



AGENDA

City of Gig Harbor Hearing Examiner Virtual Hearing of Thursday Aug 5, 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/92083987472>
Call-in: (253) 215-8782 Meeting ID: 920 8398 7472

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, Aug 5, 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. **GIG HARBOR HOMESITES II LLC; ALAN AXELROD, 1301 SPRING STREET #7 e, SEATTLE, WA 98104, (PL-CUP-21-0001)**. The applicant is proposing to expand the Haven of Rest Cemetery to the parcel immediately north of the existing cemetery site. The subject site is a 10.07 acre site located in the R-2 Medium-Density Residential zoning district. A "cemetery" use of land is conditionally permitted in the R-2 zone. No development associated with the site's proposed use is included as a part of this proposal. Site is located at 8917 SR 16, site borders the existing Haven of Rest Cemetery to the south and the Cushman Trail to the east. Sec 06, Tw 21, R 02 Qtr 24. Assessor's Parcel Number: 0221062023.

III. Adjournment



"THE MARITIME CITY"

DEVELOPMENT SERVICES

**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
STAFF REPORT**

TO: Hearing Examiner
FROM: Planning Staff
DATE: July 29, 2021

RE: PL-CUP-21-0001 | Haven of Rest Cemetery Expansion
Public Hearing Date: August 5, 2021

I. GENERAL INFORMATION

- A. Owner/Applicant:** Gig Harbor Homesites II LLC / Alan Axelrod
1301 Spring Street #7e
Seattle, WA 98104
- B. Agent:** Etisk Real Estate LLC / Scott Cameron
11400 SE 8 St, Suite 205
Bellevue, WA 98004

II. APPLICANT'S REQUEST

The applicant is proposing to expand the Haven of Rest Cemetery to the parcel immediately north of the existing cemetery site. The subject site is a 10.07-acre site located in the R-2 Medium-Density Residential zoning district. A "cemetery" use of land is conditionally permitted in the R-2 zone. No development associated with the site's proposed use is included as a part of this proposal.

This request is encompassed in a conditional use permit (PL-CUP-21-0001) application. A written statement of justification for granting the conditional use permit is included with the applicant's project description as Exhibit A to this staff report. A conceptual site plan depicting the

intended future development of the subject site is included as Exhibit B to this staff report.

III. SITE DESCRIPTION

A. Location: 8917 SR 16, site borders the existing Haven of Rest Cemetery to the south and the Cushman Trail to the east. Sec 06, Tw 21, R 02 Qtr 24.

Assessor's Parcel Number: 0221062023

B. Site Area/Acreage: 10.07 acres

C. Existing Site Characteristics:

1. **Topography:** Topographic relief in the amount of approximately 82-feet slopes easterly down the site at approximately 15-25%.
2. **Vegetation:** The site is minimally developed with mature existing vegetation typical of the Pacific Northwest region.
3. **Wetlands and Critical Areas:** Consistent with GHMC 18.08.034(B), when an applicant submits an application for any development proposal, the application shall indicate whether any critical area is located on the site. The subject of this conditional use permit is for a decision on the requested use of the site for a cemetery and proposes no development; therefore, the presence of critical areas within regulated proximity of the site has not been analyzed by staff. At the time of the applicant's submittal of development permits, the applicant will be required to address critical areas as consistent with GHMC Chapter 18.08, Critical Areas. The proper identification, classification, activity, and mitigation of any critical areas which may be located within regulated proximity of the subject site shall be demonstrated by the applicant consistent with GHMC Title 18, as applicable, at the time of development permit review for the proposed cemetery expansion.

D. Zoning:

1. **Subject parcel:** R-2 – Medium-Density Residential
2. **Adjacent zoning and current use:**
 - a. **North:** R-2 – vacant

- b. **East:** R-2 – vacant parcel, and; Cushman Trail (Tacoma Public Utilities)
- c. **South:** R-2 – cemetery (Haven of Rest)
- d. **West:** ED (Employment District) – Single-family dwelling

E. Utilities / Road Access: No development is proposed as a part of this conditional use permit application; when developed, the applicant has conceptually indicated access via a private access easement from the westerly neighbor.

IV. APPLICABLE CODES AND POLICIES

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

B. Gig Harbor Municipal Code: The subject parcel is zoned R-2 Medium-Density Residential District. The following code chapters apply to this proposal:

- a. 17.14 Land Use Matrix
- b. 17.20 Medium-Density Residential District
- c. 17.64 Conditional Uses

V. BACKGROUND INFORMATION:

The subject site was annexed into the City of Gig Harbor on February 22, 2009 via Ordinance No. 1153. The site is a developed lot with one (1) existing “outbuilding,” which was developed in 1930 according to records with the Pierce County Assessor-Treasurer (see Exhibit E). In 2016, the site’s property owner submitted a preliminary plat application and development agreement application to develop the site with 93 single-family residential lots, seven (7) duplex lots, and two (2) commercial lots as a phased development proposal; this application (“Harbor Winds Preliminary Plat,” see permit file no. PL-PPLAT-16-0006 et al) expired in October 2019.

On February 24, 2021, the applicant participated in a pre-application conference with staff (see permit file no. PL-PREAPP-21-0003) to discuss its proposed conditional use of the site as a cemetery. Subsequently, the applicant submitted a complete application with the City of Gig Harbor on March 31, 2021 for the conditional use request that is the subject of this public hearing.

VI. ENVIRONMENTAL REVIEW:

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

VII. PUBLIC NOTICE & INPUT:

The legal notice of the proposed action and scheduled hearing (Notice of Public Hearing, "NOPH") was published in The News Tribune, posted on the subject site, and mailed to all property owners within 300 feet of the subject site on July 22, 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 C.

A Notice of Application (NOA) was published in The News Tribune, posted on the subject site, and mailed to owners of property within 300 feet of the site on April 8, 2021. The Declarations of Mailing, Publishing and Posting are included with this staff report as Exhibit D.

VIII. STAFF ANALYSIS AND FINDINGS:

A. Planning Staff

1. Comprehensive Plan:

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

The Residential Medium (RM) designation provides for medium density single and duplex residential development. This designation serves as a buffer between high intensity commercial or higher density residential and lower intensity residential; it may include certain specified business, personal and professional services or businesses which would not significantly impact the character of residential neighborhoods. The intensity of the non-residential use should be compatible with the adjacent residential area.

The proposed cemetery use will expand upon the existing Haven of Rest cemetery business on the site contiguous to the south of the subject site; both parcels are located in the RM land use designation. The selected site for future development of the proposed cemetery expansion does not abut any residential neighborhood, and thus bears no impact on the character of neighboring residential areas. Should the Hearing Examiner choose

to approve the requested cemetery conditional use and adopt staff's recommended conditions in Section X of this staff report, the proposal can be found generally consistent with the goals of the Plan.

2. Gig Harbor Municipal Code (GHMC):

a. 17.20 Medium-Density Residential (R-2) Zoning District:

The R-2 District is intended to allow for a moderate density of land use that is greater than is permitted in an R-1 district but less than is permitted in an R-3 district, where suitable facilities such as streets, water, sewer and storm drainage are available. An R-2 district provides a transition between a higher density residential district in order to preserve the primarily residential character of existing lower density residential areas. While the subject site is not bordered by the R-3 zone, the R-2 zoning district which encompasses the subject site of this proposal and the presently developed Haven of Rest cemetery area south of the subject site is bordered by low-density residential development to the south in the R-1 zone ("Cottages at Rosedale" plat, see permit file no. PL-SDP-16-0006). This low-density residential area is generally bordered on the northwest by the R-2 zone which is largely encompassed by the Haven of Rest cemetery and expansion area; the cemetery area is then bordered further north by the Residential and Business (RB-2) zoning district, which does allow for outright permitted higher-density residential development. In this manner, the site of the Haven of Rest cemetery's proposed expansion appropriately transitions existing low-density residential development from zoning districts in the City which provide opportunities for higher-density residential development; therefore, the subject proposal preserves the primarily residential character of existing lower density residential areas, and is thus consistent with the intent of the R-2 zone.

b. 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 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:

Consistent with the Land Use Matrix set forth in GHMC 17.14.020, "cemetery" is a conditionally permitted use in the site's R-2 zoning district (please see Exhibit F for a copy of the City's Land Use Matrix). The proposed cemetery is also consistent with the description and purpose of the R-2 zoning district, as the preservation of the primarily residential character of lower density residential areas is perpetuated by a cemetery, contributing to an effective transition and separation of higher density residential development from those lower density residential areas. In this manner, the proposed cemetery is consistent with the description and purpose of the R-2 zone and is specified by Title 17, GHMC, as being conditionally permitted within the R-2 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:

The proposed cemetery will not affect the established character of the surrounding neighborhood, nor will the proposed conditional use be injurious to the subject property or improvement in the vicinity of the subject property. The subject site is contiguous to an existing cemetery. The site is otherwise largely surrounded by vacant land and the Cushman Trail; therefore, the expansion of the existing cemetery will not adversely affect the established character of the neighborhood, nor will public health, safety, comfort, convenience, and general welfare suffer from the subject site's use as a cemetery.

On pages 1-2 of Exhibit A, the applicant describes its typical cemetery operation as a use which provides habitat value, has minimal impervious surface coverage, generates little pollution, and makes very little noise. Characteristics of such a use do not indicate a detriment to the surrounding neighborhood. Upon analysis of the applicant's future development permits, staff will consider impacts of the development and, should any adverse impacts be associated with the cemetery, impacts will be conditioned or mitigated through the site plan review process or the project action State Environmental Policy Act (SEPA) threshold determination, as appropriate.

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:

As has been previously discussed in this staff report, the subject site is located in relation to other similar land uses and is contiguous to similarly developed parcels which are served by nearby public facilities and infrastructure. While the applicant presently requests only a conditional use permit, and thereby proposes no development of the site, future land use permit applications for the site's development will be reviewed by the Public Works Department. At the time of development permit review, the applicant will be required to demonstrate compliance with all relevant Public Works Standards prior to approval of development permits, to include a demonstrated consistency with transportation and service facility standards. In this manner, the proposed conditional use will be designed consistent with this criterion.

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 subject 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 required by Title 17 of the Gig Harbor Municipal Code

(GHMC). While the applicant has submitted a conceptual site plan for the development of the proposed cemetery (Exhibit B), the applicant has yet to submit development permit applications. Upon submittal of permits that will allow for the site's development, the applicant will be required to demonstrate consistency with the site's off-street parking, landscaping, setback, walls, and other applicable standards set forth in Title 17, GHMC. To this end, staff has recommended Condition No. 1 in Section X of this staff report which, if incorporated in the Hearing Examiner's decision of the proposed conditional use permit, will ensure that the 10.07 acre site is developed in a manner consistent with Title 17, GHMC.

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.

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.

IX. CONCLUSIONS:

Based on the submitted information and the analysis contained above, staff concludes the proposal is generally consistent with the criteria set forth in GHMC 17.64.040 that are required to be considered by the Hearing Examiner in reviewing conditional use permit applications, if appropriately conditioned.

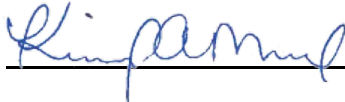
X. RECOMMENDATIONS:

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

1. The applicant shall obtain all necessary business licenses, and land use, civil, and building permits from the city prior to developing the site as a cemetery.
2. The applicant shall operate the site consistent with the statement of justification included as Exhibit A to this staff report.

3. Any future permits or approvals required, or amendments of those existing, for the primary project shall be provided to the City of Gig Harbor for consistent record keeping.

Project Planner: Kimberly Mahoney, Senior Planner

A handwritten signature in blue ink, appearing to read 'Kimberly Mahoney', is written over a horizontal line.

Date: July 29, 2021

cc: Planning File

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

Exhibit A – Applicant's Conditional Use Permit Justification, dated March 9, 2021

Exhibit B – Conceptual Site Plan, prepared by CPH Consultants, dated March 10, 2021

Exhibit C – Declarations of Mailing, Posting, and Publishing, Notice of Public Hearing, July 22, 2021

Exhibit D – Declarations of Mailing, Posting, and Publishing, Notice of Application, April 8, 2021

Exhibit E – Pierce County Assessor-Treasurer Building Summary Report, XXX SR 16 Hwy W, Assessor's Parcel Number 0221062023

Exhibit F – GHMC 17.14.020, City of Gig Harbor Land Use Matrix

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 mahoneyk@cityofgigharbor.net or 253-851-6170.

Project Narrative and Statement of Justification**PROJECT OVERVIEW**

This application for a Conditional Use Permit for approximately 10 acres located at 8917 SR 16, Gig Harbor WA 98332. The site is designated as Pierce County Tax Parcel No. 0221062023 within the City of Gig Harbor. More generally, the site is located within Section 06, Township 21 N, Range 02 E, Pierce County, Washington.

The owner requests approval of a Conditional Use to develop the properties as an expansion of the existing Haven Rest Cemetery, which is contiguous to these parcels and located directly to the south.

The proposed development is envisioned take place in stages, over many years, with the demolition and removal of old structures beginning soon after securing approval of the Conditional Use Permit (CUP). The actual cemetery specific development and would likely begin within 12 to 24 months following CUP approval. This includes installing additional surface water drainage systems, gravel and paved roads, and decorative landscaping. A conceptual site plan showing an overall layout of the property is enclosed for reference. The specific design details have not yet been determined and is provided for general use of the site.

EXISTING CONDITIONS

The project site is approximately 10 acres and is primarily wooded. There are several existing buildings near the center of the site which will be removed with the subject project. The site borders the existing Haven Rest Cemetery to the South, SR 16 and existing commercial development to the west, undeveloped wooded area to the north and City of Tacoma Power Line ROW to the east.

The site generally slopes from west to east at around 15% before breaking off along the eastern side to a steeper slope of 25% plus down to the powerlines.

CONDITIONAL USE JUSTIFICATION**17.64.040 Review Criteria**

Each determination granting or denying a conditional use permit shall be supported by written findings of fact showing specifically wherein all the following conditions are met:

- A. 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.

Parcel 0221062023 is currently zoned R-2 (R-M in the Comprehensive Plan). Cemetery is specifically listed as a conditional use in R-2 zones in the Use Matrix of GHMC 17.14.020.

- B. 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.

A cemetery land use is generally benign and creates no impact to public health, safety, comfort, convenience, or general welfare. It is essentially an open lawn and landscape space, providing visual relief from development and acting as a passive park space. Cemeteries provide habitat

Haven of Rest Cemetery Expansion**PL-CUP-21-0001
Hearing Examiner****Exhibit A**

Project Narrative and Statement of Justification

value, have little or minimal impervious surfaces, and generate no pollution. Cemeteries also make very good neighbors. Cemeteries and the associated activities are usually very quiet. There is some noise associated with the backhoes, mowers, tractor, and equipment used to dig the graves, mow, and maintain the grounds. This is accomplished during daylight hours. Evening or night-time ceremonies would be held indoors.

This project would be an expansion of the existing cemetery located to the south. As such it would be consistent with the established character of the surrounding neighborhood.

- C. 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.

The cemetery is already an established land use in this area. Cemeteries are not high traffic volume producers. The owner estimates the new improvements would generate +/- 13 additional new PM peak trips. The cemetery circulation system would likely eventually connect to a new second entrance through parcel # 0221062045 (currently owned by same) to the existing access drive serving the commercial parcel to the west.

Internal circulation would be designed as an extension of the existing road network, allowing free flow in both directions through the cemetery.

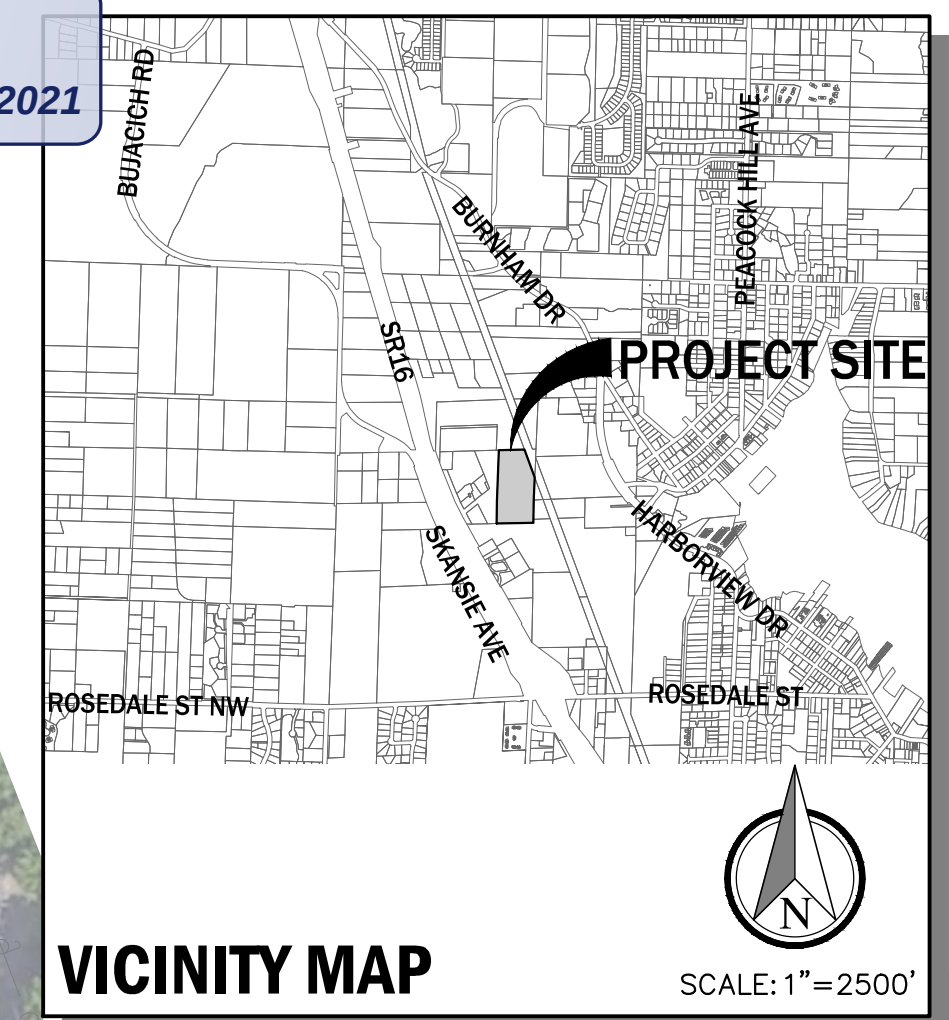
There is very little other service demand generated by the proposed use. We anticipate no problem with the existing street or utility infrastructure. Future Site Plan design approvals and public works permitting would ensure all current design standards are implemented with the final layout of the cemetery and associated infrastructure.

- D. 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.

The site is uniquely suited for and well sized for this use. Large areas of the land will be dedicated to casketed, in-ground burials creating the likeness of a large lawn, adorned with individual headstones, flower beds, and benches. The number of full-size, in-ground burial spaces average between 750 and 1,000 spaces per acre. New structures may include niches for the placement of cremated remains, mausoleum crypts for placement of casketed remains, and committal shelters. Future growth may warrant the need for buildings with room for ceremonies or receptions, a shop area for cemetery equipment and storage, and a pump-house for a well. The esthetic of the proposed addition is to match that of the existing Haven of Rest Cemetery.

RECEIVED
By C. ANDREWS at 4:21 pm, Mar 30, 2021

Exhibit B



 PROPOSED ACCESS ROADS
 CEMETERY USES

CONCEPTUAL SITE PLAN

PIERCE COUNTY, WASHINGTON

CLIENT

GIG HARBOR HOMES LLC
1301 SPRING STREET
SUITE 7E
SEATTLE, WA 98264

C|P|H
CONSULTANTS

Site Planning • Civil Engineering
Landscape Architecture • Land Use Consulting

11321-B NE 120th Street
Kirkland, WA 98034 • (425) 285-2390

101 South Wenatchee Avenue, Suite C3
Wenatchee, WA 98801 • (509) 293-7731

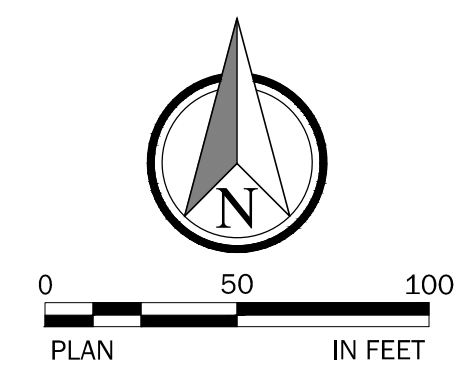
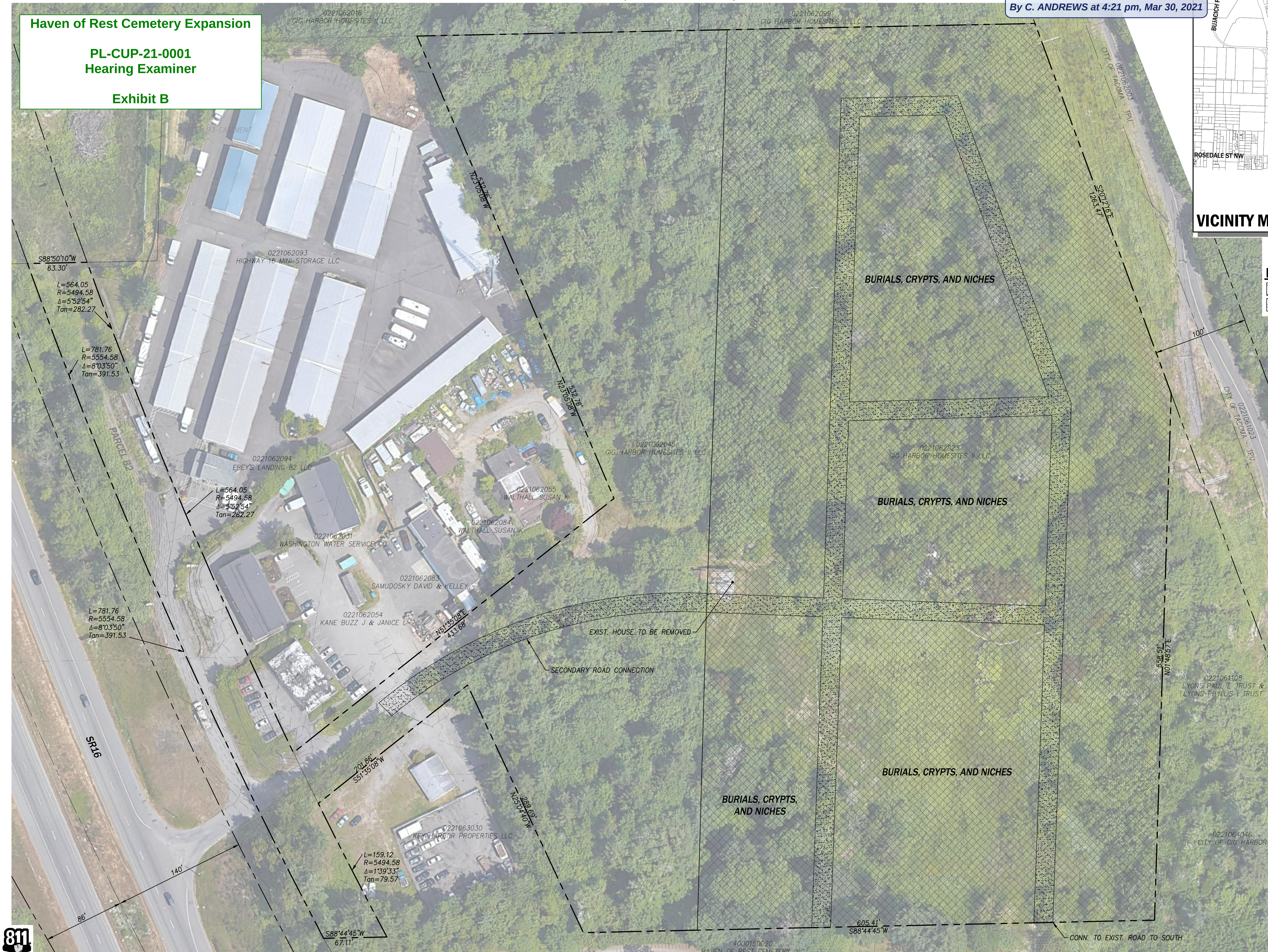
www.cphconsultants.com

PROJECT NO.
0100-20-152

DRAWING

C1

SHEET 1 OF 1



Know what's below.
Call before you dig.

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Haven of Rest Cemetery Expansion

**PL-CUP-21-0001
Hearing Examiner**

Exhibit C

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 **JULY 22, 2021** I mailed **(e-mailed)** a true and correct copy of the **NOTICE OF PUBLIC HEARING**

Project Name **HAVEN OF REST CEMETERY EXPANSION**

Project Location **8917 SR 16**

Permit Number(s): **PL-CUP-21-0001**

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

SIGNED at Gig Harbor, Washington, this 22 day of July

Cindy Andrews
DECLARANT (signature)

**City of Gig Harbor
Transmittal Form**

Routing for: NOA SEPA **NOPH** NOPM NOD Notice Date: July 22, 2021
Project: HAVEN OF REST CEMETERY EXPANSION
8917 SR 16.

PL-CUP-21-0001

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: ☒ **Applicant/Owner/Agent (NOA, **NOPH**, NOPM, SEPA, NOD) MDNS)**
1st Class Mail ☐ DRB (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)
☐ Parks Commission via Terri Reed (NOA)
☒ **Property Owners within 300 feet of site: attached list (NOA, SEPA, **NOPH**, NOPM, NOD for Type II permits only)**
☐ Parties of Record: attached list (**NOPH**, NOPM, NOD)
☐ Pierce County (NOA for Plats adjacent to City Limits)
☐ Pierce County Assessor-Treasurer (**NOD**)
☐ WA Transportation Secretary (NOA for Plats adj. to State ROW, or within 2 miles of Airport—approximately any plats south of Pioneer/Wollochet interchange)

☒ **TACOMA NEWS TRIBUNE**



"THE MARITIME CITY"

CITY OF GIG HARBOR NOTICE OF PUBLIC HEARING

HAVEN OF REST CEMETERY EXPANSION

Permit Number(s):	PL-CUP-21-0001
Date of Notice:	July 22, 2021
Applicant:	Gig Harbor Homesites II LLC / Alan Axelrod, 1301 Spring Street #7e, Seattle, WA 98104
Agent:	Etisk Real Estate LLC / Scott Cameron, 11400 SE 8 St, Suite 205, Bellevue, WA 98004
Project Location:	8917 SR 16, site borders the existing Haven of Rest Cemetery to the south and the Cushman Trail to the east. Sec 06, Tw 21, R 02 Qtr 24. Assessor's Parcel Number: 0221062023.
Project Description:	The applicant is proposing to expand the Haven of Rest Cemetery to the parcel immediately north of the existing cemetery site. The subject site is a 10.07 acre site located in the R-2 Medium-Density Residential zoning district. A "cemetery" use of land is conditionally permitted in the R-2 zone. No development associated with the site's proposed use is included as a part of this proposal.
SEPA Threshold Determination:	Not applicable; the proposal is categorically exempt from SEPA consistent with WAC 197-11-800(6)(a).
PUBLIC HEARING DATE:	Hearing Examiner, August 5, 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.

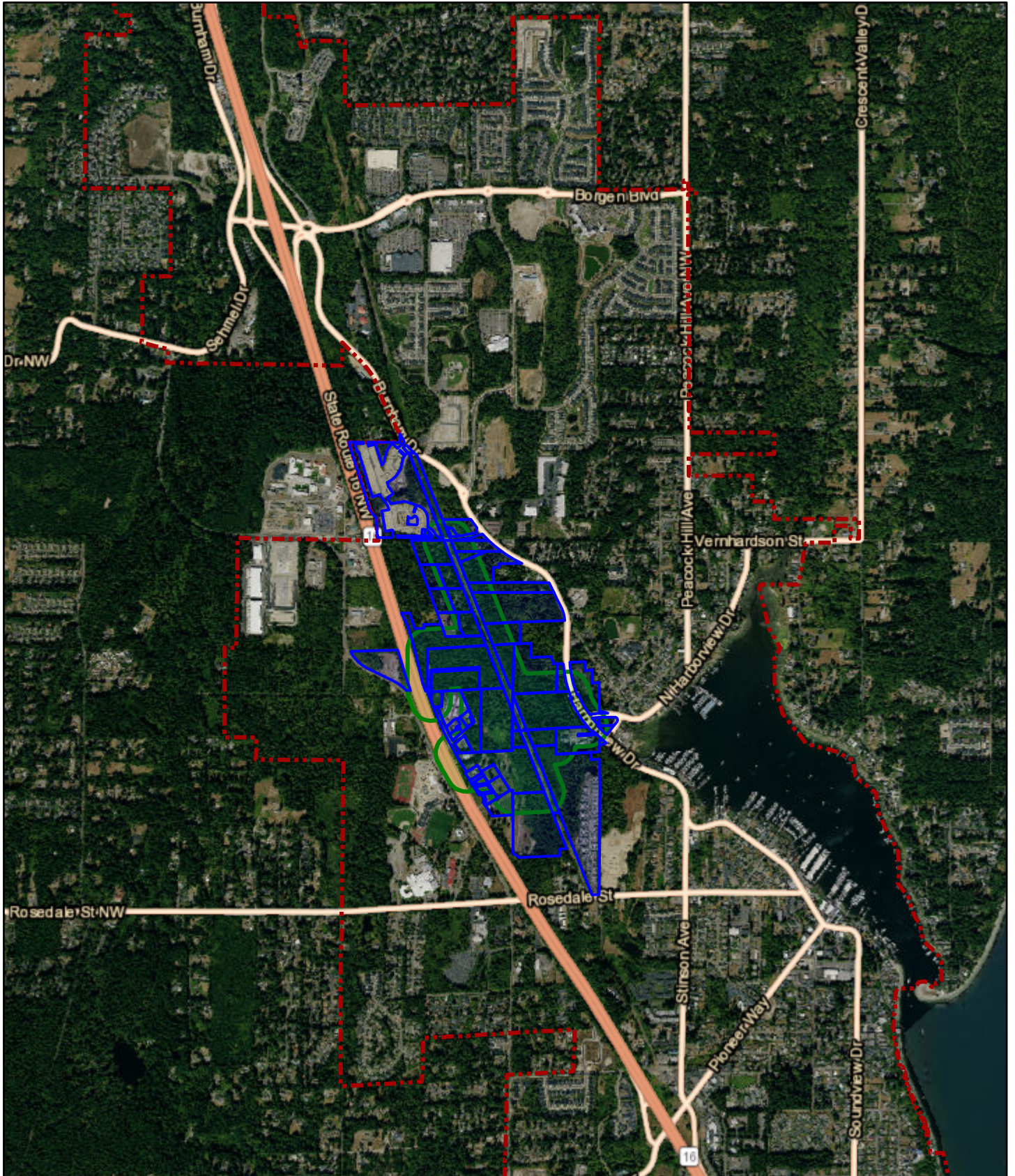
Interested persons are invited to attend the public hearing and provide testimony on this proposal. The hearing will be conducted in the manner prescribed by Gig Harbor Municipal Code Chapter 19.05.

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.

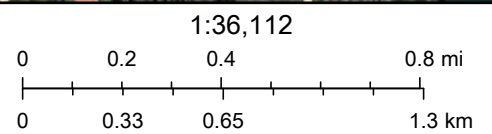
Interested persons may comment on the above stated application or may request a copy of the decision on this application. **Requests for notification, written comments, including any written comments addressing the findings required for a decision, must be submitted to the Planning Division no later than 12:00 noon on August 5, 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".

ArcGIS Web Map



7/19/2021, 12:33:43 PM



Esri, HERE, Copyright 2021 HxIP., Maxar

TaxParcelN TaxpayerN Delivery_A City_State Zipcode

Parcel: 022 GIG HARB(1442A WA BERKELEY, CA 94709-1405
Parcel: 022 LYONS PA(3900 WINI WILLIAMSBURG, VA 23188-0006
Parcel: 022 HIGHWAY 8808 STAT GIG HARBOR, WA 98332-8441
Parcel: 022 BROOKS V 29814 11T FEDERAL WAY, WA 98023-8210
Parcel: 022 WALTHALL 8725 STAT GIG HARBOR, WA 98332-8428
Parcel: 40(REFERENC 2401 S 351TACOMA, WA 98409-7499
Parcel: 40(HAVEN OF 8503 STAT GIG HARBOR, WA 98332
Parcel: 022 GIG HARB(1442A WA BERKELEY, CA 94709-1405
Parcel: 022 CITY OF GI 3510 GRAI GIG HARBOR, WA 98335-1214
Parcel: 022 CITY OF GI 3510 GRAI GIG HARBOR, WA 98335-1214
Parcel: 022 SHAW RIC(1191 NW 5 BREMERTON, WA 98312
Parcel: 40(RICHMONI 20819 72N KENT, WA 98032
Parcel: 022 CITY OF TA 3628 S 351TACOMA, WA 98409-3115
Parcel: 022 ARNETT D, 9318 49TH GIG HARBOR, WA 98332
Parcel: 022 TREADWEI 9620 BURI GIG HARBOR, WA 98332-7819
Parcel: 40(HAVEN OF 8503 STAT GIG HARBOR, WA 98332
Parcel: 022 CITY OF GI 3510 GRAI GIG HARBOR, WA 98335-1214
Parcel: 022 NORTH CR 5003 MAIN TACOMA, WA 98407-3176
Parcel: 022 SUNBREAK PO BOX 20 GIG HARBOR, WA 98335
Parcel: 40(HAVEN OF 8503 STAT GIG HARBOR, WA 98332
Parcel: 40(HAVEN OF 8503 STAT GIG HARBOR, WA 98332
Parcel: 022 SARIP MUI 9420 49TH GIG HARBOR, WA 98332-5702
Parcel: 40(HAVEN OF 8503 STAT GIG HARBOR, WA 98332
Parcel: 40(HAVEN OF 8503 STAT GIG HARBOR, WA 98332
Parcel: 022 EBEY'S LA 6238 SOUTH TACOMA, WA 98409-4126
Parcel: 022 GIG HARB(1442A WA BERKELEY, CA 94709-1405
Parcel: 40(HAVEN OF 8503 STAT GIG HARBOR, WA 98332
Parcel: 022 CITY OF GI 3510 GRAI GIG HARBOR, WA 98335-1214
Parcel: 022 KANE BUZ(11708 118 GIG HARBOR, WA 98329-5490
Parcel: 40(HAVEN OF 8503 STAT GIG HARBOR, WA 98332
Parcel: 40(RICHMONI 20819 72N KENT, WA 98032
Parcel: 022 ERICKSON 5020 93RD GIG HARBOR, WA 98332-5703
Parcel: 022 MUNDELL PO BOX 12 GIG HARBOR, WA 98335-3245
Parcel: 022 CITY OF GI 3510 GRAI GIG HARBOR, WA 98335-1214
Parcel: 022 MICHELI R 9520 BURI GIG HARBOR, WA 98332-5709
Parcel: 022 DEHOPE D 4924 93RD GIG HARBOR, WA 98332-5703
Parcel: 022 DAVID WA 7195 WAG GIG HARBOR, WA 98335-6906
Parcel: 022 GARNER K 9414 49TH GIG HARBOR, WA 98332-5702
Parcel: 022 GIG HARB(1442A WA BERKELEY, CA 94709-1405
Parcel: 022 SAMUDOS 8721 STAT GIG HARBOR, WA 98332
Parcel: 41(CITY OF GI 3510 GRAI GIG HARBOR, WA 98335-1214
Parcel: 40(HAVEN OF 8503 STAT GIG HARBOR, WA 98332
Parcel: 022 SHAW RIC(1191 NW 5 BREMERTON, WA 98312
Parcel: 40(HAVEN OF 8503 STAT GIG HARBOR, WA 98332
Parcel: 40(HAVEN OF 8503 STAT GIG HARBOR, WA 98332
Parcel: 022 KEY HARB(12075 LUNOLALLA, WA 98359

Parcel: 021 TRUST # 1(4506 GUSTIG HARBOR, WA 98335-8155
Parcel: 021 GIG HARB(1442A WA BERKELEY, CA 94709-1405
Parcel: 40(HAVEN OF 8503 STAT GIG HARBOR, WA 98332
Parcel: 021 HAVEN OF 8503 STAT GIG HARBOR, WA 98332
Parcel: 021 SHAW RIC(1191 NW 5 BREMERTON, WA 98312
Parcel: 021 CITY OF TA 3628 S 351 TACOMA, WA 98409-3115
Parcel: 021 WALTHALL 8725 STAT GIG HARBOR, WA 98332-8428
Parcel: 021 C-HAWK P 1 LAFAYET GREENWICH, CT 06830-5449
Parcel: 021 CITY OF TA 3628 S 351 TACOMA, WA 98409-3115
Parcel: 021 MASHBUR 9418 BUR(GIG HARBOR, WA 98332-5701
Parcel: 021 PENINSUL 13315 GO(GIG HARBOR, WA 98335
Parcel: 021 SAVANNA PO BOX 13 SAN JUAN CAPISTRANO, CA 92693-1329
Parcel: 021 GIG HARB(1442A WA BERKELEY, CA 94709-1405
Parcel: 021 FISHER ZA(1893 VIST/ PORT ORCHARD, WA 98366-8314
Parcel: 021 MICHEL(9520 BUR(GIG HARBOR, WA 98332-5709
Parcel: 40(ROSEDALE PO BOX 87 TACOMA, WA 98401-0875
Parcel: 021 CITY OF GI 3510 GRA(GIG HARBOR, WA 98335-1214
Parcel: 021 CITY OF TA 3628 S 351 TACOMA, WA 98409-3115
Parcel: 021 ANDRYCH(106 E ST SIAUBURN, WA 98002

Reviewed
CA 7/21/2021

CERTIFICATION OF PUBLIC NOTICE

DECLARATION OF POSTING

I, Jake R. Miller (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 July 21st, 2021 I caused to be posted the notice board provided by the

City for the NOTICE OF PUBLIC HEARING on the following:

Project Name: **HAVEN OF REST CEMETARY EXPANSION**

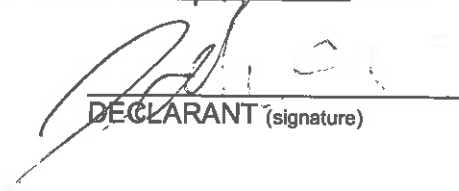
Project Location **8917 SR 16**

Permit Number(s): **PL-CUP-21-0001**

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

- ☒ on SR 16 five to six feet above grade
- ☒ At midpoint of street fronting the Site

SIGNED at Gig Harbor, Washington, this 21st day of July, 2021.


DECLARANT (signature)



NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT

PROJECT DESCRIPTION: HAVEN OF REST CEMETERY EXPANSION

The applicant is proposing to expand the Haven of Rest Cemetery to the parcel immediately north of the existing cemetery site. The subject site is a 10.07 acre site located in the R-2 Medium-Density Residential zoning district. A "cemetery" use of land is conditionally permitted in the R-2 zone. No development associated with the site's proposed use is included as a part of this proposal.

PL-CUP-21-0001

LOCATION:

8917 SR 16, site borders the existing Haven of Rest Cemetery to the south and the Cushman Trail to the east.

HEARING DATE AND TIME:

VIRTUAL HEARING

Hearing Examiner August 5, 2021 at 1:30 pm

SEPA THRESHOLD DETERMINATION:

Not applicable; the proposal is categorically exempt from SEPA consistent with WAC 197-11-800(6)(a).

ALL INFORMATION PROVIDED HEREIN IS UNCLASSIFIED AND PUBLIC INFORMATION. IT IS THE POLICY OF THE CITY OF GIG HARBOR TO MAKE ALL INFORMATION PROVIDED HEREIN AVAILABLE TO THE PUBLIC. IF YOU HAVE ANY QUESTIONS OR COMMENTS, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION AT (253)851-6170. CITY CONTACT PERSON: Kimberly Mahoney



HEARINGS ARE HELD AT THE GIG HARBOR CIVIC CENTER, 3510 GRANDVIEW STREET, GIG HARBOR, WA 98335. ADDITIONAL PERMIT INFORMATION CAN BE FOUND AT WWW.CITYOFGIGHARBOR.NET, CLICK "PERMIT PORTAL". IF YOU HAVE QUESTIONS, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION AT (253)851-6170. CITY CONTACT PERSON: Kimberly Mahoney



NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT

PROJECT DESCRIPTION: HAVEN OF REST CEMETERY EXPANSION
The applicant is proposing to expand the Haven of Rest Cemetery to the parcel immediately north of the existing cemetery site. The subject site is a 10.07 acre site located in the R-2 Medium-Density Residential zoning district. A "temporary" use of land is conditionally permitted in the R-2 zone. No development associated with the site's proposed use is included as a part of this proposal.

PL-CUP-21-0001

LOCATION: 8917 SR 16, site borders the existing Haven of Rest Cemetery to the south and the Cushman Trail to the east.

HEARING DATE AND TIME: **VIRTUAL HEARING: August 5, 2021 at 1:30 pm**

DEPTA THRESHOLD DETERMINATION:
If not applicable, the proposal is categorically exempt from DEPTA compliance with RCW 36.70A-010.

ADDITIONAL PERMIT INFORMATION: PERMITS ARE AVAILABLE AT WWW.CITYOFGRANDRAPID.NET/CLERK/PERMIT PORTAL. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE PLANNING DIVISION AT (253) 851-6170.

NOTICE OF APPLICATION FOR CEMETERY EXPANSION

PROJECT DESCRIPTION: HAVEN OF REST EXPANSION:
The applicant is proposing to expand the existing Haven of Rest Cemetery, which is contiguous to the parcel and located directly to the south.

LOCATION: 8917 SR 16, site borders the existing Haven of Rest Cemetery to the south and the Cushman Trail to the east.

PERMITS REQUIRED: **PL-CUP-21-0001**

COMMENT PERIOD: **APRIL 8, 2021 - APRIL 22, 2021**

ADDITIONAL PERMIT INFORMATION: PERMITS ARE AVAILABLE AT WWW.CITYOFGRANDRAPID.NET/CLERK/PERMIT PORTAL. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE PLANNING DIVISION AT (253) 851-6170.



NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT

PROJECT DESCRIPTION: HAVEN OF REST CEMETERY EXPANSION
The applicant is proposing to expand the Haven of Rest Cemetery to the parcel immediately north of the existing cemetery site. The subject site is a 10.07 acre site located in the R-2 Medium-Density Residential zoning district. A "cemetery" use of land is conditionally permitted in the R-2 zone. No development associated with the site's proposed use is included as a part of this proposal.

PL-CUP-21-0001

LOCATION:
8917 SR 16, site borders the existing Haven of Rest Cemetery to the south and the Cushman Trail to the east.

HEARING DATE AND TIME:
VIRTUAL HEARING
Hearing Examiner August 5, 2021 at 1:30 pm

SEPA THRESHOLD DETERMINATION:
(Not applicable); the proposal is categorically exempt from SEPA consistent with WAC 197-11-800(3)(a).

ALL HEARINGS ARE HELD AT THE GIG HARBOR CITY CENTER, 300 GRANDVIEW STREET, GIG HARBOR, WA 98250. ADDITIONAL PERMIT INFORMATION CAN BE FOUND AT WWW.CITYOFGIGHARBOR.NET. CLERK: "POCKET PORTALS" DIVISION AT 253.081-4178. CITY CONTACT PERSON: Kimberly Maloney

NOTICE OF APPLICATION FOR CEMETERY EXPANSION

HAVEN OF REST CEMETERY EXPANSION:
at the existing Haven of Rest Cemetery, which is contiguous to the parcel and

Private Property
NO TRESPASSING

**City of Gig Harbor
Transmittal Form**

Routing for: NOA SEPA **NOPH** NOPM NOD **Notice Date: July 22, 2021**
Project: Haven of Rest

PL-CUP-21-0001

Planner: KIMBERLY 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: ☐ **Applicant/Owner/Agent (NOA, **NOPH**, NOPM, SEPA, NOD) MDNS)**
1st Class Mail ☐ DRB (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)
☐ Parks Commission via Terri Reed (NOA)
☐ **Property Owners within 300 feet of site: attached list (NOA, SEPA, **NOPH**, NOPM, NOD for Type II permits only)**
☐ Parties of Record: attached list (NOPH, NOPM, NOD)
☐ Pierce County (NOA for Plats adjacent to City Limits)
☐ Pierce County Assessor-Treasurer (NOD)
☐ WA Transportation Secretary (NOA for Plats adj. to State ROW, or within 2 miles of Airport—approximately any plats south of Pioneer/Wollochet interchange)

☒ **TACOMA NEWS TRIBUNE**

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF PUBLISHING

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

On **July 12, 2021** I sent a true and correct copy of the **NOTICE OF PUBLIC HEARING** for publication in the **July 22, 2021** edition of the Tacoma News Tribune for the following:

Project Name **HAVEN OF REST EXPANSION**

Project Location: **8917 SR 16.**

Permit Number(s): **PL-CUP-21-0001**

SIGNED at Gig Harbor, Washington, this **12** day of **JULY, 2021**



DECLARANT (signature)



"THE MARITIME CITY"

CITY OF GIG HARBOR NOTICE OF PUBLIC HEARING

HAVEN OF REST CEMETERY EXPANSION

Permit Number(s):	PL-CUP-21-0001
Date of Notice:	July 22, 2021
Applicant:	Gig Harbor Homesites II LLC / Alan Axelrod, 1301 Spring Street #7e, Seattle, WA 98104
Agent:	Etisk Real Estate LLC / Scott Cameron, 11400 SE 8 St, Suite 205, Bellevue, WA 98004
Project Location:	8917 SR 16, site borders the existing Haven of Rest Cemetery to the south and the Cushman Trail to the east. Sec 06, Tw 21, R 02 Qtr 24. Assessor's Parcel Number: 0221062023.
Project Description:	The applicant is proposing to expand the Haven of Rest Cemetery to the parcel immediately north of the existing cemetery site. The subject site is a 10.07 acre site located in the R-2 Medium-Density Residential zoning district. A "cemetery" use of land is conditionally permitted in the R-2 zone. No development associated with the site's proposed use is included as a part of this proposal.
SEPA Threshold Determination:	Not applicable; the proposal is categorically exempt from SEPA consistent with WAC 197-11-800(6)(a).
PUBLIC HEARING DATE:	Hearing Examiner, August 5, 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 August 5, 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".

THANK YOU for your legal submission!

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

ORDER DETAILS**Order Number:**

IPL0032381

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

TAC - Legal Ads

Final Cost:

143.96

Payment Type:

Account Billed

User ID:

IPL0021041

ACCOUNT INFORMATION

CITY OF GIG HARBOR IP

3510 GRANDVIEW ST

GIG HARBOR, WA 98335-1214

253-851-8136

noemail@noemail.com

CITY OF GIG HARBOR

TRANSACTION REPORT**Date**

July 13, 2021 4:44:44 PM EDT

Amount:

143.96

SCHEDULE FOR AD NUMBER IPL00323810

July 22, 2021

The News Tribune (Tacoma)

PREVIEW FOR AD NUMBER IPL00323810**CITY OF GIG HARBOR
NOTICE OF PUBLIC HEARING****HAVEN OF REST CEMETERY EXPANSION**

Permit Number(s): PL-CUP-21-0001
 Date of Notice: July 22, 2021
 Applicant: Gig Harbor Homesites II LLC / Alan Axelrod, 1301 Spring Street #7e, Seattle, WA 98104
 Agent: Etisk Real Estate LLC / Scott Cameron, 11400 SE 8 St, Suite 205, Bellevue, WA 98004
 Project Location: 8917 SR 16, site borders the existing Haven of Rest Cemetery to the south and the Cushman Trail to the east. Sec 06, Tw 21, R 02 Qtr 24. Assessor's Parcel Number: 0221062023.
 Project Description: The applicant is proposing to expand the Haven of Rest Cemetery to the parcel immediately north of the existing cemetery site. The subject site is a 10.07 acre site located in the R-2 Medium-Density Residential zoning district. A "cemetery" use of land is conditionally permitted in the R-2 zone. No development associated with the site's proposed use is included as a part of this proposal.
 SEPA Threshold Determination: Not applicable; the proposal is categorially exempt from SEPA consistent with WAC 197-11-800(6)(a).

PUBLIC HEARING DATE: Hearing Examiner, **August 5, 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 August 5, 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". W00000000
 Publication Dates

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

Haven of Rest Cemetery Expansion

**PL-CUP-21-0001
Hearing Examiner**

Exhibit D

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 APPLICATION**

Project Name **HAVEN OF REST CEMETERY EXPANSION**

Project Location **8917 SR 16.**

Permit Number(s): **PL-CUP-21-0001**

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

SIGNED at Gig Harbor, Washington, this 8TH day of APRIL 2021.

Cindy Andrews

DECLARANT (signature)

Routing for: **NOA** SEPA NOPH NOPM NOD Notice Date: April 8, 2021
Project: **HAVEN OF REST CEMETERY EXPANSION**

Planner: KIM MAHONEY

☐ TACOMA NEWS TRIBUNE



CITY OF GIG HARBOR

NOTICE OF APPLICATION
April 8th, 2021

HAVEN OF REST CEMETERY EXPANSION
Type III Permit

Permit Number(s): PL-CUP-21-0001

Date Application was Submitted: March 23, 2021

Date of Notice of Complete Application: March 31, 2021

Name of Applicant: Gig Harbor Homesites II LLC / Alan Axelrod, 1301 Spring Street #7e, Seattle, WA 98104

Name of Agent: Etisk Real Estate LLC / Scott Cameron, 11400 SE 8 St, Suite 205, Bellevue, WA 98004

Project Location: 8917 SR 16, site borders the existing Haven of Rest Cemetery to the south and the Cushman Trail to the east. Sec 06, Tw 21, R 02 Qtr 24. Assessor's Parcel Number: 0221062023.

Description of Proposed Project: The applicant is proposing to expand the existing Haven of Rest Cemetery, which is contiguous to the parcel and located directly to the south.

Project Permits Included with Application: Conditional Use Permit

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

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

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

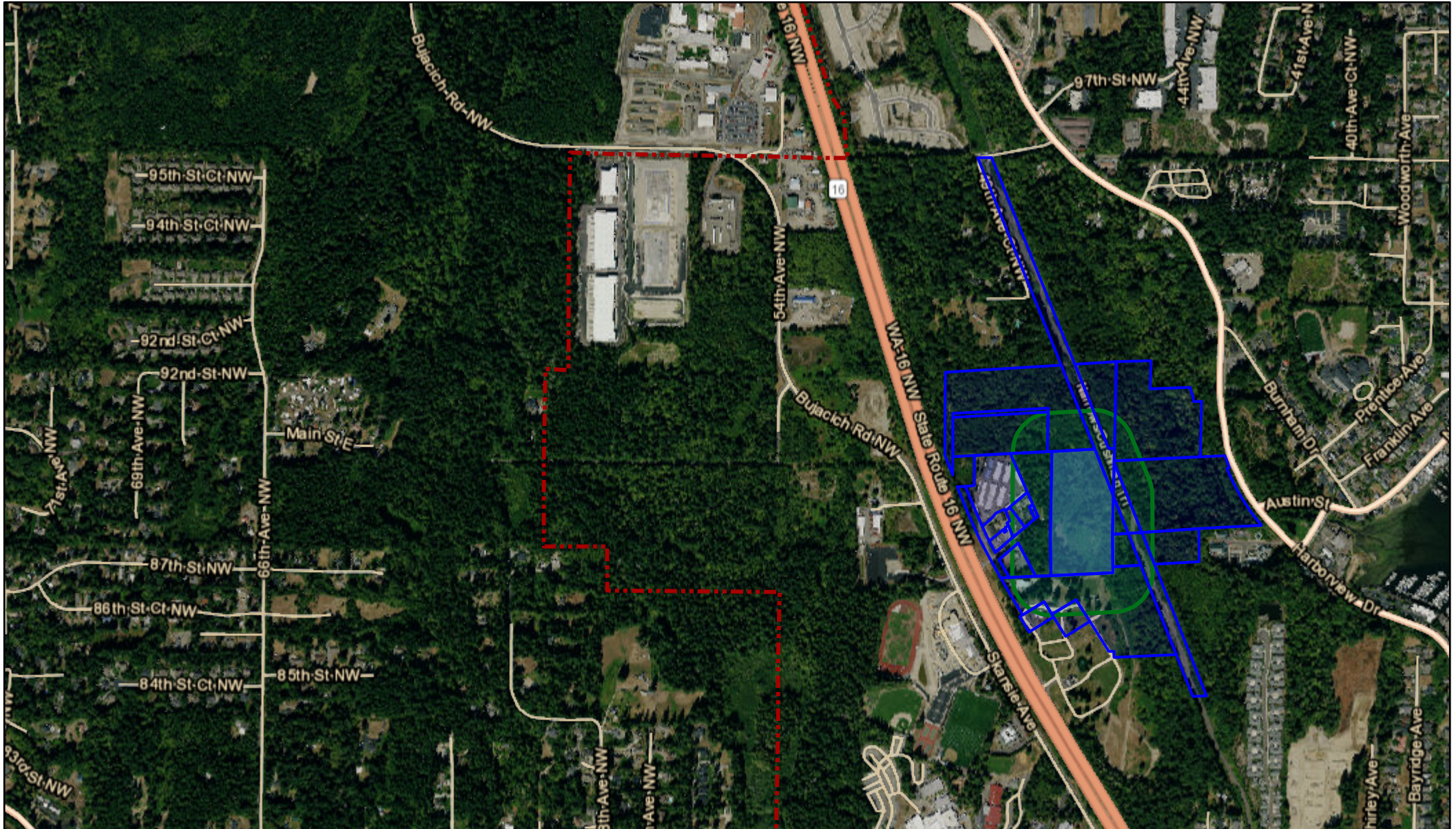
Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Department, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday. An open record public hearing will be held on this project, at this time the 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 Division by no later than April 22, 2021. All public comments or requests must be received at the Planning Division by no later than 5:00pm on the last date of the comment period.

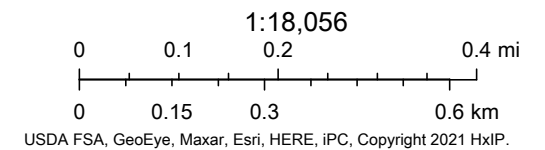
Questions regarding the above stated application should be made to Kimberly Mahoney, Associate Planner at KMahoney@gigharborwa.gov, City of Gig Harbor Planning Division, 3510 Grandview St., Gig Harbor, WA 98335, or by calling 851-6170. Additional permit information can also be found at www.cityofgigharbor.net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

TaxParcelNumber	TaxpayerName	Delivery_Address	City_State Zipcode
Parcel: 0221063046	HAVEN OF REST CEMETERY INC	8503 STATE ROUTE 16	GIG HARBOR, WA 98332
Parcel: 0221063030	KEY HARBOR PROPERTIES LLC	12075 LUNA VISTA AV	OLALLA, WA 98359
Parcel: 4000150020	HAVEN OF REST CEMETERY INC	8503 STATE ROUTE 16	GIG HARBOR, WA 98332
Parcel: 0221062016	GIG HARBOR HOMESITES III	1442A WALNUT ST PMB 295	BERKELEY, CA 94709-1405
Parcel: 0221062045	GIG HARBOR HOMESITES II LLC	1442A WALNUT ST 295	BERKELEY, CA 94709-1405
Parcel: 0221061023	CITY OF TACOMA - TPU	3628 S 35TH ST ABS-2	TACOMA, WA 98409-3115
Parcel: 0221062084	WALTHALL SUSAN K	8725 STATE ROUTE 16	GIG HARBOR, WA 98332-8428
Parcel: 0221062099	GIG HARBOR HOMESITES II LLC	1442A WALNUT ST 295	BERKELEY, CA 94709-1405
Parcel: 0221062093	HIGHWAY 16 MINI-STORAGE LLC	8808 STATE ROUTE 16	GIG HARBOR, WA 98332-8441
Parcel: 0221064046	CITY OF GIG HARBOR	3510 GRANDVIEW ST	GIG HARBOR, WA 98335-1214
Parcel: 0221062003	CITY OF TACOMA - TPU	3628 S 35TH ST ABS-2	TACOMA, WA 98409-3115
Parcel: 0221061108	LYONS PAUL E TRUST & LYONS PHYLLIS I TRUST	120 GREENBRIER	WILLIAMSBURG, VA 23185
Parcel: 0221062023	GIG HARBOR HOMESITES II LLC	1442A WALNUT ST 295	BERKELEY, CA 94709-1405
Parcel: 4000170010	HAVEN OF REST CEMETERY INC	8503 STATE ROUTE 16	GIG HARBOR, WA 98332
Parcel: 0221062100	DAVID WARREN PROPERTIES LLC	7195 WAGNER WAY STE 202	GIG HARBOR, WA 98335-6906
Parcel: 0221062054	KANE BUZZ J & JANICE L	11708 118TH AVE NW	GIG HARBOR, WA 98329-5490
Parcel: 0221062083	SAMUDOSKY DAVID & KELLEY	8721 STATE ROUTE 16	GIG HARBOR, WA 98332
Parcel: 0221061070	SHAW RICHARD H	1191 NW SHAW ISLAND WAY	BREMERTON, WA 98312
Parcel: 0221062055	WALTHALL SUSAN K	8725 STATE ROUTE 16	GIG HARBOR, WA 98332-8428
Parcel: 0221064023	CITY OF TACOMA - TPU	3628 S 35TH ST ABS-2	TACOMA, WA 98409-3115

ArcGIS Web Map



4/6/2021, 3:33:52 PM



RCUP
4/8/21
CD

CERTIFICATION OF PUBLIC NOTICE

DECLARATION OF POSTING

I, Jake Miller (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 8th, 2021 I caused to be posted the notice board provided by the

City for the NOTICE OF APPLICATION on the following:

Project Name: **HAVEN OF REST EXPANSION**

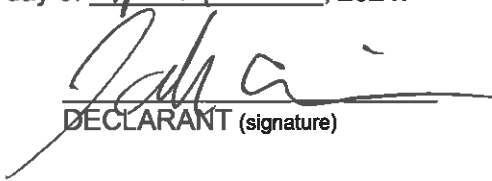
Project Location **8917 SR 16**

Permit Number(s): **PL-CUP-21-0001**

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

- ☒ At midpoint of ^{the} street fronting the site
- ☒ five to six feet above grade

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: HAVEN OF REST CEMETERY EXPANSION

Permit Number(s): PL-CUP-21-0001

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: ☐ **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)

☒ **TACOMA NEWS TRIBUNE**

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF PUBLISHING

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

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

Project Name **HAVEN OF REST**

Project Location: **8917 SR 16**

Permit Number(s): **PL-CUP-21-0001**

SIGNED at Gig Harbor, Washington, this 1 day of **APRIL 2021**

Cindy Andrews

DECLARANT (signature)



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: 39669
Order PO:
Bill-To Account: 23685
Date: 04/02/21
Sales Contact: Bettina Jantzen
Sales Contact Phone:

Dates	Order No.	Description	Product	Size	Times Run	None
04/08/2021 - 04/08/2021	39669	Print Legal Ad IPL0017782	TAC-News Tribune - Legal Legals & Public Notices CLS	1 x 7.81 in	1	\$95.16

Order Total Cost

\$95.16

Ad Preview

**CITY OF GIG HARBOR
NOTICE OF APPLICATION
April 8th, 2021
HAVEN OF REST CEMETERY
EXPANSION
Type III Permit**

Permit Number(s): PL-CUP-21-0001
Date Application was Submitted:
March 23, 2021
Date of Notice of Complete Application: March 31, 2021
Name of Applicant: Gig Harbor
Homesites II LLC / Alan Axelrod, 1301
Spring Street #7e, Seattle, WA 98104
Name of Agent: Etisk Real Estate
LLC / Scott Cameron, 11400 SE 8 St,
Suite 205, Bellevue, WA 98004
Project Location: 8917 SR 16, site
borders the existing Haven of Rest
Cemetery to the south and the Cushman
Trail to the east. Sec 06, Tw 21, R
02 Qtr 24. Assessor's Parcel Number:
0221062023.
Description of Proposed Project: The
applicant is proposing to expand
the existing Haven of Rest Cemetery,
which is contiguous to the parcel and
located directly to the south.
Project Permits Included with Application: Conditional Use Permit
Further Studies Being Required by
Applicable Official: None at this time.
Other Required Permits Not Included
in Application: None at this time.
Tentative Public Meeting or Public
Hearing Date: A hearing date has not
been scheduled for this application.

Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning 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 Division by no later than April 22, 2021. All public comments or requests must be received at the Planning Division by no later than 5:00pm on the last date of the comment period.

Questions regarding the above stated application should be made to Kimberly Mahoney, Associate Planner at KMahoney@gigharborwa.gov, City of Gig Harbor Planning Division, 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.

IPL0017782
Apr 8 2021

CITY OF GIG HARBOR
NOTICE OF APPLICATION
April 8th, 2021
HAVEN OF REST CEMETERY
EXPANSION
Type III Permit

Permit Number(s): PL-CUP-21-0001

Date Application was Submitted:

March 23, 2021

Date of Notice of Complete Application:

March 31, 2021

Name of Applicant: Gig Harbor

Homesites II LLC / Alan Axelrod, 1301

Spring Street #7e, Seattle, WA 98104

Name of Agent: Etisk Real Estate

LLC / Scott Cameron, 11400 SE 8 St,

Suite 205, Bellevue, WA 98004

Project Location: 8917 SR 16, site

borders the existing Haven of Rest

Cemetery to the south and the Cush-

man Trail to the east. Sec 06, Tw 21, R

02 Qtr 24. Assessor's Parcel Number:

0221062023.

Description of Proposed Project: The

applicant is proposing to expand

the existing Haven of Rest Cemetery,

which is contiguous to the parcel and

located directly to the south.

Project Permits Included with Application:

Conditional Use Permit

Further Studies Being Required by

Applicable Official: None at this time.

Other Required Permits Not Included

in Application: None at this time.

Tentative Public Meeting or Public

Hearing Date: A hearing date has not

been scheduled for this application.

Documents pertinent to this appli-

cation are available for review and

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Planning Department, 3510 Grand-

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not been scheduled. A copy of the

staff report on this project proposal

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request any notice of public hearing

or a copy of the decision on this ap-

plication, or participate in any public

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KMahoney@gigharborwa.gov, City of

Gig Harbor Planning Division, 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.

W000000000

Publication Dates



CITY OF GIG HARBOR

NOTICE OF APPLICATION
April 8th, 2021

HAVEN OF REST CEMETERY EXPANSION
Type III Permit

Permit Number(s): PL-CUP-21-0001

Date Application was Submitted: March 23, 2021

Date of Notice of Complete Application: March 31, 2021

Name of Applicant: Gig Harbor Homesites II LLC / Alan Axelrod, 1301 Spring Street #7e, Seattle, WA 98104

Name of Agent: Etisk Real Estate LLC / Scott Cameron, 11400 SE 8 St, Suite 205, Bellevue, WA 98004

Project Location: 8917 SR 16, site borders the existing Haven of Rest Cemetery to the south and the Cushman Trail to the east. Sec 06, Tw 21, R 02 Qtr 24. Assessor's Parcel Number: 0221062023.

Description of Proposed Project: The applicant is proposing to expand the existing Haven of Rest Cemetery, which is contiguous to the parcel and located directly to the south.

Project Permits Included with Application: Conditional Use Permit

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

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

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

Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning 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 Division by no later than April 22, 2021. All public comments or requests must be received at the Planning Division by no later than 5:00pm on the last date of the comment period.

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Pierce County Assessor-Treasurer
Property Summary

XXX SR 16 HWY W

GIG HARBOR HOMESITES II LLC
0221062023

Haven of Rest Cemetery Expansion

**PL-CUP-21-0001
Hearing Examiner**

Exhibit E

Tax Description

Section 06 Township 21 Range 02 Quarter 24 : E 484 FT OF S 1/2 OF SE OF NW EXC POR CONDEMNED BY CY OF TAC FOR POWER LI R/W P CO CAUSE # 51234 ALSO E 484 FT OF N 300 FT OF NE OF SW EASE OF RECORD SEG F 6024

Property Details

Parcel Number 0221062023
Site Address XXX SR 16 HWY W
Account Type Real Property
Category Land and Improvements
Use Code 1800-OTHER RESIDENTIAL

Taxpayer Details

Taxpayer Name GIG HARBOR HOMESITES II LLC
Mailing Address 1442A WALNUT ST 295
BERKELEY, CA
94709-1405

Appraisal Details

Land Economic Area 110103
Value Area P11
Appr Acct Type Residential
Business Name
Last Inspection 07/19/2021-New Construction
Appraisal Area 11

Related Parcels

Group Account Number 4110
Located On n/a
Associated Parcels n/a

Assessed Value

Value Year	2021	Assessed Total	301,400
Tax Year	2022	Assessed Land	299,700
		Assessed Improvements	1,700
Taxable Value	301,400		
Tax Code Area	075	Current Use Land	0
Tax Code Area Rate	0	Personal Property	0
Notice of Value Mailing Date	06/25/2021		

Assessment Details

2021 Values for 2022 Tax

Taxable Value \$301,400
Assessed Value \$301,400

Tax Amounts Due

Tax Year	Minimum Due	Total Due
2021	1,218.05	1,218.05
TOTAL	1,218.05	1,218.05

Due Date 10/30/21

Property Tax Exemptions

No exemptions

Land Details

Land Economic Area	110103
RTSQQ	02-21-06-24
Value Area	PI1
Square Footage	438,649
Acres	10.07
Front Foot	0
Electric	Power Installed
Sewer	Sewer/Septic Installed
Water	Water Installed

Building 1 Details

General Characteristics

Property Type	Out Building
Condition	Very Poor
Quality	Low
Neighborhood	110103
Occupancy	Addon Only Res
Square Feet	1
Net Square Feet	0
Attached Garage Square Feet	0
Detached Garage Square Feet	0
Carport Square Feet	0
Finished Attic Square Feet	0
Total Basement Square Feet	0
Finished Basement Square Feet	0
Basement Garage Door	0
Fireplaces	0

Built-As

DESCRIPTION	Addon Only Res
YEAR BUILT	1930
ADJUSTED YEAR BUILT	1930
SQUARE FEET	1
STORIES	1
BEDROOMS	0
BATHROOMS	0
EXTERIOR	n/a
CLASS	n/a
ROOF	n/a
HVAC	None
UNITS	0

Improvement Details

Type	Description	Units
Add On	Other Imps Misc	2

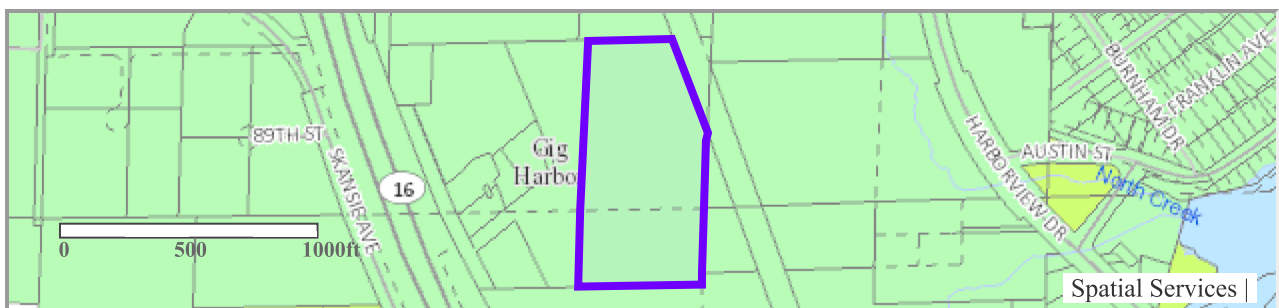
Sales History

SALE DATE	05/24/2007
ETN	4163957
PARCEL COUNT	2
GRANTOR	MEHL RONALD ET UX & STERNARD M
GRANTEE	GIG HARBOR HOMESITES II LLC
SALE PRICE	1,700,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	Future Develop

SALE DATE	03/01/2003
ETN	1124079
PARCEL COUNT	2
GRANTOR	
GRANTEE	
SALE PRICE	150,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	Partial interest

SALE DATE	02/01/1997
ETN	0931356
PARCEL COUNT	1
GRANTOR	LEE HAROLD & MARION
GRANTEE	NIELSEN CECIL J & INGA R
SALE PRICE	55,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	Partial interest

Map

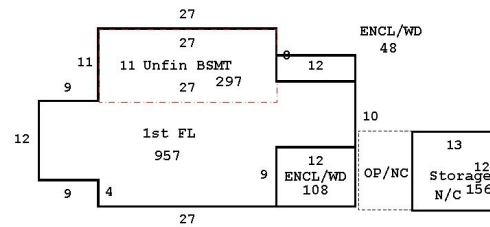


Photos



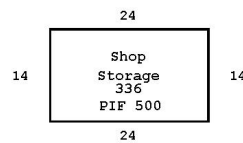
2021_PRI_7-19-2021_HD_1.jpg

Sketches



Shed n/c

NOTE: Condition 9 put in as a
Outbld, pif 1000



vacant 01-333 removed the blding data
From the recored pif @1000 changed shop
vale from1000 to 500 changed view from
low @ 130 to low 125%

X 16x66 green house
N/C

0221062023

Sketch by Apex IV/Windows™

Haven of Rest Cemetery Expansion

PL-CUP-21-0001
Hearing Examiner

Exhibit F

Chapter 17.14
LAND USE MATRIX

Sections:

- [17.14.010](#) Interpretation of land use matrix.
- [17.14.020](#) Land use matrix.

17.14.010 Interpretation of land use matrix.

- A. The land use matrix in this chapter identifies uses permitted in each individual zoning district. The zoning district is located on the vertical column and the use is located on the horizontal row of this matrix.
- B. If a dash appears in the box at the intersection of the column and the row, the use is not permitted in that district.
- C. If the letter "P" appears in the box at the intersection of the column and the row, the use is permitted in that district.
- D. If the letter "C" appears in the box at the intersection of the column and the row, the use is conditionally permitted subject to the conditional use permit review procedures and criteria specified in Chapter [17.64](#) GHMC.
- E. If a footnote appears in the box at the intersection of the column and the row, the use may be permitted subject to the appropriate review process indicated above and the specific conditions indicated by the corresponding footnote.
- F. All applicable requirements shall govern a use whether or not they are cross-referenced in the matrix. To determine whether a particular use is allowed in a particular zoning district and location, all relevant regulations must also be consulted in addition to this matrix. (Ord. 1045 § 1, 2006).

17.14.020 Land use matrix.

Uses	PI	R-1	RLD	R-2	RMD	R-3	RB-1	RB-2	DB	B-1	B-2	C-1 ¹⁹	PCD-C	ED ¹⁸	WR	WM	WC	PCD-BP	PCD-NB	MUD ²⁴
Dwelling, single-family	-	P	P	P	P	C	P	P	p ³¹	p ¹⁴	C	C	p ¹⁴	-	P	P	P	-	p ¹⁴	P
Dwelling, duplex	-	-	-	P	P	P	-	P	p ³¹	p ¹⁴	C	C	p ¹⁴	-	P	P	P	-	p ¹⁴	P
Dwelling, triplex	-	-	-	C	P	P	-	P	p ³¹	p ¹⁴	C	C	p ¹⁴	-	-	C ¹⁷	P	-	p ¹⁴	P
Dwelling, fourplex	-	-	-	C	P	P	-	P	p ³¹	p ¹⁴	C	C	p ¹⁴	-	-	C ¹⁷	P	-	p ¹⁴	P
Dwelling, multiple-family	-	-	-	-	P	p ⁶	-	P	p ³¹	p ¹⁴	C	C	p ¹⁴	-	-	-	-	-	p ¹⁴	P
Accessory apartment ¹	-	C	P	-	P	-	C	C	p ³¹	p ¹⁴	C	C	p ¹⁴	-	-	-	P	-	p ¹⁴	P
Family day care provider	-	P	P	P	P	P	P	P	C	P	P	P	P	-	P	P	P	-	P	P
Home occupation ²	-	P	P	P	P	P	P	P	C	P	-	C	-	-	P	P	P	-	-	-
Adult family home	-	P	P	P	P	P	P	P	C	P	P	P	P	-	P	P	P	-	P	P
Living facility, independent	-	-	-	C	-	P	C	C	C	P	C	C	P	C ²¹	-	-	-	-	-	P
Living facility, assisted	-	-	-	C	-	P	C	C	C	P	-	C	P	C	-	-	-	-	-	P
Nursing facility, skilled	-	-	-	C	-	P	C	C	C	P	C	C	P	C	-	-	-	-	-	P
Hospital	-	-	-	-	-	-	-	-	C	-	C	C	-	C	-	-	-	C	-	-
School, primary	P	C	P	C	P	C	C	C	C	P	C	C	P	-	-	-	-	P	-	-
School, secondary	P	C	P	C	P	C	C	C	C	P	C	C	P	-	-	-	-	P	-	-
School, higher educational	P	C	-	C	-	C	C	C	C	P	C	C	P	-	-	-	-	P	-	-
School, vocational/trade	P	C	-	C	-	C	C	C	C	P	C	C	P	P	-	-	-	P	-	-
Government administrative office	P	C	P	C	P	C	C	P	P	P	P	P	P	P	C	P	P	P	P	P
Public/private services	P	C	-	C	-	C	C	C	C	P	C	C	P	C	C	C	C	P	P	P
Religious worship, house of	-	C	p ⁵	C	p ⁵	C	C	C	C	P	C	C	P	C	-	-	-	C	-	P/C ¹⁵
Museum	P	-	-	-	-	-	-	-	-	-	C	C	P	-	C	C	P	-	-	-
Community recreation hall	P	-	P	C	P	C	C	C	C	P	C	C	P	-	-	-	C	P	P	-
Clubs	-	-	C	C	C	C	C	C	P	P	P	P	P	C	-	C ²⁰	P	P	C	-
Parks	P	P	P	P	P	P	P	P	P	P	C	C	P	-	P	P	P	P	P	P
Essential public facilities	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities	P	C	P	C	P	C	C	C	C	P	C	C	P	C	C	C	C	P	P	P
Electric vehicle charging station ²⁵	P	p ²⁶	p ²⁶	p ²⁶	p ²⁶	p ²⁶	p ²⁶	P	P	P	P	P	P	P	p ²⁶	p ²⁶	P	P	P	P
Rapid charging station ²⁷	P	-	-	-	p ²⁸	p ²⁸	-	p ²⁸	P	P	P	P	P	P	-	-	P	P	P	p ²⁸
Battery exchange station	-	-	-	-	-	-	-	-	P	-	P	P	P	C	-	-	-	C	P	-
Cemetery	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lodging, level 1	-	C	-	C	-	P	P	P	P	P	C	C	-	-	C	C	C	-	-	P
Lodging, level 2	-	-	-	-	-	-	-	C	P	-	P	P	P	-	-	-	C	-	-	P