



AGENDA

City of Gig Harbor Hearing Examiner Virtual Hearing of Thursday October 7, 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://us06web.zoom.us/j/87869761860>
Call-in: (253) 215-8782 Meeting ID: 878 6976 1860

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, Oct 7, 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. **MICHELLE AND ALI HUSAIN, 3505 ROSS AVE, GIG HARBOR WA, 98335:**
HUSAIN VACATION RENTAL, (PL-CUP-21-0002). The applicant is proposing to use the single-family residential home as a vacation rental. Three bedrooms will be available for guests, allowing up to eight people at a time for overnight lodging of no more than 28 days. No meals will be served and no other services will be provided.

III. Adjournment



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

ADDENDUM

October 7, 2021

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

RE: Addendum to Staff Report Exhibits, Husain Vacation Rental (PL-CUP-21-0002)

Dear Mr. Causseaux,

This addendum is being prepared to supplement an additional public response to the Notice of Public Hearing (NOPH) in the above-mentioned application file currently under review at the City of Gig Harbor. Presently, the staff report and exhibits transmitted to your office on September 30, 2021 include Exhibits A-L; respectfully, staff is requesting that this addendum and its accompanying public comment be incorporated into the hearing's record as Exhibit M. The attachment to this addendum includes one comment timely submitted to staff in response to the NOPH.

Considering the concerns raised in the comment letter, staff maintains its conclusions and recommendations made in its September 30, 2021 staff report. The public comment by Ken Malich of 3515 Ross Avenue raises concerns over parking as well as the lack of owner occupancy for this proposed short-term vacation rental.

Staff requests the Hearing Examiner consider the content of this addendum and its accompanying public comment in his review of, and decision of, PL-CUP-21-0002

Sincerely,

Jeremy Hammar, Associate Planner

Cc: Cindy Andrews, Planning Technician
Planning file



"THE MARITIME CITY"

DEVELOPMENT SERVICES

**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
STAFF REPORT**

TO: Hearing Examiner
FROM: Planning Staff
DATE: September 30, 2021

RE: PL-CUP-21-0002 | Husain Vacation Rental
Public Hearing Date: October 7, 2021

I. GENERAL INFORMATION

A. Owner/Applicant: Michelle and Ali Husain
3505 Ross Avenue
Gig Harbor, WA 98332

II. APPLICANT'S REQUEST

The proposal is to establish a Lodging level 1 use in the R-1 residential zone for a short-term rental in an existing single-family residence. Three (3) bedrooms in the home will be made available for guests. The proposed use will provide for short-term lodging of no more than 28 days.

This request is encompassed in a conditional use permit (PL-CUP-21-0002) application. A written statement of justification for granting the conditional use permit is included as Exhibit B to this staff report.

III. SITE DESCRIPTION

A. Location: 3505 Ross Avenue, site is located on the northeast side of Ross Avenue approximately 100 feet northwest of the intersection with Dorotich Street. Sec 05, Tw 21, R 02, Qtr 33.

Assessor's Parcel Number: 5970000410

B. Site Area/Acreage: 0.138 acres

C. Existing Site Characteristics:

1. **Topography:** The site has a slight grade that slopes approximately 6% from the southwest down towards the northeast.
2. **Vegetation:** The site is developed with mature residential landscape features.
3. **Wetlands and Critical Areas:** There are no wetlands or critical areas on the site or in the immediate vicinity.

D. Zoning:

1. **Subject parcel:** R-1 – Single-Family Residential (Historic District)
2. **Adjacent zoning and current use:**
 - a. **North:** R-1 (Historic District) – Single-family residential
 - b. **East:** R-1 (Historic District) – Single-family residential
 - c. **South:** R-1 (Historic District) – Single-family residential
 - d. **West:** R-1 (Historic District) – Single-family residential

E. Utilities / Road Access: The subject site is accessed from Ross Avenue. Sewer and water are provided by the City of Gig Harbor.

IV. APPLICABLE CODES AND POLICIES

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

B. Gig Harbor Municipal Code: The subject parcel is zoned R-1 Single-Family Residential District. The following code chapters apply to this proposal:

- a. 17.04 Definitions
- b. 17.16 Single-Family Residential District
- c. 17.64 Conditional Uses

V. BACKGROUND INFORMATION:

The subject site is a developed residential lot with one (1) existing single-family residence, which was developed in 1979 according to records with the Pierce County Assessor-Treasurer. The applicant submitted a complete application with the City of Gig Harbor on May 11, 2021 for the subject conditional use request.

VI. ENVIRONMENTAL REVIEW:

This proposal is categorically exempt from SEPA review as the proposal modifies the existing residence without changing the character or the building in a manner which removes it from an exempt class, as exempted by WAC 197-11-800(2)(f).

VII. PUBLIC NOTICE & INPUT:

A Notice of Application (NOA) was published in the Tacoma News Tribune, posted on the site, and mailed to owners of property within 300 feet of the site on May 27, 2021. The Declarations of Mailing, Publishing and Posting are included with this staff report as Exhibit D.

The city received three comments in response to the proposal;

Tomi Kent Smith of 3414 Harborview drive provided a comment in support of the proposal. The comment is included as Exhibit E to this staff report.

Tony Omlin of 3501 Harborview drive provided a comment in support of the proposal. Stating that they do not see any negative issues or impact by allowing the proposal. The comment is included as Exhibit F to this staff report.

The City received one comment in response to the NOA from the Squaxin Island Tribe of Indians, stating that the Squaxin Tribe of Indians would concur with recommendations from the Department of Archeology and Historic Preservation (DAHP), should any recommendations be provided to the City. However, no recommendations were provided from the DAHP related to this proposal. The comment from the Squaxin Island Tribe of Indians is included as Exhibit G to this staff report.

The legal notice of the scheduled hearing (Notice of Public Hearing, "NOPH") was published in the Peninsula Gateway, posted on the site, and mailed to all property owners within 300 feet of the subject site on September 23, 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.

VIII. STAFF ANALYSIS AND FINDINGS:

A. Planning Staff

1. Comprehensive Plan:

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

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

The proposed lodging, level 1 use will occupy the entirety of an existing 2,746 square foot¹ single-family residence. The site design, in its existing state, is sufficient to accommodate the proposed conditional use and minimize any potential impacts of the use, when properly conditioned. Should the Hearing Examiner choose to approve the requested lodging, level 1 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. 17.04.444 Definition, Lodging, Level 1:

“Lodging, level 1” means a single-family residence which provides overnight lodging for guests, and may provide meals for overnight guests, not to exceed five guest rooms.

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

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

¹ Figure acquired from the Pierce County Assessor-Treasurer. See Exhibit H included with this staff report for a copy of this record.

If properly conditioned, the proposed conditional use will preserve the character of the existing single-family residential area to which the subject site applies, as is appropriate in the site's R-1 zoning designation. The proposed conditional use will only occupy space in an existing single-family residence and will not require any remodel to the subject residence to accommodate the proposed lodging, level 1 use. The proposed conditional use, when properly conditioned, will not detract from the existing residential character of the neighborhood, and proposes to provide lodging in a manner consistent with the lodging, level 1 use defined in GHMC 17.04.444. Furthermore, per the Land Use Matrix set forth in GHMC 17.14.020, lodging, level 1 is a conditionally allowed use in the City's R-1 zoning district. Therefore, the proposal is consistent with the stated intent of the R-1 District.

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 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 has been previously discussed in this staff report, "lodging, level 1" is a conditionally permitted use in the R-1 zoning district, as per the City's Land Use Matrix set forth in GHMC 17.14.020. The proposed conditional use is also consistent with the description and purpose of the R-1 zoning district, as the limitations of the proposed use set by the property owners will help to preserve the character of the

existing single-family residential area to which the subject site is located.

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:

As has been previously discussed in this staff report, the proposed conditional use will not affect the established character of the surrounding neighborhood, nor will the proposed conditional use be detrimental to the subject property or improvements in the vicinity of the subject property. Should the Hearing Examiner choose to approve the requested conditional use permit, staff has recommended conditions of approval in Section X of this staff report which, if adopted in the decision, will serve to ensure the proposed conditional use will not be detrimental to the public health, safety, comfort, convenience and general welfare of the subject property or improvements in the area.

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:

The City's Public Works Department has reviewed the subject request and has determined that, if properly conditioned, the proposed conditional use can be adequately served by public facilities and street capacities without placing an undue burden on such facilities and streets. Additionally, the subject site is required to provide six (6) off-street parking stalls to serve the site's single-family residential and lodging, level 1 use, of which the applicant has demonstrated can be provided without placing an undue burden on street capacities; see Exhibit I for the applicant's demonstration of sufficient off-street parking. Finally, the subject site is located within close proximity to public transportation services, with the closest Pierce Transit public transit stop located approximately 450 feet from the subject

site at the intersection of Harborview Drive and Rosedale Street.

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). Of the aforementioned features, the proposed lodging, level 1 use only impacts the required off-street parking for the site. Consistent with the parking requirements set forth in GHMC 17.72.030, the lodging, level 1 use serving three (3) rooms for rent is required to provide a total of five (6) off-street parking stalls. The applicant has demonstrated that the subject site, in its existing state, provides adequate off-street parking to serve the proposed conditional use; see Exhibit I to this staff report for this demonstration. The site's sufficient off-street parking availability and sufficient access to these parking stalls demonstrates that the site adequately provides for all necessary features as required by 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 subject request to be generally consistent with the applicable provisions of the Code, provided that a site inspection be completed prior to the site's Lodging, Level 1 use to verify code compliant smoke and carbon monoxide detectors have been installed.

IX. CONCLUSIONS:

Based on the submitted information, staff's site inspection, and the analysis contained above, staff concludes the proposal is generally consistent with the guidelines set forth in GHMC 17.64.040 that are required to be considered by the Hearing Examiner in reviewing such proposals. Approval of the permit will allow a lodging, level 1 use to occupy three bedrooms of an existing single-family dwelling to serve no more than eight (8) individuals. It is staff's conclusion that the proposed conditional use has been thoughtfully integrated with the applicant's existing single-family dwelling. If developed as proposed, and if appropriately conditioned, no adverse impact would occur to surrounding properties or the character of the neighborhood.

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 commencing the Lodging, Level 1 use on the site.
2. The applicant shall adhere to the findings and recommended conditions of the City's Building Official and the Engineering Division of the City of Gig Harbor, as described in Section VIII.B and Section VIII.C of this staff report.
3. The applicant shall operate the site consistent with the project description and statement of justification included as Exhibits A and B to this staff report.
4. The applicant shall operate the site consistent with the description provided as Exhibit I to this staff report, only three (3) bedrooms shall be made available for guests.

Project Planner: Jeremy Hammar, Associate Planner

Date: September 30, 2021

cc: Planning File

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

Exhibit A – Applicant's Project Description dated May 4, 2020

- Exhibit B – Applicant’s Written Statement of Justification dated May 4, 2020
- Exhibit C – Declarations of Mailing, Posting, and Publishing, Notice of Public Hearing, September 23, 2021
- Exhibit D – Declarations of Mailing, Posting, and Publishing, Notice of Application, May 18, 2021
- Exhibit E - NOA Comment, received from Tomi Kent Smith of 3414 Harborview Dr, dated June 5, 2021
- Exhibit F - NOA Comment, received from Tony Omlin of 3501 Harborview Dr, dated June 10, 2021
- Exhibit G – NOA Comment, received from the Squaxin Island Tribe of Indians, dated June 1, 2021
- Exhibit H – Pierce County Assessor-Treasurer Property Summary, 3505 Ross Avenue, Assessor’s Parcel Number 5970000410
- Exhibit I –Parking Demonstration
- Exhibit J – Applicant’s amendment to Project Description clarifying the number of bedrooms made available for guests, dated August 17, 2021
- Exhibit K – NOPH Comment, received from Tomi Kent Smith of 3414 Harborview Drive, Dated September 23, 2021
- Exhibit L – NOPH Comment, received from Susan Spadoni, Dated September 23, 2021

Duration of Permit Approval:

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

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

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

Permit Documents: The complete project permit file, including official decision, findings, conclusions and conditions of approval, if any, is available for review at the City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday. Additional permit

information can also be found at <https://ci-gigharbor-wa.smartgovcommunity.com/Parcels/ParcelHome> by entering the above permit numbers. Questions regarding the above stated decision should be made to Jeremy Hammar, Associate Planner at jhammar@gigharborwa.gov or 253-853-7606.

RECEIVED

By C. ANDREWS at 2:29 pm, May 04, 2021

INTAKE 05 11 2021 HUSAIN VACATION RENTAL - 3505 ROSS AVE

CONDITIONAL USE PERMIT APPLICATION

PROJECT DESCRIPTION

We, Michelle and Ali Husain, own a single family home located at 3505 Ross Ave. in Gig Harbor. The home is used personally as a second, vacation home. Our primary residence is in San Jose, CA. When we are not staying in our second home in Gig Harbor, we intend to use the home as a vacation rental, allowing up to eight people at a time to pay for overnight lodging (with a two night minimum and 28 night maximum stay). No meals would be served, and no other services would be provided. No other business would be conducted at the home. Events, parties, pets, and smoking would be disallowed, with external (Ring doorbell/security cameras) and internal (NoiseAware) monitoring utilized to ensure compliance with these homeowner rules and any other applicable local laws/ordinances. No significant remodeling, new construction, landscaping, etc. are planned or needed as part of this project.

The home is approximately 2700 square feet and the entire home, driveway, and fenced backyard would be made available for the described use. No additional spaces require additional coverage by hard surfaces.

INTAKE 05 11 2021 HUSAIN VACATION RENTAL - 3505 ROSS AVE

CONDITIONAL USE PERMIT APPLICATION

Response to REVIEW CRITERIA

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

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.

Response: The property is located in an area zoned for residential use. The intended use is for overnight stays for up to eight people at a time in a four bedroom, three bath home with off-street (driveway) parking. The number of people allowed is consistent with typical residential use and does not exceed the maximum capacity of the home. The site is currently used by the owners in a personal capacity in this same manner (that is, we stay/park overnight at our vacation home with a maximum of eight people).

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.

Response: The number of people allowed to stay and park at the home (eight people maximum) would not exceed normal expectations for this neighborhood, or this four bedroom single family home and two driveways. Events, parties, pets, and smoking would be disallowed, with external (Ring doorbell/security cameras) and internal (NoiseAware) monitoring utilized to ensure compliance with these homeowner rules and any other applicable local laws/ordinances. Guests would be made aware of these rules and sign a contract stating their agreement to comply. A two-night minimum stay requirement and higher-than-market-average pricing for stays will be utilized to deter bookings for parties/events. Second party ID verification software will be utilized to verify guest identity. No remodeling, new construction, landscaping, etc. are planned or needed as part of this project.

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.

Response: As a single family home with double driveway being used in a typical manner (maximum capacity of eight people) that is consistent with the home size and neighborhood residential zoning, the proposed use does appear to be properly located in relation to the other land uses and to transportation and service facilities in the vicinity. The site is currently used by the owners in a personal capacity in this same manner (that is, we stay/park overnight at our vacation home with a maximum of eight people) without any apparent undue burdens on local facilities or streets. The proposed use would not place an undue burden on local facilities or streets.

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. [Proposed use is not related to a wireless communication facility.]

Response: The lot is .0137 acres, which is average for the neighborhood. It easily accommodates a fenced back yard, two driveways, and a 2700-square foot, four bedroom, three bathroom single family home. The site is of sufficient size to accommodate the proposed use, which would be to allow up to eight people to stay and park off-street. The site is currently used by the owners in a personal capacity in this same manner (that is, we stay/park overnight at our vacation home with a maximum of eight people) without any issues relating to size or typical requirements.

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF MAILING

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

On **September 23, 2021** I mailed **(e-mailed)** a true and correct copy of the **NOTICE OF PUBLIC HEARING**

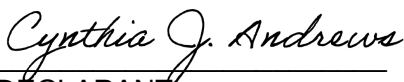
Project Name **HUSAIN VACATION RENTAL**

Project Location **3505 Ross Ave**

Permit Number(s): **PL-CUP-21-0002**

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

SIGNED at Gig Harbor, Washington, this 23rd day of September, 2021


DECLARANT (signature)

City of Gig Harbor
Transmittal Form

Routing for: NOA SEPA **NOPH** NOPM NOD Notice Date: September 23, 2021
Project: HUSAIN VACATION RENTAL

PL-CUP-21-0002

Planner: JEREMY HAMMAR

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

SEPA Agencies: ☐ Washington Department of Ecology, SEPA Register
(NOA, SEPA) ☐ Washington Department of Commerce, attn: Review Team
Electronic Mail ☐ Pierce Transit Land Use Review, attn: 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

HUSAIN VACATION RENTAL - CONDITIONAL USE PERMIT Type III Permit

Permit Number(s): PL-CUP-21-0002

Date of Notice: September 23rd, 2021

Applicant: Michelle and Ali Husain, 3505 Ross Ave., Gig Harbor, WA 98332

Agent: Michelle and Ali Husain, 3505 Ross Ave., Gig Harbor, WA 98332

Project Location: 3505 Ross Ave., site is located on the northwest side of Ross Ave approximately 150 ft from the intersection with Dorotich Street. Sec 05, Tw 21, R 02 Qtr 33. Parcel No. 5970000410

Project Description: The applicant is proposing to use the single-family residential home as a vacation rental, three (3) bedrooms will be available to guests, allowing up to eight people at a time for overnight lodging. No meals will be served and no other services will be provided

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, **October 7, 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.

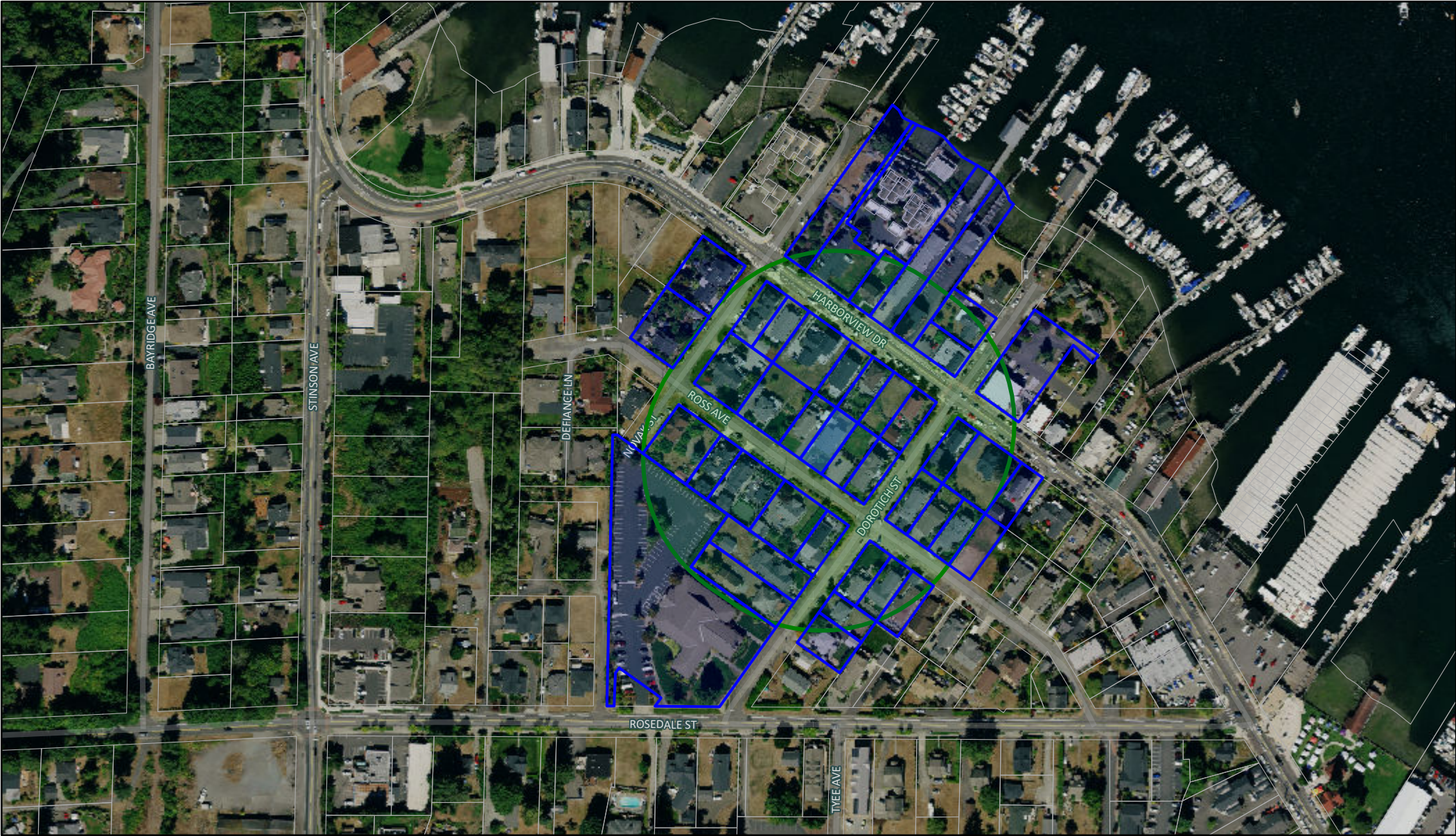
Documents pertinent to this application are available for review and inspection online only using the City of Gig Harbor Permit Portal. Please contact Jeremy Hammar, Associate Planner, for questions regarding access to other documents pertinent to this application. A copy of the staff report on this 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 5:00 pm the day before the hearing.**

Questions regarding the above stated application should be made to Jeremy Hammar, Associate Planner, City of Gig

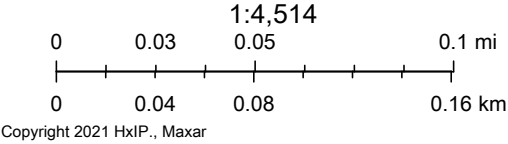
Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling 851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal" then clicking "Applications," entering "Hearing Examiner Hearing" and then selecting the Hearing date and clicking on More Details".

ArcGIS Web Map



9/23/2021, 7:38:59 AM

 Parcels



TaxParcelNumber	TaxpayerName	Delivery_Address
Parcel: 0221053007	CARNAHAN EVERETT A & KIM	8018 DOROTICH ST
Parcel: 5970000330	3422 HARBORVIEW LLC	7726 RAY NASH DR NW
Parcel: 5970000410	HUSAIN ALI & MICHELLE	6415 BEVIL CT
Parcel: 5970000500	HALLDORSON-LEE JANET	3403 ROSS AVE
Parcel: 5970000460	IRVING TRACEY & STEPHEN M REV LVNG TRUST	3400 HARBORVIEW DR
Parcel: 5970000310	MOORE JANE M & DENNIS D	3525 ROSS AVE
Parcel: 5970000620	CLOUD TONY S ETAL	PO BOX 502
Parcel: 5970000482	MCGUIRE REX C TRUST	3005 E FREMONT RD
Parcel: 5970000180	IVANOVICH PETER D	222 E PEARSON ST APT 1701
Parcel: 5970000600	ROSS ADAM J JR & SHERRY A	3504 ROSS AVE
Parcel: 5970000580	WAMBOLD MARK H & JILL M	9506 BEACHWOOD DR NW
Parcel: 5970000390	KATICH ANTHONY P & ELIZABETH A	3509 ROSS AVE
Parcel: 5970000491	STRACHAN ROBERT & LAURA	3405 ROSS AVE
Parcel: 5970000613	CAMPBELL MICHAEL J & SHELLEY J	3516 ROSS AVE
Parcel: 5970000120	HAUGE FAMILY LLC	PO BOX 623
Parcel: 5970000421	OMLIN ANTHONY P & BECKY L	3501 ROSS AVE
Parcel: 5970000371	DEYOUNG RONALD & DEYOUNG ROBERT	2012 38TH STREET CT NW
Parcel: 5970000470	SQUAREBUSH LLC	7710 110TH ST NW
Parcel: 5970000161	HARBOR CONDOMINIUM ASSOCIATION	5500 OLYMPIC DR STE H105
Parcel: 0221053004	JESUS CHRIST LATTER DAY STS	50 E NORTH TEMPLE RM 2225
Parcel: 5970000422	OMLIN ANTHONY P & BECKY L	3501 ROSS AVE
Parcel: 5970000321	SMITH TOMI L	3414 HARBORVIEW DR
Parcel: 5970000372	MUELLER RAND A	3514 HARBORVIEW DR
Parcel: 0221057007	BREHAN MICHELE L	8015 DOROTICH ST
Parcel: 5970000163	UNKNOWN CONVERSION PARTY	UNKNOWN PARTY ADDRESS
Parcel: 5970000590	CARR JEFFREY W & MARILYN H	PO BOX 447
Parcel: 5970000340	MARKOVICH NICK L & LENITA A	3434 HARBORVIEW DR
Parcel: 5970000400	ROW HOME RENTALS LLC	PO BOX 681
Parcel: 5970000614	MORKILL ANNE & ASMAN RYAN	3514 ROSS AVE
Parcel: 5970000080	STANICH BUILDING LLC	PO BOX 355
Parcel: 5970000131	PURATICH ROBERT J & PURATICH JOSEPH	PO BOX 1223
Parcel: 5970000572	NAMES KAPIOLANI	2801 16TH ST SE
Parcel: 5970000351	GUERNSEY JILL	PO BOX 1278
Parcel: 5970000481	DISHMAN BRUCE H & LINDA J	3404 HARBORVIEW DR
Parcel: 5970000263	KADZIK PAUL L & JANICE K	3518 HARBORVIEW DR
Parcel: 5970000090	STANICH IRENE	8206 DOROTICH ST
Parcel: 5970000140	PHOS LLC	13801 47TH AVENUE CT
Parcel: 5970000573	MALICH MARCO E & CARLA A	3406 ROSS AVE
Parcel: 0221053006	HUFF KATHLEEN C ET AL	PO BOX 2708
Parcel: 5970000322	SMITH TOMI L	3414 HARBORVIEW DR
Parcel: 5970000380	MALICH KENNETH A & BARBARA P	3515 ROSS AVE
Parcel: 0221057008	GOLD MARILYN A	8009 DOROTICH ST
Parcel: 5970000492	HALLDORSON-LEE JANET	3403 ROSS AVE
Parcel: 5970000071	GIG HARBOR MARINA INC DBA	3323 HARBORVIEW DR

City_State Zipcode

GIG HARBOR, WA 98332-1808

GIG HARBOR, WA 98335-6273

SAN JOSE, CA 95123

GIG HARBOR, WA 98332-1843

GIG HARBOR, WA 98332-2127

GIG HARBOR, WA 98332-1845

GIG HARBOR, WA 98335-0502

PHOENIX, AZ 85042-6008

CHICAGO, IL 60611

GIG HARBOR, WA 98332-1846

GIG HARBOR, WA 98332-6322

GIG HARBOR, WA 98332-1845

GIG HARBOR, WA 98332-1843

GIG HARBOR, WA 98332

WHITE SALMON, WA 98672

GIG HARBOR, WA 98332-1845

GIG HARBOR, WA 98335-7983

GIG HARBOR, WA 98332-6822

GIG HARBOR, WA 98335

SALT LAKE CITY, UT 84150-0022

GIG HARBOR, WA 98332-1845

GIG HARBOR, WA 98332-2127

GIG HARBOR, WA 98332-2128

GIG HARBOR, WA 98332-1800

UNKNOWN CITY, WA

GIG HARBOR, WA 98335-0447

GIG HARBOR, WA 98332-2127

GIG HARBOR, WA 98335-0681

GIG HARBOR, WA 98332-1846

GIG HARBOR, WA 98335-0355

GIG HARBOR, WA 98335-3223

PUYALLUP, WA 98374-1382

GIG HARBOR, WA 98335-1278

GIG HARBOR, WA 98332-2127

GIG HARBOR, WA 98332-2128

GIG HARBOR, WA 98332-1810

GIG HARBOR, WA 98332

GIG HARBOR, WA 98332-1844

GIG HARBOR, WA 98335-4708

GIG HARBOR, WA 98332-2127

GIG HARBOR, WA 98332-1845

GIG HARBOR, WA 98332

GIG HARBOR, WA 98332-1843

GIG HARBOR, WA 98332-2126

NAME	ADDRESS	PHONE	EMAIL
EDWARD PUGH	3311 ROSS AVE, 98332	253-9050-7221	edwardpugh@me.com
TOMI KENT-SMIT	2414 HARBORVIEW DR, GH 98332		tomikent@msn.com
TONY OMLIN	4423 PT. FOSDICK DR, STE 310, 98335		

From: [Jeremy Hammar](#)
To: [Cindy Andrews](#)
Subject: FW: NOPH Posting Board
Date: Friday, September 24, 2021 8:00:10 AM

From: Ali Husain <ali_husain@me.com>
Sent: Thursday, September 23, 2021 4:03 PM
To: Jeremy Hammar <jhammar@gigharborwa.gov>
Cc: Cindy Andrews <candrews@gigharborwa.gov>; Michelle Husain <michvc@hotmail.com>
Subject: Re: NOPH Posting Board

Hi Jeremy,
Please find attached the signed declaration of posting.
Please let us know if I missed anything,
Ali

415.373.2211 Cell

CERTIFICATION OF PUBLIC NOTICE

DECLARATION OF POSTING

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

On SEPTEMBER 23rd, 2021 I caused to be posted the notice board provided by the City for the **NOTICE OF PUBLIC HEARING** on the following:

Project Name: **HUSAIN VACATION RENTAL**

Project Location **3505 ROSS AVE**

Permit Number(s): **PL-CUP-21-0002**

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

- ☒ _____
- ☒ _____

SIGNED at Gig Harbor, Washington, this 23rd day of SEPTEMBER, 2021.


DECLARANT (signature)

On Sep 23, 2021, at 3:16 PM, Michelle Husain <michvc@hotmail.com> wrote:

Thank you so much! That's very helpful.

Michelle

Sent from my iPhone

On Sep 23, 2021, at 1:46 PM, Jeremy Hammar
<jhammar@gigharborwa.gov> wrote:



Beaufort Gazette
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 - Miami
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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
23685	140699	Print Legal Ad - IPL0041709		\$122.00	2	49 L

Attention: Cindy Andrews

CITY OF GIG HARBOR
3510 GRANDVIEW ST
GIG HARBOR, WA 983351214

**CITY OF GIG HARBOR
NOTICE OF PUBLIC HEARING
HUSAIN VACATION RENTAL - CONDITIONAL USE PERMIT
Type III Permit**

Permit Number(s): PL-CUP-21-0002
Date of Notice: September 23rd, 2021
Applicant: Michelle and Ali Husain, 3505 Ross Ave., Gig Harbor, WA 98332
Agent:
Michelle and Ali Husain, 3505 Ross Ave., Gig Harbor, WA 98332
Project Location:
3505 Ross Ave., site is located on the northwest side of Ross Ave approximately 150 ft from the intersection with Dorotich Street. Sec 05, Tw 21, R 02 Qtr 33. Parcel No. 5970000410
Project Description: The applicant is proposing to use the single-family residential home as a vacation rental, three (3) bedrooms will be available to guests, allowing up to eight people at a time for overnight lodging. No meals will be served and no other services will be provided
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, **October 7, 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.
Documents pertinent to this application are available for review and inspection online only using the City of Gig Harbor Permit Portal. Please contact Jeremy Hammar, 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 5:00 pm the day before the hearing.
Questions regarding the above stated application should be made to Jeremy Hammar, 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".
IPL0041709
Sep 23 2021

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

No. of Insertions: 1

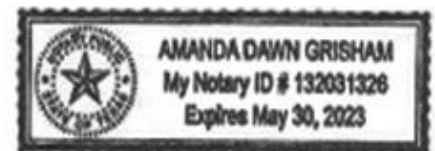
Beginning Issue of: 09/23/2021

Ending Issue of: 09/23/2021

Principal Clerk

Sworn to and subscribed before me this 23rd day of September in the year of 2021 before me, a Notary Public, personally appeared before me Calandra Daniels known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

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



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



"THE MARITIME CITY"

CITY OF GIG HARBOR NOTICE OF PUBLIC HEARING

HUSAIN VACATION RENTAL - CONDITIONAL USE PERMIT Type III Permit

Permit Number(s): PL-CUP-21-0002

Date of Notice: September 23rd, 2021

Applicant: Michelle and Ali Husain, 3505 Ross Ave., Gig Harbor, WA 98332

Agent: Michelle and Ali Husain, 3505 Ross Ave., Gig Harbor, WA 98332

Project Location: 3505 Ross Ave., site is located on the northwest side of Ross Ave approximately 150 ft from the intersection with Dorotich Street. Sec 05, Tw 21, R 02 Qtr 33. Parcel No. 5970000410

Project Description: The applicant is proposing to use the single-family residential home as a vacation rental, three (3) bedrooms will be available to guests, allowing up to eight people at a time for overnight lodging. No meals will be served and no other services will be provided

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, **October 7, 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.

Documents pertinent to this application are available for review and inspection online only using the City of Gig Harbor Permit Portal. Please contact Jeremy Hammar, 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 5:00 pm the day before the hearing.**

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

Routing for: **NOA** **SEPA** **NOPH** **NOPM** **NOD** **Notice Date:** **MAY 27, 2021**

Project: **HUSAIN VACATION RENTAL**

PERMIT NO. **PL-CUP-21-0002**

Planner: **DIANE MCBANE**

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**

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF MAILING

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

On **MAY 27, 2021** I mailed **(e-mailed)** a true and correct copy of the **NOTICE OF**

APPLICATION Project Name **HUSAIN VACATION RENTAL**

Project Location 3505 ROSS AV

Permit Number(s): PL-CUP-21-0002

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

SIGNED at Gig Harbor, Washington, this 27th day of May 2021

Cindy Andrews

DECLARANT (signature)



CITY OF GIG HARBOR

NOTICE OF APPLICATION
May 27, 2021

HUSAIN VACATION RENTAL - CONDITIONAL USE PERMIT
Type III Permit

Permit Number(s): PL-CUP-21-0002

Date Application was Submitted: May 11, 2021

Date of Notice of Complete Application: May 18, 2021

Name of Applicant: Michelle and Ali Husain, 3505 Ross Ave., Gig Harbor, WA 98332

Name of Agent: Michelle and Ali Husain, 3505 Ross Ave., Gig Harbor, WA 98332

Project Location: 3505 Ross Ave., site is located on the northwest side of Ross Ave approximately 150 ft from the intersection with Dorotich Street. Sec 05, Tw 21, R 02 Qtr 33. Parcel No. 5970000410

Description of Proposed Project: The applicant is proposing to use the single-family residential home as a vacation rental, allowing up to eight people at a time for overnight lodging. No meals will be served and no other services will be provided.

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.

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

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

Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday. An open 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 June 10, 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 Diane McBane, Assistant Planner at dmcbane@gigharborwa.gov, City of Gig Harbor Planning Division, 3510 Grandview St., Gig Harbor, WA 98335, or by calling (253) 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
Parcel: 0221053007	CARNAHAN EVERETT A & KIM	8018 DOROTICH ST
Parcel: 5970000161	HARBOR CONDOMINIUM ASSOCIATION	5500 OLYMPIC DR STE H105
Parcel: 5970000580	WAMBOLD MARK H & JILL M	9506 BEACHWOOD DR NW
Parcel: 5970000390	KATICH ANTHONY P & ELIZABETH A	3509 ROSS AVE
Parcel: 5970000330	3422 HARBORVIEW LLC	7726 RAY NASH DR NW
Parcel: 5970000500	HALLDORSON-LEE JANET	3403 ROSS AVE
Parcel: 5970000613	SCOTT JOSEPH P TTEE	3516 ROSS AVE
Parcel: 5970000421	OMLIN ANTHONY P & BECKY L	3501 ROSS AVE
Parcel: 5970000120	HAUGE FAMILY LLC	PO BOX 623
Parcel: 5970000371	DEYOUNG RONALD & DEYOUNG ROBERT	2012 38TH STREET CT NW
Parcel: 5970000321	SMITH TOMI L	3414 HARBORVIEW DR
Parcel: 5970000572	NAMES KAPIOLANI	2801 16TH ST SE
Parcel: 5970000470	SQUAREBUSH LLC	7710 110TH ST NW
Parcel: 5970000131	PURATICH ROBERT J & PURATICH JOSEPH	PO BOX 1223
Parcel: 5970000372	MUELLER RAND A	3514 HARBORVIEW DR
Parcel: 5970000080	STANICH BUILDING LLC	PO BOX 355
Parcel: 5970000491	STRACHAN ROBERT & LAURA	3405 ROSS AVE
Parcel: 5970000163	UNKNOWN CONVERSION PARTY	UNKNOWN PARTY ADDRESS
Parcel: 5970000400	ROW HOME RENTALS LLC	PO BOX 681
Parcel: 5970000340	MARKOVICH NICK L & LENITA A	3434 HARBORVIEW DR
Parcel: 5970000090	STANICH IRENE	8206 DOROTICH ST
Parcel: 5970000492	HALLDORSON-LEE JANET	3403 ROSS AVE
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Parcel: 5970000422	OMLIN ANTHONY P & BECKY L	3501 ROSS AVE
Parcel: 0221053004	JESUS CHRIST LATTER DAY STS	50 E NORTH TEMPLE RM 2225
Parcel: 5970000351	GUERNSEY JILL	PO BOX 1278
Parcel: 5970000322	SMITH TOMI L	3414 HARBORVIEW DR
Parcel: 5970000071	GIG HARBOR MARINA INC DBA	3323 HARBORVIEW DR
Parcel: 5970000481	DISHMAN BRUCE H & LINDA J	3404 HARBORVIEW DR
Parcel: 5970000590	CARR JEFFREY W & MARILYN H	PO BOX 447
Parcel: 0221057007	BREHAN MICHELE L	8015 DOROTICH ST
Parcel: 5970000482	MCGUIRE REX C TRUST	3005 E FREMONT RD
Parcel: 5970000410	HUSAIN ALI & MICHELLE	6415 BEVIL CT
Parcel: 5970000600	ROSS ADAM J JR & SHERRY A	3504 ROSS AVE
Parcel: 0221057008	GOLD MARILYN A	8009 DOROTICH ST
Parcel: 5970000180	IVANOVICH PETER D	222 E PEARSON ST APT 1701
Parcel: 5970000310	MOORE JANE M & DENNIS D	3525 ROSS AVE
Parcel: 5970000460	IRVING TRACEY & STEPHEN M REV LVNG TRUST	3400 HARBORVIEW DR
Parcel: 5970000140	PHOS LLC	13801 47TH AVENUE CT
Parcel: 5970000620	CLOUD TONY S ETAL	PO BOX 502
Parcel: 0221053006	HUFF KATHLEEN C ET AL	PO BOX 2708
Parcel: 5970000573	MALICH MARCO E & CARLA A	3406 ROSS AVE
Parcel: 5970000380	MALICH KENNETH A & BARBARA P	3515 ROSS AVE

City_State Zipcode

GIG HARBOR, WA 98332-1808

GIG HARBOR, WA 98335

GIG HARBOR, WA 98332-6322

GIG HARBOR, WA 98332-1845

GIG HARBOR, WA 98335-6273

GIG HARBOR, WA 98332-1843

GIG HARBOR, WA 98332

GIG HARBOR, WA 98332-1845

WHITE SALMON, WA 98672

GIG HARBOR, WA 98335-7983

GIG HARBOR, WA 98332-2127

PUYALLUP, WA 98374-1382

GIG HARBOR, WA 98332-6822

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GIG HARBOR, WA 98332-2128

GIG HARBOR, WA 98335-0355

GIG HARBOR, WA 98332-1843

UNKNOWN CITY, WA

GIG HARBOR, WA 98335-0681

GIG HARBOR, WA 98332-2127

GIG HARBOR, WA 98332-1810

GIG HARBOR, WA 98332-1843

GIG HARBOR, WA 98332-1846

GIG HARBOR, WA 98332-1845

SALT LAKE CITY, UT 84150-0022

GIG HARBOR, WA 98335-1278

GIG HARBOR, WA 98332-2127

GIG HARBOR, WA 98332-2126

GIG HARBOR, WA 98332-2127

GIG HARBOR, WA 98335-0447

GIG HARBOR, WA 98332-1800

PHOENIX, AZ 85042-6008

SAN JOSE, CA 95123

GIG HARBOR, WA 98332-1846

GIG HARBOR, WA 98332

CHICAGO, IL 60611

GIG HARBOR, WA 98332-1845

GIG HARBOR, WA 98332-2127

GIG HARBOR, WA 98332

GIG HARBOR, WA 98335-0502

GIG HARBOR, WA 98335-4708

GIG HARBOR, WA 98332-1844

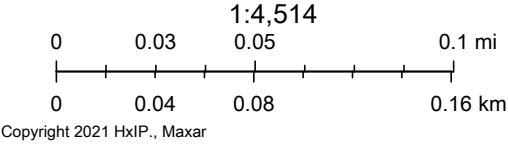
GIG HARBOR, WA 98332-1845

ArcGIS Web Map



5/20/2021, 10:44:56 AM

 Parcels



RECEIVED

By C. ANDREWS at 7:47 am, May 27, 2021

CERTIFICATION OF PUBLIC NOTICE

DECLARATION OF POSTING

I, Theodore M. Konash (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 26 MAY, 2021 I caused to be posted the notice board provided by the

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

Project Name: **HUSAIN VACATION RENTAL**

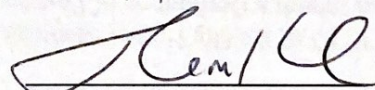
Project Location **3505 ROSS AV**

Permit Number(s): **PL-CUP-21-0002**

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

- ☒ _____
- ☒ _____

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


DECLARANT (signature)

City of Gig Harbor Transmittal Form

Routing for: NOA SEPA NOPH NOPM NOD **Notice Date:** MAY 27, 2021
Project: HUSAIN VACATION RENTAL

PERMIT NO. PL-CUP-21-0002

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)**
- ☐ **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



CITY OF GIG HARBOR

NOTICE OF APPLICATION May 27, 2021

HUSAIN VACATION RENTAL - CONDITIONAL USE PERMIT Type III Permit

Permit Number(s): PL-CUP-21-0002

Date Application was Submitted: May 11, 2021

Date of Notice of Complete Application: May 18, 2021

Name of Applicant: Michelle and Ali Husain, 3505 Ross Ave., Gig Harbor, WA 98332

Name of Agent: Michelle and Ali Husain, 3505 Ross Ave., Gig Harbor, WA 98332

Project Location: 3505 Ross Ave., site is located on the northwest side of Ross Ave approximately 150 ft from the intersection with Dorotich Street. Sec 05, Tw 21, R 02 Qtr 33. Parcel No. 5970000410

Description of Proposed Project: The applicant is proposing to use the single-family residential home as a vacation rental, allowing up to eight people at a time for overnight lodging. No meals will be served and no other services will be provided.

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.

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

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

Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday. An open 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 June 10, 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 Diane McBane, Assistant Planner at dmcbane@gigharborwa.gov, City of Gig Harbor Planning Division, 3510 Grandview St., Gig Harbor, WA 98335, or by calling (253) 851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers.



Beaufort Gazette
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 - Miami
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: 69346
Order PO:
Bill-To Account: 23685
Date: 05/20/21
Sales Contact: Bettina Jantzen
Sales Contact Phone:

Dates	Order No.	Description	Product	Size	Times Run	None
05/27/2021 - 05/27/2021	69346	Print Legal Ad IPL0025026	TAC-News Tribune - Legal Legals & Public Notices CLS	2 x 4.81 in	1	\$117.12

Order Total Cost

\$117.12

Ad Preview

CITY OF GIG HARBOR

NOTICE OF APPLICATION May 27, 2021

HUSAIN VACATION RENTAL - CONDITIONAL USE PERMIT Type III Permit

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IPL0025026

May 27 2021



CITY OF GIG HARBOR

NOTICE OF APPLICATION May 27, 2021

HUSAIN VACATION RENTAL - CONDITIONAL USE PERMIT Type III Permit

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From: [Diane McBane](#)
To: [Cindy Andrews](#)
Subject: Fwd: Husain Vacation Rental - Conditional Use Permit, Type III Permit PL-CUP-21-0022
Date: Tuesday, June 15, 2021 8:06:30 AM
Attachments: [Notice of Application - 05 27 2021.pdf](#)

Here is the other one

Sent from my iPhone

Begin forwarded message:

From: Tomi Kent Smith <tomikent@msn.com>
Date: June 5, 2021 at 6:51:55 PM PDT
To: Diane McBane <dmcbane@ghharborwa.gov>
Subject: Fwd: Husain Vacation Rental - Conditional Use Permit, Type III Permit PL-CUP-21-0022

I wanted to add the following information to my original support for this conditional permit.

The house directly in front of the Husain property facing the bay, on Harborview, is also a VRBO property. The house next door to the west of their house is a rental as are some nearby properties, and also next to me.

Although the old-timers, or members of the original settlers in the Millville District feel that all our homes should be inhabited by the owners, times have changed since 1888 and the times. Many of our houses are owned by 'snow bunnies' who spend their winters in warmer climates. Some are vacant, some occupied by house sitters, and some rented. So what the Husain's are asking is, in my opinion, a natural way to make sure their home is safe, occupied, and protected.

Thank you for your understanding.

Tomi Kent Smith
3414 Harborview Drive
GH 98332

Sent from my iPad

Begin forwarded message:

From: Tomi Kent Smith <tomikent@msn.com>
Date: May 27, 2021 at 10:16:33 PDT
Subject: Husain Vacation Rental - Conditional Use Permit, Type III Permit PL-CUP-21-0022

I would like to express my approval for my neighbors request for a vacation rental at 3505 Ross Avenue.

They are strong advocates of the downtown waterfront community. I cannot believe they would do or allow anything to harm or damage our community.

Attached is a picture of the welcome gift package to be provided to all renters. Please especially the Owners "Harbor's Walk. Home Manual and Local Guide". It includes much information regarding our community.

Thanks.

Ms. Tomi Kent Smith
3414 Harborview Drive
Gig Harbor 98332

Sent from my iPad

From: [Diane McBane](#)
To: [Cindy Andrews](#)
Subject: FW: CUP request, 3505 Ross Ave, Gig Harbor, WA 98332
Date: Tuesday, June 15, 2021 11:58:00 AM
Attachments: [image001.png](#)

Yes, I sent you this one too.

Diane McBane

[City of Gig Harbor](#) | Assistant Planner

Planning Division

Phone: 253.851.6170

Direct Phone: 253.853.7605

3510 Grandview Street, Gig Harbor, WA 98335

The Gig Harbor Civic Center is closed to the general public until further notice. The status of the Civic Center and the Gig Harbor Municipal Court is available on our website at www.cityofgigharbor.net and will be updated as necessary. City Staff are working to conduct much-needed services, so please feel free to contact us by phone or email (Main City Phone Number 253-851-8136).

www.cityofgigharbor.net.

From: Diane McBane
Sent: Tuesday, June 15, 2021 8:05 AM
To: Cindy Andrews <candrews@gigharborwa.gov>
Subject: Fwd: CUP request, 3505 Ross Ave, Gig Harbor, WA 98332

Since I am sitting at the Drs office thought I would just forward these emails to you to go in the folder, thanks. I have one more I think

Sent from my iPhone

Begin forwarded message:

From: Tony Omlin <tony@rainiercommercial.com>
Date: June 10, 2021 at 12:30:54 PM PDT
To: Diane McBane <dmcbane@gigharborwa.gov>
Subject: CUP request, 3505 Ross Ave, Gig Harbor, WA 98332

Hi Diane,

My wife and I live at 3501 Ross Avenue, Gig Harbor. Our home is immediately adjacent to the above house and property owners who have requested the ability to operate a

VRBO type format at this location. We have lived in the surrounding area of Gig Harbor for approximately 23 years and our current home since September of 2019, we love our home and the surrounding community. In a short period of time, we have made several friends within Millville, many of whom are descendants of the early homesteading fishing families.

I don't know if it is appropriate to convey our thoughts about the above CUP, but, we do feel strongly about it.

Understanding the sensitivity to downtown Gig Harbor and protecting it from change, we believe that having a VRBO next door would not be an inconvenience, or, threat to the way of life that the locals are used to. We are in a unique position to provide relevant feedback. The homeowner at 3422 Harborview Dr is already operating as a VRBO, is very busy, and their backyard diagonally touches our backyard. Not a single time has there been a disturbance via either noise, or, otherwise from any of the renters that have come and gone. They even have a jacuzzi in the backyard and there has been nothing we could complain about. Additionally, the property in question has been operating as a VRBO while going through your process. It is immediately adjacent, they too have been relatively occupied with renters. Again, the renters have been courteous, respectful, and most of all quiet. We have never felt uncomfortable, or, questioned our safety.

I would like to point out that we love Millville Pizza, Susanne's Deli and several other of the local and established businesses along Harborview. In fact, Millville Pizza is owned and operated by a Ross who is one of the original fishing families of Gig Harbor. Due to Covid and the severe impact to those same small businesses, I ask that you consider the positive economic impact of the VRBO business both current and future being generated on those same struggling, local, business owners. Let's assume there are currently 5 VRBO properties in DT Gig Harbor, an average of 4 people per stay, 20 people per day that typically eat Lunch and Dinner out of the house, they support the local restaurants (we witness this first hand). Not to mention the local boutique shopping. This adds up to real dollars and real impact to our local business owned families..

Diane, thank you for your expertise and balanced consideration when making your decision for the CUP. We love our neighbors and we appreciate the local business owners. I just haven't experienced and frankly don't see any negative issues, or, impact to our quaint little community by allowing another VRBO.

Take care,

Tony

Tony Omlin

Rainier Commercial Real Estate Services

4423 Point Fosdick Drive, Suite 310

Gig Harbor, WA 98335

253-853-2840 office

253-229-3802 cell

www.rainiercommercial.com

www.xteamretail.com



This message and any attached documents contain information intended solely for the use of the addressee and may contain legally privileged and confidential information. If you are not the person to whom this e-mail is addressed, or an employee or agent responsible for delivering this message to the person to whom it is addressed, you are hereby notified that any dissemination, distribution, copying, or other use of this message or its attachments is strictly prohibited. If you have received this transmission in error, please notify the sender immediately by reply e-mail and then delete this message. If this message contains a proposal for sale or lease, the terms therein shall not be binding upon either party until such time as a contract or lease agreement has been fully-executed.

From: [Shaun Dinubilo](#)
To: [Cindy Andrews](#)
Subject: RE: Notice of Application - HUSAIN VACATION RENTAL
Date: Tuesday, June 1, 2021 3:37:40 PM

Good afternoon Cindy,

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
Cultural Resource 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

As per 43 CFR 7.18[a][1]) of the Archaeological Resource Protection Act, Section 304 of the National Historic Preservation Act, and RCW 42.56.300 of the Washington State Public Records Act- Archaeological Sites, all information concerning the location, character, and ownership of any cultural resource must be withheld from public disclosure.

From: Cindy Andrews <candrews@gigharborwa.gov>

Sent: Thursday, May 27, 2021 7:44 AM

To: Adonais Clark (<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; Brandon Reynon, Puyallup Tribe (<Brandon.Reynon@PuyallupTribe-nsn.gov>); 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; efheinitz@doc1.wa.gov; eguenther@penmetparks.org; esorensen@penmetparks.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; 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; 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>; SEPA <SEPARreview@PuyallupTribe-nsn.gov>; sepaunit@ecy.wa.gov; Sharon Silver (sharons@penlight.org) <sharons@penlight.org>; Shaun Dinubilo <sadinubilo@squaxin.us>; Shital Saini <shital@penlight.org>; 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: Diane McBane <dmcbane@gigharborwa.gov>

Subject: Notice of Application - HUSAIN VACATION RENTAL

Please find attached the Notice of Application for the HUSAIN VACATION RENTAL PL-CUP-21-0002. Please provide your comments to Diane McBane at McBaneD@cityofgigharbor.net by June 10, 2021.

Best Regards

Cindy Andrews

Planning Technician

City of Gig Harbor

CAndrews@gigharborwa.gov

City Hall will be closed until further notice due to the on-going restrictions in effect caused by the COVID-19 pandemic. Once a decision to re-open City Hall has been made, it will be announced in advance to our community, its residents and businesses. The status of the Civic Center and the Gig Harbor Municipal Court is available on our website at www.cityofgigharbor.net and will be updated as necessary. City Staff are working to conduct much-needed services, so please feel free to contact us by phone or email (Main City Phone Number 253-851-8136).

RECEIVED

By C. ANDREWS at 2:28 pm, May 04, 2021

Pierce County Assessor-Treasurer

Property Summary

**3505 ROSS AV****HUSAIN ALI & MICHELLE****5970000410****Tax Description**

Section 05 Township 21 Range 02 Quarter 33 MILLVILLE: MILLVILLE L 14 B 5

Property Details

Parcel Number 5970000410
Site Address 3505 ROSS AV
Account Type Real Property
Category Land and Improvements
Use Code 1101-SINGLE FAMILY DWELLING

Taxpayer Details

Taxpayer Name HUSAIN ALI & MICHELLE
Mailing Address 3505 ROSS AVE
 GIG HARBOR, WA
 98332-1845

Appraisal Details

Land Economic Area 110102
Value Area PI1
Appr Acct Type Residential
Business Name
Last Inspection 06/23/2020-New Construction
Appraisal Area 11

Related Parcels

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

Assessed Value

Value Year	2020	Assessed Total	582,300
Tax Year	2021	Assessed Land	310,400
Taxable Value	582,300	Assessed Improvements	271,900
Tax Code Area	075	Current Use Land	0
Tax Code Area Rate	9.721847184529	Personal Property	0
Notice of Value Mailing Date	06/25/2020		

Assessment Details

2020 Values for 2021 Tax

Tax Amounts Due**Tax Year****Minimum Due****Total Due**

Taxable Value \$582,300
Assessed Value \$582,300

2021	2,836.40	5,672.81
TOTAL	2,836.40	5,672.81

Due Date 4/29/21

Property Tax Exemptions

No exemptions

Land Details

Land Economic Area 110102
RTSQQ 02-21-05-33
Value Area PI1
Square Footage 6,000
Acres 0.138
Front Foot 0
Electric Power Installed
Sewer Sewer/Septic Installed
Water Water Installed

Building 1 Details

General Characteristics

Property Type	Residential
Condition	Average
Quality	Average
Neighborhood	110102
Occupancy	Single Family Residential
Square Feet	2,746
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	1

Built-As

DESCRIPTION	Split Entry
YEAR BUILT	1979
ADJUSTED YEAR BUILT	1994
SQUARE FEET	2,746
STORIES	2
BEDROOMS	2
BATHROOMS	2.5
EXTERIOR	Frame Vinyl
CLASS	n/a
ROOF	Composition Shingle
HVAC	Forced Air
UNITS	1

Improvement Details

Type	Description	Units
Basement	Concrete Slab	1,373
Porch	Metal Roof	187

Sales History

SALE DATE	11/11/2020
ETN	4546921
PARCEL COUNT	1
GRANTOR	RIVIERA HOMES 8 LLC
GRANTEE	HUSAIN ALI & MICHELLE
SALE PRICE	925,000
DEED TYPE	Statutory Warranty Deed
SALES NOTES	

SALE DATE	05/29/2019
ETN	4500153
PARCEL COUNT	1
GRANTOR	BROWN MARILYN L ESTATE OF & BROWN LIVING TRUST
GRANTEE	RIVIERA HOMES 8 LLC

SALE PRICE

515,000

DEED TYPE

Statutory Warranty Deed

SALES NOTES

Estate sale

Map



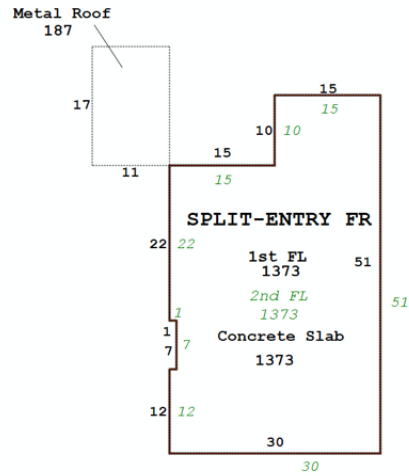
Photos



2020_PRI_3-12-2020_DE_.jpg

Sketches

5970000410

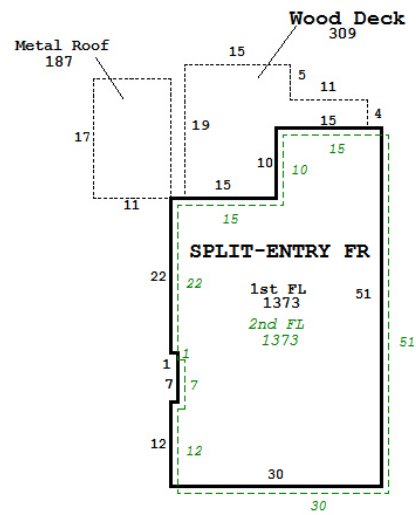


Updated by DE 3/2020
EDITED BY LCP 4/22/2009
Sketched by Leilah

Sketch by Apex Sketch

2020_IMP_1_3-19-2020_Page 1 - Apex 5970000410 Imp No - 1.JPG

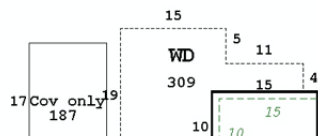
5970000410

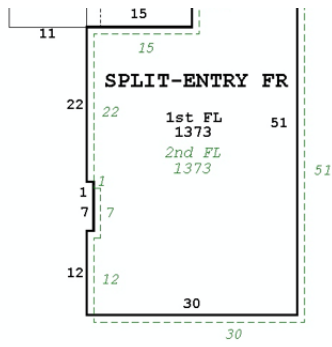


EDITED BY LCP 4/22/2009
Sketched by Leilah

Sketch by Apex IV™

2009_IMP_1_4-22-2009_Page 1 - Apex 5970000410 Imp No - 1.JPG





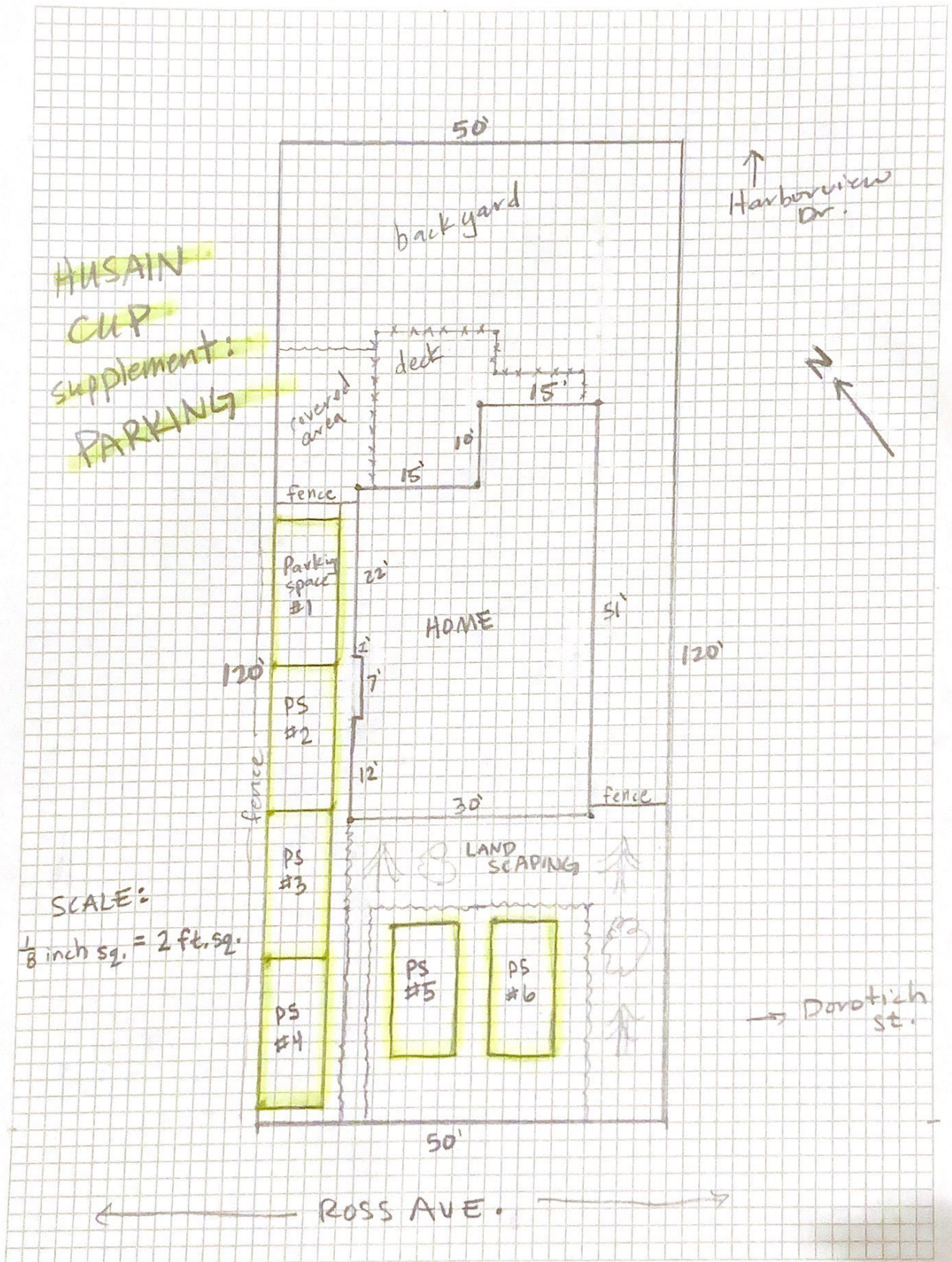
Sketched by Leilah

Sketch by Apex IV/Windows™

2002_IMP_1_2-28-2002_Page 1 - Apex 5970000410 Imp No - 1.JPG

RECEIVED

By C. ANDREWS at 8:22 am, Aug 23, 2021



RECEIVED

By C. ANDREWS at 8:22 am, Aug 23, 2021

August 17, 2021

Re: Husain Vacation Rental, PL-CUP-21-0002

To Whom It May Concern:

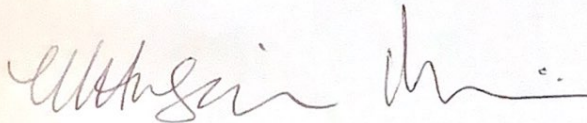
We would like to amend our application for the above mentioned project to allow compliance with parking requirements associated with Lodging- Level I permitting.

Initially, our application specified that we would be using all four bedrooms in our single family home located at 3505 Ross Avenue for the purposes of a vacation rental. **We will now be making only three bedrooms available for use.** This should change our parking space requirement to 5.75 spaces (two spaces for the home, plus 1.25 spaces per bedroom).

Additional documentation has been provided to Jeremy Hammar which demonstrates the capacity for these spaces on the property. Six parking spaces are available for guest use.

If additional information or documentation is required, please contact Michelle Husain.

Thank you,

A handwritten signature in cursive script, appearing to read 'Michelle Husain', followed by a horizontal flourish.

Michelle Husain
Ali Husain
6415 Bevil Court
San Jose, CA 95123

From: [Tomi Kent Smith](#)
To: [Diane McBane](#); [Katrina Knutson](#)
Cc: [Cindy Andrews](#)
Subject: Re: Husain Vacation Rental - Conditional Use Permit, Type III Permit PL-CUP-21-0022
Date: Thursday, September 23, 2021 1:17:24 PM
Attachments: [Notice of Application - 05 27 2021.pdf](#)

Attached are my May 27th and June 5, 2021 original emails expressing my support for the condition use permit of Michelle and Ali Husain. Since purchasing the property at 3505 Roass Avenue thiy have gone out of their way to improve the property. They have been excellent neighbors. There has been absolutely no disruptive behavior on the part of their guests.

There are other VRBO properties within a block of my house. Next door which has operated as a VRBO for a few years (the guests are so quiet I'm never aware of anyone there), one of the eastside of Harborview on the water, and of course, the one featured on the City's own marketing Tourist board site.

These properties are not renting to college kids on spring break, but mature adults. Nor are they (the properties) operating as a commercial establishment open to the public. It would be hard to distinguish whether they are occupied by owner, by tenant, or used as temporary lodging. Most of the properties offer a welcome gift package to the renter(s) which include detailed information regarding the city, it's amenities, walking guide, restaurants, museum, et cetera.

I hope the Hearing Examiner agrees with the applicant and allows their conditional use permit be granted.

Tomi Kent Smith
3414 Harborview Drive
Gig Harbor, WA 98332

From: Tomi Kent Smith <tomikent@msn.com>
Sent: Saturday, June 5, 2021 6:51 PM
To: dmcbane@gigharborwa.gov <dmcbane@gigharborwa.gov>
Subject: Fwd: Husain Vacation Rental - Conditional Use Permit, Type III Permit PL-CUP-21-0022

I wanted to add the following information to my original support for this conditional permit.

The house directly in front of the Husain property facing the bay, on Harborview, is also a VRBO property. The house next door to the west of their house is a rental as are some nearby properties, and also next to me.

Although the old-timers, or members of the original settlers in the Millville District feel that

all our homes should be inhabited by the owners, times have changed since 1888 and the times. Many of our houses are owned by 'snow bunnies' who spend their winters in warmer climates. Some are vacant, some occupied by house sitters, and some rented. So what the Husain's are asking is, in my opinion, a natural way to make sure their home is safe, occupied, and protected.

Thank you for your understanding.

Tomi Kent Smith
3414 Harborview Drive
GH 98332

Sent from my iPad

Begin forwarded message:

From: Tomi Kent Smith <tomikent@msn.com>
Date: May 27, 2021 at 10:16:33 PDT
Subject: Husain Vacation Rental - Conditional Use Permit, Type III Permit
PL-CUP-21-0022

I would like to express my approval for my neighbors request for a vacation rental at 3505 Ross Avenue.

They are strong advocates of the downtown waterfront community. I cannot believe they would do or allow anything to harm or damage our community.

Attached is a picture of the welcome gift package to be provided to all renters. Please especially the Owners "Harbor's Walk. Home Manual and Local Guide". It includes much information regarding our community.

Thanks.

Ms. Tomi Kent Smith
3414 Harborview Drive
Gig Harbor 98332

Sent from my iPad

From: [Jeremy Hammar](#)
To: [Cindy Andrews](#)
Subject: FW: Public Notice
Date: Thursday, September 30, 2021 1:07:49 PM
Attachments: [Notice of Public Hearing 10 07 2021 - HUSSAIN.pdf](#)

From: Susan Spadoni <sspadoni@comcast.net>
Sent: Thursday, September 23, 2021 3:03 PM
To: Jeremy Hammar <jhammar@gigharborwa.gov>
Subject: Public Notice

According to this Public Hearing Notice, it appears the applicant is apply for a permit to use their home as a vacation rental.

If they need this permit to use their home as a rental, why are they currently able to rent it on Air BNB.

https://www.airbnb.com/rooms/45783048?adults=2&translate_ugc=false&federated_search_id=ee9d758a-a172-438f-b040-a7487321e750&source_impression_id=p3_1632434059_7b5vOAmMZkN8qMyZ&guests=1

Susan Spadoni