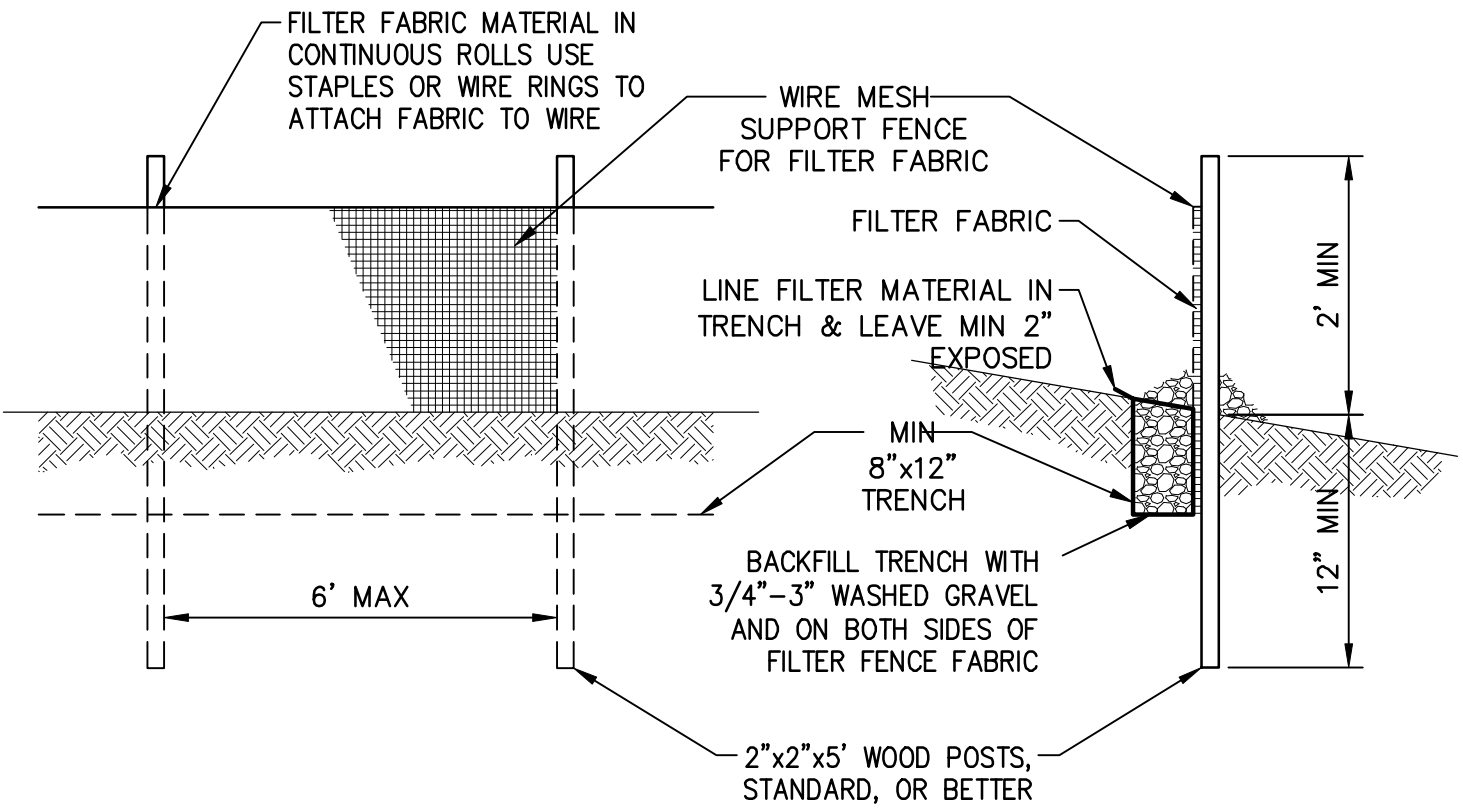
- MATERIAL SHALL BE 4" TO 8" QUARRY SPALLS AND MAY BE TOP DRESSED WITH 1" TO 3" ROCK.
- THE ROCK PAD SHALL BE AT LEAST 12" THICK AND 50' LONG (20 FEET FOR SITES WITH LESS THAN 1 ACRE OF DISTURBED SOIL). WIDTH SHALL BE THE FULL LENGTH OF THE VEHICLE INGRESS AND EGRESS AREA. SMALLER PADS MAY BE APPROVED FOR SINGLE FAMILY, RESIDENTIAL, AND SMALL COMMERCIAL SITES.
- ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
- IF THE PAD DOES NOT ADEQUATELY REMOVE THE MUD FROM THE VEHICLE WHEELS, THE WHEELS THE VEHICLE SHALL BE HOSED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE WASHING SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION FACILITY OR THROUGH A SILT FENCE.

SILT FENCE NOTES

- FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY FASTENED ON BOTH ENDS TO POST.
- POSTS SHALL BE A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 30").
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 8" WIDE AND 12" DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER. THIS TRENCH SHALL BE BACKFILLED WITH WASHED GRAVEL.
- WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1" LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4" AND SHALL NOT EXTEND MORE THAN 24" ABOVE THE ORIGINAL GROUND SURFACE.
- THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20" OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 24" ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POST WITH ALL OTHER PROVISIONS OF ABOVE NOTES APPLYING.
- FILTER FABRIC FENCES SHALL NOT BE REMOVED BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
- FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SILT FENCES WILL BE INSTALLED PARALLEL TO ANY SLOPE CONTOURS.
- CONTRIBUTING LENGTH TO FENCE WILL NOT BE GREATER THAN 100'.
- DO NOT INSTALL BELOW AN OUTLET PIPE OR WEIR.
- INSTALL DOWNSLOPE OF EXPOSED AREAS.
- DO NOT DRIVE OVER OR FILL OVER SILT FENCES.

STOCKPILING SOIL NOTES

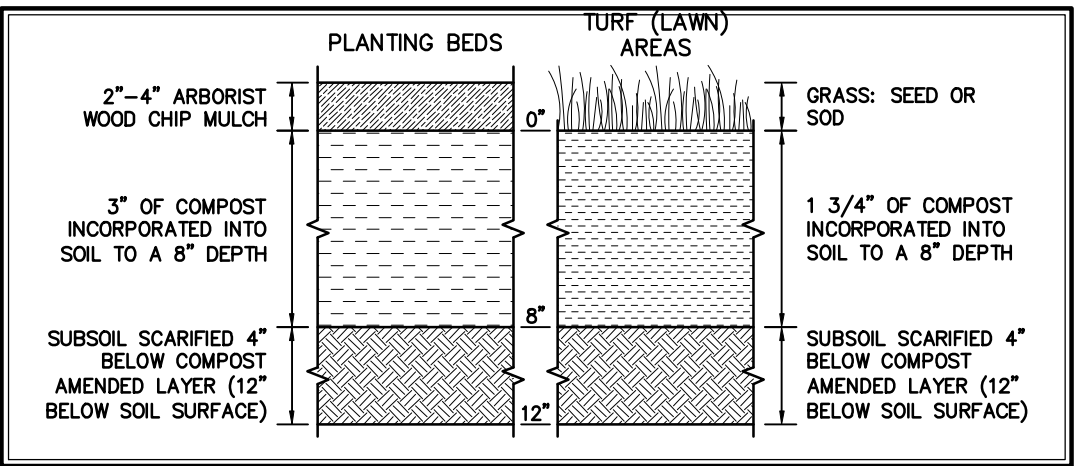
- STOCKPILES SHALL BE STABILIZED (WITH PLASTIC COVERING OR OTHER APPROVED DEVICE) DAILY BETWEEN NOVEMBER 1 AND MARCH 31.
- IN ANY SEASON, SEDIMENT LEACHING FROM PILES MUST BE PREVENTED.
- TOPSOIL SHALL NOT BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBGRADE IS EXCESSIVELY WET, OR WHEN CONDITIONS EXIST THAT MAY BE OTHERWISE DETRIMENTAL TO PROPER GRADING OR PROPOSED SODDING OR SEEDING.
- PREVIOUSLY ESTABLISHED GRADES ON THE AREAS TO BE TOPSOILED SHALL BE MAINTAINED ACCORDING TO THE APPROVED PLAN.



SILT FENCE

TEMPORARY EROSION AND SEDIMENTATION CONTROL NOTES:

- APPROVAL OF THIS TEMPORARY EROSION AND SEDIMENTATION CONTROL (TESC) PLAN DOES NOT CONSTITUTE AND APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS RETENTION FACILITIES, UTILITIES, ETC.)
- THE IMPLEMENTATION OF THESE EROSION AND SEDIMENT CONTROL PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED, THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
- THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAY DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED TESC METHODS (E.G. SEEDING, MULCHING, PLASTIC COVERING, ETC.)
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.



SOIL AMENDMENT SECTION

SCALE : NTS

3



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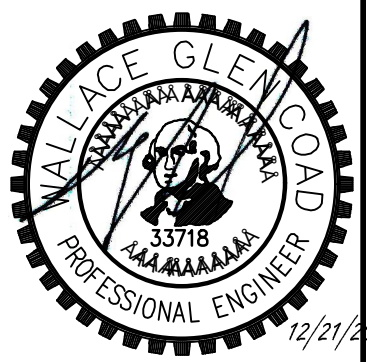
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SKANSIE MINI STORAGE

5116 - 89TH STREET NW

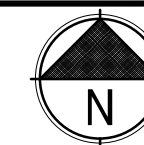
GIG HARBOR, WASHINGTON

CIVIL TESC NOTES & DETAILS	PERMIT NO.	PL-SPR-19-0010
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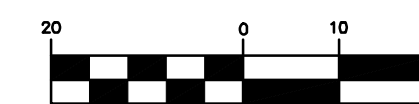


PN:0221066001
OWNER: CITY OF GIG HARBOR

PN:0221066014
OWNER: BUJACICH, LLC



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

SITE STATISTICS

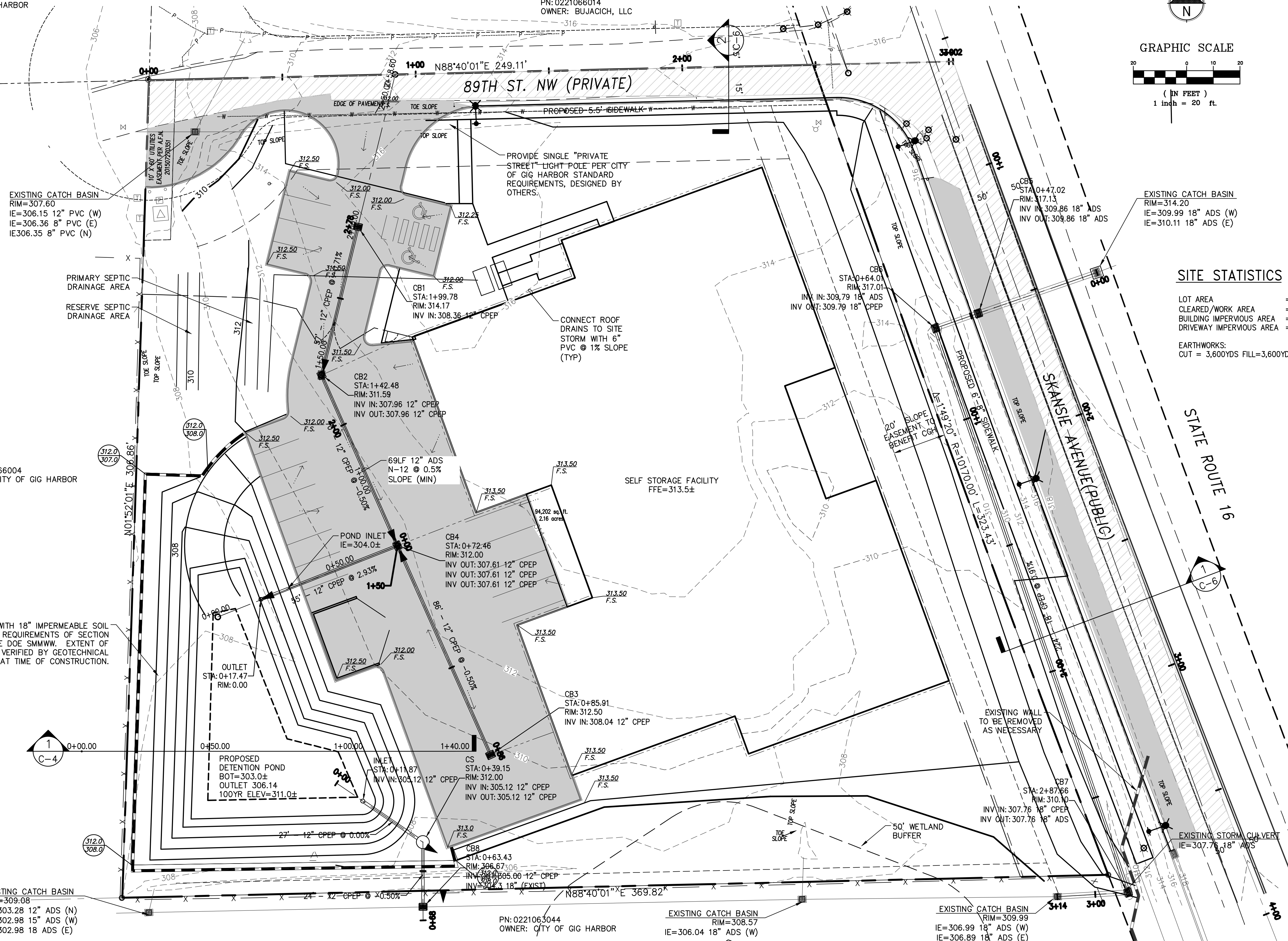
LOT AREA = 2.18 ACRES (94,961 SQFT)
CLEARED/WORK AREA = 1.83 ACRES (79,600 SQFT)
BUILDING IMPERVIOUS AREA = 25,525 SQFT
DRIVEWAY IMPERVIOUS AREA = 20,635 SQFT

EARTHWORKS:
CUT = 3,600YDS FILL=3,600YDS

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POND TO BE LINED WITH 18" IMPERMEABLE SOIL LINER MEETING REQUIREMENTS OF SECTION V-4.4.3 OF THE DOE SMMWW. EXTENT OF LINER TO BE VERIFIED BY GEOTECHNICAL ENGINEER AT TIME OF CONSTRUCTION.

EXISTING CATCH BASIN
RIM=309.08
IE=303.28 12" ADS (N)
IE=302.98 15" ADS (W)
IE=302.98 18 ADS (E)

EXISTING CATCH BASIN
RIM=307.60
IE=306.15 12" PVC (W)
IE=306.36 8" PVC (E)
IE=306.35 8" PVC (N)

EXISTING CATCH BASIN
RIM=314.20
IE=309.99 18" ADS (W)
IE=310.11 18" ADS (E)

EXISTING CATCH BASIN
RIM=308.57
IE=306.04 18" ADS (W)

EXISTING CATCH BASIN
RIM=309.99
IE=306.99 18" ADS (W)
IE=306.89 18" ADS (E)

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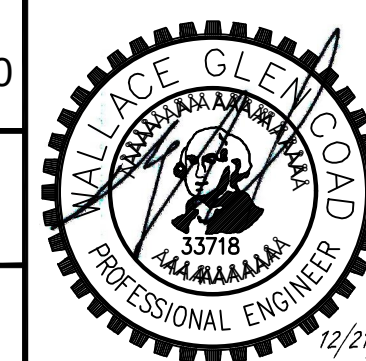
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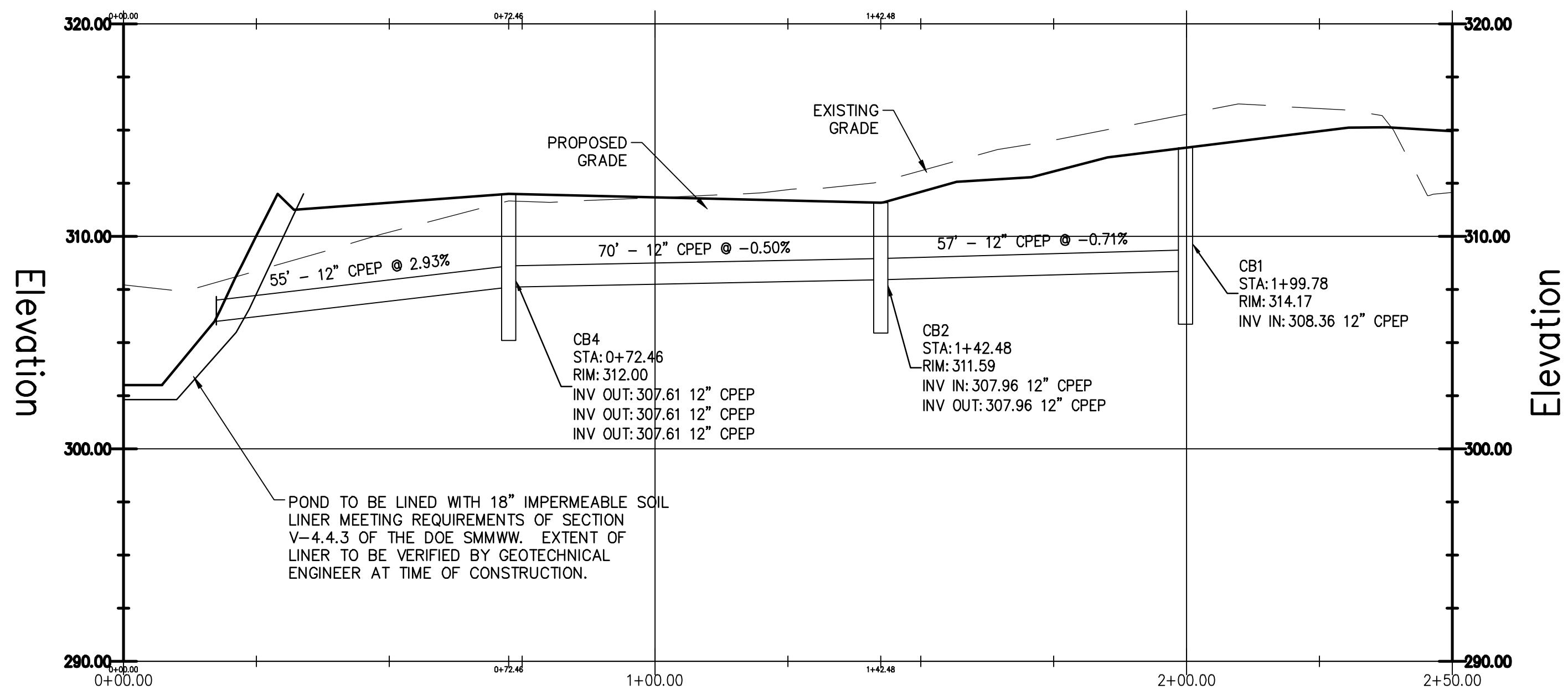
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CIVIL
CONCEPTUAL GRADING
& DRAINAGE PLAN

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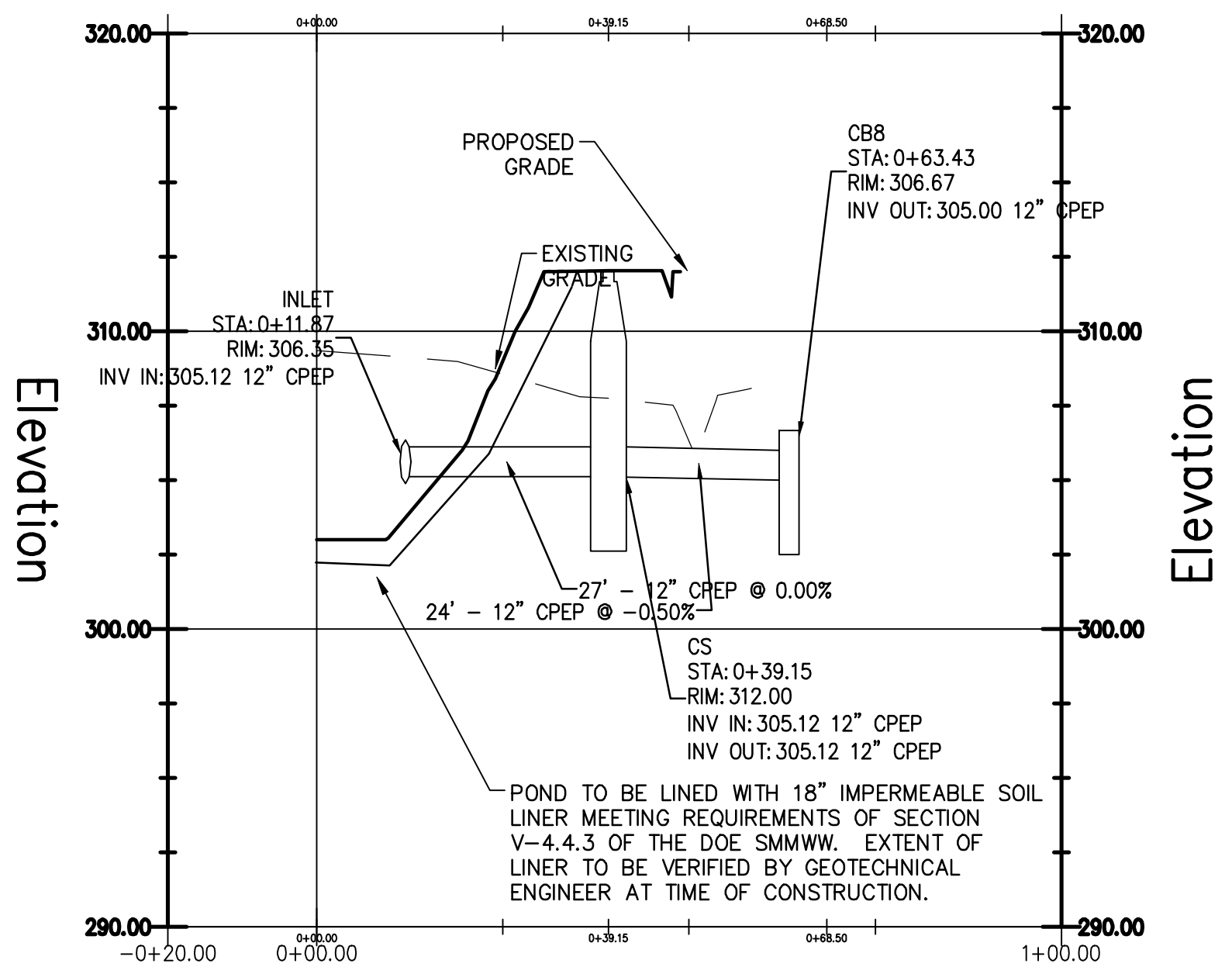




PRELIMINARY STORM PROFILE NORTH LEG

SCALE : 1"=20 H, 1"=5 V

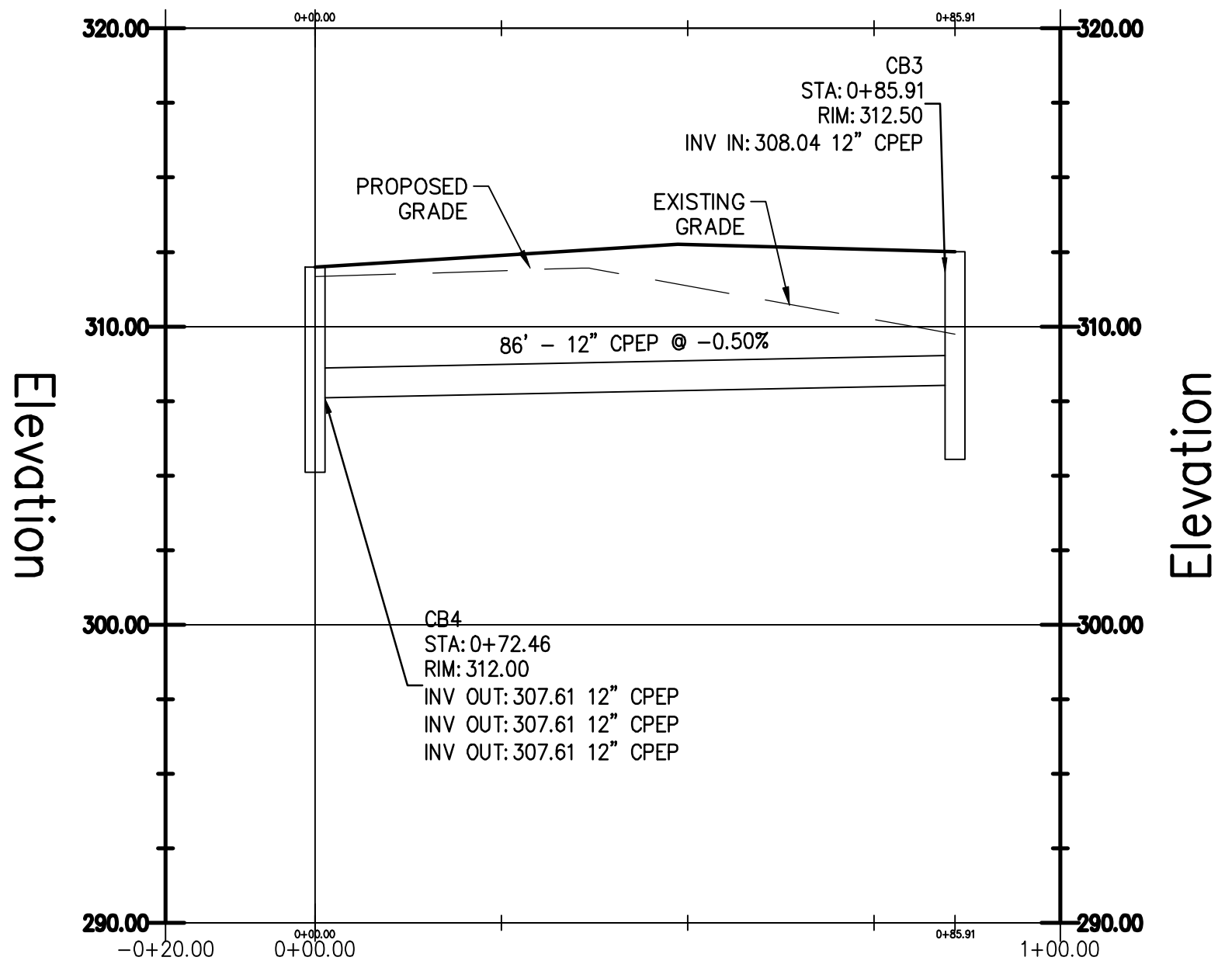
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PRELIMINARY STORM PROFILE OUTLET

SCALE : 1"=20 H, 1"=5 V

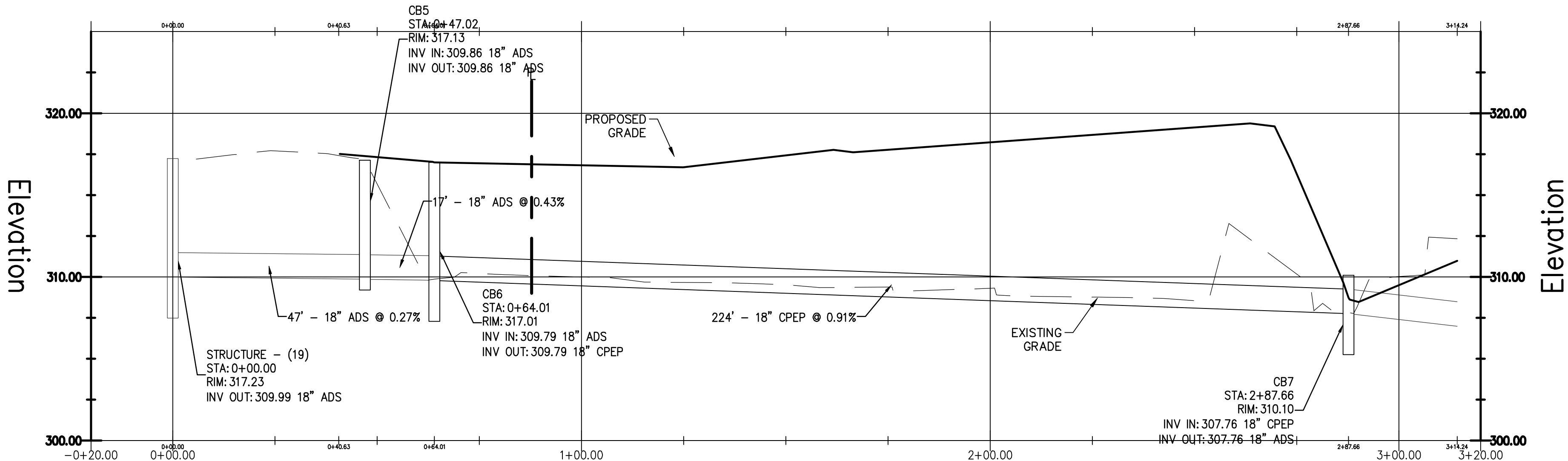
2



PRELIMINARY STORM PROFILE SOUTH LEG

SCALE : 1"=20 H, 1"=5 V

3



SKANSIE ROAD PRELIMINARY STORM PROFILE

SCALE : 1"=20 H, 1"=5 V

4



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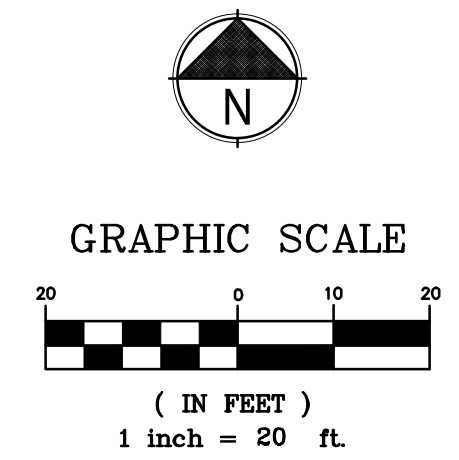
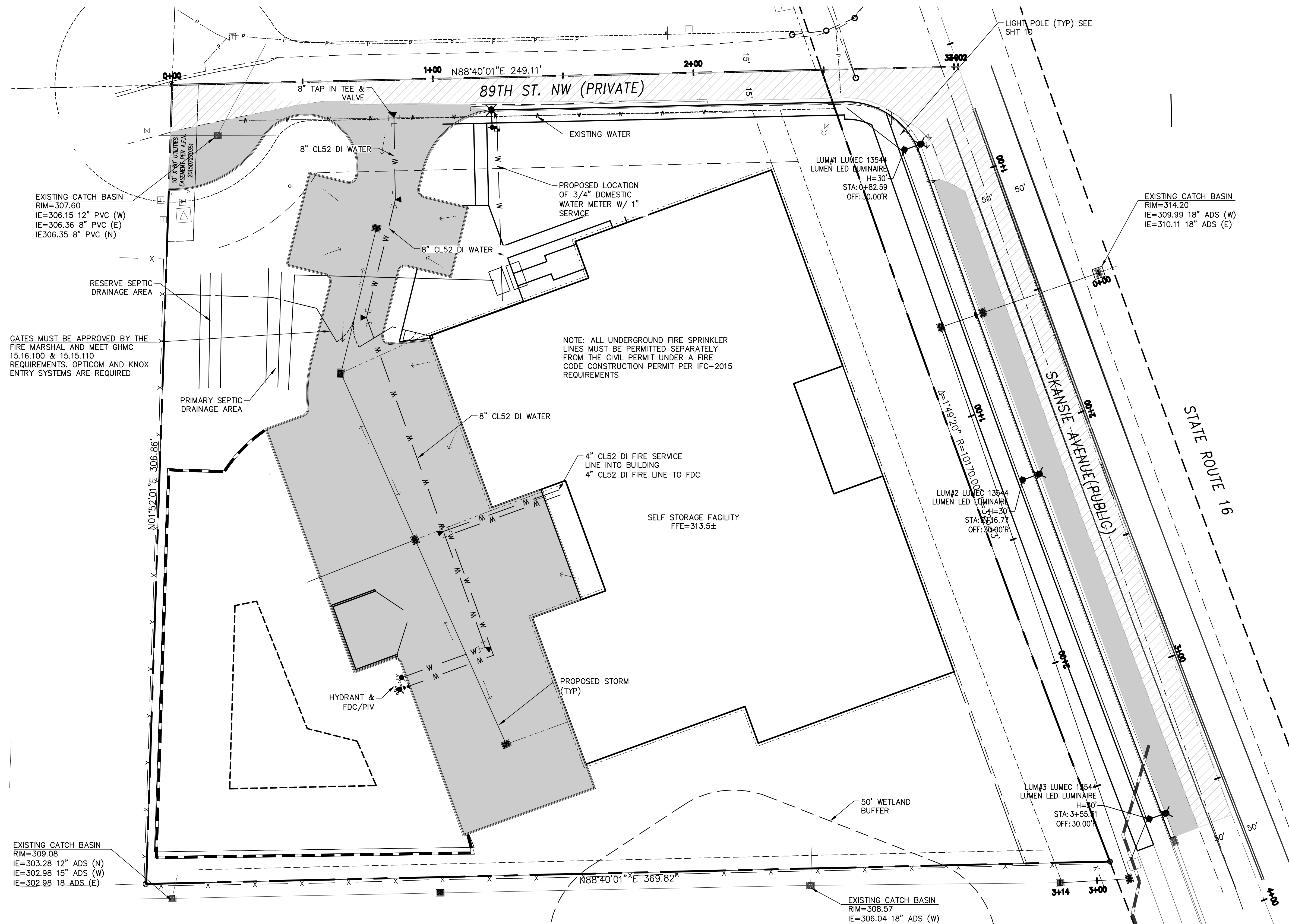
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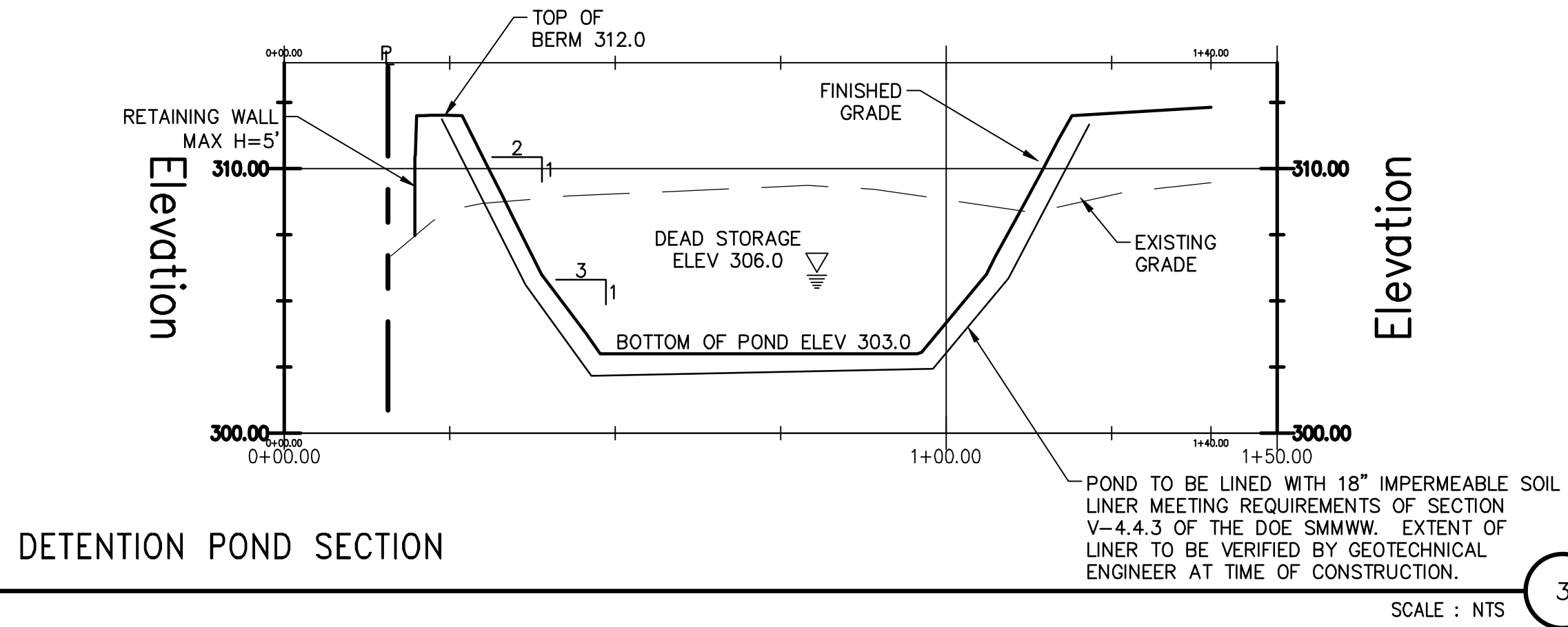
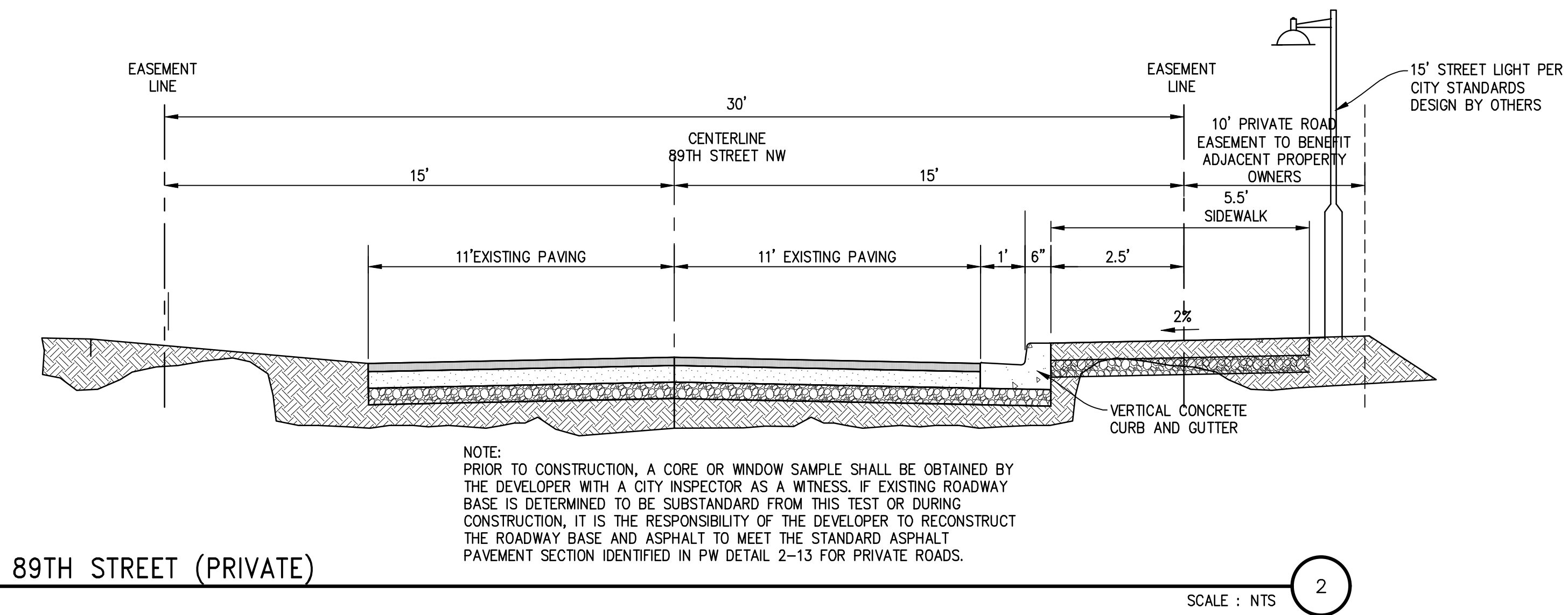
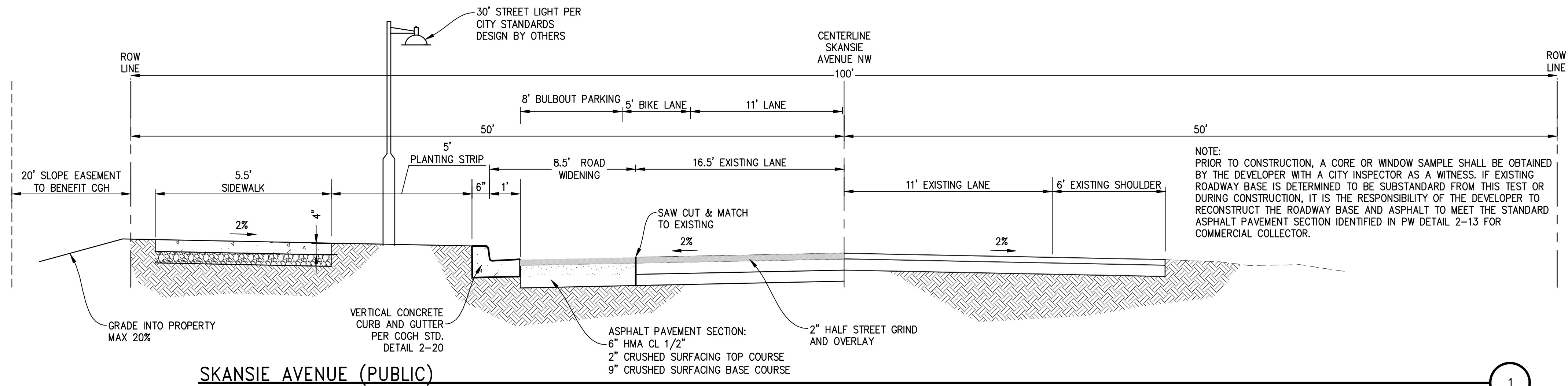
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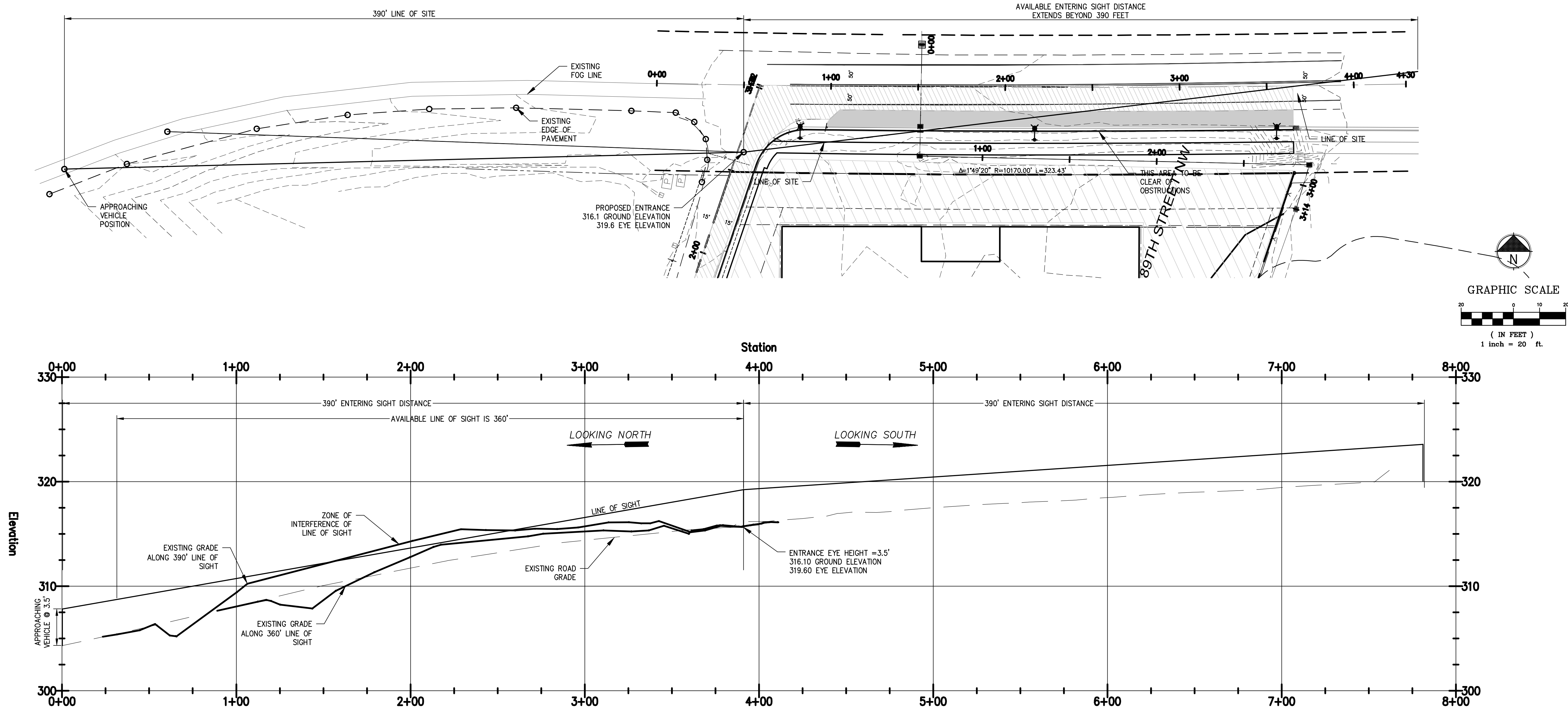
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ROAD SECTIONS

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ENTERING SIGHT DISTANCE DIAGRAM
SKANSIE AVENUE



- NOTE:
1. THERE ARE CURRENTLY OBSTRUCTIONS TO ENTERING SITE DISTANCE AT THE PROPOSED ENTRANCE THAT LIMIT THE AVAILABLE SIGHT DISTANCE TO APPROXIMATELY 360'.
 2. IMPROVEMENTS PROPOSED FOR THE "BUJACICH BUSINESS PARK & STORAGE" WILL IMPROVE SIGHT DISTANCE TO THE REQUIRED MINIMUM 390'. IMPROVEMENTS WILL INCLUDE BUT NOT NECESSARILY BE LIMITED TO ADDITIONAL ROW DEDICATION, SIDEWALKS AND RETAINING WALLS.
 3. SIGHT DISTANCE LOOKING TO THE SOUTH ALONG SKANSIE AVENUE EXCEEDS 390 FEET WITH NO OBSTRUCTIONS.

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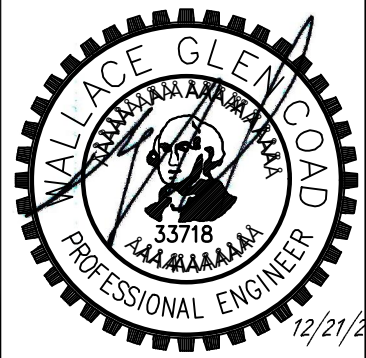
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ENTERING SITE DISTANCE

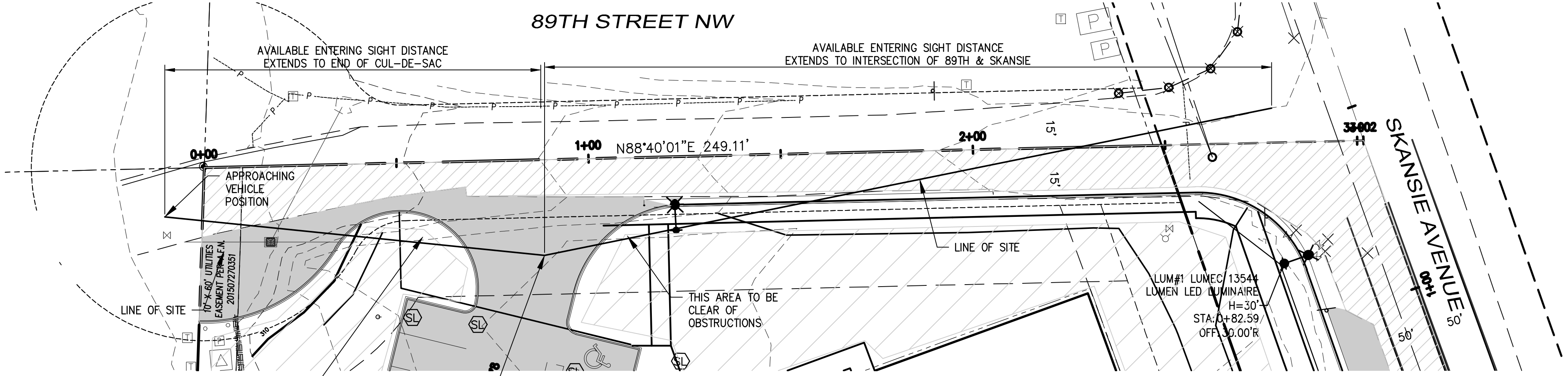
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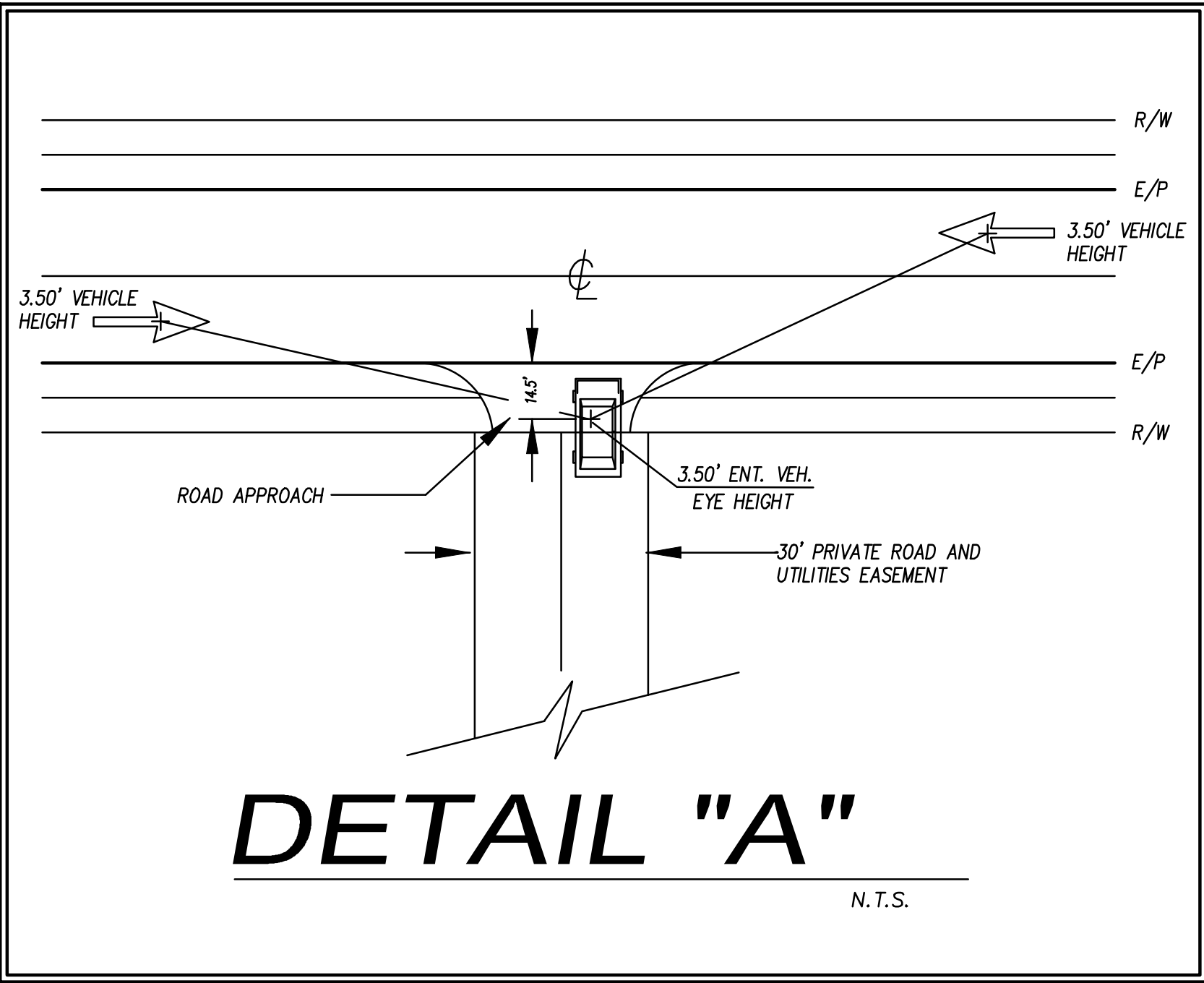
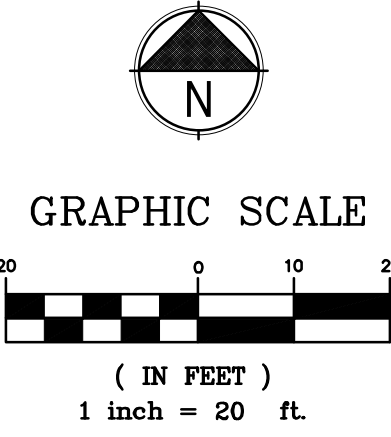
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ENTERING SIGHT DISTANCE DIAGRAM

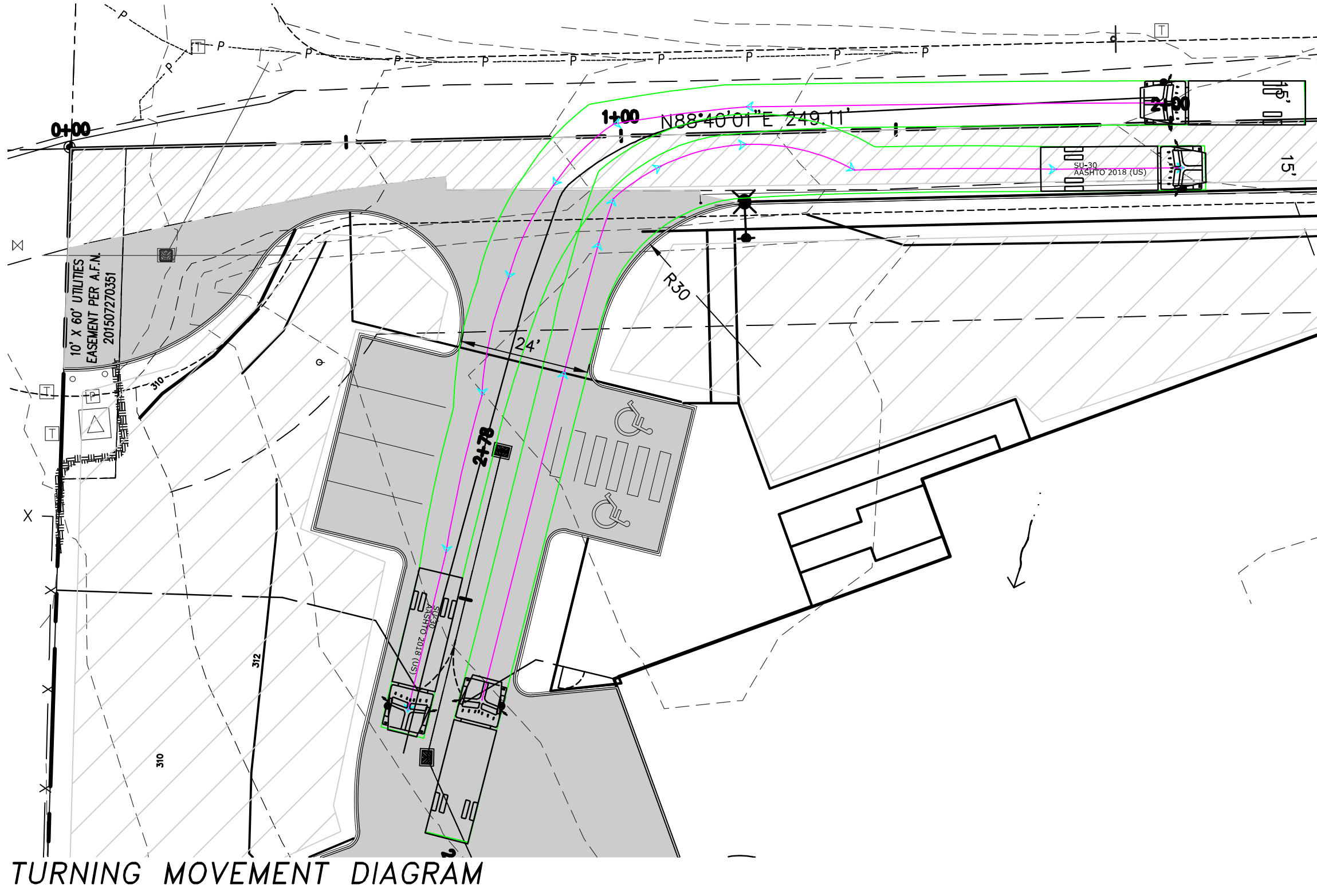
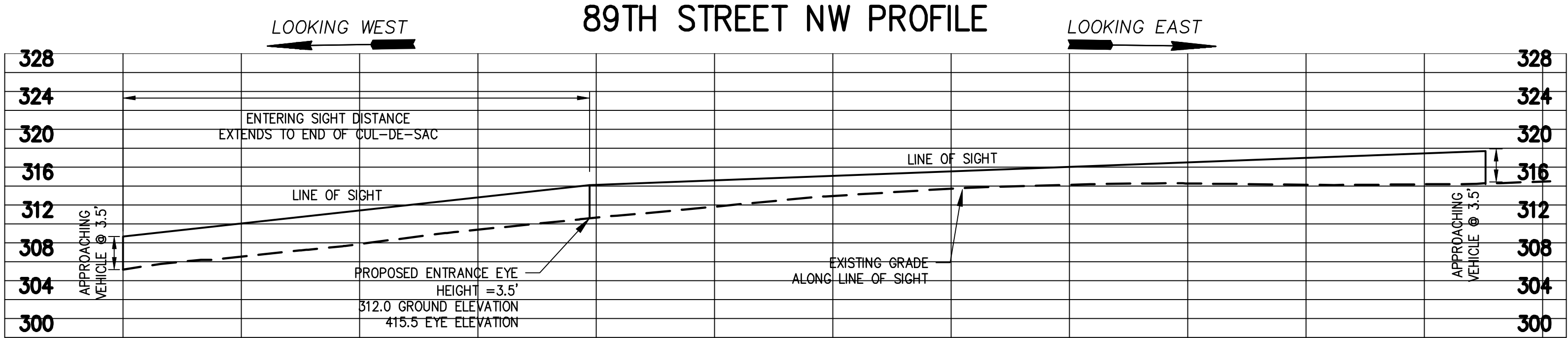
89TH STREET NW



- NOTE:
1. THERE ARE CURRENTLY NO OBSTRUCTIONS TO ENTERING SITE DISTANCE AT THE PROPOSED DRIVEWAY ENTRANCE.
 2. THERE SHALL BE NO LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE UNLESS IT IS DEMONSTRATED IT WILL NOT BE AN OBSTRUCTION.
 3. SITE DISTANCE TO THE EAST EXTENDS TO THE INTERSECTION OF 89TH STREET NW & SKANSIE AVE THEREFORE TRAFFIC CAN BE SEEN TO THE PHYSICAL LIMITS OF THE ROAD.
 4. SITE DISTANCE TO THE WEST EXTENDS TO THE END OF THE CUL-DE-SAC THEREFORE TRAFFIC CAN BE SEEN TO THE PHYSICAL LIMITS OF THE ROAD.



Entering Sight Distance (ESD)					
Posted/Legal Speed (mph)	25	30	35	40	45
ESD (feet)	295	355	415	470	530



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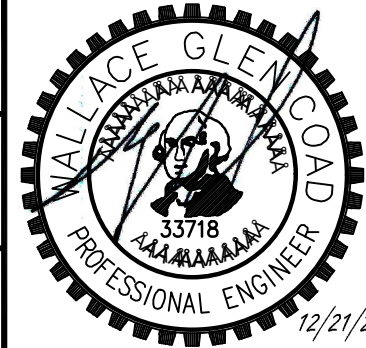
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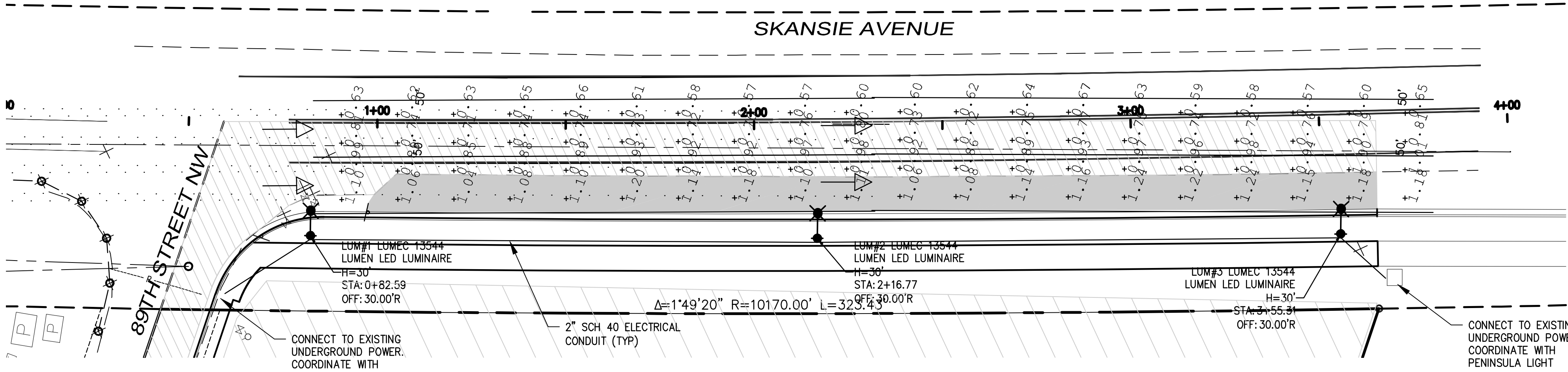
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ENTERING SITE DISTANCE

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ILLUMINATION DIAGRAM



GENERAL NOTES (ROADWAY ILLUMINATION CONSTRUCTION)

1. ALL WORKMANSHIP, MATERIALS AND TESTING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, NATIONAL ELECTRICAL CODE OR CITY OF GIG HARBOR PUBLIC WORKS STANDARDS UNLESS OTHERWISE SPECIFIED BELOW. IN CASES OF CONFLICT, THE MOST STRINGENT STANDARD SHALL APPLY. WHEN THE MOST STRINGENT STANDARD IS NOT CLEAR, THE CITY ENGINEER WILL MAKE THE DETERMINATION. THE ELECTRICAL CONTRACTOR SHALL BE FAMILIAR WITH ALL ABOVE STATED PUBLICATIONS AND GUIDELINES AS THEY WILL BE STRICTLY ENFORCED BY THE STATE OF WASHINGTON DEPARTMENT OF LABOR AND INDUSTRIES.

2. THE CONTRACTOR SHALL BE IN COMPLIANCE WITH ALL SAFETY STANDARDS AND REQUIREMENTS AS SET FORTH BY OSHA, WSHA AND THE STATE OF WASHINGTON, DEPARTMENT OF LABOR AND INDUSTRIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE WSDOT STANDARD PLANS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AND/OR THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PRIOR TO DISRUPTION OF ANY TRAFFIC, A TRAFFIC CONTROL PLAN SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL. NO WORK SHALL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE.

4. ALL APPROVALS AND PERMITS REQUIRED BY THE CITY OF GIG HARBOR SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

5. IF CONSTRUCTION IS TO TAKE PLACE IN THE COUNTY AND/OR WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY, THE CONTRACTOR SHALL NOTIFY THE CITY. THE CITY SHALL OBTAIN ALL THE REQUIRED APPROVALS AND PERMITS. THE CONTRACTOR SHALL REIMBURSE THE CITY FOR ASSOCIATED PERMIT FEES.

6. ELECTRICAL PERMITS AND INSPECTIONS ARE REQUIRED FOR ALL ROADWAY LIGHTING INSTALLATIONS WITHIN THE CITY OF GIG HARBOR. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING SAID PERMITS PRIOR TO ANY TYPE OF ACTUAL CONSTRUCTION. THESE PERMITS ARE AVAILABLE FROM THE WASHINGTON STATE DEPARTMENT OF LABOR AND INDUSTRIES. THE DEVELOPER/ CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTION FEES ASSOCIATED WITH THE ELECTRICAL SYSTEMS AND SHOULD CONTACT PENINSULA LIGHT CO. AT (253) 857-1541 FOR CONNECTION REQUIREMENTS AND FEE AMOUNTS.

7. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF GIG HARBOR CONSTRUCTION INSPECTOR PRIOR TO THE START OF CONSTRUCTION.

8. PRIOR TO INSTALLATION OF ANY MATERIALS, THE ELECTRICAL CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE CITY THREE COPIES OF MATERIAL CATALOG CUTS, SPECIFICATIONS, SHOP DRAWINGS AND/OR WIRING DIAGRAMS. ANY MATERIALS PURCHASED OR LABOR PERFORMED PRIOR TO SUCH APPROVAL SHALL BE AT THE CONTRACTOR'S RISK. MOUNTING HEIGHTS, ARM LENGTH, POWER SOURCE, LUMINAIRE TYPE AND BOLT PATTERNS SHALL FOLLOW CITY OF GIG HARBOR PUBLIC WORKS STANDARDS, SECTION 2F.020. MODIFICATIONS OF ANY PORTION OF THE LIGHTING SYSTEM WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL BY THE CITY.

9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF AN APPROVED SET OF PLANS ON THE CONSTRUCTION SITE AT ALL TIMES.

10. ALL SURVEYING AND STAKING SHALL BE PERFORMED PER THE CORRESPONDING SECTION OF THE CITY OF GIG HARBOR PUBLIC WORKS STANDARDS.

11. TEMPORARY EROSION CONTROL/WATER POLLUTION MEASURES SHALL BE REQUIRED IN ACCORDANCE WITH SECTION 1-07.15 OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AND THE GIG HARBOR STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL. AT NO TIME WILL SILTS AND DEBRIS BE ALLOWED TO DRAIN INTO AN EXISTING OR NEWLY INSTALLED FACILITY UNLESS SPECIAL PROVISIONS HAVE BEEN DESIGNED.

12. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS

PRIOR TO ANY EXCAVATION. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR MAINTAINING ALL LOCATE MARKS ONCE THE UTILITIES HAVE BEEN LOCATED.

13. A 500 VOLT MEGGER TEST WILL BE PERFORMED BY THE CONTRACTOR ON EACH CIRCUIT BETWEEN CONDUCTOR AND GROUND PRIOR TO ACCEPTANCE OF THE LIGHTING SYSTEM. THE INSULATION RESISTANCE SHALL NOT BE LESS THAN 6 MEGA OHMS TO GROUND FOR RUNS OVER 2,500 FT. NOR LESS THAN 8 MEGA OHMS FOR RUNS UNDER 2,500 FT. A FUNCTIONAL TEST WILL BE PERFORMED BY THE CITY IN WHICH IT IS DEMONSTRATED THAT EACH AND EVERY PART OF THE SYSTEM FUNCTIONS AS SPECIFIED OR INTENDED HEREIN. WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION 8-20.3(11). LAMP, PHOTOCCELL AND FIXTURE SHALL BE UNDER WARRANTY FOR A PERIOD OF TWO YEARS.

14. ALL LIGHTING POLES SHALL BE AS SPECIFIED IN SECTION 2E.020 OF THE GIG HARBOR PUBLIC WORKS STANDARDS. THE SONOTUBE FORM SHALL BE REMOVED TO BELOW GROUND LEVEL. POLE BASES SHALL BE GROUTED AND ALL LUMINAIRE HEADS SHALL BE PLUMB AND LEVEL.

15. CEMENT CONCRETE BASES SHALL FOLLOW CITY OF GIG HARBOR PUBLIC WORKS STANDARDS DETAIL 2-28, DECORATIVE LUMINAIRE BASE. THE DEPTH AND SIZE OF ALL CONCRETE STREET LIGHT FOUNDATIONS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER BASED ON SOIL CONDITIONS, POLE HEIGHT, WIND LOAD, ETC. DESIGN CRITERIA AND CALCULATIONS SHALL BE SUBMITTED TO THE CITY WITH ILLUMINATION PLAN SUBMITTAL.

16. THE PHOTO CELL WINDOW SHALL FACE NORTH UNLESS OTHERWISE DIRECTED BY THE CITY. THE SERVICE DISCONNECT SHALL NOT BE MOUNTED ON THE LUMINAIRE POLE. THE SERVICE DISCONNECT SHALL BE MANUFACTURED BY SKYLINE ELECTRIC AND MFG. COMPANY, SEE DETAIL 2-23.

17. ALL LIGHTING WIRE SHALL BE COPPER WITH A MINIMUM SIZE OF #8. ALL WIRE SHALL BE SUITABLE FOR WET LOCATIONS. ALL WIRE SHALL BE INSTALLED IN SCHEDULE 40 PVC CONDUIT WITH A MINIMUM DIAMETER OF 2 INCHES. A BUSHING OR BELL-END SHALL BE USED AT THE END OF A CONDUIT THAT TERMINATES AT A JUNCTION BOX OR LUMINAIRE POLE. CONDUCTOR IDENTIFICATION SHALL BE AN INTEGRAL PART OF THE INSULATION OF THE CONDUCTORS THROUGHOUT THE SYSTEM I.E., COLOR CODED WIRE. EQUIPMENT GROUNDING CONDUCTOR SHALL BE #8 COPPER. ALL SPLICES OR TAPS SHALL BE MADE BY APPROVED METHODS UTILIZING EPOXY KITS RATED AT 600 VOLTS (I.E., 3-M 82A2). ALL SPLICES SHALL BE MADE WITH PRESSURE TYPE CONNECTORS (WIRE NUTS WILL NOT BE ALLOWED). DIRECT BURIAL WIRE WILL NOT BE ALLOWED. ALL OTHER INSTALLATION SHALL CONFORM TO NEC, WSDOT AND MUTCD STANDARDS.

18. EACH LUMINAIRE POLE SHALL HAVE AN IN-LINE, FUSED, WATER-TIGHT ELECTRICAL DISCONNECT LOCATED AT THE BASE OF THE POLE. ACCESS TO THESE FUSED DISCONNECTS SHALL BE THROUGH THE HAND-HOLE ON THE POLE. THE HAND-HOLE SHALL BE FACING AWAY FROM ON-COMING TRAFFIC. ADDITIONAL CONDUCTOR LENGTH SHALL BE LEFT INSIDE THE POLE AND PULL OR JUNCTION BOX EQUAL TO A LOOP HAVING A DIAMETER OF ONE FOOT. LOAD SIDE OF IN-LINE FUSE TO LUMINAIRE HEAD SHALL BE CABLE AND POLE BRACKET WIRE, 2 CONDUCTOR, 19 STRAND COPPER #10 AND SHALL BE SUPPORTED AT THE END OF THE LUMINAIRE ARM BY AN APPROVED MEANS. FUSE SIZE, DISCONNECT INSTALLATION AND GROUNDING IN POLE SHALL CONFORM TO NEC STANDARDS.

19. APPROVED PULL BOXES OR JUNCTION BOXES SHALL BE INSTALLED WHEN CONDUIT RUNS ARE MORE THAN 200 FEET. IN ADDITION, A PULL BOX OR JUNCTION BOX SHALL BE LOCATED WITHIN 10 FEET OF EACH LUMINAIRE POLE AND AT EVERY ROAD CROSSING. BOXES SHALL BE CLEARLY AND INDELIBLY MARKED AS LIGHTING BOXES BY THE LEGEND, 'L.T.' OR 'LIGHTING'. SEE WSDOT STANDARD PLAN J-11A. AT THE END OF THE PROJECT FOLLOWING FINAL ACCEPTANCE FROM CITY INSPECTOR, ALL JUNCTION BOXES SHALL BE 'TACK' WELDED CLOSED. TACK WELDS ARE TO PREVENT WIRE THEFT AND SHALL BE TWO 1" LONG WELDS ON OPPOSITE SIDES OF LID. WELDS WILL THEN BE TREATED WITH COLD GALVANIZING SPRAY.

20. ANY MODIFICATION TO APPROVED LIGHTING PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION. ANY APPROVED MODIFICATIONS SHALL BE SHOWN ON THE RECORD DRAWINGS SUPPLIED TO THE CITY AFTER THE LIGHTING INSTALLATION IS COMPLETED AND BEFORE FINAL ACCEPTANCE. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO ENSURE THESE RECORD DRAWINGS ARE PROVIDED TO THE CITY.

ILLUMINATION CALCULATIONS:

REQUIRED AVERAGE ILLUMINATION	1.0 FC (INDUSTRIAL)
PROVIDED AVERAGE ILLUMINATION	1.42 FC
UNIFORMITY REQUIRED	4:1
UNIFORMITY PROVIDED	3.97:1
MINIMUM REQUIRED	0.2 FC
MINIMUM PROVIDED	0.74 FC

WIRE NOTE:

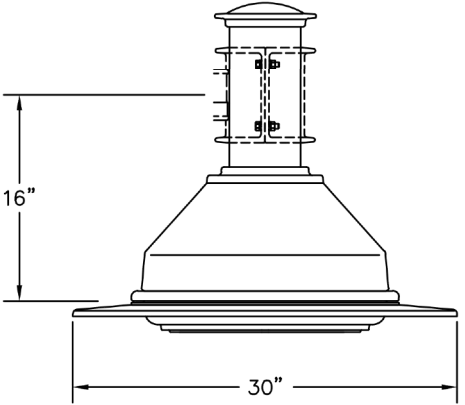
ALL WIRE TO BE (2) #8 WIRE WITH (1) #8 GROUND UNLESS OTHERWISE NOTED.

JUNCTION BOX NOTE:

WELD JUNCTION BOX SHUT AFTER FINAL L&I INSPECTION ALL JUNCTION BOXES TO BE ANCHORED UNDERGROUND WITH A 6" DEPTH BY 12" WIDE CONCRETE RING.

SERVICE CABINET NOTE:

SERVICE CABINET TO BE SKYLINE SERIES 58309-GH OR CITY APPROVED EQUIVALENT, CONTRACTOR TO COORDINATE WITH PENINSULA LIGHT COMPANY FOR CONNECTION FROM SERVICE CABINET TO POWER TRANSFORMER. SERVICE CABINET LOCATION MAY BE MOVED TO FACILITATE CONNECTION TO EXISTING POWER GRID.



- * LUMINAIRE: TR20-009-135W80LED4K-R-LE3S-240-GN6TX
- * OR APPROVED EQUAL
- ** OR CURRENT WATTAGE REPLACING 135W

DESCRIPTION OF COMPONENTS:

HOOD: CAST 356 ALUMINUM DOME, MECHANICALLY ASSEMBLED ON THE LUMINAIRE.

ACCESS-MECHANISM: A DIE CAST A360 ALUMINUM TECHNICAL RING WITH LATCH AND HINGE. THE MECHANISM SHALL OFFER TOOLFREE ACCESS TO THE INSIDE OF THE LUMINAIRE. AN EMBEDDED MEMORY-RETENTIVE GASKET SHALL ENSURE WEATHERPROOFING.

LENS: MADE OF SODA-LIME CLEAR TEMPERED GLASS LENS, MECHANICALLY ASSEMBLED AND SEALED ONTO THE LOWER PART OF THE HEAT SINK.

LAMP: COMPOSED OF 80 HIGH-PERFORMANCE WHITE LEDS, 135W LAMP WATTAGE. COLOR TEMPERATURE OF 4000 KELVIN NOMINAL, 70 CRI. OPERATING LIFESPAN BASED ON LM80 RESULTS AFTER WHICH 50% STILL EMITS OVER 70% (L70) OF ITS ORIGINAL LUMEN OUTPUT. USE OF A METAL CORE BOARD ENSURES GREATER HEAT TRANSFER AND LONGER LIFESPAN OF THE LIGHT ENGINE. THE LED CIRCUIT BOARD IS INCLUDED WITH A CONNECTOR, (NO CONNECTION WIRE REQUIRED FOR EASE OF REPLACEMENT).

OPTICAL SYSTEM: (LE3S), I.E.S. TYPE III (ASYMMETRICAL), COMPOSED OF HIGH-PERFORMANCE ACRYLIC REFRACTORS LENSES TO ACHIEVE DESIRED DISTRIBUTION OPTIMIZED TO GET MAXIMUM SPACING, TARGET LUMEN'S AND A PERFECT LIGHTING UNIFORMITY. SYSTEM IS RATED IP66. PERFORMANCE SHALL BE TESTED PER LM63 AND LM 79 AND TM15 (IESNA) CERTIFYING ITS PHOTOMETRIC PERFORMANCE.

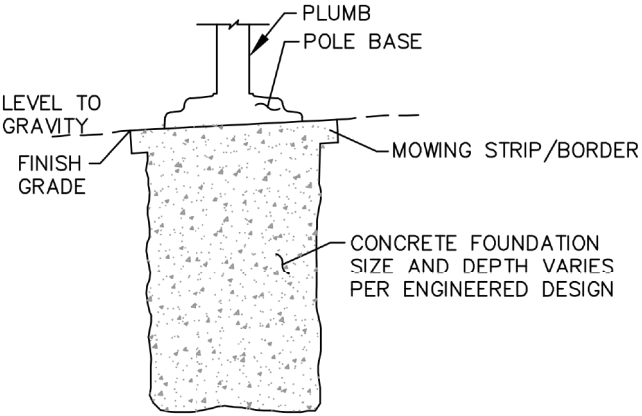
HEAT SINK: MADE OF CAST ALUMINUM OPTIMIZING THE LEDS EFFICIENCY AND LIFE. PRODUCT DOES NOT USE ANY COOLING DEVICE WITH MOVING PARTS (ONLY PASSIVE COOLING DEVICE).

DRIVER: HIGH POWER FACTOR OF 95% ELECTRONIC DRIVER, OPERATING RANGE 50-60 HZ. AUTO-ADJUSTING TO A VOLTAGE BETWEEN 120 AND 277 VOLT AC RATED FOR BOTH APPLICATION LINE TO LINE OR LINE TO NEUTRAL, CLASS, THD OF 20% MAX. MAXIMUM AMBIENT OPERATING TEMPERATURE FROM -40°F (-40°C) TO 130°F (55°C). CERTIFIED IN COMPLIANCE TO CULUS REQUIREMENT. WEATHER TIGHTNESS RATING IP66. ASSEMBLED ON A UNITIZED REMOVABLE TRAY WITH TYCO QUICK DISCONNECT PLUG RESISTING TO 221F (105°C).

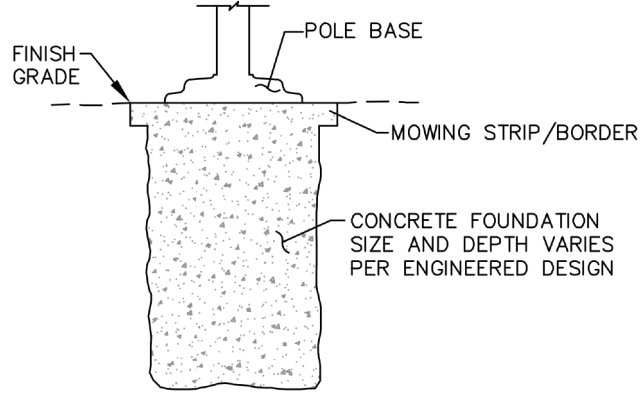
CITY OF GIG HARBOR ENGINEERING DIVISION	
LUMEC 13544 (MIN.) LUMEN LED LUMINAIRE	DETAIL NO. 2-36
APPROVED FOR PUBLICATION CITY ENGINEER	DATE MAY 16, 2016

LED LUMINAIRE

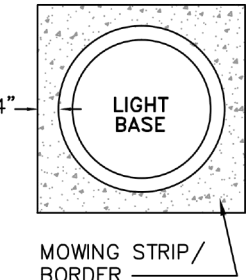
2



SLOPED GRADE APPLICATION



LEVEL GRADE APPLICATION



NOTE:
1. SIZE OF MOWING STRIP/BORDER, ARE DETERMINED BY
SIZE OF STREET LIGHT BASE.

CITY OF GIG HARBOR ENGINEERING DIVISION	
DECORATIVE LUMINAIRE BASE	DETAIL NO. 2-28
APPROVED FOR PUBLICATION CITY ENGINEER	DATE MAY 16, 2016

LUMINAIRE BASE

1

REVISIONS	



DEVELOPMENT
ENGINEERING, PLLC

2306 A Street
Tacoma, WA 98402
(253) 228-0513
www.de-civil.com

DESIGNED BY:	WGC
DRAWN BY:	WGC
CHECKED BY:	WGC
APPROVED BY:	WGC
SCALE:	AS SHOWN
OTHER:	

SKANSIE MINI STORAGE
5116 - 89TH STREET NW
GIG HARBOR, WASHINGTON

CIVIL
ILLUMINATION PLAN

PERMIT NO.	PL-SPR-19-0010
DRAWING NO.	
SHEET	OF
10	11



PRELIMINARY NOT FOR CONSTRUCTION



Exhibit D

Conditional Use Permit Responses: "Review Criteria"

1. That the use which the conditional use permit is applied for is specified by this title as being conditionally permitted within, and is consistent with the description and purpose of the zone district in which the property is located;
- This is correct.

2. That the granting of such conditional use permit will not be detrimental to the public health, safety, comfort, convenience and general welfare, will not adversely affect the established character of the surrounding neighborhood, and will not be injurious to the property or improvements in such vicinity and/or zone in which the property is located;

- The granting of this conditional use permit will not be detrimental to any of the items listed above. We are building a mini storage complex that will have very quiet, low impact, and efficient. The finished project will not have any major utilities, employees, customers or equipment that would affect the health, safety, comfort, or conveniences of any residences in the surrounding neighborhoods. The building will have one small office with 1 to 2 employees at any time. This is a very low impact project when it comes to affecting residence nearby.

3. That the proposed use is properly located in relation to the other land uses and transportation and service facilities in the vicinity; and further, that the use can be adequately served by such public facilities and street capacities without placing an undue burden on such facilities and streets;

- This project is properly located in relation to the other land uses and would not have a large impact on transportation or service facilities in the vicinity. This building will have adequate access to be served by public facilities and street capacities. Please review traffic report for more information. Projected number of customers per day is 17 during peak hours which should have extremely minimal impact.

4. That the site is of sufficient size to accommodate the proposed use and all yards, open spaces, walls and fences, parking, loading, landscaping and other such features as are required by this title or as needed in the opinion of the examiner. For wireless communication facilities the criteria in GHMC 17.64.046 shall apply.

- This site meets all the requirements listed above. Please review the civil, architectural, and landscaping site plans to see the design and layout.

Exhibit E



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

NOTICE OF RECOMMENDATION
CITY OF GIG HARBOR DESIGN REVIEW BOARD
PL-DR-19-0088

TO: Christian Harkson
8725 Randall Dr.
Gig Harbor, WA 98332

Randy Chopp
8725 Randall Dr.
Gig Harbor, WA 98332

FROM: Planning Staff

DATE: February 12, 2021

RE: PL-DR-19-0088 – Skansie Mini Storage

Having reviewed the above referenced application at its meeting on February 11, 2021, the City of Gig Harbor Design Review Board (DRB) has made the following findings and recommendations to the Hearing Examiner for the following requirements of the Design Manual:

Article III. Site Design

1. **GHMC Section 17.99.240(D): Natural site conditions** – Incorporate approximately 25 percent of significant trees into the project.

Findings: The Design Manual requires that, on nonresidential sites, at least 25 percent of significant trees shall be incorporated into required landscaping and retained indefinitely. The percent calculation shall be based upon significant trees currently on the site and which have been cleared from the site within the past five years. All significant trees on site shall be identified and shown on a tree survey.

The applicant has proposed a landscaping plan which retains 0% of the site's seven existing significant trees, but which also supplements the removal of these significant trees by installing five new evergreen trees. The applicant has proposed the installation of five large evergreen trees: two Western Red Cedar (*Thuja plicata*) trees and three Douglas Fir (*Pseudotsuga mensziesii*) trees. The proposed trees will be located immediately adjacent to the wetland buffer located along the southern property line (see proposed location on slide 5 of Exhibit A), further expanding on the depth of the buffer and its critical function to the protection of the existing off-site wetland feature. The proposed trees will be 8-feet tall at installation and are expected to mature to a height of up to 150-feet. Finally, the selected species of the proposed trees are each included on the Director's Preferred Species for Planting list.

Existing significant trees on the subject site include six Pacific Willow (*Salix lucida*) trees and one Wild Cherry (*Prunus avium*) tree. These trees are all located in the southwestern corner of the site. Strict compliance with GHMC 17.99.240(D) would require the applicant to retain any two of these existing trees, which would represent retention of 25% of significant trees into the subject development proposal. However, the applicant submits that the location of the existing significant trees and the infrastructure requirements of the site prevent the successful retention of any of the seven existing trees, as supported by the recommendations of a qualified arborist.

The DRB finds that the proposed design alternative for the incorporation of significant trees into the project meets the intent of the general requirement discussed in GHMC 17.99.240(D) and represents an equivalent or superior design solution to what would otherwise be achieved by rigidly applying the specific requirements of GHMC 17.99.240(D).

Recommendation: The DRB recommends the Hearing Examiner accept the proposed design alternative to remove the site's existing significant trees and supplement the site with new, superior landscaping as consistent with the review criteria codified in GHMC Chapter 17.98.055(A), provided that the applicant landscape the subject site in a manner consistent with the proposed landscape site plan depicted within Exhibit A as attached to this recommendation.

Brett Marlo-Desantis,
Chair
Design Review Board



Date 2/12/2021.

cc: Planning File

The following document is enclosed:

- A. Applicant's Design Review Presentation for Significant Tree Removal, prepared by Applicant, date stamped February 11, 2021

Design Review Board Recommendation
Exhibit A

Skansie Ministorage, PL-DR-19-0088
February 11, 2021

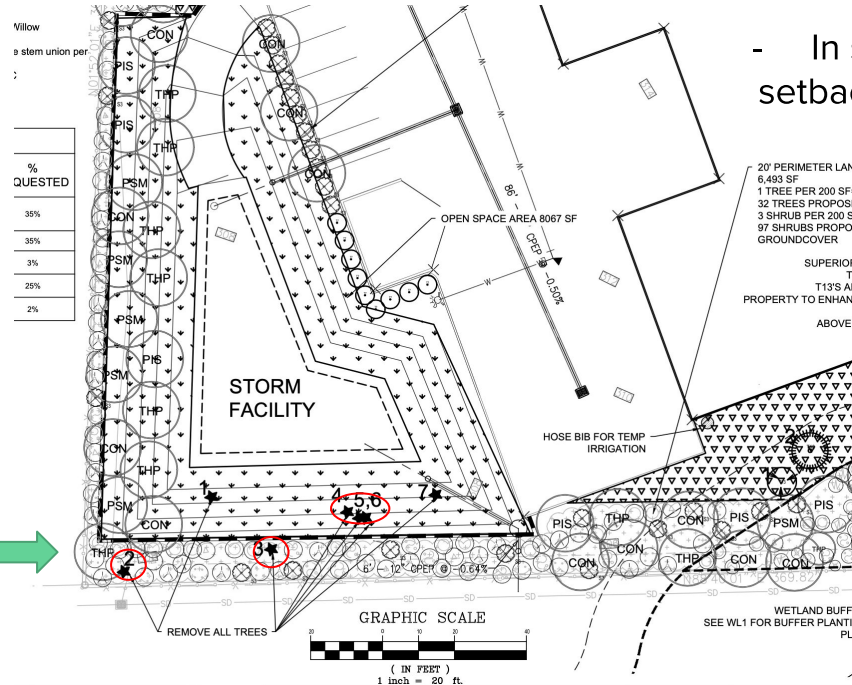
Skansie Mini Storage Project

Significant Tree Removal and ALP

City Project Number: PL-SPR-19-0010
5116 89th St Ct NW, Gig Harbor, WA

The Challenge

- There are (7) significant trees on site.
- GHMC 17.99.240(D) (requires retention of at least 25% of existing significant trees). (A total of 2 trees must be retained)
- GHMC 17.78.070 (requires retention of all significant trees in a setback) (A total of 5 trees are in the setback)



- In summary, the 5 trees in the setback are required to be retained.

SIGNIFICANT TREES:

1,2,4,5,6,7 - *Salix lucida*, multi-stem Pacific Willow
3 - *Prunus avium*, double-stem Wild Cherry
All trees were measured at 5"Ø, 6" above the stem union per information provided by client arborist:
Austin Gilmore -Austin Gilmore, Arborist LLC
ISA Certified Arborist #PN-7546
AISA Tree Risk Assessment Qualified
RECOMMENDATION: REMOVE ALL

These five trees (in setback) must be retained to meet code requirements 2,3,4,5,6

Tree #1 has fallen since
Significant Tree Survey



Example of the
Significant trees on site



- Due to the construction of the retention pond, none of the 7 significant trees will survive.
- We explored options to adjust the size and/or location of the retention pond, although there were other code restrictions that prevented us from doing so

This is in response to my site visit to the property on the southwest corner of Skansie Ave & 89th St NW in June 2020. Trees #1,4,5,6 & 7 need to be removed because grading will be done for a retention pond where they currently stand. Tree #2 & 3 are just outside of where the grading will be done, although there is a retaining wall being installed in close proximity to the two trees. When this retaining wall is to be constructed, it is most likely about half of the root system of tree #2 & 3 will be severely damaged or removed in the process. Even if the trees were to survive this and kept growing, the stability of these trees would be extremely compromised. I recommend Tree #2 & 3 be removed along with #1, 4, 5, 6, & 7.

General Location of Trees

-Austin Gilmore with Austin Gilmore,
Arborist LLC

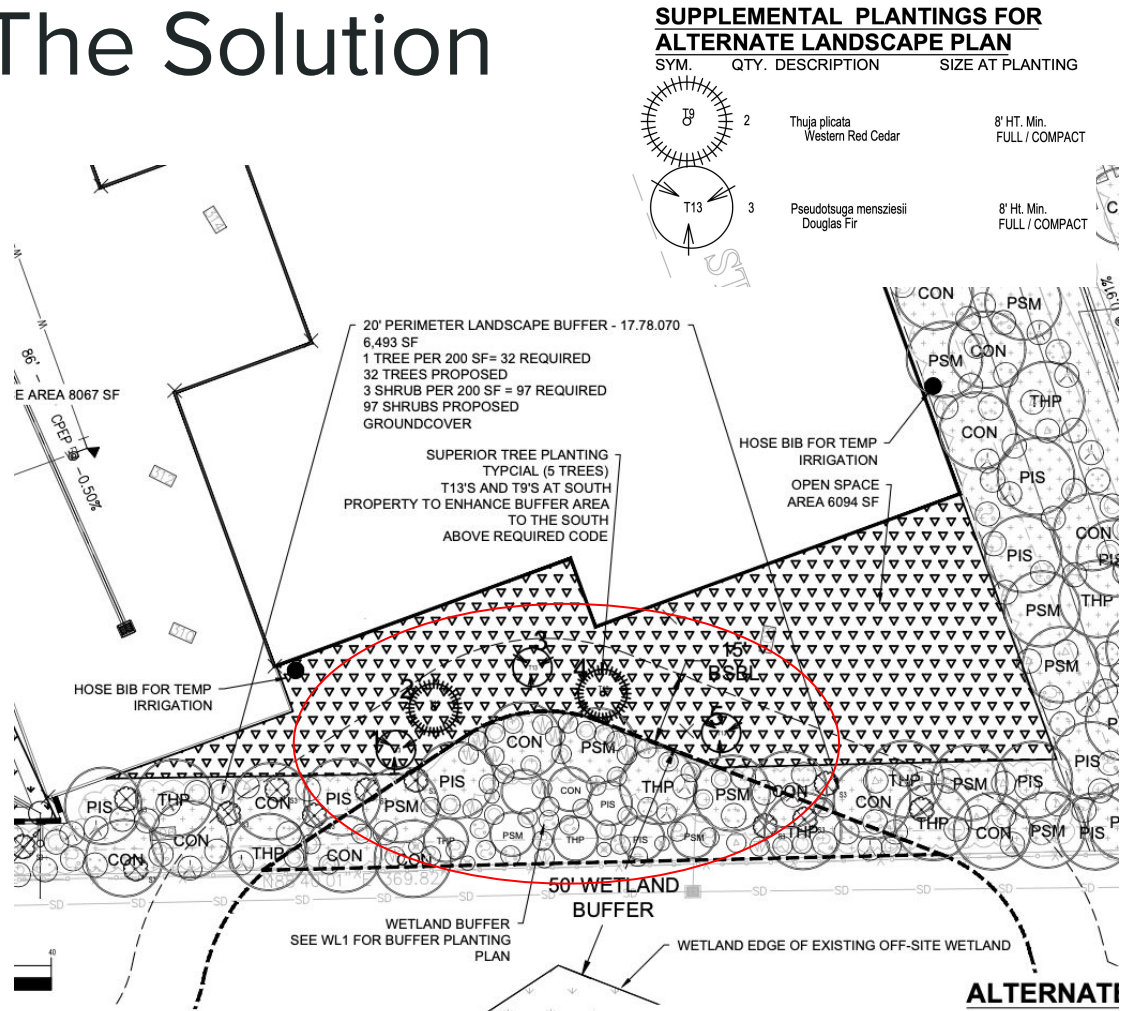
The Solution

This has prompted us to create an (ALP) Alternative Landscape Plan that is superior to maintaining the existing 5 significant trees.

The proposed project will remove all seven (7) significant trees in the southwest area of the project site. The trees must be removed for storm facility installation and function. These trees have multiple trunks and are growing outward, which could potentially pose risk to the storm facility and fence.

(UPDATE Tree #1 has already fallen)

According to City requirements we are required to retain 5 of the 7 trees. Unfortunately, based on arborist's recommendations, none of the trees will survive due to their close proximity to the new retention pond. This plan proposes superior landscaping by replacing the required 5 retained trees located in the back corner of the lot with 5 evergreen trees (8 feet height at time of planting) along the south side of the property. These trees will mature to be up to 150' tall, and will offer more appropriate placement of native trees for habitat and to enhance the existing buffer to the south.



NOTICE OF RECOMMENDATION
CITY OF GIG HARBOR DESIGN REVIEW BOARD
PL-DR-19-0088

TO: Christian Harkson
8725 Randall Dr.
Gig Harbor, WA 98332

Randy Chopp
8725 Randall Dr.
Gig Harbor, WA 98332

FROM: Planning Staff

DATE: May 18, 2020

RE: PL-DR-19-0088 – Skansie Mini Storage

Having reviewed the above referenced application at its meeting on May 14, 2020, the City of Gig Harbor Design Review Board (DRB) has made the following findings and recommendations to the Hearing Examiner for the following requirements of the Design Manual:

Article III. Site Design

1. GHMC Section 17.99.340(C): Fences – Limit height of fences.

Findings: The Design Manual requires development to limit the height of fences along front yards to three feet so that clear vision is retained for adjacent driveways and intersections.

The applicant has proposed a six-foot tall steel rod fence bordering the front property line along Skansie Avenue, a public right-of-way. Despite its height, the proposed steel rod fencing serves to promote clear visibility for adjacent driveways and intersections due to the spacing between vertical rods. Furthermore, the applicant submits that the intent in installing a six-foot tall steel rod fence along the front property line is two-fold: 1) to provide necessary security for the site's use; and 2) to provide continuity in the height of the fence line as all other sides of the site are able to install six-foot fences, two of which have existing six-foot tall fences.

The DRB finds that the proposed design alternative for the height of the fence along the front property line meets the intent of the general requirement discussed in GHMC 17.99.340(C) and represents an equivalent or superior

design solution to what would otherwise be achieved by rigidly applying the specific requirements of GHMC 17.99.340(C).

Recommendation: The DRB recommends the Community Development Director accept the design alternative as an equivalent or superior design solution to the specific requirement and as compliant with the intent of the general requirement.

Article IV. Architecture

2. **GHMC Section 17.99.380(B)(2): Mass and Scale** – Provide substantial shifts in walls and roof structures, vertical shifts.

Findings: The Design Manual states that wall and roof surfaces shall be broken down into smaller planes using substantial shifts in building footprints which result in substantial shifts in roof lines, as follows: Vertical shift – no single run of ridge, cornice or fascia (excluding eave overhang) shall exceed 80 feet without a five-foot transition in height. The applicant has proposed a two-foot transition in height along the western facade.

The intent of this subsection of the Design Manual is to use substantial shifts in building footprints which result in roof line shifts so as to break down wall and roof surfaces into smaller planes. The proposed structure incorporates a substantial horizontal shift in the building footprint along the western façade to facilitate loading berths for its customers, yet does not incorporate a resulting shift in the roof line; rather, a portion of the roofline shifts down two-feet in line with the building footprint's horizontal shift.

At the May 14, 2020 DRB meeting, the applicant and members of the Board discussed revisions to the shifts in the western façade which are more in keeping with the criteria for issuing a recommendation of approval as codified in GHMC 17.98.055(A). The Board introduced the idea of removing the roofline's vertical shift and, instead, incorporating a two-foot horizontal shift, wherein the entirety of the third floor of the proposed structure and the roofline shift either into or away from the building by at least two-feet.

The DRB finds that the proposed design alternative for substantial shifts meets the intent of the general requirement discussed in GHMC 17.99.380(B)(2) and represents an equivalent or superior design solution to what would otherwise be achieved by rigidly applying the specific requirements; provided, the applicant redesign the western façade to remove the proposed two-foot vertical shift in the roofline and incorporate a two-foot horizontal shift, wherein the entirety of the third floor of the proposed structure and the roofline shift either into or away from the building by at least two-feet.

Recommendation: The DRB recommends the Community Development Director accept the design alternative as an equivalent or superior design

solution to the specific requirement and as compliant with the intent of the general requirement; provided, the western façade is redesigned in a manner consistent with the discussion in the above Findings section.

Brett Marlo-Desantis,
Chair
Design Review Board

A handwritten signature in black ink, appearing to read "Brett Marlo-Desantis", written over a horizontal line.

Date 5 / 26 2020.

cc: Planning File



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

April 8, 2021

**Skansie Ministorage | PL-SPR-19-0010 et al
Hearing Examiner**

Exhibit F

Kimberly Mahoney, Associate Planner
City of Gig Harbor
Community Development Department
Planning Division
3510 Grandview Street
Gig Harbor, WA 98335

Dear Kimberly Mahoney:

Thank you for the opportunity to comment on the mitigated determination of nonsignificance for the Skansie Mini Storage Building Project (PL-SPR-19-0010, PL-DR-19-0088, PL-CUP-19-0002, PL-SEPA-19-0014) as proposed by Randall Chopp. The Department of Ecology (Ecology) reviewed the environmental checklist and information provided. Ecology's previous comments submitted September 11, 2019 on the prethreshold consultation, still apply to the project described (see enclosure). After further review, Ecology has the following additional comment(s):

WATER QUALITY/WATERSHED RESOURCES UNIT:

Jessica Eakens (360) 407-0246

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and

2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: <https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

The applicant may apply online or obtain an application from Ecology's website at: [http://www.ecy.wa.gov/programs/wq/stormwater/construction/- Application](http://www.ecy.wa.gov/programs/wq/stormwater/construction/-Application). Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(GMP:202101551)
Enclosure

cc: Jessica Eakens, WQ



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

*PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341*

September 11, 2019

Kennith George, Associate Planner
Pierce County
Planning and Public Works
2401 South 35th Street, Suite 2
Tacoma, WA 98409

Dear Kennith George:

Thank you for the opportunity to comment on the prethreshold consultation for the Skansie Mini Storage Building Project (PL-SPR-19-0010, PL-DR-19-0088, PL-CUP-19-0002, PL-SEPA-19-0014) located at 8698 Skansie Ave Northwest as proposed by Randall Chopp. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

TOXICS CLEANUP: Eva Barber (360) 407-7094

This property is within a quarter mile of one contaminated Site. The Site is Pape & Sons Construction Inc, Facility Site ID (FSID) 9566131. To search and access information concerning this Site, see <http://www.ecy.wa.gov/fs/> and <https://fortress.wa.gov/ecy/gsp/SiteSearchPage.aspx>. If contamination is suspected, discovered, or occurs during the proposed construction of a mini storage complex, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by sampling, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Eva Barber with the Toxics Cleanup Program at the Southwest Regional Office at (360) 407-7094.

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.

**WATER QUALITY/WATERSHED RESOURCES UNIT:
Chris Montague-Breakwell (360) 407-6364**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

You may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - [Application](#). Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Kennith George, Associate Planner

September 11, 2019

Page 3

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(MLD:201904810)

cc: Eva Barber, TCP
Derek Rockett, SWM
Chris Montague-Breakwell, WQ
Randall Chopp (Applicant)
Christian Harkson (Contact)

From: [Cindy Andrews](#)
To: [Kimberly Mahoney](#)
Subject: FW: MDNS SKANSIE MINI STORAGE FACILITY - CITY OF GIG HARBOR
Date: Monday, March 29, 2021 2:53:01 PM
Importance: High

Here are Squaxin's comments to the MDNS below.

Thank you
Cindy

From: Shaun Dinubilo <sdinubilo@squaxin.us>
Sent: Monday, March 29, 2021 2:50 PM
To: Cindy Andrews <candrews@gigharborwa.gov>
Subject: Re: MDNS SKANSIE MINI STORAGE FACILITY - CITY OF GIG HARBOR

Hello Ms. Andrews,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project for our review and comment. We have no specific cultural resource concerns for this project. However, if DAHP recommends a survey, or any other additional recommendations, we concur with DAHP's recommendations. We would prefer to receive an electronic copy by email once completed. If any archaeological or cultural resources are uncovered during implementation, please halt work in the area of discovery and contact DAHP and the Squaxin Island Tribe's Archaeologist, Shaun Dinubilo via email at sdinubilo@squaxin.us.



Shaun Dinubilo
Archaeologist
CR Department
Squaxin Island Tribe
200 S.E. Billy Frank Jr. Way
Shelton, WA 98584
Office Phone: 360-432-3998
Cell Phone: 360-870-6324
Email: sdinubilo@squaxin.us

From: Cindy Andrews <candrews@gigharborwa.gov>
Sent: Friday, March 26, 2021 2:43 PM
To: Adonais Clark (aclark@co.pierce.wa.us) <aclark@co.pierce.wa.us>; Alec, Wrolson, Puyallup Tribe <Alec.Wrolson@PuyallupTribe-nsn.gov>; Andrew Strobel, Puyallup Tribe <Andrew.Strobel@PuyallupTribe-nsn.gov>; aosullivan@suquamish.nsn.us

<aosullivan@suquamish.nsn.us>; Brandon Reynon, Puyallup Tribe <Brandon.Reynon@PuyallupTribe-nsn.gov>; brandon.reynon@puyalluptribe.com <brandon.reynon@puyalluptribe.com>; Carol <CarolAnn.Hawks@PuyallupTribe-nsn.gov>; Char Naylor, Puyallup Tribe <Char.Naylor@PuyallupTribe-nsn.gov>; Charles Matheson, Puyallup Tribe <Charlene.Matheson@PuyallupTribe-nsn.gov>; David Winfrey, Puyallup Tribe <David.Winfrey@PuyallupTribe-nsn.gov>; Department of Natural Resources SEPA Center (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>; dwilliams@suquamish.nsn.us <dwilliams@suquamish.nsn.us>; efheinitz@doc1.wa.gov <efheinitz@doc1.wa.gov>; eguenther@penmetparks.org <eguenther@penmetparks.org>; esorensen@penmetparks.org <esorensen@penmetparks.org>; ewatson@piercefire.org <ewatson@piercefire.org>; Jennifer Keating, Puyallup Tribe <Jennifer.M.Keating@puyalluptribe-nsn.gov>; Kathleen Pierce County Planning and Land Services - Larrabee (klarrab@co.pierce.wa.us) <klarrab@co.pierce.wa.us>; Kelly Still - WDFW (sepadesk@dfw.wa.gov) <sepadesk@dfw.wa.gov>; Kristen Miller <kirsten.miller@dnr.wa.gov>; Lisa Anderson, Puyallup Tribe <Lisa.Anderson@PuyallupTribe-nsn.gov>; Lois Boome, Puyallup Tribe <Lois.Boome@PuyallupTribe-nsn.gov>; Michael Prentice <michaelp@penlight.org>; Muckleshoot Tribe - Laura Murphy (laura.murphy@muckleshoot.nsn.us) <laura.murphy@muckleshoot.nsn.us>; Nancy Games, Puyallup Tribe <nancy.games@puyalluptribe-nsn.gov>; Nisqually Tribe (mohan.maryanne@Nisqually-nsn.gov) <mohan.maryanne@Nisqually-nsn.gov>; OR-SEPA-REVIEW@wsdot.wa.gov <or-sepa-review@wsdot.wa.gov>; Puget Sound Partnership - Marsha Engel (marsha.engel@psp.wa.gov) <marsha.engel@psp.wa.gov>; Puyallup Tribe - Jeffrey Thomas, (jeffrey.thomas@puyalluptribe.com) <jeffrey.thomas@puyalluptribe.com>; reviewteam@commerce.wa.gov <reviewteam@commerce.wa.gov>; Rhonda Foster <rfoster@squaxin.us>; Robert Barandon, Puyallup Tribe <Robert.B.Barandon@puyalluptribe-nsn.gov>; Russ Ladley, Puyallup Tribe <Russ.Ladley@PuyallupTribe-nsn.gov>; sepa <sepa@dahp.wa.gov>; sepaunit@ecy.wa.gov <sepaunit@ecy.wa.gov>; Sharon Silver (sharons@penlight.org) <sharons@penlight.org>; Shaun Dinubilo <sdinubilo@squaxin.us>; Shital Saini <shital@penlight.org>; smithv@psd401.net <smithv@psd401.net>; Suquamish Tribe - Dennis Lewarch (dlewarch@suquamish.nsn.us) <dlewarch@suquamish.nsn.us>; Tina Vaslet Pierce Transit (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; WA Department of Ecology <separegister@ecy.wa.gov>; Zachary Meyer <ZMEY461@ECY.WA.GOV>

Cc: Kimberly Mahoney <KMahoney@gigharborwa.gov>

Subject: MDNS SKANSIE MINI STORAGE FACILITY - CITY OF GIG HARBOR

Please find attached the Mitigated Determination of NonSignificance for the Skansie Mini-Storage project, site address XXX 89th street in Gig Harbor. Please follow up with Kimberly Mahoney at KMahoney@gigharborwa.gov with your questions or comments

Thank you Cindy Andrews
Planning Technician
City of Gig Harbor
253-853-7625

Skansie Ministorage | PL-SPR-19-0010 et al
Hearing Examiner

Exhibit G

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:

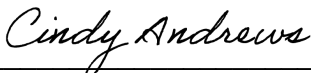
On **APRIL 1, 2021** I sent a true and correct copy of the **NOTICE OF PUBLIC HEARING** for publication in the **APRIL 8, 2021** edition of the Tacoma News Tribune for the following:

Project Name **SKANSIE MINISTORAGE**

Project Location: **5116 89th Ave NW**

Permit Number(s): **PL-SPR-19-0010**

SIGNED at Gig Harbor, Washington, this **31** day of **MARCH, 2021**



DECLARANT (signature)

City of Gig Harbor Transmittal Form

Routing for: NOA SEPA NOPH NOPM NOD **Notice Date: April 8, 2021**
Project: SKANSIE MINI STORAGE

Permit Number(s): PL-SPR-19-0010**Planner: KIM MAHONEY**

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: Kelly Haden, Monica Adams
☐ 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: Judy Wright
☐ Puyallup Tribe Cultural Resources, attn: Brandon Reynon/Jeffrey Thomas
☐ PenMet Parks, attn: Elaine Sorenson
☐ Pierce County Fire District Number 5, attn: Eric Watson/Eric Waters
☐ Suquamish Tribe, attn: Dennis Lewarch
☐ Peninsula School District, attn: Vicki Smith
☐ 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: Marsha Engel

Other Parties:

1st Class Mail

- ☐ **Applicant/Owner/Agent** (**NOA**, NOPH, **NOPM**, **SEPA**, NOD)
- ☐ 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**

☒ TACOMA NEWS TRIBUNE



"THE MARITIME CITY"

CITY OF GIG HARBOR NOTICE OF PUBLIC HEARING

Skansie Ministorage

Permit
Number(s): PL-SPR-19-0010, PL-CUP-19-0002, PL-SEPA-19-0014, PL-DR-19-0088

Date of Notice: April 8, 2021

Applicant: Randy Chopp, 8725 Randall Drive, Gig Harbor, WA 98332

Agent: Christian Harkson, 8725 Randall Drive, Gig Harbor, WA 98332

Project Location: 5116 89th Street, the site is located at the southwest corner of 89th St. and Skansie Ave., approximately 0.6 miles north of the intersection of Rosedale Ave. and Skansie Ave. Assessor's Parcel Number: 0221066003.

Project
Description: The proposal is for the development of a public mini storage complex totaling 78,375 gross square footage divided over three stories. The rentable square footage will be 56,040 divided into 509 units ranging in size. A Conditional Use Permit has been applied for to allow the site to be used for a ministorage development.

SEPA Threshold
Determination: Mitigated Determination of Nonsignificance (MDNS) was issued on March 25, 2021 under WAC 197-11-340(2)

**PUBLIC
HEARING DATE:** Hearing Examiner, **April 22, 2021 at 1:30 pm**, at Gig Harbor Civic Center, Council Chambers, 3510 Grandview Street, Gig Harbor.

NOTE: This public hearing may be held in an online format subject to the latest public health recommendations.

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.

As of March 16, 2020, at 12 PM noon, our Civic Center will be closed to the general public until further notice. Therefore, documents pertinent to this application are available for review and inspection online only using the City of Gig Harbor Permit Portal. Please contact Kimberly Mahoney, Associate Planner, for questions regarding access to other documents pertinent to this application. 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 12:00 noon on April 22, 2021.**

Questions regarding the above stated application should be made to Kimberly Mahoney, Associate Planner, City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling 851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal" then

clicking “Applications,” entering “Hearing Examiner Hearing” and then selecting the Hearing date and clicking on “More Details”.

CITY OF GIG HARBOR
NOTICE OF PUBLIC HEARING
Skansie Ministorage

Permit Number(s): PL-SPR-19-0010, PL-CUP-19-0002, PL-SEPA-19-0014, PL-DR-19-0088

Date of Notice: April 8, 2021

Applicant: Randy Chopp, 8725 Randall Drive, Gig Harbor, WA 98332

Agent: Christian Harkson, 8725 Randall Drive, Gig Harbor, WA 98332

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Questions regarding the above stated application should be made to Kimberly Mahoney, Associate Planner, City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling 851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal" then clicking "Applications," entering "Hearing Examiner Hearing" and then selecting the Hearing date and clicking on "More Details".

W00000000

Publication Dates



Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald – Rock Hill
Herald Sun – Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star

Miami Herald/el Nuevo Herald
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star Telegram
The State - Columbia

Sun Herald – Biloxi
Sun News – Myrtle Beach
The News Tribune – Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

Order Confirmation

CITY OF GIG HARBOR
3510 GRANDVIEW ST
GIG HARBOR WA 983351214

Order Number: 38671
Order PO:
Bill-To Account: 23685
Date: 04/01/21
Sales Contact: Haley Martin
Sales Contact Phone:

Dates	Order No.	Description	Product	Size	Times Run	None
04/08/2021 - 04/08/2021	38671	Print Legal Ad IPL0017560	TAC-News Tribune - Legal Legals & Public Notices CLS	2 x 5.51 in	1	\$134.20

Order Total Cost

\$134.20

Ad Preview

CITY OF GIG HARBOR NOTICE OF PUBLIC HEARING Skansie Ministorage

Permit
Number(s): PL-SPR-19-0010, PL-CUP-19-0002, PL-SEPA-19-0014,
PL-DR-19-0088
Date of Notice: April 8, 2021
Applicant: Randy Chopp, 8725 Randall Drive, Gig Harbor, WA 98332
Agent: Christian Harkson, 8725 Randall Drive, Gig Harbor,
WA 98332
Project Location: 5116 89th Street, the site is located at the southwest
corner of 89th St. and Skansie Ave., approximately 0.6
miles north of the intersection of Rosedale Ave. and
Skansie Ave. Assessor's Parcel Number: 0221066003.
Project Description: The proposal is for the development of a public mini storage
complex totaling 78,375 gross square footage divided over
three stories. The rentable square footage will be 56,040
divided into 509 units ranging in size. A Conditional Use
Permit has been applied for to allow the site to be used for
a ministorage development.
SEPA Threshold
Determination: Mitigated Determination of Nonsignificance (MDNS) was
issued on March 25, 2021 under WAC 197-11-340(2)
PUBLIC
HEARING DATE: Hearing Examiner, **April 22, 2021 at 1:30 pm**, at
Gig Harbor Civic Center, Council Chambers, 3510
Grandview Street, Gig Harbor.
**NOTE: This public hearing may be held in an
online format subject to the latest public health
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IPL0017560

Apr 8 2021

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 **APRIL 8, 2021** I mailed **(e-mailed)** a true and correct copy of the **NOTICE OF PUBLIC HEARING**

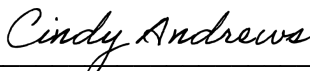
Project Name **SKANSIE MINISTORAGE**

Project Location **5116 89th Ave NW**

Permit Number(s): **PL-SPR-19-0010**

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 8TH day of APRIL 2021.



DECLARANT (signature)

✓

**City of Gig Harbor
Transmittal Form**

Routing for: NOA SEPA **NOPH** NOPM NOD **Notice Date: April 8, 2021**
Project: SKANSIE MINI STORAGE

Permit Number(s): PL-SPR-19-0010

Planner: KIM MAHONEY

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
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☐ 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: Judy Wright
☐ Puyallup Tribe Cultural Resources, attn: Brandon Reynon/Jeffrey Thomas
☐ PenMet Parks, attn: Elaine Sorenson
☐ Pierce County Fire District Number 5, attn: Eric Watson/Eric Waters
☐ Suquamish Tribe, attn: Dennis Lewarch
☐ Peninsula School District, attn: Vicki Smith
☐ 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
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☐ 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**



"THE MARITIME CITY"

CITY OF GIG HARBOR NOTICE OF PUBLIC HEARING

Skansie Ministorage

Permit
Number(s): PL-SPR-19-0010, PL-CUP-19-0002, PL-SEPA-19-0014, PL-DR-19-0088

Date of Notice: April 8, 2021

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Agent: Christian Harkson, 8725 Randall Drive, Gig Harbor, WA 98332

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Project
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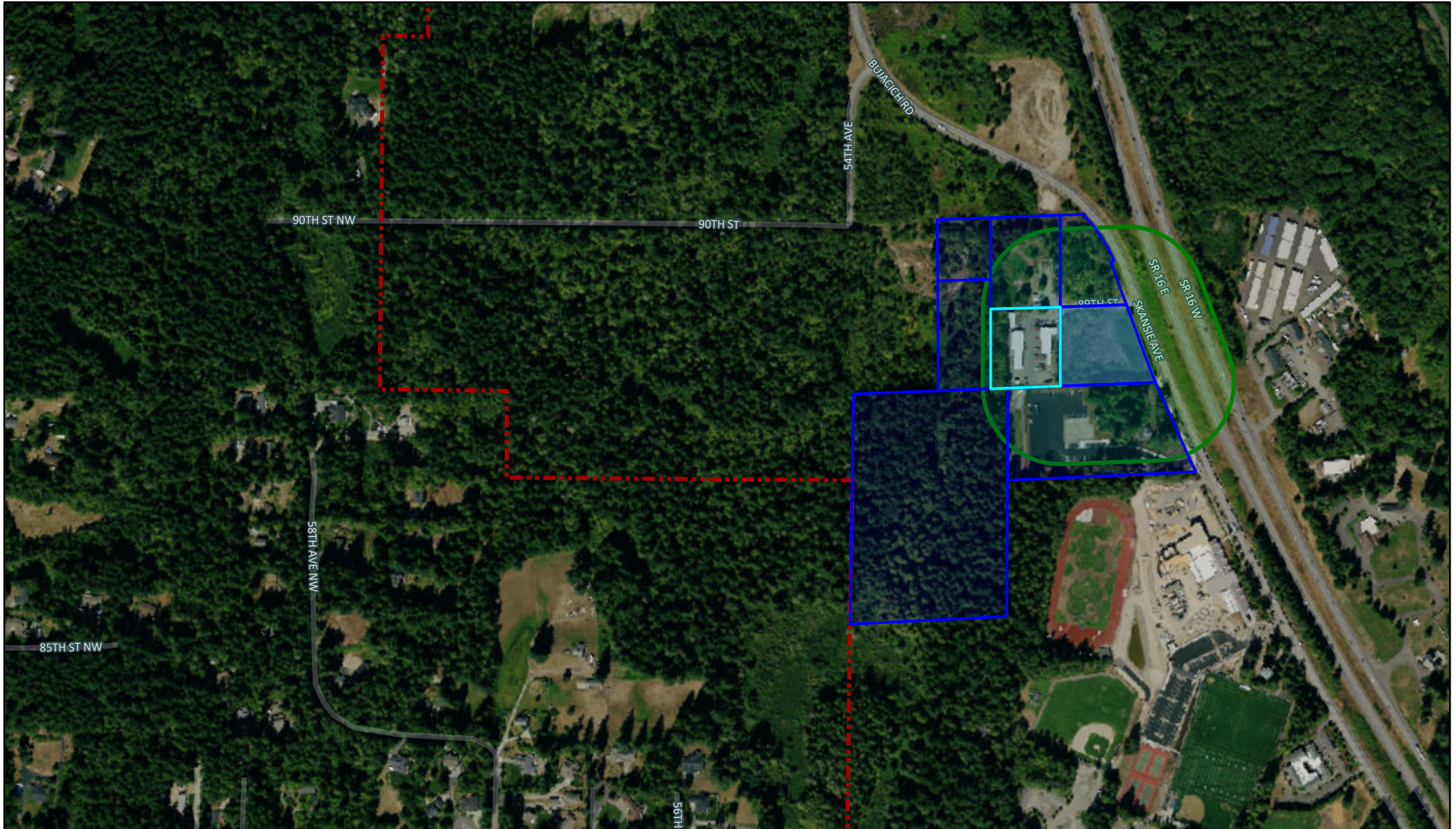
Interested persons may comment on the above stated application or may request a copy of the decision on this application. **Requests for notification, written comments, including any written comments addressing the findings required for a decision, must be submitted to the Planning Division no later than 12:00 noon on April 22, 2021.**

Questions regarding the above stated application should be made to Kimberly Mahoney, Associate Planner, City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling 851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal" then

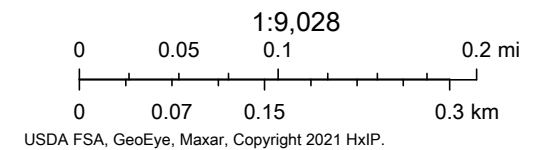
clicking "Applications," entering "Hearing Examiner Hearing" and then selecting the Hearing date and clicking on "More Details".

TaxParcelNumber	TaxpayerName	Delivery_Address	City_State Zipcode
Parcel: 0221066004	GIG HARBOR CITY OF	3510 GRANDVIEW ST	GIG HARBOR, WA 98335-1214
Parcel: 0221066001	CITY OF GIG HARBOR	3510 GRANDVIEW ST	GIG HARBOR, WA 98335-1214
Parcel: 0221063034	GIG HOLDING COMPANY LLC	1613 S CAPITAL OF TEXAS HWY STE 201	AUSTIN, TX 78746-6558
Parcel: 0221066014	BUJACICH LLC	6102 N 9TH ST STE 400	TACOMA, WA 98406-2097
Parcel: 0221066006	RANKIN JEFF & BELINDA	6406 43RD AVENUE CT	GIG HARBOR, WA 98335-8354
Parcel: 0221066011	D'OLIVO DOUGLAS W & JILL P	11010 HARBOR HILL DR STE B PMB 605	GIG HARBOR, WA 98332-8953
Parcel: 0221066003	CHOPP RANDALL	PO BOX 936	GIG HARBOR, WA 98335-0936
Parcel: 0221063044	CITY OF GIG HARBOR	3510 GRANDVIEW ST	GIG HARBOR, WA 98335-1214

ArcGIS Web Map



4/6/2021, 2:57:45 PM



CERTIFICATION OF PUBLIC NOTICE

DECLARATION OF POSTING

I, Robert Christian Harkson (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 04/06/2021, 2021 I caused to be posted the notice board provided by the

City for the NOTICE OF PUBLIC HEARING BOARD on the following:

Project Name: **SKANSIE MINI-STORAGE**

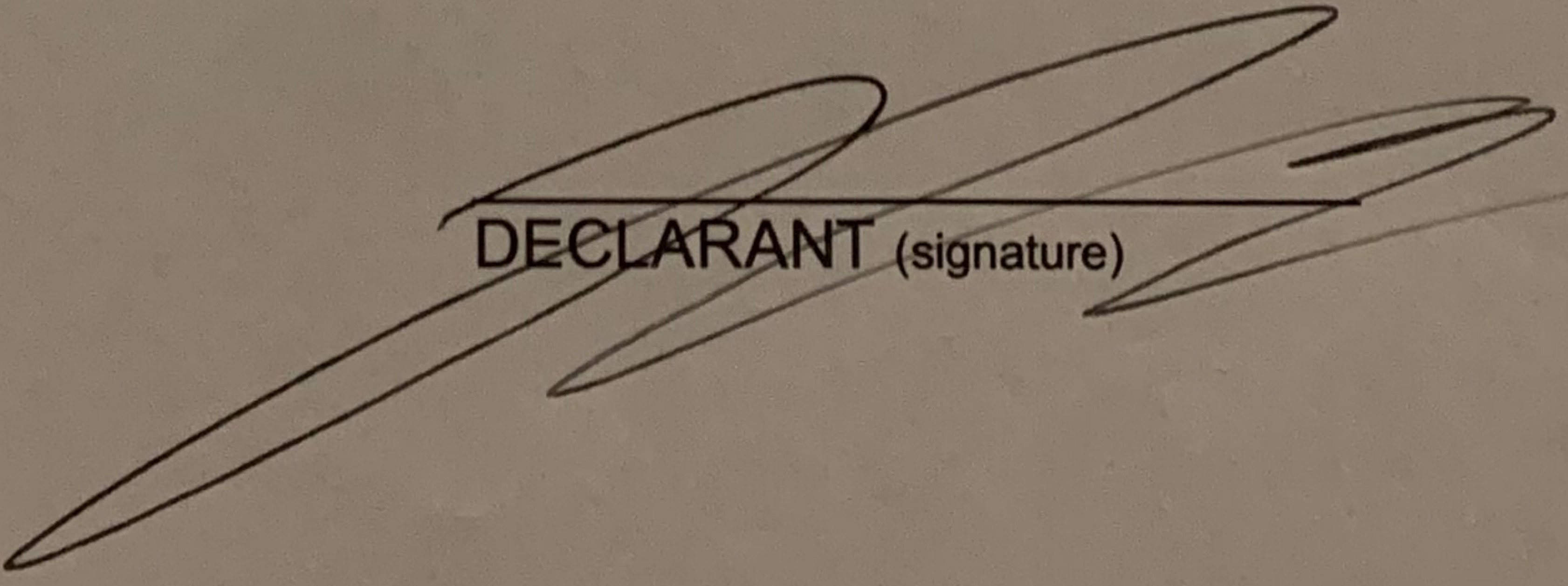
Project Location **5116 89th Ave NW**

Permit Number(s): **PL-SPR-19-0010, PL-ALP-20-0006, PL-CUP-19-0002, PL-DR-19-0088, PL-SEPA-19-0014**

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

- ☒ off 89th st entrance to lot posted on fence
- ☒ _____

SIGNED at Gig Harbor, Washington, this 7 day of April, 2021.


DECLARANT (signature)

**Skansie Ministorage | PL-SPR-19-0010 et al
Hearing Examiner**

Exhibit H

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF MAILING

I, Mandy Chapman (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 30, 2020 I mailed a true and correct copy of the of Notice of Public Meeting for the following:

Project Name: Skansie Mini Storage

Project Location: XXX 89th St

Permit Number(s): PL-SPR-19-0010; PL-CUP-19-0002; PL-DR-19-0088; PL-SEPA-19-0014

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 30th day of April, 2020.


DECLARANT (signature)



NOTICE OF PUBLIC MEETING

Skansie Mini Storage

Permit Number(s): PL-SPR-19-0010, PL-CUP-19-0002, PL-DR-19-0088, PL-SEPA-19-0014

Date of Notice: April 30, 2020

Applicant: Randy Chopp, 8725 Randall Drive, Gig Harbor, WA 98332

Agent: Christian Harkson, 8725 Randall Drive, Gig Harbor, WA 98332

Project Location: XXX 89th Street, the site is located at the southwest corner of 89th St. and Skansie Ave., approximately 0.6 miles from the intersection of Rosedale Ave. and Skansie Ave. Parcel No. 0221066003

Project Description: The proposal is for a public mini storage complex totaling 78,375 gross square footage divided over three stories. The rentable square footage will be 56,040 divided into 509 units ranging in size. The applicant is seeking a recommendation from the Design Review Board (DRB) related to specific requirements of Article III: Site Design, and Article IV: Architecture.

SEPA Threshold Determination: A threshold determination has not been issued at this time.

PUBLIC MEETING DATE: Design Review Board, **May 14, 2020, 5:00 pm,**

Interested persons are invited to attend the public meeting and provide comment on this proposal; however, public testimony will not be taken. The meeting will be conducted in the manner prescribed by Gig Harbor Municipal Code Section 17.98.055(C).

As of March 16, 2020, at 12 PM noon, our Civic Center will be closed to the general public until further notice. Therefore, documents pertinent to this application are available for review and inspection online only using the City of Gig Harbor Permit Portal. Please contact Kimberly Mahoney, Associate Planner, for questions regarding access to other documents pertinent to this application.

Interested persons may comment on the above stated application or may request a copy of the decision on this application. Pursuant to the Governor's Stay Home – Stay Healthy Order, requests for notification, written comments, including any written comments addressing the findings required for a decision, must be submitted to the Community Development Department no later than 5:00 PM on May 13th, 2020; one day prior to the scheduled meeting. Comments received will be read into the record at the meeting.

Questions regarding the above stated application should be made to Kimberly Mahoney, Associate Planner, City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling 851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal," then clicking "Applications" and entering the above permit numbers.

Parcel: 0221066004
GIG HARBOR CITY OF
3510 GRANDVIEW ST
GIG HARBOR, WA 98335-1214

Parcel: 0221066003
CHOPP RANDALL
PO BOX 936
GIG HARBOR, WA 98335-0936

Parcel: 0221066001
CITY OF GIG HARBOR
3510 GRANDVIEW ST
GIG HARBOR, WA 98335-1214

Parcel: 0221066005
CHOPP RANDALL
PO BOX 936
GIG HARBOR, WA 98335-0936

Parcel: 0221063034
GIG HOLDING COMPANY LLC
1613 S CAPITAL OF TEXAS HW...
AUSTIN, TX 78746-6558

Parcel: 0221063044
CITY OF GIG HARBOR
3510 GRANDVIEW ST
GIG HARBOR, WA 98335-1214

Parcel: 0221066001
CITY OF GIG HARBOR
3510 GRANDVIEW ST
GIG HARBOR, WA 98335-1214

Parcel: 0221066006
RANKIN JEFF & BELINDA
6406 43RD AVENUE CT
GIG HARBOR, WA 98335-8354

Parcel: 0221066014
BUJACICH LLC
6102 N 9TH ST STE 400
TACOMA, WA 98406-2097

Parcel: 0221066011
D'OLIVO DOUGLAS W & JILL P
11010 HARBOR HILL DR STE B ...
GIG HARBOR, WA 98332-8953

Parcel: 0221066014
BUJACICH LLC
6102 N 9TH ST STE 400
TACOMA, WA 98406-2097

Parcel: 0221066004
GIG HARBOR CITY OF
3510 GRANDVIEW ST
GIG HARBOR, WA 98335-1214

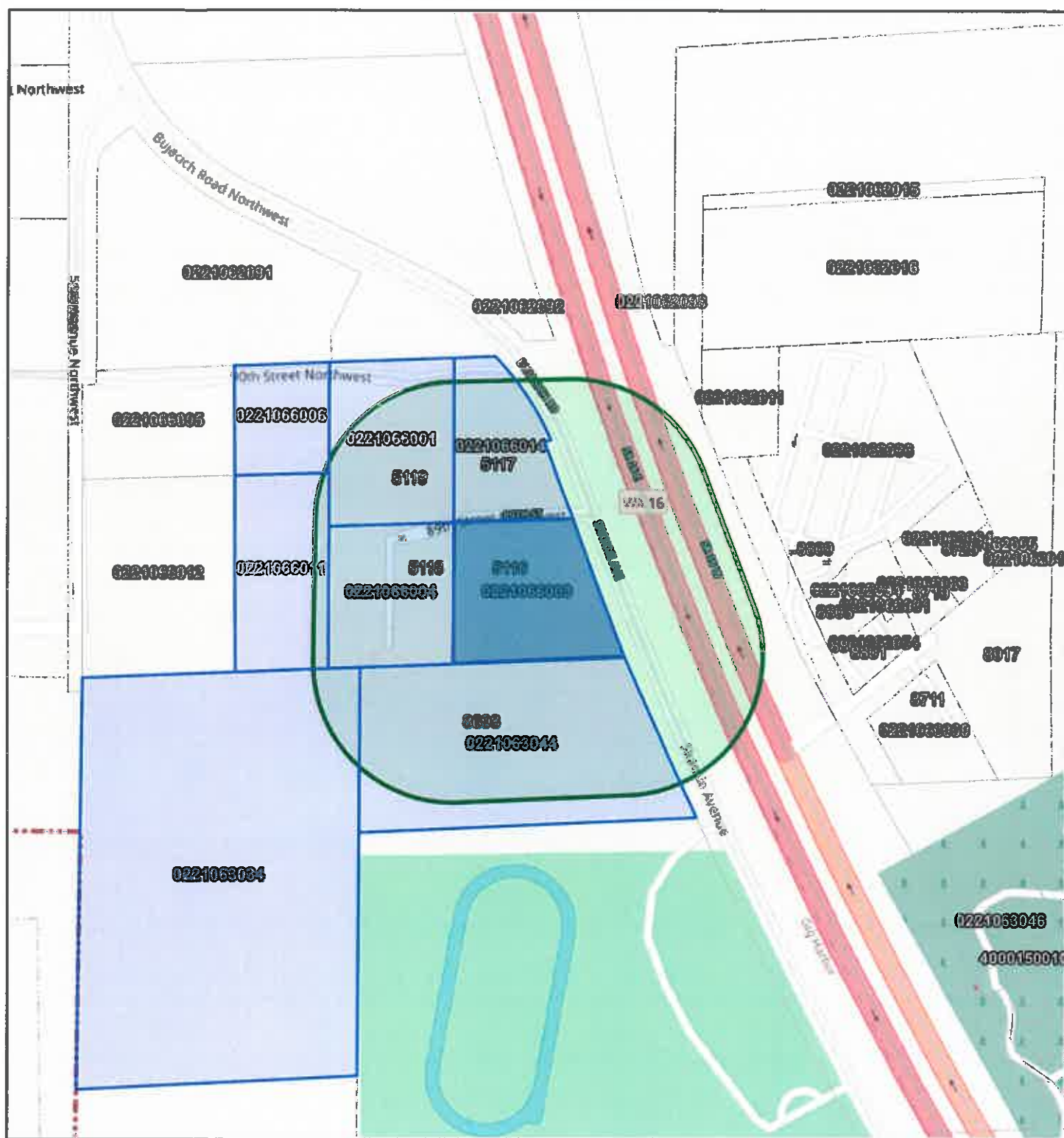
Parcel: 0221063034
GIG HOLDING COMPANY LLC
1613 S CAPITAL OF TEXAS HW...
AUSTIN, TX 78746-6558

Parcel: 0221063044
CITY OF GIG HARBOR
3510 GRANDVIEW ST
GIG HARBOR, WA 98335-1214

Parcel: 0221066006
RANKIN JEFF & BELINDA
6406 43RD AVENUE CT
GIG HARBOR, WA 98335-8354

Parcel: 0221066011
D'OLIVO DOUGLAS W & JILL P
11010 HARBOR HILL DR STE B ...
GIG HARBOR, WA 98332-8953

ArcGIS Web Map



5/7/2020, 12:22:05 PM

Parcels
Streets

1:5,379

© OpenStreetMap (and) contributors, CC-BY-SA, Esri, HERE, Garmin, (c) OpenStreetMap contributors

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.



NOTICE OF PUBLIC MEETING

Skansie Mini Storage

Permit Number(s): PL-SPR-19-0010, PL-CUP-19-0002, PL-DR-19-0088, PL-SEPA-19-0014

Date of Notice: April 30, 2020

Applicant: Randy Chopp, 8725 Randall Drive, Gig Harbor, WA 98332

Agent: Christian Harkson, 8725 Randall Drive, Gig Harbor, WA 98332

Project Location: XXX 89th Street, the site is located at the southwest corner of 89th St. and Skansie Ave., approximately 0.6 miles from the intersection of Rosedale Ave. and Skansie Ave.
Parcel No. 0221066003

Project Description: The proposal is for a public mini storage complex totaling 78,375 gross square footage divided over three stories. The rentable square footage will be 56,040 divided into 509 units ranging in size. The applicant is seeking a recommendation from the Design Review Board (DRB) related to specific requirements of Article III: Site Design, and Article IV: Architecture.

SEPA Threshold Determination: A threshold determination has not been issued at this time.

PUBLIC MEETING DATE: Design Review Board, **May 14, 2020, 5:00 pm,**

Interested persons are invited to attend the public meeting and provide comment on this proposal; however, public testimony will not be taken. The meeting will be conducted in the manner prescribed by Gig Harbor Municipal Code Section 17.98.055(C).

As of March 16, 2020, at 12 PM noon, our Civic Center will be closed to the general public until further notice. Therefore, documents pertinent to this application are available for review and inspection online only using the City of Gig Harbor Permit Portal. Please contact Kimberly Mahoney, Associate Planner, for questions regarding access to other documents pertinent to this application.

Interested persons may comment on the above stated application or may request a copy of the decision on this application. **Pursuant to the Governor's Stay Home – Stay Healthy Order, requests for notification, written comments, including any written comments addressing the findings required for a decision, must be submitted to the Community Development Department no later than 5:00 PM on May 13th, 2020; one day prior to the scheduled meeting. Comments received will be read into the record at the meeting.**

Questions regarding the above stated application should be made to Kimberly Mahoney, Associate Planner, City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling 851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal," then clicking "Applications" and entering the above permit numbers.

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF PUBLISHING

I, _____ (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 27th, 2020 I sent a true and correct copy of the NOTICE OF PUBLIC MEETING for publication In the May 7th 2020 edition of the Peninsula Gateway for the following:

Project Name: **Skansie Mini Storage**

Project Location: **XXX 89th Street,**

Permit Number(s): **PL-SPR-19-0010, PL-CUP-19-0002, PL-DR-19-0088, PL-SEPA-19-0014**

SIGNED at Gig Harbor, Washington, this **27th** day of **April**, 2020.



DECLARANT (signature)

Order Confirmation

Customer

CITY OF GIG HARBOR

Customer Account

255175

Customer Address

3510 GRANDVIEW ST
GIG HARBOR WA 983351214 USA

Customer Phone

253-851-8136

Customer Fax

Sales Rep

lcordero@mcclatchy.com

Payor Customer

CITY OF GIG HARBOR

Payor Account

255175

Payor Address

3510 GRANDVIEW ST
GIG HARBOR WA 983351214 USA

Payor Phone

253-851-8136

Customer EMail

Order Taker

lcordero@mcclatchy.com

PO Number

Payment Method

Invoice

Blind Box

Tear Sheets

0

Proofs

0

Affidavits

2

Net Amount

\$112.10

Tax Amount

\$0.00

Total Amount

\$112.10

Payment Amount

\$0.00

Amount Due

\$112.10

Ad Order Number

0004633945

Order Source

Ordered By

Special Pricing

Invoice Text

Promo Type

Package Buy

Materials

Ad Order Information

<u>Ad Number</u>	<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
0004633945-01	TAC-Legal Liner	AdBooker	

<u>External Ad Number</u>	<u>Ad Attributes</u>	<u>Ad Released</u>	<u>Pick Up</u>
		No	

<u>Ad Size</u>	<u>Color</u>
1 X 70 li	

<u>Product</u>	<u>Placement</u>	<u>Times Run</u>	<u>Schedule Cost</u>
TAC-GW-Gateway	0300 - Legals Classified	1	\$112.10

<u>Run Schedule Invoice Text</u>	<u>Position</u>
NOTICE OF PUBLIC MEETING Skansie Mini St	0301 - Legals & Public Notices

Run Dates
05/07/2020

NOTICE OF PUBLIC MEETING Skansie Mini Storage

Permit Number(s): PL-SPR-19-0010, PL-CUP-19-0002, PL-DR-19-0088, PL-SEPA-19-0014

Date of Notice: April 30, 2020

Applicant: Randy Chopp, 8725 Randall Drive, Gig Harbor, WA 98332

Agent: Christian Harkson, 8725 Randall Drive, Gig Harbor, WA 98332

Project Location: XXX 89th Street, the site is located at the southwest corner of 89th St. and Skansie Ave., approximately 0.6 miles from the intersection of Rosedale Ave. and Skansie Ave.

Parcel No. 0221066003

Project Description: The proposal is for a public mini storage complex totaling 78,375 gross square footage divided over three stories. The rentable square footage will be 56,040 divided into 509 units ranging in size. The applicant is seeking a recommendation from the Design Review Board (DRB) related to specific requirements of Article III: Site Design, and Article IV: Architecture.

SEPA Threshold Determination: A threshold determination has not been issued at this time.

PUBLIC MEETING DATE: Design Review Board, **May 14, 2020, 5:00 pm.**

Interested persons are invited to attend the public meeting and provide comment on this proposal; however, public testimony will not be taken. The meeting will be conducted in the manner prescribed by Gig Harbor Municipal Code Section 17.98.055(C).

As of March 16, 2020, at 12 PM noon, our Civic Center will be closed to the general public until further notice. Therefore, documents pertinent to this application are available for review and inspection online only using the City of Gig Harbor Permit Portal. Please contact Kimberly Mahoney, Associate Planner, for questions regarding access to other documents pertinent to this application.

Interested persons may comment on the above stated application or may request a copy of the decision on this application.

Pursuant to the Governor's Stay Home - Stay Healthy Order, requests for notification, written comments, including any written comments addressing the findings required for a decision, must be submitted to the Community Development Department no later than 5:00 PM on May 13th, 2020; one day prior to the scheduled meeting. Comments received will be read into the record at the meeting.

Questions regarding the above stated application should be made to Kimberly Mahoney, Associate Planner, City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling 851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal," then clicking "Applications" and entering the above permit numbers.

From: [Randy Chopp](#)
To: [Cindy Andrews](#)
Subject: Posting very
Date: Thursday, April 30, 2020 9:50:20 AM

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF POSTING

I, Randy Chopp (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 4/30/20, 2020 I caused to be posted the notice board provided by the

City for the NOTICE OF PUBLIC MEETING on the following:

Project Name: SKANSIE MINI STORAGE

Project Location: 5116 89th Ave NW

Permit Number(s): PL-DR-19-0088

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

- ☒ FRONT of PROPERTY
- ☒ _____

SIGNED at Gig Harbor, Washington, this 30th day of April, 2020.


DECLARANT (signature)

CERTIFICATION OF PUBLIC NOTICE

DECLARATION OF POSTING

I, Christen Harkun (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 Jan 26, 2021 I caused to be posted the notice board provided by the

City for the NOTICE OF PUBLIC MEETING on the following:

Project Name: SKANSIE MINI STORAGE FACILITY

Project Location: 5116 89th Ave NW.

Permit Number(s): (PL-SPR-19-0010, PL-CUP-19-0002, PL-DR-19-0088 and SEPA 19-0014)

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

- ☒ off 89th st, entrance to lot posted on chain
linked fence,
- ☒ _____

SIGNED at Gig Harbor, Washington, this 26 day of January, 2021.

DECLARANT (signature)

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF MAILING

I, **MANDY CHAPMAN** (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 **January 28, 2021** I mailed, a true and correct copy of the **NOTICE OF PUBLIC MEETING** for the following:

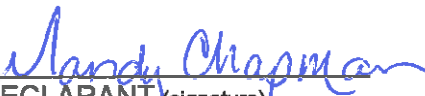
Project Name: **SKANSIE MINI STORAGE**

Project Location: **XXX 89TH ST**

Permit Number(s): **PL-SPR-19-0010; PL-CUP-19-0002; PL-DR-19-0088; PL-SEPA-19-0014**

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, WA**, this **28TH** day of **JANUARY**, 2021.


DECLARANT (signature)

Parcel: 0221066001
CITY OF GIG HARBOR
3510 GRANDVIEW ST
GIG HARBOR, WA 98335-1214

Parcel: 0221063034
GIG HOLDING COMPANY LLC
1613 S CAPITAL OF TEXAS HW...
AUSTIN, TX 78746-6558

Parcel: 0221066014
BUJACICH LLC
6102 N 9TH ST STE 400
TACOMA, WA 98406-2097

Parcel: 0221066006
RANKIN JEFF & BELINDA
6406 43RD AVENUE CT
GIG HARBOR, WA 98335-8354

Parcel: 0221063044
CITY OF GIG HARBOR
3510 GRANDVIEW ST
GIG HARBOR, WA 98335-1214

Parcel: 0221066003
CHOPP RANDALL
PO BOX 936
GIG HARBOR, WA 98335-0936

Parcel: 0221066011
D'OLIVO DOUGLAS W & JILL P
11010 HARBOR HILL DR STE B
GIG HARBOR, WA 98332-8953

Parcel: 0221066004
GIG HARBOR CITY OF
3510 GRANDVIEW ST
GIG HARBOR, WA 98335-1214

(6)

**CHRISTIAN HARKSON
8725 RANDALL DR
GIG HARBOR, WA 98332**



"THE MARITIME CITY"

NOTICE OF PUBLIC MEETING

Skansie Mini Storage

Permit Number(s): PL-SPR-19-0010, PL-CUP-19-0002, PL-DR-19-0088, PL-SEPA-19-0014

Date of Notice: January 28, 2021

Applicant: Randy Chopp, 8725 Randall Drive, Gig Harbor, WA 98332

Agent: Christian Harkson, 8725 Randall Drive, Gig Harbor, WA 98332

Project Location: XXX 89th Street, the site is located at the southwest corner of 89th St. and Skansie Ave., approximately 0.6 miles from the intersection of Rosedale Ave. and Skansie Ave.
Parcel No. 0221066003

Project Description: The proposal is for a public mini storage complex totaling 78,375 gross square footage divided over three stories. The rentable square footage will be 56,040 divided into 509 units ranging in size. The applicant is seeking a recommendation from the Design Review Board (DRB) related to a specific requirement of Article III: Site Design.

SEPA Threshold Determination: A threshold determination has not been issued at this time.

PUBLIC MEETING DATE: **Design Review Board, February 11, 2021, 5:00 pm, NOTE:**
This public meeting will be held in an online format subject to the latest public health recommendations.

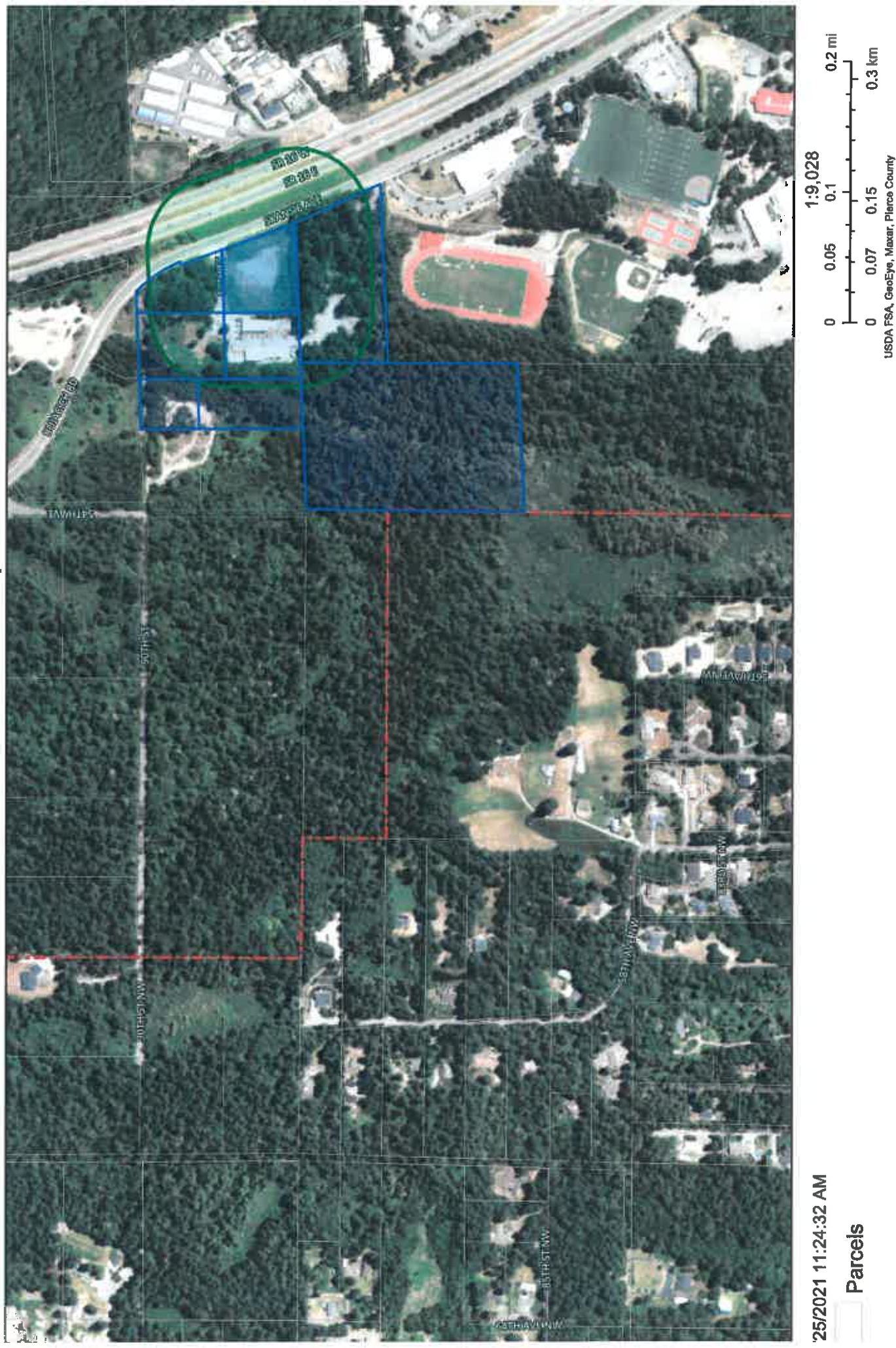
Interested persons are invited to attend the public meeting and provide comment on this proposal; however, public testimony will not be taken. The meeting will be conducted in the manner prescribed by Gig Harbor Municipal Code Section 17.98.055(C).

As of March 16, 2020, at 12 PM noon, our Civic Center will be closed to the general public until further notice. Therefore, documents pertinent to this application are available for review and inspection online only using the City of Gig Harbor Permit Portal. Please contact Kimberly Mahoney, Associate Planner, for questions regarding access to other documents pertinent to this application.

Interested persons may comment on the above stated application or may request a copy of the decision on this application. **Pursuant to the Governor's Stay Home – Stay Healthy Order, requests for notification, written comments, including any written comments addressing the findings required for a decision, must be submitted to the Community Development Department no later than 5:00 PM on February 10, 2021; one day prior to the scheduled meeting.** Comments received will be read into the record at the meeting.

Questions regarding the above stated application should be made to Kimberly Mahoney, Associate Planner, City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling 851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal," then clicking "Applications" and entering the above permit numbers.

ArcGIS Web Map



'25/2021 11:24:32 AM

Parcels

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.

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 **JANUARY 20, 2021** I sent a true and correct copy of the **NOTICE OF NOPM** for publication In the **FEBRUARY 4, 2021** edition of the Peninsula Gateway for the following:

Project Name **SKANSIE MINI STORAGE**

Project Location: **5116 89th Ave NW**

Permit Number(s): **SPR-19-0010, PL-CUP-19-0002, PL-DR-19-0088, PL-SEPA-19-0014**

SIGNED at Gig Harbor, Washington, this **20th** day of **JANUARY 2021**

Cindy Andrews

DECLARANT (signature)

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

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)

☒ Other GATEWAY



"THE MARITIME CITY"

NOTICE OF PUBLIC MEETING

Skansie Mini Storage

Permit Number(s): PL-SPR-19-0010, PL-CUP-19-0002, PL-DR-19-0088, PL-SEPA-19-0014

Date of Notice: January 28, 2021

Applicant: Randy Chopp, 8725 Randall Drive, Gig Harbor, WA 98332

Agent: Christian Harkson, 8725 Randall Drive, Gig Harbor, WA 98332

Project Location: XXX 89th Street, the site is located at the southwest corner of 89th St. and Skansie Ave., approximately 0.6 miles from the intersection of Rosedale Ave. and Skansie Ave.
Parcel No. 0221066003

Project Description: The proposal is for a public mini storage complex totaling 78,375 gross square footage divided over three stories. The rentable square footage will be 56,040 divided into 509 units ranging in size. The applicant is seeking a recommendation from the Design Review Board (DRB) related to a specific requirement of Article III: Site Design.

SEPA Threshold Determination: A threshold determination has not been issued at this time.

PUBLIC MEETING DATE: Design Review Board, February 11, 2021, 5:00 pm, NOTE: This public meeting will be held in an online format subject to the latest public health recommendations.

Interested persons are invited to attend the public meeting and provide comment on this proposal; however, public testimony will not be taken. The meeting will be conducted in the manner prescribed by Gig Harbor Municipal Code Section 17.98.055(C).

As of March 16, 2020, at 12 PM noon, our Civic Center will be closed to the general public until further notice. Therefore, documents pertinent to this application are available for review and inspection online only using the City of Gig Harbor Permit Portal. Please contact Kimberly Mahoney, Associate Planner, for questions regarding access to other documents pertinent to this application.

Interested persons may comment on the above stated application or may request a copy of the decision on this application. **Pursuant to the Governor's Stay Home – Stay Healthy Order, requests for notification, written comments, including any written comments addressing the findings required for a decision, must be submitted to the Community Development Department no later than 5:00 PM on February 10, 2021; one day prior to the scheduled meeting. Comments received will be read into the record at the meeting.**

Questions regarding the above stated application should be made to Kimberly Mahoney, Associate Planner, City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling 851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal," then clicking "Applications" and entering the above permit numbers.



Order Confirmation

Customer

CITY OF GIG HARBOR

Customer Account

255175

Customer Address

 3510 GRANDVIEW ST
 GIG HARBOR WA 983351214 USA

Customer Phone

253-851-8136

Customer Fax
Sales Rep

bjantzen@mcclatchy.com

Payor Customer

CITY OF GIG HARBOR

Payor Account

255175

Payor Address

 3510 GRANDVIEW ST
 GIG HARBOR WA 983351214 USA

Payor Phone

253-851-8136

Customer EMail
Order Taker

bjantzen@mcclatchy.com

PO Number

Skansie Mini Storage

Payment Method

Invoice

Blind Box
Tear Sheets

0

Proofs

0

Affidavits

2

Net Amount

\$138.62

Tax Amount

\$0.00

Total Amount

\$138.62

Payment Amount

\$0.00

Amount Due

\$138.62

Ad Order Number

0004857301

Order Source
Ordered By

Cindy Andrews

Special Pricing
Invoice Text

NOPM, DRB 11 Feb 2021

Promo Type
Package Buy
Materials

Ad Order Information

<u>Ad Number</u>	<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
0004857301-01	TAC-Legal Liner	AdBooker	

<u>External Ad Number</u>	<u>Ad Attributes</u>	<u>Ad Released</u> No	<u>Pick Up</u>
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<u>Ad Size</u>	<u>Color</u>
2 X 43 li	

<u>Product</u>	<u>Placement</u>	<u>Times Run</u>	<u>Schedule Cost</u>
TAC-GW-Gateway	0300 - Legals Classified	1	\$138.62

<u>Run Schedule Invoice Text</u>	<u>Position</u>
NOTICE OF PUBLIC MEETING Skansie Mini St	0301 - Legals & Public Notices

Run Dates
02/04/2021

NOTICE OF PUBLIC MEETING Skansie Mini Storage

Permit Number(s): PL-SPR-19-0010, PL-CUP-19-0002, PL-DR-19-0088,
PL-SEPA-19-0014
Date of Notice: January 28, 2021
Applicant: Randy Chopp, 8725 Randall Drive, Gig Harbor, WA 98332
Agent: Christian Harkson, 8725 Randall Drive, Gig Harbor, WA 98332
Project Location: XXX 89th Street, the site is located at the southwest corner of 89th St. and Skansie Ave., approximately 0.6 miles from the intersection of Rosedale Ave. and Skansie Ave.
Parcel No. 0221066003
Project Description: The proposal is for a public mini storage complex totaling 78,375 gross square footage divided over three stories. The rentable square footage will be 56,040 divided into 509 units ranging in size. The applicant is seeking a recommendation from the Design Review Board (DRB) related to a specific requirement of Article III: Site Design.
SEPA Threshold Determination: A threshold determination has not been issued at this time.
PUBLIC MEETING DATE: Design Review Board, February 11, 2021, 5:00 pm, NOTE: This public meeting will be held in an online format subject to the latest public health recommendations.

Interested persons are invited to attend the public meeting and provide comment on this proposal; however, public testimony will not be taken. The meeting will be conducted in the manner prescribed by Gig Harbor Municipal Code Section 17.98.055(C). As of March 16, 2020, at 12 PM noon, our Civic Center will be closed to the general public until further notice. Therefore, documents pertinent to this application are available for review and inspection online only using the City of Gig Harbor Permit Portal. Please contact Kimberly Mahoney, Associate Planner, for questions regarding access to other documents pertinent to this application. Interested persons may comment on the above stated application or may request a copy of the decision on this application. **Pursuant to the Governor's Stay Home - Stay Healthy Order, requests for notification, written comments, including any written comments addressing the findings required for a decision, must be submitted to the Community Development Department no later than 5:00 PM on February 10, 2021; one day prior to the scheduled meeting. Comments received will be read into the record at the meeting.** Questions regarding the above stated application should be made to Kimberly Mahoney, Associate Planner, City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling 851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal," then clicking "Applications" and entering the above permit numbers.

Skansie Ministorage | PL-SPR-19-0010 et al
Hearing Examiner

Exhibit I

CERTIFICATION OF PUBLIC NOTICE

DECLARATION OF MAILING

I, Mandy Chapman (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 August 22nd, 2019 I mailed a true and correct copy of the Notice of Application for the following:

Project Name: Skansie Mini Storage Building

Project Location: XXX 89th Street

Permit Number(s): PL-SPR-19-0010; PL-DR-19-0088; PL-CUP-19-0002; PL-SEPA-16-0014

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 22ND day of August, 2019.

Mandy Chapman
DECLARANT (signature)

City of Gig Harbor
Transmittal Form

Routing for: NOA SEPA NOPH NOPM NOD

Notice Date: Aug 29th, 2019

Project: Skansie Mini-Storage
PL SPR-19-0010

Planner: Kennith

Routed to:
City Depts.

- ☐ Public Works-Operations
☐ Public Works-Engineering

- ☐ Building and Fire Safety
☐ Other _____

SEPA Agencies:
(NOA, SEPA)
Electronic Mail

- ☒ Washington Department of Ecology, SEPA Register
☒ Washington Department of Commerce, attn: Review Team
☒ Pierce Transit Land Use Review, attn: Kelly Haden, Monica Adams
☒ 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: Judy Wright
☒ Puyallup Tribe Cultural Resources, attn: Brandon Reynon/Jeffrey Thomas
☒ PenMet Parks, attn: Elaine Sorenson
☒ Pierce County Fire District Number 5, attn: Eric Watson/Eric Waters
☒ Suquamish Tribe, attn: Dennis Lewarch
☒ Peninsula School District, attn: Vicki Smith
☒ 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: Marsha Engel

Other Parties:
1st Class Mail

- ☒ Applicant/Owner/Agent (NOA, NOPH, NOPM, SEPA, NOD)
☒ 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)
☐ Other _____

Parcel # 0221066003



"THE MARITIME CITY"

DEVELOPMENT SERVICES

CITY OF GIG HARBOR

NOTICE OF APPLICATION

August 29, 2019

SKANSIE MINI STORAGE BUILDING

Type III Permit

Permit Number(s): PL-SPR-19-0010, PL-DR-19-0088, PL-CUP-19-0002, & PL-SEPA-19-0014

Date Application was Submitted: August 6th, 2019

Date of Notice of Complete Application: August 15th, 2019

Name of Applicant: Randall Chopp, 8725 Randall DR. NW, Gig Harbor, WA 98332

Name of Agent: Christian Harkson, 8725 Randall Dr. NW, Gig Harbor, WA 98332

Project Location: XXX 89th Street, site is located at the southwest corner of 89th St. and Skansie Ave., approximately 0.6 mi from the intersection of Rosedale Ave. and Skansie Ave. Sec 06, Tw 21, R 02 Qtr 23.

Description of Proposed Project: The proposal is for a public mini storage complex totaling 78,375 gross square footage divided over three floors. The rentable square footage will be 56,040 divided into 509 units ranging in sizes.

Project Permits Included with Application: Major Site Plan Review, Conditional Use Permit, Design Review and SEPA Review.

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

Other Required Permits Not Included in Application: Clearing/Grading approval, construction drawing review, and building permits.

Existing Environmental Documents which Evaluate Proposed Project:

SEPA Environmental Checklist, prepared by Robert C. Harkson, dated 2019
Preliminary Storm Drainage Report, prepared by DE-Civil, PLLC, dated August, 9th, 2019; Traffic Impact Analysis by Heath & Associates, Inc, dated June 2019 and Water Hydraulic Report, prepared by DE-Civil, PLLC, dated August 9th, 2019

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 Department, 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 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 Department by no later than **September 11, 2019**. All public comments or requests must be received at the Planning Department by no later than 5:00pm on the last date of the comment period.

Questions regarding the above stated application should be made to Kenneth George, Associate Planner, City of Gig Harbor Planning Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling 851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers.

1 0221066003 9180
CHOPP RANDALL
PO BOX 936
GIG HARBOR, WA 98335-0936

2 0221063034 9100
GIG HOLDING COMPANY LLC
1613 S CAPITAL OF TEXAS HWY STE 201
AUSTIN, TX 78746-8558

3 0221063044 9170
CITY OF GIG HARBOR
3510 GRANDVIEW ST
GIG HARBOR, WA 98335-1214

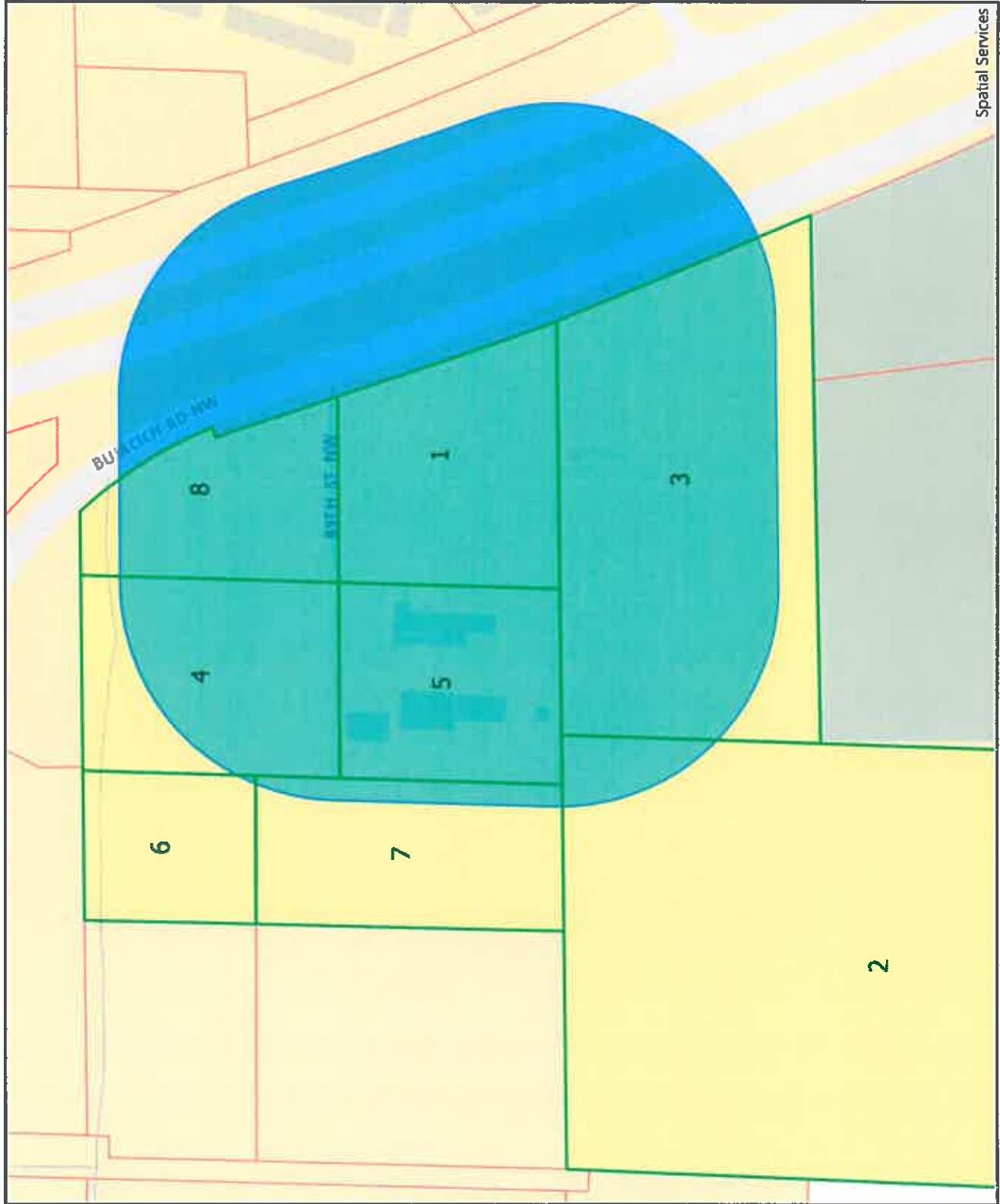
4 0221066001 9180
CITY OF GIG HARBOR
3510 GRANDVIEW ST
GIG HARBOR, WA 98335-1214

5 0221066004 6700
GIG HARBOR CITY OF
3510 GRANDVIEW ST
GIG HARBOR, WA 98335-1214

6 0221066006 9180
RANKIN JEFF & BELINDA
6406 43RD AVENUE CT NW
GIG HARBOR, WA 98335-8354

7 0221066011 9180
D'OLIVO DOUGLAS W & JILL P
11010 HARBOR HILL DR NW STE B PMB 605
GIG HARBOR, WA 98332-8953

8 0221066014 9180
BUJACICH LLC
6102 N 9TH ST STE 400
TACOMA, WA 98406-2097



Spatial Services

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

Legend

Tax Parcels

 Base Parcel



0 45 90 180 Feet





City of Harrisburg
"The Capital City"

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements—that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
Skunsie Mini Storage
2. Name of applicant: [\[help\]](#)
Christian Harkson
3. Address and phone number of applicant and contact person: [\[help\]](#)
8725 Randall Dr NW Gig Harbor, WA, 98332
4. Date checklist prepared: [\[help\]](#)

5. Agency requesting checklist: [\[help\]](#)

City of Gig Harbor

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Our hope is to break ground early spring 2020

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

NO

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

A Wetland report was done

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

NO

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Major site plan approval, Conditional use permit, Design review

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

Address: 8698 Skansie Ave NW, Gig Harbor, WA, 98332
maps & site plans attached with the rest of the major site plan review.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

The site is primarily flat.

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

2 %

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Sandy

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help] **NO**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]

3000 YDS,
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help] **The site will be contained with a silt fence, we do not believe there will be any erosion.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help] **40%**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]

Silt fence will be used.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help] **The site will have very little emissions to the air. We are factory a small amount from heavy machinery during construction. We have almost no emissions during operation.**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help] **NO**

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]

Because it is a mini storage complex, there will be almost no emissions aside from heavy the body with natural gas.

3. Water [help]

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [help]

NO

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]

NO / NA

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help]

N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]

NO / NA

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No / N/A

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

N/A

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

Septic tank/system will be on site. It will discharge domestic sewage. the size of the system is: 1000 gallon tank. It will be quite small.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

source of water runoff would be from downspouts and stormwater; there will be a

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

NO

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

- runoff water will be controlled with drainage included in site plan / civil engineer

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- ☐ deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☒ other types of vegetation *scotch Broom*

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

40% (scotchbroom, some shrubs)

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

*We will be landscaping the finished project with various plant types.
see Landscaping plan in the Landscape plan in Major site plan Review*

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

none

5. Animals [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

None, we have seen some Robins come and go, nothing other than that.

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

none.

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

N/A

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

N/A

- e. List any invasive animal species known to be on or near the site. [help]

Note that I am aware of.

6. Energy and Natural Resources [help]

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]

Electricity and Natural gas. This will only be used for heating, light, and basic office equipment.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]

N/A

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]

* LED light, energy efficient heating.

7. Environmental Health [help]

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help]

No

- 1) Describe any known or possible contamination at the site from present or past uses.

[help]

N/A

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help]

N/A None

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [help]

N/A None

- 4) Describe special emergency services that might be required. [help]

N/A

- 5) Proposed measures to reduce or control environmental health hazards, if any: [help]

There will be no environmental health hazards

b. Noise [help]

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]

No noise will affect this project

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help]

Short: heavy machinery/construction Long: None (noise most likely would come from

3) Proposed measures to reduce or control noise impacts, if any: [help] the site M-F 8-5

the project site is right next to the freeway, so I believe the construction noise will not be an issue.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]

* Current site is vacant, adjacent properties are vacant except for the big Harbor Public Works property on the backside of property

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]

NO

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [help]

NO

c. Describe any structures on the site. [help]

None

d. Will any structures be demolished? If so, what? [help]

NO

e. What is the current zoning classification of the site? [help]

Commercial

f. What is the current comprehensive plan designation of the site? [help]

g. If applicable, what is the current shoreline master program designation of the site? [help]

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]

NO

i. Approximately how many people would reside or work in the completed project? [help]

1-2 people would work at the completed project.

j. Approximately how many people would the completed project displace? [\[help\]](#)

• 1-2 people will work at the location, The human traffic with Huctunk as it is a mini storage complex. I would estimate 1-20 customers at any time

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

N/A

A l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

X m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

N/A

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

N/A

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

- 35ft

- Building materials include sheetmetal, Brick/Block, cement board

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None

b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

N/A

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

- Minimal window glare

- This would mainly occur during the day when the sun shines on windows

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

NO

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None.

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

N/A

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

None

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

NO

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

N/A

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

NO

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

NO

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

N/A

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

N/A

14. Transportation [\[help\]](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Please see site plan

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]

N/A

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]

proposed estimate of parking spaces would be 15-17

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]

NO

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]

This is hard to say until the units have reached full capacity. It will change as time goes on. A rough estimated figure would be 15-25 cars/trucks per day.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [help]

N/A

- h. Proposed measures to reduce or control transportation impacts, if any: [help]

N/A

15. Public Services [help]

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]

NO.

- b. Proposed measures to reduce or control direct impacts on public services, if any: [help]

None / N/A

16. Utilities [help]

- a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

- Items circled. Refuse service, telephone, and sanitary sewer would need to be installed / set up.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]

Electrical, Gas, Water, all would have general construction

activities related to dirt work include but not limited digging ditches, laying conduits etc.

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signer: _____

Position and Agency/Organization: Robert C. Harkion
Project Manager / LMC Development

X Date Submitted: _____

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This project will have extremely minimal to no increase of any of these categories
Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal will not affect any of the items above
Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

3. How would the proposal be likely to deplete energy or natural resources?

N/A
Proposed measures to protect or conserve energy and natural resources are:

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

N/A

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

N/A

Proposed measures to reduce or respond to such demand(s) are:

N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

N/A

CERTIFICATION OF PUBLIC NOTICE

DECLARATION OF POSTING

I, RAWY CLOPP (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 8/27/19, 2019 I caused to be posted the notice board provided by the

City for the **NOTICE OF APPLICATION** on the following:

Project Name: **SKANSIE MINI STORAGE FACILITY**

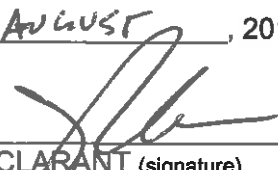
Project Location: **XXX 89TH ST**

Permit Number(s): **PL-SPR-19-0010/PL-CUP-19-0002/PL-DR-19-0088/PL-SEPA-19-0014**

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

- ☒ ENTRANCE TO SITE OFF A 89TH ST. NW.
- ☒ _____

SIGNED at Gig Harbor, Washington, this 27th day of AUGUST, 2019.


DECLARANT (signature)

RECEIVED

AUG 28 2019

CITY OF GIG HARBOR

City of Gig Harbor
Transmittal Form

Routing for: NOA SEPA NOPH NOPM NOD

Notice Date: Aug 29, 2016

Project: Skansie Mini Storage Bldg
PL-SP2-19-0010

Planner: Kenneth

Routed to:
City Depts.

- ☐ Public Works-Operations
☐ Public Works-Engineering

- ☐ Building and Fire Safety
☐ Other _____

SEPA Agencies:

(NOA, SEPA)

Electronic Mail

- ☐ Washington Department of Ecology, SEPA Register
☐ Washington Department of Commerce, attn: Review Team
☐ Pierce Transit Land Use Review, attn: Kelly Haden, Monica Adams
☐ 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: Judy Wright
☐ Puyallup Tribe Cultural Resources, attn: Brandon Reynon/Jeffrey Thomas
☐ PenMet Parks, attn: Elaine Sorenson
☐ Pierce County Fire District Number 5, attn: Eric Watson/Eric Waters
☐ Suquamish Tribe, attn: Dennis Lewarch
☐ Peninsula School District, attn: Vicki Smith
☐ 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: Marsha Engel

Other Parties:

1st Class Mail

- ☐ Applicant/Owner/Agent (NOA, NOPH, NOPM, SEPA, NOD)
☐ 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)
☒ Other Gateway



"THE MARITIME CITY"

DEVELOPMENT SERVICES

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 August 20th, 2019 sent a true and correct copy of the NOTICE OF APPLICATION for publication

In the August 29th, 2019 edition of the Peninsula Gateway for the following:

Project Name: SKANAIE MINI STORAGE BUILDING.

Project Location: XXX 89TH ST.

Permit Number(s): PL-SPR-19-0010/PL-CUP-19-0002/PL-DR-19-088/PL-SEPA-19-0014

SIGNED at Gig Harbor, Washington, this 20th day of August, 2019.

Cindy Andrews
DECLARANT (signature)

CITY OF GIG HARBOR

NOTICE OF APPLICATION

August 29, 2019

SKANSIE MINI STORAGE BUILDING

Type III Permit

Permit Number(s): PL-SPR-19-0010, PL-DR-19-0088, PL-CUP-19-0002, & PL-SEPA-19-0014

Date Application was Submitted: August 6th, 2019

Date of Notice of Complete Application: August 15th, 2019

Name of Applicant: Randall Chopp, 8725 Randall DR. NW, Gig Harbor, WA 98332

Name of Agent: Christian Harkson, 8725 Randall Dr. NW, Gig Harbor, WA 98332

Project Location: XXX 89th Street, site is located at the southwest corner of 89th St. and Skansie Ave., approximately 0.6 mi from the intersection of Rosedale Ave. and Skansie Ave. Sec 06, Tw 21, R 02 Qtr 23.

Description of Proposed Project: The proposal is for a public mini storage complex totaling 78,375 gross square footage divided over three floors. The rentable square footage will be 56,040 divided into 509 units ranging in sizes.

Project Permits Included with Application: Major Site Plan Review, Conditional Use Permit, Design Review and SEPA Review.

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

Other Required Permits Not Included in Application: Clearing/Grading approval, construction drawing review, and building permits.

Existing Environmental Documents which Evaluate Proposed Project:

SEPA Environmental Checklist, prepared by Robert C. Harkson, dated 2019

Preliminary Storm Drainage Report, prepared by DE-Civil, PLLC, dated August, 9th,

2019; Traffic Impact Analysis by Heath & Associates, Inc, dated June 2019 and Water

Hydraulic Report, prepared by DE-Civil, PLLC, dated August 9th, 2019

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 Department, 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 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 Department by no later than **September 11, 2019**. All public comments or requests must be received at the Planning Department by no later than 5:00pm on the last date of the comment period.

Questions regarding the above stated application should be made to Kenneth George, Associate Planner, City of Gig Harbor Planning Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling 851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers.

Order Confirmation

Customer

CITY OF GIG HARBOR

Customer Account

255175

Customer Address

3510 GRANDVIEW ST
GIG HARBOR WA 983351214 USA

Customer Phone

253-851-8136

Customer Fax

Sales Rep

lcordero@mcclatchy.com

Payor Customer

CITY OF GIG HARBOR

Payor Account

255175

Payor Address

3510 GRANDVIEW ST
GIG HARBOR WA 983351214 USA

Payor Phone

253-851-8136

Customer EMail

Order Taker

lcordero@mcclatchy.com

PO Number

Notice of Application

Payment Method

Invoice

Blind Box

0

Tear Sheets

0

Proofs

0

Affidavits

2

Net Amount

\$129.18

Tax Amount

\$0.00

Total Amount

\$129.18

Payment Amount

\$0.00

Amount Due

\$129.18

Ad Order Number

0004349139

Order Source

Ordered By

Cindy Andrews

Special Pricing

Invoice Text

Notice of Application

Promo Type

Package Buy

Materials

Ad Order Information

<u>Ad Number</u>	<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
0004349139-01	TAC-Legal Liner	AdBooker	

<u>External Ad Number</u>	<u>Ad Attributes</u>	<u>Ad Released</u>	<u>Pick Up</u>
		No	

<u>Ad Size</u>	<u>Color</u>
1 X 84 li	

<u>Product</u>	<u>Placement</u>	<u>Times Run</u>	<u>Schedule Cost</u>
TAC-GW-Gateway	0300 - Legals Classified	1	\$99.78

<u>Run Schedule Invoice Text</u>	<u>Position</u>
CITY OF GIG HARBOR NOTICE OF APPLICATIO	0301 - Legals & Public Notices

Run Dates
08/29/2019

<u>Product</u>	<u>Placement</u>	<u>Times Run</u>	<u>Schedule Cost</u>
TAC-upsell.gateline.com	0300 - Legals Classified	1	\$29.40

<u>Run Schedule Invoice Text</u>	<u>Position</u>
CITY OF GIG HARBOR NOTICE OF APPLICATIO	0301 - Legals & Public Notices

Run Dates
08/29/2019

CITY OF GIG HARBOR

NOTICE OF APPLICATION
August 29, 2019

SKANSIE MINI STORAGE BUILDING
Type III Permit

Permit Number(s): PL-SPR-19-0010, PL-DR-19-0088, PL-CUP-19-0002, & PL-SEPA-19-0014

Date Application was Submitted: August 6th, 2019

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

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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

September 11, 2019

**Skansie Ministorage | PL-SPR-19-0010 et al
Hearing Examiner**

Exhibit J

Kennith George, Associate Planner
Pierce County
Planning and Public Works
2401 South 35th Street, Suite 2
Tacoma, WA 98409

Dear Kennith George:

Thank you for the opportunity to comment on the prethreshold consultation for the Skansie Mini Storage Building Project (PL-SPR-19-0010, PL-DR-19-0088, PL-CUP-19-0002, PL-SEPA-19-0014) located at 8698 Skansie Ave Northwest as proposed by Randall Chopp. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

TOXICS CLEANUP: Eva Barber (360) 407-7094

This property is within a quarter mile of one contaminated Site. The Site is Pape & Sons Construction Inc, Facility Site ID (FSID) 9566131. To search and access information concerning this Site, see <http://www.ecy.wa.gov/fs/> and <https://fortress.wa.gov/ecy/gsp/SiteSearchPage.aspx>. If contamination is suspected, discovered, or occurs during the proposed construction of a mini storage complex, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by sampling, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Eva Barber with the Toxics Cleanup Program at the Southwest Regional Office at (360) 407-7094.

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.

**WATER QUALITY/WATERSHED RESOURCES UNIT:
Chris Montague-Breakwell (360) 407-6364**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

You may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - [Application](#). Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Kennith George, Associate Planner

September 11, 2019

Page 3

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(MLD:201904810)

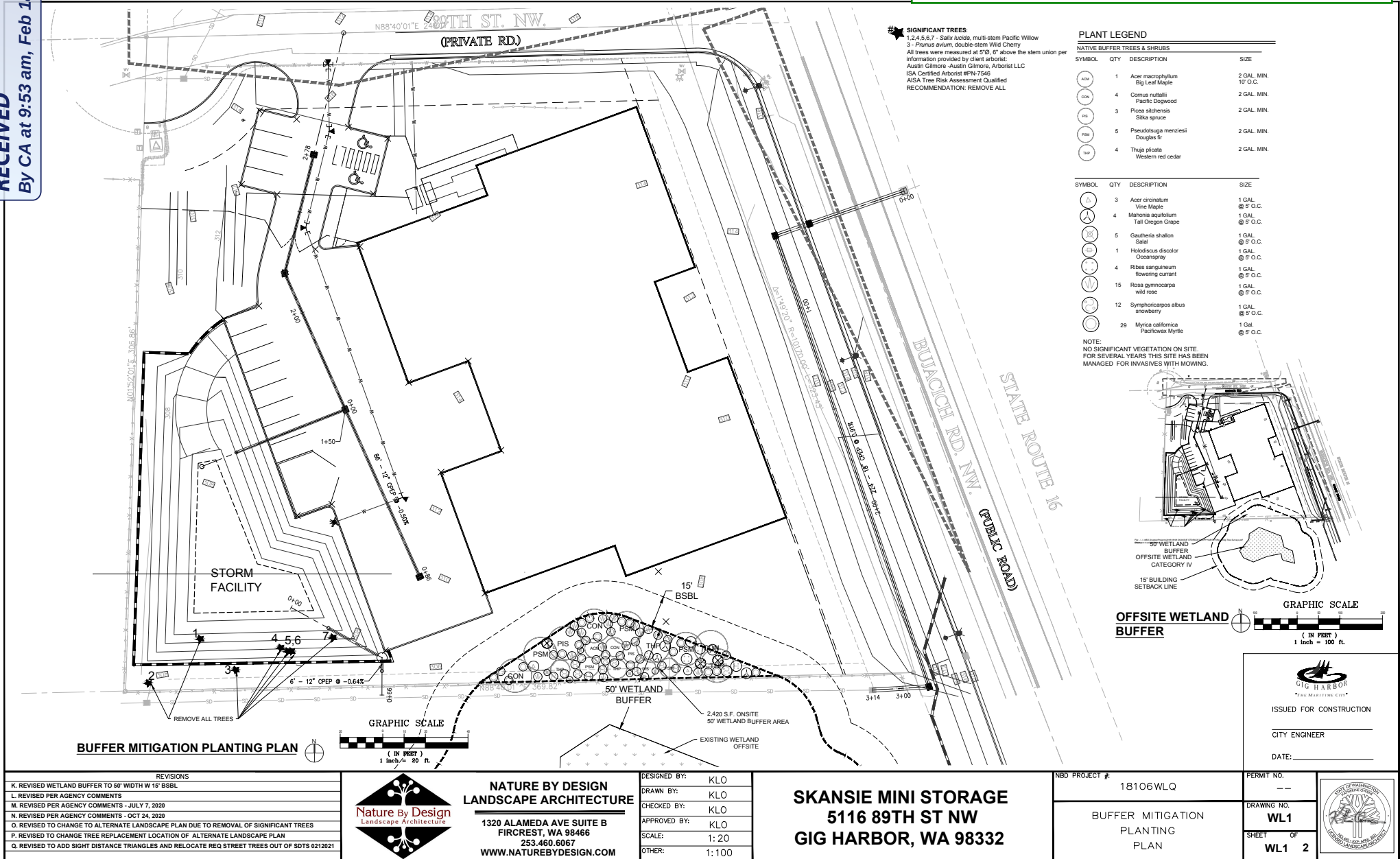
cc: Eva Barber, TCP
Derek Rockett, SWM
Chris Montague-Breakwell, WQ
Randall Chopp (Applicant)
Christian Harkson (Contact)

RECEIVED

By CA at 9:53 am, Feb 18, 2021

Skansie Ministorage | PL-SPR-19-0010 et al Hearing Examiner

Exhibit K



WETLAND BUFFER ESTABLISHMENT PROGRAM

Site development planning shall incorporate a "WETLAND BUFFER ESTABLISHMENT PROGRAM" to ensure that proposed site development would not adversely impact the physical or biological functions of the identified Category IV Wetland. These actions are consistent with the provisions of the City of Gig Harbor Chapter 18.08 Critical Areas. The City of Gig Harbor allows the standard wetland buffer to be altered (18.08.110) either by (1) quantitative alteration, in which the boundaries of the designated buffer area are adjusted, so that the actual area within the buffer is altered; or (2) qualitative alteration, in which permitted activities within the buffer area alter its character. Buffer width reductions shall be considered by the City on a case-by-case basis to take varying values of individual portions of a given wetland into consideration. For wetlands that score less than five (5) points for habitat functions (such as the identified offsite wetland), the width of the buffer can be reduced if measures to minimize the impacts of different uses of land are applied.

WETLAND BUFFER ESTABLISHMENT AND RESTORATION

1. Site development shall direct internal lighting away from the restored onsite buffer and offsite wetland areas.
2. Site development shall locate those activities that generate operational noise (i.e. facilities office, entrance and exit points) as the northern portion of the project site – away from the restored onsite buffer and offsite wetland areas.
3. Site development shall implement a storm water treatment and management program to ensure protection of local water quality.
4. Site development shall implement a program to protect the retained onsite buffer from the potential encroachment of herbicides, insecticides, and rodenticides.
5. The retained onsite wetland buffer shall be restored through the planting of a variety of native species and then fenced to restrict human encroachment.
6. The established and restored onsite buffer would not adversely impact the offsite wetland or local water quality.
7. Proposed site development would not modify hydrology patterns within the offsite wetland as a result of the regional stormwater system presently along the southern boundary of the project site – between the project site and the offsite wetland.
8. The final width of the buffer associated with the offsite wetland shall be 50 feet.

DESCRIPTION OF THE WETLAND BUFFER ESTABLISHMENT PROGRAM

1. Existing invasive species within the established wetland buffer shall be removed. Invasive species removal actions shall eliminate the canes and roots structures to the most practicable extent. All removed canes and roots shall be taken to an approved disposal site.
2. Following initial invasive species removal actions a 12-inch layer of clean, highly organic topsoil shall be added to the established onsite buffer area.
3. Following the placement of the topsoil the retained buffer shall be planted with a variety of native trees and shrubs common to the local area. The selected species would also increase plant community diversity and plant community complexity. The exposed soil shall be seeded with red fescue or covered with mulch to protect against local erosion.
4. Temporary and long-term erosion control measures shall be implemented. These measures include silt fencing during site preparation and seeding of exposed soil areas.
5. The outer boundary of the established onsite buffer shall be marked with standard City of Gig Harbor buffer boundary signs at 25-foot intervals. These outer buffer boundaries shall also be fenced with a split-rail or other City of Gig Harbor approved fence to limit intrusion into these areas.
6. All onsite activities shall be monitored by the project biologist. Following the completion of onsite planting activities an Implementation Report shall be prepared and submitted to the City of Gig Harbor. The Implementation Report shall include a description of who completed the onsite compensatory actions, a description of the scope of work completed, a description of work specifications, and a detailed timeline of completed actions. The Implementation Report shall also include a project evaluation prepared by the project biologist.
7. Following the approval of the Implementation Report by the City of Gig Harbor a five-year monitoring program shall be undertaken to assure the success of the buffer mitigation program. A series of financial guarantees shall also be implemented to assure that the proposed work is completed and is successful.

GOAL OF THE WETLAND BUFFER ESTABLISHMENT PROGRAM

The GOAL of the WETLAND BUFFER ESTABLISHMENT PROGRAM is to create a viable plant community within the retained onsite buffer for the identified offsite wetland to the south of the project site. To achieve the defined GOAL, the following OBJECTIVES and PERFORMANCE CRITERIA are defined:

Objective A. The established onsite buffer area shall exhibit a scrub/shrub and sapling tree vegetation class within five years following initial planting.

Performance Criterion #A1: As defined by total plant counts 100% of the trees and shrubs initially planted within the established onsite buffer shall exhibit survival through the end of the first growing season following initial planting.

Performance Criterion #A2: As defined by total plant counts 80% of the trees and shrubs initially planted within the established onsite buffer shall exhibit survival through the end of the second, third, fourth, and fifth growing seasons following initial planting.

Performance Criterion #A3: Within the established onsite buffer the presence of invasive shrubs shall not exceed 10% aerial coverage at the end of the second, third, fourth, and fifth growing seasons following initial planting.

SELECTED PLANT COMMUNITIES

The plants selected for the established onsite buffer shall be obtained as nursery stock. These selected species are native and commonly occur in the local area. The plant species prescribed are selected to increase plant diversity, match pre-offsite communities, increase wildlife habitats, and enhance the offsite aquatic environment.

SEEDING/MULCH FOR EXPOSED BUFFER AREA

Seeding for all exposed surfaces within the established wetland buffer shall be completed within two weeks following the completion of the placement of clean, highly organic topsoil. If seeding is not effective because of seasonal conditions the exposed surfaces shall be covered with straw or mulch to protect against adverse erosion.

IMPLEMENTATION INSPECTION

Essential to the success of the WETLAND BUFFER ESTABLISHMENT PROGRAM is the accurate inspection of onsite activities immediately prior to and during invasive species removal and the planting of desirable species. These activities include pre-implementation site inspection, onsite inspection and technical directions, and post-planting site inspection and evaluation. The pre-implementation site inspection allows the project team and the project biologist to evaluate and, if necessary, adjust the onsite implementation steps. These steps include analysis of project site elevation features, project sequencing and timing, unforeseen required minor modifications to the original establishment plan, and the establishment of environmental protections (silt fences, etc.) required during construction. Onsite technical inspection during implementation and planting activities would be implemented by the project biologist. The project biologist would perform construction oversight and address minor unforeseen construction difficulties to assure that the intent of the WETLAND BUFFER ESTABLISHMENT PROGRAM is met.

The project biologist shall be responsible for ensuring that the species and sizes of native plants selected and noted within the final planting plan are utilized during implementation. If selected native species become unavailable, the project biologist shall consult with City of Gig Harbor Staff for substitute plant species to assure that the intent of the restoration program is met.

Following the completion of onsite planting activities an Implementation Report shall be prepared by the project biologist and submitted to the City of Gig Harbor. The Implementation Report shall include a description of who completed the onsite actions, a description of the scope of work completed, a description of work specifications, and a detailed timeline of completed actions. The Implementation Report shall also include a project evaluation prepared by the project biologist.

IMPLEMENTATION SCHEDULE

PROJECT TASK	TASK SCHEDULE
Onsite pre-implementation meeting	On or about August 15, 201x
Placement of protective fencing, final marking, and identification of work area.	On or about August 30, 201x
Removal of invasives.	On or about September 15, 201x
Replacement of clean, highly organic topsoil within the established buffer.	On or about September 30, 201x
Seeding/mulching of exposed soils.	Completed by October 5, 201x
Irrigation of mitigation buffer areas.	As needed following seeding
Planting of onsite buffer and placement of protective fencing with signs.	On or about November 15, 201x
Implementation Report to the City of Gig Harbor	On or about December 15, 201x

PROJECT MONITORING

Following the successful completion of the Implementation Phase a five-year monitoring and evaluation program shall be undertaken. The purpose of this monitoring program is to ensure the success of the selected Compensatory Mitigation Program as measured by an established set of performance criteria.

The evaluation of the success of the WETLAND BUFFER ESTABLISHMENT PROGRAM shall be based on the selected 50% plant survival rate. The established performance criteria shall be applied at the times of yearly monitoring. The survival rate shall be based on combined counts of initially planted species during vegetation monitoring.

1. Upon the completion of initial planting and as a part of each monitoring period the project biologist shall count the number of live plants which were planted within the established buffer. Plants shall be identified to species and observations of general plant condition (i.e., plant health, amount of new growth) are to be recorded.
2. Within the established buffer area the project biologist shall determine percent coverage of vegetation for the scrub/shrub and sapling tree species.
3. Within the established buffer area the project biologist shall count the number of undesirable invasive shrubs and estimate the aerial coverage (as if the observer were looking straight down from above) of these invasive shrubs (i.e. blackberries, Scott's broom).
4. Within the established buffer area the project biologist shall count the number of desirable "volunteer" plants and estimate the aerial coverage of these plants.
5. The project biologist shall take photographs that show the entire WETLAND BUFFER ESTABLISHMENT PROGRAM area. During the five year monitoring period photos shall be taken in the same direction and at the same location to provide a series of photos. These photos shall show plant growth, plant species, and plant coverage.
6. Upon the completion of each annual monitoring period the project biologist shall prepare a report defining methods, observations, and results along with the data the observations were completed. Each annual monitoring report shall be provided to the City of Gig Harbor.

MONITORING SCHEDULE

MONITORING YEAR	PLANT COMMUNITY MONITORING	SUBMITTAL OF MONITORING REPORT
YEAR-1	on or about April 15, 201x+1 on or about Sept. 15, 201x+1	report due Oct. 7, 201x+1
YEAR-2	on or about April 15, 201x+2 on or about Sept. 15, 201x+2	report due Oct. 7, 201x+2
YEAR-3	on or about Sept. 15, 201x+3 on or about Sept. 15, 201x+3	report due Oct. 7, 201x+3
YEAR-4	on or about Sept. 15, 201x+4 on or about Sept. 15, 201x+4	report due Oct. 7, 201x+4
YEAR-5	on or about Sept. 15, 201x+5 201x represents the year of buffer mitigation implementation	report due Oct. 7, 201x+5

MAINTENANCE PLAN

Maintenance of the WETLAND BUFFER ESTABLISHMENT PROGRAM area may be required to assure the long-term health and welfare of the buffer's environmental functions. Such maintenance shall be identified during the monitoring period and undertaken at the direction of the project biologist. The overall objective is to establish undisturbed plant communities and a stream corridor that do not require maintenance. Activities may include, but are not limited to, the removal of invasive non-native vegetation and the irrigation of selected areas.

REMOVAL OF INVASIVE NON-NATIVE VEGETATION

Should the removal of invasive non-native vegetation become necessary, the project proponent shall contact the City of Gig Harbor environmental staff to establish and define specific actions to be taken. Resultant contingency plan activities shall be implemented when the ongoing vegetation monitoring program indicates that plants listed in the Washington State Noxious Weed List, blackberries, or Scott's broom are becoming dominant in the community (i.e. greater than 10% aerial coverage). The following invasive vegetation removal program shall be implemented to ensure the establishment of desirable plant communities.

MONITORING YEAR	FIRST REMOVAL ACTION	SECOND REMOVAL ACTION	THIRD REMOVAL ACTION
YEAR-1	on or about March 30, 201x+1	on or about May 30, 201x+1	on or about July 15, 201x+1
YEAR-2	on or about March 30, 201x+2	on or about May 30, 201x+2	on or about July 15, 201x+2
YEAR-3	on or about March 30, 201x+3	on or about May 30, 201x+3	on or about July 15, 201x+3

CONTINGENCY PLAN

As a contingency, should the proposed WETLAND BUFFER ESTABLISHMENT PROGRAM fail to meet the performance criteria, the project proponent shall undertake required remedial actions. Where plant survival is the failing component, the project proponent shall replant and ensure the success of this second planting which would be held to the same standard of success as measured by performance criteria and monitoring processes.

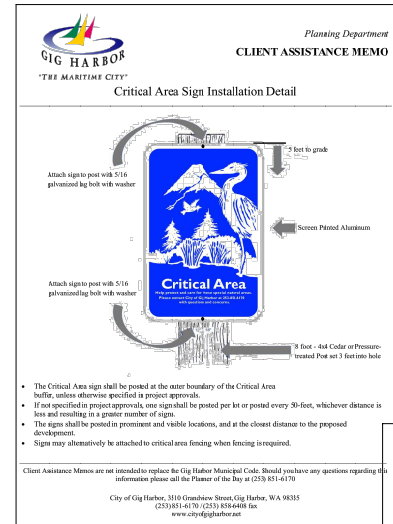
Where non-native, invasive vegetation exceeds 10% aerial coverage the project proponent shall undertake removal actions. Such removal actions shall be completed using hand tools or pulling the plants by hand to remove the invasive vegetation without disrupting the soil profile. All cut or pulled vegetation shall be removed from the restoration area and disposed in an approved location. Herbicides shall only be used following approval by the City of Gig Harbor environmental staff. All herbicide application shall be completed by a licensed professional. Should additional remedial actions be required, the project proponent and project biologist shall meet with the City of Gig Harbor environmental staff to establish and define actions to be taken to meet the desired goal of this restoration program.

TEMPORARY IRRIGATION

Plant material selected is drought tolerant or native species. The project proponent shall be responsible for maintaining and watering all plant material throughout the first growing season and in times of drought. Temporary irrigation shall be provided via a hose bib located on the building. Temporary battery operated zone controlled drip lines shall be run to all landscape areas to provide water to the new plant material until established for a period of 3 years. It is owner's responsibility to ensure plant material is thriving and healthy. The project proponent shall ensure that a minimum of one (1) inch of water is supplied each week to the restoration area between May 1 and October 15 for three growing seasons. The calculated amount of required water shall include both natural rainfall and temporary irrigation.

PLANTING NOTES

All plant materials (to include the erosion control seed mix) utilized within the restoration area shall be native to the Puget Sound Region. The onsite biologist shall inspect plant materials to assure the appropriate plant schedule and plant characteristics are met. The project proponent shall warrant that all plants would remain alive and healthy for a period of one year following completion of planting activities. The project proponent shall replace all dead and unhealthy plants with plants of the same specifications.



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LANDSCAPE ARCHITECTURE
1320 ALAMEDA AVE SUITE B
FIRCREST, WA 98466
253.460.6067
WWW.NATUREBYDESIGN.COM

DESIGNED BY:	KLO
DRAWN BY:	KLO
CHECKED BY:	KLO
APPROVED BY:	KLO
SCALE:	NO SCALE
OTHER:	--

SKANSIE MINI STORAGE
5116 89TH ST NW
GIG HARBOR, WA 98332

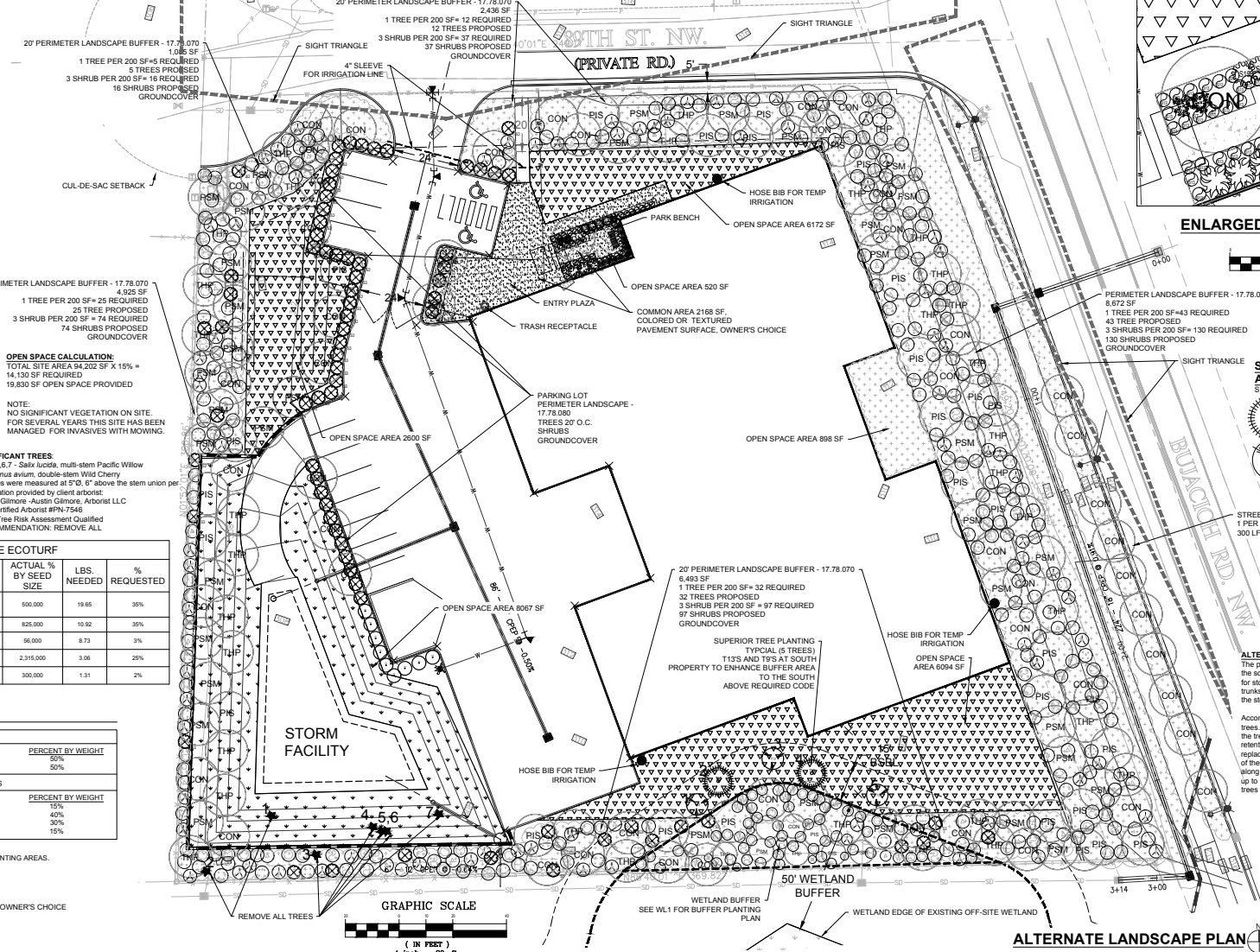
NBD PROJECT #:	18106WLQ
BUFFER ENHANCEMENT PLAN	

PERMIT NO.	--
DRAWING NO.	WL2
SHEET OF	WL2 2



PLANT LEGEND

TREES				
SYMBOL	QTY	DESCRIPTION	SIZE	MATURE HEIGHT
	51	Cornus nuttallii	2" Cal. Min.	
	28	Picea canadensis	6" Ht. Min.	
	31	Pseudotsuga menziesii	6" Ht. Min.	
	9	Thuja occidentalis	6" Ht. Min.	
SHRUBS				
SYMBOL	QTY	DESCRIPTION	SIZE	MATURE HEIGHT
	74	Rhododendron x P.J.M. or Sm. P.J.M. Rhododendron	1 Gal.	5'-6'
	69	Acer circinnatum	1 Gal.	13'-16'
	72	Mahonia aquifolium	1 Gal.	6'-8'
	56	Myrica californica	1 Gal.	10'-30'
	66	Symphoricarpos albus	1 Gal.	3'-4'
	69	Ribes sanguineum	1 Gal.	3'-12'-9'
	64	Prunella 1' Mt. Vernon	1 Gal.	
	3	Chrysa ternata	2 gal.	
	4	Viburnum davidii	2 Gal.	
	11	Nandina domestica c. Gulf Stream	2 Gal.	
	57	Calamagrostis acutiflora	1 Gal.	
	54	Arctostaphylos uva-ursi	1 Gal.	



ENLARGED OPEN SPACE PLAN



SUPPLEMENTAL PLANTINGS FOR ALTERNATE LANDSCAPE PLAN

SYM.	QTY.	DESCRIPTION	SIZE AT PLANTING
	2	Thuja plicata	1" Ht. Min. FULL COMPACT
	3	Pseudotsuga menziesii	1" Ht. Min. FULL COMPACT

ALTERNATE LANDSCAPE PLAN NARRATIVE

The proposed project will remove all seven (7) significant trees in the southwest area of the project site. The trees must be removed for storm facility installation and function. These trees have multiple trunks and are growing outward, which could potentially pose risk to the storm facility and fence.

According to City requirements we are required to retain 5 of the 7 trees. Unfortunately, based on arborist's recommendations, none of the trees will survive due to their close proximity to the new retention pond. This plan proposes superior landscaping by replacing the required 5 retained trees located in the back corner of the lot with 5 evergreen trees (8 feet height at time of planting) along the south side of the property. These trees will mature to be up to 150' tall, and will offer more appropriate placement of native trees for habitat and to enhance the existing buffer to the south.

SUNMARK NATIVE ECOTURF

BOTANICAL NAME	COMMON NAME	% BY WEIGHT	SEEDS PER LB OF MIX	ACTUAL % BY SEED SIZE	LBS. NEEDED	% REQUESTED
Festuca rubra	Native Red Fescue	45.00%	225000	500,000	19.65	35%
Bouteloua curtipendula	Blue Grama	25.00%	206250	825,000	10.92	35%
Bouteloua curtipendula	Butterflygrass	20.00%	11250	96,000	8.73	31%
Rottboellia repens	Parrot Grass	7.00%	16250	2,315,000	3.06	25%
Tribulus terrestris	Strawberry Clover	3.00%	9000	300,000	1.31	2%

Seeding Rate:
1.00 per 1,000 SF or 43.67 lbs per acre

WETLAND BUFFER HYDROSEED MIXTURES

WETLAND AREA SOIL MOISTURE CONDITIONS		
COMMON NAME	SCIENTIFIC NAME	PERCENT BY WEIGHT
RED TOP	Agrostis alba	50%
WATER FOXTAIL	Alopecurus geniculatus	50%
UPLAND BUFFER AREA SOIL MOISTURE CONDITIONS		
COMMON NAME	SCIENTIFIC NAME	PERCENT BY WEIGHT
CORAL BENT GRASS	Agrostis tenuis	15%
TALL FESCUE	Festuca arundinacea	40%
PERENNIAL RYEGRASS	Lolium perenne	30%
CRICKET RED FESCUE	Festuca rubra	15%

APPLY AT THE RATE OF 120 LBS PER ACRE
REFER TO THE KEY MAP FOR WETLAND AND UPLAND PLANTING AREAS.

SITE FURNISHINGS

- 1 - BENCH - COMMERCIAL GRADE, ALL WEATHER MATERIAL - OWNERS CHOICE
- 1 - TRASH RECEPTACLE - COMMERCIAL GRADE, ALL WEATHER MATERIAL-OWNERS CHOICE

REVISIONS	
K.	REVISED WETLAND BUFFER TO 50' WIDTH W 15' BSBL
L.	REVISED PER AGENCY COMMENTS
M.	REVISED PER AGENCY COMMENTS - JULY 7, 2020
N.	REVISED PER AGENCY COMMENTS - OCT 24, 2020
O.	REVISED TO CHANGE TO ALTERNATE LANDSCAPE PLAN DUE TO REMOVAL OF SIGNIFICANT TREES
P.	REVISED TO CHANGE TREE REPLACEMENT LOCATION OF ALTERNATE LANDSCAPE PLAN
Q.	REVISED TO ADD SIGHT DISTANCE TRIANGLES AND RELOCATE REQ STREET TREES OUT OF SDTS 0212021



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CHECKED BY:	KLO
APPROVED BY:	KLO
SCALE:	1:20
OTHER:	--

SKANSIE MINI STORAGE
5116 89TH ST NW
GIG HARBOR, WA 98332

NBD PROJECT #:	18106WLQ
ALTERNATE LANDSCAPE PLANTING PLAN	

GIG HARBOR
"THE MARITIME CITY"

ISSUED FOR CONSTRUCTION

CITY ENGINEER _____

DATE: _____

PERMIT NO. --

DRAWING NO. L1

SHEET OF L1 2

SEAL OF WASHINGTON STATE LANDSCAPE ARCHITECT

GENERAL LANDSCAPE NOTES

1. Contractor is responsible for obtaining all necessary permits from the appropriate agency prior to commencing work. Contractor shall contact Line Locators (811) a min. of 48 hours prior to any digging or trenching. If there are any discrepancies with existing lines and landscaping, it is the contractor's responsibility to contact the landscape architect and request a site visit to address the conflicts. Contractor shall comply and conform to any and all local and state codes for work, schedules and any other project related requirements.
2. Contractor shall coordinate directly with the landscape architect for all landscape related issues, concerns, inspections and approvals. Contractor shall provide the landscape architect with a written request for a site visit to address any related items.
3. Scope of work shall include any and all specified and unspecified but related incidental work to achieve the design indicated on the landscape plans. All labor, materials, subcontractors, equipment, and related incidental items shall be supplied and installed to achieve a complete project, unless directed otherwise by the general contractor or landscape architect.
4. Contractor to verify all sub grades are set below required amendments to insure the finished grade will match what is intended by civil or drainage design. All sub grades and finished or final grades shall be graded to drain to the designed drainage system with positive drainage away from all structures.
5. **Grade Preparation:**
- a. Slopes used for grass plantings or turf shall be less than 3:1 or 33 percent. Otherwise plantings should not require mechanized mowing equipment.

Plant Spacing Provisions.

- a. Trees shall be planted on a spacing approximating 30 feet on-center.
- b. Shrubs shall be planted on a spacing approximating three feet on-center.
- c. Groundcover: Vegetative groundcover shall be installed so that complete coverage will be achieved in three or four years.
- i. The spacing of the planting material shall be appropriate to the chosen species based on an approved landscape plan.
- ii. Groundcover will be spaced in a manner to achieve a minimum of 75% coverage within three years.
- iii. Where a four-inch container is used, groundcover shall be spaced at a minimum of 12 inches on-center. Where a one-gallon container is used, groundcover shall be spaced at a minimum of 24 inches on-center. Groundcover is not required beneath the drip line of shrubs.
- d. Turf grass is prohibited as a groundcover in interior parking lot applications and within any perimeter landscape requirement less than 10 feet in width.

Soil Preparation and Mulching.

1. Soil Preparation.

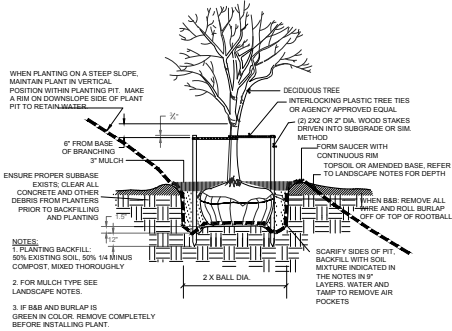
- a. Planting beds should be deep tilled to a depth of at least 12 inches. Soils shall be enhanced through the addition of the following materials: bark and forestry by-products, organic matter such as composted yard waste, organics and other amendments as needed through a soils test.
- b. On project sites where topsoil is limited or nonexistent, a minimum depth of 6 (six) inches of sandy loam topsoil should be tilled into the soil to a depth of 12 inches through all planting areas.
- c. For all newly planted areas, three cubic yards of composted organic matter per 1,000 square feet of landscape area should be added to a depth of four inches to the top of the soil.
- d. Seeded areas shall be fine graded and rolled.

2. Mulching of Newly Planted or Replanted Areas.

- a. Mulches must be applied to the following depths: a minimum 3 (three) inches over bare soil, and two inches where plant materials will cover.
- b. Mulches must include organic materials, such as wood chips and shredded bark.
- c. Nonporous materials, such as plastic sheeting, shall not be used in any area of the landscape because of down-slope erosion and potential soil contamination from herbicide washing.
- d. Mulch should be applied regularly to and maintained in all planting areas to assist soils in retaining moisture, reducing weed growth, and minimizing erosion.
7. Contractor shall field layout all plant material and contact the landscape architect for a site visit to approve the layout. Any field modifications shall be done by the landscape architect prior to planting.
8. Contractor shall immediately notify the landscape architect of any poor drainage condition in landscape areas. No standing water shall be permitted in any landscape areas - either on the surface or below the topsoil. The landscape architect shall coordinate the drainage solution with the general contractor and civil engineer. Once the concerns have been remedied planting shall commence.
9. All groundcover to be planted in a triangular spacing formation, equal in all directions to the centers of the groundcovers in distances indicated in the legend. Contractor shall verify all quantities of groundcovers by area calculations and spacing requirements.
10. Landscaping is to be per plan. Plant substitutions due to availability or otherwise will be allowed only with landscape architect, owner and agency approval. Any substitutions will be with material of similar size, growth characteristics, and quality.
11. All trees must be staked as necessary so as to maintain material in a healthy, vigorous growing condition.
12. Landscaping shall be installed in a professional workmanlike manner that is consistent and accepted throughout the industry. All landscape and irrigation work shall be performed by experienced persons familiar with scope of project.
13. All landscape material and labor is to be guaranteed for a period of one full year from the time of completion.
14. When planting 'Balled and Burlapped' product, gently place root ball in prepared hole with burlap still on the root ball. Remove all wire from any B&B plant material, cut jute strings and roll burlap off top of root ball. If burlap is green in color, carefully remove the entire burlap bag and all landing from the root ball.
15. Street trees shall have caliper size of at least 2" measure per American Association of Nurserymen Standards.
16. Street trees shall be high branching with canopy that starts at least 6' above finish grade.
17. All plant I.D. tags are to remain on the plant material until final inspection has been completed. Once approved all plant I.D. tags shall be removed and discarded appropriately.
18. Trees shall be cared for in accordance with the American National Standards Institute (ANSI) standard practices for trees, shrubs and other woody plant maintenance (ANSI 300) in order to allow them to reach there mature height and form.
19. Pruning of street trees shall be performed per the ANSI 300 standards so as to maintain the natural form of the tree, encourage vigorous growth to a mature spread and height, and avoid weakening the tree to create a hazard. Street trees shall not be topped, pollarded, or otherwise pruned in a manner contrary to these goals, unless there is no practicable alternative that would preserve essential utility services.
20. Plant material selected is drought tolerant or native species. The project proponent shall be responsible for maintaining and watering all plant material throughout the first growing season and in times of drought. Temporary irrigation shall be provided via a hose bib located on the building. Temporary battery operated zone controlled drip lines shall be run to all landscape areas to provide water to the new plant material until established for a period of 3 years. It is owner's responsibility to ensure plant material is thriving and healthy.

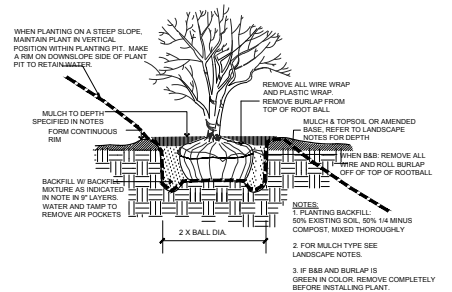
TEMPORARY IRRIGATION

The project proponent shall ensure that a minimum of one (1) inch of water is supplied each week to the restoration area between May 1 and October 15 for three growing seasons. The calculated amount of required water shall include both natural rainfall and temporary irrigation.



DECIDUOUS TREE PLANTING & STAKING DETAIL

No Scale



SHRUB PLANTING DETAIL

No Scale



ISSUED FOR CONSTRUCTION

CITY ENGINEER

DATE:

REVISIONS	
K. REVISED WETLAND BUFFER TO 50' WIDTH W 15' BSQL	
L. REVISED PER AGENCY COMMENTS	
M. REVISED PER AGENCY COMMENTS - JULY 7, 2020	
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APPROVED BY:	KLO
SCALE:	NO SCALE
OTHER:	--

SKANSIE MINI STORAGE
5116 89TH ST NW
GIG HARBOR, WA 98332

NBD PROJECT #:	18106WLQ	PERMIT NO.	--	
	LANDSCAPE NOTES & DETAILS	DRAWING NO.	L2	
		SHEET OF	L2 2	

Gig Harbor-Washington

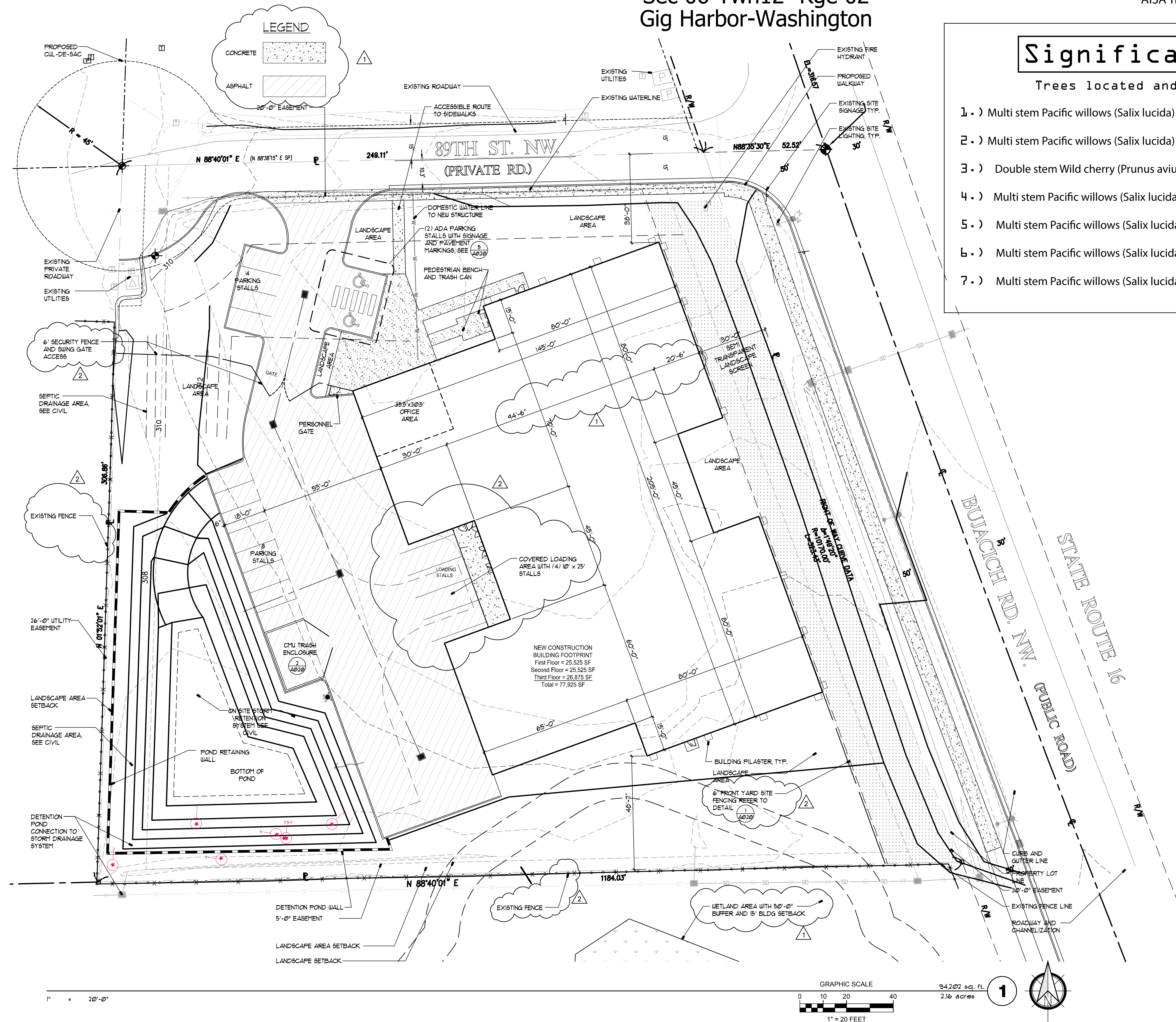
AISA Tree Risk Assessment Qualified

RECEIVED 09 21 2020 CA

Significant Tree Survey

Trees located and labeled on site plan in RED

1.) Multi stem Pacific willows (*Salix lucida*) that were measured 5" diameter at 6" above the stem union
2.) Multi stem Pacific willows (*Salix lucida*) that were measured 5" diameter at 6" above the stem union
3.) Double stem Wild cherry (*Prunus avium*) that was measured 5" diameter at 6" above the stem union.
4.) Multi stem Pacific willows (*Salix lucida*) that were measured 5" diameter at 6" above the stem union
5.) Multi stem Pacific willows (*Salix lucida*) that were measured 5" diameter at 6" above the stem union
6.) Multi stem Pacific willows (*Salix lucida*) that were measured 5" diameter at 6" above the stem union
7.) Multi stem Pacific willows (*Salix lucida*) that were measured 5" diameter at 6" above the stem union



GRAPHIC SCALE

94202 sq ft

2.16 acres

1



Christian Harkson <christian@cmcdevelopmentinc.com>

letter

Austin Gilmore, Arborist LLC <agarborist@gmail.com>
To: Christian Harkson <christian@cmcdevelopmentinc.com>

Thu, Dec 17, 2020 at 6:55 PM

Austin Gilmore, Arborist LLC
PO Box 467
Wauna, WA 98395
(253) 973-5153
AGarborist@gmail.com
www.AGarborist.com

Christian,

This is in response to my site visit to the property on the southwest corner of Skansie Ave & 89th St NW in June 2020. Trees #1,4,5,6 & 7 need to be removed because grading will be done for a retention pond where they currently stand. Tree #2 & 3 are just outside of where the grading will be done, although there is a retaining wall being installed in close proximity to the two trees. When this retaining wall is to be constructed, it is most likely about half of the root system of tree #2 & 3 will be severely damaged or removed in the process. Even if the trees were to survive this and kept growing, the stability of these trees would be extremely compromised. I recommend Tree #2 & 3 be removed along with #1, 4, 5, 6, & 7.

Austin Gilmore
ISA Certified Arborist #PN-7546A
ISA Tree Risk Assessment Qualified

**PastedGraphic-1.pdf**

128K

17.99.430 Roofing materials.

The following standards are applicable to all nonresidential and multifamily residential development:

A. Use roofing materials which provide texture and shadow lines.

Cedar shingles, architectural grade asphalt shingles, tile, slate, and standing-seam metal roofs are allowed. Other roofing materials are prohibited except on roofs having slopes less than 1/12.

B. Avoid bright-colored or reflective roofing materials.

Limit roofing colors to darker earth tone and forest colors. Forest greens, charcoal or medium grays and dark clay colors are allowed. Do not use clay colors that look red or purplish in sunlight.

Views of roofs from the ground and territorial roofscape views play an important role in the architecture of the city.



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

Mitigated Determination of Nonsignificance (MDNS)
W.A.C. 197-11-970

Environmental Review Application No.: PL-SEPA-19-0014

Parcel Number: 0221066003

Action: Skansie Ministorage – Site Plan Review #PL-SPR-19-0010

Proposal: The proposal is for the development of a public mini storage complex totaling 78,375 gross square footage divided over three stories. The rentable square footage will be 56,040 divided into 509 units ranging in size. A Conditional Use Permit has been applied for to allow the site to be used for a ministorage development.

Location: XXX 89th Street, Gig Harbor, WA 98332.

Proponent: Randall Chopp, 8725 Randall Drive, Gig Harbor, WA 98332.

I. INCORPORATION BY REFERENCE:

The following documents contain information, studies and analyses that have been used in the review of this proposal and are hereby incorporated into this threshold determination by reference:

1. SEPA Environmental Checklist prepared by CMC Development, received February 21, 2020;
2. Wetland Buffer Establishment Program, prepared by Habitat Technologies, revised on October 16, 2020;
3. Technical Memorandum prepared by Grette Associates, LLC, dated June 6, 2018, together with correspondence from Grette Associates, LLC, dated October 23, 2019 and October 24, 2019;
4. Letter dated September 11, 2019 from the Department of Ecology;

5. Recommended SEPA Mitigation and Conditions, prepared by Aaron Hulst, P.E., Senior Engineer, Public Works Department, Engineering Division, dated March 12, 2021;
6. Qualified Arborist Recommendation, prepared by Austin Gilmore, Arborist LLC, dated December 17, 2020, together with sheet WL1 Buffer Mitigation Planting Plan, prepared by Nature by Design, Inc., revised February 1, 2021;
7. Conceptual TESC Plan, Sheet 3, prepared by Development Engineering, PLLC, received February 18, 2021.

II. ANALYSIS:

Plants & Animals: An off-site Category IV regulated wetland is located on the parcel immediately south of the subject site whose 50-foot buffer encroaches onto the subject site. The on-site buffer comprises approximately 2,420 square feet.

The scope of this proposal includes the development of a public mini storage complex totaling 78,375 gross square feet on a vacant lot. The proposed development does not encroach into the off-site Category IV wetland's 50-foot buffer, nor the 15-foot building setback immediately bordering the wetland buffer located along the site's southern property line.

Per the applicant's Wetland Buffer Establishment Program (hereinafter referred to as "the Program," Reference No. 2), existing vegetation on the site includes a variety of primarily invasive shrubs, sapling deciduous trees, herbs, and grasses. Per the applicant's arborist report and significant tree survey (Reference No. 6), seven (7) significant deciduous trees exist in the southwestern corner of the site; each of the seven (7) existing significant trees were recommended for removal by the applicant's arborist. The Program also identifies an off-site Category IV wetland located on the parcel immediately south of the subject site whose 50-foot buffer crosses the shared lot line and encroaches onto the southern portion of the subject site. Great blue heron and pileated woodpecker were identified in the Program as species within close proximity to the subject site.

To ensure the proposed development bears no adverse impact on the physical or biological functions of the identified off-site Category IV wetland, the applicant has proposed a Wetland Buffer Establishment Program which intends to create a viable plant community within the retained on-site wetland buffer. The establishment of this wetland buffer and its implementation, objectives, performance criteria, monitoring, maintenance, contingency, and bonding are described on pages 4-13 of Reference No. 2 and are required to be implemented as described therein. Furthermore, the applicant shall install critical area signage at 50-foot intervals along a split-rail wood fence no more than 3-feet in height installed along the perimeter of the Category IV wetland buffer encroaching onto the site's southerly perimeter; the signage shall be

consistent with the applicant's proposed Critical Area Signage detail included in Reference No. 7.

Utilities, Transportation & Circulation: The Public Works Recommended SEPA Mitigation and Conditions Memorandum dated March 12, 2021 (Reference No. 5) addresses the review of the wastewater, transportation, stormwater, and utility infrastructure impacts associated with the proposed action. No mitigation measures are required to meet the city's adopted goals, provided the applicant develops the site as has been set forth in the memo's adopted reference materials.

Using the substantive SEPA authority provided by GHMC Subsection 18.04.210.D.3.q, the city adopts by reference the critical area requirements of the Critical Areas Ordinance set forth in GHMC Chapter 18.08 and requires the following mitigation measures to address the project's impact to the wetland habitat located on and adjacent to the subject site:

1. The applicant shall implement its wetland buffer establishment program consistent with all representations and performance standards set forth in the Wetland Buffer Establishment Program prepared by Habitat Technologies, revised October 16, 2020 (Reference No. 2), which includes, but is not limited to, the objectives, performance criteria, monitoring, maintenance, contingency, and bonding discussed therein.
2. The applicant shall install critical area signage at 50-foot intervals along a split-rail wood fence no more than 3-feet in height installed along the perimeter of the Category IV wetland buffer encroaching onto the site's southerly perimeter; the signage shall be consistent with the applicant's proposed Critical Area Signage detail included in Reference No. 7.
3. The applicant shall adhere to all mitigation measures or applicable provisions required by the Public Works Department as set forth in Reference No. 5 to this MDNS.
4. The applicant shall adhere to all applicable measures contained in the Department of Ecology letter adopted as Reference No. 4 to this MDNS.

IV. THRESHOLD DETERMINATION:

Lead Agency: City of Gig Harbor

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment, provided the mitigation measures specified above are imposed. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

- [x] This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of this document. **Comments must be submitted by April 8, 2021.**

Any interested person may appeal the adequacy of this SEPA Threshold Determination to the City of Gig Harbor Hearing Examiner pursuant to the procedures set forth under Chapter 18.04 of the Gig Harbor Municipal Code if a written request for appeal is received within 21-days after the issuance of this MDNS, or **April 15, 2021**, whichever is later. The written appeal must be submitted with a filing fee of three hundred and twelve dollars (\$312.00).

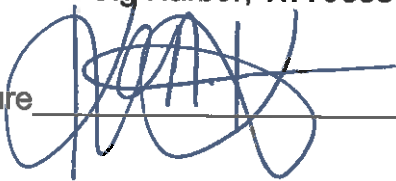
Contact Person: Kimberly Mahoney, Associate Planner; Phone: (253) 851-6170

Responsible Official: Katrina Knutson, AICP

Position Title: Community Development Director Phone: (253) 851-6170

Address: City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335

Signature



Date: March 25, 2021

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements -that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Skansie Mini Storage

2. Name of applicant: [\[help\]](#)

Christian Harrison

3. Address and phone number of applicant and contact person: [\[help\]](#)

8725 Randall Dr. NW Gig Harbor, WA, 98332

4. Date checklist prepared: [\[help\]](#)

September 14th, 2019

5. Agency requesting checklist: [help]

City of Big Harbor

6. Proposed timing or schedule (including phasing, if applicable): [help]

Our hope is to break ground early spring 2020

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]

NO

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help] A Wetland report was done

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]

NO

10. List any government approvals or permits that will be needed for your proposal, if known. [help]

Major site plan approval, Conditional use permit, Design review

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help] Address: 8698 Skansie Ave NW, Big Harbor, WA, 98332

maps & site plans attached with the rest of the major site plan review.

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth [help]

a. General description of the site: [help]

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

The site is primarily flat.

b. What is the steepest slope on the site (approximate percent slope)? [help]

2 %

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]

Sandy

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help] **NO**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help] **3000 yds,**

The site will be contained with a silt fence, we do not believe there will be any erosion,

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help] **54%**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]

Silt fence will be used.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help] **The site will have very little emissions to the air.**

We are factory a small amount from heavy machinery during construction. We have almost no emissions during operations.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help] **NO**

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]

Because it is a mini storage complex, there will be almost no emissions aside from heavy the building with natural gas.

3. Water [help]

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [help]

NO

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]

NO / NA

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help]

N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]

NO / NA

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No / N/A

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

N/A

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

Septic tank/system will be on site. It will discharge domestic sewage. The size of the system is: 1000 gallon tank. It will be quite small.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

The source of runoff will be coming from downspouts and catch basins. All water will be collected and routed to the retention pond in the southwest corner of the property. The retention pond will flow into a city conveyance system.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

- Runoff water will be controlled with drainage included in site plan / civil engineer

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

- ☐ deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☒ other types of vegetation *scotch birch*

b. What kind and amount of vegetation will be removed or altered? [help]

40% (scotch birch, some shrubs)

c. List threatened and endangered species known to be on or near the site. [help]

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]

*we will be landscaping the finished project with various plant types.
see Landscaping plan in the Landscape Plan in Major Site Plan Review*

e. List all noxious weeds and invasive species known to be on or near the site. [help]

None

5. **Animals** [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

None, we have seen some Robins come and go, nothing other than that.

b. List any threatened and endangered species known to be on or near the site. [help]

none.

c. Is the site part of a migration route? If so, explain. [help]

N/A

d. Proposed measures to preserve or enhance wildlife, if any: [help]

N/A

e. List any invasive animal species known to be on or near the site. [help]

None that I am aware of.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]

Electricity and Natural gas. This will only be used for heating, light, and basic office equipment.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]

N/A

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]

* LED Light, energy efficient heating.

7. Environmental Health [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help]

No

1) Describe any known or possible contamination at the site from present or past uses. [help]

N/A

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help]

N/A None

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [help]

N/A None

4) Describe special emergency services that might be required. [help]

N/A

5) Proposed measures to reduce or control environmental health hazards, if any: [help]

There will be no environmental health hazards

b. Noise [help]

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]

No noise will affect this project

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help]

Short: heavy machinery/construction Long: None (noise mostly would come from the site M-F 8-5)

3) Proposed measures to reduce or control noise impacts, if any: [help] the project site is right next to the freeway, so I believe the construction noise will not be an issue.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]

* Current site is vacant, adjacent properties are vacant except for the big Harbor Public Works property on the backside of property

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]

NO

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [help]

NO

c. Describe any structures on the site. [help]

None

d. Will any structures be demolished? If so, what? [help]

NO

e. What is the current zoning classification of the site? [help]

Commercial

f. What is the current comprehensive plan designation of the site? [help]

Employment Center (EC)

g. If applicable, what is the current shoreline master program designation of the site? [help]

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]

NO

i. Approximately how many people would reside or work in the completed project? [help]

1-2 people would work at the completed project.

j. Approximately how many people would the completed project displace? [help]

0 (N/A)

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]

N/A

A L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

It is allowed conditionally based off property zoning/ land use

9 m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [help]

N/A

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]

N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]

N/A

c. Proposed measures to reduce or control housing impacts, if any: [help]

N/A

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]

- 35ft

- Building materials include sheetmetal, Brick block, cement board

b. What views in the immediate vicinity would be altered or obstructed? [help]

None

b. Proposed measures to reduce or control aesthetic impacts, if any: [help]

N/A

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]

- minimal window glare

- This would mainly occur during the day when the sun shines on windows.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]

NO

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

none.

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

N/A

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

none

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

no

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

N/A

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

no

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

no

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

N/A

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

N/A

14. Transportation [\[help\]](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Please see site plan

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

N/A

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

proposed estimate of parking spaces would be 15-17

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

We will be adding curb, gutter, sidewalk, pedestrian pathway, and street lights.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

NO

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

AM peak hour trips: IN: 4 OUT: 3 93 Trips per day

PM peak hour trips: IN 5 OUT: 5 Data and transportation models included in traffic report.

forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

N/A

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

N/A

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

NO.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None / N/A

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

- Items circled. Refuse service, telephone, and septic would need to be installed / set up

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Electrical, Gas, Water, all would have general construction

activities related to dirt work include but not limited digging ditches, laying conduit, etc.

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee: _____

Position and Agency/Organization: Robert C. Harkion
Project Manager / LMC Development

Date Submitted: September 14th, 2019

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This project will have extremely minimal to no increase of any of these categories
Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal will not effect any of the items above
Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

3. How would the proposal be likely to deplete energy or natural resources?

N/A
Proposed measures to protect or conserve energy and natural resources are:

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

N/A

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

N/A

Proposed measures to reduce or respond to such demand(s) are:

N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

N/A

HABITAT TECHNOLOGIES

April 9, 2019

REVISED October 16, 2020

Mr. Randy Chopp, President
@CMC Development Inc.
e-mail rcbuildit@comcast.net

**Mitigated Determination of
Nonsignificance (MDNS)**
PL-SEPA-19-0014
Reference No. 2

WETLAND BUFFER ESTABLISHMENT PROGRAM

**89th Street Storage Facility
Parcel 0221066003, City of Gig Harbor, Pierce County**

*This document has been revised to incorporate comments provided
by City of Gig Harbor staff review.*

Dear Mr. Chopp,

Outlined below is the Wetland Buffer Establishment Program to be implemented as a part of the development of the 89th Street Storage Facility located along the western side of Skansie Avenue (Bujachich Road NW within the City of Gig Harbor, Pierce County, Washington (part of Section 06 Township 21 N Range 02 East. W.M.) (Figure 1).

The onsite assessment of the wetlands and potential other critical areas was completed following the methods and procedures defined in the *Corps of Engineers Wetland Delineation Manual* (United States Army Corps of Engineers, 1987) with the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (United States Army Corps of Engineers, 2010); the *Washington State Wetland Rating System for Western Washington: 2014 Update* Publication #14-06-029 (Hruby, 2014), the State of Washington Department of Natural Resources (WDNR) Forest Practice Rules (WAC 222-16-030), and the City of Gig Harbor Chapter 18. The findings of this assessment were presented in *Critical Areas Assessment, 89th Street Storage Facility, Parcel 0221066003, City of Gig Harbor, Pierce County* dated August 17, 2017. These findings were subsequently verified by the City of Gig Harbor.

PROJECT SITE DESCRIPTION

The project site was composed of an existing, irregularly shaped parcel approximately 2.2-acres in total size. The project site was vacant, was zoned as "industrial land," and located within a well urbanized area of the City of Gig Harbor. The project site had undergone prior land use manipulations to include forest harvest, clearing and grading

actions, internal fill placements, adjacent public and private roadway and utility developments, the routing of seasonal surface water runoff within constructed public stormwater facilities, and the development of adjacent properties. The project site was dominated by a mixed upland plant community composed of a variety of primarily invasive shrubs, sapling deciduous trees, herbs, and grasses. Blackberry (*Rubus* spp.) and Scots broom (*Cytisus scoparius*) thickets that had become well established following prior clearing and grading actions. Prior clearing and grading actions had also created a shallow depression in the southeastern corner of the project site for temporary stormwater quality treatment and local water quality protection.

Directions to Project Site: From Rosedale Street as it passes westerly under SR16 existing to the north onto Skansie Avenue. Continue generally northerly on Skansie Avenue to the project site located at the southwestern corner of the intersection of Skansie Avenue and 89th Street NW.

WETLANDS AND OTHER CRITICAL AREAS

WETLANDS

Onsite: As defined following a series of onsite assessments completed between the spring of 2016 and continuing through July 2017 (as well as a series of prior assessments), no portion of the project site was identified to exhibit all three of the established criteria for designation as “wetland.” The majority of the project site had been modified by prior clearing and grading. These actions had generally leveled the majority of the project site and had created a temporary water quality detention/treatment area in the southeastern corner of the project site. The created temporary water quality detention/treatment area receives seasonal stormwater runoff directed to the area from the project site. This area also received irregular seasonal stormwater overflow from the roadside ditch along Skansie Avenue during periods of heavy seasonal rainfall.

The creation of the stormwater system also included the excavation of a narrow ditch to direct seasonal stormwater runoff to the south to enter the City of Gig Harbor Stormwater Conveyance System directly south of the southern boundary of the project site. This conveyance system directs surface water runoff to the west and does not allow for the passage of seasonal surface water further south. As such, onsite assessment did not identify a surface water connection between the project site and the offsite wetland to the south of the project site.

As defined by the character of the soil within the southeastern corner of the project site the temporary water quality detention/treatment area and excavated ditch appear best defined as intentionally created within an upland area. The 2008 for the City of Gig Harbor Public Works Maintenance Facility (see *Public Works Maintenance Facility – Wetland Analysis Report* prepared by Grette Associates and dated November 2008, unpublished) identified a potential City of Gig Harbor Category III Wetland within this

area. However, the 2008 assessment did not include specific onsite assessment of hydrology, vegetation, or soils.

Offsite: As identified within the 2008 for the City of Gig Harbor Public Works Maintenance Facility (see *Public Works Maintenance Facility – Wetland Analysis Report* prepared by Grette Associates and dated November 2008, unpublished) a small City of Gig Harbor Category III Wetland (Wetland A) was located to the south of the southeastern portion of the project site. This wetland was defined as palustrine, scrub-shrub, seasonally saturated and approximately 458 square feet in total size. In the 2008 assessment the standard City buffer for this wetland was identified as 80 feet in width and to encroach a short distance onto the southern edge of the project site.

However, since the 2008 Grette Associates LLC report the City of Gig Harbor has adopted modifications to the Municipal Code which have included the adoption of the WDOE 2014 Version of the *Wetland Rating System* (Hruby 2014) and modifications to the standard buffer widths – both in terms of total habitat points and proposed land use intensities. Following the offsite wetland rating techniques Wetland A was defined as a City of Gig Harbor Category IV Wetland using the 2014 Version of the *Wetland Rating System* (14 total points to include 3 habitat points). The standard City of Gig Harbor buffer for a Category IV Wetland is 50 feet (high intensity land use), 40 feet (moderate intensity land use), and 25 feet (low intensity land use).

STREAMS

Onsite assessments completed in 2016 and 2017, along with prior assessments, did not identify any areas exhibiting field characteristics of a “stream” within or immediately adjacent to the project site.

FISH AND WILDLIFE HABITAT CONSERVATION AREAS

The project site and in particular the wetland complex located well offsite to the west was identified to provide habitats for a variety of locally common wildlife species. One of these species identified offsite is listed as State monitored (great blue heron) and one of these species identified offsite is listed as State candidate (pileated woodpecker). However, none of these species are listed as City of Gig Harbor “species of local importance.”

These assessments did not identify any habitats within or immediately adjacent to the project site with which federal or state endangered, threatened, and sensitive species of fish, wildlife and plants have a primary association and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term. These assessments also did not identify any City of Gig Harbor habitats or species of local importance within or immediately adjacent to the project site (1) with which state-listed monitor or candidate species or federally listed candidate species have a primary association and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term; (2) special habitat areas which are

infrequent in occurrence in the city of Gig Harbor; (3) commercial and public recreational shellfish areas; (4) kelp and eelgrass beds; (5) herring and smelt spawning areas; (6) naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat; (7) lakes, ponds and streams planted with fish by a governmental agency, and agency-sponsored group or tribal entity; or (8) state natural area preserves and natural resource conservation areas.

SELECTED DEVELOPMENT ACTION

The *Selected Development Action* for project site presently focuses on the development of a Storage Facility consistent with the City of Gig Harbor Comprehensive Plan, local zoning, and the *Critical Areas Ordinance*. This development action would not require an adverse impact to wetlands or other City of Gig Harbor identified critical areas. In addition, the formalization of the onsite stormwater facilities within the southeastern corner of the project site would also incorporate a protective buffer area for a wetland identified offsite to the south through buffer enhancement/reduction onsite.

WETLAND BUFFER ESTABLISHMENT PROGRAM

The City of Gig Harbor allows the standard wetland buffer to be altered (18.08.110) either by (1) quantitative alteration, in which the boundaries of the designated buffer area are adjusted, so that the actual area within the buffer is altered; or (2) qualitative alteration, in which permitted activities within the buffer area alter its character. Buffer width reductions shall be considered by the City on a case-by-case basis to take varying values of individual portions of a given wetland into consideration. For wetlands that score less than five (5) points for habitat functions (such as the identified offsite wetland), the width of the buffer can be reduced if measures to minimize the impacts of different uses of land are applied, as summarized in the following table.

Examples of Disturbance	Activities That Cause Disturbances	Examples of Measures to Minimize Impacts
Lights	Parking lots, warehouses, manufacturing, residential	Direct lights away from wetland.
Noise	Manufacturing, residential	Locate activity that generates noise away from wetland.
Toxic runoff	Parking lots, roads, manufacturing, residential areas, application of agricultural pesticides, landscaping	Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered.
		Establish covenants limiting use of pesticides within 150 ft. of wetland.
		Apply integrated pest management.

Examples of Disturbance	Activities That Cause Disturbances	Examples of Measures to Minimize Impacts
Stormwater runoff	Parking lots, roads, manufacturing, residential areas, commercial, landscaping	Retrofit storm water detention and treatment for roads and existing adjacent development.
		Prevent channelized flow from lawns that directly enters the buffer.
Change in water regime	Impermeable surfaces, lawns, tilling	Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns.
Pets and human disturbance	Residential areas	Use privacy fencing; plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion; place wetland and its buffer in a separate tract.
Dust	Tilled fields	Use best management practices to control dust.
This is not a complete list of mitigation measures. Additional mitigation measures that minimize impacts may be proposed.		

WETLAND BUFFER ESTABLISHMENT PROGRAM

Site development planning shall incorporate a “*WETLAND BUFFER ESTABLISHMENT PROGRAM*” to ensure that proposed site development would not adversely impact the physical or biological functions of the identified Category IV Wetland. These actions are consistent with the provisions of the City of Gig Harbor *Chapter 18.08 Critical Areas*.

WETLAND BUFFER ESTABLISHMENT AND RESTORATION

1. Site development shall direct internal lighting away from the restored onsite buffer and offsite wetland areas.
2. Site development shall locate those activities that generate operational noise (i.e. facilities office, entrance and exit points) as the northern portion of the project site – away from the restored onsite buffer and offsite wetland areas.
3. Site development shall implement a storm water treatment and management program to ensure protection of local water quality.
4. Site development shall implement a program to protect the retained onsite buffer from the potential encroachment of herbicides, insecticides, and rodenticides.

5. The retained onsite wetland buffer shall be restored through the planting of a variety of native species and then fenced to restrict human encroachment.
6. The established and restored onsite buffer would not adversely impact the offsite wetland or local water quality.
7. Proposed site development would not modify hydrology patterns within the offsite wetland as a result of the regional stormwater system presently along the southern boundary of the project site – between the project site and the offsite wetland.
8. The final width of the buffer associated with the offsite wetland shall be retained at the standard City of Gig Harbor high density buffer of 50 feet. In addition a 15-foot building setback shall also be established along the outer boundary of the standard buffer.

DESCRIPTION OF THE WETLAND BUFFER ESTABLISHMENT

1. Existing invasive species within the established wetland buffer shall be removed. Invasive species removal actions shall eliminate the canes and roots structures to the most practicable extent. All removed canes and roots shall be taken to an approved disposal site.
2. Following initial invasive species removal actions a 12-inch layer of clean, highly organic topsoil shall be added to the established onsite buffer area.
3. Following the placement of the topsoil the retained buffer shall be planted with a variety of native trees and shrubs common to the local area. The selected species would also increase plant community diversity and plant community complexity. The exposed soil shall be seeded with red fescue or covered with mulch to protect against local erosion.
4. Temporary and long-term erosion control measures shall be implemented. These measures include silt fencing during site preparation and seeding of exposed soil areas.
5. The outer boundary of the established onsite buffer shall be marked with standard City of Gig Harbor buffer boundary signs at 25-foot intervals. These outer buffer boundaries shall also be fenced with a split-rail or other City of Gig Harbor approved fence to limit intrusion into these areas.

6. All onsite activities shall be monitored by the project biologist.

Following the completion of onsite planting activities an *Implementation Report* shall be prepared and submitted to the City of Gig Harbor. The *Implementation Report* shall include a description of who completed the onsite compensatory actions, a description of the scope of work completed, a description of work specifications, and a detailed timeline of completed actions. The *Implementation Report* shall also include a project evaluation prepared by the project biologist.

7. Following the approval of the *Implementation Report* by the City of Gig Harbor a five-year monitoring program shall be undertaken to assure the success of the buffer mitigation program. A series of financial guarantees shall also be implemented to assure that the proposed work is completed and is successful.

GOAL OF THE WETLAND BUFFER ESTABLISHMENT PROGRAM

The **GOAL** of the *WETLAND BUFFER ESTABLISHMENT PROGRAM* is to create a viable plant community within the retained onsite buffer for the identified offsite wetland to the south of the project site. To achieve the defined **GOAL**, the following **OBJECTIVES** and **PERFORMANCE CRITERIA** are defined:

Objective A. The established onsite buffer area shall exhibit a scrub/shrub and sapling tree vegetation class within five years following initial planting.

Performance Criterion #A1: As defined by total plant counts 100% of the trees and shrubs initially planted within the established onsite buffer shall exhibit survival through the end of the first growing season following initial planting.

Performance Criterion #A2: As defined by total plant counts 80% of the trees and shrubs initially planted within the established onsite buffer shall exhibit survival through the end of the second, third, fourth, and fifth growing seasons following initial planting.

Performance Criterion #A3: Within the established onsite buffer the presence of invasive shrubs shall not exceed 10% aerial coverage at the end of the second, third, fourth, and fifth growing seasons following initial planting.

SELECTED PLANT COMMUNITIES

The plants selected for the established onsite buffer shall be obtained as nursery stock. These selected species are native and commonly occur in the local area. The plant species prescribed are selected to increase plant diversity, match present offsite communities, increase wildlife habitats, and enhance the offsite aquatic environment.

NUMBER NEEDED	COMMON NAME SCIENTIFIC NAME	SIZE
1	Big leaf maple - <i>Acer macrophyllum</i>	2 gallon
1	Western dogwood - <i>Cornus nattallii</i>	2 gallon
1	Sitka spruce - <i>Picea sitchensis</i>	2 gallon
2	Douglas fir - <i>Pseudotsuga menziesii</i>	2 gallon
2	Western red cedar - <i>Thuja plicata</i>	2 gallon
7	Total Trees	
1	Vine maple - <i>Acer circinatum</i>	1 gallon
1	Tall Oregon grape - <i>Berberis aquifolium</i>	1 gallon
3	Salal - <i>Gaultheria shallon</i>	1 gallon
1	Oceanspray - <i>Holodiscus discolor</i>	1 gallon
1	Red flowering currant - <i>Ribes sanguineum</i>	1 gallon
5	Wild rose - <i>Rosa gymnocarpa</i>	1 gallon
3	Snowberry - <i>Symphoricarpos albus</i>	1 gallon
15	Total Shrubs	

SEEDING/MULCH FOR EXPOSED BUFFER AREA

Seeding for all exposed surfaces within the established wetland buffer shall be completed within two weeks following the completion of the placement of clean, highly organic topsoil. If seeding is not effective because of seasonal conditions the exposed surfaces shall be covered with straw or mulch to protect against adverse erosion.

IMPLEMENTATION INSPECTION

Essential to the success of the *WETLAND BUFFER ESTABLISHMENT PROGRAM* is the accurate inspection of onsite activities immediately prior to and during invasive species removal and the planting of desirable species. These activities include pre-implementation site inspection, onsite inspection and technical directions, and post-planting site inspection and evaluation. The pre-implementation site inspection allows the project team and the project biologist to evaluate and, if necessary, adjust the onsite implementation steps. These steps include analysis of project site elevation features, project sequencing and timing, unforeseen required minor modifications to the original establishment plan, and the establishment of environmental protections (silt fences, etc.) required during construction. Onsite technical inspection during implementation and planting activities would be implemented by the project biologist. The project biologist would perform construction oversight and address minor unforeseen construction difficulties to assure that the intent of the *WETLAND BUFFER ESTABLISHMENT PROGRAM* is met.

The project biologist shall be responsible for ensuring that the species and sizes of native plants selected and noted within the final planting plan are utilized during implementation. If selected native species become unavailable, the project biologist shall consult with City of Gig Harbor Staff for substitute plant species to assure that the intent of the restoration program is met.

Following the completion of onsite planting activities an *Implementation Report* shall be prepared by the project biologist and submitted to the City of Gig Harbor. The *Implementation Report* shall include a description of who completed the onsite actions, a description of the scope of work completed, a description of work specifications, and a detailed timeline of completed actions. The *Implementation Report* shall also include a project evaluation prepared by the project biologist.

IMPLEMENTATION SCHEDULE

PROJECT TASK	TASK SCHEDULE
Onsite pre-implementation meeting	On or about August 15, 201x
Placement of protective fencing, final marking, and identification of work area.	On or about August 30, 201x
Removal of invasives.	On or about September 15, 201x
Replacement of clean, highly organic topsoil within the established buffer.	On or about September 30, 201x
Seeding/mulching of exposed soils.	Completed by October 5, 201x
Irrigation of mitigation buffer areas.	As needed following seeding
Planting of onsite buffer and placement of protective fencing with signs.	On or about November 15, 201x
<i>Implementation Report</i> to the City of Gig Harbor	On or about December 15, 201x

PROJECT MONITORING

Following the successful completion of the *Implementation Phase* a **five-year** monitoring and evaluation program shall be undertaken. The purpose of this monitoring program is to ensure the success of the selected *Compensatory Mitigation Program* as measured by an established set of performance criteria.

The evaluation of the success of the *WETLAND BUFFER ESTABLISHMENT PROGRAM* shall be based on the selected 80% plant survival rate. The established performance criteria shall be applied at the times of yearly monitoring. The survival rate shall be based on combined counts of initially planted species during vegetation monitoring.

1. Upon the completion of initial planting and as a part of each monitoring period the project biologist shall count the number of live plants which were planted within the established buffer. Plants shall be identified to species and observations of general plant condition (i.e., plant health, amount of new growth) are to be recorded.
2. Within the established buffer area the project biologist shall determine percent coverage of vegetation for the scrub/shrub and sapling tree species.
3. Within the established buffer area the project biologist shall count the number of undesirable invasive shrubs and estimate the aerial coverage (as if the observer were looking straight down from above) of these invasive shrubs (i.e blackberries, Scot's broom).
4. Within the established buffer area the project biologist shall count the number of desirable "volunteer" plants and estimate the aerial coverage of these plants.
5. The project biologist shall take photographs that show the entire *WETLAND BUFFER ESTABLISHMENT PROGRAM* area. During the five year monitoring period photos shall be taken in the same direction and at the same location to provide a series of photos. These photos shall show plant growth, plant species, and plant coverage.
6. Upon the completion of each annual monitoring period the project biologist shall prepare a report defining methods, observations, and results along with the date the observations were completed. Each annual monitoring report shall be provided to the City of Gig Harbor.

MONITORING SCHEDULE

MONITORING YEAR	PLANT COMMUNITY MONITORING	SUBMITTAL OF MONITORING REPORT
YEAR-1	on or about April 15, 201x+1	
	on or about Sept. 15, 201x+1	report due Oct. 7, 201x+1
YEAR-2	on or about April 15, 201x+2	
	on or about Sept. 15, 201x+2	report due Oct. 7, 201x+2
YEAR-3	on or about Sept. 15, 201x+3	report due Oct. 7, 201x+3
YEAR-4	on or about Sept. 15, 201x+4	report due Oct. 7, 201x+4
YEAR-5	on or about Sept. 15, 201x+5	report due Oct. 7, 201x+5

201x represents the year of buffer mitigation implementation

MAINTENANCE PLAN

Maintenance of the *WETLAND BUFFER ESTABLISHMENT PROGRAM* area may be required to assure the long-term health and welfare of the buffer's environmental

functions. Such maintenance shall be identified during the monitoring period and undertaken at the direction of the project biologist. The overall objective is to establish undisturbed plant communities and a stream corridor that do not require maintenance. Activities may include, but are not limited to, the removal of invasive non-native vegetation and the irrigation of selected areas.

REMOVAL OF INVASIVE NON-NATIVE VEGETATION

Should the removal of invasive non-native vegetation become necessary, the project proponent shall contact the City of Gig Harbor environmental staff to establish and define specific actions to be taken. Resultant contingency plan activities shall be implemented when the ongoing vegetation monitoring program indicates that plants listed in the Washington State Noxious Weed List, blackberries, or Scot's broom are becoming dominant in the community (i.e. greater than 10% aerial coverage). The following invasive vegetation removal program shall be implemented to ensure the establishment of desirable plant communities.

MONITORING YEAR	FIRST REMOVAL ACTION	SECOND REMOVAL ACTION	THIRD REMOVAL ACTION
YEAR-1	on or about March 30, 201x+1	on or about May 30, 201x+1	on or about July 15, 201x+1
YEAR-2	on or about March 30, 201x+2	on or about May 30, 201x+2	on or about July 15, 201x+2
YEAR-3	on or about March 30, 201x+3	on or about May 30, 201x+3	on or about July 15, 201x+3

CONTINGENCY PLAN

As a contingency, should the proposed *WETLAND BUFFER ESTABLISHMENT PROGRAM* fail to meet the performance criteria, the project proponent shall undertake required remedial actions. Where plant survival is the failing component, the project proponent shall replant and ensure the success of this second planting which would be held to the same standard of success as measured by performance criteria and monitoring processes.

Where non-native, invasive vegetation exceeds 10% aerial coverage the project proponent shall undertake removal actions. Such removal actions shall be completed using hand tools or pulling the plants by hand to remove the invasive vegetation without disrupting the soil profile. All cut or pulled vegetation shall be removed from the restoration area and disposed in an approved location. Herbicides shall **only** be used following approval by the City of Gig Harbor environmental staff. All herbicide application shall be completed by a licensed professional. Should additional remedial actions be required, the project proponent and project biologist shall meet with the City of Gig Harbor environmental staff to establish and define actions to be taken to meet the desired goal of this restoration program.

TEMPORARY IRRIGATION

The project proponent shall ensure that a minimum of **one (1) inch of water is supplied each week (if needed)** to the onsite buffer area between May 1 and October 15 for a least the first two years following initial planting. The calculated amount of required water shall include both natural rainfall and temporary irrigation. The need for additional years of irrigation shall be determined based on site conditions and overall plant survival. The amount of water supplied to the onsite buffer area shall be increased if onsite monitoring defines such a need.

PLANTING NOTES

All plant materials (to include the erosion control seed mix) utilized within the restoration area shall be native to the Puget Sound Region. The onsite biologist shall inspect plant materials to assure the appropriate plant schedule and plant characteristics are met. The project proponent shall warrant that all plants would remain alive and healthy for a period of one year following completion of planting activities. The project proponent shall replace all dead and unhealthy plants with plants of the same specifications.

FINANCIAL GUARANTEE

Financial guarantee would be provided for this project and would be defined in two parts. Part One (Construction Guarantee) would be associated with the initial onsite compensation elements of the proposed plan. Part Two (Performance Guarantee) would be associated with the monitoring and reporting elements of the proposed compensation plan. These bonds would be held by the City of Gig Harbor and be equal to 125% of the actual estimated costs for identified activities. This increased percentage would allow for adequate funds to be available as a contingency should actions be required to meet the goals of these plans.

Implementation Guarantee

TASK	ASSOCIATED COST
Clean topsoil (20 yds @ \$10/yd)	\$ 200.00
Removal and disposal of invasives (4 person crew, 2 hours)	\$ 300.00
7 trees and installation (\$20/each)	\$ 140.00
15 shrubs and installation (\$15/each)	\$ 225.00
Outer buffer boundary fence and installation (\$12/linear foot)	\$ 200.00
Temporary irrigation systems	\$ 200.00
Onsite biologist (8 hours at \$120/hr)	\$ 1,000.00
Production of Implementation Report (4 hrs at \$120/hr).	\$ 480.00
SUB-TOTAL	\$2,745.00
Required 25% contingency	\$ 686.25
IMPLEMENTATION GUARANTEE TOTAL	\$ 3,431.25

Performance Guarantee

TASK	ASSOCIATED COST
Year-One onsite monitoring with expenses Two times for plants, Annual report with photos	\$ 700.00
Year-Two onsite monitoring with expenses Two times for plants, Annual report with photos	\$ 700.00
Year-Three onsite monitoring with expenses One time for plants, Annual report with photos	\$ 700.00
Year-Four onsite monitoring with expenses One time for plants, Annual report with photos	\$ 500.00
Year-Five onsite monitoring with expenses One time for plants, FINAL report with photos	\$ 500.00
Temporary Irrigation Program - One inch of water per week between May 1 st and October 15 th for years one and two.	\$ 250.00
Invasive Vegetation Removal - Three times for years one, two, and three (each at 1 hrs, 2 person crew)	\$ 400.00
SUB-TOTAL	\$3,750.00
Required 25% contingency	\$ 937.50
PERFORMANCE GUARANTEE TOTAL	\$ 4,687.50

Thank you for allowing Habitat Technologies the opportunity to assist with your project planning

Sincerely,

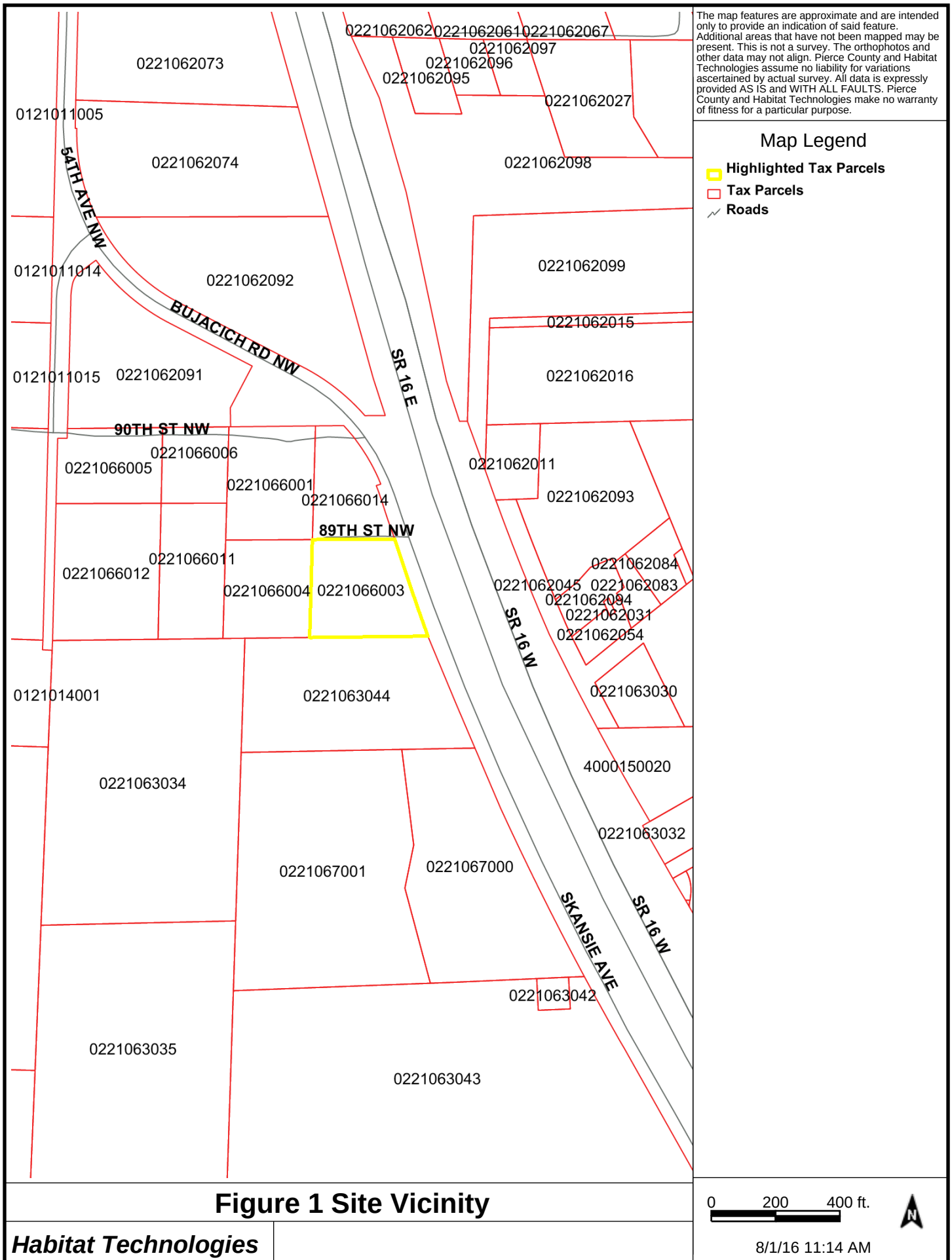
Bryan W. Peck

Bryan W. Peck
Wetland Biologist

Thomas D. Deming

Thomas D. Deming, SPWS
Habitat Technologies

FIGURES



ATTACHMENTS

**Mitigated Determination of
Nonsignificance (MDNS)**
PL-SEPA-19-0014
Reference No. 3

From: [Chad Wallin](#)
To: [Kimberly Mahoney](#)
Subject: RE: Wetland Buffer Establishment Program Grette Review Transmittal
Date: Thursday, October 24, 2019 2:41:28 PM

Hi Kim,

I am in the process of preparing a scope to review Habitat Technologies' buffer reduction plan and noticed an issue with the proposed reduction and the requirements defined in GHMC 18.08.110. While this does not appear to significantly impact the proposed project, GHMC 18.08.110 states that wetland buffers shall not be reduced where the buffer has been degraded as a result of a documented code violation. We understand that the City issued a code violation in approximately 2016 for unauthorized clearing grading within the subject property which extended into the wetland buffer. Based on this information and GHMC 18.08.110 it appears that the wetland buffer cannot be reduced. Per GHMC 18.08.100, Category IV wetlands are subject to a 50-foot buffer and a 15-foot building setback. According to the provided site plans, it appears that the standard 50-foot buffer and 15-foot building setback will not impact the location of the proposed building. Grette Associates recommends that the applicant update the site plans to show the standard buffer and building setback widths are being applied. Please note that if the revised site plans demonstrate that the proposed project doesn't extend into the 50-foot buffer and 15-foot building setback it appears that this would satisfy any critical areas review and no further actions, with respect to critical areas, would be necessary.

Please give me a call if you have any questions or would like to discuss.

Regards,

Chad Wallin

Biologist

GRETTE ASSOCIATES^{LLC}

2102 N 30th, Ste A Tacoma, WA 98403

253-573-9300 Phone 253-573-9321 Fax

www.gretteassociates.com

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From: Kimberly Mahoney [mailto:MahoneyK@cityofgigharbor.net]
Sent: Wednesday, October 23, 2019 4:45 PM
To: Chad Wallin
Cc: Christian Harkson; Cindy Andrews
Subject: Wetland Buffer Establishment Program Grette Review Transmittal

Hi Chad,

Please find attached the transmittal form for Grette to create a scope for review of the proposed Skansie Mini Storage Wetland Buffer Establishment Program. The program intends to take advantage of Code provisions allowing for a reduction in the wetland buffer associated with off-site Wetland A from 50' to 40'. Please review the program for conformance and consistency with applicable provisions and regulations.

Christian – as a reminder, this is not an authorization for work. Chad will create a scope and budget which I will send to you and await payment from Mr. Chopp before Grette's review is authorized. If there are questions on the payment process, please direct your questions to Cindy (CC'd).

For all other matters, please feel free to reach me directly at the contact information provided below.

Best regards,

Kim Mahoney, Associate Planner

Planning Division, Community Development Department

City of Gig Harbor

3510 Grandview St., Gig Harbor, Washington 98335

P: 253.853.7615

www.cityofgigharbor.net

From: [Chad Wallin](#)
To: [Kimberly Mahoney](#)
Subject: 89th St. Storage - Wetland A Category Changes
Date: Wednesday, October 23, 2019 10:30:16 AM
Attachments: [SKMBT_C45119102308010.pdf](#)

Kim,

Per our conversation, we have reevaluated Wetland A based on Oct. 2019 conditions.

Our 2017 rating that was prepared in support of the public works operation facility categorized this wetland as a Category III. Conditions in 2017 provided a largely undisturbed corridor between Wetland A and the large undeveloped area to the west. As a result, the habitat score in the wetland rating form was 7. In summary, rating scores were 5 for water quality, 5 for hydrology, and 7 for habitat which resulted in 17 points. Category III wetlands are those wetlands scoring between 16 and 19 points.

Due to land use changes that have occurred since our previous rating (onsite development, etc.), the habitat score dropped to a 5 because the undisturbed corridor has largely been removed between Wetland A and the large undisturbed area to the west. The values for water quality and hydrology have changed. As a result, the classification of Wetland A has been revised to a Category IV (15 total points). Category IV wetlands are those features with scores between 9 and 15 points.

In conclusion, while we did not identify the inconsistency with the wetland rating in Habitat Technologies 2017 report and would not have concurred with a Category IV rating in our 2017 review, in Grette's professional opinion, the appropriate classification based on 2019 conditions would be a Category IV. Please see the attached updated wetland rating.

Regards,

Chad Wallin

Biologist

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Wetland name or number _____

Rated 10/23/14

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland A Date of site visit: 10/23/14
 Rated by Waffin Trained by Ecology? ☒ Yes ☐ No Date of training 2014
 HGM Class used for rating Depressional Wetland has multiple HGM classes? ☐ Y ☒ N

NOTE: Form is not complete without the figures requested (figures can be combined).

Source of base aerial photo/map Google

OVERALL WETLAND CATEGORY IV (based on functions ☒ or special characteristics ☐)

1. Category of wetland based on FUNCTIONS

- _____ Category I – Total score = 23 - 27
 _____ Category II – Total score = 20 - 22
 _____ Category III – Total score = 16 - 19
☒ Category IV – Total score = 9 - 15

FUNCTION	Improving Water Quality		Hydrologic		Habitat		
Circle the appropriate ratings							
Site Potential	H	M	L	H	M	L	
Landscape Potential	H	M	L	H	M	L	
Value	H	M	L	H	M	L	
Score Based on Ratings	5		5		5		TOTAL
							15

Score for each function based on three ratings (order of ratings is not important)

9 = H,H,H
 8 = H,H,M
 7 = H,H,L
 7 = H,M,M
 6 = H,M,L
 6 = M,M,M
 5 = H,L,L
 5 = M,M,L
 4 = M,L,L
 3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above	<u>N/A</u>

Wetland name or number _____

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	
Hydroperiods	D 1.4, H 1.2	
Location of outlet <i>(can be added to map of hydroperiods)</i>	D 1.1, D 4.1	
Boundary of area within 150 ft of the wetland <i>(can be added to another figure)</i>	D 2.2, D 5.2	
Map of the contributing basin	D 4.3, D 5.3	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland <i>(can be added to another figure)</i>	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream <i>(can be added to another figure)</i>	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland <i>(can be added to another figure)</i>	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of dense trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of dense, rigid trees, shrubs, and herbaceous plants <i>(can be added to figure above)</i>	S 4.1	
Boundary of 150 ft buffer <i>(can be added to another figure)</i>	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

☒ NO - go to 2

YES - the wetland class is **Tidal Fringe** - go to 1.1

- 1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

NO - **Saltwater Tidal Fringe (Estuarine)**

YES - **Freshwater Tidal Fringe**

*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

☒ NO - go to 3

YES - The wetland class is **Flats**

*If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?

- ☐ The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;
☐ At least 30% of the open water area is deeper than 6.6 ft (2 m).

☒ NO - go to 4

YES - The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?

- ☐ The wetland is on a slope (*slope can be very gradual*),
☐ The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,
☐ The water leaves the wetland **without being impounded**.

☒ NO - go to 5

YES - The wetland class is **Slope**

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?

- ☐ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,
☐ The overbank flooding occurs at least once every 2 years.

Wetland name or number _____

NO – go to 6

YES – The wetland class is **Riverine**

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

NO – go to 7

YES – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

NO – go to 8

YES – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT** (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number _____

DEPRESSIONAL AND FLATS WETLANDS			
Water Quality Functions - Indicators that the site functions to improve water quality			
D 1.0. Does the site have the potential to improve water quality?			
D 1.1. Characteristics of surface water outflows from the wetland:			
Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet).	points = 3	3	
Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet.	points = 2		
Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 1		
Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch.	points = 1		
D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic (use NRCS definitions). Yes = 4 No = 0		0	
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes):			
Wetland has persistent, ungrazed, plants > 95% of area	points = 5	3	
Wetland has persistent, ungrazed, plants > 1/2 of area	points = 3		
Wetland has persistent, ungrazed plants > 1/10 of area	points = 1		
Wetland has persistent, ungrazed plants < 1/10 of area	points = 0		
D 1.4. Characteristics of seasonal ponding or inundation:			
<i>This is the area that is ponded for at least 2 months. See description in manual.</i>			
Area seasonally ponded is > 1/2 total area of wetland	points = 4	2	
Area seasonally ponded is > 1/4 total area of wetland	points = 2		
Area seasonally ponded is < 1/4 total area of wetland	points = 0		
Total for D 1		Add the points in the boxes above	8

Rating of Site Potential If score is: 12-16 = H X 6-11 = M 0-5 = L Record the rating on the first page

D 2.0. Does the landscape have the potential to support the water quality function of the site?			
D 2.1. Does the wetland unit receive stormwater discharges?	Yes = 1 No = 0	1	
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants?	Yes = 1 No = 0	1	
D 2.3. Are there septic systems within 250 ft of the wetland?	Yes = 1 No = 0	0	
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3?	Yes = 1 No = 0	0	
Source _____	Yes = 1 No = 0	0	
Total for D 2		Add the points in the boxes above	2

Rating of Landscape Potential If score is: 3 or 4 = H X 1 or 2 = M 0 = L Record the rating on the first page

D 3.0. Is the water quality improvement provided by the site valuable to society?			
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list?	Yes = 1 No = 0	0	
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list?	Yes = 1 No = 0	0	
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (answer YES if there is a TMDL for the basin in which the unit is found)?	Yes = 2 No = 0	0	
Total for D 3		Add the points in the boxes above	0

Rating of Value If score is: 2-4 = H 1 = M X 0 = L Record the rating on the first page

Wetland name or number _____

DEPRESSIONAL AND FLATS WETLANDS			
Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation			
D 4.0. Does the site have the potential to reduce flooding and erosion?			
D 4.1. Characteristics of surface water outflows from the wetland:			
Wetland is a depression or flat depression with no surface water leaving it (no outlet)	points = 4	4	
Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet	points = 2		
Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch	points = 1		
Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 0		
D 4.2. Depth of storage during wet periods: Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.			
Marks of ponding are 3 ft or more above the surface or bottom of outlet	points = 7	3	
Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet	points = 5		
Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet	points = 3		
The wetland is a "headwater" wetland	points = 3		
Wetland is flat but has small depressions on the surface that trap water	points = 1		
Marks of ponding less than 0.5 ft (6 in)	points = 0		
D 4.3. Contribution of the wetland to storage in the watershed: Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.			
The area of the basin is less than 10 times the area of the unit	points = 5	3	
The area of the basin is 10 to 100 times the area of the unit	points = 3		
The area of the basin is more than 100 times the area of the unit	points = 0		
Entire wetland is in the Flats class	points = 5		
Total for D 4		Add the points in the boxes above	10
Rating of Site Potential If score is: 12-16 = H 6-11 <u>M</u> 0-5 = L			Record the rating on the first page
D 5.0. Does the landscape have the potential to support hydrologic functions of the site?			
D 5.1. Does the wetland receive stormwater discharges?		Yes = 1 No = 0	1
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff?		Yes = 1 No = 0	1
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)?		Yes = 1 No = 0	0
Total for D 5		Add the points in the boxes above	2
Rating of Landscape Potential If score is: 3 = H 1 or 2 <u>M</u> 0 = L			Record the rating on the first page
D 6.0. Are the hydrologic functions provided by the site valuable to society?			
D 6.1. The unit is in a landscape that has flooding problems. Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.			
The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds):			
• Flooding occurs in a sub-basin that is immediately down-gradient of unit.	points = 2	0	
• Surface flooding problems are in a sub-basin farther down-gradient.	points = 1		
Flooding from groundwater is an issue in the sub-basin.	points = 1		
The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. Explain why _____	points = 0		
There are no problems with flooding downstream of the wetland.		points = 0	0
D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?		Yes = 2 No = 0	0
Total for D 6		Add the points in the boxes above	0
Rating of Value If score is: 2-4 = H 1 = M 0 <u>L</u>			Record the rating on the first page

Wetland name or number _____

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

- ☐ Aquatic bed 4 structures or more: points = 4
☐ Emergent 3 structures: points = 2
☒ Scrub-shrub (areas where shrubs have > 30% cover) 2 structures: points = 1
☐ Forested (areas where trees have > 30% cover) 1 structure: points = 0
If the unit has a Forested class, check if:
☐ The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

0

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).

- ☐ Permanently flooded or inundated 4 or more types present: points = 3
☒ Seasonally flooded or inundated 3 types present: points = 2
☐ Occasionally flooded or inundated 2 types present: points = 1
☒ Saturated only 1 type present: points = 0
☐ Permanently flowing stream or river in, or adjacent to, the wetland
☐ Seasonally flowing stream in, or adjacent to, the wetland
☐ Lake Fringe wetland 2 points
☐ Freshwater tidal wetland 2 points

1

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft².

Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle

- If you counted: > 19 species points = 2
 5 - 19 species points = 1
 < 5 species points = 0

1

H 1.4. Interspersion of habitats

Decide from the diagrams below whether interspersions among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



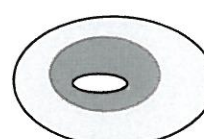
None = 0 points



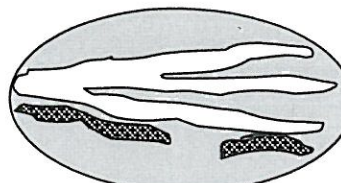
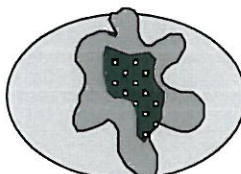
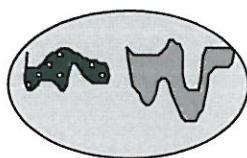
Low = 1 point



Moderate = 2 points



All three diagrams in this row are **HIGH** = 3 points



0

Wetland name or number _____

2

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i> ☒ Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). ☐ Standing snags (dbh > 4 in) within the wetland ☐ Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ☐ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>) ☐ At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>) ☒ Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata</i>)		2
Total for H 1	Add the points in the boxes above	4

Rating of Site Potential If score is: 15-18 = H 7-14 = M X 0-6 = L Record the rating on the first page

H 2.0. Does the landscape have the potential to support the habitat functions of the site?		
H 2.1. Accessible habitat (include <i>only habitat that directly abuts wetland unit</i>). Calculate: % undisturbed habitat ___ + [(% moderate and low intensity land uses)/2] ___ = <u>40</u> % If total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon 20-33% of 1 km Polygon 10-19% of 1 km Polygon < 10% of 1 km Polygon <i>Revised due to public works construction of operation center.</i>		points = 3 points = 2 points = 1 points = 0 0
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. Calculate: % undisturbed habitat ___ + [(% moderate and low intensity land uses)/2] ___ = <u>52</u> % Undisturbed habitat > 50% of Polygon Undisturbed habitat 10-50% and in 1-3 patches Undisturbed habitat 10-50% and > 3 patches Undisturbed habitat < 10% of 1 km Polygon <i>New development w/ 1 K has occurred since previous ratings. Lot 47 development, etc.</i>		points = 3 points = 2 points = 1 points = 0 2
H 2.3. Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use ≤ 50% of 1 km Polygon is high intensity		points = (-2) points = 0 0
Total for H 2	Add the points in the boxes above	2

Rating of Landscape Potential If score is: 4-6 = H X 1-3 = M < 1 = L Record the rating on the first page

H 3.0. Is the habitat provided by the site valuable to society?		
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? Choose only the highest score that applies to the wetland being rated. Site meets ANY of the following criteria: points = 2 — It has 3 or more priority habitats within 100 m (see next page) — It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) — It is mapped as a location for an individual WDFW priority species — It is a Wetland of High Conservation Value as determined by the Department of Natural Resources — It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has <u>1</u> or 2 priority habitats (listed on next page) within 100 m points = <u>1</u> Site does not meet any of the criteria above points = 0		1

Rating of Value If score is: 2 = H X 1 = M 0 = L Record the rating on the first page

Wetland name or number _____

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf> or access the list from here: <http://wdfw.wa.gov/conservation/phs/list/>)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: **NOTE:** *This question is independent of the land use between the wetland unit and the priority habitat.*

- **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).
- **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).
- **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).
- **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page*).
- **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number _____

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Wetland Type	Category
<i>Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.</i>	
SC 1.0. Estuarine wetlands Does the wetland meet the following criteria for Estuarine wetlands? — The dominant water regime is tidal, — Vegetated, and — With a salinity greater than 0.5 ppt Yes – Go to SC 1.1 No = Not an estuarine wetland	
SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? Yes = Category I No - Go to SC 1.2	Cat. I
SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are <i>Spartina</i> , see page 25) — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland. — The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. Yes = Category I No = Category II	Cat. I Cat. II
SC 2.0. Wetlands of High Conservation Value (WHCV) SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value? Yes – Go to SC 2.2 No – Go to SC 2.3 SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value? Yes = Category I No = Not a WHCV SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland? http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf Yes – Contact WNHP/WDNR and go to SC 2.4 No = Not a WHCV SC 2.4. Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website? Yes = Category I No = Not a WHCV	Cat. I
SC 3.0. Bogs Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? <i>Use the key below. If you answer YES you will still need to rate the wetland based on its functions.</i> SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile? Yes – Go to SC 3.3 No – Go to SC 3.2 SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond? Yes – Go to SC 3.3 No = Is not a bog SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4? Yes = Is a Category I bog No – Go to SC 3.4 NOTE: If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog. SC 3.4. Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy? Yes = Is a Category I bog No = Is not a bog	Cat. I

Wetland name or number _____

SC 4.0. Forested Wetlands Does the wetland have at least <u>1 contiguous acre</u> of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? <i>If you answer YES you will still need to rate the wetland based on its functions.</i> — Old-growth forests (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more. — Mature forests (west of the Cascade Crest): Stands where the largest trees are 80- 200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm). Yes = Category I <u>No</u> = Not a forested wetland for this section	Cat. I
SC 5.0. Wetlands in Coastal Lagoons Does the wetland meet all of the following criteria of a wetland in a coastal lagoon? — The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks — The lagoon in which the wetland is located contains ponded water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon (<i>needs to be measured near the bottom</i>) Yes – Go to SC 5.1 <u>No</u> = Not a wetland in a coastal lagoon SC 5.1. Does the wetland meet all of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100). — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland. — The wetland is larger than 1/10 ac (4350 ft²) Yes = Category I No = Category II	Cat. I Cat. II
SC 6.0. Interdunal Wetlands Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? <i>If you answer yes you will still need to rate the wetland based on its habitat functions.</i> In practical terms that means the following geographic areas: — Long Beach Peninsula: Lands west of SR 103 — Grayland-Westport: Lands west of SR 105 — Ocean Shores-Copalis: Lands west of SR 115 and SR 109 Yes – Go to SC 6.1 <u>No</u> = not an interdunal wetland for rating SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)? Yes = Category I No – Go to SC 6.2 SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger? Yes = Category II No – Go to SC 6.3 SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac? Yes = Category III No = Category IV	Cat. I Cat. II Cat. III Cat. IV
Category of wetland based on Special Characteristics If you answered No for all types, enter "Not Applicable" on Summary Form	N/A

Wetland name or number _____

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LEGEND



SEASONALLY FLOODED
WETLAND AREA

SATURATION ONLY
WETLAND AREA



SHEET

2

OF
5

HYDRO MAP

10/23/14

CITY OF GIG HARBOR PUBLIC WORKS OPERATION FACILITY WETLAND ANALYSIS REPORT

SITE ADDRESS:
GIG HARBOR, WA

DRAWING SCALE:
NTS

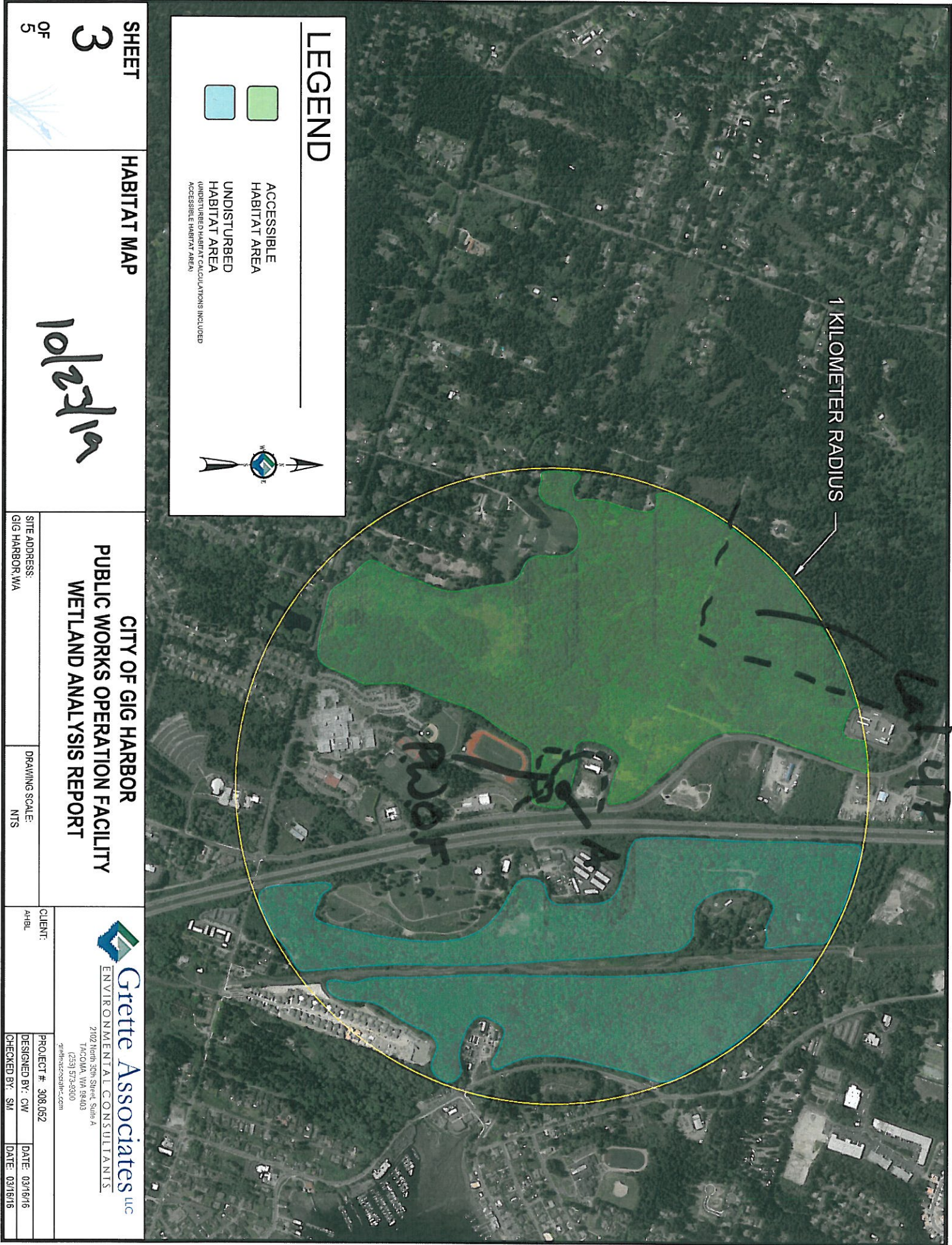
CLIENT:
AHLB

 **Grete Associates** LLC
ENVIRONMENTAL CONSULTANTS
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TACOMA, WA 98403
(253) 573-0200
greteassociates.com

PROJECT #: 308.052

DESIGNED BY: CW
CHECKED BY: SM

DATE: 03/16/16
DATE: 03/16/16



LEGEND

- ACCESSIBLE HABITAT AREA
- UNDISTURBED HABITAT AREA
- UNDISTURBED HABITAT CALCULATIONS INCLUDED
- ACCESSIBLE HABITAT AREA



SHEET

3

OF 5

HABITAT MAP

10/23/19

CITY OF GIG HARBOR
PUBLIC WORKS OPERATION FACILITY
WETLAND ANALYSIS REPORT

SITE ADDRESS:
GIG HARBOR, WA

DRAWING SCALE:
NTS

CLIENT:
AHL

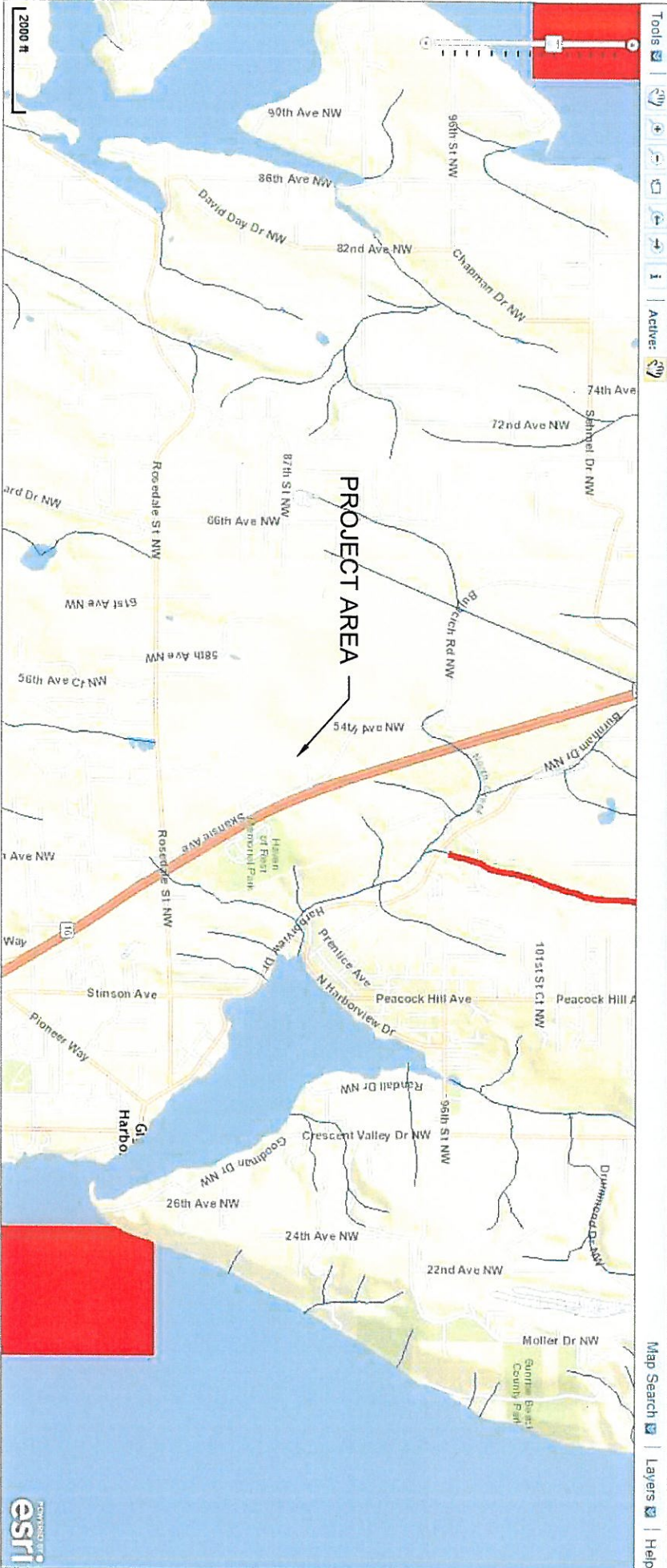
PROJECT # 308,052
DESIGNED BY: CW
CHECKED BY: SM



Grete Associates LLC
ENVIRONMENTAL CONSULTANTS
2102 North 30th Street, Suite A
TACOMA, WA 98403
(253) 573-8300
greteassociates.com

DATE: 03/16/16
DATE: 03/16/16

Water Quality Assessment for Washington



Water Quality Assessment for Washington Date Published: Previous Notice: Contact Us
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SHEET

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OF
5

303d MAP

CITY OF GIG HARBOR PUBLIC WORKS OPERATION FACILITY WETLAND ANALYSIS REPORT

SITE ADDRESS:
GIG HARBOR, WA

DRAWING SCALE:
NTS

Grete Associates LLC
ENVIRONMENTAL CONSULTANTS
2102 North 30th Street, Suite A
TACOMA, WA 98403
(253) 573-2500
greteassociates.com

CLIENT:
AHL

PROJECT #: 308.052

DESIGNED BY: CW DATE: 03/16/16
CHECKED BY: SM DATE: 03/16/16



<http://www.ecy.wa.gov>

Water Quality Improvement Projects (TMDLs)

[Water Quality Improvement](#) > [Water Quality Improvement Projects by County](#) > [Pierce County](#)

Pierce County projects

The following table lists overview information for water quality improvement projects (including total maximum daily loads, or TMDLs) for this county. Please use links (where available) for more information on a project.

To get additional information about the waterbodies in Pierce County please use the [Water Quality Assessment Query Tool](#).



WRIAs in Pierce County

- [WRIA 10](#) - Puyallup-White
- [WRIA 11](#) - Nisqually
- [WRIA 12](#) - Chambers-Clover
- [WRIA 15](#) - Kitsap
- WRIA 26 - Cowlitz

Waterbody Name	Pollutants	Status	TMDL Lead
Clarks Creek Meeker Creek	Dissolved Oxygen Sediment	Approved by EPA Has an implementation plan	Brett Raunig 360-690-4660
	Fecal Coliform	Approved by EPA Has implementation plan	
Clover Creek	Dissolved Oxygen Fecal Coliform Temperature	TMDL project under development	Donovan Gray 360-407-6407
Commencement Bay	Dioxin	Approved by EPA	Donovan Gray 360-407-6407
Nisqually Watershed Tributaries: ■ McAllister Creek ■ Ohop Creek ■ Red Salmon Creek ■ Lynch Creek ■ Wash Creek ■ Unnamed Tributary to West Red Salmon Creek ■ Little McAllister Creek ■ Medicine Creek mouth	Fecal Coliform Dissolved Oxygen	Approved by EPA Has implementation plan	Donovan Gray 360-407-6407
Puyallup River Watershed	Fecal Coliform	Approved by EPA	Donovan Gray 360-407-6407
	Multi-parameter Ammonia-N BOD (5-day)	Approved by EPA	
	White River Watershed Upper White: ■ Sediment ■ Temperature Lower White ■ pH	Approved by EPA Under Development	
South Prairie Creek Tributary: ■ Wilkeson/Gale Creek	Fecal Coliform Temperature	Approved by EPA Has implementation plan	Donovan Gray 360-407-6407

<http://www.ecy.wa.gov/programs/wq/tmdl/TMDLsbyCounty/pierce.html>

1/2

TMDL MAP

SITE ADDRESS:
GIG HARBOR, WA

DRAWING SCALE:
NTS

CLIENT:
AHL

PROJECT #: 308.052
DESIGNED BY: CW
CHECKED BY: SM

DATE: 03/16/16
DATE: 03/16/16

CITY OF GIG HARBOR PUBLIC WORKS OPERATION FACILITY WETLAND ANALYSIS REPORT



Grete Associates LLC
ENVIRONMENTAL CONSULTANTS
2102 North 30th Street, Suite A
TACOMA, WA 98403
(253) 573-9300
greteassociates.com

Wapato Lake	Total Phosphorus	Approved by EPA	Donovan Gray 360-407-6407
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[Back to top of page](#)

Last updated May 2015

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TECHNICAL MEMORANDUM

Prepared by: Grette Associates^{LLC}
2102 North 30th Street, Ste A
Tacoma, WA 98403

June 6, 2018

Prepared for: City of Gig Harbor
Attention: Kenneth George
3510 Grandview Street
Gig Harbor, WA 98335

File No.: 250.001.2047

Re: 89th St. Storage Facility: Third-party Review

Grette Associates was under contract with the City of Gig Harbor (City) to assist in the review of a Critical Areas Assessment Report prepared by Habitat Technologies (the "Report", dated August 17, 2017). Grette Associates provided comments on the Report to the City on October 19, 2017 (Grette Associates 2017). In summary of the review, Grette Associates recommended that Grette Associates, City personnel, the applicant, and Habitat Technologies attend a site visit to discuss site conditions and come to agreement on the disposition of the potential wetland area.

A site visit was completed on November 3, 2017 to evaluate site conditions relative to whether the area in question contained a regulated wetland per Chapter 18.08 of the Gig Harbor Municipal Code (GHMC). In conclusion, all parties agreed that groundwater within the area in question would be monitored for approximately one month to determine if the subject area meets wetland hydrology conditions as defined in the U.S. Army Corps of Engineers (USACE) *Regional Supplement* (2010).

The City received a Hydrology Assessment prepared by Habitat Technologies (the "Assessment", dated December 19, 2017) that provided results of shallow groundwater monitoring that occurred between November 25 and December 15, 2017. A total of four monitoring events occurred during the referenced monitoring period. The City and Grette Associates completed a preliminary review of the Assessment and determined that results did not provide adequate data to definitively demonstrate that area in question did not meet wetland hydrology criteria defined in the *Regional Supplement* (USACE 2010). Therefore, the City required the applicant to perform additional hydrology monitoring at the seven monitoring locations determined during the November 3, 2017 site visit.

In response to the City's request for additional hydrology monitoring, Habitat Technologies submitted a revised Hydrology Assessment (the "Revised Assessment", dated May 29, 2018). The Revised Assessment documents the results of shallow groundwater monitoring that occurred between November 25, 2017 and April 27, 2018 and provides rationale as to why the area in question within the subject property does not meet wetland hydrology conditions as defined in the USACE *Regional Supplement* (2010).

The table below presents a summary of the NRCS WETS analysis provided in the Revised Assessment to compare the climate conditions that occurred during the monitoring period against the normal climate conditions during the same time period.

Table 1. WETS table analysis (Habitat Technologies 2018)

Preceding Month	WETS Rainfall Percentile (inches)		Measured Rainfall (inches)	Conditions ¹	Condition Value ²	Month Weight	Value
	30%	70%					
Sept. 2017	0.41	1.44	1.22	Normal	2	-	-
Oct. 2017	2.79	5.27	5.31	Wet	3	1	3
Nov. 2017	4.76	7.93	9.51	Wet	3	2	6
Dec. 2017	4.25	6.81	4.89	Normal	2	3	6
2017 Monitoring Period Sum:							15
Jan. 2018	4.47	6.98	8.64	Wet	3	-	-
Feb. 2018	2.45	4.98	2.39	Dry	1	1	1
Mar. 2018	3.22	5.42	2.08	Dry	1	2	2
Apr. 2018	2.32	4.17	6.36	Wet	3	3	9
2018 Monitoring Period Sum:							12

¹ Dry conditions are below 30% WETS table value, Normal conditions are between 30% and 70% of the WETS table values, Wet conditions are above 70% of the WETS table value.

² Dry equals a value of 1, normal equals a value of 2, wet equals a value of 3

According to Table 1, the climate conditions observed during the 2017 monitoring period indicate that the hydrologic conditions were wetter than normal while the climate conditions observed during the 2018 monitoring period indicate that the hydrologic conditions were normal. While Table 1 does not incorporate a weight or value for September 2017 or January 2018 climate data, based on Grette Associates calculations, the hydrologic condition determinations stated in the Revised Assessment would not change.

In addition to reviewing the WETS analysis provided in the Revised Assessment, Grette Associates utilized the approximate growing season dates for the general region to evaluate the hydrology data provided in the Revised Assessment. According to the McMillin Reservoir WETS table¹, the growing season dates with 70 percent chance of the growing season occurring between the beginning and end dates is from March 13th to November 21st.

The hydrology data provided in the Revised Assessment shows that shallow groundwater (approximately 12 inches from the soil surface) was present during the monitoring events that occurred between November 25, 2017 and March 9, 2018. The peak (nearest to the soil surface) of the shallow groundwater observed was between December 2017 and January 2018 which suggests that groundwater is closest to the soil surface during a period that is not considered within the growing season.

With the exception of monitoring pits H4 and H5, water levels observed at the monitoring locations were not at or above 12 inches of the soil surface for 14 consecutive days during the growing season. For example, groundwater observed at monitoring pit H3 on April 8, 2018 was

¹ At the time of this review the National Resources Conservation Service (NRCS) did not have a WETS table available for the general Gig Harbor area; therefore, the nearest station within Pierce County was used.

recorded to be at 12.5 inches below the soil surface. Between April 8, 2018 and April 21, 2018 approximately 4.67 inches of precipitation occurred (Habitat Technologies 2018). During this time period groundwater was observed to be between 1.5 inches and 9.5 inches from the soil surface at monitoring pit H3. However, groundwater recorded at monitoring pit H3 on April 25, 2018 was 14.5 inches from the soil surface (Habitat Technologies 2018). Given this information, the shallow groundwater within the area in question is likely in response to precipitation events and not associated with a seasonally high groundwater table. Furthermore, the groundwater levels recorded at the other monitoring pits during this time period were generally below 12 inches from the soil surface, any groundwater recorded above 12 inches during this time was for a short duration of time (less than 5 days). Please note that data collected at monitoring pits H4 and H5 were assessed but not considered in this evaluation due to their location. These two pits are situated adjacent to a constructed stormwater ditch and data collected in these pits is not representative of general conditions within the area in question.

In conclusion, based on the information provided in the Revised Assessment and the growing season dates defined in the queried WETS table, the area in question within the subject property does not meet the wetland hydrology criteria defined in the USACE's *Regional Supplement* (2010). Groundwater recorded at or above 12 inches from the soil surface was during a period outside of the growing season and/or was not present for 14 consecutive days. Furthermore, the data collected in the later part of April when there was little precipitation (approximately 0.33 inches) shows that groundwater is greater than 14 inches below the soil surface. This suggests that peak seasonal groundwater levels are likely related to months with high precipitation (November through January) and would not occur during the months when there is not significant rainfall (i.e. during the growing season). It is Grette Associates' professional opinion that the area in question does not meet all of the wetland criteria defined in the USACE's *Regional Supplement* (2010) and should not be regulated under Chapter 18.08 of the GHMC; therefore, Grette Associates recommends that the City accept the Revised Assessment.

Please note that the applicant may be subject to the requirements defined in Chapter 18.08 of the GHMC for the critical areas previously identified within 300 feet of the subject property (Grette Associates 2008 and 2014). Grette Associates recommends that the City accept the Revised Assessment.

The review of the Revised Assessment was conducted using the best available scientific information and methodologies and the best professional judgment of Grette Associates staff wetland biologists. Final acceptance and approval of the report is at the discretion of City staff.

If you have any questions on the document review, please contact me at (253) 573-9300, or by email at chadw@gretteassociates.com.

Regards,



Chad Wallin
Biologist
GRETTIE ASSOCIATES^{LLC}

References:

Grette Associates, LLC. 2008. City of Gig Harbor: Public Works Maintenance Facility – Wetland Analysis Report. Prepared for the City of Gig Harbor: Department of Community Development. November 2008.

Grette Associates, LLC. 2014. City of Gig Harbor: Public Works Operations Facility – Wetland Analysis Report. Prepared for AHBL. December 2014.

Habitat Technologies. 2017. Hydrology Monitoring, 89th Street Storage Facility Parcel 0221066033, City of Gig Harbor, Pierce County. Prepared for Randy Chopp. December 19, 2017.

Habitat Technologies. 2018. Hydrology Assessment Program - 89th Street Storage Facility, November 2017 through April 2018, Parcel 0221066033, City of Gig Harbor, Pierce County. Prepared for Randy Chopp. May 29, 2018.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

September 11, 2019

**Mitigated Determination of
Nonsignificance (MDNS)**
PL-SEPA-19-0014
Reference No. 4

Kennith George, Associate Planner
Pierce County
Planning and Public Works
2401 South 35th Street, Suite 2
Tacoma, WA 98409

Dear Kennith George:

Thank you for the opportunity to comment on the prethreshold consultation for the Skansie Mini Storage Building Project (PL-SPR-19-0010, PL-DR-19-0088, PL-CUP-19-0002, PL-SEPA-19-0014) located at 8698 Skansie Ave Northwest as proposed by Randall Chopp. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

TOXICS CLEANUP: Eva Barber (360) 407-7094

This property is within a quarter mile of one contaminated Site. The Site is Pape & Sons Construction Inc, Facility Site ID (FSID) 9566131. To search and access information concerning this Site, see <http://www.ecy.wa.gov/fs/> and <https://fortress.wa.gov/ecy/gsp/SiteSearchPage.aspx>. If contamination is suspected, discovered, or occurs during the proposed construction of a mini storage complex, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by sampling, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Eva Barber with the Toxics Cleanup Program at the Southwest Regional Office at (360) 407-7094.

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.

**WATER QUALITY/WATERSHED RESOURCES UNIT:
Chris Montague-Breakwell (360) 407-6364**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

You may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - [Application](#). Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Kennith George, Associate Planner

September 11, 2019

Page 3

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(MLD:201904810)

cc: Eva Barber, TCP
Derek Rockett, SWM
Chris Montague-Breakwell, WQ
Randall Chopp (Applicant)
Christian Harkson (Contact)

MEMORANDUM

**Mitigated Determination of
Nonsignificance (MDNS)**
PL-SEPA-19-0014
Reference No. 5

DATE: March 12, 2021
TO: Kimberly Mahoney, Associate Planner
FROM: Aaron Hulst, P.E., Senior Engineer 
SUBJECT: **Skansie Mini-Storage** (PL-SEPA-19-0014)
Recommended SEPA Mitigation and Conditions

Reference:

- Approved Sewer Exception, dated approved on May 31, 2012
- Water Capacity Reservation Certificate, dated approved on October 15, 2020
- Water Hydraulic Report, dated approved on October 15, 2020
- Preliminary Drainage Report, dated approved February 23, 2021
- TIA prepared by Heath & Associates, Inc., dated stamped June 24, 2020
- Transportation Concurrency Report prepared by DEA, Inc., dated October 28, 2020
- Transportation Capacity Reservation Certificate dated approved November 4, 2020

Based on the submitted project documents and the identified impacts from the proposed development, the Public Works Department has the following “Recommended Mitigation and Conditions” described below. Unless otherwise noted, all mitigation items shall meet the City of Gig Harbor Public Works Standards and be completed prior to any certificates of occupancy being issued for structures on the proposed development.

BACKGROUND

The proposed project intends to develop a vacant lot into mini-storage use. Access to the site is proposed from a private driveway that will access onto 89th Street, a private road.

The site requires connections to the City’s water system and provisions for compliance with stormwater and transportation concurrency. The site has an approved sewer exception and therefore is permitted to use an onsite septic system instead of connecting to City owned gravity sewer.

REVIEW and ANALYSIS

Water Infrastructure: The impacts to the City’s water infrastructure from the proposed development have been reviewed in accordance with the following:

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

Review under concurrency management has been performed based on information contained in the water concurrency reservation certificate (WCRC) and the Water Hydraulic Report. The applicant requested 4 ERU’s for this development based on design information in the Water Hydraulic Report. **The**

City has reserved water capacity in the amount of 4 ERU's for this development. If future information is submitted indicating that the development requires a different amount of water capacity, the applicant shall submit a revised WCRC application and shall not receive approval of the final engineered plans until the reserved capacity has been revised and approved by the City.

A new 8" main will be constructed as a fire service main. Also, a ¾" meter and 1" service line will be installed for domestic service. Both lines are proposed to connect to an existing 8" water main in 89th Street.

Appropriate provisions for potable water supplies and adequate means of water supply can be obtained by compliance with the City of Gig Harbor's development regulations, comprehensive plan and other applicable local, state and federal laws. No further mitigation is required under SEPA as any impacts will be addressed by compliance with the City of Gig Harbor's development regulations, comprehensive plan and other applicable local, state and federal laws consistent with WAC 197-11-158.

Wastewater Infrastructure: The impacts to the City's sewer infrastructure from the proposed development have not been reviewed with this project. The project was granted a Sewer Exception on 5/31/2012, in accordance with GHMC 13.28.100E, that allows the project to utilize an onsite septic system. The proposed septic system has received approval from the Tacoma Pierce County Health Department.

Based on the documentation described above, the developer has made appropriate provisions for sanitary wastes.

Stormwater Infrastructure: The City has reviewed the storm water impacts for the proposed development based on the documents provided by the applicant. The City of Gig Harbor Stormwater Management and Site Development Manual requires consideration of water quality control of storm water run-off from the proposed development. The impacts to the City's stormwater infrastructure from the proposed development have been reviewed in accordance with the following:

- Gig Harbor Municipal Code (GHMC), Chapter 14.20.
- City of Gig Harbor Stormwater Comprehensive Plan (Stormwater Plan).

The applicant has prepared a Preliminary Stormwater Report along with a proposed storm system layout in the referenced plans to document the preliminary engineering design. The proposed development will be required to provide both water quality control (treatment) and water quantity control (detention) per the Gig Harbor 2016 SWMM. The site proposes to meet all treatment and detention requirements by constructing an onsite stormwater pond.

Review of the referenced documents indicates that the applicant proposes to meet the design requirements under the 2016 Stormwater Management and Site Development Manual. However, site plans do not vest a project to stormwater regulations. Therefore, at the time of civil construction plan submittal, the applicant is required to submit a final storm report that meets the design requirements of the most current stormwater regulations in place at the time of civil permit application.

Appropriate provisions for drainage ways can be obtained by implementing the proposed storm water system improvements and by compliance with requirements contained in the City of Gig Harbor Municipal Code, current Stormwater Design Manual and Public Works Standards. No further mitigation is required under SEPA as the impacts will be addressed by compliance with State and local regulations consistent with WAC 197-11-158.

Transportation Infrastructure: The impacts to the City's transportation infrastructure from the proposed development have been reviewed in accordance with the following:

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

The findings and conclusions from review of the concurrency ordinance have been determined based on the information submitted by the developer in the TIA and the City's Concurrency Report. The result of this review concludes that capacity can be provided for the proposed development and **the City has reserved 10 pm peak hour trips for the development.**

The applicant proposes to connect to the City's transportation system via a driveway that will access from 89th Street, a private road.

Sight distance has been certified by a licensed professional engineer. A sight distance encroachment exists when turning from 89th St. onto Skansie Avenue, looking left. The SPR permit is conditioned that this encroachment shall be remedied prior to issuance of any certificate of occupancy for the building.

Appropriate provisions for streets or roads can be obtained by construction of the transportation improvements proposed by the applicant and compliance with requirements contained in the City of Gig Harbor Municipal Code and Public Works Standards. Transportation impact fees in accordance with Gig Harbor Municipal Code are due prior to building permit issuance. No further transportation infrastructure mitigation is required under SEPA as the impacts will be addressed by compliance with State and local regulations consistent with WAC 197-11-158.

Recommended Mitigations and Conditions

None.



PUBLIC WORKS DEPARTMENT

May 31, 2012

Randy Chopp
P.O. Box 936
Gig Harbor, WA 98335

Re: Chopp Sewer Exception (EN-10-0007)
Reference: Exception to Sewer letter - Dated January 8, 2010
Exception to Sewer letter - Dated February 24, 2010
Site Plan - Received March 3, 2010

Dear Mr. Chopp;

In accordance with the Gig Harbor Municipal Code (GHMC), Section 13.28.100, Paragraph E, Subsection 1, a, b, and c, the City Engineer shall determine if the Applicant meets all necessary criteria for exception to sewer. If all conditions are met, the City Engineer shall provide the Applicant with an exception to sewer.

E. Exceptions

1. The City Engineer may approve an exception to the requirements of this section to address the on-site sewer needs of new buildings and structures to be constructed on individual lots created prior to the Washington State Legislature's adoption of the Growth Management Act (Chapter 36.70A RCW) on July, 1 1990, if all of the following limited circumstances exist:
 - a. The subject lot is not within 200 linear feet as measured from the nearest property line along the path of sewer main construction to an existing public sanitary sewer; **The City Engineer's review of the material supplied has determined that the subject lot is more than 200 linear feet from the vicinity of an existing public sanitary sewer.**
 - b. The subject lot in its current configuration was created prior to July 1, 1990; **The Applicant has submitted an October 3, 2002 Title Report verifying that the lot was in its current configuration prior to July 1, 1990.**
 - c. The septic disposal system to be constructed will serve no more than one single-family dwelling unit or no more than one building or no more than one structure on the lot meeting the criteria of this subsection; **A site plan was received by the City on March 3, 2010 clearly depicting one lot with only one proposed structure calculated at 30,400 square feet. A letter was received by the City on March 3, 2010 stating that no other structures are proposed on this site in the future. The time lapse involved in the City rendering this discussion was due to the Applicant's delay in responding to a request to provide clarification whether Mr. Chopp was the sole owner of the subject parcel, made by the City on March 24, 2010. On February 16, 2012 information was received via e-mail by the Applicant stating Mr. Chopp and two additional parties are the owners of tax parcel number 0221066003.**

On May 14, 2012 Engineering staff received the recorded document Notice of the City's Ability to Require Sewer Connection in the Future.

Based on criteria outlined in GHMC Chapter 13.28, and the information provided in case number EN-10-0007, the City finds the following:

Findings:

The proposed development is one 20,000 square foot structure situated on one lot located on the corner of 89th Street NW and Skansie Avenue in Gig Harbor. The nearest available public sanitary sewer system is located in Skansie Avenue, approximately 1,600 lineal feet south of the Applicant's parcel.

The Applicant requested an exception to sewer on January 8, 2010 in accordance with the City of Gig Harbor Municipal Code Section 13.28.100, Paragraph E, Subsection 1, a, b, and c. The City analysis concludes that the Applicant has satisfied all of the conditions of the sewer exception Ordinance.

Mitigation:

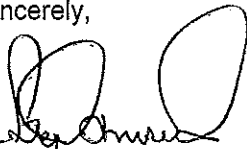
The Applicant has not proposed any mitigation for exception to sewer relating to this development. Upon evaluation of the impacts of the development, the City concurs that no sewer mitigation is necessary.

Decision:

An Exception to Sewer is hereby granted as determined by the Applicant's request letter, legal description, and property title.

If you need additional information, please call me at (253) 851-6170.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephen Misiurak', written over a horizontal line.

Stephen Misiurak, P.E.
City Engineer

- Exhibit A: Notice of Sewer Connection form
- Exhibit B: Exception to Sewer letter
- Exhibit C: Vicinity Map
- Exhibit D: Site Plan
- Exhibit E: Abbreviated Title Report
- Exhibit F: Nearest Existing Public Sewer Line



City of Gig Harbor Water Concurrency Management Program Capacity Reservation Certificate Application

Submit completed application to:
City of Gig Harbor Public Works Department
3510 Grandview Street, Gig Harbor, Washington 98335
(253) 851-6170

\$90.00 Paid (Commercial Only) _____

Today's Date 08-7-19

Gig Harbor Project # PL-SPR-19-0010

1. Applicant (Developer or Owner) please circle one

Name Christian Harkson Company CMC Development Telephone 253-232-6050
Address 8725 Randall Dr. NW City/State/Zip Gig Harbor, WA, 98332

2. Property Owner (If other than applicant)

Name Randy Chopp Company CMC Development Telephone _____
Address 8725 Randall Dr. NW City/State/Zip Gig Harbor, WA, 98332

Project Name Skansie Mini Storage
Project Address 8698 Skansie Ave NW Total Acreage 2.18

3. Parcel # 0221063044 (Attach a Legal Description with this application)

4. Property Description (check one)

Note: Applicants are responsible for accurate land use designations. The issuance of a Water Capacity Reservation Certificate does not constitute land use or development approval.

Existing

☐ Short Plat ☐ Commercial/Industrial ☐ Single-Family
☐ Sub-division ☐ Multi-family (3+ units)

Proposed

☐ Short Plat ☒ Commercial/Industrial ☐ Single-Family
☐ Sub-division ☐ Multi-family (3+ units)

Project Information

A. Number of new dwelling units _____ B. Commercial building area in gross square feet 78,375

Proposed Water Use (In ERU's, including irrigation): A preliminary water hydraulic report shall be submitted with this application in accordance with GHMC 19.10.011.

Single-Family: 4 (1 ERU = 200 GPD)

Commercial/ Industrial/ Other: Commercial 4 ERU's

Number of meters requested: 4

Size of each meter: T130

Signature: _____
(Property Owner signature)

Date: 08-12-19

☒ the property owner, authorize my agent to receive all original correspondence (initial) RC

Agent's Name Christian Harkson

Address 8725 Randall Dr. NW
Gig Harbor, WA, 98332

Questions?

Please call (253) 851-6170 if you have any questions about the Concurrency Management Program.

FOR CITY USE ONLY

Approved Reservation Capacity: 4 Water ERU's

Public Works Superintendent Approval: _____

Date: 10-15-20



DE-Civil, PLLC

2306 A Street
Tacoma, WA 98401
(253) 228-0513
www.de-civil.com

PRELIMINARY WATER HYDRAULIC REPORT

APPROVED
ADL 10/15/2020

Proposed Storage Facility
5116 – 89th Street Northwest
Pierce County, Washington
PN: 0221066003

Client:
Randall Chopp
P.O. Box 936
Gig Harbor, Washington 98335

Revised: May 21, 2020

September 18, 2019

Prepared by:

DEVELOPMENT ENGINEERING, PLLC

2306 A Street
Tacoma, Washington 98402
(253) 228-0513
www.de-civil.com

I. Introduction and Summary

1. Report Certification

"I hereby state that this Preliminary Hydraulics Report for the Chopp Self-Storage Facility has been prepared by me or under my supervision and meets the standard of care and expertise which is usual and customary in this community for professional engineers. I understand that Gig Harbor does not and will not assume liability for the sufficiency, suitability, or performance of drainage facilities prepared by me."

2. Purpose of Report and Study Objectives

This preliminary Hydraulics report accompanies the site development plans for the proposed Skansie Self Storage Facility to be located at 5116 – 89th Street NW in the City of Gig Harbor, Washington. The objective of this report is to provide information to show that the proposed water system to adequately designed for this project.



II. PROPOSED DEVELOPMENT

1. Project Description

The proposed development consists of a single self-storage building to be located at 5116 – 89th Street Northwest in Gig Harbor, Washington, see Figure 1 Vicinity Map. Based on our site visits and the plans our office has received, you intend to construct a self-storage building onsite with a parking lot and an access stemming from 89th Street Northwest. The proposed storage building will measure 76,843 sqft in total floor space and will include a fire suppression system and two bathrooms, in addition to the building requirements there will be approximately 20,000sqft of landscaping requirements for the project. The study area consists of the site which is zoned Employment District (ED) and is approximately 2.18 acres. The fire flow requirement is anticipated to be less than 1,500gpm, irrigation systems will be temporary, and the domestic supply requirement is also very low for a building of this size. One hydrant will be required to be added on site on the west side of the building. The proposed water system will consist of an 8 inch main extension from 89th Street NW running approximately 220 feet south through the proposed parking lot to the proposed hydrant.

2. Location and Vicinity Map

See Figure 1

3. Site Plan

See Figure 2 Site Plan

4. Proposed Zoning

No changes to the zoning are proposed, existing zoning is ED.

5. Proposed Land Use Intensity

The proposed land use is a storage facility occupying approximately 25 percent of the site.

6. Phasing and Timing of Project

The project will be completed in a single phase with an anticipated start date in fall of 2020.

III. EXISTING CONDITIONS

The subject parcel is located at 5116 – 89th Street Northwest in Gig Harbor, Washington. The parcel is irregular in shape and measures approximately 305 feet in width, north to south, by 370 feet in length, east to west, at its widest points and encompasses 2.18 acres. The site is currently vacant and is zoned Employment District (ED). According to an email received from Paul Rice, City of Gig Harbor Building Official, the available fire flow at the corner of 89th Street and Bujacich Drive is 3,880gpm at 20psi residual with a duration at 1,500gpm of 27.7 hours. According to the water availability certificate completed by the City of Gig Harbor September 5, 2018 water is available in 89th Street with a static pressure of 57psi. The property is bordered by commercial development related to the City of Gig Harbor department of public works to the west, undeveloped land on the north, 89th Street Northwest to the north, and by Skansie Avenue Northwest to the east.

The nearest main valves are located at the intersection of 89th Street NW and Skansie Avenue, water to the site will be provided from an existing main in 89th Street NW. There currently exists a hydrant at the corner of 89th Street NW and Skansie Avenue.

IV. PROPOSED DESIGN

As mentioned, the proposed facility will include two bathrooms each with a single toilet and sink. The design fire flow is estimated at 300gpm. Irrigation demand has yet to be formalized but it is understood to be minimal and only temporary. Based on conversations with the Landscape architect, irrigation water will likely be supplied by hose bibs along the perimeter of the building with a demand of less than

20gpm at any given time. Water distribution will consist of a single 8" main extension of approximately 220 feet to a single on-site hydrant, a fire supply line to the building is preliminarily sized at 4 inches. The domestic water meter is sized at a nominal 3/4inch with a 3/4inch supply line. Since the irrigation system will be temporary no separate meter will be installed. Backflow assemblies will be included for the fire supply line as well as the exterior hose bibs as required by current codes. Given the simplicity of the system and relatively low demand no hydraulic calculations are warranted for the domestic flows. The fire flow may be determined for the proposed design based on a single segment analysis consisting of the 8 inch line that is 220 feet in length with approximately 20feet of equivalent pipe length based on the limited number of fittings. As mentioned the existing static pressure is 57 psi and the available flow at the connection point is 3,880gpm at 20psi residual. The head loss in the 8 inch line at 1,500gpm over the 240feet of 8" pipe is less than 5psi. Given the available flow rate at 20psi residual and static pressure available to the site it should be apparent that the system can easily meet the required fire flow with no additional mitigation. Overall, we estimate that the proposed project represents the equivalent of 4 ERU (Equivalent Residential Unit).

We trust this is sufficient for your current needs. Should you have any questions, or require additional information, please contact us at your earliest convenience.

WGC
DocID: 19-012 Chopp.WR
Attachments: Figure 1 – Site Vicinity Map
 Figure 2 – Site Plan
 Water Availability Letter

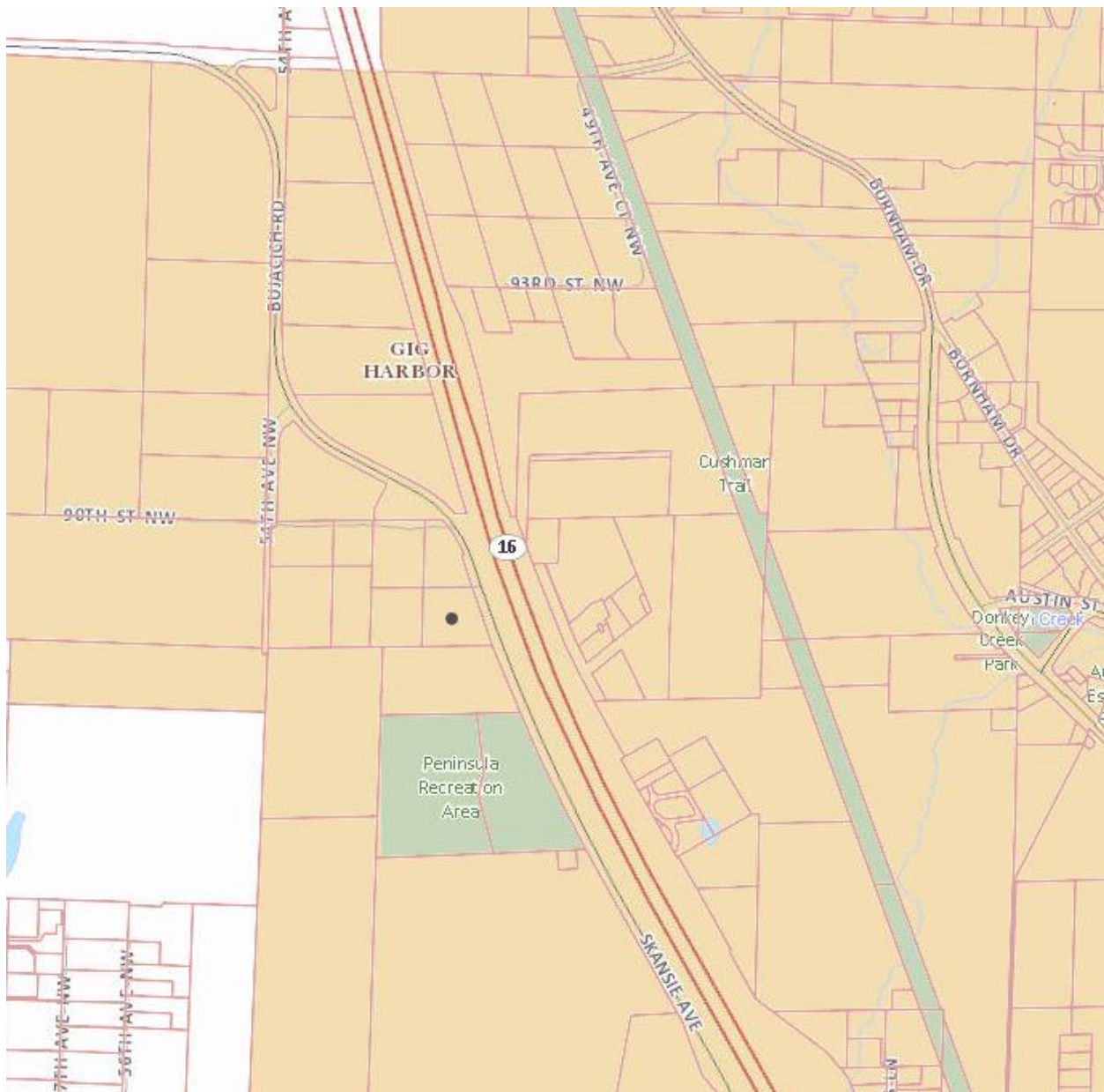


Figure 1: Vicinity Map

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PRELIMINARY STORM DRAINAGE REPORT

Proposed Skansie Mini Storage
5116 – 89th Street Northwest
Pierce County, Washington
PN: 0221066003

Client:

Randall Chopp
P.O. Box 936
Gig Harbor, Washington 98335

Revised: July 13, 2020
September 18, 2019

Prepared by:

DEVELOPMENT ENGINEERING, PLLC

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Revised: July 13, 2020

August 9, 2019

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PROJECT ENGINEER'S CERTIFICATION

"I hereby state that this Drainage Control Plan for the Skansie Mini Storage Facility has been prepared by me or under my supervision and meets the standard of care and expertise which is usual and customary in this community for professional engineers. I understand that Gig Harbor does not and will not assume liability for the sufficiency, suitability, or performance of drainage facilities prepared by me."



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SECTION 1 – PROPOSED PROJECT DESCRIPTION

We are pleased to present this Drainage Control Plan for the Skansie Mini Storage facility to be located at 5116 – 89th Street Northwest in Gig Harbor, Washington. The intent of this drainage control plan is to acquire a site development permit, a conditional use permit, and a building permit for the construction of a self-storage facility. Wetland review will be required as well. The parcel number is 0221066003, the current zoning for the lot is 9180-VAC INDUSTRIAL LAND.

The legal description for the lot is: LOT 3, SHORT PLAT NO. 8405310234, FILED WITH THE PIERCE COUNTY AUDITOR, IN PIERCE COUNTY, WASHINGTON. SITUATE IN THE CITY OF GIG HARBOR, COUNTY OF PIERCE, STATE OF WASHINGTON. LEGAL DESCRIPTION CONTAINED WITHIN DEED RECORDED UNDER RECORDING NO. 200210240555.

We are proposing to clear the lot and construct a self-storage facility and pave a parking lot. The proposed storage building will measure 25,525 sqft in total roof area and the proposed driveway, parking and sidewalk areas will measure 20,635 sqft with offsite road areas totaling 3,570sqft for a total added impervious area of 49,730sqft. Because this development is adding more than 10,000 sqft of impervious area and the soils do not support infiltration, we are proposing to utilize a detention pond to control the stormwater onsite. Stormwater will be conveyed to the pond through the use of PVC pipes. Additional information regarding the quality of soils onsite and an explanation of our proposed stormwater mitigation will be discussed further in this report.

Because this project is adding more than 5,000 sqft of impervious area, it is subject to minimum requirements 1 through 10. At the City's request, please see [Appendix B](#) for the City of Gig Harbor flowchart to show that this development is subject to all minimum requirements. A full discussion of how this project meets all minimum requirements will be discussed further on in this report, under the [Minimum Requirements](#) section.

As previously stated above, the proposed storage building will measure 25,525 sqft in total roof area and the proposed driveway and parking area will measure 20,635 sqft for a total added impervious area of 46,160 sqft. See below for a tabulation of these areas, as requested by the City Gig Harbor.

Table 1: Tabulation of Current and Proposed Hard Surfaces	
Current Hard Surfacing	7,840 sqft
Proposed Hard Surfacing	46,160 sqft
New Pollution Generating Pervious Surfacing	0 sqft
Replaced Pollution Generating Pervious Surfacing	0 sqft
New Pollution Generating Impervious Surfacing	20,635 sqft
New Pollution Generating Impervious Surface Off-Site	3,570 sqft
Replaced Pollution Generating Impervious Surfacing	0 sqft
New Pollution Generating Hard Surfacing	0 sqft
Replaced Pollution Generating Hard Surfacing	0 sqft
Effective Impervious Surfaces	49,730 sqft
Disturbed Pervious Surfaces	81,854 sqft
Converted Vegetation Areas	0 sqft
Undisturbed Areas	13,107 sqft

We have prepared WWHM calculations which have been included as Appendix C; we are proposing to utilize a detention system to mitigate the stormwater from the proposed development. Because the stormwater has to be conveyed from one point to the detention system, a series of PVC pipes will be utilized to transport stormwater. A discussion of how the pipes were sized is included later in this report. Ornamental landscaping will be included as part of this development, but is not utilized for stormwater mitigation, only aesthetic appeal.

DISCUSSION OF MINIMUM REQUIREMENTS

Minimum Requirement #1: Preparation of Stormwater Site Plans

This has been addressed by the submittal of the referenced Engineered Plan documents.

Minimum Requirement #2: Construction Stormwater Pollution Prevention

This information has been provided within the included SWPP report prepared by our office dated June 23, 2019.

Minimum Requirement #3: Source Control of Pollution

The implementation of the temporary erosion and sediment control plan along with the provided drainage design is adequate to meet this requirement for construction of this project.

Minimum Requirement #4: Preservation of Natural Drainage Systems and Outfalls

The stormwater runoff will be detained onsite using a detention pond. The pond outlet will be directed to the existing stormwater system running along the south property line. This system currently collects runoff from the site and conveys it to the west in the existing City of Gig Harbor system. This existing conveyance system represents the natural point of discharge for this project area.

Minimum Requirement #5: Onsite Stormwater Management

Since the project exceeds 5,000 sqft of impervious area, drainage from the proposed development would be required to follow the "List #2" criteria found in the **City of Gig Harbor Stormwater Management and Site Development Manual (2016)**.

List #2 is as follows;

Lawn and Landscaped Areas:

1. Soil preservation and amendment BMP in Volume III, Section 3.1.

Roofs:

1. 65/10 dispersion BMP in Volume VI, Section 2.3 or downspout infiltration BMP in Volume III, Section 3.9.3.
2. Bioretention BMP in Volume III, Section 3.4 that have a minimum horizontally projected surface area below the overflow which is at least 5 percent of the total surface area draining to it; or ONLY for sites that are underlain by Spanaway soils³, downspout dispersion BMP in Volume III, Section 3.9.4. The downspout dispersion BMP must have a slope of 10 percent or less.
3. Downspout dispersion systems in Volume III, Section 3.9.4.
4. Perforated Stub-out Connections in Volume III, Section 3.9.5

Other Hard Surfaces:

1. 65/10 dispersion BMP in Volume VI, Section 2.3.
2. Permeable pavement BMP in Volume III, Section 3.5.
3. Bioretention BMP in Volume III, Section 3.4 that have a minimum horizontally projected surface area below the overflow which is at least 5 percent of the total surface area draining to it.
4. Sheet flow dispersion BMP in Volume III, Section 3.2.3, or concentrated flow dispersion BMP in Volume III, Section 3.2.4.

Lawn and Landscaped Areas:

Soil preservation and amendment is feasible for this project and will be implemented as part of the site development. Sheet 3 of 10 of the Civil plan set provides the location of the amendment areas as well as calculations for the required soil to be stockpiled for amendment purposes.

LID Feasibility

The following table presents our recommendations for various Best Management Practices (BMPs) for various Low Impact Development (LID) BMPs.

BMP	Viable	Limitations or Infeasibility Criteria
Lawn and Landscape Areas		
T5.13: Post Construction Soil Quality and Depth	Yes	None
Roofs		
T5.30: Full Dispersion	No	The native vegetation flowpath of at least 100 feet in length (25 feet for sheet flow from a non-native pervious surface) is not available on this site.
T5.10A: Downspout full infiltration systems.	No	The base of all infiltration basins or trench systems shall be a minimum of 3 feet above seasonal high groundwater levels, bedrock (or hardpan), or other low permeability layer. Onsite soils are not capable of infiltration since there is an impervious layer at a depth that is less than 3 feet.
Bioretention	No	All bioretention areas shall be a minimum of 3 feet from the lowest elevation of the bioretention soil, or any underlying gravel layer, and the seasonal high groundwater elevation or other impermeable layer. Onsite soils are not capable of infiltration since there is an impervious layer at a depth that is less than 3 feet.
T5.10B Downspout Dispersion systems	No	The native vegetation flowpath of at least 100 feet in length (25 feet for sheet flow from a non-native pervious surface) is not available on this site.
T5.10C Perforate stub connections	No	Perforated stub-outs are not appropriate where connecting pipe discharges to a stormwater facility designed to meet Minimum Requirement #7 Flow Control requirements. Since this project must

		incorporate and detention pond this BMP is deemed not appropriate.
Other Hard Surfaces		
T5.30 Full Dispersion	No	The native vegetation flowpath of at least 100 feet in length is not available on this site.
T5.15 Permeable Surfacing	No	Where fill soils are used that can become unstable when saturated. A significant portion of the parking areas will either be placed in a fill condition or cut condition. The fill is inappropriate for a permeable surface, while the shallow soils mean that even slight cuts would mean not being able to meet the required 12" separation from the bottom of the pavement section to an impervious layer.
Bioretention	No	All bioretention areas shall be a minimum of 3 feet from the lowest elevation of the bioretention soil, or any underlying gravel layer, and the seasonal high groundwater elevation or other impermeable layer. Onsite soils are not capable of infiltration since there is an impervious layer at a depth that is less than 3 feet.
T5.12: Sheet Flow Dispersion T5.11 Concentrated flow dispersion	No	Provide a 10-foot wide vegetated buffer for up to 20 feet of width of paved or impervious surface. Provide an additional 10 feet of width for each additional 20 feet of contributing area width or fraction thereof. Alternatively, Maintain a vegetated flowpath of at least 50 feet between the discharge point and any property line, structure, steep slope (greater than 20 percent), stream, lake, wetland, or other impervious surface. The flowpath length is measured perpendicular to site contours. Given the total amount of impervious area proposed providing the required flow paths and dispersion lengths is not feasible for this project.

Based on above discussion, providing LID BMP's for this project is an impractical endeavor. This is primarily due to the soils being relatively shallow before an impermeable layer is reached.

Onsite stormwater management consists of utilizing a detention pond to retain all stormwater onsite while slowly releasing it at pre-developed flow durations as required by the drainage manual. Discharge will be at the natural point of discharge and will be such that will mimic pre-developed conditions. The

provided plans and design adequately address stormwater management for the proposed site clearing and development. See attached WWHM calculations for details.

Please note that for this development, the 65/10 method of dispersion is not feasible as the lot has been largely cleared of any native forestation. As previously mentioned, there is a restrictive layer in the soil at a depth as shallow as 24 inches below grade, therefore no infiltration facilities are able to be employed. Downspout dispersion is not feasible as there will be insufficient room for the required facilities and there is insufficient vegetation for the amount of impervious area we're looking to mitigate. A perforated stubout connection is not possible due to the restrictive layer of soil, an inability to meet required separations and that a perforated stubout provides no effective mitigation towards meeting the flow duration standard. As such, we are proposing to utilize a detention system to mitigate the stormwater from the proposed development.

Minimum Requirement #6: Runoff Treatment

Runoff treatment is met through use of the basic wet pond. The wet pond has been sized to provide the same or greater volume of the 91% entire storm runoff as calculated by WWHM. In this case the treatment volume is equivalent to 0.0564 acre-ft (2,456 cuft). The wet pond has a bottom area of 1,300 sqft with the surface area at elevation 305 being 3,700 sqft, with the overall permanent storage depth at 3 feet. This equates to a dead storage volume of approximately 7,500cuft exceeding the required minimum.

Minimum Requirement #7: Flow Control

By utilizing the detention pond, we are meeting the minimum requirements for a constructed flow control facility. As mentioned, the facility is sized to detain and match the predeveloped flow durations from ½ of the 2-year storm event through to the 50-year storm event. See attached WWHM calculations.

Minimum Requirement #8: Wetlands Protection

There is no wetland located on the site, drainage from the site immediately enters a closed conveyance system as such it is anticipated that wetlands protection requirement is not applicable to this project.

Minimum Requirement #9: Operation and Maintenance

A maintenance plan is included under a separate cover.

Minimum Requirement #10: Financial Liability

A construction and maintenance bond will be required for this development.

SECITON 2 – EXISTING CONDITIONS DESCRIPTION

The subject parcel is located at 5116 – 89th Street Northwest in Gig Harbor, Washington. The parcel is irregular in shape and measures approximately 305 feet in width, north to south, by 370 feet in length, east to west, at its widest points and encompasses 2.18 acres. The site slopes down from the northeast to the west, southwest, and south at grades ranging between 5 and 25 percent. The overall topographic relief across the site is 10 feet. The property is bordered by a commercial development related to the City of Gig Harbor department of public works to the west, undeveloped land on the north, 89th Street Northwest to the north, and by Bujacich Road/Skanskie Avenue to the east.

This site has been largely cleared of native vegetation with grasses and some trees remaining onsite. The lot has not been developed, and there is no existing hard surfacing onsite, as can be seen in Table 1. Currently, there is no noted run on from adjacent sites. 89th Street appears to flow to the north into the vegetated area while Skanskie Avenue has an existing ditch system, leading us to believe upstream run on is minimal for this development. There are no mapped creeks, lakes, ravines, or gullies onsite or near the development. There are no steep slopes or erosion hazard onsite. The site to the south (PN 0221063044, owned by the City of Gig Harbor) is mapped as having wetlands onsite and the wetland buffer extends into our site. No development is proposed within the wetland buffer. No stormwater from the site currently drains to the wetlands on the neighboring parcel, and no stormwater from the proposed development will have any impact on the integrity of the wetlands. There are no other noted sensitive areas onsite.

According to Pierce County's PublicGIS, the site is not within an aquifer recharge area or a wellhead protection area. There are no reports to cite regarding the presence of a CARA. There are no noted requirements regarding a basin plan for the area. There is an existing, open storm ditch that runs along the eastern parcel boundary of the site as well as another existing storm ditch that runs along a portion of the southern parcel boundary. There are three existing catch basins located to the south of the property on the neighboring parcel. Additionally, there is an existing catch basin on the northwestern portion of the property. There are not other noted drains, channels, or swales on or immediately adjacent to the project site. Stormwater from the site currently appears to drain to the catch basin on the southwestern corner of the site. No onsite drainage enters the wetlands, therefore there are no considerations to be taken regarding the wetlands. There are no known drainage problems onsite related to flooding, erosion, or anything of the sort. Because the lot is undeveloped, there are no proximity to existing structures such as septic tanks, drainfields, basements, or bulkheads.

The USDA Natural Resource Conservation Service Web Soil Survey for Pierce County maps the soils as Harstine gravelly ashy sandy loam (16C). The Harstine soils consist of moderately deep, moderately well-drained soils formed in sandy glacial drift with an influence of volcanic ash over glaciomarine deposits. These soils are known to have a moderate rate of water transmission. Harstine soils are known to have a moderate potential for erosion. Based on our site observations the site soils are most consistent with the Harstine soils series. Based on our observations, infiltration is not feasible and cannot be employed for this development. There are no noted additional requirements or restrictions for this development. There are no relevant reports or studies to include at this time.

SECTION 3 – INFILTRATION RATE/SOILS REPORT

As mentioned in the previous section, the USDA Natural Resource Conservation Service Web Soil Survey for Pierce County maps the soils as Harstine gravelly ashy sandy loam (16C). The Harstine soils consist of moderately deep, moderately well-drained soils formed in sandy glacial drift with an influence of volcanic ash over glaciomarine deposits. These soils are known to have a moderate rate of water transmission. Harstine soils are known to have a moderate potential for erosion.

On August 6, 2018 Marty Fleming Septic completed the excavation of five septic test pits to depths varying between 24 and 27 inches below grade. In all five test pits, a restrictive till layer was encountered at depths as shallow as 24 inches below grade. Because minimum separations and setbacks must be met to restrictive layers within the soil, infiltration is not feasible in any form for this development. Based on our site observations the site soils are most consistent with the Harstine soils

series. Based on our observations, infiltration is not feasible and cannot be employed for this development.

Because the soils onsite do not support infiltration and we are proposing to add more than 10,000 sqft of impervious area, we are proposing to utilize a detention system. The site has less than 10 feet of topographic relief across the site, there are no steep slopes. There is no special consideration to be paid to the location of the detention facility.

SECTION 4 – WELLS AND SEPTIC SYSTEMS

The lot is serviced by Gig Harbor water. There is an existing water line to the north of the property that we are proposing to connect into. The site will be served by onsite septic. Because the lot has never been developed, there are no septic asbuilts to note. No abandoned septic systems or wells of any kind were encountered during our site visits or subsurface explorations. The proposed detention facility is located within 100feet of the proposed septic system which is less than the desired minimum distance. To mitigate for this, with the concurrence of the Health Department, a non-permeable soil liner will be installed as part of the pond construction to prevent any migration of either stormwater or effluent into or out of the pond.

SECTION 5 – FUEL TANKS

There are no known existing fuel tanks onsite and there are no proposed fuel tanks as part of this development.

SECTION 6 – SUBBASIN DESCRIPTION

As previously mentioned, due to the existing system bordering the site, there is little opportunity for upstream run on to enter the site. The detention system has been sized to mitigate the entirety of the proposed development; stormwater from the proposed pond will be released at pre-developed flow rates into the city system which represents the natural point of discharge for the project site. The detention system has been sized in accordance with the 50-year duration stream protection standard. Although there is no anticipated bypass drainage from the site that is uncontrolled, there are additional off-site areas related to road improvements along Skansie and 89th Street that will be bypassed. The total new impervious area of those improvements is 3,570sqft (2,470 along Skansie and 1,100 along 89th). Those areas are included in the WWHM calculations as bypass areas and the detention system is effectively oversized to accommodate the additional flows while maintaining the required duration standards. As mentioned, there are multiple catch basins along the southern parcel boundary and an existing storm line. See the Downstream Analysis section of this report for further information.

SECTION 7 – FLOODPLAIN ANALYSIS

The site is not mapped as being within the boundary of the 100-year floodplain; the closest body of water is nearly 3,400 feet away from the site. There is no floodplain to analyze for this development.

SECTION 8 – AESTHETIC CONSIDERATIONS FOR FACILITIES

The proposed detention facility will be located in the southwestern corner of the lot. Aesthetic considerations have been taken into account as required by City Ordinance in terms of site landscaping and perimeter buffers.

SECTION 9 – FACILITY SIZING AND DOWNSTREAM ANALYSIS

Downstream Analysis

As mentioned, the project site currently discharges into the existing storm system running along the south side of the site. The system generally consists of an 18 inch pipe that runs from east to west for a distance of approximately 280 feet to the west from the southwest corner of our property. Based on available survey information this pipe is at a slope of approximately 1 percent and is a CPEP (Corrugated Poly Ethylene Pipe) material. Full flowing capacity if the pipe is on the order of 13cfs. The pipe is part of the Skansie Avenue road drainage system, which conveys drainage from Skansie Avenue to the west across the south portion of the property, continuing the west approximately 280 feet where it discharges into a large natural area west of the site. Once entering this area, the drainage runs to the south a distance in excess of 1320 feet thus concluding the 1/4mile downstream analysis. See Figure 5 Downstream Basin Map.

Hydrologic Modeling

Hydrologic modeling is required as part of this development. We have chosen to utilize WWHM to anticipate stormwater quantities for this development. See below for outputs of the program for the required recurrence interval flows.

Table 2: Pre-Developed Stormwater Flowrates	
2-year	0.060103 cfs
5-year	0.09222 cfs
10-year	0.114795 cfs
25-year	0.144466 cfs
50-year	0.167266 cfs
100-year	0.190582 cfs

Table 3: Post-Developed Stormwater Flowrates	
2-year	0.043261 cfs
5-year	0.062539 cfs
10-year	0.078633 cfs
25-year	0.103325 cfs
50-year	0.125288 cfs
100-year	0.15068 cfs

For this development, we assumed the pre-developed condition to be the standard forested condition. The developed condition for this project consists of 25,525 sqft of roof area and 20,635 sqft of parking and driveway area routed to the detention facility with an additional 3,570sqft of off-site area modelled as bypass area. These areas were pulled directly from our drawings to ensure accuracy. We have not assumed any non-standard parameters.

Conveyance System Analysis and Design

Roof drainage from the proposed commercial building will be connected to the catch basins through utilizing a 6-inch PVC pipe for conveyance while the parking lot will utilize a series of catch basins that are connected via 12-inch pipe. Both areas are to be conveyed to the detention pond on the southwest

portion of the property. According to the WWHM model, the unmitigated 100yr storm event is equivalent to 1.28cfs. The full flowing capacity of a 12 inch pipe at the minimum design slope of 0.5% is 2.99cfs (based on a mannings $n=0.013$) as such the pipes as designed clearly have the required capacity to convey the developed site drainage.

SECTION 10 – UTILITIES

There are no anticipated conflicts with installing utilities for this development. The new utilities will not be located anywhere they will interfere with the detention system or site infrastructure, therefore, there are no measures that need to be taken to ensure the integrity of both the utilities and the detention system stay intact. It is the ultimate responsibility of the contractor for this development to ensure that all proposed appurtenances are installed properly, in order, and in general accordance with the site plan prepared.

SECTION 11 – COVENANTS, DEDICATIONS, EASEMENTS

There is an existing 10' by 60' utilities easement on the northwestern portion of the property as well as a 30' private road and utility easement along the northern parcel boundary. There are no other known or noted easements, dedications, and covenants on the property. The property owner will be responsible for the maintenance of the stormwater mitigation facilities onsite.

SECTION 12 – PROPERTY OWNERS' ASSOCIATION ARTICLES OF INCORPORATION

This development is not subject to the Property Owner's Association Articles of Incorporation.

SECTION 13 – OTHER PERMITS OR CONDITIONS PLACED ON THE PROJECT

A Department of Ecology Construction Stormwater General Permit will be required along with a building permit for the proposed structure. There are no other noted permits or conditions placed on this project that have not been previously discussed as part of this report.

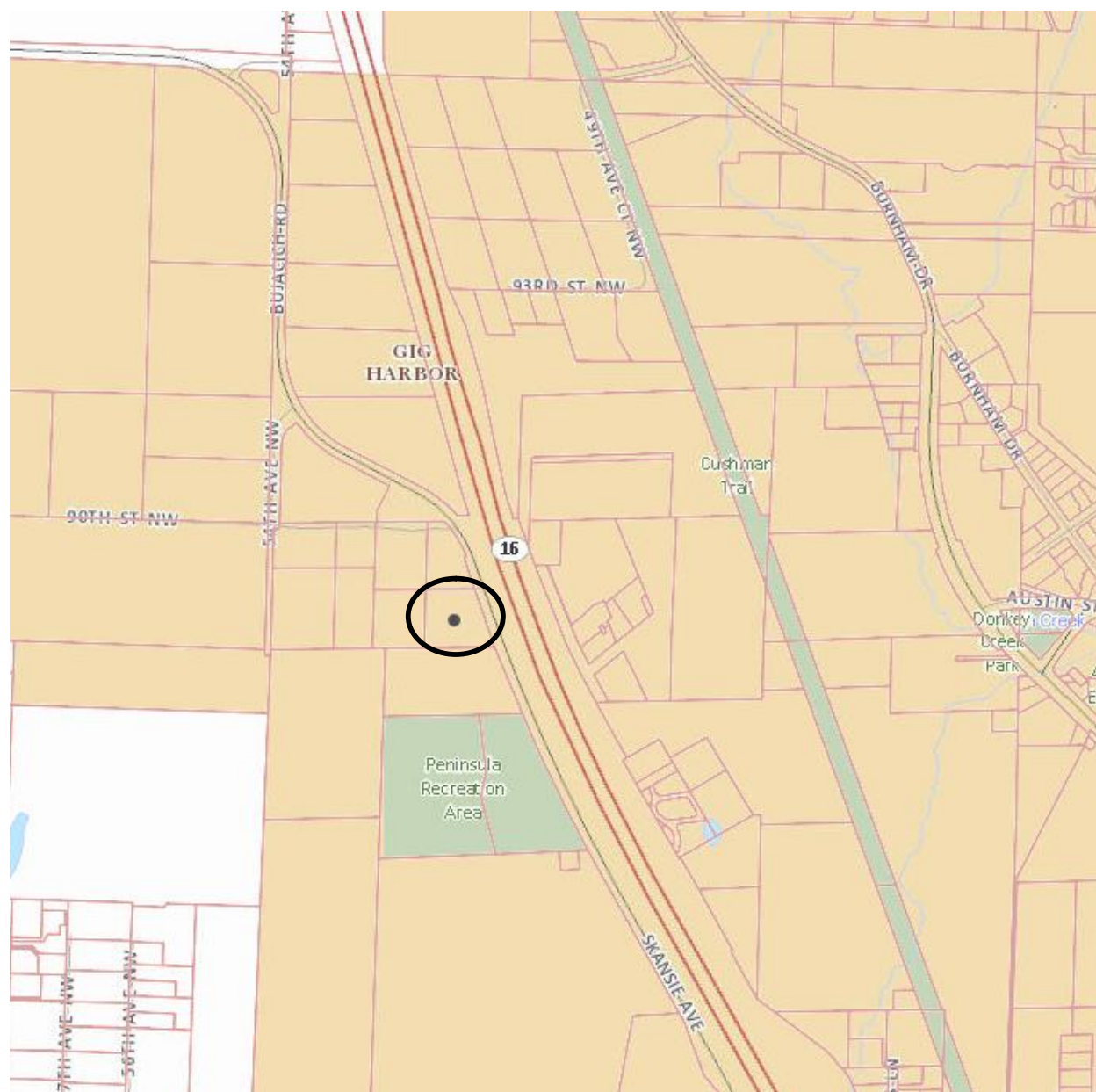


Figure 1: Vicinity Map

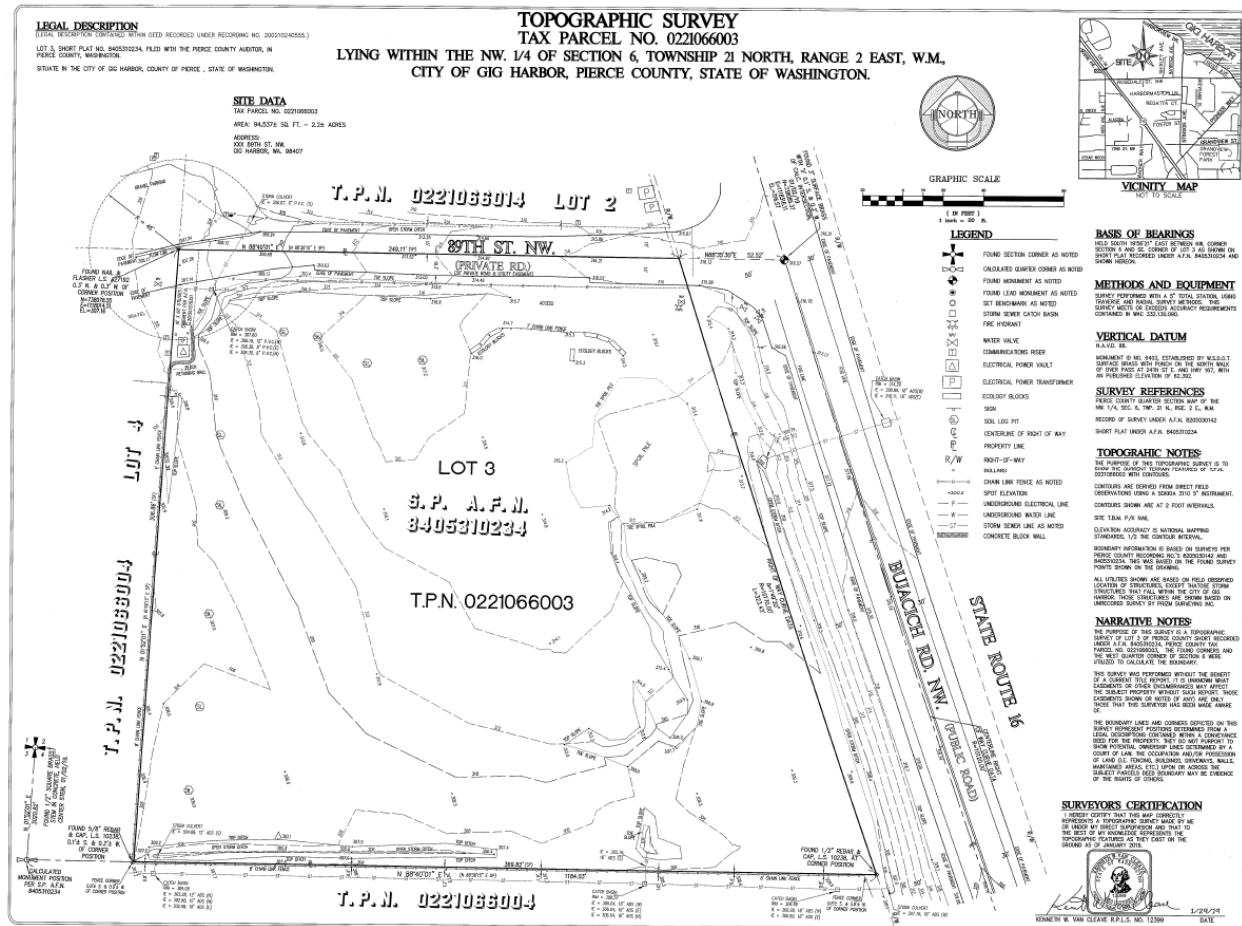


Figure 2: Topographic Map

Please note, as is thoroughly discussed in prior sections of this report, due to the existing topography and existing stormwater mitigation and collection systems in place, there is little opportunity for upstream run on to enter the site.

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August 9, 2019

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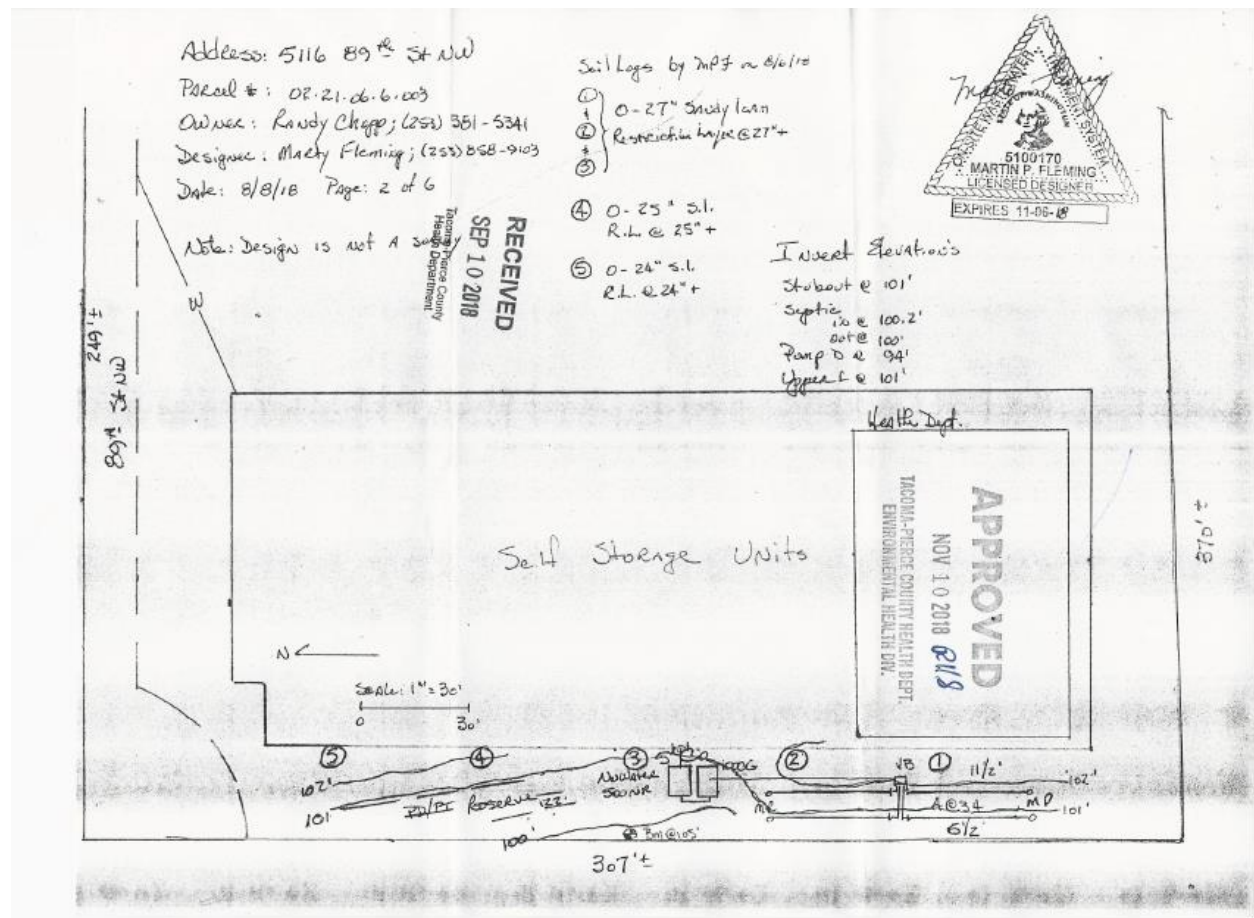


Figure 3: Soil Log Locations

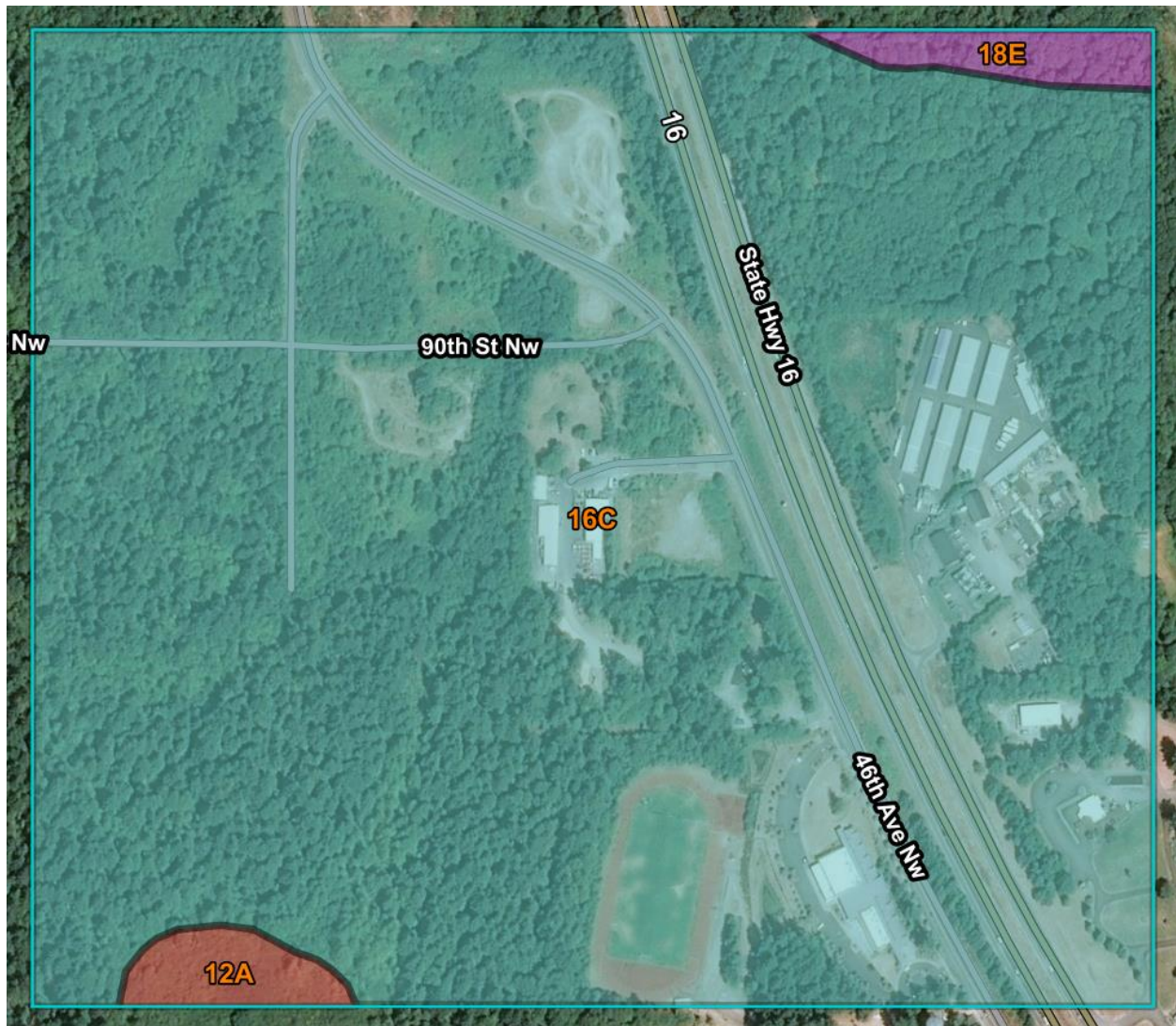


Figure 4: Soil Conservation Service (SCS) Soil Group Map



Figure 5: Downstream Basin Map

CITY of GIG HARBOR STORMWATER and SITE DEVELOPMENT MANUAL

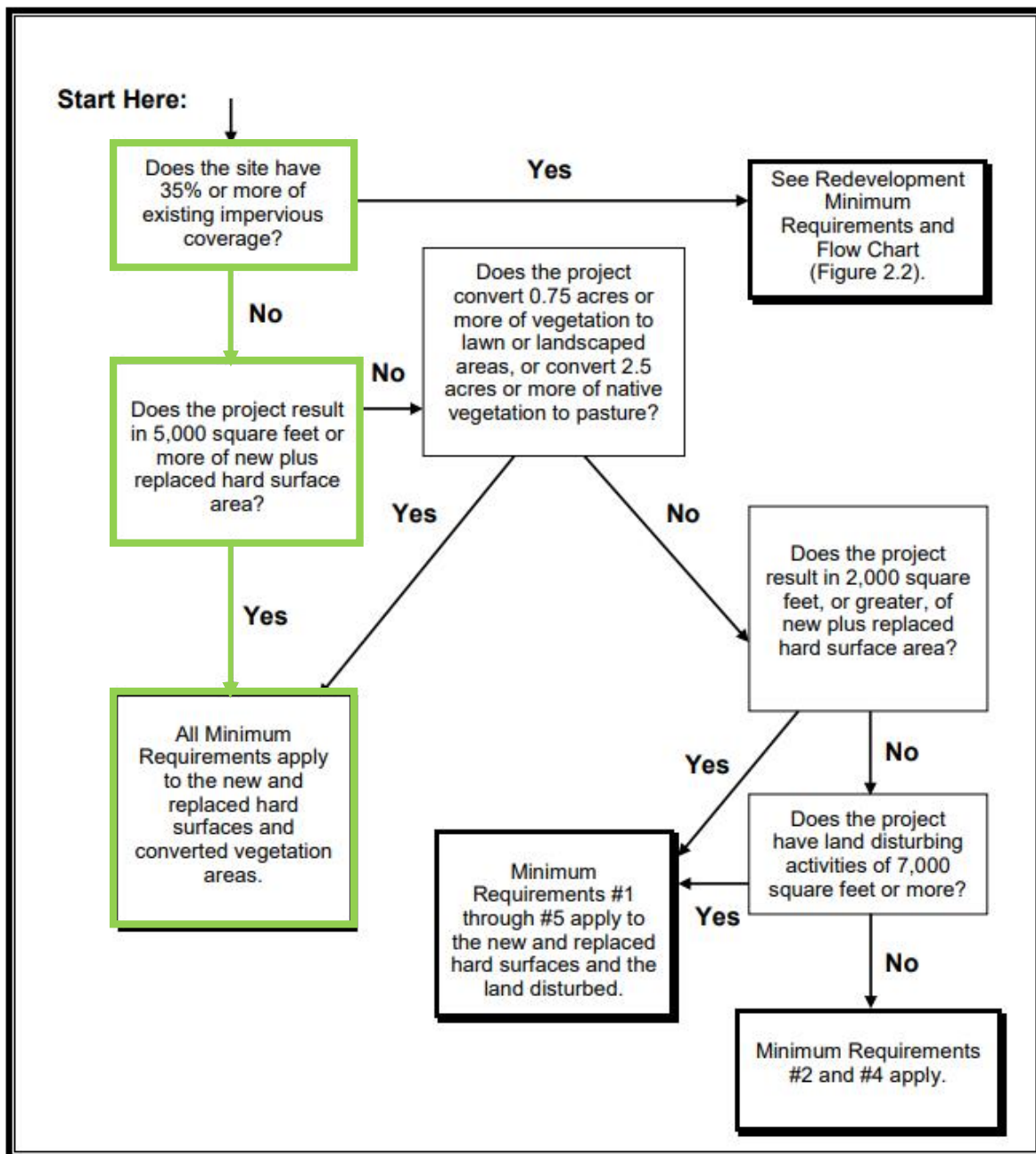
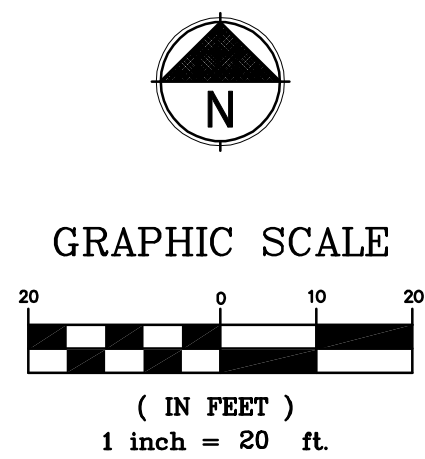
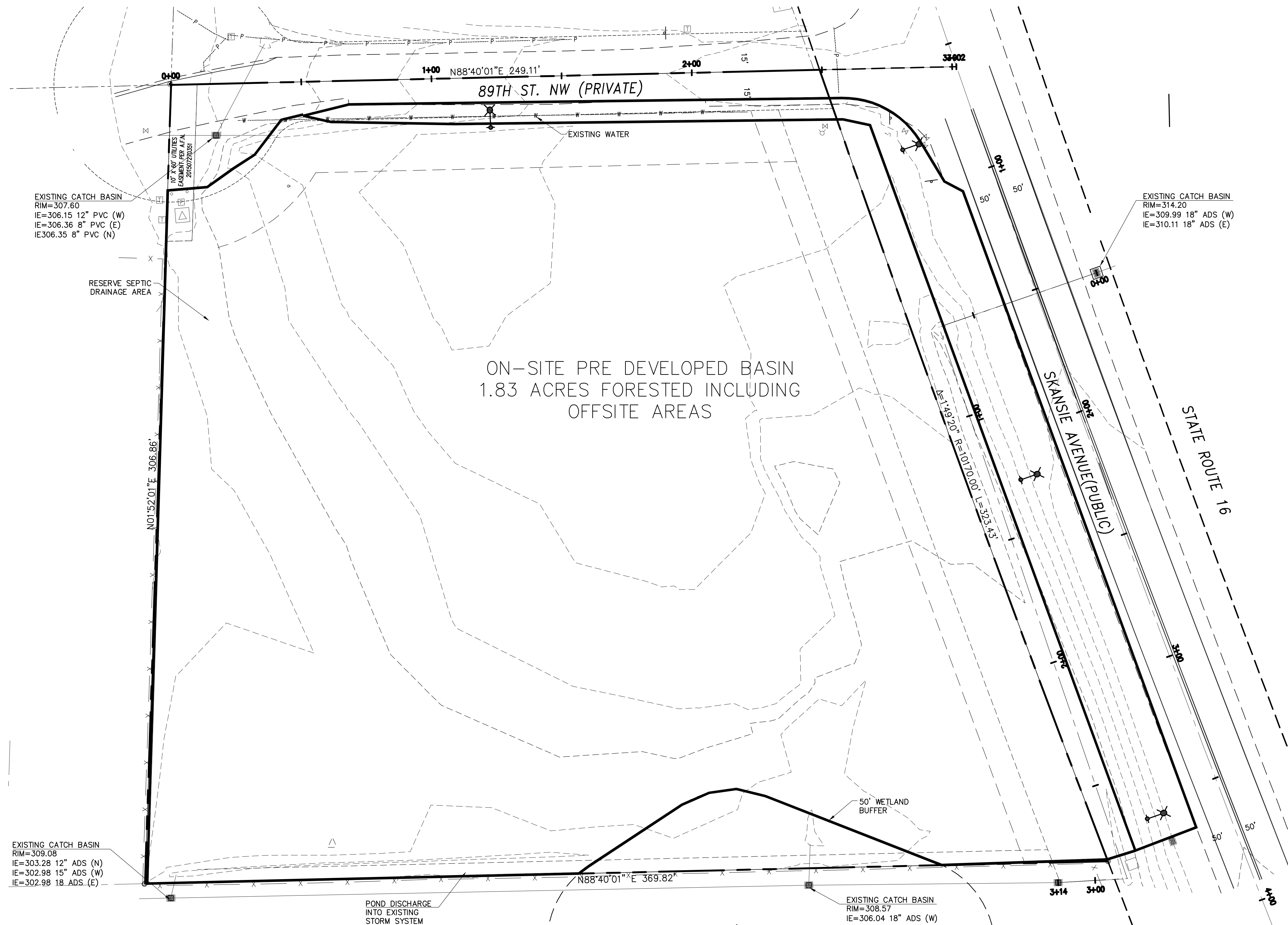


Figure 2.1. Flow Chart for Determining Requirements for New Development.



EXISTING CATCH BASIN
RIM=307.60
IE=306.15 12" PVC (W)
IE=306.36 8" PVC (E)
IE306.35 8" PVC (N)

RESERVE SEPTIC
DRAINAGE AREA

EXISTING CATCH BASIN
RIM=314.20
IE=309.99 18" ADS (W)
IE=310.11 18" ADS (E)

EXISTING CATCH BASIN
RIM=309.08
IE=303.28 12" ADS (N)
IE=302.98 15" ADS (W)
IE=302.98 18 ADS (E)

POND DISCHARGE
INTO EXISTING
STORM SYSTEM

EXISTING CATCH BASIN
RIM=308.57
IE=306.04 18" ADS (W)

REVISIONS



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ENGINEERING, PLLC

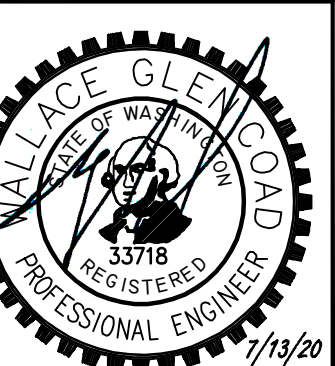
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Tacoma, WA 98402
(253) 228-0513
www.de-civil.com

DESIGNED BY: WGC
DRAWN BY: WGC
CHECKED BY: WGC
APPROVED BY: WGC
SCALE: AS SHOWN
OTHER:

SKANSIE MINI STORAGE
5116 - 89TH STREET NW
GIG HARBOR, WASHINGTON

CIVIL
PRE-DEVELOPED
BASIN MAP

PERMIT NO.
PL-SPR-19-0010
DRAWING NO.
SHEET OF



Know what's below.
Call before you dig.

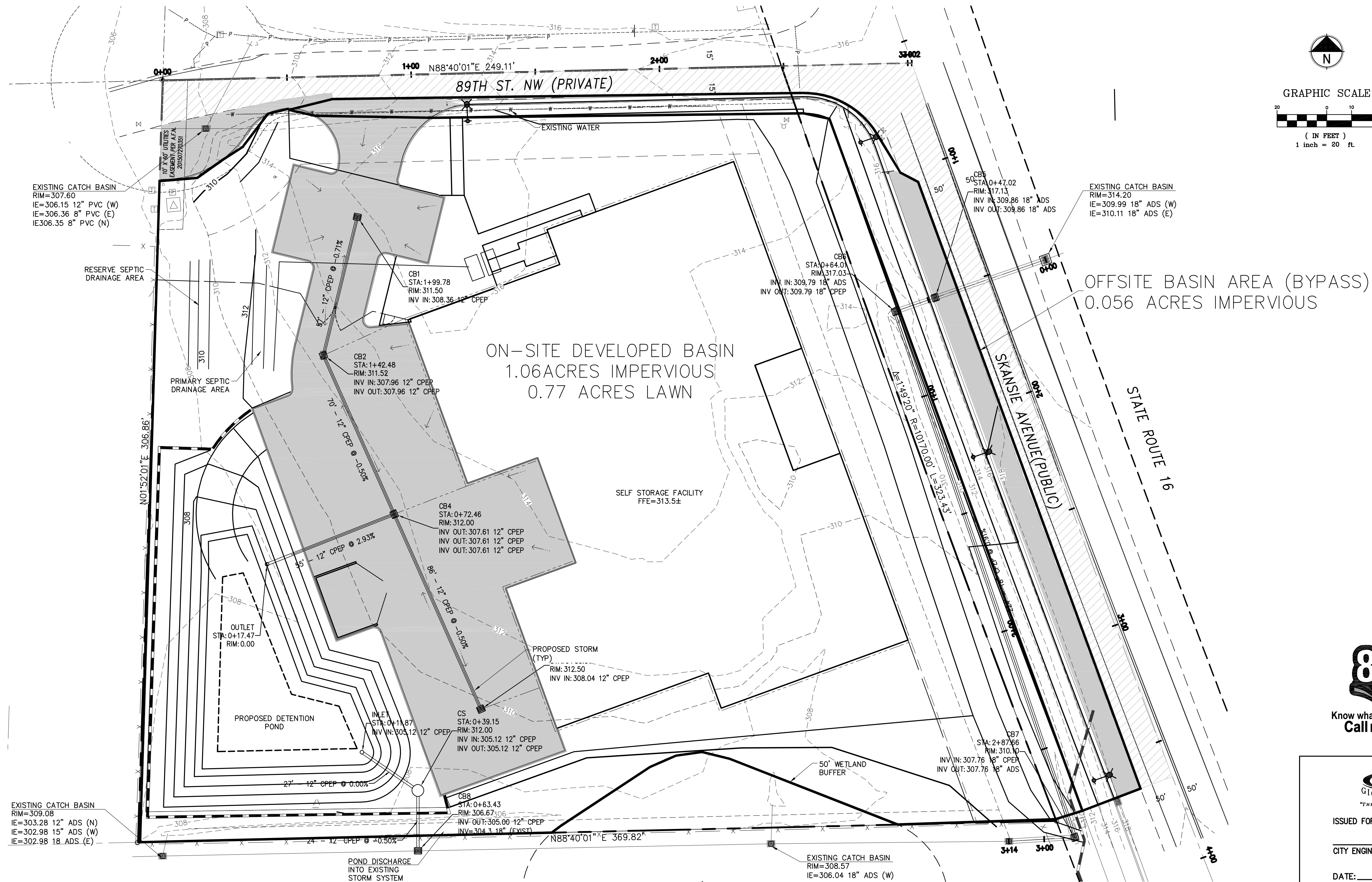


ISSUED FOR CONSTRUCTION

CITY ENGINEER

DATE:

PRELIMINARY NOT FOR CONSTRUCTION



PRELIMINARY NOT FOR CONSTRUCTION



Know what's below.
Call before you dig.



ISSUED FOR CONSTRUCTION

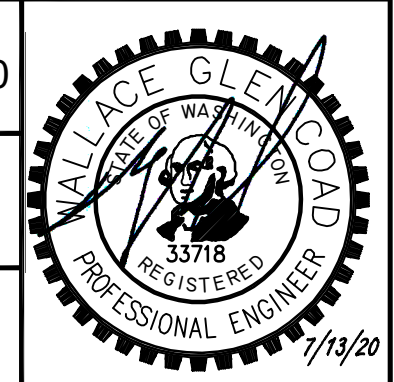
CITY ENGINEER _____

DATE: _____

PERMIT NO.
PL-SPR-19-0010

DRAWING NO.

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OTHER:	

SKANSIE MINI STORAGE
5116 - 89TH STREET NW
GIG HARBOR, WASHINGTON

CIVIL
DEVELOPED
BASIN MAP

Revised: July 13, 2020

August 9, 2019

19-012 Chopp.DR

Page 19

**APPENDIX A
GEOTECHNICAL REPORT**



DE-Civil, PLLC

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January 28, 2019

Randall Chopp
P.O. Box 936
Gig Harbor, Washington 98335

Geotechnical Report
Proposed Commercial Development
XXX – 89th Street Northwest
Gig Harbor, Washington
PN: 0221066003
Job: 19-012 Chopp.GR

INTRODUCTION

This geotechnical report summarizes our site observations and provides geotechnical recommendations and design criteria for the proposed commercial development to be located at XXX – 89th Street Northwest in the City of Gig Harbor, Washington. The site is largely cleared of native forestation with some trees on the southern portion of the property. The general location of the site is shown on the attached Site Vicinity Map, Figure 1.

Our understanding of the project is based on our discussions with you and our experience in the area. We understand that the proposed development will include the future construction a commercial development for a storage facility. The existing site configuration is illustrated on the attached Site Plan, Figure 2.

SCOPE

The purpose of our services is to evaluate the surface and subsurface conditions at the site as a basis for developing and providing geotechnical recommendations and design criteria for the proposed drainage system. Specifically, our scope of services for the project included the following:

1. Conducting a geologic reconnaissance of the site area.
2. Exploring the subsurface conditions by monitoring the excavation of a single track-hoe excavated test pit at a select location on the site.
3. Addressing the appropriate geotechnical regulatory requirements for the proposed site development.
4. Determining the local groundwater depth, for dewatering and drainage design purposes.
5. Provide our opinion with regard to the feasibility of on-site stormwater infiltration/dispersal and provide an infiltration rate, if appropriate.

SITE CONDITIONS

Surface Conditions

The parcel is mostly rectangular in shape and measures approximately 370 feet in width, east to west, by 300 feet in length, north to south, at its widest points and encompasses 2.18 acres. The site is currently undeveloped with some forestation on the southern portion of the parcel. The site slopes down from the northeast to the west, southwest, and south at grades ranging between 5 and 25 percent. The overall topographic relief across the site is 10 feet. A site plan showing the existing contours is attached as Figure 2.

Site Soils

The USDA Natural Resource Conservation Service Web Soil Survey for Pierce County maps the soils as Harstine gravelly ashy sandy loam (16C). The Harstine soils consist of moderately deep, moderately well-drained soils formed in sandy glacial drift with an influence of volcanic ash over glaciomarine deposits. These soils are known to have a moderate rate of water transmission. Harstine soils are known to have a moderate potential for erosion. An excerpt of the USDA Soil map is included as Figure 3 with a legend included as Figure 4. Based on our site observations the site soils are most consistent with the Harstine soils series.

Site Geology

According to the 7.5 Minute Quadrangle for Gig Harbor (draft) the site is underlain by Holocene wetland deposits (Qw) and Recessional Outwash deposits (Qvrl). The Holocene wetland deposits consist of peat and alluvium soils that are poorly drained and intermittently wet. The Recessional Outwash deposits consist of stratified sand and gravel with some instances of silty sand and silt. These deposits are often observed overlying till soils. The wetland deposits are not considered glacial deposits but are from the Holocene era. The Recessional Outwash deposits are from the Vashon stade of the Fraser glaciation, approximately 12,000 to 15,000 years ago. These soils were overridden by the ice mass and can be considered over consolidated, are in a very dense condition, and exhibit high strength and low compressibility characteristics where undisturbed. Based on our observations, the mapped soils are somewhat inconsistent with those observed onsite. An excerpt of the geological map is included as Figure 5.

Subsurface Explorations and Conditions

On January 23, 2019 we explored subsurface conditions at the site by monitoring the excavation of a single test pit to a depth of approximately 4.0 feet. During this exploration, we encountered a thin layer of top soil over approximately 3.5 feet of silty sand and gravel. No seepage, mottling, caving, or groundwater was observed during our onsite explorations. The test pit was approximately located in the field by one of our representatives by pacing from existing features such as roadways and lathe left by the previous survey of the parcel. The approximate location of the exploration is indicated on the attached Site Plan as Figure 2. Soil logs are included as Figure 4.

An engineer from our office maintained logs of the subsurface conditions encountered in the test pit, obtained representative soil samples, and observed pertinent site features. Representative soil samples obtained from the test pit were placed in sealed containers and taken to a laboratory for possible further examination and testing.

Groundwater Conditions

Groundwater was not encountered in the test pit that was excavated onsite. Based on our observations, we do not anticipate that local groundwater will occur at shallow elevations. However, groundwater levels will occur in response to precipitation patterns, off-site construction activities, and site utilization. Perched groundwater typically develops when the vertical infiltration of precipitation through a more permeable soil is slowed at depth by a deeper, less permeable soil type.

Geologically Hazardous Areas Indicators – per City of Gig Harbor, Chapter 18

The City of Gig Harbor Municipal Code, Chapter 18 defines geologically hazardous areas as those areas designated in the city of Gig Harbor comprehensive plan as “landslide hazards,” in the Washington Department of Ecology Coastal Zone Atlas, Volume 7, and “areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to siting commercial, residential, or industrial development consistent with public health or safety concerns” (WAC 365-190-030(9)).

Landslide Hazard Indicators – per City of Gig Harbor, Chapter 18

The City of Gig Harbor identifies a landslide hazard area as those areas which are susceptible to risk of mass movement due to a combination of geologic, topographic, and hydrologic factors. 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:
 - a. 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;
 - b. Subsurface data, including boring logs and exploratory methods, soil and rock stratigraphy, ground water levels and any seasonal variations of ground water levels;
 - c. 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:
 - a. Buffers shall comply with the requirements of GHMC 18.08.190(A);
 - b. Approved erosion control measures are in place prior to, or simultaneous with, site clearing or excavation;
 - c. 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).

Erosion Hazard Indicators – per City of Gig Harbor, Chapter 18

The City of Gig Harbor defines an erosion hazard area as those areas which are vulnerable to erosion due to natural characteristics including vegetative cover, soil texture, slope, gradient or which have been induced by human activity. Those areas which are rated severe or very severe for building site development on slopes or cut banks, in accordance with the United States Department of Agriculture Soil Conservation Service Soil Survey for Pierce County Area (February 1979), are included within this definition.

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

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 - c. 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).

The Harstine soils mapped as underlying the site are classified as having a “moderate” potential for erosion hazards. The erosion hazard classification of this soil type is not expected to be a limiting factor for site development.

Temporary and permanent erosion control measures will be installed and maintained during construction or as soon as practical thereafter to limit the influx of additional water to exposed or disturbed areas. Erosion control measures should include, but should not be limited to, berms and swales with check dams to direct surface water runoff, ground cover/protection in exposed areas and silt fences where appropriate. Graded areas should be shaped to avoid concentrations of runoff onto cut or fill slopes, natural slopes or other erosion-sensitive areas. Temporary ground cover/protection such as jute matting, excelsior matting, wood chips or clear plastic sheeting may be used until the permanent erosion protection is established. We do not recommend that any site work be undertaken during winter months on this site.

CONCLUSIONS

Based on the results of our data review, site reconnaissance, subsurface explorations and our experience in the area, it is our opinion that the site is suitable for development. Conventional footings may be utilized in areas of medium dense to dense native soil found at depth. Infiltration is not proposed for this site. Pertinent conclusions and geotechnical recommendations regarding the design and construction of the proposed development are presented below.

Recommended Buffers and Setbacks

Since no active erosion, landslide, or steep slope is present on the site, no prescriptive buffer should be required by the City of Gig Harbor. The City of Gig Harbor building department may require a building setback in accordance with the IBC standard requirements. The IBC requires a building setback from slopes that are greater than 30 percent unless evaluated and reduced, and/or a structural setback is provided, by a licensed geotechnical engineer. Based on our site observations, there are no slopes on the site that are over 30 percent grade, provided these design recommendations are incorporated in the future development required setbacks may be achieved.

Site Preparation

Areas to be graded should be cleared of deleterious matter including any existing structures, foundations, abandoned utility lines, debris and vegetation. The portions of the site covered with vegetation should be stripped of any duff and organic-laden soils. These materials can be stockpiled and later used for erosion control. Material that cannot be utilized on site should be removed from the site.

Where placement of fill material is required, the stripped/exposed subgrade areas should be compacted to a firm and unyielding surface prior to placement of any fill. Excavations for debris removal should be backfilled with structural fill compacted to the densities described in the "Structural Fill" section of this report.

We recommend that a member of our staff evaluate the exposed subgrade conditions after removal of vegetation and topsoil/fill stripping is completed and prior to placement of structural fill. The exposed subgrade soil should be proof-rolled with heavy rubber-tired equipment during dry weather or probed with a 1/2 inch-diameter steel rod during wet weather conditions.

Any soft, loose, or otherwise unsuitable areas delineated during proof-rolling or probing should be recompacted, if practical, or over-excavated and replaced with structural fill, based on the recommendations of our site representative. The areas of old fill material should be evaluated during grading operations to determine if they need mitigation; recompaction or removal.

Structural Fill

All material placed as fill associated with mass grading, as utility trench backfill, under building areas, or under roadways should be placed as structural fill. The structural fill should be placed in horizontal lifts of appropriate thickness to allow adequate and uniform compaction of each lift. Fill should be compacted to at least 95 percent of MDD (maximum dry density as determined in accordance with ASTM D 1557).

The appropriate lift thickness will depend on the fill characteristics and compaction equipment used. We recommend that the appropriate lift thickness be evaluated by our field representative during construction. We recommend that our representative be present during site grading activities to observe the work and perform field density tests.

The suitability of material for use as structural fill will depend on the gradation and moisture content of the soil. As the amount of fines (material passing US No. 200 sieve) increases, soil becomes increasingly sensitive to small changes in moisture content and adequate compaction becomes more difficult to achieve. During wet weather, we recommend use of well-graded sand and gravel with less than 5 percent (by weight) passing the US No. 200 sieve based on that fraction passing the 3/4-inch sieve, such as Gravel Backfill for Walls (9-03.12(2)). If prolonged dry weather prevails during the earthwork and foundation installation phase of construction, higher fines content (up to 10 to 12 percent) will be acceptable.

Material placed for structural fill should be free of debris, organic matter, trash and cobbles greater than 6-inches in diameter. The moisture content of the fill material should be adjusted as necessary for proper compaction.

Suitability of On-Site Materials as Fill

Based on our excavation, we deem the materials onsite to be suitable as structural fill. We recommend that completed graded-areas be restricted from traffic or protected prior to wet weather conditions. The graded areas may be protected by paving, placing asphalt-treated base, a layer of free-draining material such as pit run sand and gravel or clean crushed rock material containing less than 5 percent fines, or some combination of the above.

Special Foundation Considerations

In those cases where the footings cannot be extended to reach suitable bearing material, we recommend that an alternative foundation support be considered. In this case, we anticipate that a daylight basement configuration would be employed where a significant portion of the residence could be supported on conventional footings while the remaining portions would be supported on a deep foundation. For residential properties we typically recommend that the remaining footing elements be supported on a "needle pile" foundation in order to avoid supporting the structure on the upper silt materials. The piling must extend to dense, undisturbed native soils. A minimum of 4 feet of embedment into the medium to dense native bearing soil is required to achieve appropriate design loads, we anticipate that piles with a length of 20 to 30 feet would be required. Once a final site development plan is determined we can provide additional recommendations for building support.

A representative of Development Engineering, PLLC should be on site during the installation of any deepened foundation system to verify the pile tip is sufficiently embedded into the dense soils, installed to the appropriate depth and consistent with construction standards. The foundation subgrade areas should be prepared as recommended in the **"Site Preparation"** section of this report.

LID Feasibility

The following table presents our recommendations for various Best Management Practices (BMPs) for various Low Impact Development (LID) BMPs.

BMP	Viable	Limitations or Infeasibility Criteria
Lawn and Landscape Areas		
T5.13: Post Construction Soil Quality and Depth	Yes	None
Roofs		
T5.30: Full Dispersion	No	No native vegetation.
T5.10A: Downspout full infiltration systems.	No	Onsite soils are not capable of infiltration (silt sand).
Bioretention	No	Onsite soils are not capable of infiltration (silt sand).
T5.10B Downspout Dispersion systems	No	No native vegetation.
T5.10C Perforate stub connections	No	Too much impervious area to drain.
Other Hard Surfaces		
T5.30 Full Dispersion	No	No native vegetation.
T5.15 Permeable Surfacing	No	Onsite soils are not capable of infiltration (silt sand).
Bioretention	No	Onsite soils are not capable of infiltration (silt sand).

T5.12: Sheet Flow Dispersion T5.11 Concentrated flow dispersion	No	No vegetation.
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Site Drainage

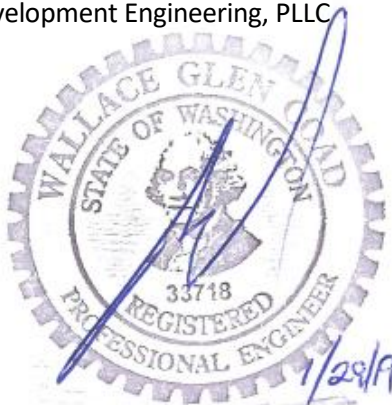
All ground surfaces, pavements and sidewalks at the site should be sloped away from structures. The lot should also be carefully graded to ensure positive drainage away from all structures and property lines. Surface water runoff from the roof area, driveways, perimeter footing drains, and wall drains, should be collected, tightlined, and conveyed to an appropriate discharge point. We recommend that footing drains are installed for the home. The roof drains should not be connected to the footing drain. A French drain should be installed on the upper portion of the property to collect stormwater before it is able to reach the proposed residence.

LIMITATIONS

We have prepared this report for Randall Chopp and other members of the design team for use in evaluating a portion of this project. Subsurface conditions described herein are based on our observations of exposed soils on the parcel. This report may be made available to regulatory agencies or others, but this report and conclusions should not be construed as a warranty of subsurface conditions. Subsurface conditions can vary over short distances and can change with time. Within the limitations of scope, schedule and budget, our services have been executed in accordance with generally accepted practices in this area at the time this report was prepared. No warranty, express or implied, should be understood.

We trust this is sufficient for your current needs. Should you have any questions, or require additional information, please contact us at your earliest convenience.

Respectfully submitted,
Development Engineering, PLLC



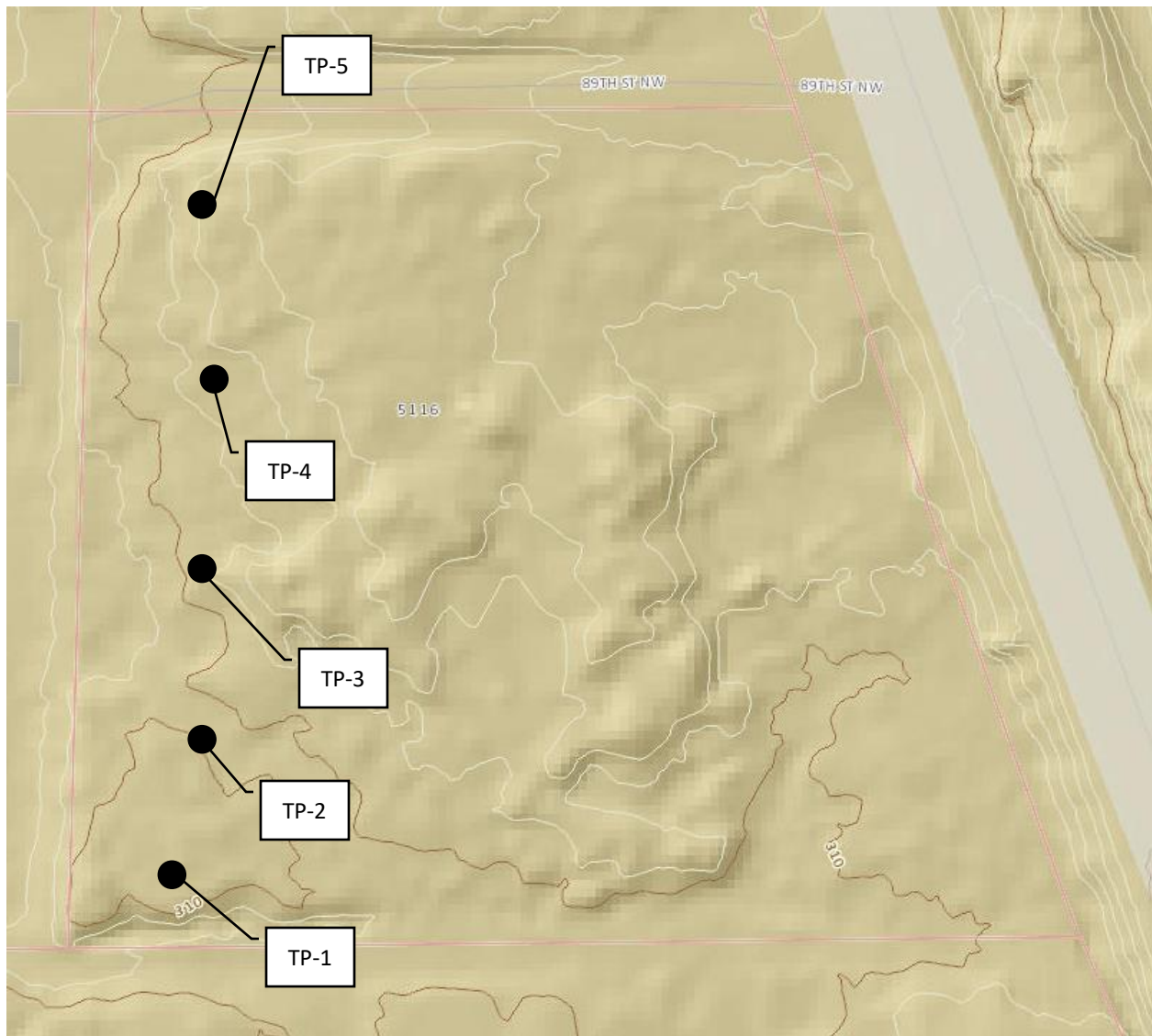
Glen Coad, PE
Owner

KNZ

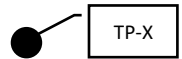
Doc ID: 19-012 Chopp.GR

Attachments:

- Figure 1: Vicinity Map
- Figure 2: Test Pit Locations and Existing Topography
- Figure 3: USDA Web Soil Survey
- Figure 4: USDA Web Soil Survey Legend
- Figure 5: USGS Geological Map – Poverty Bay
- Figure 6: Soil Classification Chart
- Figure 7: Soil Log



Not to Scale



Approximate Test Pit location



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TEST PIT LOCATIONS + EXISTING CONTOURS
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XXX – 89th Street Northwest
Gig Harbor, Washington

Job No: 19-012

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Figure 2



Not to Scale



Approximate site location



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USDA WEB SOIL SURVEY
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Figure 3

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
16C	Harstine gravelly ashy sandy loam, 6 to 15 percent slopes	C	112.9	98.6%
18E	Indianola loamy sand, 15 to 30 percent slopes	A	1.6	1.4%
Totals for Area of Interest			114.6	100.0%



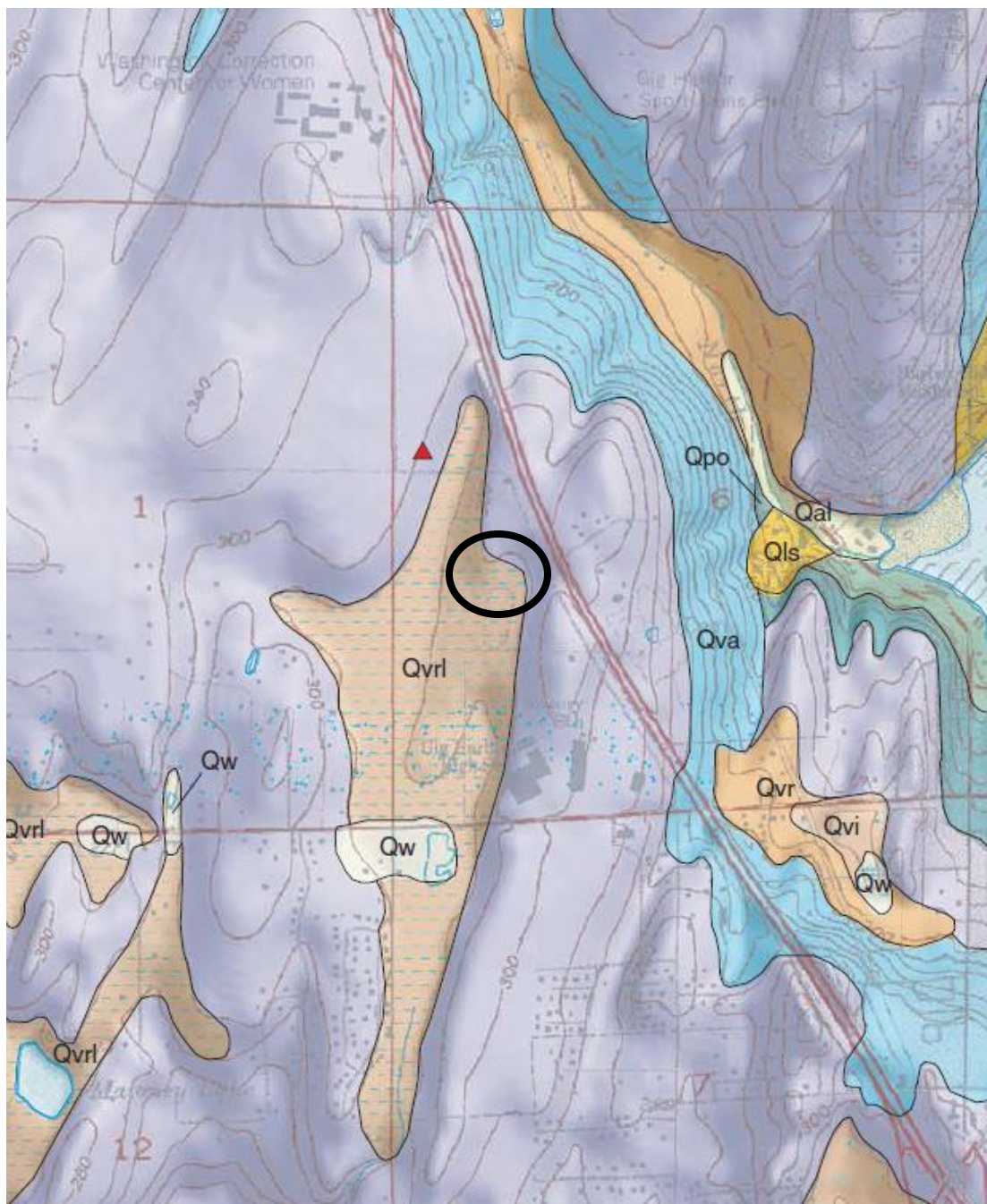
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USDA WEB SOIL SURVEY LEGEND
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Figure 4



Not to Scale



Approximate site location



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USGS GEOLOGICAL MAP – POVERTY BAY
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Figure 5

Test Pit TP-1
Location: (See Figure 2)

<i>Depth (ft)</i>	<i>Soil Type</i>	<i>Description</i>
0.0 – 0.5		Topsoil
0.5 – 2.25	SC	Sandy loam
2.25 – 2.5		Till

Terminated at 2.5 feet below ground surface.
No caving observed.
No seepage observed.
No mottling observed.
No cemented material encountered.

Test Pit TP-2
Location: (See Figure 2)

<i>Depth (ft)</i>	<i>Soil Type</i>	<i>Description</i>
0.0 – 0.5		Topsoil
0.5 – 2.25	SC	Sandy loam
2.25 – 2.5		Till

Terminated at 2.5 feet below ground surface.
No caving observed.
No seepage observed.
No mottling observed.
No cemented material encountered.

Test Pit TP-3
Location: (See Figure 2)

<i>Depth (ft)</i>	<i>Soil Type</i>	<i>Description</i>
0.0 – 0.5		Topsoil
0.5 – 2.25	SC	Sandy loam
2.25 – 2.5		Till

Terminated at 2.5 feet below ground surface.
No caving observed.
No seepage observed.
No mottling observed.
No cemented material encountered.



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SOIL LOGS
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Gig Harbor, Washington

Job No: 19-012

January 2019

Figure 6a

Test Pit TP-4

Location: (See Figure 2)

<i>Depth (ft)</i>	<i>Soil Type</i>	<i>Description</i>
0.0 – 0.5		Topsoil
0.5 – 2.0	SC	Sandy loam
2.0 – 2.5		Till

Terminated at 2.5 feet below ground surface.

No caving observed.

No seepage observed.

No mottling observed.

No cemented material encountered.

Test Pit TP-5

Location: (See Figure 2)

<i>Depth (ft)</i>	<i>Soil Type</i>	<i>Description</i>
0.0 – 0.5		Topsoil
0.5 – 2.0	SC	Sandy loam
2.0 – 2.5		Till

Terminated at 2.5 feet below ground surface.

No caving observed.

No seepage observed.

No mottling observed.

No cemented material encountered.



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Commercial Development
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Gig Harbor, Washington

Job No: 19-012

January 2019

Figure 6b

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS
			GRAPH	LETTER	
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES
		MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
	SAND AND SANDY SOILS	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SP	POORLY-GRADED SANDS, GRAVELLY SAND
		MORE THAN 50% OF COARSE FRACTION PASSING NO. 4 SIEVE		SC	CLAYEY SANDS, SAND - CLAY MIXTURES
FINE GRAINED SOILS	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS, ROCK FLOUR, CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS AND SILTS OF MEDIUM TO HIGH PLASTICITY
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

NOTE: Multiple symbols are used to indicate borderline or dual soil classifications

Sampler Symbol Descriptions

	2.4-inch I.D. split barrel
	Standard Penetration Test (SPT)
	Shelby tube
	Piston
	Direct-Push
	Bulk or grab

Blowcount is recorded for driven samplers as the number of blows required to advance sampler 12 inches (or distance noted). See exploration log for hammer weight and drop.

A "P" indicates sampler pushed using the weight of the drill rig.

NOTE: The reader must refer to the discussion in the report text and the logs of explorations for a proper understanding of subsurface conditions. Descriptions on the logs apply only at the specific exploration locations and at the time the explorations were made; they are not warranted to be representative of subsurface conditions at other locations or times.

ADDITIONAL MATERIAL SYMBOLS

SYMBOLS		TYPICAL DESCRIPTIONS
GRAPH	LETTER	
	CC	Cement Concrete
	AC	Asphalt Concrete
	CR	Crushed Rock/Quarry Spalls
	TS	Topsoil/Forest Duff/Sod



Measured groundwater level in exploration, well, or piezometer



Groundwater observed at time of exploration



Perched water observed at time of exploration



Measured free product in well or piezometer

Graphic Log Contact

Distinct contact between soil strata or geologic units

Approximate location of soil strata change within a geologic soil unit

Material Description Contact

Distinct contact between soil strata or geologic units

Approximate location of soil strata change within a geologic soil unit

Laboratory / Field Tests

%F	Percent fines
AL	Atterberg limits
CA	Chemical analysis
CP	Laboratory compaction test
CS	Consolidation test
DS	Direct shear
HA	Hydrometer analysis
MC	Moisture content
MD	Moisture content and dry density
OC	Organic content
PM	Permeability or hydraulic conductivity
PP	Pocket penetrometer
SA	Sieve analysis
TX	Triaxial compression
UC	Unconfined compression
VS	Vane shear

Sheen Classification

NS	No Visible Sheen
SS	Slight Sheen
MS	Moderate Sheen
HS	Heavy Sheen
NT	Not Tested



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(253) 228-0513
www.de-civil.com

SOIL CLASSIFICATION CHART
Commercial Development
XXX – 89th Street Northwest
Gig Harbor, Washington

Job No: 19-012

January 2019

Figure 7

Revised: July 13, 2020

August 9, 2019

19-012 Chopp.DR

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APPENDIX B
WWHM CALCULATIONS

WWHM2012
PROJECT REPORT

General Model Information

Project Name: default[18]
Site Name: Chopp
Site Address:
City:
Report Date: 5/20/2020
Gage: 46 IN WEST
Data Start: 10/01/1901
Data End: 09/30/2059
Timestep: Hourly
Precip Scale: 1.000
Version Date: 2019/09/13
Version: 4.2.17

POC Thresholds

Low Flow Threshold for POC1:	50 Percent of the 2 Year
High Flow Threshold for POC1:	50 Year

Landuse Basin Data

Predeveloped Land Use

Basin 1

Bypass: No

GroundWater: No

Pervious Land Use acre
C, Forest, Flat 1.83

Pervious Total 1.83

Impervious Land Use acre

Impervious Total 0

Basin Total 1.83

Element Flows To:
Surface Interflow Groundwater

Basin 2

Bypass: No

GroundWater: No

Pervious Land Use acre
C, Forest, Flat 0.056

Pervious Total 0.056

Impervious Land Use acre

Impervious Total 0

Basin Total 0.056

Element Flows To:
Surface Interflow Groundwater

Mitigated Land Use

Basin 1

Bypass: No

GroundWater: No

Pervious Land Use acre
C, Pasture, Flat 0.77

Pervious Total 0.77

Impervious Land Use acre
DRIVEWAYS FLAT 1.06

Impervious Total 1.06

Basin Total 1.83

Element Flows To:

Surface	Interflow	Groundwater
Trapezoidal Pond 1	Trapezoidal Pond 1	

Basin 2

Bypass: Yes

GroundWater: No

Pervious Land Use acre

Pervious Total 0

Impervious Land Use acre
ROADS MOD 0.056

Impervious Total 0.056

Basin Total 0.056

Element Flows To:
Surface

Interflow

Groundwater

Routing Elements

Predeveloped Routing

Mitigated Routing

Trapezoidal Pond 1

Bottom Length: 100.00 ft.
Bottom Width: 46.00 ft.
Depth: 7 ft.
Volume at riser head: 0.9147 acre-feet.
Side slope 1: 2 To 1
Side slope 2: 2 To 1
Side slope 3: 2 To 1
Side slope 4: 2 To 1
Discharge Structure
Riser Height: 6 ft.
Riser Diameter: 12 in.
Notch Type: Rectangular
Notch Width: 0.025 ft.
Notch Height: 2.180 ft.
Orifice 1 Diameter: 0.778 in. Elevation: 0 ft.
Element Flows To:
Outlet 1 Outlet 2

Pond Hydraulic Table

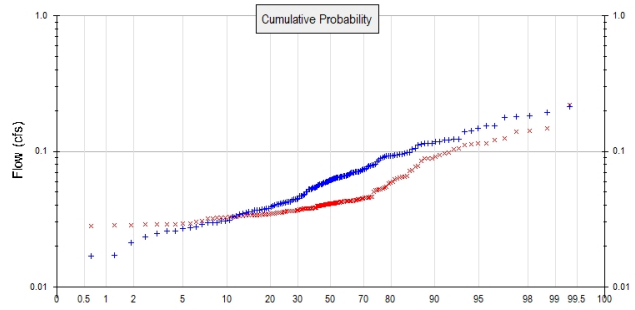
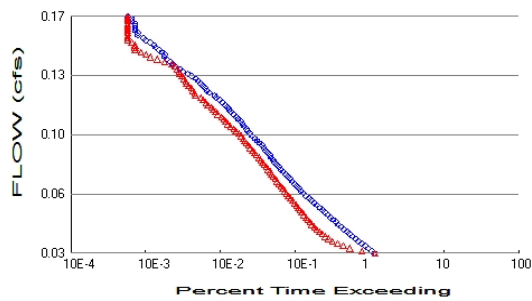
Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.105	0.000	0.000	0.000
0.0778	0.106	0.008	0.004	0.000
0.1556	0.107	0.016	0.006	0.000
0.2333	0.108	0.025	0.007	0.000
0.3111	0.109	0.033	0.009	0.000
0.3889	0.110	0.042	0.010	0.000
0.4667	0.111	0.050	0.011	0.000
0.5444	0.113	0.059	0.012	0.000
0.6222	0.114	0.068	0.013	0.000
0.7000	0.115	0.077	0.013	0.000
0.7778	0.116	0.086	0.014	0.000
0.8556	0.117	0.095	0.015	0.000
0.9333	0.118	0.104	0.015	0.000
1.0111	0.119	0.113	0.016	0.000
1.0889	0.120	0.123	0.017	0.000
1.1667	0.121	0.132	0.017	0.000
1.2444	0.122	0.142	0.018	0.000
1.3222	0.124	0.151	0.018	0.000
1.4000	0.125	0.161	0.019	0.000
1.4778	0.126	0.171	0.020	0.000
1.5556	0.127	0.181	0.020	0.000
1.6333	0.128	0.190	0.021	0.000
1.7111	0.129	0.200	0.021	0.000
1.7889	0.130	0.211	0.022	0.000
1.8667	0.131	0.221	0.022	0.000
1.9444	0.133	0.231	0.022	0.000
2.0222	0.134	0.242	0.023	0.000
2.1000	0.135	0.252	0.023	0.000
2.1778	0.136	0.263	0.024	0.000
2.2556	0.137	0.273	0.024	0.000
2.3333	0.138	0.284	0.025	0.000
2.4111	0.140	0.295	0.025	0.000

2.4889	0.141	0.306	0.025	0.000
2.5667	0.142	0.317	0.026	0.000
2.6444	0.143	0.328	0.026	0.000
2.7222	0.144	0.339	0.027	0.000
2.8000	0.146	0.350	0.027	0.000
2.8778	0.147	0.362	0.027	0.000
2.9556	0.148	0.373	0.028	0.000
3.0333	0.149	0.385	0.028	0.000
3.1111	0.150	0.397	0.029	0.000
3.1889	0.152	0.408	0.029	0.000
3.2667	0.153	0.420	0.029	0.000
3.3444	0.154	0.432	0.030	0.000
3.4222	0.155	0.444	0.030	0.000
3.5000	0.157	0.457	0.030	0.000
3.5778	0.158	0.469	0.031	0.000
3.6556	0.159	0.481	0.031	0.000
3.7333	0.160	0.494	0.031	0.000
3.8111	0.162	0.506	0.032	0.000
3.8889	0.163	0.519	0.033	0.000
3.9667	0.164	0.532	0.037	0.000
4.0444	0.165	0.544	0.041	0.000
4.1222	0.167	0.557	0.046	0.000
4.2000	0.168	0.570	0.051	0.000
4.2778	0.169	0.584	0.057	0.000
4.3556	0.171	0.597	0.063	0.000
4.4333	0.172	0.610	0.069	0.000
4.5111	0.173	0.624	0.076	0.000
4.5889	0.174	0.637	0.082	0.000
4.6667	0.176	0.651	0.089	0.000
4.7444	0.177	0.665	0.096	0.000
4.8222	0.178	0.678	0.102	0.000
4.9000	0.180	0.692	0.111	0.000
4.9778	0.181	0.706	0.119	0.000
5.0556	0.182	0.721	0.128	0.000
5.1333	0.184	0.735	0.137	0.000
5.2111	0.185	0.749	0.146	0.000
5.2889	0.186	0.764	0.194	0.000
5.3667	0.188	0.778	0.207	0.000
5.4444	0.189	0.793	0.220	0.000
5.5222	0.190	0.808	0.233	0.000
5.6000	0.192	0.823	0.247	0.000
5.6778	0.193	0.838	0.261	0.000
5.7556	0.194	0.853	0.276	0.000
5.8333	0.196	0.868	0.290	0.000
5.9111	0.197	0.883	0.305	0.000
5.9889	0.199	0.899	0.321	0.000
6.0667	0.200	0.914	0.505	0.000
6.1444	0.201	0.930	0.896	0.000
6.2222	0.203	0.946	1.370	0.000
6.3000	0.204	0.962	1.833	0.000
6.3778	0.206	0.977	2.203	0.000
6.4556	0.207	0.994	2.439	0.000
6.5333	0.208	1.010	2.625	0.000
6.6111	0.210	1.026	2.787	0.000
6.6889	0.211	1.042	2.939	0.000
6.7667	0.213	1.059	3.083	0.000
6.8444	0.214	1.076	3.220	0.000
6.9222	0.216	1.092	3.350	0.000

7.0000	0.217	1.109	3.476	0.000
7.0778	0.218	1.126	3.596	0.000

Analysis Results

POC 1



+ Predeveloped x Mitigated

Predeveloped Landuse Totals for POC #1

Total Pervious Area: 1.886
Total Impervious Area: 0

Mitigated Landuse Totals for POC #1

Total Pervious Area: 0.77
Total Impervious Area: 1.116

Flow Frequency Method: Log Pearson Type III 17B

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	Flow(cfs)
2 year	0.060103
5 year	0.09222
10 year	0.114795
25 year	0.144466
50 year	0.167266
100 year	0.190582

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	Flow(cfs)
2 year	0.043261
5 year	0.062539
10 year	0.078633
25 year	0.103325
50 year	0.125288
100 year	0.15068

Annual Peaks

Annual Peaks for Predeveloped and Mitigated. POC #1

Year	Predeveloped	Mitigated
1902	0.044	0.041
1903	0.044	0.036
1904	0.071	0.041
1905	0.037	0.041
1906	0.017	0.030
1907	0.093	0.045
1908	0.063	0.037
1909	0.060	0.038
1910	0.091	0.044
1911	0.064	0.036

1912	0.195	0.052
1913	0.093	0.062
1914	0.026	0.055
1915	0.044	0.041
1916	0.064	0.041
1917	0.027	0.029
1918	0.063	0.072
1919	0.055	0.038
1920	0.060	0.038
1921	0.066	0.044
1922	0.068	0.042
1923	0.060	0.041
1924	0.038	0.033
1925	0.041	0.032
1926	0.059	0.036
1927	0.033	0.036
1928	0.047	0.041
1929	0.096	0.043
1930	0.058	0.043
1931	0.057	0.038
1932	0.053	0.038
1933	0.052	0.040
1934	0.123	0.113
1935	0.055	0.077
1936	0.053	0.038
1937	0.093	0.044
1938	0.057	0.035
1939	0.012	0.040
1940	0.054	0.045
1941	0.030	0.033
1942	0.086	0.121
1943	0.045	0.040
1944	0.114	0.059
1945	0.071	0.037
1946	0.041	0.036
1947	0.031	0.034
1948	0.123	0.046
1949	0.114	0.072
1950	0.042	0.033
1951	0.034	0.035
1952	0.184	0.105
1953	0.155	0.089
1954	0.059	0.043
1955	0.048	0.028
1956	0.021	0.028
1957	0.078	0.042
1958	0.154	0.140
1959	0.093	0.124
1960	0.030	0.032
1961	0.093	0.098
1962	0.059	0.041
1963	0.034	0.029
1964	0.036	0.041
1965	0.112	0.096
1966	0.038	0.034
1967	0.054	0.038
1968	0.061	0.039
1969	0.052	0.034

1970	0.080	0.043
1971	0.113	0.111
1972	0.075	0.065
1973	0.104	0.065
1974	0.066	0.043
1975	0.142	0.142
1976	0.065	0.042
1977	0.037	0.029
1978	0.106	0.089
1979	0.035	0.035
1980	0.062	0.044
1981	0.060	0.038
1982	0.030	0.033
1983	0.095	0.054
1984	0.057	0.043
1985	0.073	0.043
1986	0.065	0.040
1987	0.118	0.092
1988	0.069	0.058
1989	0.066	0.038
1990	0.077	0.038
1991	0.063	0.038
1992	0.072	0.078
1993	0.079	0.037
1994	0.118	0.044
1995	0.031	0.040
1996	0.122	0.115
1997	0.041	0.033
1998	0.069	0.043
1999	0.023	0.034
2000	0.050	0.041
2001	0.026	0.028
2002	0.115	0.054
2003	0.074	0.042
2004	0.068	0.043
2005	0.094	0.046
2006	0.038	0.034
2007	0.040	0.042
2008	0.064	0.036
2009	0.047	0.036
2010	0.042	0.042
2011	0.029	0.032
2012	0.071	0.041
2013	0.036	0.029
2014	0.030	0.032
2015	0.057	0.042
2016	0.028	0.032
2017	0.089	0.052
2018	0.178	0.147
2019	0.181	0.103
2020	0.061	0.042
2021	0.080	0.064
2022	0.039	0.037
2023	0.066	0.046
2024	0.212	0.050
2025	0.065	0.040
2026	0.099	0.052
2027	0.044	0.035

2028	0.037	0.029
2029	0.062	0.045
2030	0.122	0.064
2031	0.040	0.029
2032	0.027	0.034
2033	0.040	0.029
2034	0.037	0.034
2035	0.140	0.219
2036	0.074	0.043
2037	0.025	0.034
2038	0.077	0.041
2039	0.017	0.046
2040	0.042	0.036
2041	0.047	0.034
2042	0.147	0.115
2043	0.070	0.045
2044	0.090	0.065
2045	0.056	0.059
2046	0.066	0.089
2047	0.054	0.039
2048	0.069	0.035
2049	0.064	0.039
2050	0.048	0.035
2051	0.096	0.052
2052	0.043	0.035
2053	0.067	0.094
2054	0.084	0.085
2055	0.043	0.030
2056	0.036	0.040
2057	0.050	0.034
2058	0.061	0.038
2059	0.097	0.046

Ranked Annual Peaks

Ranked Annual Peaks for Predeveloped and Mitigated. POC #1

Rank	Predeveloped	Mitigated
1	0.2125	0.2193
2	0.1948	0.1470
3	0.1841	0.1423
4	0.1814	0.1405
5	0.1780	0.1238
6	0.1550	0.1208
7	0.1540	0.1152
8	0.1474	0.1147
9	0.1418	0.1133
10	0.1397	0.1114
11	0.1227	0.1046
12	0.1225	0.1033
13	0.1218	0.0978
14	0.1215	0.0964
15	0.1179	0.0938
16	0.1176	0.0917
17	0.1150	0.0891
18	0.1144	0.0890
19	0.1137	0.0885
20	0.1126	0.0853
21	0.1118	0.0775
22	0.1057	0.0774

23	0.1039	0.0724
24	0.0987	0.0716
25	0.0974	0.0655
26	0.0963	0.0651
27	0.0958	0.0648
28	0.0949	0.0637
29	0.0944	0.0635
30	0.0932	0.0619
31	0.0928	0.0593
32	0.0927	0.0590
33	0.0927	0.0579
34	0.0925	0.0547
35	0.0908	0.0541
36	0.0901	0.0536
37	0.0891	0.0524
38	0.0857	0.0522
39	0.0843	0.0521
40	0.0802	0.0517
41	0.0796	0.0500
42	0.0790	0.0460
43	0.0781	0.0459
44	0.0775	0.0456
45	0.0768	0.0456
46	0.0746	0.0455
47	0.0742	0.0454
48	0.0735	0.0447
49	0.0731	0.0447
50	0.0722	0.0446
51	0.0711	0.0444
52	0.0706	0.0440
53	0.0706	0.0437
54	0.0704	0.0436
55	0.0695	0.0436
56	0.0692	0.0432
57	0.0692	0.0432
58	0.0685	0.0432
59	0.0681	0.0431
60	0.0668	0.0431
61	0.0664	0.0430
62	0.0662	0.0430
63	0.0660	0.0427
64	0.0658	0.0427
65	0.0656	0.0426
66	0.0651	0.0425
67	0.0649	0.0424
68	0.0649	0.0423
69	0.0644	0.0419
70	0.0639	0.0419
71	0.0636	0.0417
72	0.0636	0.0416
73	0.0635	0.0416
74	0.0635	0.0415
75	0.0629	0.0414
76	0.0625	0.0412
77	0.0618	0.0412
78	0.0611	0.0411
79	0.0611	0.0411
80	0.0610	0.0410

81	0.0602	0.0409
82	0.0600	0.0408
83	0.0600	0.0408
84	0.0597	0.0407
85	0.0590	0.0406
86	0.0589	0.0403
87	0.0589	0.0401
88	0.0575	0.0400
89	0.0574	0.0398
90	0.0573	0.0398
91	0.0572	0.0396
92	0.0565	0.0395
93	0.0560	0.0395
94	0.0551	0.0394
95	0.0549	0.0386
96	0.0543	0.0383
97	0.0540	0.0383
98	0.0537	0.0382
99	0.0532	0.0381
100	0.0528	0.0381
101	0.0522	0.0380
102	0.0521	0.0379
103	0.0505	0.0378
104	0.0501	0.0378
105	0.0481	0.0377
106	0.0477	0.0377
107	0.0470	0.0376
108	0.0467	0.0372
109	0.0466	0.0371
110	0.0447	0.0366
111	0.0445	0.0366
112	0.0442	0.0363
113	0.0442	0.0363
114	0.0436	0.0363
115	0.0427	0.0362
116	0.0426	0.0361
117	0.0423	0.0360
118	0.0420	0.0357
119	0.0415	0.0356
120	0.0414	0.0353
121	0.0410	0.0353
122	0.0406	0.0352
123	0.0404	0.0352
124	0.0401	0.0348
125	0.0396	0.0348
126	0.0390	0.0347
127	0.0380	0.0344
128	0.0378	0.0344
129	0.0375	0.0343
130	0.0375	0.0341
131	0.0367	0.0340
132	0.0366	0.0339
133	0.0366	0.0339
134	0.0357	0.0338
135	0.0356	0.0337
136	0.0355	0.0336
137	0.0348	0.0333
138	0.0345	0.0332

139	0.0335	0.0329
140	0.0329	0.0329
141	0.0309	0.0327
142	0.0308	0.0324
143	0.0304	0.0322
144	0.0297	0.0322
145	0.0296	0.0322
146	0.0296	0.0320
147	0.0291	0.0304
148	0.0276	0.0302
149	0.0273	0.0294
150	0.0271	0.0292
151	0.0259	0.0289
152	0.0257	0.0289
153	0.0247	0.0289
154	0.0233	0.0288
155	0.0212	0.0287
156	0.0170	0.0285
157	0.0169	0.0280
158	0.0120	0.0279

Duration Flows

The Facility PASSED

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.0301	16315	16412	100	Pass
0.0314	14778	10949	74	Pass
0.0328	13320	7645	57	Pass
0.0342	12021	6173	51	Pass
0.0356	10889	5180	47	Pass
0.0370	9919	4446	44	Pass
0.0384	9037	3945	43	Pass
0.0398	8245	3572	43	Pass
0.0411	7528	3238	43	Pass
0.0425	6902	2974	43	Pass
0.0439	6325	2737	43	Pass
0.0453	5830	2544	43	Pass
0.0467	5331	2363	44	Pass
0.0481	4913	2217	45	Pass
0.0495	4515	2083	46	Pass
0.0508	4169	1951	46	Pass
0.0522	3854	1837	47	Pass
0.0536	3535	1719	48	Pass
0.0550	3258	1627	49	Pass
0.0564	2996	1539	51	Pass
0.0578	2753	1461	53	Pass
0.0592	2530	1376	54	Pass
0.0605	2323	1295	55	Pass
0.0619	2141	1211	56	Pass
0.0633	1960	1140	58	Pass
0.0647	1813	1072	59	Pass
0.0661	1673	1011	60	Pass
0.0675	1566	954	60	Pass
0.0689	1470	901	61	Pass
0.0702	1373	849	61	Pass
0.0716	1289	805	62	Pass
0.0730	1197	765	63	Pass
0.0744	1120	712	63	Pass
0.0758	1044	679	65	Pass
0.0772	978	648	66	Pass
0.0786	899	610	67	Pass
0.0799	840	577	68	Pass
0.0813	793	539	67	Pass
0.0827	745	512	68	Pass
0.0841	714	486	68	Pass
0.0855	671	457	68	Pass
0.0869	640	425	66	Pass
0.0883	606	400	66	Pass
0.0896	567	376	66	Pass
0.0910	534	352	65	Pass
0.0924	502	332	66	Pass
0.0938	463	311	67	Pass
0.0952	432	294	68	Pass
0.0966	403	282	69	Pass
0.0980	374	263	70	Pass
0.0994	346	246	71	Pass
0.1007	326	224	68	Pass
0.1021	309	211	68	Pass

0.1035	293	192	65	Pass
0.1049	277	177	63	Pass
0.1063	262	165	62	Pass
0.1077	242	156	64	Pass
0.1091	227	145	63	Pass
0.1104	209	129	61	Pass
0.1118	193	121	62	Pass
0.1132	183	111	60	Pass
0.1146	174	106	60	Pass
0.1160	162	95	58	Pass
0.1174	149	89	59	Pass
0.1188	135	82	60	Pass
0.1201	124	76	61	Pass
0.1215	116	65	56	Pass
0.1229	100	63	63	Pass
0.1243	91	59	64	Pass
0.1257	87	57	65	Pass
0.1271	82	52	63	Pass
0.1285	75	49	65	Pass
0.1298	70	48	68	Pass
0.1312	66	45	68	Pass
0.1326	58	43	74	Pass
0.1340	51	40	78	Pass
0.1354	44	39	88	Pass
0.1368	40	37	92	Pass
0.1382	34	34	100	Pass
0.1395	32	31	96	Pass
0.1409	30	25	83	Pass
0.1423	27	20	74	Pass
0.1437	25	16	64	Pass
0.1451	25	14	56	Pass
0.1465	23	12	52	Pass
0.1479	21	10	47	Pass
0.1492	19	10	52	Pass
0.1506	18	10	55	Pass
0.1520	16	9	56	Pass
0.1534	14	8	57	Pass
0.1548	13	8	61	Pass
0.1562	11	8	72	Pass
0.1576	11	8	72	Pass
0.1589	10	8	80	Pass
0.1603	10	8	80	Pass
0.1617	10	8	80	Pass
0.1631	10	8	80	Pass
0.1645	9	8	88	Pass
0.1659	9	8	88	Pass
0.1673	8	8	100	Pass

Water Quality

Water Quality BMP Flow and Volume for POC #1

On-line facility volume: 0.0564 acre-feet

On-line facility target flow: 0.0288 cfs.

Adjusted for 15 min: 0.031 cfs.

Off-line facility target flow: 0.0192 cfs.

Adjusted for 15 min: 0.0207 cfs.

LID Report

LID Technique	Used for Treatment ?	Total Volume Needs Treatment (ac-ft)	Volume Through Facility (ac-ft)	Infiltration Volume (ac-ft)	Cumulative Volume Infiltration Credit	Percent Volume Infiltrated	Water Quality	Percent Water Quality Treated	Comment
Trapezoidal Pond 1 POC	☐	656.19			☐	0.00			
Total Volume Infiltrated		656.19	0.00	0.00		0.00	0.00	0%	No Treat. Credit
Compliance with LID Standard 8% of 2-yr to 50% of 2-yr									Duration Analysis Result = Passed

Model Default Modifications

Total of 0 changes have been made.

PERLND Changes

No PERLND changes have been made.

IMPLND Changes

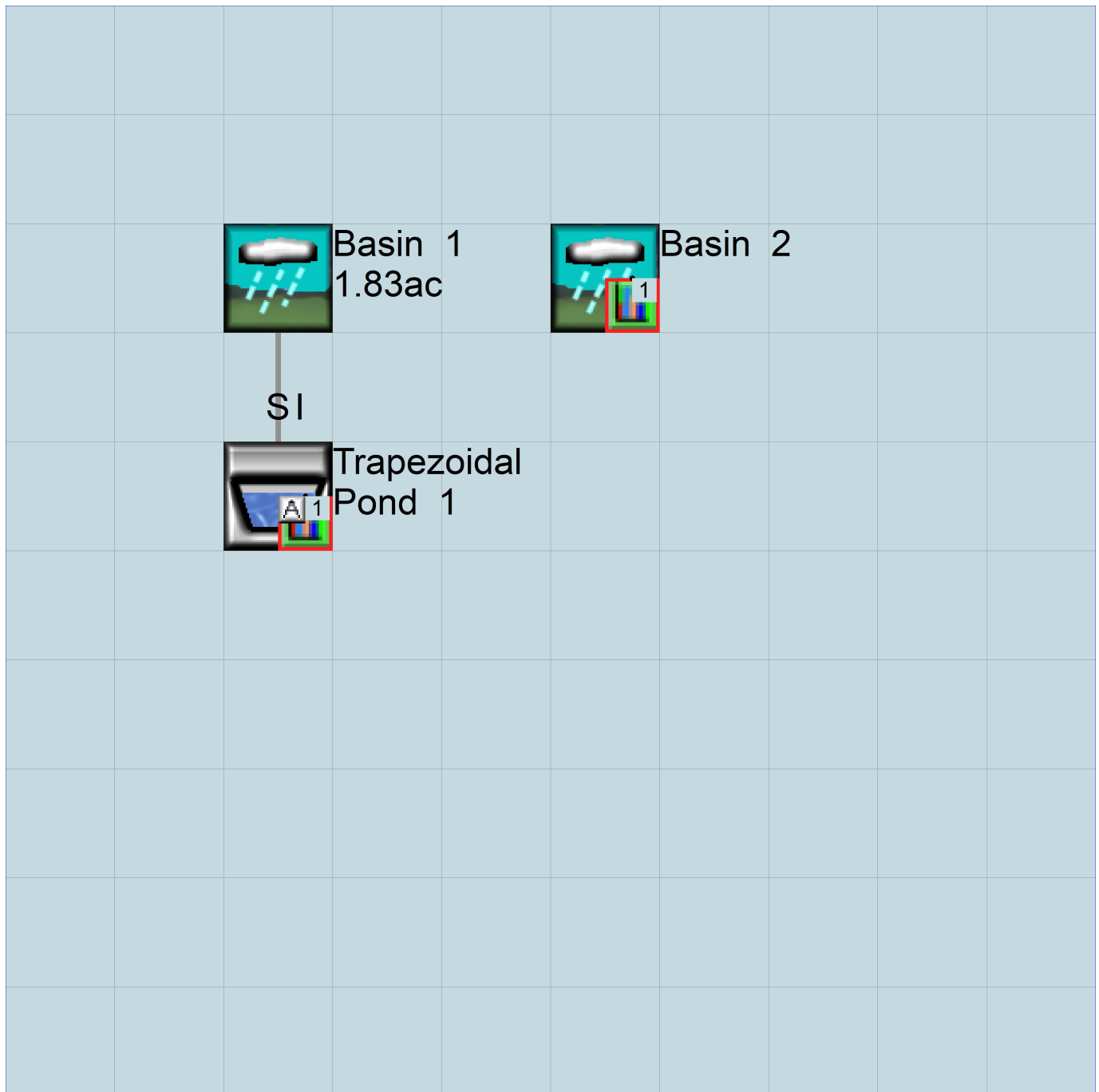
No IMPLND changes have been made.

Appendix

Predeveloped Schematic



Mitigated Schematic



Predeveloped UCI File

RUN

GLOBAL

```
WWM4 model simulation
START      1901 10 01      END      2059 09 30
RUN INTERP OUTPUT LEVEL    3      0
RESUME     0 RUN          1
UNIT SYSTEM      1
END GLOBAL
```

FILES

```
<File>  <Un#>  <-----File Name----->***
<-ID->                                     ***
WDM      26     default[18].wdm
MESSU    25     Predefault[18].MES
          27     Predefault[18].L61
          28     Predefault[18].L62
          30     POCdefault[18]1.dat
```

END FILES

OPN SEQUENCE

```
INGRP                      INDELT 00:60
  PERLND      10
  COPY        501
  DISPLY      1
```

END INGRP

END OPN SEQUENCE

DISPLY

DISPLY-INF01

```
# - #<-----Title----->***TRAN PIVL DIG1 FIL1  PYR DIG2 FIL2 YRND
1   Basin 1                      MAX          1   2   30   9
```

END DISPLY-INF01

END DISPLY

COPY

TIMESERIES

```
# - # NPT NMN ***
1   1   1
501 1   1
```

END TIMESERIES

END COPY

GENER

OPCODE

```
# # OPCD ***
```

END OPCODE

PARM

```
# # K ***
```

END PARM

END GENER

PERLND

GEN-INFO

```
<PLS ><-----Name----->NBLKS Unit-systems Printer ***
# - # User t-series Engl Metr ***
```

```
in out
```

```
10 C, Forest, Flat 1 1 1 1 27 0
```

END GEN-INFO

*** Section PWATER***

ACTIVITY

```
<PLS > ***** Active Sections *****
# - # ATMP SNOW PWAT SED PST PWG PQAL MSTL PEST NITR PHOS TRAC ***
10 0 0 1 0 0 0 0 0 0 0 0 0 0
```

END ACTIVITY

PRINT-INFO

```
<PLS > ***** Print-flags ***** PIVL PYR
# - # ATMP SNOW PWAT SED PST PWG PQAL MSTL PEST NITR PHOS TRAC *****
10 0 0 4 0 0 0 0 0 0 0 0 0 1 9
```

END PRINT-INFO

```

PWAT-PARM1
<PLS > PWATER variable monthly parameter value flags ***
# - # CSNO RTOP UZFG VCS VUZ VNN VIFW VIRC VLE INFC HWT ***
10 0 0 0 0 0 0 0 0 0 0 0
END PWAT-PARM1

PWAT-PARM2
<PLS > PWATER input info: Part 2 ***
# - # ***FOREST LZSN INFILT LSUR SLSUR KVARY AGWRC
10 0 4.5 0.08 400 0.05 0.5 0.996
END PWAT-PARM2

PWAT-PARM3
<PLS > PWATER input info: Part 3 ***
# - # ***PETMAX PETMIN INFEXP INFILD DEEPFR BASETP AGWETP
10 0 0 2 2 0 0 0
END PWAT-PARM3

PWAT-PARM4
<PLS > PWATER input info: Part 4 ***
# - # CEPSC UZSN NSUR INTFW IRC LZETP ***
10 0.2 0.5 0.35 6 0.5 0.7
END PWAT-PARM4

PWAT-STATE1
<PLS > *** Initial conditions at start of simulation
ran from 1990 to end of 1992 (pat 1-11-95) RUN 21 ***
# - # *** CEPS SURS UZS IFWS LZS AGWS GWVS
10 0 0 0 0 2.5 1 0
END PWAT-STATE1

END PERLND

IMPLND
GEN-INFO
<PLS ><-----Name-----> Unit-systems Printer ***
# - # User t-series Engl Metr ***
in out ***

END GEN-INFO
*** Section IWATER***

ACTIVITY
<PLS > ***** Active Sections *****
# - # ATMP SNOW IWAT SLD IWG IQAL ***
END ACTIVITY

PRINT-INFO
<ILS > ***** Print-flags ***** PIVL PYR
# - # ATMP SNOW IWAT SLD IWG IQAL *****
END PRINT-INFO

IWAT-PARM1
<PLS > IWATER variable monthly parameter value flags ***
# - # CSNO RTOP VRS VNN RTLI ***
END IWAT-PARM1

IWAT-PARM2
<PLS > IWATER input info: Part 2 ***
# - # *** LSUR SLSUR NSUR RETSC
END IWAT-PARM2

IWAT-PARM3
<PLS > IWATER input info: Part 3 ***
# - # ***PETMAX PETMIN
END IWAT-PARM3

IWAT-STATE1
<PLS > *** Initial conditions at start of simulation
# - # *** RETS SURS
END IWAT-STATE1

```


END IMPLND

SCHEMATIC

<-Source->		<--Area-->		<-Target->	MBLK	***
<Name>	#	<-factor->		<Name>	#	Tbl#
Basin	1***					
PERLND	10	1.83		COPY	501	12
PERLND	10	1.83		COPY	501	13
Basin	2***					
PERLND	10	0.056		COPY	501	12
PERLND	10	0.056		COPY	501	13

*****Routing*****

END SCHEMATIC

NETWORK

<-Volume->	<-Grp>	<-Member->	<--Mult-->	Tran	<-Target	vols>	<-Grp>	<-Member->	***
<Name>	#	<Name>	#	#<-factor->	strg	<Name>	#	#	<Name>
COPY	501	OUTPUT	MEAN	1 1	12.1	DISPLY	1	INPUT	TIMSER 1

<-Volume->	<-Grp>	<-Member->	<--Mult-->	Tran	<-Target	vols>	<-Grp>	<-Member->	***
<Name>	#	<Name>	#	#<-factor->	strg	<Name>	#	#	<Name>

END NETWORK

RCHRES

GEN-INFO

RCHRES	Name	Nexits	Unit	Systems	Printer	***
# - #	<----->	<---->	User	T-series	Engl Metr LKFG	***
			in	out		***

END GEN-INFO

*** Section RCHRES***

ACTIVITY

<PLS > ***** Active Sections *****

# - #	HYFG	ADFG	CNFG	HTFG	SDFG	GQFG	OXFG	NUFG	PKFG	PHFG	***
-------	------	------	------	------	------	------	------	------	------	------	-----

END ACTIVITY

PRINT-INFO

<PLS > ***** Print-flags *****

# - #	HYDR	ADCA	CONS	HEAT	SED	GQL	OXRX	NUTR	PLNK	PHCB	PIVL	PYR	*****
-------	------	------	------	------	-----	-----	------	------	------	------	------	-----	-------

END PRINT-INFO

HYDR-PARM1

RCHRES	Flags for each HYDR Section	***	ODGTFG for each	***	ODGTFG for each	FUNCT for each
# - #	VC A1 A2 A3	ODFVFG for each	***	ODGTFG for each	***	FUNCT for each
	FG FG FG FG	possible exit	***	possible exit	***	possible exit
	* * * *	* * * *		* * * *		* * * *

END HYDR-PARM1

HYDR-PARM2

# - #	FTABNO	LEN	DELTH	STCOR	KS	DB50	***
<----->	<----->	<----->	<----->	<----->	<----->	<----->	***

END HYDR-PARM2

HYDR-INIT

RCHRES	Initial conditions for each HYDR section	***
# - #	*** VOL Initial value of COLIND Initial value of OUTDGT	
	*** ac-ft for each possible exit for each possible exit	
<----->	<---><---><---><---><--->	*** <---><---><---><---><--->

END HYDR-INIT

END RCHRES

SPEC-ACTIONS

END SPEC-ACTIONS

FTABLES

END FTABLES

EXT SOURCES

<-Volume->	<Member>	SsysSgap	<--Mult-->	Tran	<-Target	vols>	<-Grp>	<-Member->	***
------------	----------	----------	------------	------	----------	-------	--------	------------	-----

<Name>	#	<Name>	#	tem	strg	<-factor-->	strg	<Name>	#	#	<Name>	#	#	***
WDM	2	PREC		ENGL	1		SUM	PERLND	1	999	EXTNL		PREC	
WDM	2	PREC		ENGL	1		SUM	IMPLND	1	999	EXTNL		PREC	
WDM	1	EVAP		ENGL	1			PERLND	1	999	EXTNL		PETINP	
WDM	1	EVAP		ENGL	1			IMPLND	1	999	EXTNL		PETINP	

END EXT SOURCES

EXT TARGETS

<-Volume-->	<-Grp>	<-Member-->	<-Mult-->	Tran	<-Volume-->	<Member>	Tsys	Tgap	Amd	***			
<Name>	#	<Name>	#	#	<-factor-->	strg	<Name>	#	<Name>	tem	strg	strg	***
COPY	501	OUTPUT	MEAN	1	1	12.1	WDM	501	FLOW	ENGL		REPL	

END EXT TARGETS

MASS-LINK

<Volume>	<-Grp>	<-Member-->	<-Mult-->	<Target>	<-Grp>	<-Member-->	***		
<Name>	#	<Name>	#	#	<-factor-->	<Name>	#	#	***
MASS-LINK		12							
PERLND	PWATER	SURO		0.083333		COPY	INPUT	MEAN	
END MASS-LINK		12							

MASS-LINK		13							
PERLND	PWATER	IFW0		0.083333		COPY	INPUT	MEAN	
END MASS-LINK		13							

END MASS-LINK

END RUN

Mitigated UCI File

RUN

GLOBAL

```
WWM4 model simulation
START      1901 10 01      END      2059 09 30
RUN INTERP OUTPUT LEVEL    3      0
RESUME     0 RUN          1
UNIT SYSTEM      1
END GLOBAL
```

FILES

```
<File> <Un#> <-----File Name----->***
<-ID->                                     ***
WDM      26      default[18].wdm
MESSU    25      Mitdefault[18].MES
          27      Mitdefault[18].L61
          28      Mitdefault[18].L62
          30      POCdefault[18]1.dat
```

END FILES

OPN SEQUENCE

```
INGRP      INDELT 00:60
  PERLND      13
  IMPLND       5
  IMPLND       2
  RCHRES       1
  COPY         1
  COPY        501
  COPY        601
  DISPLY       1
```

END INGRP

END OPN SEQUENCE

DISPLY

DISPLY-INF01

```
# - #<-----Title----->***TRAN PIVL DIG1 FIL1 PYR DIG2 FIL2 YRND
1      Trapezoidal Pond 1      MAX      1      2      30      9
```

END DISPLY-INF01

END DISPLY

COPY

TIMESERIES

```
# - # NPT NMN ***
1      1      1
501      1      1
601      1      1
```

END TIMESERIES

END COPY

GENER

OPCODE

```
#      # OPCD ***
```

END OPCODE

PARM

```
#      #      K ***
```

END PARM

END GENER

PERLND

GEN-INFO

```
<PLS ><-----Name----->NBLKS      Unit-systems      Printer ***
# - #      User      t-series      Engl Metr ***
          in out      ***
13      C, Pasture, Flat      1      1      1      1      27      0
```

END GEN-INFO

*** Section PWATER***

ACTIVITY

```
<PLS > ***** Active Sections *****
# - # ATMP SNOW PWAT SED PST PWG PQAL MSTL PEST NITR PHOS TRAC ***
13      0      0      1      0      0      0      0      0      0      0      0      0
```

END ACTIVITY

```

PRINT-INFO
<PLS > ***** Print-flags ***** PIVL  PYR
# - # ATMP SNOW PWAT  SED  PST  PWG  PQAL MSTL PEST NITR PHOS TRAC  *****
13      0      0      4      0      0      0      0      0      0      0      0      0      1      9
END PRINT-INFO

```

```

PWAT-PARM1
<PLS > PWATER variable monthly parameter value flags ***
# - # CSNO RTOP UZFG  VCS  VUZ  VNN VIFW VIRC  VLE INFC  HWT ***
13      0      0      0      0      0      0      0      0      0      0      0
END PWAT-PARM1

```

```

PWAT-PARM2
<PLS > PWATER input info: Part 2 *****
# - # ***FOREST  LZSN  INFILT  LSUR  SLSUR  KVARV  AGWRC
13      0      4.5      0.06      400      0.05      0.5      0.996
END PWAT-PARM2

```

```

PWAT-PARM3
<PLS > PWATER input info: Part 3 *****
# - # ***PETMAX  PETMIN  INFEXP  INFILD  DEEPFR  BASETP  AGWETP
13      0      0      2      2      0      0      0
END PWAT-PARM3

```

```

PWAT-PARM4
<PLS > PWATER input info: Part 4 *****
# - # CEPSC  UZSN  NSUR  INTFW  IRC  LZETP ***
13      0.15      0.4      0.3      6      0.5      0.4
END PWAT-PARM4

```

```

PWAT-STATE1
<PLS > *** Initial conditions at start of simulation
ran from 1990 to end of 1992 (pat 1-11-95) RUN 21 ***
# - # *** CEPS  SURS  UZS  IFWS  LZS  AGWS  GWVS
13      0      0      0      0      2.5      1      0
END PWAT-STATE1

```

END PERLND

IMPLND

```

GEN-INFO
<PLS ><-----Name-----> Unit-systems Printer ***
# - # User t-series Engl Metr ***
# - # in out
5 DRIVEWAYS/FLAT 1 1 1 27 0
2 ROADS/MOD 1 1 1 27 0
END GEN-INFO
*** Section IWATER***

```

```

ACTIVITY
<PLS > ***** Active Sections *****
# - # ATMP SNOW IWAT  SLD  IWG IQAL  ***
5      0      0      1      0      0      0
2      0      0      1      0      0      0
END ACTIVITY

```

```

PRINT-INFO
<ILS > ***** Print-flags ***** PIVL  PYR
# - # ATMP SNOW IWAT  SLD  IWG IQAL  *****
5      0      0      4      0      0      0      1      9
2      0      0      4      0      0      0      1      9
END PRINT-INFO

```

```

IWAT-PARM1
<PLS > IWATER variable monthly parameter value flags ***
# - # CSNO RTOP  VRS  VNN RTLI  ***
5      0      0      0      0      0
2      0      0      0      0      0
END IWAT-PARM1

```

IWAT-PARM2


```

<PLS >          IWATER input info: Part 2          ***
# - # ***  LSUR      SLSUR      NSUR      RETSC
5          400        0.01        0.1        0.1
2          400        0.05        0.1        0.08
END IWAT-PARM2

IWAT-PARM3
<PLS >          IWATER input info: Part 3          ***
# - # *** PETMAX      PETMIN
5          0          0
2          0          0
END IWAT-PARM3

IWAT-STATE1
<PLS > *** Initial conditions at start of simulation
# - # ***  RETS      SURS
5          0          0
2          0          0
END IWAT-STATE1

END IMPLND

SCHEMATIC
<-Source->
<Name> #
Basin 1***
PERLND 13          0.77      RCHRES 1      2
PERLND 13          0.77      RCHRES 1      3
IMPLND 5           1.06      RCHRES 1      5
Basin 2***
IMPLND 2           0.056     COPY 501     15
IMPLND 2           0.056     COPY 601     15

*****Routing*****
PERLND 13          0.77      COPY 1      12
IMPLND 5           1.06      COPY 1      15
PERLND 13          0.77      COPY 1      13
RCHRES 1           1         COPY 501     16
END SCHEMATIC

NETWORK
<-Volume-> <-Grp> <-Member-><-Mult-->Tran <-Target vols> <-Grp> <-Member-> ***
<Name> # <Name> # #<-factor->strg <Name> # # <Name> # # ***
COPY 501 OUTPUT MEAN 1 1 12.1 DISPLY 1 INPUT TIMSER 1

<-Volume-> <-Grp> <-Member-><-Mult-->Tran <-Target vols> <-Grp> <-Member-> ***
<Name> # <Name> # #<-factor->strg <Name> # # <Name> # # ***
END NETWORK

RCHRES
GEN-INFO
RCHRES Name Nexits Unit Systems Printer ***
# - #<-----><----> User T-series Engl Metr LKFG ***
in out
1 Trapezoidal Pond-005 1 1 1 1 28 0 1 ***
END GEN-INFO
*** Section RCHRES***

ACTIVITY
<PLS > ***** Active Sections *****
# - # HYFG ADFG CNFG HTFG SDFG GQFG OXFG NUFG PKFG PHFG ***
1 1 0 0 0 0 0 0 0 0 0
END ACTIVITY

PRINT-INFO
<PLS > ***** Print-flags ***** PIVL PYR
# - # HYDR ADCA CONS HEAT SED GQL OXRX NUTR PLNK PHCB PIVL PYR *****
1 4 0 0 0 0 0 0 0 0 0 1 9

```

END PRINT-INFO

HYDR-PARM1

```

RCHRES  Flags for each HYDR Section
# - #   VC A1 A2 A3  ODFVFG for each *** ODGTFG for each  FUNCT for each
      FG FG FG FG  possible exit *** possible exit  possible exit
      * * * * *
1       0 1 0 0    4 0 0 0 0    0 0 0 0 0    2 2 2 2 2
END HYDR-PARM1
```

HYDR-PARM2

```

# - #   FTABNO      LEN      DELTH      STCOR      KS      DB50      ***
<-----><-----><-----><-----><-----><----->
1       1      0.02      0.0      0.0      0.5      0.0      ***
END HYDR-PARM2
```

HYDR-INIT

```

RCHRES  Initial conditions for each HYDR section
# - #   *** VOL      Initial value of COLIND      Initial value of OUTDGT
      *** ac-ft      for each possible exit      for each possible exit
<-----><----->      <-----><-----><-----><-----> *** <-----><-----><-----><----->
1       0      4.0  0.0  0.0  0.0  0.0      0.0  0.0  0.0  0.0  0.0
END HYDR-INIT
END RCHRES
```

SPEC-ACTIONS

END SPEC-ACTIONS

FTABLES

FTABLE 1

```

91      4
Depth   Area   Volume   Outflow1   Velocity   Travel Time***
(ft)    (acres) (acre-ft) (cfs)      (ft/sec)   (Minutes)***
0.000000 0.105601 0.000000 0.000000
0.077778 0.106646 0.008254 0.004581
0.155556 0.107696 0.016590 0.006478
0.233333 0.108750 0.025007 0.007934
0.311111 0.109808 0.033506 0.009162
0.388889 0.110871 0.042088 0.010243
0.466667 0.111938 0.050753 0.011221
0.544444 0.113010 0.059501 0.012120
0.622222 0.114086 0.068333 0.012957
0.700000 0.115166 0.077248 0.013743
0.777778 0.116251 0.086248 0.014486
0.855556 0.117341 0.095332 0.015193
0.933333 0.118434 0.104501 0.015869
1.011111 0.119533 0.113755 0.016516
1.088889 0.120635 0.123095 0.017140
1.166667 0.121743 0.132521 0.017742
1.244444 0.122854 0.142033 0.018323
1.322222 0.123970 0.151631 0.018887
1.400000 0.125091 0.161317 0.019435
1.477778 0.126216 0.171090 0.019967
1.555556 0.127345 0.180951 0.020486
1.633333 0.128479 0.190900 0.020992
1.711111 0.129617 0.200937 0.021486
1.788889 0.130760 0.211063 0.021969
1.866667 0.131907 0.221277 0.022441
1.944444 0.133059 0.231582 0.022904
2.022222 0.134215 0.241976 0.023358
2.100000 0.135376 0.252460 0.023803
2.177778 0.136541 0.263034 0.024240
2.255556 0.137710 0.273700 0.024669
2.333333 0.138884 0.284456 0.025090
2.411111 0.140062 0.295304 0.025505
2.488889 0.141245 0.306244 0.025913
2.566667 0.142432 0.317275 0.026315
2.644444 0.143624 0.328400 0.026711
2.722222 0.144820 0.339617 0.027101
2.800000 0.146020 0.350928 0.027485
2.877778 0.147225 0.362332 0.027864
2.955556 0.148435 0.373829 0.028238
```

3.033333	0.149648	0.385421	0.028607
3.111111	0.150867	0.397108	0.028972
3.188889	0.152089	0.408890	0.029332
3.266667	0.153317	0.420767	0.029687
3.344444	0.154548	0.432739	0.030039
3.422222	0.155784	0.444808	0.030386
3.500000	0.157025	0.456973	0.030729
3.577778	0.158270	0.469234	0.031069
3.655556	0.159519	0.481592	0.031405
3.733333	0.160773	0.494048	0.031737
3.811111	0.162031	0.506602	0.032066
3.888889	0.163294	0.519253	0.033876
3.966667	0.164561	0.532003	0.037253
4.044444	0.165833	0.544852	0.041488
4.122222	0.167109	0.557800	0.046345
4.200000	0.168389	0.570847	0.051681
4.277778	0.169674	0.583994	0.057397
4.355556	0.170964	0.597241	0.063413
4.433333	0.172258	0.610588	0.069667
4.511111	0.173556	0.624036	0.076106
4.588889	0.174859	0.637586	0.082683
4.666667	0.176166	0.651237	0.089357
4.744444	0.177477	0.664990	0.096092
4.822222	0.178793	0.678845	0.102892
4.900000	0.180114	0.692802	0.111109
4.977778	0.181439	0.706863	0.119615
5.055556	0.182768	0.721026	0.128400
5.133333	0.184102	0.735293	0.137454
5.211111	0.185440	0.749664	0.146770
5.288889	0.186783	0.764140	0.194308
5.366667	0.188130	0.778720	0.207181
5.444444	0.189482	0.793405	0.220372
5.522222	0.190838	0.808195	0.233875
5.600000	0.192198	0.823091	0.247681
5.677778	0.193563	0.838092	0.261785
5.755556	0.194933	0.853201	0.276179
5.833333	0.196306	0.868416	0.290859
5.911111	0.197685	0.883737	0.305818
5.988889	0.199067	0.899167	0.321051
6.066667	0.200455	0.914704	0.505706
6.144444	0.201846	0.930349	0.896373
6.222222	0.203242	0.946102	1.370017
6.300000	0.204643	0.961964	1.833915
6.377778	0.206048	0.977936	2.203767
6.455556	0.207457	0.994016	2.438976
6.533333	0.208871	1.010207	2.625164
6.611111	0.210289	1.026508	2.787427
6.688889	0.211712	1.042919	2.939668
6.766667	0.213139	1.059441	3.083543
6.844444	0.214571	1.076074	3.220297
6.922222	0.216007	1.092819	3.350896
7.000000	0.217447	1.109675	3.476103

END FTABLE 1
END FTABLES

EXT SOURCES

<-Volume->	<Member>	SsysSgap<-Mult-->Tran	<-Target	vols>	<-Grp>	<-Member->	***
<Name>	#	<Name> #	tem strg<-factor->strg	<Name>	#	#	<Name> # #
WDM	2	PREC	ENGL 1	SUM	PERLND	1 999	EXTNL PREC
WDM	2	PREC	ENGL 1	SUM	IMPLND	1 999	EXTNL PREC
WDM	1	EVAP	ENGL 1		PERLND	1 999	EXTNL PETINP
WDM	1	EVAP	ENGL 1		IMPLND	1 999	EXTNL PETINP
WDM	2	PREC	ENGL 1	SUM	RCHRES	1	EXTNL PREC
WDM	1	EVAP	ENGL 1		RCHRES	1	EXTNL POTEV

END EXT SOURCES

EXT TARGETS

<-Volume->	<-Grp>	<-Member-><-Mult-->Tran	<-Volume->	<Member>	Tsys Tgap Amd	***
<Name>	#	<Name> #	#<-factor->strg	<Name>	#	<Name>
						tem strg strg***

RCHRES	1	HYDR	R0	1	1	1	WDM	1000	FLOW	ENGL	REPL
RCHRES	1	HYDR	STAGE	1	1	1	WDM	1001	STAG	ENGL	REPL
COPY	1	OUTPUT	MEAN	1	1	12.1	WDM	701	FLOW	ENGL	REPL
COPY	501	OUTPUT	MEAN	1	1	12.1	WDM	801	FLOW	ENGL	REPL
COPY	601	OUTPUT	MEAN	1	1	12.1	WDM	901	FLOW	ENGL	REPL

END EXT TARGETS

MASS-LINK

<Volume>	<-Grp>	<-Member->	<-Mult-->	<Target>	<-Grp>	<-Member->***
<Name>		<Name> #	#<-factor->	<Name>		<Name> # #***

MASS-LINK	2			RCHRES	INFLOW	IVOL
PERLND	PWATER	SURO	0.083333			
END MASS-LINK	2					

MASS-LINK	3			RCHRES	INFLOW	IVOL
PERLND	PWATER	IFW0	0.083333			
END MASS-LINK	3					

MASS-LINK	5			RCHRES	INFLOW	IVOL
IMPLND	IWATER	SURO	0.083333			
END MASS-LINK	5					

MASS-LINK	12			COPY	INPUT	MEAN
PERLND	PWATER	SURO	0.083333			
END MASS-LINK	12					

MASS-LINK	13			COPY	INPUT	MEAN
PERLND	PWATER	IFW0	0.083333			
END MASS-LINK	13					

MASS-LINK	15			COPY	INPUT	MEAN
IMPLND	IWATER	SURO	0.083333			
END MASS-LINK	15					

MASS-LINK	16			COPY	INPUT	MEAN
RCHRES	ROFLOW					
END MASS-LINK	16					

END MASS-LINK

END RUN

Disclaimer

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SKANSIE STORAGE
TRAFFIC IMPACT ASSESSMENT

City of Gig Harbor, WA



Prepared for: Mr. Randy Chopp
CMC Development, Inc.
PO Box 936
Gig Harbor, WA 98332

Revised
June 2020

SKANSIE STORAGE
TRAFFIC IMPACT ASSESSMENT

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SKANSIE STORAGE TRAFFIC IMPACT ASSESSMENT

1. INTRODUCTION

The main goals of this study focus on the assessment of existing roadway conditions and forecasts of newly generated project traffic. The first task includes the review of general roadway information on the adjacent street system, public transportation information, and entering sight distance data. Forecasts of future traffic and dispersion patterns on the street system are then determined using established trip generation and distribution techniques. As a final step, appropriate conclusions and mitigation measures are defined, if needed.

2. PROJECT DESCRIPTION

Skansie Storage proposes for the construction of a new 76,843 square foot, 509-unit self-storage facility in the city of Gig Harbor. The subject property is situated on an undeveloped, 2.18-acre parcel: 0221066003 with 89th Street NW bordering to the north and Skansie Avenue bordering to the east. The subject site will be served by one new private driveway access via 89th Street NW. A vicinity aerial image is illustrated in Figure 1 below. A conceptual site plan with the proposed building footprint is presented in Figure 2 on the following page.

Figure 1: Site Location



3. EXISTING CONDITIONS

3.1 Existing Roadway Characteristics

Access to the site is provided by way of *Bujacich Rd NW/Skansie Ave*. North of 89th St NW the roadway is Bujacich Rd NW; south of 89th St N it becomes Skansie Ave. This street is a two-lane, city designated collector roadway bordering the east side of the subject site. The road cross section consists of one 10-11-foot wide travel lane in either direction and 5-foot wide paved/gravel shoulders. The roadway has a posted speed limit of 35 mph north of the site, and 20-25 mph depending on school zone proximity.

3.2 Existing Peak Hour Volumes and Patterns

Field data was collected to determine baseline vehicular volumes on the adjacent street system. A turning movement count was performed at the intersection of 89th St NW & Skansie Ave/Bujacich Dr NW between the peak period of 4:00-6:00 PM. The one hour reflecting highest overall roadway volumes (peak hour) is then used to analyze worst-case conditions. It should be noted that no inbound/outbound movements on the roadway of 89th St NW were observed during the two-hour count. Existing PM peak hour volumes are illustrated in Figure 3. The full-count sheet has been included in the appendix.

3.3 Driveway Sight Distance

Access to the site is proposed via one new driveway entrance extending south on 89th St NW. Sight distance observations were made at the existing primary access intersection of Bujacich Rd NW / 89th St NW. Based on the 35-mph speed limit on Bujacich Rd NW, AASHTO¹ guidelines would require 390 feet and 335 feet for outbound left- and right turn movements, respectively. Measurements indicate that sights lines meet minimum distances with horizontal curvature as the limiting factor when looking north along Bujacich Rd NW at approximately 360 feet.

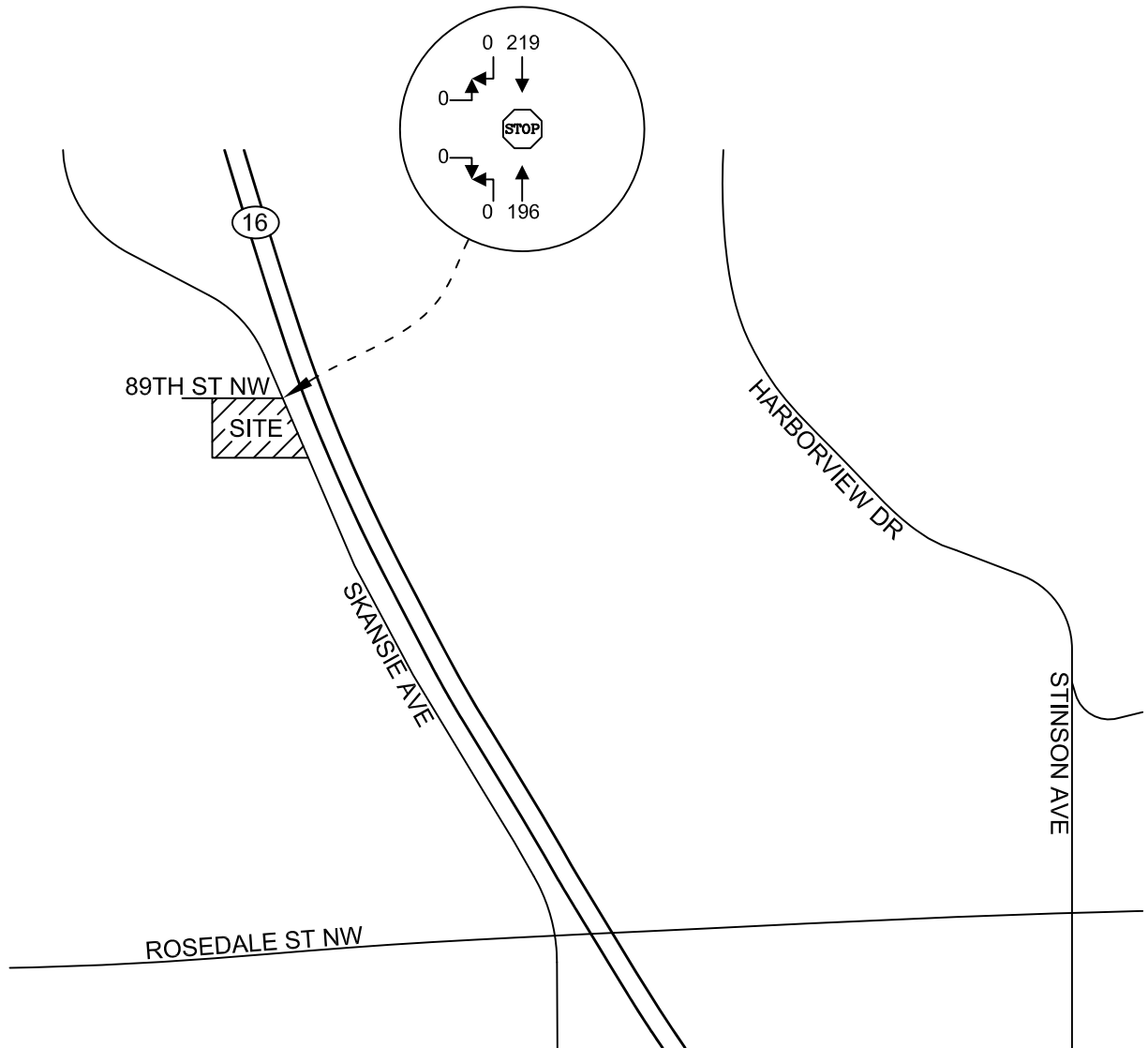
3.4 City Improvement Projects

A review of the current City of Gig Harbor's Six-Year Transportation Improvement Program indicates the following project is planned in the vicinity:

Rosedale St./Skansie Ave Intersection Imp. (Priority # 24)

The goal of this project is to widen and provide a left-turn lane on the east approach or to design and construct a roundabout. The project has an estimated cost of \$2,200,000 and phase start is estimated to be in the years 2023-2024.

¹ AASHTO. "A Policy on Geometric Design of Highway and Streets" 6th Edition. (2011).



HEATH & ASSOCIATES
TRAFFIC AND CIVIL ENGINEERING

SKANSIE STORAGE
EXISTING PM PEAK HOUR VOLUMES
FIGURE 3

4. FUTURE TRAFFIC CONDITIONS

4.1 Trip Generation

Trip generation is defined by the number of vehicular movements that enter or exit a site during a particular timeframe. For the proposed project, estimated trip rates were derived from the Institute of Transportation Engineer's publication *Trip Generation*, 10th Edition. The designated land use for this project is defined as Mini-Warehouse (LUC 151). Unit count was used as the independent variable and average rates were used to determine trip ends. Volumes for the average weekday daily trips (AWDT) and the AM and PM peak hours are summarized in Table 1 below. ITE reference sheets with applicable rates are included in the appendix.

Table 1: Project Trip Generation

Land Use	Units	AWDT	AM Peak-Hour Trips			PM Peak-Hour Trips		
			In	Out	Total	In	Out	Total
Self-Storage	509	91	4	3	7	5	5	10

Based on ITE data, the project is estimated to generate 7 new AM (4 inbound/ 3 outbound) and 10 new PM (5 inbound/5 outbound) peak hour trips.

4.2 Trip Distribution and Assignment

Trip distribution describes the anticipated travel routes for inbound and outbound project traffic relative to the local street system. Figure 4 illustrates intersection trip distributions which were derived based on existing travel patterns identified from field counts and proximity to nearby arterials. An approximately equal north/south distribution is expected on Bujacich Rd NW/Skansie Ave.

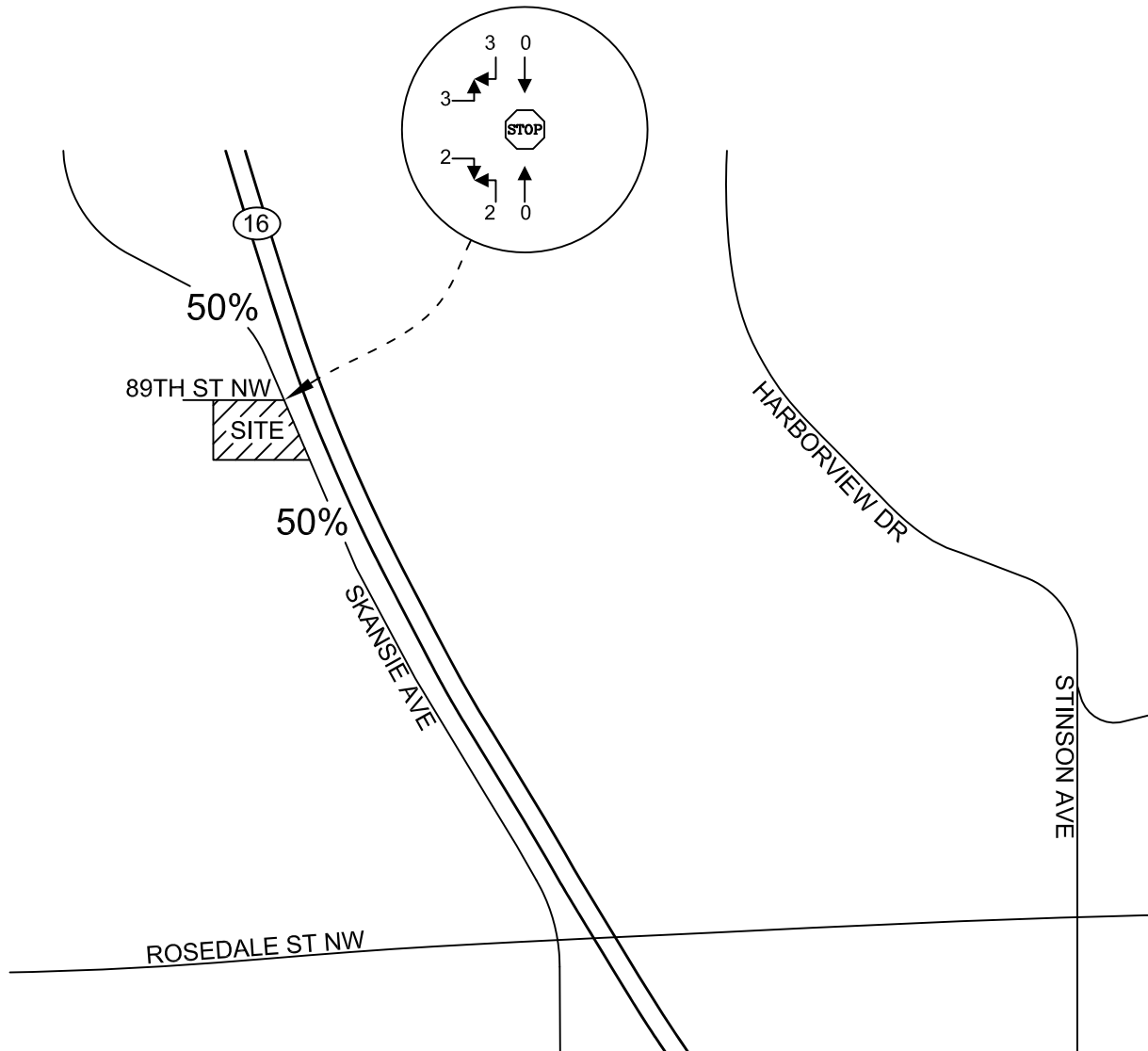
4.3 Future Peak Hour Volumes

A 3-year horizon of 2022 was used to assess future conditions with project-buildout. Forecast background volumes were derived by applying a 2 percent compound annual growth rate to the existing volumes. This growth rate was derived by comparing average annual daily traffic volumes along Bujacich Rd from 2014 to 2018 which show an annual growth of approximately 1.7 percent². In addition, pipeline volumes from the nearby Bujacich Warehouse development were included in analysis. Pipeline volumes are illustrated in Figure 5. Forecast 2022 peak hour volumes without (background growth and pipeline) project and with project are shown in Figure 6.

² Pierce County Planning and Public Works – Traffic Section

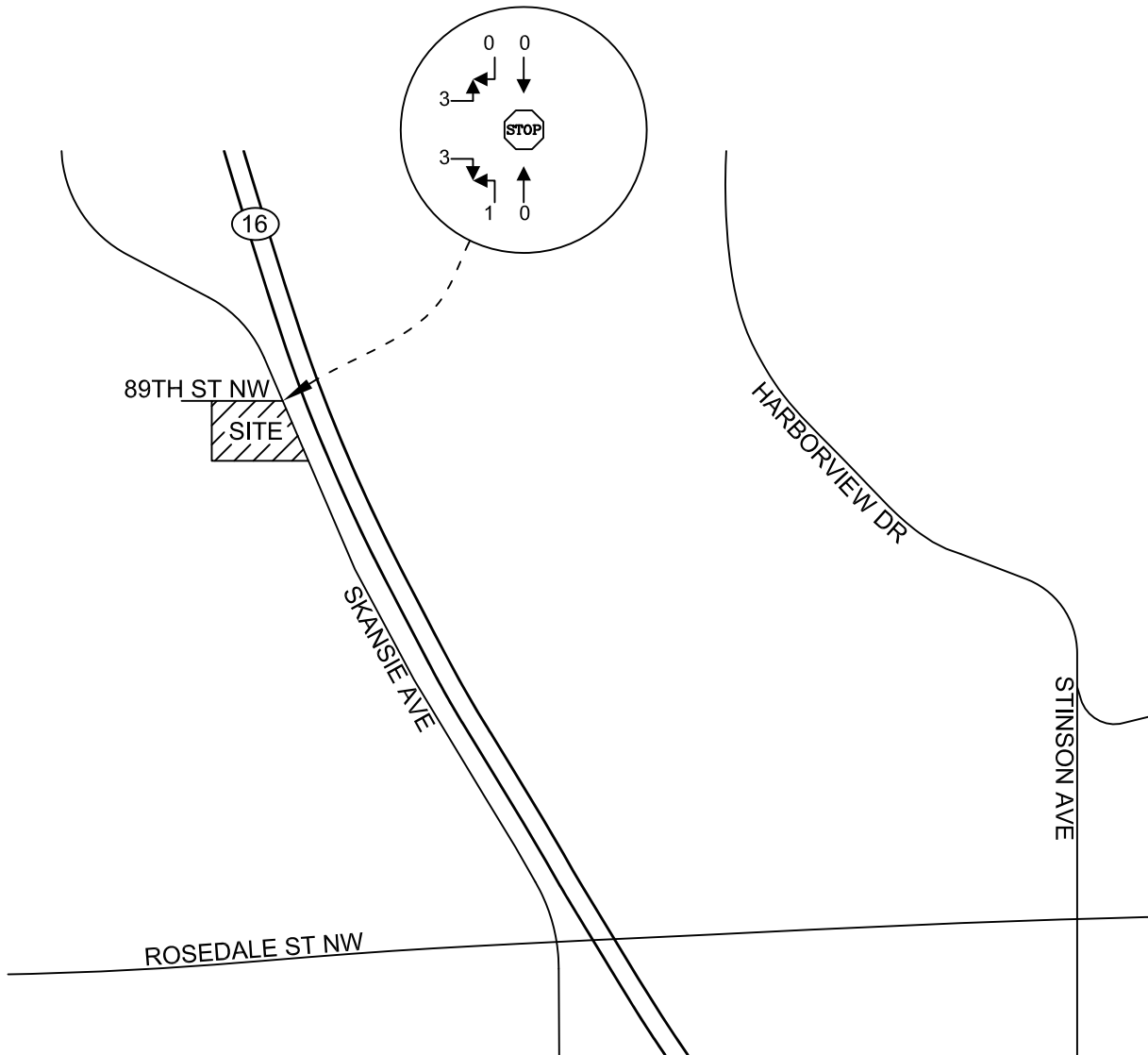


NEW PM PEAK HOUR TRIPS
INBOUND: 5 VPH
OUTBOUND: 5 VPH



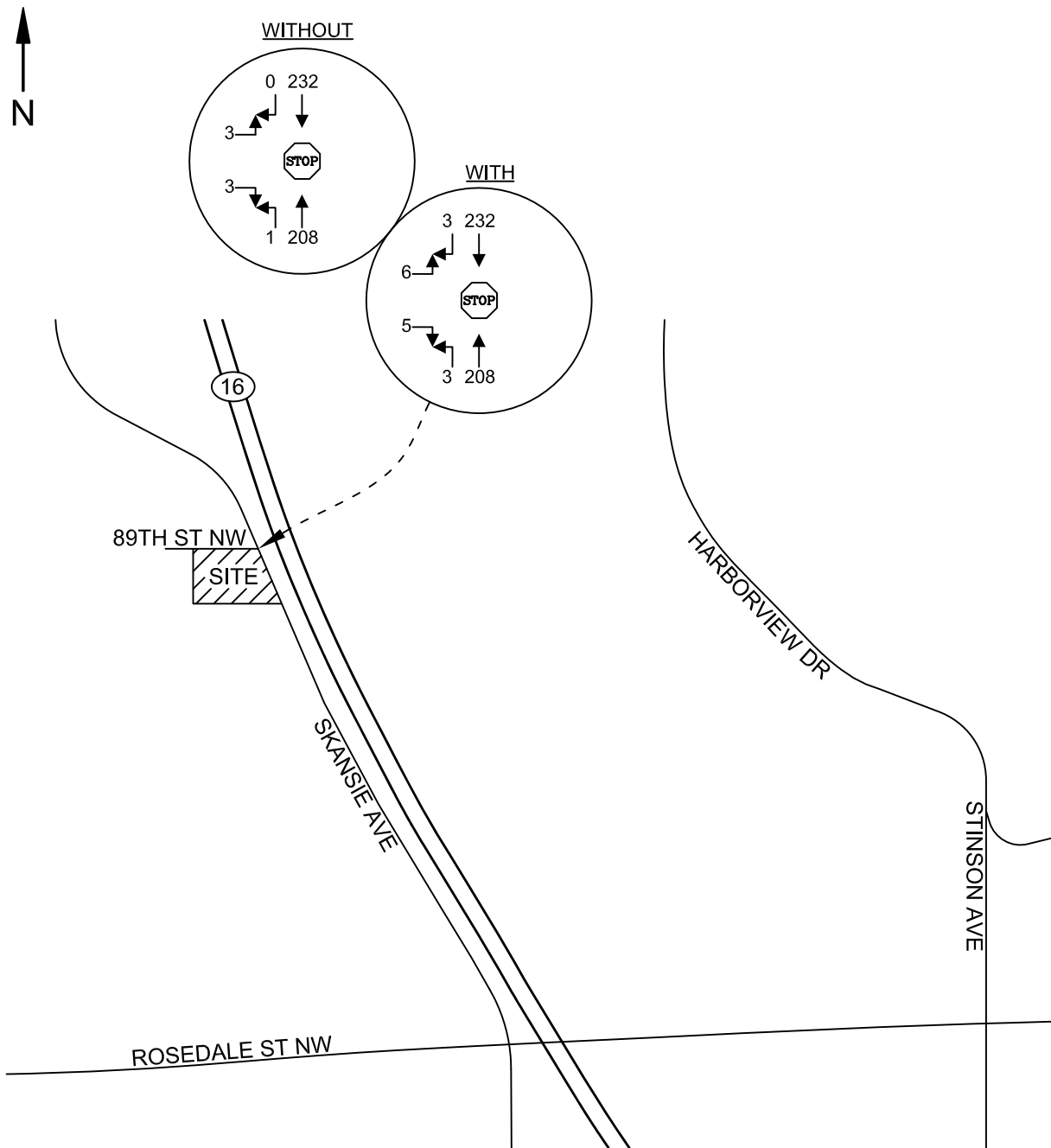
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TRAFFIC AND CIVIL ENGINEERING

SKANSIE STORAGE
TRIP DISTRIBUTION & ASSIGNMENT
FIGURE 4



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TRAFFIC AND CIVIL ENGINEERING

SKANSIE STORAGE
PM PIPELINE VOLUMES
FIGURE 5



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SKANSIE STORAGE
2022 PM PEAK HOUR VOLUMES WITHOUT & WITH PROJECT
FIGURE 6

4.4 Level of Service

Peak hour delays were determined through the use of the *Highway Capacity Manual* 6th Edition. Capacity analysis is used to determine level of service (LOS) which is an established measure of congestion for transportation facilities. The range³ for intersection level of service is LOS A to LOS F with the former indicating the best operating conditions with low control delays and the latter indicating the worst conditions with heavy control delays. Detailed descriptions of intersection LOS are given in the 2016 Highway Capacity Manual. Level of service calculations were made through the use of the *Synchro 10* analysis program. Table 2 below summarizes calculated delays at the project's entrance.

Table 2: Forecast 2022 PM Peak Hour Level of Service

Delays Given in Seconds per Vehicle

Intersection	Control	Without Project		With Project	
		LOS	Delay	LOS	Delay
89th St NW & Skansie Ave/Bujacich Rd NW	Stop	B	11.0	B	11.2

Delays are shown to operate satisfactorily under future conditions with project at LOS B.

4.5 Left Turn Warrants

Based on the low entering volumes and acceptable forecast level of service, criteria outlined in WSDOT's *Design Manual* Exhibit 1310-7a would not be met with the project. Therefore, left turn storage would *not* be required on Bujacich Rd under future conditions.

³ *Signalized Intersections - Level of Service*

Level of Service	Control Delay per Vehicle (sec)
A	≤ 10
B	> 10 and ≤ 20
C	> 20 and ≤ 35
D	> 35 and ≤ 55
E	> 55 and ≤ 80
F	> 80

Highway Capacity Manual, 6th Edition

Stop Controlled Intersections – Level of Service

Level of Service	Control Delay per Vehicle (sec)
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

5. SUMMARY

Skansie Storage proposes for the construction of a new 76,843 square foot, 509-unit count warehouse building. The subject site is located within the city of Gig Harbor on tax parcel 0221066003. A conceptual site design is presented in Figure 2 and indicates a new private driveway access is proposed via 89th St NW. Based on ITE data, new trips emanating to/from the site are estimated with 7 AM (4 inbound/3 outbound) and 10 PM (5 inbound/5 outbound) peak hour trip.

The intersection of Bujacich Rd NW / 89th St NW was analyzed in terms of LOS under forecast 2022 PM peak hour conditions without and with project traffic included. Either scenario results in satisfactory LOS B conditions indicating no operational deficiencies. Furthermore, a left turn lane would not be required on Bujacich Rd NW at 89th St NW based on forecast 2022 PM peak hour volumes.

Based on the above analysis, proposed mitigation for Skansie Storage is as follows:

1. Pay Traffic Impact Fee (TIF) to the City based on the number of new PM peak hour trips generated from the project. Per the City of Gig Harbor, \$5,071 will be assessed to the 10 new PM peak hour trips which yields an estimated calculated TIF of $\$5,071 \times 10 \text{ trips} = \text{\$50,710}$.

No other mitigation is recommended at this time.

SKANSIE STORAGE
TRAFFIC IMPACT ASSESSMENT

APPENDIX

Heath & Associates, Inc.
2214 Tacoma Road
Puyallup, WA 98371

Project Name: Skansie Storage

Intersection: Skansie Ave/Bujacich Dr NW & 89th St NW

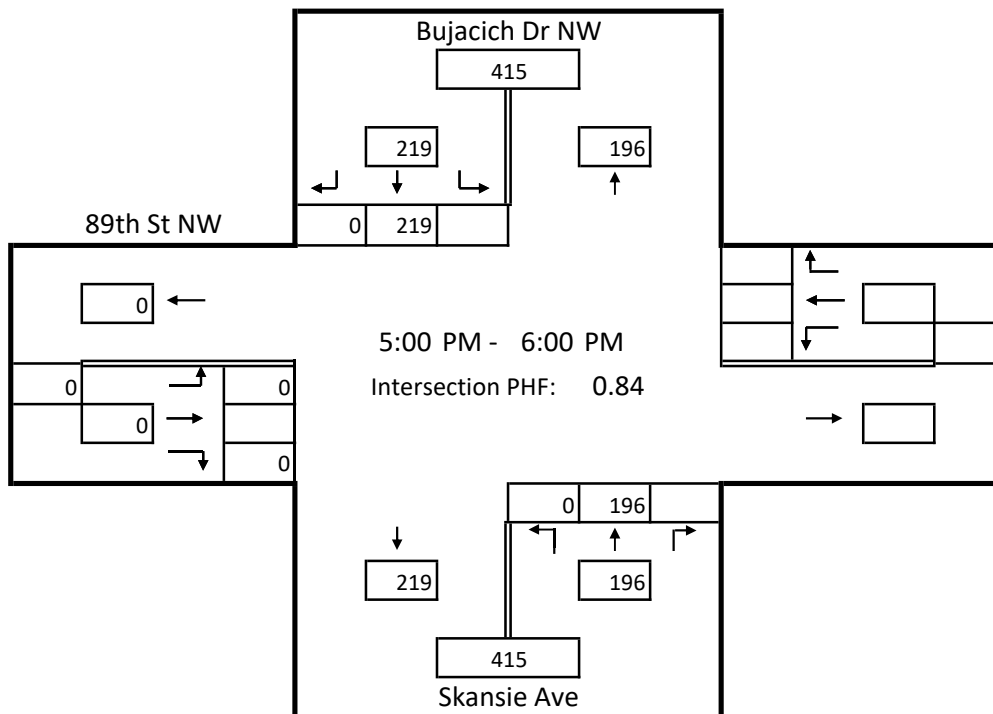
Jurisdiction: City of Gig Harbor

Date of Count: 6/11/2019

Project Number: 4309

Time Period	Southbound Bujacich Dr NW				Westbound				Northbound Skansie Ave				Eastbound 89th St NW				Total
	HV	R	T	L	HV	R	T	L	HV	R	T	L	HV	R	T	L	
4:00 PM	1	0	31						2		47	0	0	0		0	78
4:15 PM	1	0	40						2		51	0	0	0		0	91
4:30 PM	2	0	33						5		51	0	0	0		0	84
4:45 PM	1	0	44						3		53	0	0	0		0	97
5:00 PM	1	0	43						1		42	0	0	0		0	85
5:15 PM	0	0	52						0		45	0	0	0		0	97
5:30 PM	1	0	59						1		51	0	0	0		0	110
5:45 PM	2	0	65						2		58	0	0	0		0	123
Total	9	0	367						16		398	0	0	0		0	765

Peak Hour	5:00 PM to 6:00 PM																Total
Peak Total	4	0	219						4		196	0	0	0		0	415
Heavy Veh.	2.5%								4.0%				0.0%				
PHF	0.84								0.84				0.00				



Mini-Warehouse (151)

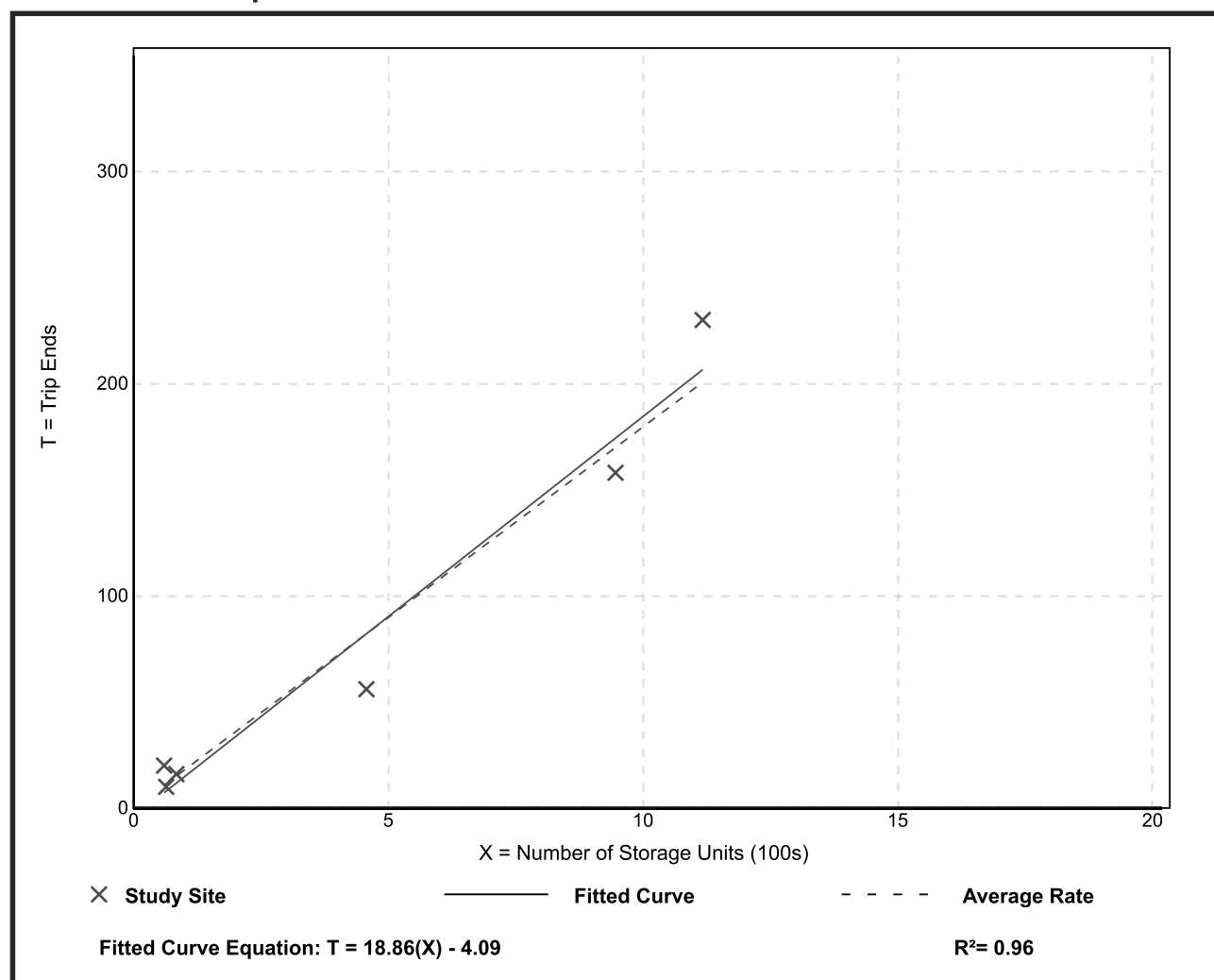
Vehicle Trip Ends vs: Storage Units (100s)
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Storage Units (100s): 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
17.96	12.25 - 33.33	4.13

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

Mini-Warehouse (151)

Vehicle Trip Ends vs: Storage Units (100s)

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 6

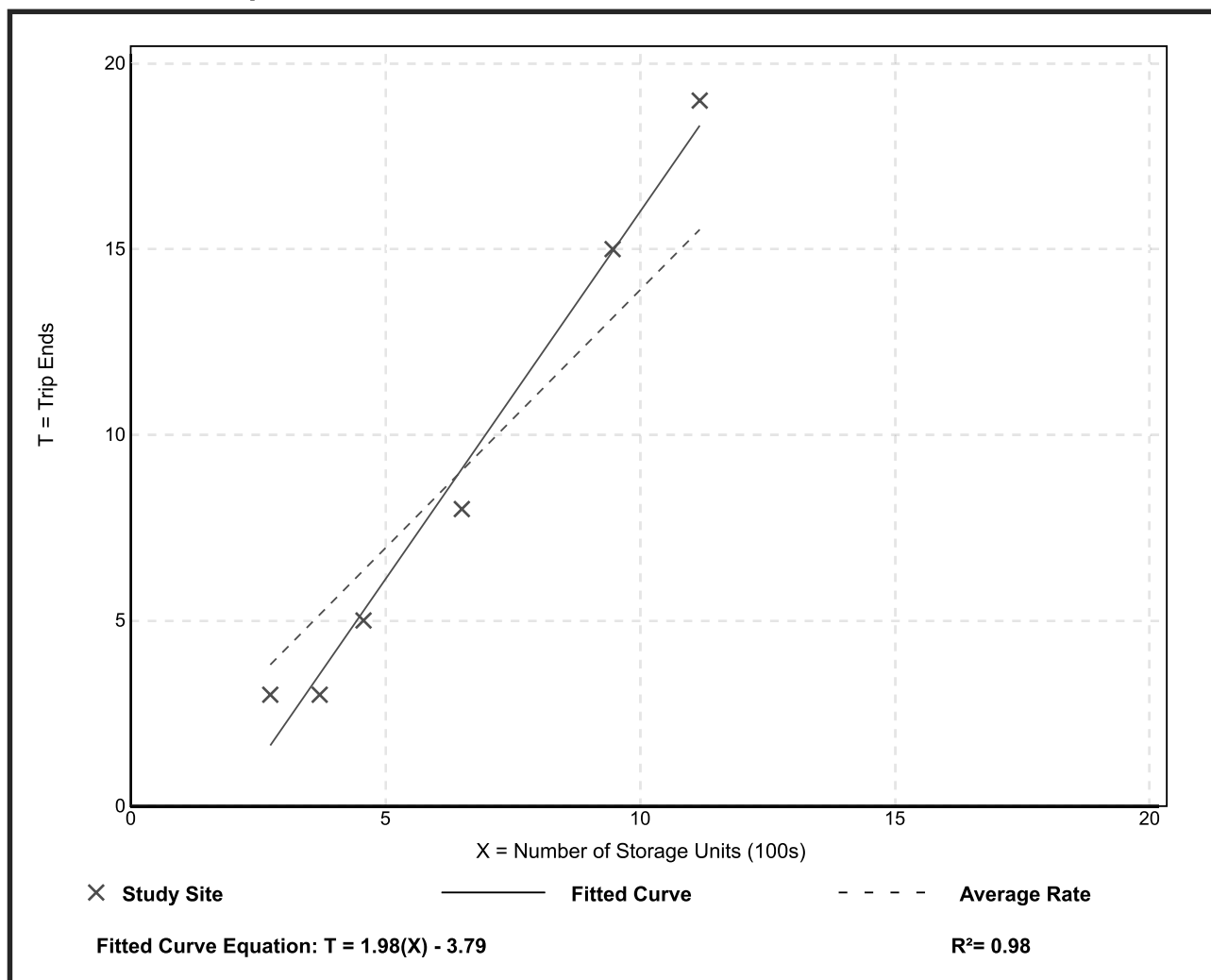
Avg. Num. of Storage Units (100s): 6

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.39	0.81 - 1.70	0.33

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

Mini-Warehouse (151)

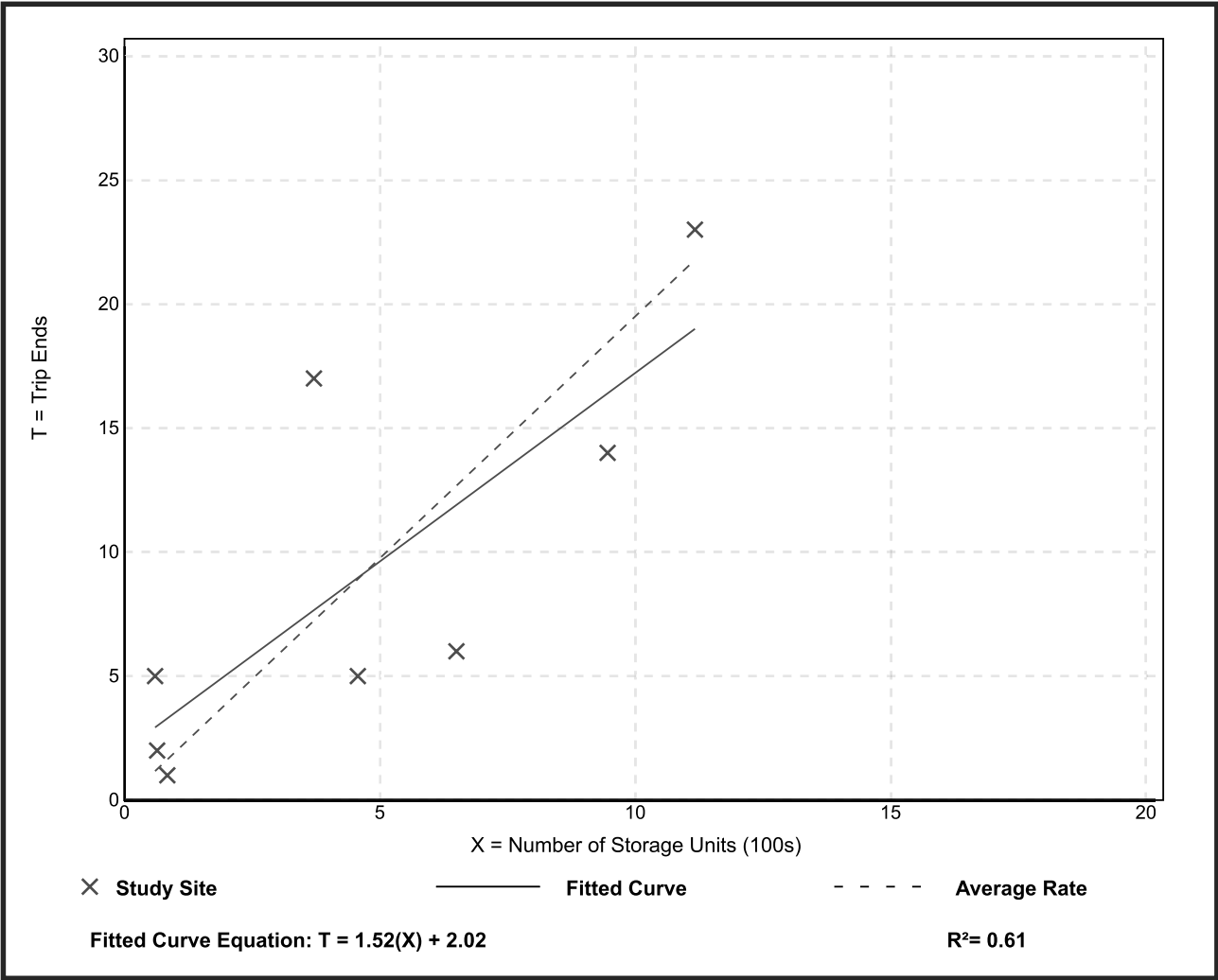
Vehicle Trip Ends vs: Storage Units (100s)
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. Num. of Storage Units (100s): 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.95	0.92 - 8.33	1.40

Data Plot and Equation



Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	3	3	1	208	232	3
Future Vol, veh/h	3	3	1	208	232	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	4	1	248	276	4
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	528	278	280	0	-	0
Stage 1	278	-	-	-	-	-
Stage 2	250	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	511	761	1283	-	-	-
Stage 1	769	-	-	-	-	-
Stage 2	792	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	510	761	1283	-	-	-
Mov Cap-2 Maneuver	510	-	-	-	-	-
Stage 1	768	-	-	-	-	-
Stage 2	792	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	11	0		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1283	-	611	-	-	
HCM Lane V/C Ratio	0.001	-	0.012	-	-	
HCM Control Delay (s)	7.8	0	11	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	6	5	3	208	232	3
Future Vol, veh/h	6	5	3	208	232	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	6	4	248	276	4

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	534	278	280	0	-	0
Stage 1	278	-	-	-	-	-
Stage 2	256	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	507	761	1283	-	-	-
Stage 1	769	-	-	-	-	-
Stage 2	787	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	505	761	1283	-	-	-
Mov Cap-2 Maneuver	505	-	-	-	-	-
Stage 1	766	-	-	-	-	-
Stage 2	787	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.2	0.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1283	-	596	-	-
HCM Lane V/C Ratio	0.003	-	0.022	-	-
HCM Control Delay (s)	7.8	0	11.2	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-



DAVID EVANS
AND ASSOCIATES INC.

Technical Memorandum

DATE: October 28, 2020

TO: Aaron Hulst, P.E.
Senior Engineer
City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335

FROM: Josh Anderson, P.E., PTOE
Senior Transportation Engineer

SUBJECT: Concurrency Report – Skansie Storage

PROJECT: On-Call Traffic Review Services

PROJECT NO.: COGH0000-0061

COPIES: File



In accordance with DEA's agreement to provide concurrency analysis of new developments, this Technical Memorandum reports the results of a test of the proposed development described in **Table 1**.

STARTING POINT: THE 2023 UPDATED CITYWIDE CONCURRENCY PIPELINE MODEL WITH BUJACICH WAREHOUSE

The tested development was added to the traffic model files for the following case:

- **The 2023 Updated Citywide Concurrency Pipeline Model with Bujacich Warehouse, October 5, 2020**

DEVELOPMENTS TESTED

The development included in this test is listed in **Table 1**.

Table 1. Proposed Development

TAZ No.	Name of Development	Proposed Land Use Description
100025	Skansie Storage	Construction of a new 76,843 square foot, 509-unit count warehouse building.



TRIP GENERATION

The trip generation method documented in the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (10th Edition, 2017) is typically used to calculate the project-generated trips. It is typical to select the trip generation rates or equations for the PM peak hour of the adjacent street traffic on a weekday basis to estimate the project-generated trips, because the combination of site-generated traffic and adjacent street traffic is usually at its maximum. **Table 2** summarizes the land use category, size, directional splits, trip rate, and project-generated trips for the proposed **Skansie Storage** project. There are 5 new outbound and 5 new inbound project generated trips.

Table 2. Proposed Project Trip Generation (PM Peak Hour)

Land Use Code/Description	Size	Trip Rate	New Trips	Entering		Exiting	
				Percent	Trips	Percent	Trips
Skansie Storage – Self Storage	4,267 sq ft	1.95 trips / 100 Storage Unit	9.93	50%	4.96	50%	4.96
Rounded New Trips			10		5		5

ROAD IMPROVEMENTS TESTED

The road system includes the currently funded/committed improvements of the 2018-2023 Six-Year Transportation Improvement Program. Access to the proposed development will be provided via a new driveway to 89th Street NW.

TEST PROCEDURES

The following standard procedures were applied:

- The latest concurrency test case used the Gig Harbor Citywide Concurrency Pipeline Traffic Forecasting Model for the **Bujacich Warehouse** as a starting point. The model's study area includes the entire Gig Harbor Peninsula surrounding the city of Gig Harbor with external road connections north to Kitsap County, south to Tacoma, and west to Key Peninsula.
- The proposed development was added into the pipeline land use inventory.
- The trip generation (5 exiting trips and 5 entering trip) was added to the Citywide Concurrency Pipeline Traffic Forecasting Model.
- External trip generation was balanced with the new trip generation within the study area.
- The new site trips were assigned to the road network using the multi-equilibrium method in VISUM software for the PM peak hour.
- Traffic model output volumes were systematically adjusted in a standardized post-processing step to remove the known base year (2017) calibration differences from all forecast volumes.
- Citywide intersection LOS and delay for signalized intersections and sign-controlled intersections was evaluated against the City's concurrency standard using the SYNCHRO program (Version 10). Roundabout LOS was evaluated using the Sidra program (Version 7). Roadway segment volumes were checked against the roadway segment capacity table. Deficient intersections and roadway segments with new site trips passing through are summarized in this memo, and results for all intersections and all road segments in Gig Harbor are shown in the attachments.



SITE TRIP DISTRIBUTION

The proposed project will generate 5 new entering trips and 5 new exiting trips in the PM peak hour. The site trips are primarily present on Skansie Ave and Rosedale St.

The site trip distribution near the project site and the Citywide are shown in Figures 1 and 2 respectively.

Figure 1: Site Trip Distribution – Near the Site

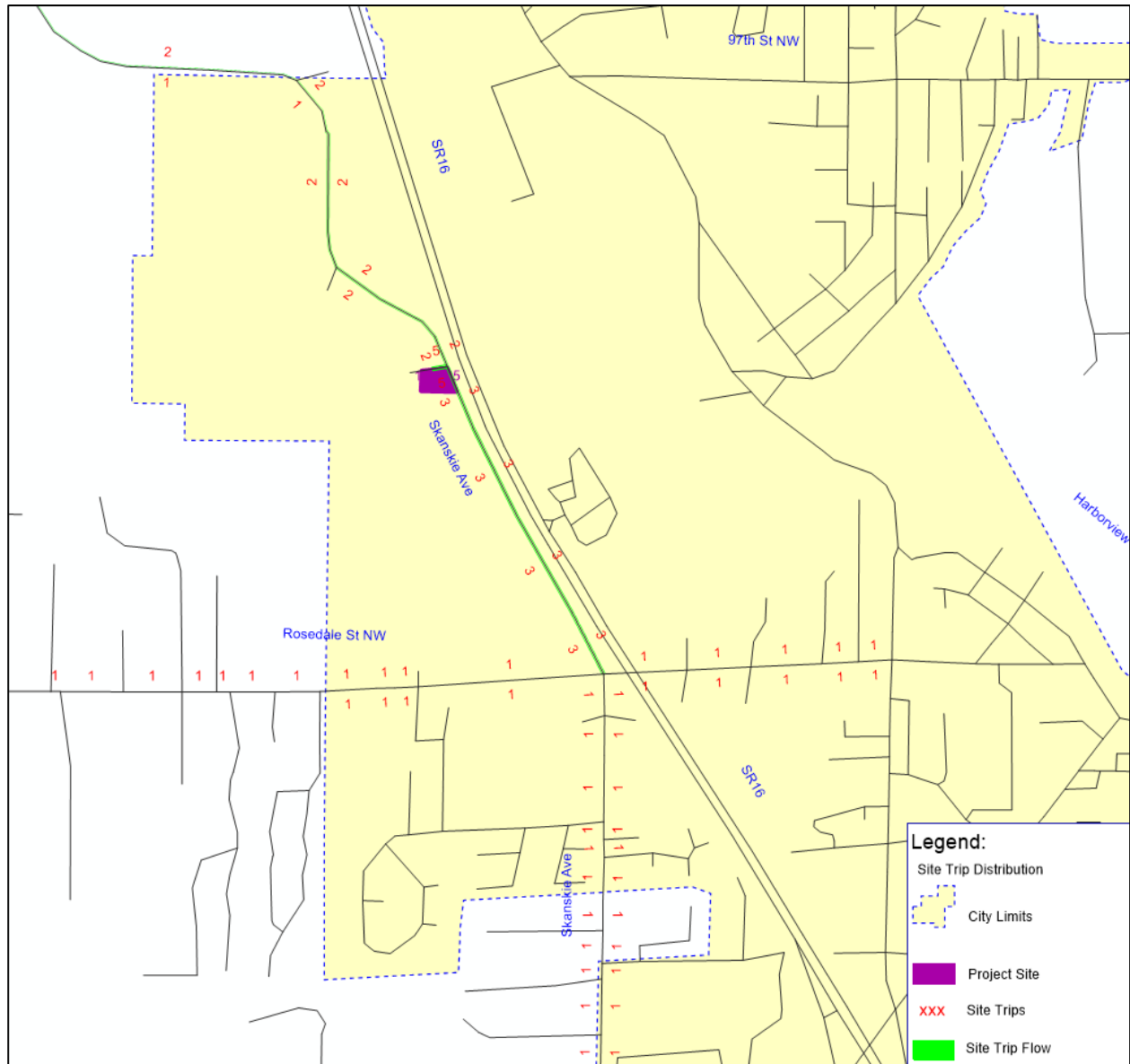
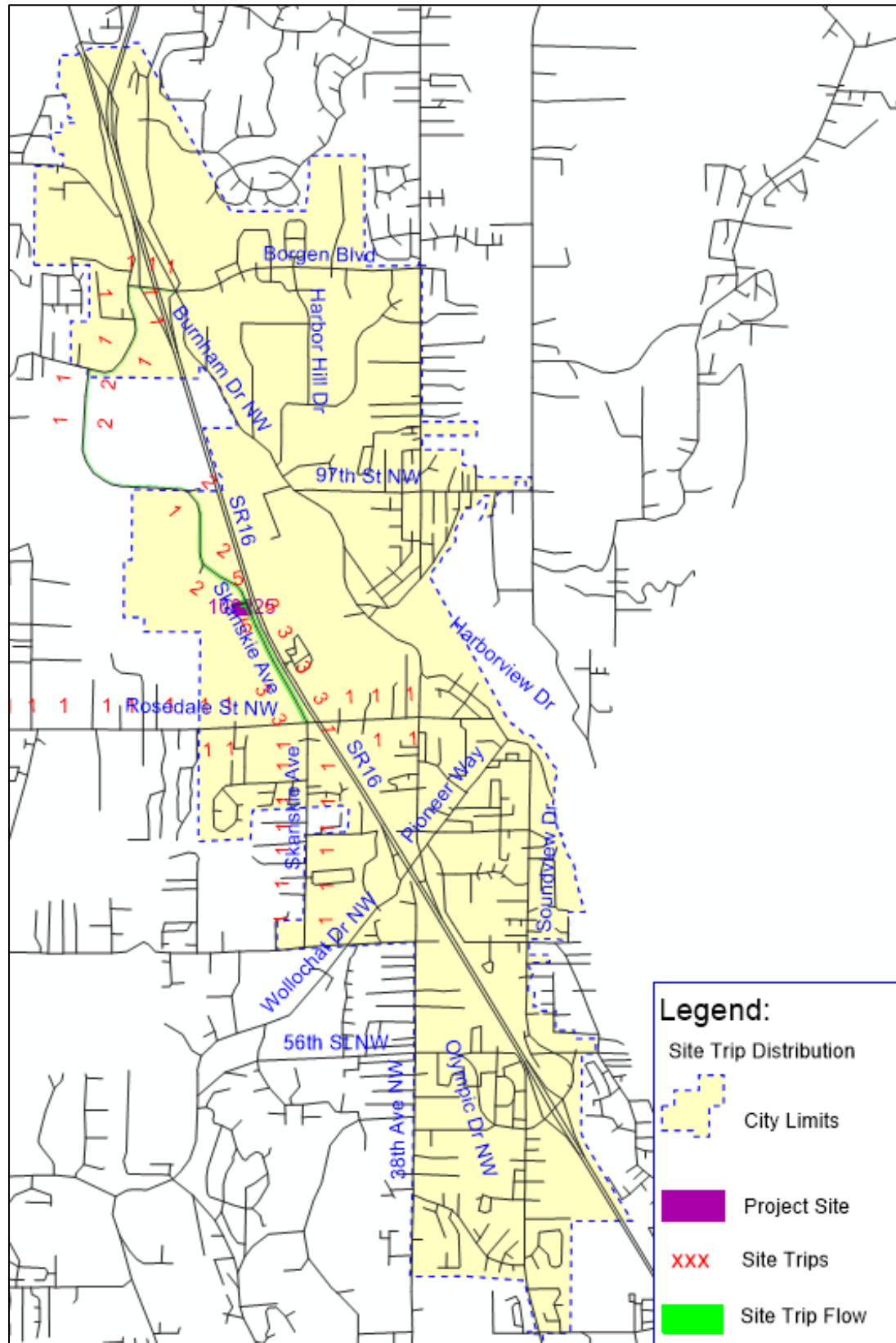




Figure 2: Site Trip Distribution – City Wide





CONCURRENCY TEST RESULTS

The final traffic model volumes were used to evaluate intersection LOS and delay using the citywide SYNCHRO model for sign-controlled and signalized intersections. Roundabout LOS was evaluated using the SIDRA program, where the Highway Capacity Manual 2010 (HCM 2010) methodology was selected for the analysis. The signal timing and phasing assumptions were updated in early 2018 to be consistent with the citywide update of the Transportation Element of the Comprehensive Plan.

Intersection LOS was estimated for the citywide intersections. There are no deficient intersections within the City. The citywide intersection LOS table and map for the pipeline condition with the proposed development are shown in **Attachment A**.

Road capacity analysis was accomplished in Excel. There are no deficient roadway segments within the city limits. The citywide roadway capacity evaluation is shown in **Attachment B**.

ATTACHMENTS:

Attachment A1: Intersection Concurrency Report.pdf

Attachment A2: Gig Harbor Citywide Intersections LOS Map.pdf

Attachment B: Roadway Concurrency Report.pdf

Attachment A: City of Gig Harbor Intersection Concurrency Report

Intersection Evaluation - Pipeline - PM			Bujacich Warehouse					
Jurisdiction	Intersection Location		Intersection Control Type	Forecast Total Volume	Intersection		Improvement Indicated	Site Trips
	Main Route	Cross Street			Delay (sec)	LOS		
North Area								
City	Borgen Blvd	51st Ave NW	Roundabout	3,099	6.4	A		
City	Borgen Blvd	Harbor Hill Drive	Roundabout	3,384	8.9	A		
City	Borgen Blvd	Peacock Hill Ave NW	Roundabout	1,989	12.9	B		
City	Borgen Blvd	Sentinel Dr	2-Way Stop	1,681	24.6	C		
City	Burnham Dr NW	Harbor Hill Dr	Roundabout	1,050	6.5	A		
City	Burnham Dr NW	97th St NW	2-Way Stop	1,123	16.5	C		
City	Burnham Dr NW	Wood Hill Dr NW	2-Way Stop	274	9.2	A		
City	Burnham Dr NW	Sehmel Dr NW	4-Way Stop	999	15.1	C		1
City	Harbor Hill Dr	Sentinel Dr	Roundabout	680	7.2	A		
City	Harbor Hill Dr	50th Ave NW	Roundabout	483	5.0	A		
Following Intersections are not under city control but are of interest for planning purposes								
WSDOT	Burnham Dr NW	SR 16 EB Ramp	Roundabout	2,074	10.2	B		1
WSDOT	Borgen Blvd	SR 16 WB Ramp	Roundabout	4,560	16.6	B	Metering (2019 TIP #15)	
UGA	Sehmel Dr NW	Bujacich Rd NW	2-Way Stop	774	14.7	B		2
UGA	144th St NW	54th Ave NW	2-Way Stop	1,083	160.1	F	Tolerate: Outside City	
UGA	144th St NW	Peacock Hill Ave NW	4-Way Stop	971	12.9	B		
UGA	54th Ave NW	Canterwood Dr NW	2-Way Stop	575	12.4	B		
UGA	Canterwood Blvd NW	Baker Way NW	2-Way Stop	735	17.3	C		
UGA	Peacock Hill Ave NW	Canterwood Dr NW	2-Way Stop	569	10.1	B		
UGA	Purdy Dr NW	144th St NW	Signal	1,376	29.3	C		
UGA	Purdy Dr NW	SR 302	Signal	2,408	56.2	E		
UGA	Purdy Dr NW	Goodnough Dr NW (South)	2-Way Stop	2,119	36.2	E	Tolerate: Outside City	
UGA	Purdy Dr NW	Goodnough Dr NW (North)	2-Way Stop	1,936	24.6	C		

Note: for 2-way stop intersections, the delay obtained from the worst delay approach. For T-intersection with stop control, 2-way stop represents stop control on the side street only.

Attachment A: City of Gig Harbor Intersection Concurrency Report

Intersection Evaluation - Pipeline - PM			Bujacich Warehouse					
Jurisdiction	Intersection Location		Intersection Control Type	Forecast Total Volume	Intersection		Improvement Indicated	Site Trips
	Main Route	Cross Street			Delay (sec)	LOS		
East Area								
City	Burnham Dr NW	96th St NW	2-Way Stop	1,070	16.1	C		
City	Burnham Dr NW	96th St Ct	2-Way Stop	798	13.4	B		
City	Harborview Dr	Austin St NW	4-Way Stop	901	15.4	C		
City	Harborview Dr	Stinson Ave	Roundabout	1,390	7.1	A	New RAB (2019 TIP #7)	
City	Harborview Dr	Rosedale St NW	2-Way Stop	915	11.2	B		
City	Harborview Dr	Pioneer Way	4-Way Stop	918	14.4	B		
City	Harborview Dr	Soundview Dr	2-Way Stop	788	13.4	B		
City	N Harborview Dr	Vernhardson St NW	2-Way Stop	631	8.8	A		
City	N Harborview Dr	Peacock Hill Ave	2-Way Stop	991	29.6	D		
City	N Harborview Dr	Austin St NW	2-Way Stop	1,385	7.8	A		
City	Olympic Dr	Hollycroft St	Signal	1,556	9.3	A		
City	Olympic Dr	Spur To Hollycroft NW	Free	1,603			NB one-way (2019 TIP #29)	
City	Peacock Hill Ave	96th St NW	2-Way Stop	536	11.0	B		
City	Pioneer Way	Judson St	2-Way Stop	508	13.1	B		
City	Pioneer Way	Edwards Dr	2-Way Stop	543	13.7	B		
City	Pioneer Way	Grandview St	Signal	872	5.8	A		
City	Pioneer Way	Kimball Dr	Signal	1,338	11.9	B		
City	Soundview Dr	Judson St	2-Way Stop	806	10.0	A		
City	Soundview Dr	Grandview St	2-Way Stop	1,034	29.9	D		
City	Soundview Dr	64th St NW	Signal	1,586	16.1	B	Intersection Imp. (2019 TIP #19)	
City	Stinson Ave	Rosedale St NW	Roundabout	1,441	6.7	A	New RAB (2019 TIP #3)	1
City	Stinson Ave	Edwards Dr	2-Way Stop	839	13.4	B		
City	Stinson Ave	Grandview St	4-Way Stop	1,081	16.6	C		
Following Intersections are not under city control but are of interest for planning purposes								
WSDOT	Pioneer Way	SR 16 WB Ramp	Signal	2,104	45.6	D	Right turn slip lane (2019 TIP #9)	
WSDOT	Olympic Dr	SR 16 WB Ramp	Signal	3,080	53.7	D	Intersection Imp. (2019 TIP #23)	
WSDOT	24th St NW	SR 16 WB Ramp	Signal	1,264	23.3	C		
UGA	24th St NW	14th Ave NW	2-Way Stop	443	11.9	B		
UGA	Crescent Valley Dr NW	Vernhardson St NW	2-Way Stop	552	21.4	C		
UGA	Reid Dr NW	Hollycroft St	2-Way Stop	601	14.6	B		
County	Crescent Valley Dr NW	Drummond Dr NW	2-Way Stop	537	12.1	B		

Note: for 2-way stop intersections, the delay obtained from the worst delay approach. For T-intersection with stop control, 2-way stop represents stop control on the side street only.

Attachment A: City of Gig Harbor Intersection Concurrency Report

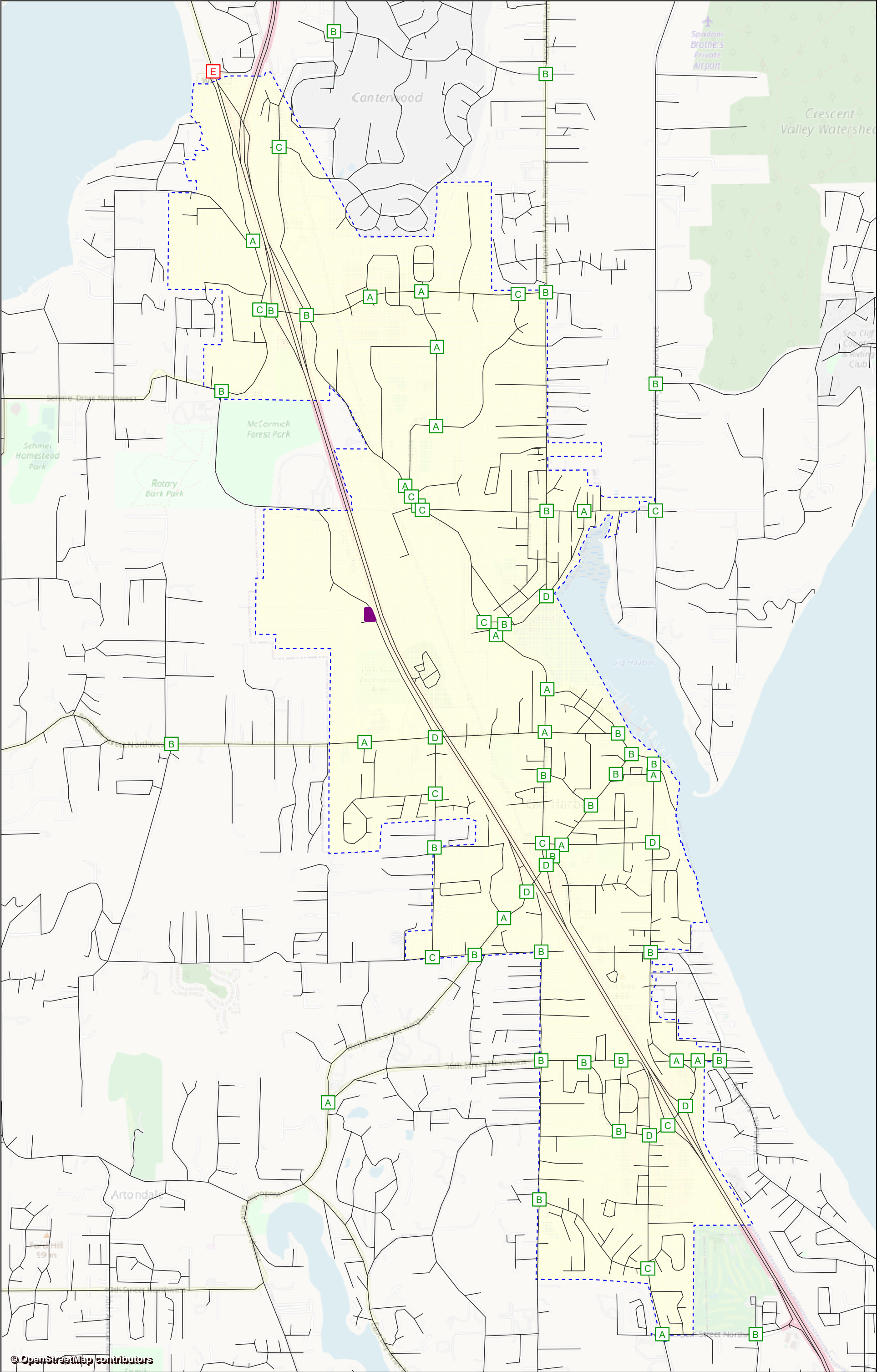
Intersection Evaluation - Pipeline - PM				Bujacich Warehouse				
Jurisdiction	Intersection Location		Intersection Control Type	Forecast Total Volume	Intersection		Improvement Indicated	Site Trips
	Main Route	Cross Street			Delay (sec)	LOS		
West Area								
City	38th Ave NW	Briarwood Ln NW	2-Way Stop	560	13.5	B		
City	56th St NW	38th Ave NW	Signal	1,916	16.7	B		
City	Hunt St NW	Skansie Ave	2-Way Stop	933	21.4	C		1
City	Hunt St NW	38th Ave NW	4-Way Stop	678	11.9	B	Intersection Imp. (2019 TIP #14)	
City	Olympic Dr	Point Fosdick Dr NW	Signal	3,669	46.1	D	Right turn slip lane (2019 TIP #9)	
City	Olympic Dr	50th St Ct NW	Signal	1,843	15.4	B		
City	Olympic Dr	56th St NW	Signal	1,719	12.4	B		
City	32nd Ave NW	56th St NW	2-Way Stop	456	11.8	B		
City	Point Fosdick Dr NW	Briarwood Ln NW	2-Way Stop	832	16.4	C		
City	Point Fosdick Dr NW	36th St NW	Roundabout	823	6.5	A		
City	Rosedale St NW	Skansie Ave	4-Way Stop	1,280	27.5	D		4
City	Rosedale St NW	Schoolhouse Ave NW	Signal	713	8.4	A		1
City	Skansie Ave	North Creek Ln	2-Way Stop	849	16.2	C		1
City	Wollochet Dr NW	Wagner Way	Signal	1,466	7.1	A	New Signal (2019 TIP #11)	
City	Wollochet Dr NW	Hunt St NW	Signal	1,870	16.4	B		1
Following Intersections are not under city control but are of interest for planning purposes								
WSDOT	Wollochet Dr NW	SR 16 EB Ramp	Signal	2,024	54.3	D	Right turn lane (2019 TIP #10)	
WSDOT	Olympic Dr	SR 16 EB Ramp	Signal	3,180	21.7	C		
County	Wollochet Dr NW	Fillmore Dr NW	Signal	1,654	9.6	A		1
County	Rosedale St NW	Lombard Dr NW	4-Way Stop	440	11.7	B		1
UGA	24th St NW	Jahn Ave NW	2-Way Stop	1,238	Err*	F	Tolerate: Outside City	
UGA	36th St NW	22nd Ave NW	Signal	727	13.1	B		
UGA	46th Ave NW	72nd St NW	2-Way Stop	568	11.2	B		1

Note: for 2-way stop intersections, the delay obtained from the worst delay approach. For T-intersection with stop control, 2-way stop represents stop control on the side street only.

* Delay cannot be calculated due to capacity constraints

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Gig Harbor Concurrency LOS - Bujacich Warehouse



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David Evans and Associates, Inc.

Created on: 05.10.2020

Gig Harbor 2023PM Test #47.ver

17.01

Attachment B: City of Gig Harbor Roadway Concurrency Report

Road Segment Evaluation - Pipeline - PM												
Bujacich Warehouse												
Juris.	Road Funct. Class	Route Name	Segment From	Segment To	2-Way Thru Lanes	Left Turn Median	# of Side-Walks	Peak Hour Capacity	Forecast Peak Hour Volume	Road Capacity Available	Improvement Indicated	Site Trips
North Area												
City	Principal	Borgen Blvd	SR 16 WB Ramp	51st Ave NW	4	YES	2	3,600	2,596	1,004		
City	Principal	Borgen Blvd	51st Ave NW	Harbor Hill Dr	4	YES	2	3,600	2,716	884		
City	Principal	Borgen Blvd	Harbor Hill Dr	Peacock Hill Ave NW	4	YES	2	3,600	1,446	2,154		
City	Principal	Burnham Dr NW	SR 16 EB Ramp	SR 16 WB Ramp	3	YES	2	2,700	1,904	796	2019 TIP #20	1
City	Minor	Burnham Dr NW	SR 16 WB Ramp	53rd Ave Ct NW	2	no	1	1,400	914	486	2019 TIP #21	
City	Minor	Burnham Dr NW	53rd Ave Ct NW	McCormick Cr Dr	2	no		1,200	758	442	2019 TIP #21	
City	Minor	Burnham Dr NW	McCormick Creek Dr	Harbor Hill Dr	2	no		1,200	679	521	2019 TIP #21	
City	Minor	Burnham Dr NW	Harbor Hill Dr	97th St NW	2	no	2	1,600	1,101	499	2019 TIP #18	
City	Minor	Burnham Dr NW	97th St NW	96th St NW	2	no	2	1,600	922	678	2019 TIP #18	
City	Collector	Canterwood Blvd NW	City Limits	Borgen Blvd	3	YES	2	2,700	1,001	1,699		
City	Minor	Harbor Hill Dr	Borgen Blvd	Costco Road	4	YES	2	3,600	1,430	2,170		
City	Minor	Harbor Hill Dr	Costco Road	Sentinel Dr	2	YES	2	1,800	383	1,417		
City	Minor	Harbor Hill Dr	Sentinel Dr	Burnham Dr NW	2	YES	2	1,800	431	1,369		
City	Minor	Peacock Hill Ave NW	Borgen Blvd	96th St NW	2	no		1,200	463	737		
City	Collector	Burnham Dr NW	Wood Hill Dr NW	Sehmel Dr NW	2	no		1,200	247	953		
City	Principal	Burnham Dr NW	Sehmel Dr NW	SR 16 EB Ramp	2	YES		1,400	1,000	400		1
Following road segments are not under city control												
WSDOT	Ramp	SR 16 WB Off-Ramp	SR 16	Borgen Blvd	2			2,000	1,508	492		
WSDOT	Ramp	SR 16 WB On-Ramp	Borgen Blvd	SR 16	2			2,000	1,051	949		
WSDOT	Ramp	SR 16 EB Off-Ramp	SR 16	Burnham Dr NW	2			2,000	517	1,483		
WSDOT	Ramp	SR 16 EB On-Ramp	Burnham Dr NW	SR 16	2			2,000	739	1,261		
UGA	Minor	144th St NW	Purdy Dr NW	54th Ave NW	2	no		1,200	825	375		
UGA	Minor	144th St NW	54th Ave NW	Peacock Hill Ave NW	2	no		1,200	566	634		
UGA	Collector	54th Ave NW	144th St NW	Canterwood Dr NW	2	no		1,200	515	685		
UGA	Collector	54th Ave NW	Canterwood Dr NW	Canterwood Blvd NW	2	no		1,200	554	646		
UGA	Collector	Bujacich Rd NW	Sehmel Dr NW	96th St NW	2	no		1,200	479	721		2
UGA	Collector	Burnham Dr NW	Purdy Dr NW	Wood Hill Dr NW	2	no		1,200	126	1,074		
UGA	Collector	Canterwood Blvd NW	54th Ave NW	Baker Way NW	2	no		1,200	640	560		
UGA	Minor	Peacock Hill Ave NW	144th St NW	Canterwood Dr NW	2	no		1,200	539	661		
UGA	Minor	Peacock Hill Ave NW	Canterwood Dr NW	Borgen Blvd	2	no		1,200	560	640		
UGA	Minor	Purdy Dr NW	147th St Ct NW	144th St NW	2	no		1,200	885	315		
UGA	Minor	Purdy Dr NW	144th St NW	Purdy Ln NW	2	no		1,200	940	260		
UGA	Minor	Purdy Dr NW	Purdy Ln NW	SR302	2	YES		1,400	833	567		
UGA	Minor	Purdy Dr NW	SR302	Goodnough Dr NW	4	YES		2,800	2,059	741		
UGA	Minor	Sehmel Dr NW	Burnham Dr NW	Bujacich Rd NW	2	no		1,200	699	501		1

Attachment B: City of Gig Harbor Roadway Concurrency Report

Road Segment Evaluation - Pipeline - PM												
Bujacich Warehouse												
Juris.	Road Funct. Class	Route Name	Segment From	Segment To	2-Way Thru Lanes	Left Turn Median	# of Side-Walks	Peak Hour Capacity	Forecast Peak Hour Volume	Road Capacity Available	Improvement Indicated	Site Trips
East Area												
City	Minor	64th St NW	Soundview Dr	Reid Dr NW	2	no		1,200	237	963		
City	Collector	96th St NW	Burnham Dr NW	Peacock Hill Ave	2	no		1,200	10	1,190		
City	Collector	96th St NW	Peacock Hill Ave	N Harborview Dr	2	no		1,200	98	1,102		
City	Minor	Burnham Dr	96th St NW	Harborview Dr	2	no	2	1,600	1,033	567	2019 TIP #18	
City	Local	Grandview St	Stinson Ave	Pioneer Way	2	no	1	1,400	243	1,157		
City	Collector	Grandview St	Pioneer Way	Soundview Dr	2	no	1	1,400	173	1,227	2019 TIP #25	
City	Minor	Harborview Dr	Burnham Dr	N Harborview Dr	2	no		1,200	262	938		
City	Minor	Harborview Dr	N Harborview Dr	Stinson Ave	2	YES	1	1,600	1,369	231		
City	Minor	Harborview Dr	Stinson Ave	Rosedale St NW	2	YES	2	1,800	1,480	320		
City	Minor	Harborview Dr	Rosedale St NW	Pioneer Way	2	no	2	1,600	860	740		
City	Minor	Harborview Dr	Pioneer Way	Soundview Dr	2	no	2	1,600	645	955		
City	Local	Hollycroft St	Soundview Dr	Olympic Dr	2	no	1	1,400	412	988		
City	Local	Hollycroft St	Olympic Dr	Reid Dr NW	2	no	1	1,400	412	988		
City	Minor	Hunt St NW	Kimball Dr	Soundview Dr	2	no	1	1,400	416	984		
City	Principal	Kimball Dr	Pioneer Way	64th St NW	2	YES	2	1,800	702	1,098		
City	Collector	N Harborview Dr	96th St NW	Peacock Hill Ave	2	no	1	1,400	552	848		
City	Minor	N Harborview Dr	Peacock Hill Ave	Harborview Dr	2	no	2	1,600	982	618		
City	Minor	Olympic Dr	Soundview Dr	Hollycroft St	2	YES	2	1,800	1,301	499		
City	Minor	Olympic Dr	Hollycroft St	Spur To Hollycroft NW	2	YES	2	1,800	1,367	433		
City	Minor	Olympic Dr	Spur To Hollycraft NW	SR 16 WB Ramp	4	YES	2	3,600	1,602	1,998		
City	Minor	Peacock Hill Ave	96th St NW	N Harborview Dr	2	no	1	1,400	433	967		
City	Minor	Pioneer Way	Harborview Dr	Judson St	2	no	2	1,600	327	1,273		
City	Minor	Pioneer Way	Judson St	Edwards Dr	2	no	1	1,400	306	1,094		
City	Minor	Pioneer Way	Edwards Dr	Grandview St	2	no	1	1,400	830	570		
City	Minor	Pioneer Way	Grandview St	Kimball Dr	2	no	1	1,400	952	448		
City	Minor	Pioneer Way	Kimball Dr	SR 16 WB Ramp	2	YES	2	1,800	1,055	745	2019 TIP #27	
City	Minor	Reid Dr NW	64th St NW	Hollycroft St	2	no		1,200	255	945		
City	Collector	Rosedale St NW	Skansie Ave	Stinson Ave	2	no	1	1,400	735	665		1
City	Collector	Rosedale St NW	Stinson Ave	Harborview Dr	2	no	1	1,400	270	1,130		
City	Minor	Soundview Dr	Harborview Dr	Judson St	2	no	1	1,400	701	699		
City	Minor	Soundview Dr	Judson St	Grandview St	2	no	1	1,400	766	634		
City	Minor	Soundview Dr	Grandview St	Hunt St NW	2	YES	1	1,600	986	614		
City	Minor	Soundview Dr	Hunt St NW	Olympic Dr	2	YES	1	1,600	1,312	288		
City	Minor	Stinson Ave	Harborview Dr	Rosedale St NW	2	no	1	1,400	782	618		
City	Minor	Stinson Ave	Rosedale St NW	Edwards Dr	2	no	1	1,400	963	437	2019 TIP #2	
City	Minor	Stinson Ave	Edwards Dr	Grandview St	2	no	1	1,400	955	445	2019 TIP #2	
City	Minor	Stinson Ave	Grandview St	Pioneer Way	2	no	2	1,600	698	902		
Following road segments are not under city control												
WSDOT	Principal	Olympic Dr	SR 16 WB Ramp	SR 16 EB Ramp	4	YES	2	3,600	2,347	1,253		
WSDOT	Minor	Pioneer Way	SR 16 WB Ramp	SR 16 EB Ramp	2	YES		1,400	1,505	-105	WSDOT's responsibility.	
WSDOT	Ramp	SR 16 WB Off-Ramp	SR 16	Olympic Dr	2			2,000	1,078	922		
WSDOT	Ramp	SR 16 WB On-Ramp	Olympic Dr	SR 16	2			2,000	709	1,291		
WSDOT	Ramp	SR 16 WB Ramp	SR 16	Pioneer Way	2			2,000	894	1,106		
UGA	Minor	24th St NW	Reid Dr NW	SR 16 WB Ramp	2	no		1,200	412	788		
UGA	Collector	Vernhardson St	N Harborview Dr	Crescent Valley Dr NW	2	no		1,200	546	654		
UGA	Minor	Reid Dr NW	Hollycroft St	42nd St NW	2	no		1,200	475	725		
UGA	Minor	Reid Dr NW	42nd St NW	24th St NW	2	no		1,200	386	814		

Attachment B: City of Gig Harbor Roadway Concurrency Report

Road Segment Evaluation - Pipeline - PM												Bujacich Warehouse
Juris.	Road Funct. Class	Route Name	Segment From	Segment To	2-Way Thru Lanes	Left Turn Median	# of Side-Walks	Peak Hour Capacity	Forecast Peak Hour Volume	Road Capacity Available	Improvement Indicated	Site Trips
West Area												
City	Local	36th St NW	SR 16 EB Ramp	22nd Ave NW	3	no		1,800	347	1,453		
City	Local	36th St NW	22nd Ave NW	Point Fosdick Dr NW	2	no		1,200	575	625		
City	Collector	38th Ave NW	Hunt St NW	56th St NW	2	no		1,200	644	556	2019 TIP #16	
City	Collector	38th Ave NW	56th St NW	50th St Ct NW	2	no		1,200	328	872	2019 TIP #6	
City	Collector	38th Ave NW	50th St Ct NW	Briarwood Ln NW	2	no		1,200	395	805	2019 TIP #5	
City	Collector	Skansie Ave	72nd St NW	Hunt St NW	2	no	1	1,400	600	800		1
City	Collector	50th St Ct NW	56th St NW	38th Ave NW	2	no		1,200	307	893	2019 TIP #17	
City	Collector	56th St NW	Point Fosdick Dr NW	Olympic Dr NW	2	no	2	1,600	438	1,162		
City	Minor	56th St NW	Olympic Dr NW	38th Ave NW	4	YES	2	3,600	1,632	1,968		
City	Collector	Hunt St NW	38th Ave NW	Wollochet Dr NW	2	no	2	1,600	657	943		
City	Collector	Hunt St NW	Wollochet Dr NW	Skanski Ave	2	no	2	1,600	853	747		1
City	Principal	Hunt St NW	Skansie Ave	48th Ave NW	2	no	2	1,600	416	1,184		
City	Principal	Olympic Dr NW	SR 16 EB Ramp	Point Fosdick Dr NW	5	YES	2	4,500	2,700	1,800		
City	Principal	Olympic Dr NW	Point Fosdick Dr NW	50th St Ct NW	4	YES	2	3,600	1,552	2,048		
City	Collector	Olympic Dr NW	50th St Ct NW	56th St NW	4	YES	2	3,600	1,485	2,115		
City	Minor	Point Fosdick Dr NW	56th St NW	Olympic Dr NW	4	YES		2,800	734	2,066		
City	Minor	Point Fosdick Dr NW	Olympic Dr NW	45th St Ct NW	4	YES	2	3,600	1,814	1,786		
City	Minor	Point Fosdick Dr NW	45th St Ct NW	Briarwood Ln NW	4	YES		2,800	696	2,104		
City	Collector	Point Fosdick Dr NW	Briarwood Ln NW	36th St NW	2	no		1,200	705	495		
City	Collector	Rosedale St NW	Skansie Ave	Schoolhouse Ave NW	2	no	2	1,600	569	1,031		1
City	Collector	Rosedale St NW	Schoolhouse Ave NW	54th Ave NW	2	YES		1,400	598	802		1
City	Collector	Skansie Ave	Rosedale St NW	North Creek Ln	2	YES		1,400	786	614	2019 TIP #26	2
City	Minor	Skansie Ave	North Creek Ln	72nd St NW	2	YES		1,400	536	864	2019 TIP #26	1
City	Minor	Wollochet Dr NW	SR 16 EB Ramp	Wagner Way	2	YES	2	1,800	1,490	310	2019 TIP #27	
City	Minor	Wollochet Dr NW	Wagner Way	Hunt St NW	2	YES	2	1,800	1,314	486	2019 TIP #27	
City	Minor	Wollochet Dr NW	Hunt St NW	62nd St NW	2	no	2	1,600	624	976		
Following road segments are not under city control												
WSDOT	Ramp	SR 16 EB Ramp	SR 16	Wollochet Dr NW	2			2,000	1,006	994		
WSDOT	Ramp	SR 16 EB Off-Ramp	SR 16	Olympic Dr NW	2			2,000	651	1,349		
WSDOT	Ramp	SR 16 EB On-Ramp	Olympic Dr NW	SR 16	2			2,000	500	1,500		
UGA	Minor	24th St NW	SR 16 WB Ramp	Jahn Ave NW	2	no		1,200	1,173	27		
UGA	Minor	56th St NW	38th Ave NW	43rd Ave NW	2	no		1,200	1,058	142		
UGA	Minor	Jahn Ave NW	24th St NW	Stone Dr NW	2	no		1,200	840	360		
UGA	Collector	Skansie Ave	96th St NW	Rosedale St NW	2	no		1,200	783	417		4

P:\C\COGH0000006\10600\INFO\TT\Concurrency tests\47 - Bujacich Warehouse\COGH Link+Intrn ConcurSystem_Pipeline+46.xlsm\LinkTable-Complete



City of Gig Harbor Transportation Concurrency Management Program Capacity Reservation Certificate Application

Submit completed application to:
City of Gig Harbor Public Works Department
3510 Grandview Street, Gig Harbor, Washington 98335
(253) 851-6170

\$90.00 Paid (Commercial Only) _____

Today's Date 07/23/2019

Gig Harbor Project # PL-SPR-19-0010

1. Applicant (Developer ☒ or Owner ☐) please select one

Name Christian Harkson Company CMC Development Telephone 253-232-6050
Address 8725 Randall Dr. NW City/State/Zip Gig Harbor 98332

2. Property Owner (If other than applicant)

Name Randy Chopp Company CMC Development Inc Telephone 253-381-5341
Address 8725 Randall Dr NW City/State/Zip Gig Harbor, WA, 98332

Project Name Skansie Mini Storage

Project Address 8698 Skansie Ave NW, Gig Harbor, Total Acreage 2.18

3. Parcel # 0221063044 (Attach a Legal Description and site plan)

4. Property Description (check one)

Note: Applicants are responsible for accurate land use designations. The issuance of a Capacity Reservation Certificate does not constitute land use or development approval.

Existing

☐ Short Plat ☐ Commercial/Industrial ☐ Mixed use
☐ Sub-division ☐ Multi-family (3+ units) ☐ Single-Family

Proposed

☐ Short Plat ☒ Commercial/Industrial ☐ Mixed use
☐ Sub-division ☐ Multi-family (3+ units) ☐ Single-Family

Phasing Information

25,525 (Ground Floor)

A. Number of new dwelling units _____ B. Commercial building area in gross square feet Gross sq all levels 78,375

5. Number of New PM Peak hour trips 10

☒ **Proposed Site Design Information** (attach Legal Description and a site plan depicting proposed road/driveway access point(s) for the development)

6. Land Use Codes: GHMC 19.10.011

(Most recent edition of Trip Generation from the Institute of Transportation Engineers)

Upon submission and acceptance of this completed Transportation CRC application, the Director shall conduct a Traffic Model Run and issue a Traffic Report for those applications meeting the requirements of the City of Gig Harbor Municipal Code, Section 19.10.003(B)(1). In performing the concurrency evaluation for transportation facilities, the Director shall determine, based on the conclusion of the Traffic Report, whether a proposed development can be accommodated within the existing or planned capacity of City transportation facilities.

If the Director determines that the proposed development will cause the Level of Service (LOS) of a city-owned transportation facility to decline below the Standards adopted in the transportation element of the city's comprehensive plan, and improvements or strategies to accommodate the impacts of development are not planned to be made concurrent with development, a Transportation CRC and the underlying development permit, if such an application has been made, shall be denied. Upon denial, the applicant may perform one of the following:

1. Appeal the findings of the Traffic Report in accordance with GHMC 19.10.021;
2. Offer alternative data and/or perform an independent traffic impact analysis at the applicant's sole expense in

support of alternative conclusions. Any study shall be in accordance with GHMC 19.10.027;

3. Modify the development proposal to lessen the traffic impacts and/or identify voluntary transportation improvements as mitigation to be provided by the applicant at the applicant's cost and re-apply for capacity review. Re-application shall require re-payment of the Traffic Report preparation fee in accordance with GHMC 19.10.011(B); or
4. Withdraw the CRC application.



Intent of Request for Credit: GHMC 19.12.083

- A. Credit Allowed. The Director shall reduce the calculated proportionate share for a particular development by giving credit for the benefit factors described in this section.
- B. Procedure for Obtaining Credit, Time to Request Credit. **Request for credits** against impact fees will not be considered unless the developer makes the request in writing, concurrent with submission of the application for the underlying development permit triggering the impact fee. For example, credit for impact fees relating to a preliminary plat must be submitted concurrent with submission of the application for the preliminary plat application, not the final plat or building permits for development in the plat.
- C. Benefit Factors. The Director will consider the following benefit factors when determining whether an impact fee credit is appropriate:
 1. Developer's Dedication of Land and/or Construction of System Improvements. The value of any dedication of land for, improvement to, or new construction of any system improvements provided by the developer, to facilities required by the city that are identified in the capital facilities plan and that are required by the city as a condition of approving the development activity, as long as the following conditions are satisfied,
 - a. The system improvements are located on land owned by the city; and
 - b. A designated public owner is responsible for permanent, continuing maintenance and operation of the system improvements; and
 - c. The Director determines that the system improvements correspond to the type(s) of transportation system improvements that are reasonably related to the development as determined pursuant to this chapter; and
 - d. The Director determines an analysis of supply and demand data of the Six-Year Transportation Improvement Plan (TIP) that the proposed transportation system improvements better meet the city's need for transportation system improvements than would payment of funds to mitigate the transportation impacts of the development;
 - e. In the determination of credit toward the impact fee, the Director shall also consider the extent to which the proposed dedication or conveyance meets the following criteria:
 - i. The land should result in an integral element of the Gig Harbor road system;
 - ii. The land is suitable for future transportation facilities;
 - iii. The land is of appropriate size and of an acceptable configuration;
 - iv. The land has public access via a public street or an easement of an equivalent width and accessibility;
 - v. The land is located in or near areas designated by the city on land use plans for park, trail or recreational purposes;
 - vi. The land provides linkage between Gig Harbor and/or other publicly owned recreation and transportation properties;
 - vii. The land has been surveyed or adequately marked with survey monuments, or is otherwise readily distinguishable from adjacent privately-owned property;
 - viii. The land has no known physical problems associated with it, such as the presence of hazardous waste, drainage, erosion or flooding problems which the director or superintendent determines would cause inordinate demands on public resources for maintenance and operation;
 - ix. The land has no known safety hazards;
 - x. The developer is able to provide documentation, as nearly as practicable, of the land's compliance with the criteria of this subsection, and of clear title;
 - xi. The developer is able to provide and fund a long-term method, acceptable to the Director, for the management and maintenance of the land, if applicable.
- D. Requirement for System Improvement Plan. When the Director has agreed to a developer's proposal to satisfy some or all of the impact fee through the purchase, installation and/or improvement of transportation facilities, the developer shall prepare and submit a system improvement plan to the Director, for approval prior to recordation of a plat or short plat for subdivisions, and prior to issuance of a building permit for all other developments.
- E. Amount of Credit. The credit against the impact fee shall be equal to the fair market value of the purchased/dedicated property or equal to the cost of the completed system improvements. In those situations in which a developer has not yet installed or constructed system improvements and **requests a credit** for the system improvement(s), the City Engineer shall estimate the cost of the system improvements, which shall be the credit allowed to the developer in the decision on the amount of the impact fee. If a credit is granted for a system improvement that has not been constructed, the developer shall pay the full impact fee without the credit, at the time established in GHMC [19.12.110](#). After construction and/or installation of the system improvement, the developer may **request the credit** granted by the engineer under this subsection, and the city shall refund the difference of the impact fee to reflect the credit; provided, that if the city and the property owner have entered into a development agreement on or before the effective date of the ordinance codified in this section, and the agreement requires the construction of such improvements, the city may allow a credit to be subtracted from the impact fee paid at the time established in GHMC [19.12.100](#).

- F. PRDs, PUDs and Mobile Home Parks. A developer of a planned residential development, a planned unit development or a mobile home park may receive credit only for park, school and transportation facilities provided in addition to those normally required under SEPA for such developments pursuant to Chapter 18.04 GHMC.
- G. Credit to Apply Proportionately to Units. The amount of credit determined pursuant to this subsection shall be credited proportionately among all of the units in the development, and the impact fee for each unit for which a permit or approval is applied shall be reduced accordingly.
- H. Limits on Credit Requests. Applicants may not request that an impact fee credit be provided for a proposed development based on taxes, user fees, assessments, improvements, payments or other benefit factors applicable to property that is not included within the proposed development.
- I. Local Improvement Districts. Applicants shall receive credit against the impact fee equal to the amount of an LID assessment paid for transportation-related system improvements identified by the Director as increasing transportation system capacity.
- J. Appeals of Credits. The Director shall issue a written decision on the developer's request for a credit of the impact fee calculation, which shall explain why the credit was granted or denied. The developer may request reconsideration and appeal the impact fee amount and credit pursuant to GHMC 19.12.170. If the procedures in GHMC 19.12.170 are not timely followed to request an appeal of the credit, the Director's decision on the impact fee credit shall be final. (Ord. 1079 § 2, 2007).

Signature: _____

(Property Owner signature)

Date: 07/23/19

☒ I, the property owner, authorize my agent to receive all original correspondence (initial) _____

Agent's Name Robert Christian Harkson

Address 8725 Randall Dr NW Gig Harbor

Questions?

Please call (253) 851-6170 if you have any questions about the Concurrency Management Program.

FOR CITY USE ONLY:

City Road Segment: Skansie Avenue, Rosedale Street

Approved Reservation Capacity: 10 P.M. Peak Hour trips

City Engineer Approval: _____

Date: 11/4/20



Christian Harkson <christian@cmcdevelopmentinc.com>

letter

Austin Gilmore, Arborist LLC <agarborist@gmail.com>
To: Christian Harkson <christian@cmcdevelopmentinc.com>

Thu, Dec 17, 2020 at 6:55 PM

Austin Gilmore, Arborist LLC
PO Box 467
Wauna, WA 98395
(253) 973-5153
AGarborist@gmail.com
www.AGarborist.com

**Mitigated Determination of
Nonsignificance (MDNS)**
PL-SEPA-19-0014
Reference No. 6

Christian,

This is in response to my site visit to the property on the southwest corner of Skansie Ave & 89th St NW in June 2020. Trees #1,4,5,6 & 7 need to be removed because grading will be done for a retention pond where they currently stand. Tree #2 & 3 are just outside of where the grading will be done, although there is a retaining wall being installed in close proximity to the two trees. When this retaining wall is to be constructed, it is most likely about half of the root system of tree #2 & 3 will be severely damaged or removed in the process. Even if the trees were to survive this and kept growing, the stability of these trees would be extremely compromised. I recommend Tree #2 & 3 be removed along with #1, 4, 5, 6, & 7.

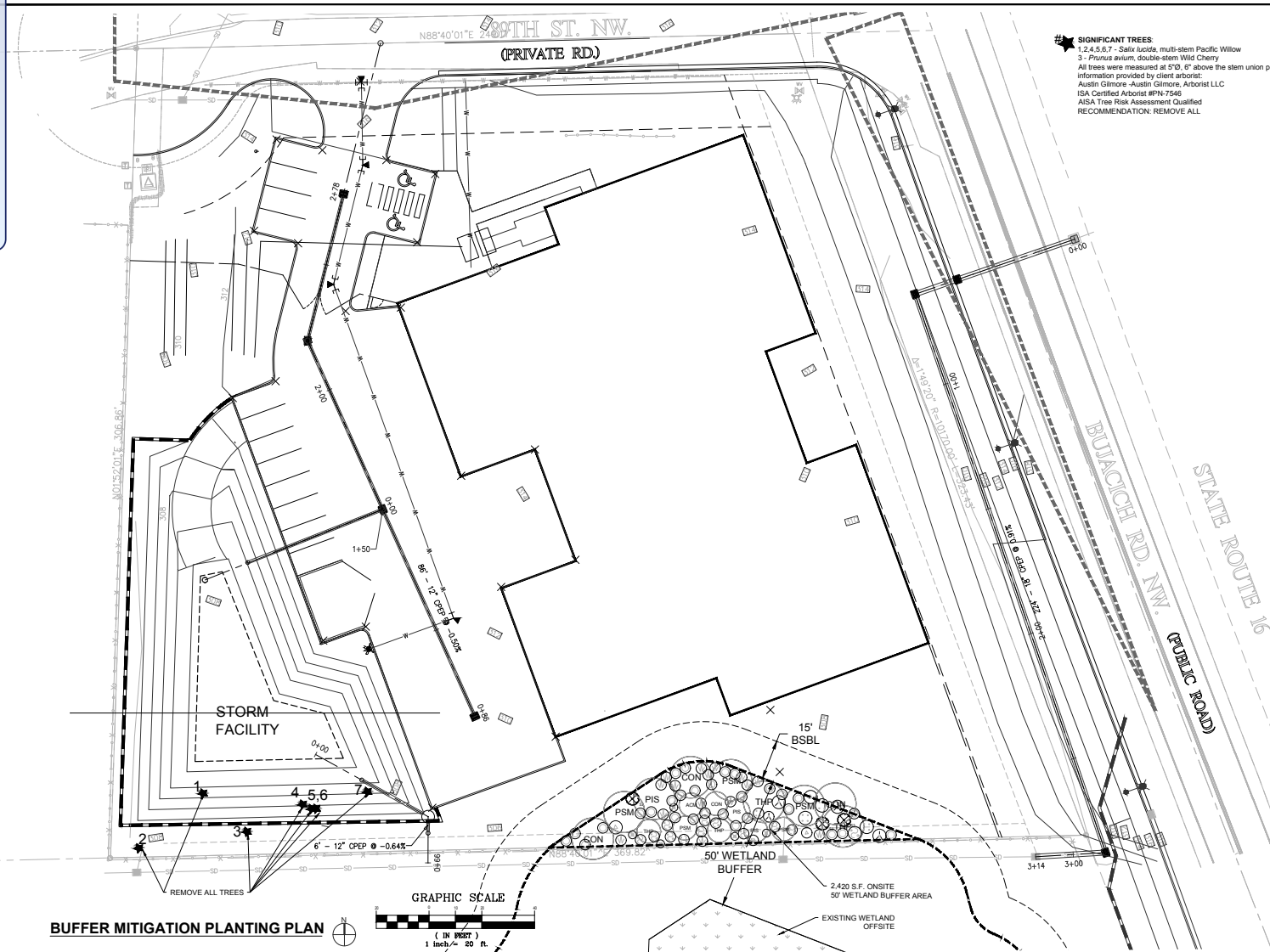
Austin Gilmore
ISA Certified Arborist #PN-7546A
ISA Tree Risk Assessment Qualified



PastedGraphic-1.pdf
128K

RECEIVED

By CA at 9:53 am, Feb 18, 2021



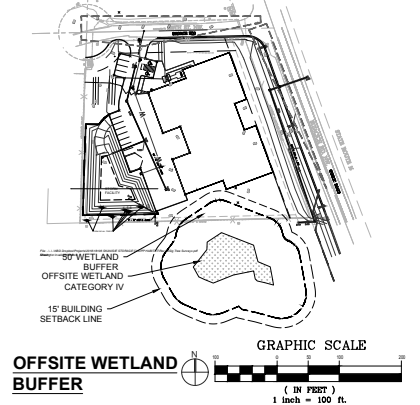
SIGNIFICANT TREES:
1, 2, 4, 5, 6, 7 - Salix lucida, multi-stem Pacific Willow
3 - Prunus avium, double-stem Wild Cherry
All trees were measured at 5'0, 6" above the stem union per information provided by client arborist.
Austin Gilmore - Austin Gilmore, Arborist LLC
ISA Certified Arborist #PN-7546
ASA Tree Risk Assessment Qualified
RECOMMENDATION: REMOVE ALL

PLANT LEGEND

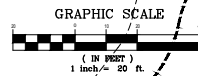
NATIVE BUFFER TREES & SHRUBS			
SYMBOL	QTY	DESCRIPTION	SIZE
	1	Acer macrophyllum	2 GAL. MIN.
		Big Leaf Maple	10' O.C.
	4	Cornus nuttallii	2 GAL. MIN.
		Pacific Dogwood	
		Picea sitchensis	2 GAL. MIN.
		Sitka spruce	
	5	Pseudotsuga menziesii	2 GAL. MIN.
		Douglas fir	
	4	Thuja plicata	2 GAL. MIN.
		Western red cedar	

SYMBOL	QTY	DESCRIPTION	SIZE
	3	Acer circinnatum	1 GAL.
		Vine Maple	@ 5' O.C.
	4	Mahonia aquifolium	1 GAL.
		Tall Oregon Grape	@ 5' O.C.
	5	Gaultheria shallon	1 GAL.
		Salal	@ 5' O.C.
	1	Holodiscus discolor	1 GAL.
		Oceanspray	@ 5' O.C.
	4	Ribes sanguineum	1 GAL.
		flowering currant	@ 5' O.C.
	15	Rosa gymnocarpa	1 GAL.
		wild rose	@ 5' O.C.
	12	Symphoricarpos albus	1 GAL.
		snowberry	@ 5' O.C.
	29	Myrica californica	1 Gal.
		Pacific wax myrtle	@ 5' O.C.

NOTE:
NO SIGNIFICANT VEGETATION ON SITE.
FOR SEVERAL YEARS THIS SITE HAS BEEN
MANAGED FOR INVASIVES WITH MOWING.



BUFFER MITIGATION PLANTING PLAN



REVISIONS

K. REVISED WETLAND BUFFER TO 50' WIDTH W 15' BSBL
L. REVISED PER AGENCY COMMENTS
M. REVISED PER AGENCY COMMENTS - JULY 7, 2020
N. REVISED PER AGENCY COMMENTS - OCT 24, 2020
O. REVISED TO CHANGE TO ALTERNATE LANDSCAPE PLAN DUE TO REMOVAL OF SIGNIFICANT TREES
P. REVISED TO CHANGE TREE REPLACEMENT LOCATION OF ALTERNATE LANDSCAPE PLAN
Q. REVISED TO ADD SIGHT DISTANCE TRIANGLES AND RELOCATE REQ STREET TREES OUT OF SDTS 0212021



NATURE BY DESIGN LANDSCAPE ARCHITECTURE

1320 ALAMEDA AVE SUITE B
FIRCREST, WA 98466
253.460.6067
WWW.NATUREBYDESIGN.COM

DESIGNED BY:	KLO
DRAWN BY:	KLO
CHECKED BY:	KLO
APPROVED BY:	KLO
SCALE:	1:20
OTHER:	1:100

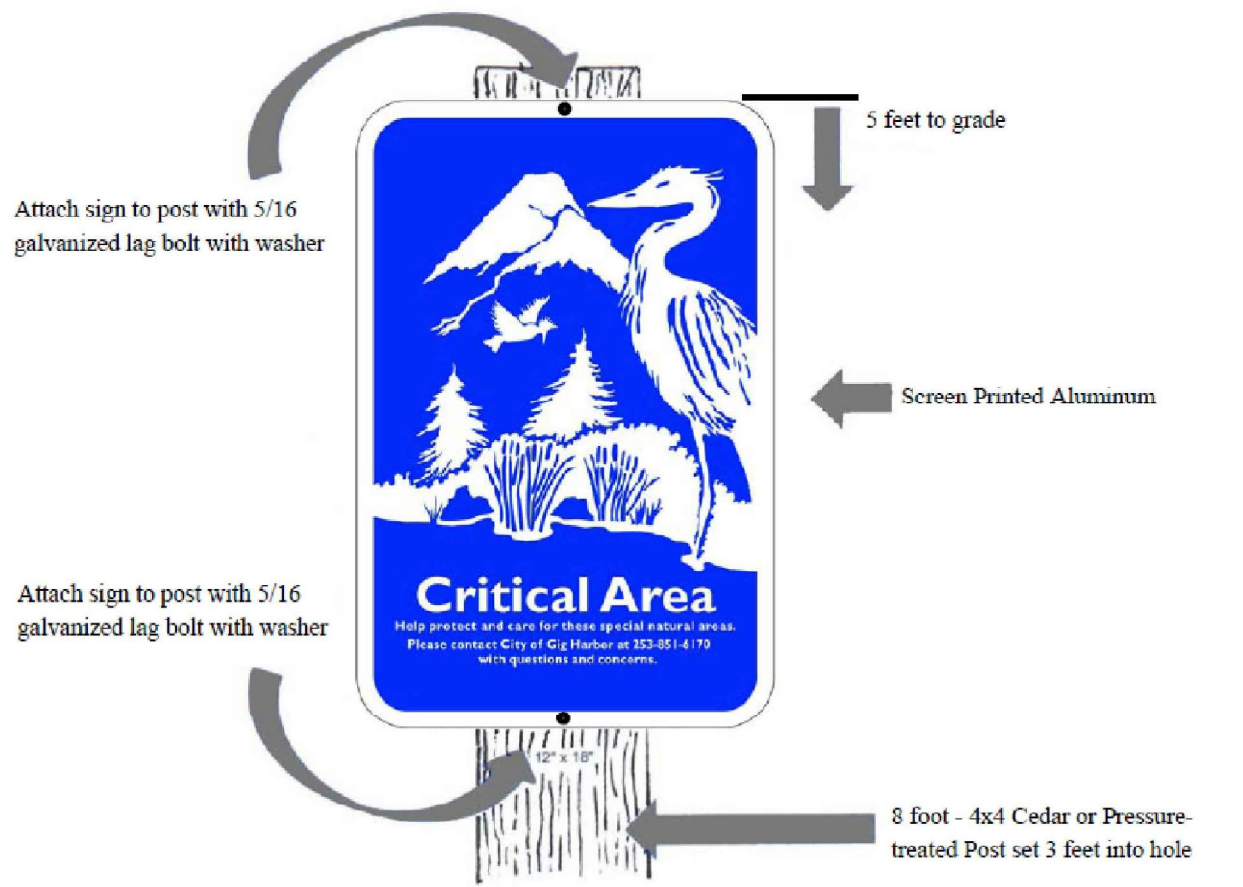
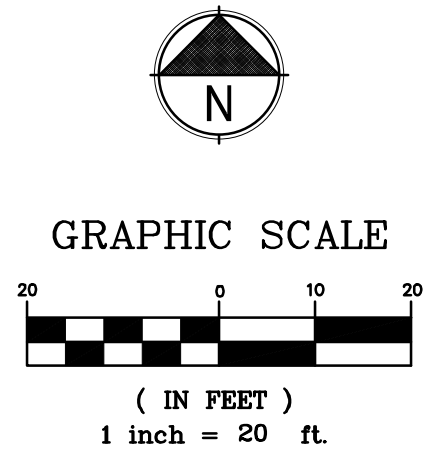
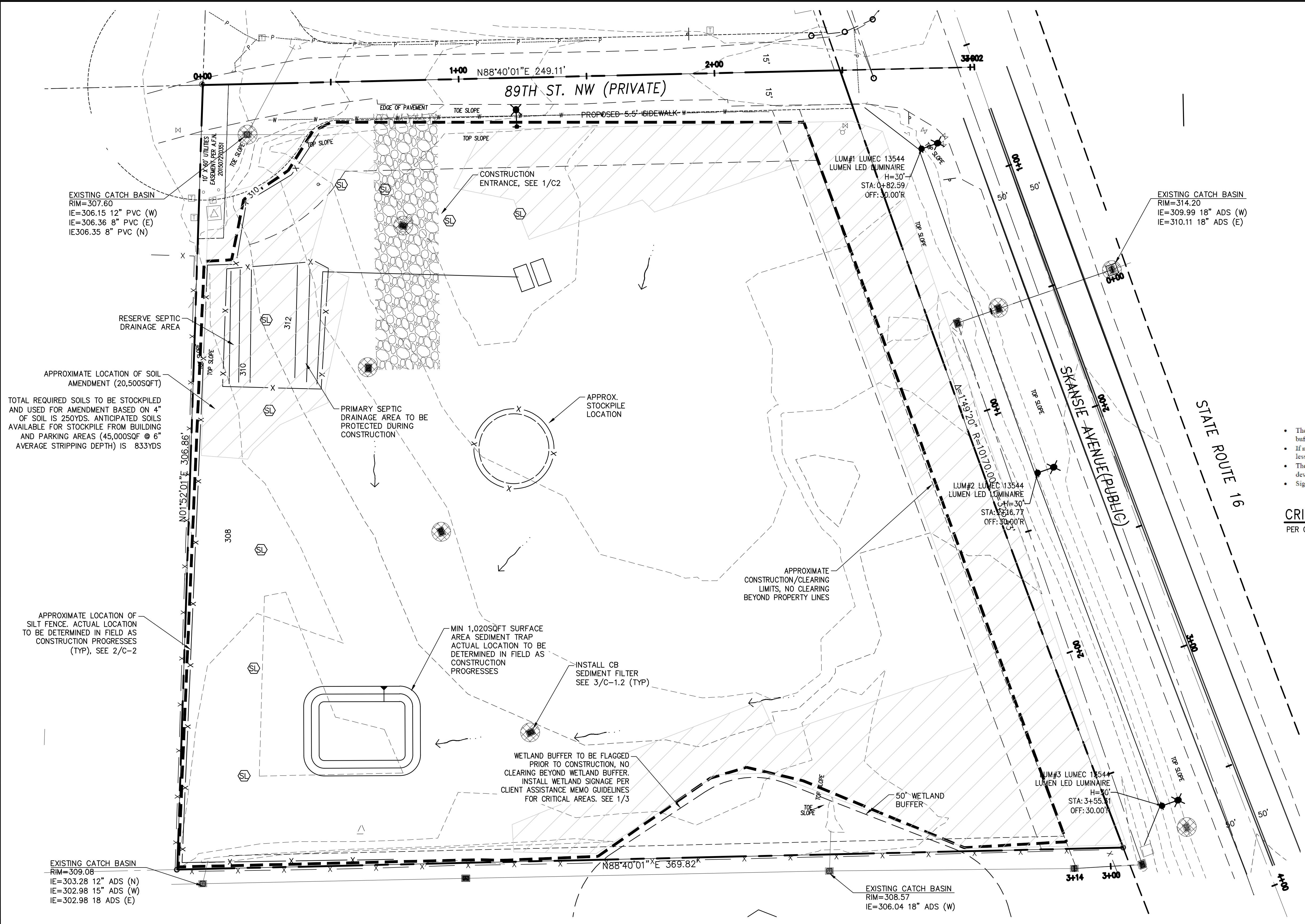
SKANSIE MINI STORAGE
5116 89TH ST NW
GIG HARBOR, WA 98332

NBD PROJECT #:	18106WLQ
BUFFER MITIGATION PLANTING PLAN	

ISSUED FOR CONSTRUCTION
CITY ENGINEER
DATE:

PERMIT NO.	---
DRAWING NO.	WL1
SHEET OF	WL1 2





- The Critical Area sign shall be posted at the outer boundary of the Critical Area buffer, unless otherwise specified in project approvals.
- If not specified in project approvals, one sign shall be posted per lot or posted every 50-feet, whichever distance is less and resulting in a greater number of signs.
- The signs shall be posted in prominent and visible locations, and at the closest distance to the proposed development.
- Signs may alternatively be attached to critical area fencing when fencing is required.

CRITICAL AREA SIGNAGE
PER COGH CLIENT ASSISTANCE MEMO
SCALE : NTS



Mitigated Determination of Nonsignificance (MDNS)
PL-SEPA-19-0014
Reference No. 7

REVISIONS	



**DEVELOPMENT
ENGINEERING, PLLC**

2306 A Street
Tacoma, WA 98402
(253) 228-0513
www.de-civil.com

DESIGNED BY:	WGC
DRAWN BY:	WGC
CHECKED BY:	WGC
APPROVED BY:	WGC
SCALE:	AS SHOWN
OTHER:	

SKANSIE MINI STORAGE
5116 - 89TH STREET NW
GIG HARBOR, WASHINGTON

CIVIL
CONCEPTUAL TESC
PLAN

PERMIT NO.	PL-SPR-19-0010
DRAWING NO.	
SHEET OF	3 11



PRELIMINARY NOT FOR CONSTRUCTION