



AGENDA

City of Gig Harbor Hearing Examiner Virtual Hearing of Tuesday, May 17, 2022 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/89687328917>

Call-in: (253) 215-8782 Meeting ID: 896 8732 8917

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 **Monday, May 16, 2022 by 5:00 pm.** 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: mthomas@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. **Contour Engineering, LLC., Gig Harbor, WA 98335: BURNHAM DRIVE APARTMENTS**, (PL-SPP-18-0001, PL-CUP-17-0001, PL-DR-17-0184, PL-ALP-18-0008, PL-SEPA-17-0013). The proposal includes the short subdivision of one parcel (Assessor's Parcel Number 0221061028) of approximately 4.41 acres into two lots of approximately 1.6 and 2.8 acres. The proposal also includes the development of a mixed-use multi-family complex consisting of 78 apartment units, a recreation building, and professional offices for lease, with associated parking and utility infrastructure. The use of the site will be encompassed in 6 new structures. An existing structure located on the site will be removed as part of the project's development. Direct access to the site is provided from Burnham Drive abutting on the west via an ingress/egress and public utility easement.

III. Adjournment



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
STAFF REPORT**

TO: Hearing Examiner
FROM: Planning Staff
DATE: May 3, 2022

RE: PL-SPP-18-0001, PL-CUP-17-0001, PL-DR-17-0184, PL-ALP-18-0008, PL-SEPA-17-0013 | Burnham Drive Apartments

Public Hearing Date: May 17, 2022

I. GENERAL INFORMATION

- A. Owner/Applicant:** Paul Conan
9004 Franklin Avenue
Gig Harbor, WA 98332
- B. Agent:** Contour Engineering, LLC, c/o Jeremy Haug
P.O. Box 949
Gig Harbor, WA 98335

II. APPLICANT'S REQUEST

The proposal includes the short subdivision of one parcel (Assessor's Parcel Number 0221061028) of approximately 4.4 acres into two lots of approximately 1.6 and 2.8 acres. The proposal also includes the development of a mixed-use multi-family complex consisting of 78 apartment units, a recreation building, and professional offices for lease, with associated parking and utility infrastructure. The use of the site will be encompassed in 6 new structures. An existing structure located on the site will be removed as part of the project's development. Direct access to the site is provided from Burnham Drive abutting on the west via an ingress/egress and public utility easement.

This request is encompassed in the preliminary short plat (PL-SPP-18-0001), conditional use permit (PL-CUP-17-0001), alternative landscape plan (PL-ALP-18-0008), and design review (PL-DR-17-0184) applications. A Determination of Nonsignificance (DNS) issued in staff's processing of PL-SEPA-17-0013 has been included with this staff report as Exhibit P and is further described in Section VII of this report. The proposed architectural site plan, exterior elevations, and preliminary civil plan set are included as Exhibit B to this staff report. A written statement of justification for granting the conditional use permit is included as Exhibit C to this report.

III. SITE DESCRIPTION

A. Location: 9411 Burnham Drive, the site is located on the east side of Burnham Drive, approximately 650 feet north of the intersection of Burnham Drive and Harborview Drive. Section 06 Township 21 Range 02 Quarter 12. Assessor's Parcel Number: 0221061028

B. Site Area/Acreage: 4.34 acres

C. Existing Site Characteristics:

1. **Topography:** The undeveloped site has rolling slopes ranging across the site. Slopes are as steep as 45%. A steep ravine is located on the eastern half of the site, which is bisected by a Type 4 stream.
2. **Vegetation:** The undeveloped site is densely vegetated with shrubs, grasses, and significant trees.
3. **Wetlands and Critical Areas:** An on-site Type 4 stream enters the site from the north and flows south through a ravine, eventually flowing offsite to the south and discharging into Donkey Creek approximately 1,100 linear feet southwest of the site. The stream is a non-fish bearing stream and is subject to a 25-foot buffer with an additional 15-foot building setback. The ravine on either side of the stream is also a regulated critical area via GHMC Chapter 18.08. No other critical areas or habitat have been identified on site. An off-site Category III wetland is bisected by Burnham Drive; therefore, its buffer does not extend onto the subject site and is not impacted by the proposed development.

D. Zoning:

1. **Subject parcel:** General Business Zoning Designation (B-2) with Mixed-Use District Overlay (MUD)

2. **Adjacent zoning and current use:**

- a. **North:** Residential and Business District (RB-2)
– RV Park (Gig Harbor RV Resort)
- b. **East:** Planned Residential Development (PRD)
– single-family residential
- c. **South:** B-2 – Club (Fraternal Order of the Eagles)
- d. **West:** Medium Density Residential District (R-2) – single-family residence

E. **Utilities / Road Access:** The project proposes access off Burnham Drive, a public right-of-way. Sewer and water utilities will be provided by the City of Gig Harbor public infrastructure.

IV. APPLICABLE CODES AND POLICIES

A. Comprehensive Plan: The Land Use Element of the Gig Harbor Comprehensive Plan (Pages 2-1 through 2-18) designates the proposed general distribution and general location and extent of the uses of land for agriculture, housing, commerce, industry, recreation, education, public buildings and lands, and other categories of public and private use of land, among other considerations.

The Community Design Element of the Gig Harbor Comprehensive Plan (Pages 4-1 through 4-19) describes goals which provide for the way in which people experience their community and interact with one another, as driven by the foundational principles of a community's design.

B. Gig Harbor Municipal Code: The subject parcel is zoned B-2, General Business District. The following code chapters apply to this proposal:

- a. 16.04 Short Plats
- b. 17.14 Land Use Matrix
- c. 17.36 General Business District (B-2)
- d. 17.64 Conditional Uses
- e. 17.72 Off-Street Parking and Loading Requirements
- f. 17.78 Trees, Landscaping and Screening
- g. 17.98 and 17.99 Design Standards and Review and Design Manual
- h. 18.04 Environmental Review (SEPA)
- i. 18.08 Critical Areas

V. BACKGROUND INFORMATION:

The subject site was annexed into the City on February 9, 1997, via Ordinance 746 as part of the Gig Harbor North Annexation. At the time of annexation, a farm utility building existed on the subject site; records with the Pierce County Assessor-Treasurer indicate that the building was constructed in 1935. The structure is now in a dilapidated state and will be demolished as part of the proposed site development.

This project was preliminarily reviewed by staff during a pre-application meeting with the applicant on November 18, 2015 (see permit file no. PL-PREAPP-15-0018). The applicant formally submitted for Site Plan Review, Conditional Use Permit, Alternative Landscape Plan, Design Review, and SEPA permit applications on August 8, 2017. The applicant later submitted a complete application for a Preliminary Short Plat on February 6, 2018. The applicant withdrew their application for Site Plan Review on November 16, 2020.

In staff's review of the proposal, it was determined that elements of the design were not compliant with a number of specific requirements of the Design Manual. The applicant subsequently requested the Design Review Board (DRB) review those elements of its proposed design which did not strictly adhere to the Design Manual via an alternative design review permit application; this design review is described in more detail in Section VI of this staff report. The consolidated permit applications otherwise underwent an iterative review by staff until the proposal was able to be conditionally recommended for approval by staff to the Hearing Examiner.

VI. DESIGN REVIEW:

The Design Review process is outlined in Chapter 17.98 GHMC. Section 17.98.055 outlines the process for review of design alternatives by the Design Review Board (DRB). This section states that after a public meeting, the DRB will make a recommendation to the Community Development Director for approval or denial of the application.

The DRB shall review an application which does not strictly conform to the specific requirements of the Design Manual under the following criteria:

- a) whether the alternative design represents an equivalent or superior design solution to what would otherwise be achieved by rigidly applying specific requirements;
- b) whether the alternative design meets the intent of the general requirements of Chapter 17.99, Design Manual.

To best determine the general requirement's intent, the DRB shall consider the specific requirements as appropriate examples of compliance. General requirements include all bold and underlined text in the Design Manual.

Specific standards include the more detailed text, which immediately follows general requirements.

The applicant has proposed several design alternatives before the DRB for review at public meetings held on May 13, 2021, June 10, 2021, and July 22, 2021. Having considered the materials presented at these meetings, the DRB issued a recommendation of approval on July 23, 2021 for each proposed design alternative. This recommendation is attached to this staff report as Exhibit D. Staff has otherwise reviewed the proposed development against the applicable provisions of the Design Manual and finds that the proposal has been designed consistent with the Design Manual, but for those alternative design requests which the DRB has recommended for approval.

VII. ENVIRONMENTAL REVIEW:

The City issued a Determination of Non-Significance (DNS) for the proposed action on March 9, 2022. The DNS is attached to this staff report as Exhibit P. The legal notice of the DNS was published in The News Tribune newspaper and mailed to all property owners within 300 feet of the subject site on March 9, 2022. Six comments were received in response to the DNS notice. These comments are jointly included as Exhibit Q to this staff report. Staff has recommended the Hearing Examiner adopt Condition No. 10 as described in Section XI of this staff report, which will require the applicant to comply with the comments submitted by the Department of Ecology and the Squaxin Island Tribe in response to the DNS. Comments received from the general public are generally unsupportive of the project citing such concerns as health and traffic impacts that may result from the project. One comment submitted by the owner of the adjacent Gig Harbor RV Park requests that the shared boundary is adequately landscaped and maintained to provide a buffer between the two uses. Including the imposition of Condition No. 10, staff feels all comments have been adequately addressed and/or mitigated by the proposal through adherence to the pertinent regulations and meeting concurrency requirements. No appeals were timely filed on the SEPA threshold determination.

VIII. 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 and to all interested parties on May 3, 2022. 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 R.

A notice of public meeting (NOPM) for the applicant's participation in each previously mentioned meeting before the Design Review Board (DRB) was mailed to all property owners within 300 feet of the site on April 29, 2021, and was published in The News Tribune on May 6, 2021 and posted on the subject site on May 5, 2021. The Declarations of Mailing, Publishing, and Posting for these public meetings are attached to this staff report as Exhibit E. One comment (Exhibit F) was submitted to staff in response to the first public meeting's notice. The comment was prepared by Jeff Job and was transmitted to staff via email on May 12, 2021. The comment discussed concerns regarding the traffic congestion that may result from approval of the proposed project, as well as concerns regarding the financial burden on Gig Harbor taxpayers to improve the public infrastructure necessary to support the proposal. Given the proposal's consistency with Gig Harbor's Public Works Standards, the applicant has satisfactorily demonstrated that the proposed development has adequately planned or compensated for its required utilities and its impacts on public infrastructure.

A notice of application (NOA) was originally noticed to the public on September 28, 2017, and was appropriately re-noticed to the public on February 15, 2018 to inform the public of the applicant's additional request for a preliminary short plat. The Declarations of Mailing, Publishing, and Posting for both NOAs are jointly included with this staff report as Exhibit G. No comments were submitted to staff in response to the NOAs.

Members of the public who have conveyed interest or requested to receive updates on the subject proposal have been captured in an Interested Persons Roster (Exhibit H); staff requests that the Hearing Examiner's decision be transmitted to all persons listed in Exhibit H.

IX. STAFF ANALYSIS AND FINDINGS:

A. Planning Staff

1. Comprehensive Plan:

The site is designated as Mixed Use (MU) by the City's Land Use Map. Mixed Use is an area of commercial/employment, office and multifamily located along principal collector routes which link the downtown area with SR-16. Commercial/employment activity within a Mixed Use area caters to a customer base beyond the immediate surrounding neighborhoods due to its location along the collector routes. The individual commercial/employment activities or developments in these areas are not of a size or character to be considered "major" activity or traffic generating uses. Multifamily and office uses are allowed within the Mixed Use area to provide economic diversity and housing opportunities near transit routes and

business activities. The desired allocation of land use within the Mixed Use designation is: Commercial/Employment 45% maximum; Professional Office 30% maximum; Multifamily 25% minimum. Properties or developments less than ten acres are limited to the uses as defined by the official zoning map of the City.

The site is also subject to the Community Design Element of the Gig Harbor Comprehensive Plan. Goal 4.10.1 of the Comprehensive Plan encourages new residential developments to incorporate existing vegetation. Roads, lot layout and building sites in new residential developments should be designed to preserve high quality existing vegetation by clustering open space and native trees in order to protect not only the trees, but the micro-climates which support them.

The Burnham Drive Apartments are designed to support the intent of the MU land use designation, in that the proposed project combines professional office use and multifamily residential use in a manner which provides economic diversity and housing options near transit routes and business activities consistent with the MU land designation; these uses are consistent with those permitted and conditionally permitted uses set forth in the City of Gig Harbor Land Use Matrix (GHMC 17.14.020) for the site's B-2 zoning designation. Additionally, the site has been thoughtfully designed to create a diverse housing opportunity in the community while preserving and incorporating a considerable amount of the site's existing vegetation. As is evidenced in the applicant's landscape plans (Exhibit I), the applicant has elected to retain nearly 30% of the existing significant vegetation on the site, much of which is located in the vicinity of the on-site Type 4 stream and its associated buffer. This effort not only incorporates existing vegetation into the project, but also preserves the functionality of the critical area and its associated habitat. As such, the proposed development supports, and is consistent with, the goals described in the Comprehensive Plan.

2. Gig Harbor Municipal Code (GHMC):

a. 16.04 Short Plats:

In order to grant preliminary short plat approval, the granting authority must find it consistent with GHMC 16.04.004.

The proposed 2-lot short plat (Exhibit J) has been found to comply with the applicable approval criteria, including those found in GHMC 16.08, General Requirements for Subdivision Approval. The project proposal contemplates the public health, safety, and general welfare

through what would be the development of utilities, access ways, open spaces, sidewalks, outdoor common recreational areas, and pedestrian connections in accordance with adopted Public Works Standards and other applicable laws. Several improvements to the Burnham Drive public right-of-way will also result from the subject proposal.

Therefore, if properly conditioned, the proposed preliminary short plat can be found consistent with the applicable provisions of the GHMC.

b. 17.14.020 Land Use Matrix:

Consistent with the Land Use Matrix set forth in GHMC 17.14.020, "business services," which include professional offices, is a permitted use in the subject site's B-2 zone. "Multiple-family dwelling" is a conditionally permitted use in the B-2 zone. As such, the applicant has submitted a Conditional Use Permit for the Hearing Examiner's consideration to permit the site's proposed multi-family residential mixed-use development; see Exhibit C for the applicant's discussion justifying its requested conditional use.

c. 17.36 General Business District (B-2) Zoning District and 17.78 Trees, Landscaping and Screening:

The purpose of the B-2 district is to provide areas that offer a wide range of consumer goods and services. It is further intended to group buildings and business establishments in a manner that creates convenient, attractive and safe development. The products and services shall primarily be for sale on the premises only. All business shall be conducted within enclosed buildings, except for approved outdoor storage, display and dining areas.

The proposed Burnham Drive Apartments offer a mixed-use development, providing leasable professional office space consistent with a "business services" use in addition to providing five structures devoted to multi-family residential development. The business component of the site's development is designed to be conducted indoors within the proposed Recreation Building (see Sheet PR0.7 of Exhibit B), and the mix of commercial and residential uses offers a wide range of goods and services in a convenient, attractive, and safe manner. As such, the proposed development at the subject site is consistent with the stated intent of the B-2 zone.

GHMC 17.36.055 through GHMC 17.36.080 sets forth the maximum gross floor area, setbacks, density, impermeable and hard surface

coverage, and height standards applicable to development in the B-2 zone. The complete application of the applicant's preliminary short plat application on February 6, 2018 vested the proposed project to the applicable land use and development regulations that existed at that time. Although GHMC 17.36.065 now limits residential density in the B-2 zone to six dwelling units per acre, this provision was codified via Ordinance 1389 (Exhibit K) and became effective on June 12, 2018; therefore, because the current provision regulating residential density within the B-2 zone became effective after the vesting date of the proposed development, consideration of density is inapplicable in the review of the subject proposal's consistency with the development regulations of its zone. All other provisions related to gross floor area, setbacks, impermeable and hard surface coverage, and height standards applicable in the B-2 zone have remain unchanged since the subject proposal's vesting date. Staff has reviewed the applicant's architectural and civil plan sets (Exhibit B) and has confirmed that the applicant has designed its proposed development consistent with each requirement described in the aforementioned vested zoning ordinances.

GHMC Subsection 17.36.120(B) requires compliance with the requirements of GHMC Chapter 17.78, Trees, Landscaping and Screening. The applicant has acknowledged a need to deviate from prescriptive adherence to one provision of GHMC Chapter 17.78, and has therefore applied for an Alternative Landscape Plan (ALP) as part of its consolidated permit package. In instances wherein an applicant requests an ALP, the applicant must demonstrate how its proposed landscaping plan is consistent with one of the criteria set forth in GHMC 17.78.100, Alternative Landscape Plans, as follows:

A. The proposed landscaping represents a superior result than that which would be achieved by strictly following requirements of this chapter; or

B. Incorporates the increased retention of significant trees and naturally occurring undergrowth; or

C. Incorporates unique, historic or architectural features such as fountains, sculptures, structures and the like; or

D. The proposed landscaping provides additional waterview and/or harbor access opportunities in a waterfront commercial zone.

In the case of the subject request, the applicant proposes landscaping representing a superior result than that which would be achieved by strictly following the requirements of GHMC Chapter

17.78. Namely, the applicant proposes to deviate from strict adherence to GHMC 17.78.070(A)(2)(a).

Per GHMC 17.78.070(A)(2)(a), the applicant is required to retain all significant trees as defined in GHMC 17.99.590; however, the applicant proposes to remove 22 significant trees within the site's perimeter due largely to poor health of the trees or interruptions with the trees' critical root zones resultant from grading and development of the site (Exhibit L). As an alternative, the applicant proposes to install 290 new trees within the site's perimeter as opposed to the 212 trees required of the GHMC, equating to 78 trees in excess of required plantings. Additionally, the applicant has proposed to plant 860 shrubs in the perimeter of the site where 425 are required by the GHMC. These additional plantings are exhibited in the site's holistic landscape plan set included as Exhibit I to this staff report. Because the applicant's proposed landscaping plan introduces a considerable increase in tree plantings than would be required by adherence with the Code, and because these new plantings are distributed throughout the perimeter of the site and replace unhealthy trees with new, healthy trees, staff concurs that the applicant has proposed a landscape plan superior to that which would be achieved by strictly following GHMC 17.78.070(A)(2)(a).

Based on the preceding analysis, the applicant has designed its proposed development consistent with the landscape requirements set forth in GHMC Chapter 17.78, save for its proposal to deviate from strict adherence to GHMC 17.78.070(A)(2)(a) for which the applicant has applied for an ALP and has successfully demonstrated consistency with GHMC 17.78.100(A).

d. 17.64 Conditional Uses:

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

In order for a conditional use permit to be granted, it must be found consistent with all criteria set forth in GHMC Subsection 17.64.040. The applicant has submitted an analysis of this criteria as it relates to the proposed multiple-family dwelling use proposed for the subject site; this written justification has been included with this staff report as Exhibit C. The following is staff's analysis of the proposed project's consistency with these criteria:

GHMC 17.64.040, Review criteria:

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

Staff Analysis:

As is stated earlier in this staff report, the proposed “multiple-family dwelling” use for the subject site is specified by Title 17, GHMC as being conditionally permitted within the site’s B-2 zoning district and is consistent with the description and purpose of the B-2 zone, particularly as the mixed use development which combines both residential and commercial uses offers a range of goods and services consistent with the intent of the B-2 zoning district.

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 development has been designed in a manner which is not detrimental to the public health, safety, comfort, convenience, or general welfare, as has been ensured through the project’s consistency with applicable Public Works Standards and Gig Harbor Municipal Code provisions, or has otherwise been conditionally recommended in a manner which will ensure consistency with this provision. Evident in the City’s issued Determination of Nonsignificance (DNS) associated with PL-SEPA-17-0013 (Exhibit P), staff’s review of the proposed development has been found to require no mitigation for impacts to the City’s water, wastewater, stormwater, and transportation infrastructure, as the applicant has designed its proposal consistent with relevant ordinances and regulations. Condition No. 12 included in Section XI of this staff report is recommended for the Hearing Examiner to adopt in his decision to ensure consistency with this criteria of approval.

3. That the proposed use is properly located in relation to the other land uses and to transportation and service facilities in

the vicinity; and further, that the use can be adequately served by such public facilities and street capacities without placing an undue burden on such facilities and streets;

Staff Analysis:

If properly conditioned, the proposed development has been designed in a manner which is adequately served by public facilities and street capacities without placing an undue burden on such facilities and streets, as has been ensured via the review of the proposal by the Gig Harbor Public Works Department. To this end, the Public Works Department has provided a written memorandum accompanying the City's Determination of Nonsignificance associated with PL-SEPA-17-0013 (Exhibit P) which addresses the sufficiency of the proposal's ability to be served adequately by street capacities and public facilities. No mitigation measures were deemed necessary by the Public Works Department to ensure the applicant's compliance with such public facilities and street capacities. Lastly, the mix of residential and commercial uses on the site are located properly in relation to other land uses in the vicinity, particularly given the developed residential and business (RB-2) zone to the north and the mix of residential and commercial uses which otherwise surround the subject site.

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:

As is described in Section IX.A.2.c of this staff report, the site is of sufficient size to accommodate the proposed use and all yards, walls and fences, parking, loading, landscaping, and other applicable features as required by GHMC, Title 17, as the site has been designed in a manner consistent with the development standards codified for each of these features. In the limited instances where the applicant's proposed landscaping deviates from strict adherence with relevant Code provisions, the applicant has appropriately applied for an Alternative Landscape Plan (ALP) and has demonstrated consistency with the ALP approval criteria set forth in GHMC 17.78.100(A).

e. 17.72 Off-Street Parking and Loading Requirements

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

As per GHMC 17.72.030, “business services” requires “one off-street parking space for every 300 square feet of gross floor area,” and “multiple-family dwelling” use requires “one off-street parking space for each studio unit, 1.5 off-street parking spaces for each one-bedroom unit, and two off-street parking spaces for units with two or more bedrooms.” Based on the gross floor area of the applicant’s professional office space in the Recreation Building and based on the number of one- and two-bedroom units proposed in the 78-unit apartment complex, the applicant is required to provide 153 off-street parking stalls to serve the site’s use. The applicant is proposing a total of 153 off-street parking stalls; as such, the proposed parking plan is consistent with GHMC 17.72.030. It is noteworthy that while today’s off-street parking requirements for multiple-family dwellings requires guest parking for all residential developments with 10 or more dwelling units, this standard is inapplicable in the case of the subject proposal as the requirement to include guest parking was codified via Ordinance 1393 after the date of which the applicant’s proposal is vested.

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

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

The applicant proposed several design alternatives before the DRB for review and consideration at their May 13, 2021, June 10, 2021, and July 22, 2021 public meetings. Having considered the applicant’s design alternatives and the applicant’s responsiveness to the DRB’s requests and suggestions, the DRB issued a Recommendation of Approval for the applicant’s proposed design alternatives to GHMC 17.99.240(C), 17.99.260(D), 17.99.370(A), and 17.99.470(C). The DRB’s Recommendation is included with this staff report as Exhibit D.

The applicant's proposed design has otherwise been reviewed by staff administratively and has been found consistent with the relevant provisions of GHMC Chapter 17.99.

If properly conditioned, the subject request is generally consistent with the specific requirements of GHMC 17.98, Design Standards and Review, and GHMC 17.99, Design Manual.

g. 18.08 Critical Areas

GHMC 18.08.183 stipulates that a stream analysis report shall be prepared for any proposals within 200 feet of a stream and submitted to the City of Gig Harbor as part of the SEPA review process established by the City of Gig Harbor environmental policy ordinance, Chapter 18.04 GHMC.

The applicant submitted the required analysis of streams, wetlands, and critical areas in its Wetland and Fish and Wildlife Habitat Assessment Report ("the report," Exhibit M), which identified one (1) off-site wetland located west of the Burnham Drive right-of-way, an established transecting roadway, and one (1) Type 4 stream located on the eastern half of the subject site. The report categorized each critical area and assigned a regulated buffer to protect the functions of the critical areas discussed. The City's third-party environmental consultant reviewed the report and conducted a site visit to verify the findings described in the report, subsequently issuing a Technical Memorandum (Exhibit M) that concurred with the findings and conclusions of the report, provided the applicant amend their site plan to properly exhibit the 25-foot buffer that applies to the Type 4 stream bisecting the subject site. The applicant thereafter revised their site plan in a manner which sufficiently addressed the conclusions drawn by the City's third-party environmental consultant. Following this consultation, the City issued a Determination of Nonsignificance (Exhibit P) acknowledging that the proposed activity does not have a probable significant adverse impact on the environment.

Based on the preceding analysis, the applicant has designed its proposed development consistent with the relevant provisions of the City of Gig Harbor's Critical Areas Ordinance, GHMC Chapter 18.08, if appropriately conditioned.

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 with the exception of the following requirements.

Construction of frontage improvements is a requirement of the project in accordance with City of Gig Harbor Public Works Standards 2B.080. The City is currently designing a Capital Improvement Project (Burnham Drive Half Width Improvements -Phase 1) that will construct new half-street improvements along the Burnham Drive Apartments project frontage.

If the Burnham Drive Apartments project receives Engineering Permit approval prior to the City project, the applicant/owner of the Burnham Drive Apartments project shall construct half-street frontage improvements in general conformance with the City's Capital Improvements Project design, approved land-use permit plans and City of Gig Harbor Public Works Standards.

However, if the City's Capital Improvements project commences prior to the Burnham Drive Apartments project receiving Engineering Permit (EN) approval, the City will construct the frontage improvements and the applicant/owner of the Burnham Drive Apartments project shall pay a pro-rata share contribution in lieu of construction of frontage improvements.

Prior to Engineering Permit (EN) issuance the applicant/owner shall make payment of a pro-rata share contribution in lieu of construction to the City in the amount of \$110, 194. This amount was mutually agreed upon between the City and the owner and based upon the owner's Engineer of Record's estimate of probable construction costs, dated 1/26/22 (Exhibit S).

If the City's Capital Improvements project commences first, this pro-rata contribution in lieu of construction of frontage improvements payment will satisfy the requirement for the project to construct half-street frontage improvements.

C. Fire Marshal/Building Official

The Building Official/Fire Marshal has reviewed the subject request and has found the request to be generally consistent with the applicable provisions of the Code, provided the Hearing Examiner adopt Condition No. 11 described in Section XI of this staff report into his decision.

X. CONCLUSIONS:

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

A. Conditional Use Permit:

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

B. Preliminary Short Plat:

Based upon the findings previously addressed in Section IX of this staff report, the proposal is consistent with the criteria for preliminary short plat approval set forth in GHMC 16.04.004, if appropriately conditioned.

C. Design Review:

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

D. Alternative Landscape Plan Review:

Based upon the findings previously addressed in Section IX of this staff report, the proposed site improvements are consistent with the criteria for alternative landscape plan approval set forth in GHMC 17.78.100(A), if appropriately conditioned.

XI. RECOMMENDATIONS:

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

Land Use Special Conditions:

1. The applicant shall obtain all necessary land use, civil, and building permits from the city prior to commencing construction on the site.
2. The applicant shall adhere to all recommendations provided in the Geotechnical Engineering Report (Exhibit N).
3. The applicant shall develop the site consistent with the site plan, renderings, exterior elevations, and preliminary civil plan set jointly

included with this staff report as Exhibit B, or as otherwise revised in staff's processing of subsequent civil and building permits. The applicant shall also design the site consistent with the Notice of Recommendation issued by the Design Review Board ("DRB," Exhibit D), except that, to conform with GHMC 17.99.390(C), the applicant shall revise its color palette for the Recreation Building, a multi-tenant structure, currently depicted in the project's architectural renderings. The Recreation Building shall incorporate all colors used on Buildings A, B, C, D, and E. Conformance with this condition shall be determined by the Planning Division staff prior to issuance of a building permit application.

4. The applicant shall landscape the site consistent with the landscape plan included with this staff report as Exhibit I. All landscaping shall be installed prior to the issuance of certificate of occupancy or final inspection, unless the property owner submits a performance assurance equal to not less than 110 percent of a contractor's bid and which commits to install the landscaping within one year.
5. The zone transition buffer located on the eastern perimeter of the site shall be reviewed by Planning Division staff in the field after the site's clearing activity. The Planning Division shall inspect the eastern zone transition buffer for its sufficiency as a "dense vegetative buffer." If additional plantings are necessary to achieve a "dense vegetative buffer," the property owner shall indicate additional plantings on a revised landscape plan to the satisfaction of the Planning Division prior to approval of the final landscape plan.
6. Prior to issuance of a building permit for the proposed development, the applicant shall convey how exterior mechanical devices will be screened. The screening shall be in a manner consistent with GHMC 17.36.120(A).
7. Prior to recording of final short plat, the applicant shall record a parking agreement which provides for the shared use of all off-street parking stalls among all tenants on Lots 1 and 2 of the subject site.
8. The leasable professional office spaces located in the site's Recreational Building shall remain leasable to the general public in perpetuity.
9. For proper tree removal to occur, the contractor shall implement the following steps for clearing activities:

- i. Surveyor shall stake the clearing limits;

- ii. A rubber-tracked backhoe removes the understory and brush to allow visual and physical access for the review of trees to be removed and/or tree protection alternatives by owner and city planning staff.
 - iii. Owner representative, owner's arborist and City Planner to review trees scheduled for removal or protection within tree retention areas;
 - iv. Contractor shall place tree protection fencing as directed by planning staff;
 - v. Planning staff shall inspect fence prior to commencement of clearing activity; and,
 - vi. Prior to Planning Division approval of Occupancy Permits for the development, the owner's arborist shall revisit the site to inspect all retained trees to assess any impacts to them from the development.
10. The applicant shall comply with the comments provided in response to the Notice of Determination of Nonsignificance by the Department of Ecology and the Squaxin Island Tribe included as Exhibit Q to this decision.
11. Permanent directional signage that clearly delineates the accessible route from the right of way to each building on the site shall be reviewed and approved by the Building Official. This signage shall be installed along the route and inspected and approved prior to any occupancy. This signage shall be maintained for the life of the structures.
12. The applicant shall provide frontage improvements consistent with Section IX.B; or, as applicable, shall pay a pro-rata share consistent with the same section.
13. The applicant shall install signage consistent with Exhibit O every 50-lineal feet along the 4'-0" split-rail wood fence bordering the stream buffer. The fence and the critical area signage shall span the length of the stream buffer on the subject site.

Project Planner: Carl de Simas, Principal Planner



Date: May 10, 2022

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

- Exhibit A – Staff report, prepared for the Burnham Drive Apartments (PL-SPP-18-0001 et al) public hearing Carl de Simas, Principal Planner, dated May 10, 2022
- Exhibit B – Architectural Plan Set and Preliminary Civil Plan Set, received by Contour Engineering, LLC, on October 29, 2021
- Exhibit C – Conditional Use Permit Justification and Project Narrative, prepared by Contour Engineering, LLC, dated October 29, 2021
- Exhibit D – Design Review Board (DRB) Notice of Recommendation, signed by Chair DeSantis, dated July 30, 2021
- Exhibit E – Notice of Public Meeting (NOPM) Declarations of Mailing, Posting, and Publishing
- Exhibit F – NOPM Public Comment, prepared by Jeff Job, dated May 12, 2021
- Exhibit G – Notices of Application (NOAs) Declarations of Mailing, Posting, and Publishing
- Exhibit H – Interested Party Roster for Burnham Drive Apartments
- Exhibit I – Landscape Plan Set, prepared by Nature by Design Landscape Architecture, revised September 30, 2021
- Exhibit J – Preliminary Short Plat Map, prepared by Contour Engineering, LLC, revised March 9, 2021
- Exhibit K – Vested Gig Harbor Municipal Code (GHMC) Chapter 17.36, together with Ordinance 1389
- Exhibit L – Tree Protection Plan, prepared by Washington Forestry Consultants, Inc., revised October 23, 2018
- Exhibit M – Technical Memorandum prepared by Grette Associates, LLC, dated October 20, 2017, together with the Wetland and Fish and Wildlife Habitat Assessment Report prepared by Soundview Consultants, LLC, revised October 10, 2018
- Exhibit N – Geotechnical Engineering Report, prepared by GeoResources, LLC, dated February 16, 2017
- Exhibit O – City of Gig Harbor Client Assistance Memo, Critical Area Sign Installation Detail
- Exhibit P – Determination of Non Significance issued March 9, 2022
- Exhibit Q – Notice of SEPA Determination Public Comments
- Exhibit R – Notices of Public Hearing (NOPH) Declarations of Mailing, Posting, and Publishing
- Exhibit S – Engineer's Estimate dated January 26, 2022

Duration of Permit Approval: The preliminary short plat approval shall be valid for three years from the date that the preliminary approval decision is mailed to the applicant. Within said three-year time frame, the applicant shall file a final short plat with the city (GHMC 16.04.002(C)).

All other 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). If a use or activity authorized by a conditional use permit is abandoned or discontinued for a continuous period of two years, the conditional use permit shall expire, and the use or activity may not be reestablished unless authorized by a new conditional use permit. 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 Carl de Simas, Principal Planner at cdesimas@gigharborwa.gov or 253-851-6170.

Hearing Examiner
Burnham Drive Apartments
PL-SPP-18-0001 et al

Exhibit B

SECTION 6, TOWNSHIP 21N, RANGE 02E, W.M.

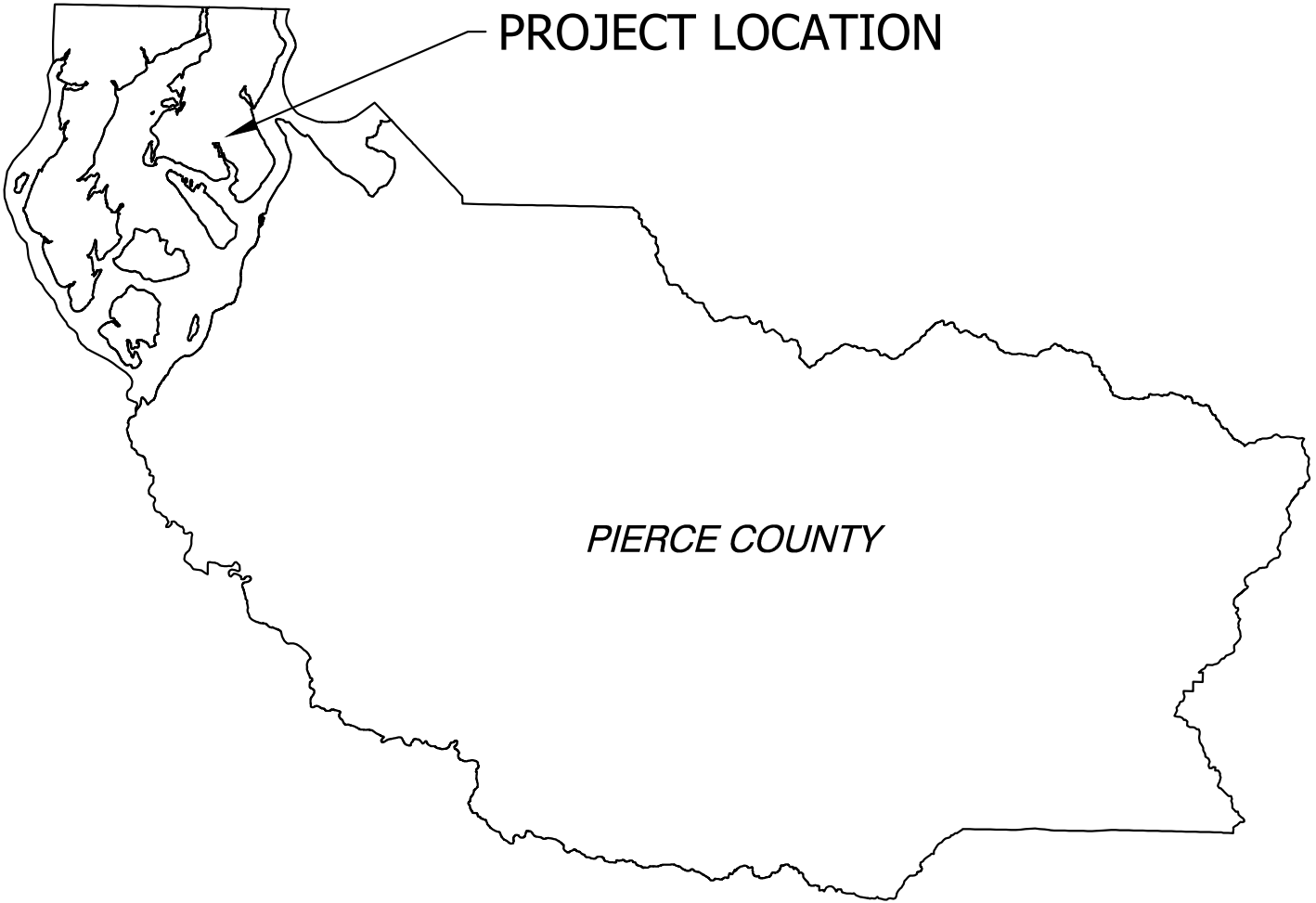
BURNHAM DRIVE APARTMENTS

PROJECT No. PL-SPP-18-0001
Firm's PROJECT No. 15-204



CONTOUR ENGINEERING LLC
MAILING: P.O. BOX 949
PHYSICAL: 4706 97TH ST NW SUITE 100
GIG HARBOR, WA 98335
(253) 857-5454

VICINITY MAP
SCALE: N.T.S.



SHEET INDEX

	COVER SHEET	C9	SIGHT DISTANCE DIAGRAM
S1	BOUNDARY AND TOPOGRAPHIC SURVEY	C10	SECTION VIEW SHEET 1
		C11	SECTION VIEW SHEET 2
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PR0.2	CONCEPTUAL PLANS & ELEVATIONS	C13	SECTION VIEW SHEET 4
PR0.3	CONCEPTUAL PLANS & ELEVATIONS	C14	SECTION VIEW SHEET 5
PR0.4	CONCEPTUAL PLANS & ELEVATIONS	C15	CIRCULATION PLAN
PR0.5	CONCEPTUAL PLANS & ELEVATIONS	L1	TREE RETENTION PLAN, NOTES & DETAILS
PR0.6	CONCEPTUAL PLANS & ELEVATIONS	L2	ALTERNATIVE LANDSCAPE PLAN
PR0.7	CONCEPTUAL PLANS & ELEVATIONS	L3	LANDSCAPE NOTES, LEGEND, & DETAILS
PR0.8	CONCEPTUAL ELEVATIONS-COLOR SCHEME	L4	ENLARGED WEST PLANTING PLAN
C1	GENERAL PLAN	L5	ENLARGED SOUTH PLANTING PLAN
C2	GRADING PLAN	L6	ENLARGED NORTH PLANTING PLAN
C3	GRADING PLAN	L7	IRRIGATION, NOTES & DETAILS
C4	GRADING PLAN	L8	OVERALL CONCEPTUAL IRRIGATION PLAN
C5	GRADING PLAN		
C6	DRAINAGE PLAN		
C7	UTILITY PLAN		
C8	ONSITE ILLUMINATION PLAN		

ISSUED FOR CONSTRUCTION FOR THE CITY OF GIG HARBOR

DATE: _____

A portion of the NW 1/4 of the NE 1/4 of Section 06, Township 21 N., Range 2 E., W.M.
City of Gig Harbor, Pierce County, Washington

THE NORTH HALF OF THE FOLLOWING:
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE WILLAMETTE
MERIDIAN, LYING EASTERLY OF THE G16 HARBOR-LONGBRANCH COUNTY ROAD,
EXCEPT THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER
OF THE NORTHEAST QUARTER OF SAID SECTION 6;
ALSO EXCEPT THE SOUTH 547 FEET THEREOF;
ALSO EXCEPT FROM SAID NORTH HALF, THE FOLLOWING DESCRIBED PROPERTY:
THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST
QUARTER OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE
WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF
OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE WILLAMETTE
MERIDIAN; AND PROCEEDING WEST 102 FEET TO THE WEST BOUNDARY OF
G16 HARBOR-LONGBRANCH COUNTY ROAD, SAID POINT BEING APPROXIMATELY SOUTH 0° 28' 00"
EAST 149 FEET; THENCE SOUTHWEST ALONG A CURVE WITH A RADIUS OF 149
FEET, AN ARC OF 102 FEET TO THE CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 6;

THENCE SOUTH 89° 43' 04" EAST 378 FEET;
THENCE SOUTH 0° 14' 10" WEST 150 FEET;
THENCE NORTH 89° 43' 04" WEST 215.95 FEET TO THE EAST BOUNDARY OF
G16 HARBOR-LONGBRANCH COUNTY ROAD;
THENCE ON THE CURVE TO THE LEFT THE RADIIUS OF WHICH IS 550.87 FEET
ALONG THE EAST LINE OF SAID COUNTY ROAD, A DISTANCE OF 223.95 FEET
TO THE POINT BEGINNING.

EXCEPT THAT PORTION LYING WITHIN PARCEL, A OF RECORD OF SURVEY
BOUNDARY LINE RESOLUTION, RECORDED UNDER RECORDING NO. 201709075001.
RECORDS OF PIERCE COUNTY, WASHINGTON.

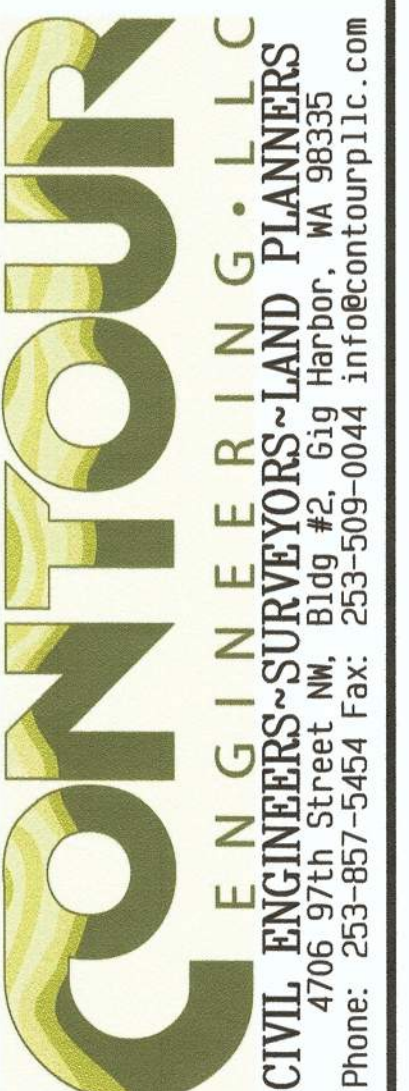
SITUATE IN THE COUNTY OF PIERCE AND STATE OF WASHINGTON.

- 1) THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A THREE (3) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METHOD (GEODIMETER 600) AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF MAC 332-130-090.
- 2) THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED MARCH 02, 2016, THE DATE OF THIS FIELD SURVEY.
- 3) LEGAL DESCRIPTION PROVIDED BY CLIENT. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- 4) OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.
- 5) IT IS NOT THE INTENT OF THIS SURVEY TO SHOW EASEMENTS OR RESERVATIONS WHICH MAY EFFECT THIS SITE.

GRID NORTH. BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT
GRID WASHINGTON STATE SOUTH ZONE COORDINATES, THE NORTH AMERICAN
DATUM OF 1983/2011 (ND 83/2011 EPOCH 2010.00) GRID COORDINATES
WERE FOUND TO BE 740613.12 / 1122532.19 AT A PUNCH IN
3" SURFACED BRASS DISK AT THE NORTHEAST CORNER OF SECTION 6,
TOWNSHIP 21N, RANGE 3E, ZONE 10N. THE GRID COORDINATES
OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.9999948326
AND THE GRID SCALE FACTOR OF 1.000027780 WAS APPLIED
TO THE GRID COORDINATES FOR SHOWN GRID DISTANCES.

BASE: COUNTY CORS STATION "PRDY"
ELEVATION= 345.462' (NAVD 88)

⊙	= FOUND MONUMENT AS NOTED.	⦿	= GUY WIRE ANCHOR (GW)
⊙	= FOUND CORNER AS NOTED	⦿	= POWER METER (PM)
⊙	= SANITARY SEWER MANHOLE (SSMH)	PP/T =	POWER POLE WITH TRANSFORMER
⊙	= SANITARY SEWER STUB (SSSO)	PP/UP =	POWER POLE WITH UNDERGROUND POWER
⊙	= SANITARY CLEAN OUT (SSCO)	⦿	= TELEPHONE POLE (TP)
☑	= CATCH BASIN (CB)	⦿	= TELEPHONE JUNCTION BOX (TJB)
△	= WATER VALVE (WV)	TV	= TELEPHONE VAULT
⊙	= WATER METER (WM)	⦿	= GUY WIRE ANCHOR (GW)
⊙	= HYDRANT (FH)	⦿	= POWER METER (PM)
⊙	= WATER BLOWOFF (WBO)	⦿	= BOLLARD
⊙	= FAUCET	◇	= SIGN
		⦿	= MAIL BOX (MB)
		EMG =	EDGE OF MAINTAINED GROUND

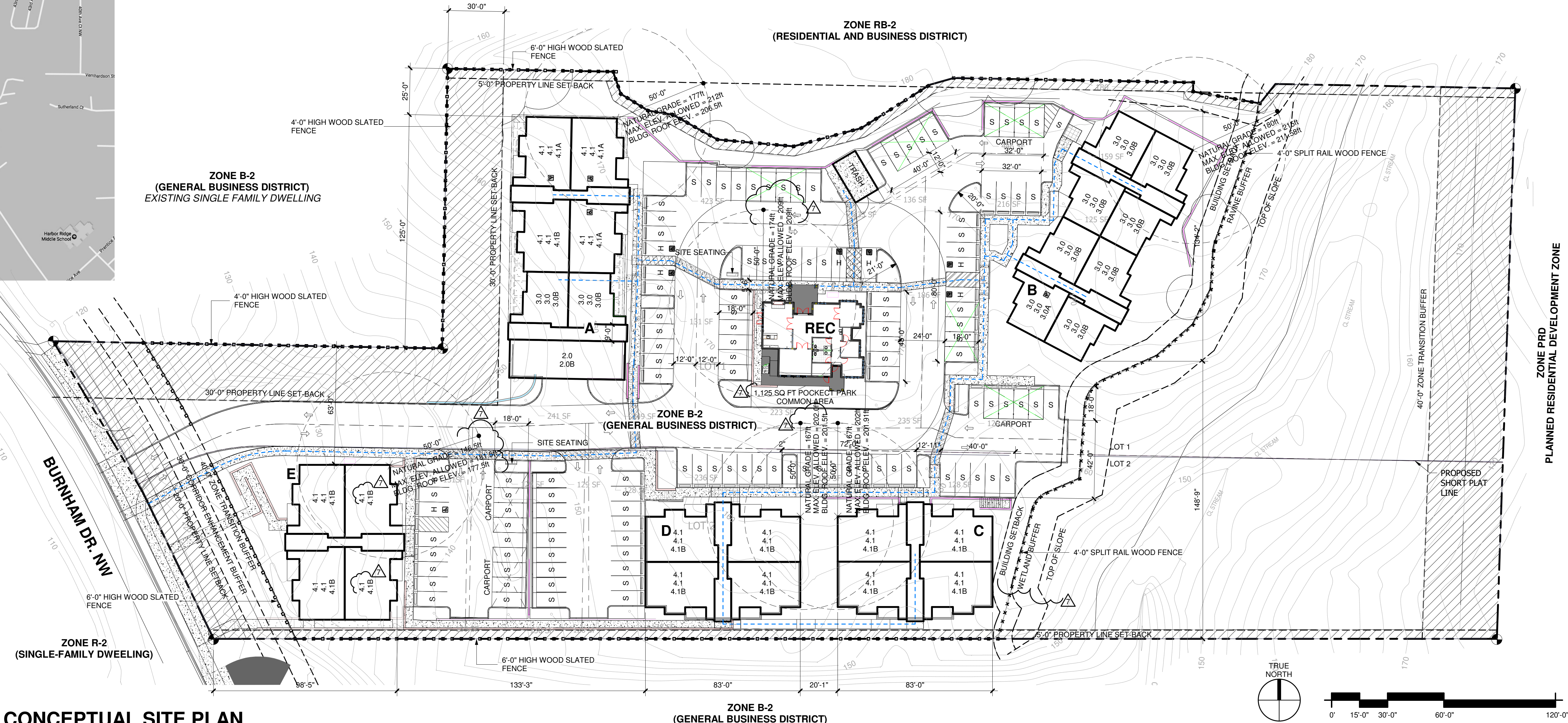
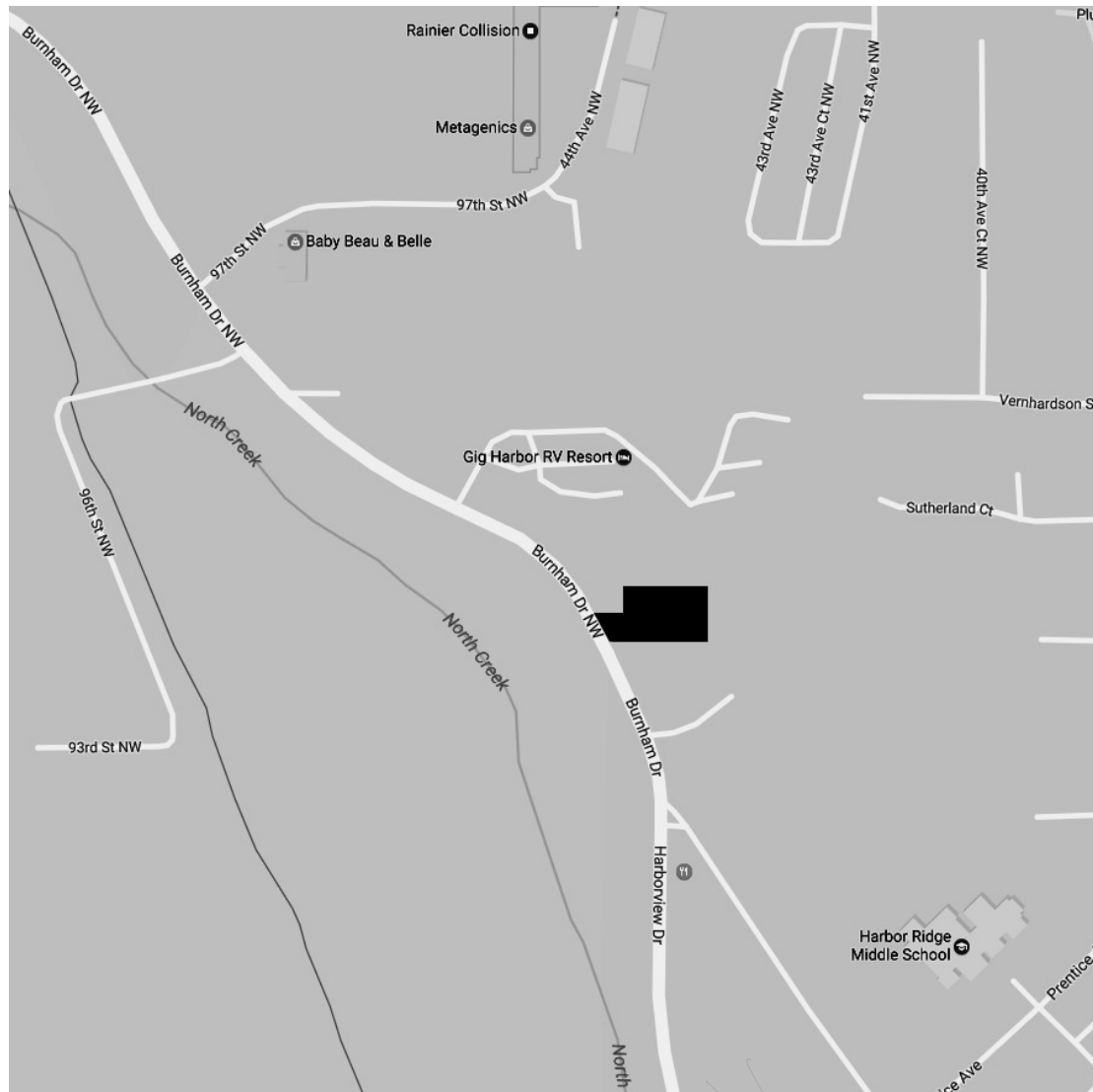


SHEET TITLE
BOUNDARY & TOPOGRAPHIC SURVEY

P.O. Box 883
Gig Harbor, WA 98335

DRAWN BY: LN
SURVEYOR: S. WOODS, PLS
CHECKED: SW
SEC 06 T 21N R 2E WM
DATE: FEB 11, 2016
REVISED: DEC 7, 2017
PROJECT: 15-204
DWG NAME: 15-204B

SHEET	REV.
S-1	
1 OF 1	



CONCEPTUAL SITE PLAN

1" = 30'-0"

PROJECT STATISTICS

PROJECT SCOPE	PROPOSED MULTI-FAMILY RESIDENCES
LEGAL DESCRIPTION	A PORTION OF THE NE 1/4 OF SECTION 06, TOWNSHIP 21 N, RANGE 02 E, W.M
PROJECT LOCATION	9411 BURNHAM DR. GIG HARBOR, WASHINGTON
ZONING JURISDICTION	CITY OF GIG HARBOR
SITE ZONING	B-2
SET BACK - FRONT YARD:	20'-0"
SET BACK - REAR YARD:	20'-0"
SET BACK - SIDE YARD:	5'-0"
SET BACK - FLANKING STREET:	10'-0"
SET BACK - ZONE TRANSITION:	40'-0"
SET BACK - SIDE YARD:	30'-0" (SINGLE-FAMILY DWELLING)
UNIT DENSITY / PER ACRE:	27.9 UNITS PER ACRE 27.9 X 2.797 ACRES = 78 78 UNITS ALLOWED
BUILDING HEIGHT LIMIT	35'-0" (GHMC 17.36.080)
LOT COVERAGE TOTAL:	2.797 ACRES / 104,532 sq.ft.

SITE AREA

PROPERTY	AREA	ACCESS ROAD LOOP	AREA (SF)
SITE AREA	2.797 acres	-17,305 SF	104,532 SF

NOTES:
THIS PROJECT WILL PLEA FOR EXEMPTION FOR THE ROUTE OF TRAVEL REQUIREMENT DUE TO "SITE STEEP SLOPES"

CODE ANALYSIS

CODE:	2015 IBC 2015 WSEC 2009 ICC A117.1-2009
OCCUPANCY:	R-2 (RESIDENTIAL) B (RECREATIONAL) U (PRIVATE GARAGE)
CONSTRUCTION TYPE:	VB - APARTMENTS VB - RECREATIONAL
BUILDING TYPE:	3 STORY (APARTMENTS)
FIRE SPRINKLERS:	NFPA 13R
BASE ALLOWABLE AREA (APARTMENTS):	7,000 S.F. (TABLE 506.2)
ALLOWABLE HEIGHT (APARTMENTS):	3 STORIES PER 2015 IBC SECTION 504.2)

STRUCTURES ON SITE

STRUCTURES	FIRE SPRINKLERS	OCCUPANCY	CONSTRUCTION TYPE	BUILDING TYPE	COUNT
APARTMENT BUILDINGS	N/A	R-2	VB	3-STORY	7
CARPORTS	N/A	U	VB	1-STORY	7
RECREATIONAL BUILDING	N/A	A-3, B	VB	1-STORY	1
TRASH ENCLOSURE	N/A	U	VB	1-STORY	1
TOTAL STRUCTURES ON SITE:					14

UNIT MATRIX - NET AREAS

UNIT #	UNIT NAME	AREA
2.0		
2.0	LIVING SPACE	960 SF
2.0	PATIO	110 SF
2.0	STORAGE	20 SF
		1,090 SF
3.0		
3.0	LIVING SPACE	620 SF
3.0	PATIO	80 SF
3.0	STORAGE	20 SF
		720 SF
4.1		
4.1	LIVING SPACE	900 SF
4.1	PATIO	70 SF
4.1	STORAGE	20 SF
		990 SF
		2,810 SF

NOTE:
NO MINIMUM DENSITY IS SPECIFIED WITHIN THE B-2 ZONE.

BUILDING AREA (GROSS)

NAME	LEVEL	AREA
BUILDING A		
BUILDING A (GARAGE)	L0	8,740 SF
BUILDING A	L1	7,940 SF
BUILDING A	L2	7,500 SF
BUILDING A	L3	6,000 SF
		30,180 SF
BUILDING B		
BUILDING B	L1	7,500 SF
BUILDING B	L2	6,650 SF
BUILDING B	L3	6,650 SF
		20,800 SF
BUILDING C		
BUILDING C	L1	4,900 SF
BUILDING C	L2	4,680 SF
BUILDING C	L3	4,500 SF
		14,070 SF
BUILDING D		
BUILDING D	L1	4,910 SF
BUILDING D	L2	4,490 SF
BUILDING D	L3	4,490 SF
		13,890 SF
BUILDING E		
BUILDING E (BASEMENT)	L0	2,390 SF
BUILDING E	L1	4,840 SF
BUILDING E	L2	4,630 SF
		11,860 SF
BUILDING F		
2BDR / 2BA	Not Placed	0 SF
		0 SF
RECREATION		
RECREATION	L1	1,910 SF
OFFICE	L2	1,730 SF
		3,630 SF
TRASH ENCLOSURE		
TRASH ENCLOSURE	L1	220 SF
		220 SF
TOTAL AREA		94,650 SF

BUILDING MATRIX

BUILDING #	UNIT COUNTS
BUILDING A	20
BUILDING B	24
BUILDING C	12
BUILDING D	12
BUILDING E	10
TOTAL UNITS	78

UNIT / PARKING MATRIX (APT.)

UNIT #	BED COUNT	UNIT COUNT	PARKING/DU	STALLS REQUIRED
2.0	2	1	2	2
2.0B	2	1	2	2
3.0	1	20	1.5	30
3.0A	1	1	1.5	1.5
3.0B	1	9	1.5	13.5
4.1	2	28	2	56
4.1A	2	3	2	6
4.1B	2	15	2	30
		78		141

UNIT / PARKING MATRIX (REC)

UNIT #	COUNT	1/300S.F.	STALLS PROVIDED
RECREATION (LEASING OFFICE)	1	12	12
	1		12

PARKING STATISTICS

DESCRIPTION	TYPE	STALLS PROVIDED
GARAGE (8'-0" x 18'-0")	G	24
HANDICAP (8'-0" x 18'-0")	H	7
STANDARD (8'-0" x 18'-0")	S	122
STALLS REQUIRED: 153		153

BURNHAM DRIVE APARTMENTS

9411 BURNHAM DRIVE, GIG HARBOR, WASHINGTON

SHEET ISSUE DATE: 10/26/2021 5:11:01 PM

PR-CONCEPTUAL SITE PLAN

PR0.1

R D + A

ROSS DECKMAN & ASSOCIATES INC.

207 4th AVENUE SOUTHEAST,
PUYALLUP, WASHINGTON 98372
P. 253.840.9405
F. 253.840.9503



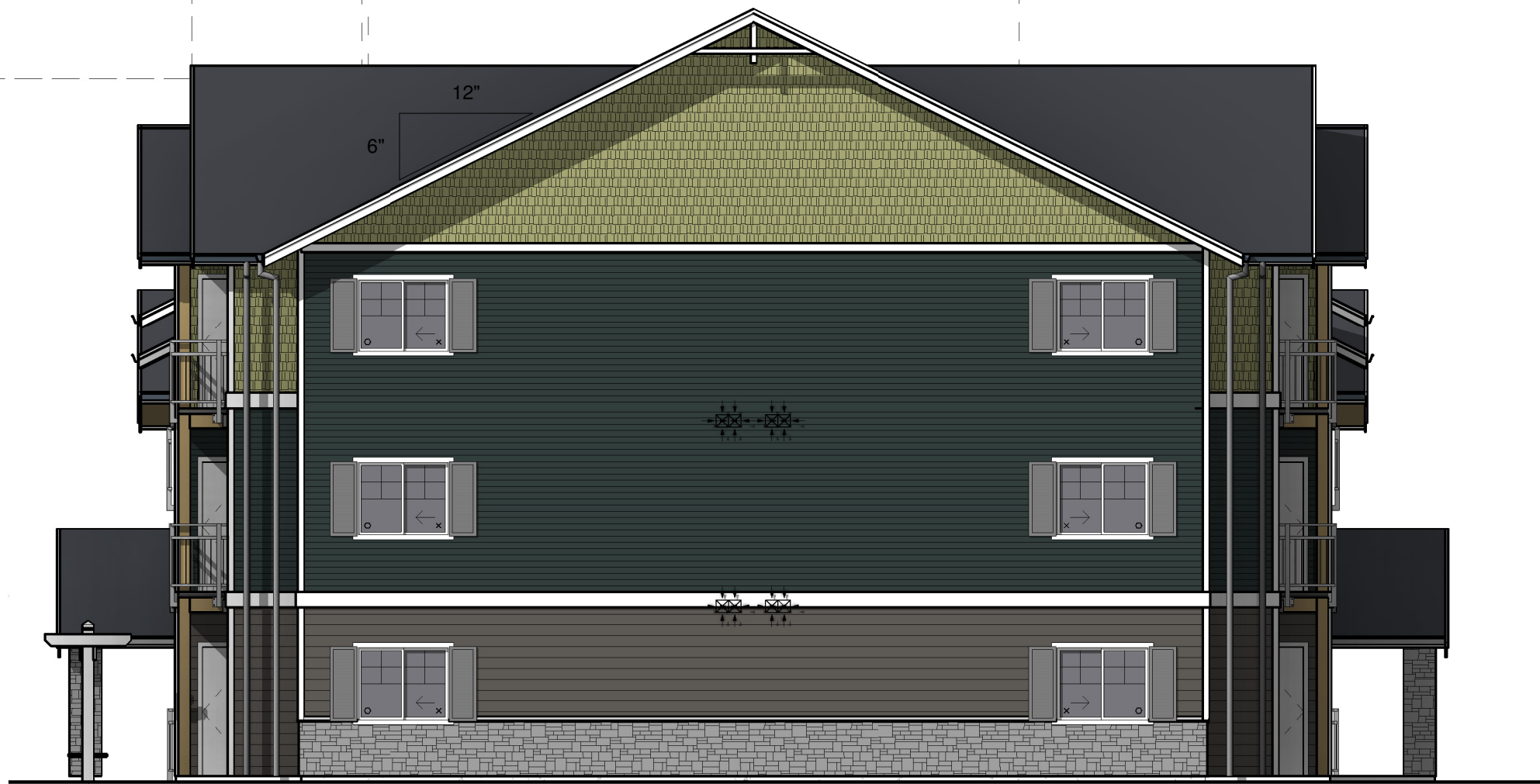
BUILDING 'A' - FRONT ELEVATION - EAST -

1/8" = 1'-0"



BUILDING 'A' - LEFT ELEVATION - SOUTH -

1/8" = 1'-0"



BUILDING 'A' - RIGHT ELEVATION - NORTH -

1/8" = 1'-0"



BUILDING 'A' - REAR ELEVATION - WEST -

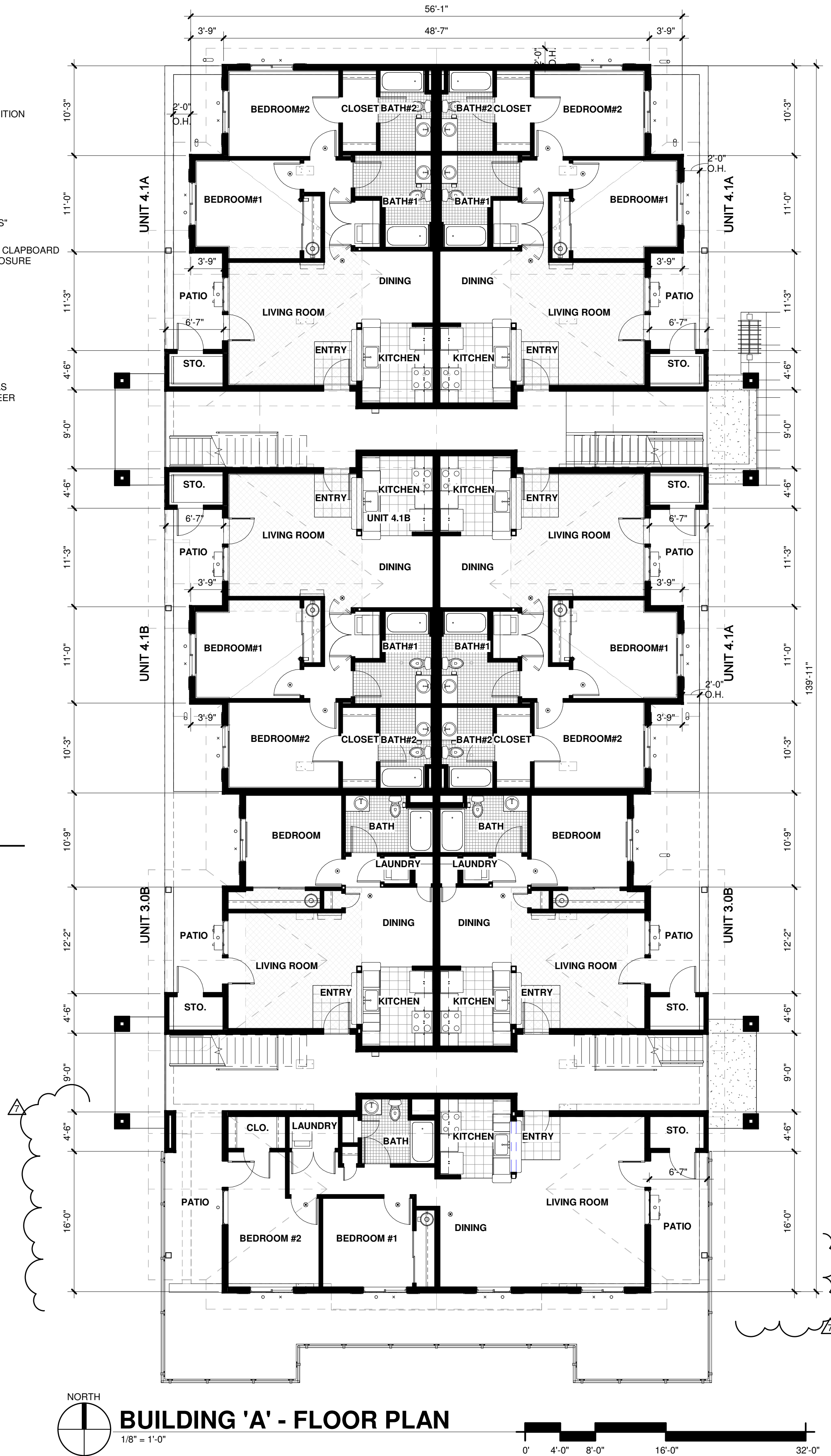
1/8" = 1'-0"

BUILDING 'A' SOUTH WALL FENESTRATION %:

WALL AREA: 745 SF
FENESTRATION: 209 SF / 745 SF = 28.05%

BUILDING 'A' EAST WALL FENESTRATION %:

WALL AREA: 2,949 SF
FENESTRATION: 1,095 SF / 2,949 SF = 37.13%



BUILDING 'A' - FLOOR PLAN

1/8" = 1'-0"

BURNHAM DRIVE APARTMENTS

9411 BURNHAM DRIVE, GIG HARBOR, WASHINGTON

SHEET ISSUE DATE: 10/26/2021 5:11:47 PM

PR-CONCEPTUAL PLANS & ELEVATIONS

PR0.2

R D + A

ROSS DECKMAN & ASSOCIATES INC.

207 4th AVENUE SOUTHEAST,
PUYALLUP, WASHINGTON 98372
P. 253.840.9405
F. 253.840.9503



BUILDING 'B' - FRONT ELEVATION - WEST

1/8" = 1'-0"



BUILDING 'B' - LEFT ELEVATION - NORTH

1/8" = 1'-0"

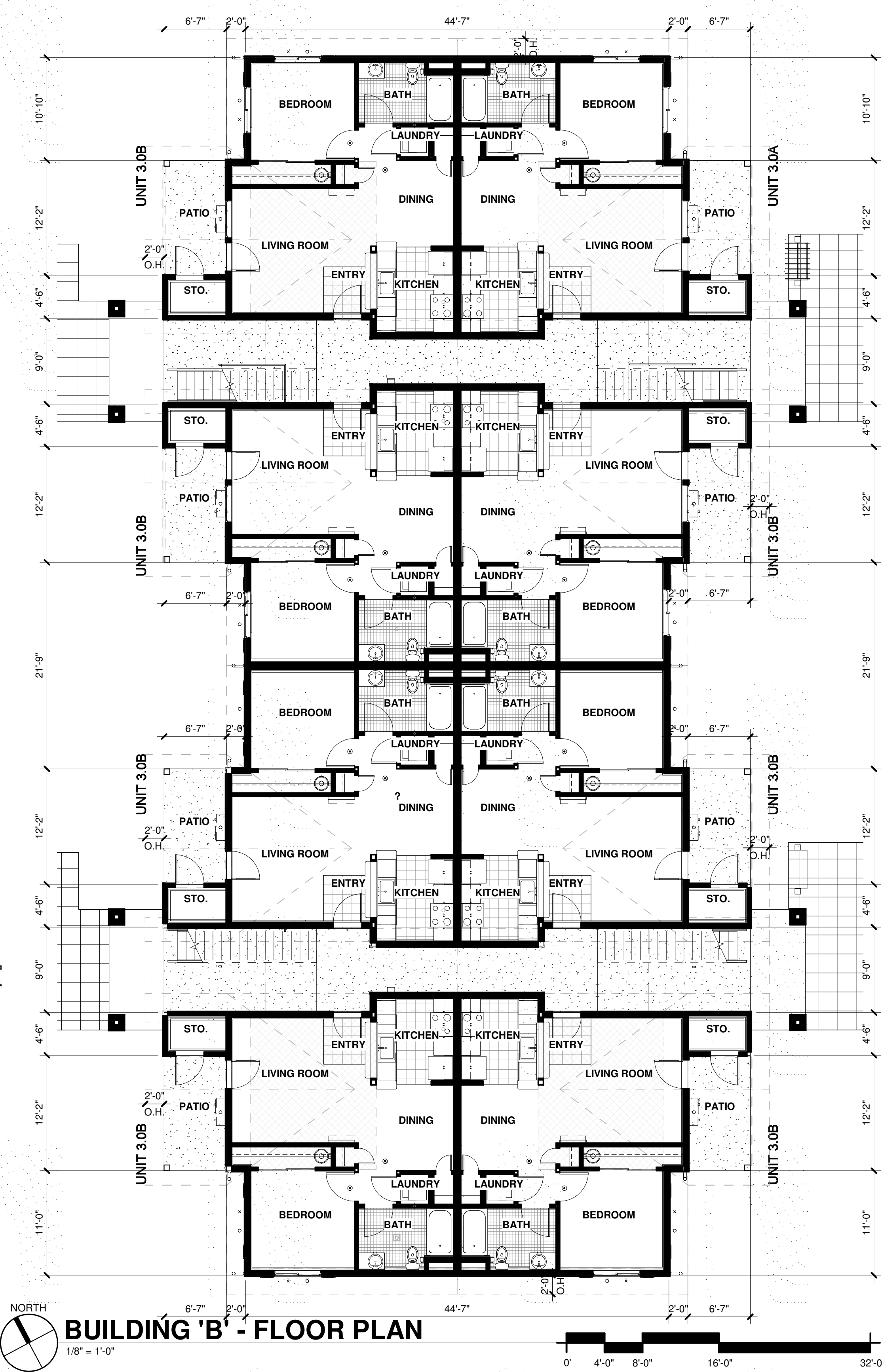
BUILDING 'B' - RIGHT ELEVATION - SOUTH

1/8" = 1'-0"



BUILDING 'B' - REAR ELEVATION - EAST

1/8" = 1'-0"



BUILDING 'B' - FLOOR PLAN

1/8" = 1'-0"

BUILDING 'B' NORTH WALL FENESTRATION %:

WALL AREA:	1,086 SF	GLAZING AREA:	280 SF
FENESTRATION:	280 SF / 1,086 SF = 25.78%		

BUILDING 'B' EAST WALL FENESTRATION %:

WALL AREA:	3,439 SF	GLAZING AREA:	1,197 SF
FENESTRATION:	1,197 SF / 3,439 SF = 34.81%		

BUILDING 'B' SOUTH WALL FENESTRATION %:

WALL AREA:	1,086 SF	GLAZING AREA:	280 SF
FENESTRATION:	280 SF / 1,086 SF = 25.78%		

BURNHAM DRIVE APARTMENTS

9411 BURNHAM DRIVE, GIG HARBOR, WASHINGTON

SHEET ISSUE DATE: 8/31/2021 1:11:00 PM

PR-CONCEPTUAL PLANS & ELEVATIONS

PR0.3

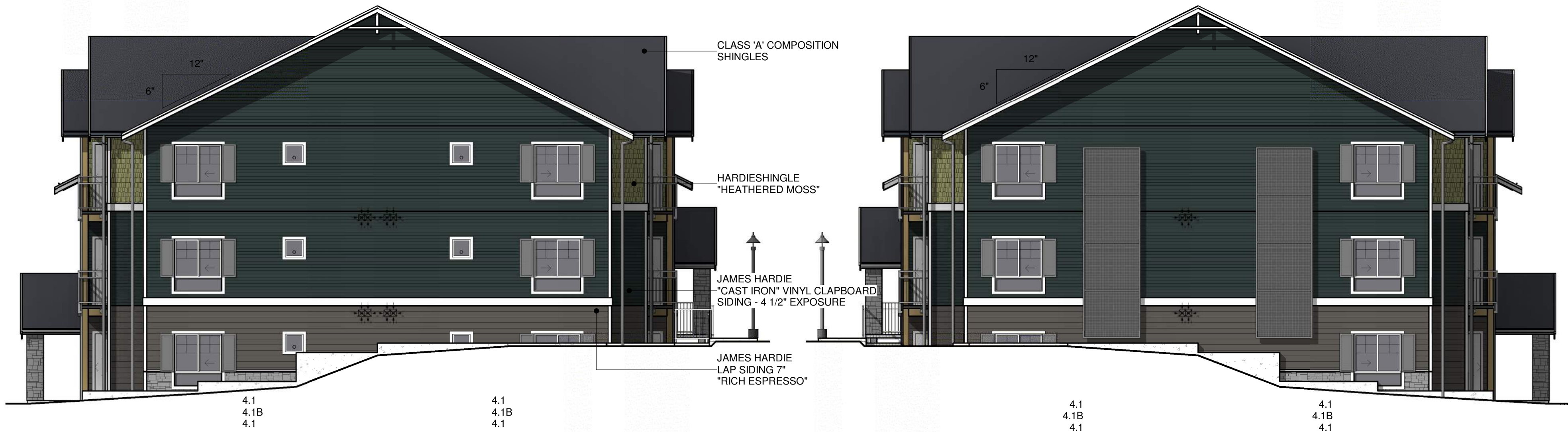
R D + A

ROSS DECKMAN & ASSOCIATES INC.

207 4th AVENUE SOUTHEAST,
PUYALLUP, WASHINGTON 98372
P. 253.840.9405
F. 253.840.9503

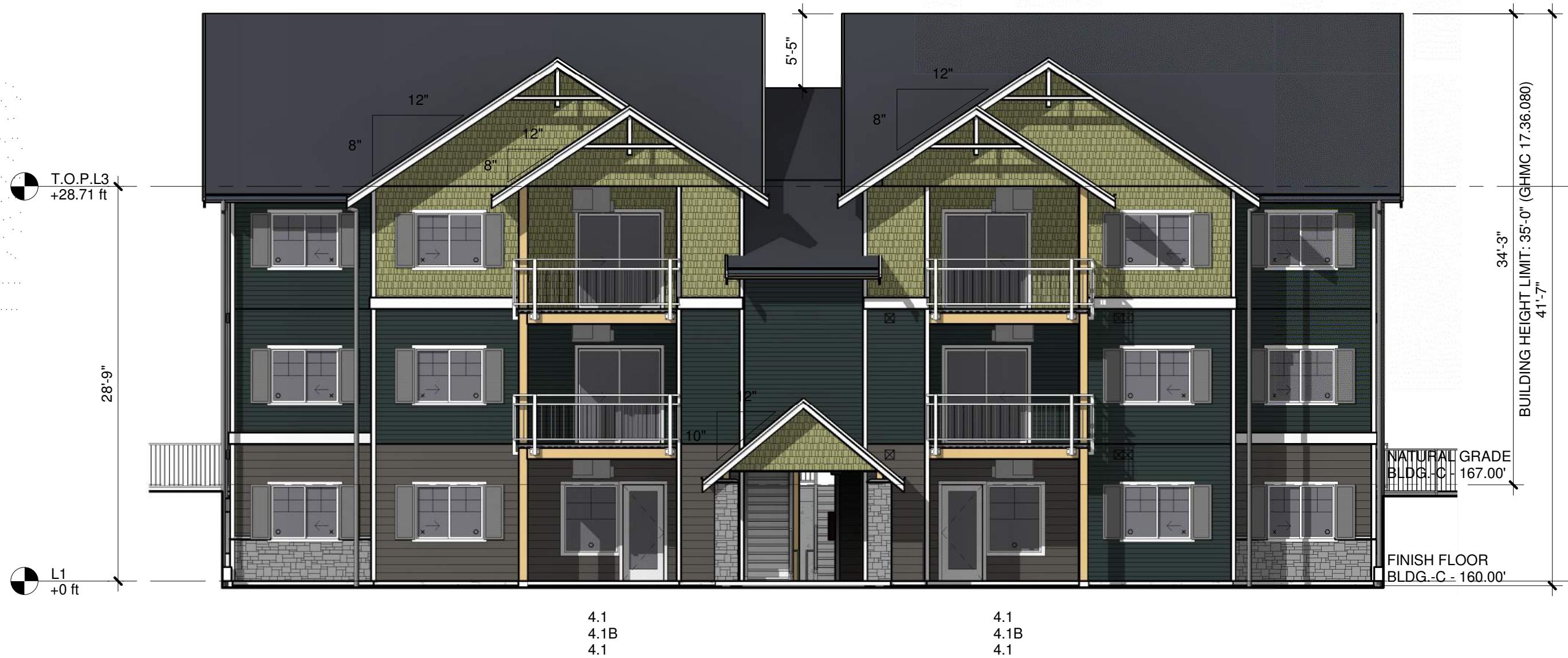


BUILDING 'C' - FRONT ELEVATION - NORTH
1/8" = 1'-0"

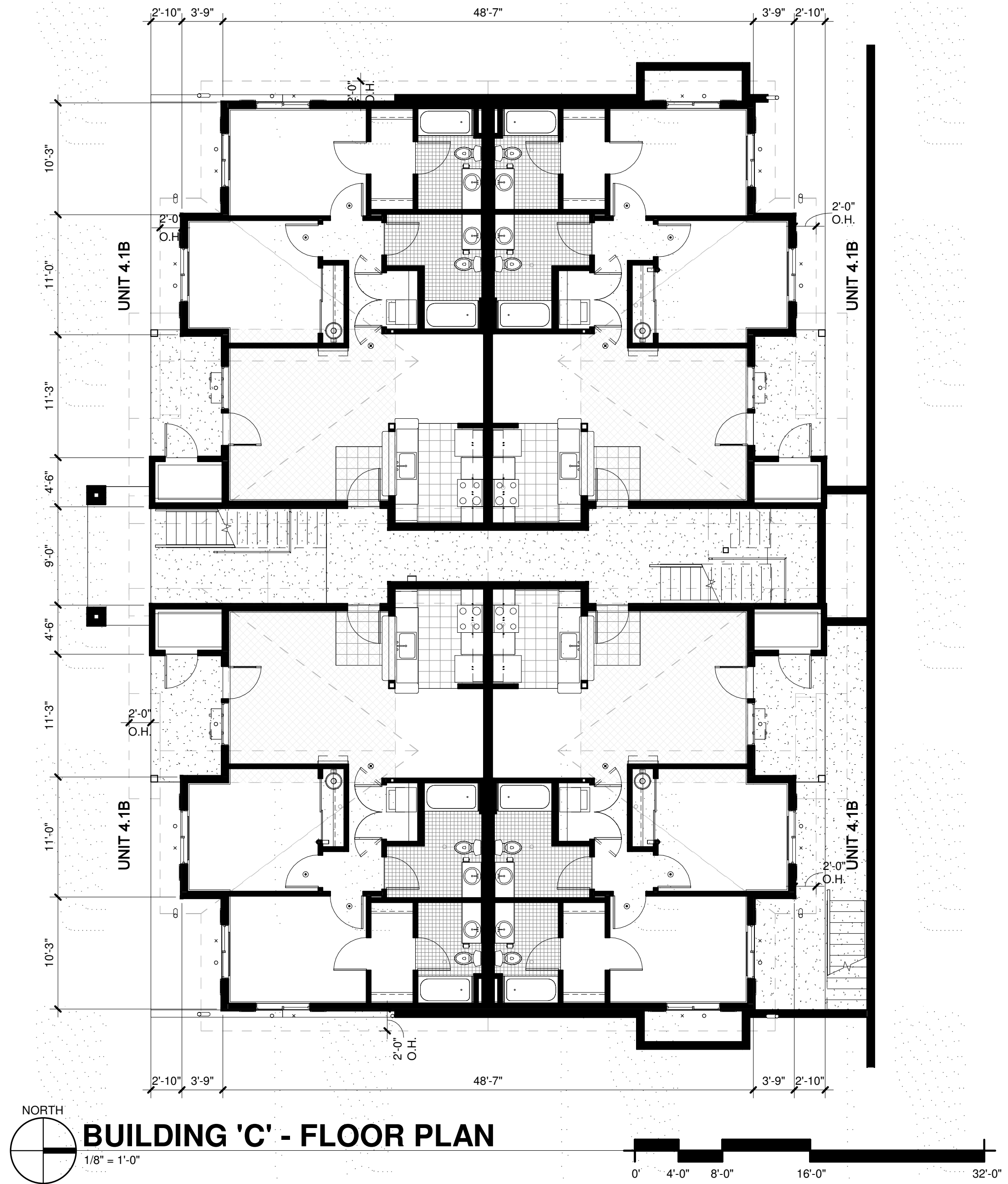


BUILDING 'C' - LEFT ELEVATION - EAST
1/8" = 1'-0"

BUILDING 'C' - RIGHT ELEVATION - WEST
1/8" = 1'-0"



BUILDING 'C' - REAR ELEVATION - SOUTH
1/8" = 1'-0"



BUILDING 'C' - FLOOR PLAN
1/8" = 1'-0"

BUILDING 'C' NORTH WALL FENESTRATION %:

WALL AREA:	2,021 SF	GLAZING AREA:	795 SF
FENESTRATION:	795 SF / 2,021 SF = 39.34%		

BUILDING 'C' EAST WALL FENESTRATION %:

WALL AREA:	1,218 SF	GLAZING AREA:	354 SF
FENESTRATION:	354 SF / 1,218 SF = 29.06%		

PR-CONCEPTUAL PLANS &
ELEVATIONS

PR0.4

R D + A

ROSS DECKMAN & ASSOCIATES INC.

207 4th AVENUE SOUTHEAST,
PUYALLUP, WASHINGTON 98372
P. 253.840.9405
F. 253.840.9503

9411 BURNHAM DRIVE, GIG HARBOR, WASHINGTON

SHEET ISSUE DATE: 8/31/2021 1:11:21 PM



BUILDING 'D' - FRONT ELEVATION - NORTH

1/8" = 1'-0"

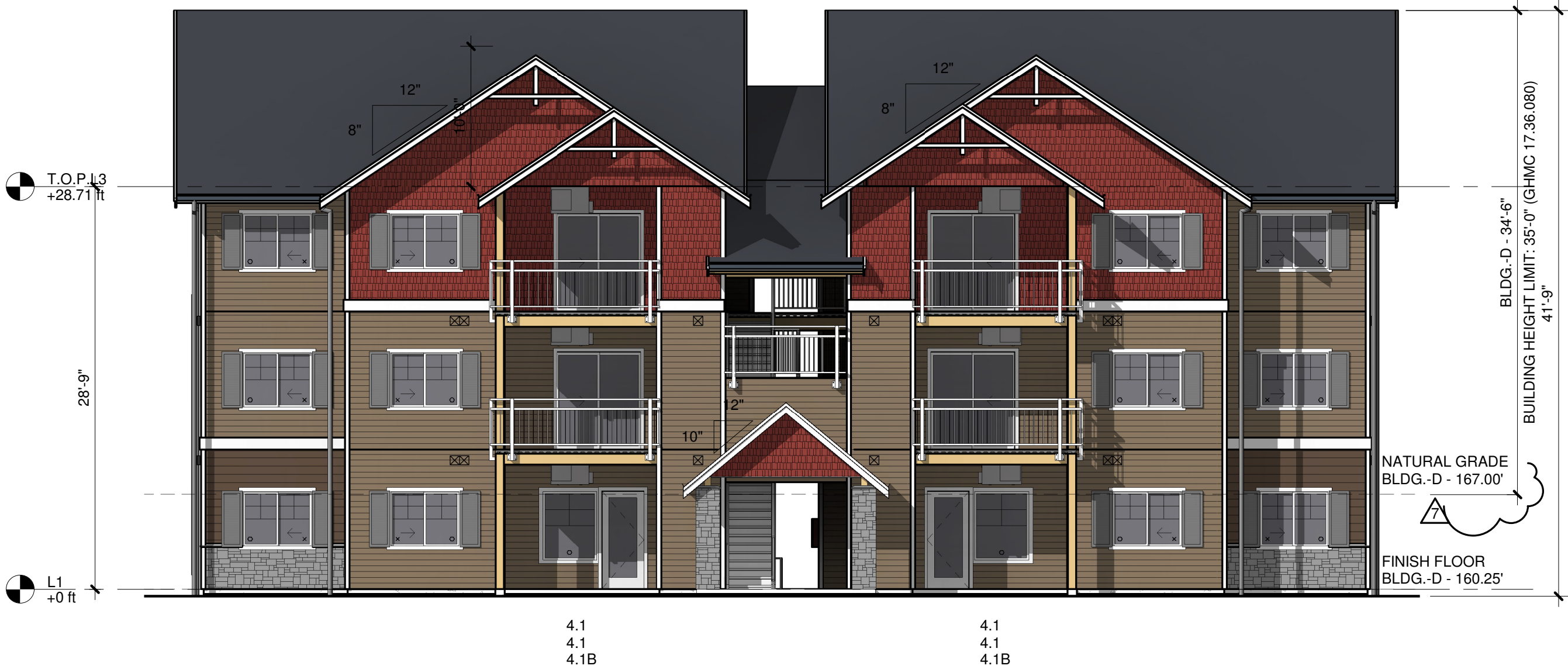


BUILDING 'D' - LEFT ELEVATION - EAST

1/8" = 1'-0"

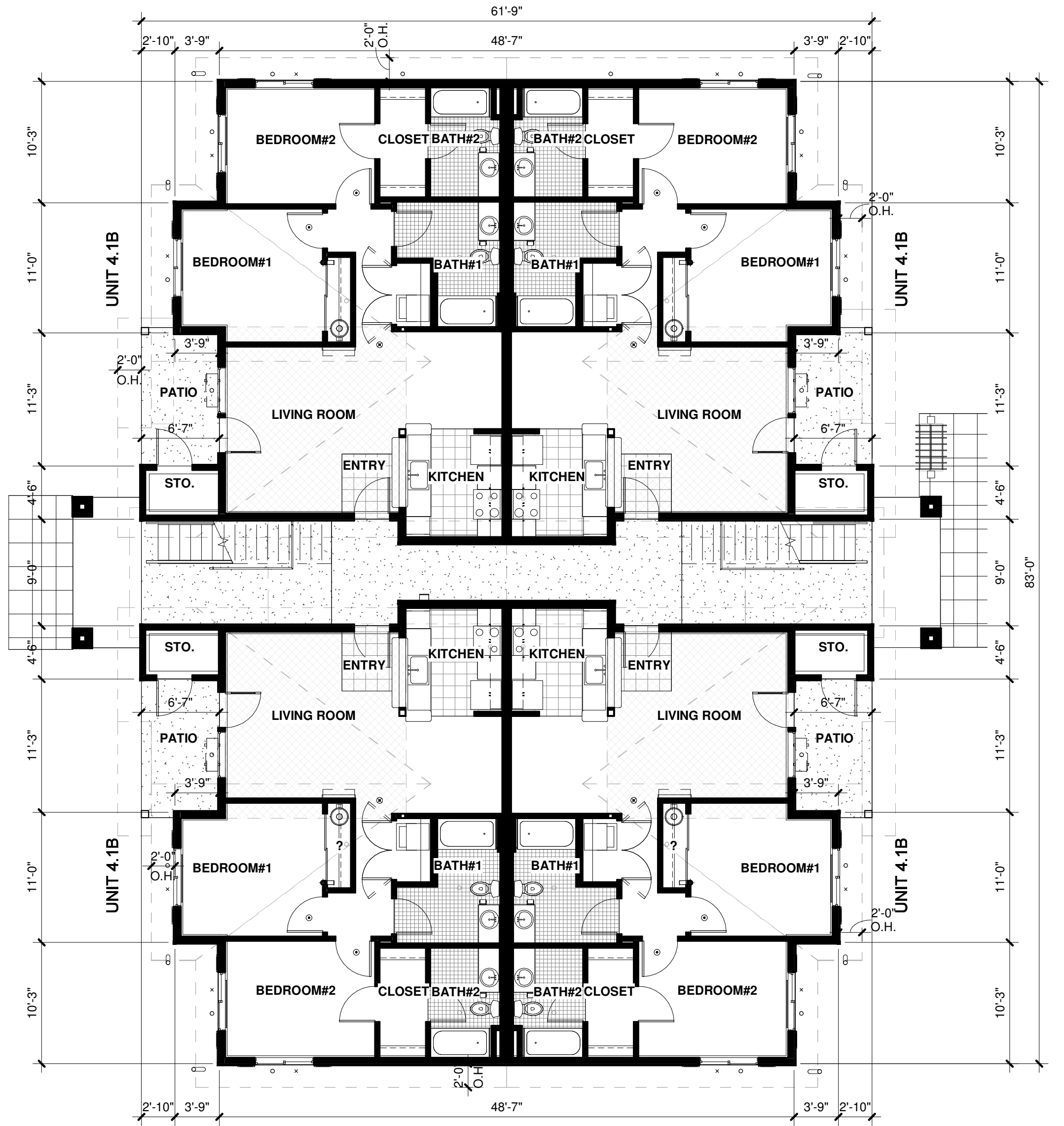
BUILDING 'D' - RIGHT ELEVATION - WEST

1/8" = 1'-0"



BUILDING 'D' - REAR ELEVATION - SOUTH

1/8" = 1'-0"



BUILDING 'D' - FLOOR PLAN

1/8" = 1'-0"

BUILDING 'D' NORTH WALL FENESTRATION %:

WALL AREA:	2,021 SF	GLAZING AREA:	795 SF
FENESTRATION:	795 SF / 2,021 SF = 39.34%		

BUILDING 'D' WEST WALL FENESTRATION %:

WALL AREA:	1,218 SF	GLAZING AREA:	354 SF
FENESTRATION:	354 SF / 1,218 SF = 29.06%		

BURNHAM DRIVE APARTMENTS

9411 BURNHAM DRIVE, GIG HARBOR, WASHINGTON

SHEET ISSUE DATE: 10/26/2021 5:12:08 PM

PR-CONCEPTUAL PLANS & ELEVATIONS

PR0.5

R D + A

ROSS DECKMAN & ASSOCIATES INC.

207 4th AVENUE SOUTHEAST,
PUYALLUP, WASHINGTON 98372
P. 253.840.9405
F. 253.840.9503



BUILDING 'E' - FRONT ELEVATION - EAST

1/8" = 1'-0"

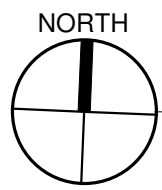
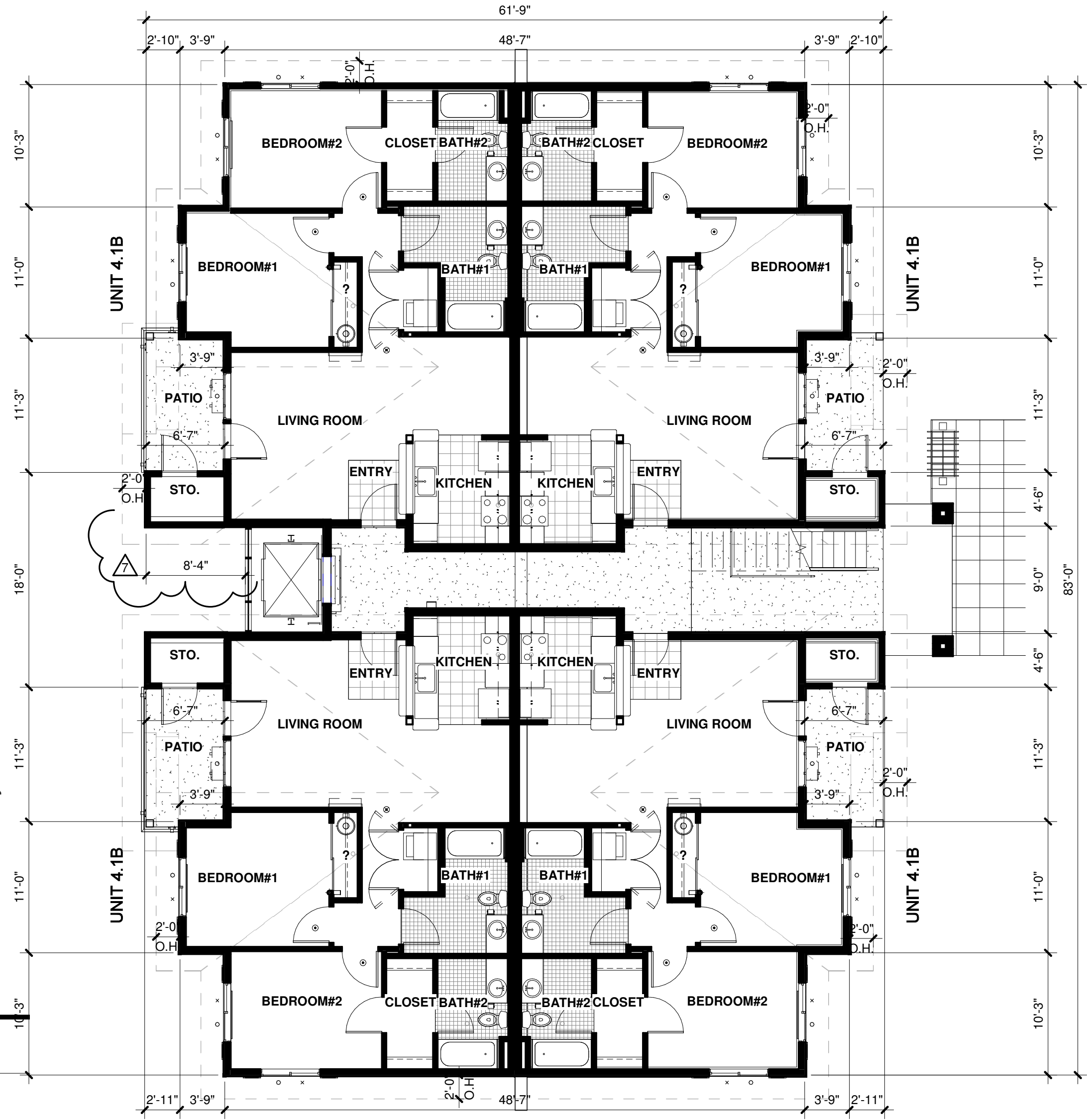


BUILDING 'E' - LEFT ELEVATION - NORTH

1/8" = 1'-0"

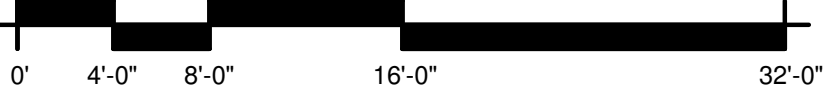
BUILDING 'E' - RIGHT ELEVATION - SOUTH

1/8" = 1'-0"



BUILDING 'E' - FLOOR PLAN

1/8" = 1'-0"



BUILDING 'E' - REAR ELEVATION - WEST

1/8" = 1'-0"

BUILDING 'E' NORTH WALL FENESTRATION %:

WALL AREA:	1,011 SF	GLAZING AREA:	138 SF
FENESTRATION:	138 SF / 1,011 SF = 13.65%		

BUILDING 'E' WEST WALL FENESTRATION %:

WALL AREA:	1,793 SF	GLAZING AREA:	961 SF
FENESTRATION:	961 SF / 1,793 SF = 53.6%		

BUILDING 'E' EAST WALL FENESTRATION %:

WALL AREA:	1,852 SF	GLAZING AREA:	795 SF
FENESTRATION:	795 SF / 1,852 SF = 42.93%		

BURNHAM DRIVE APARTMENTS

9411 BURNHAM DRIVE, GIG HARBOR, WASHINGTON

SHEET ISSUE DATE: 10/26/2021 5:12:30 PM

PR-CONCEPTUAL PLANS & ELEVATIONS

PR0.6

R D + A

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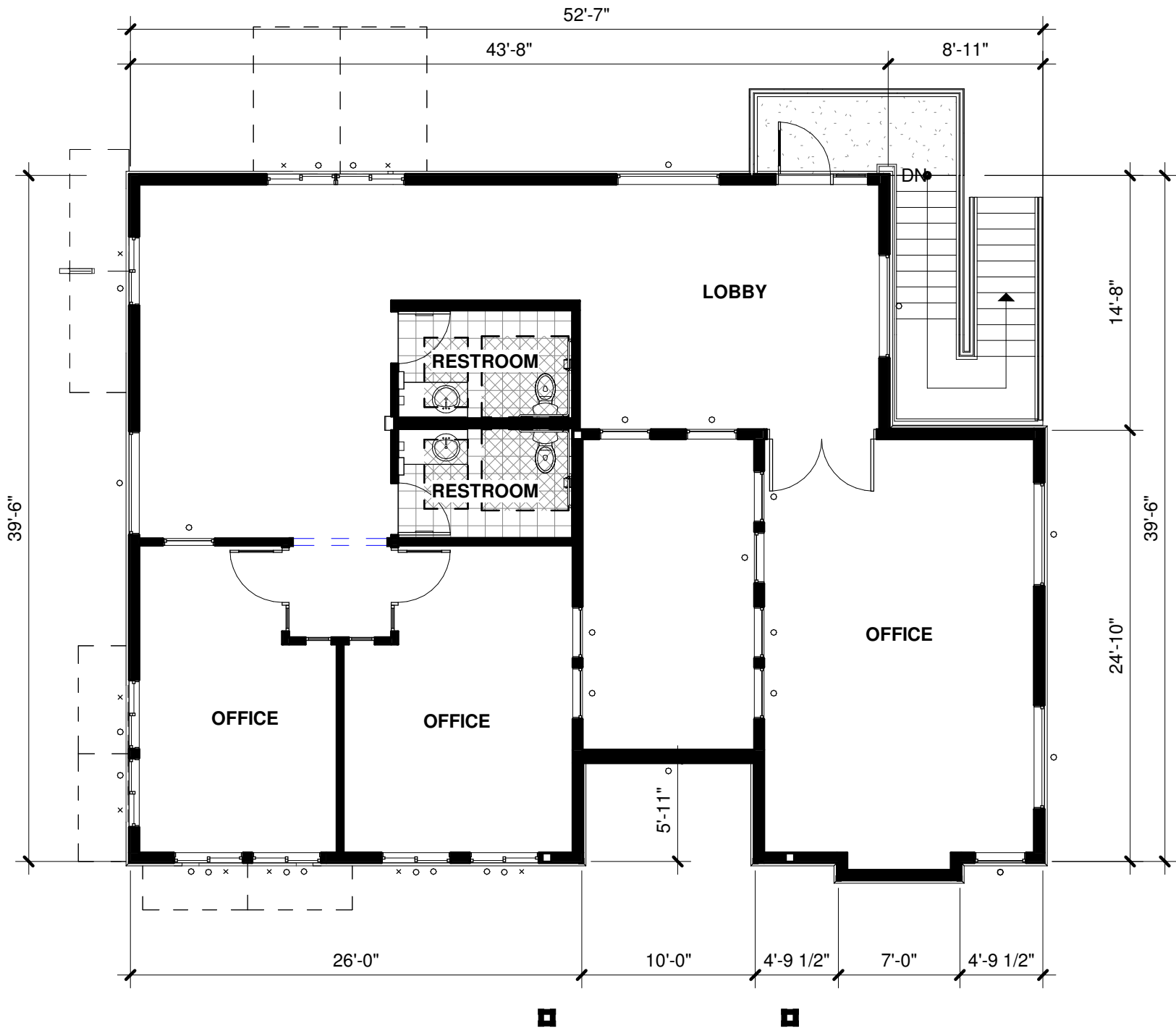
207 4th AVENUE SOUTHEAST,
PUYALLUP, WASHINGTON 98372
P. 253.840.9405
F. 253.840.9503

REC NORTH WALL FENESTRATION %:

WALL AREA: 1,140 SF GLAZING AREA: 312 SF
FENESTRATION: 312 SF / 1,140 SF = 27.37%

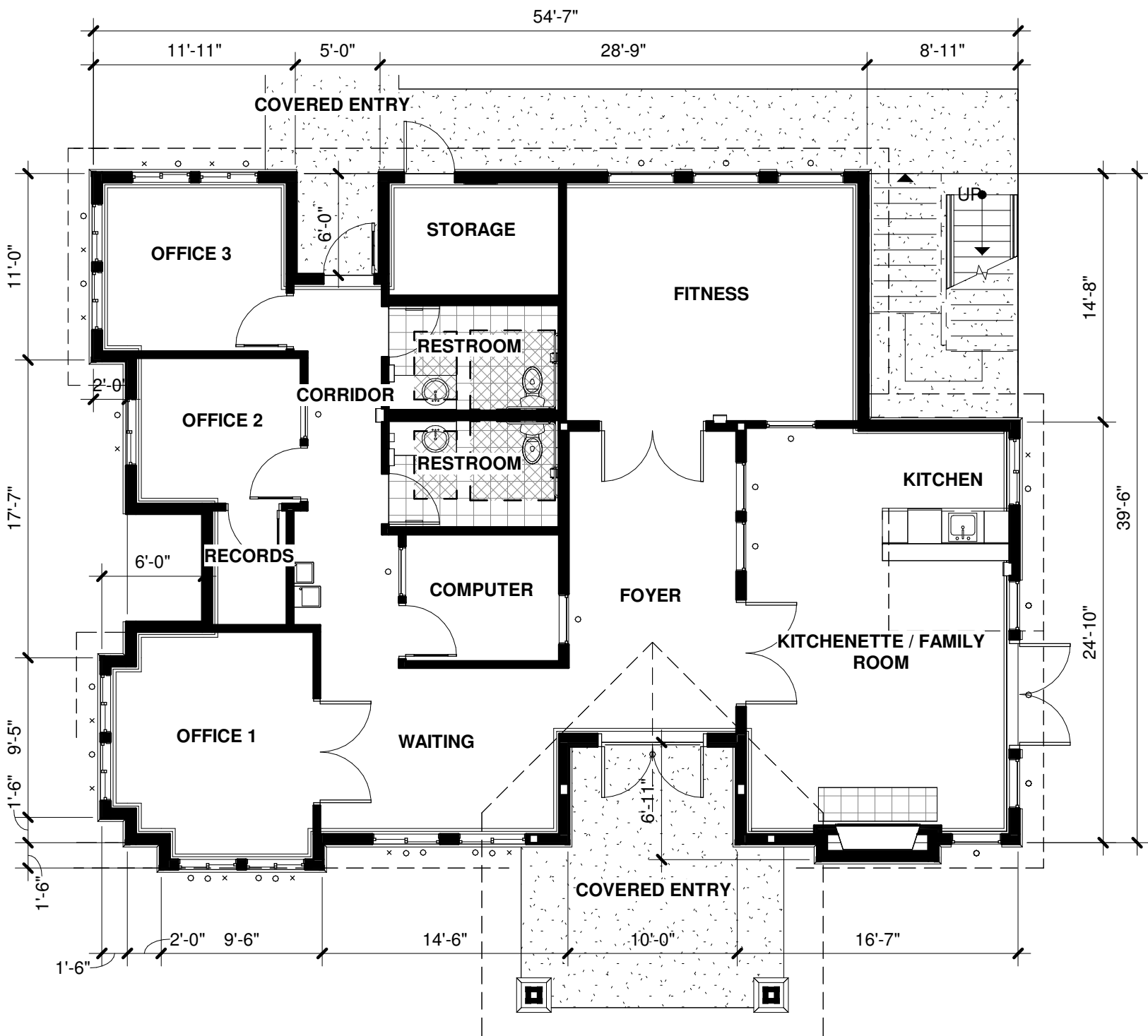
REC WEST WALL FENESTRATION %:

WALL AREA: 786 SF GLAZING AREA: 206.5 SF
FENESTRATION: 206.5 SF / 786 SF = 26.27%



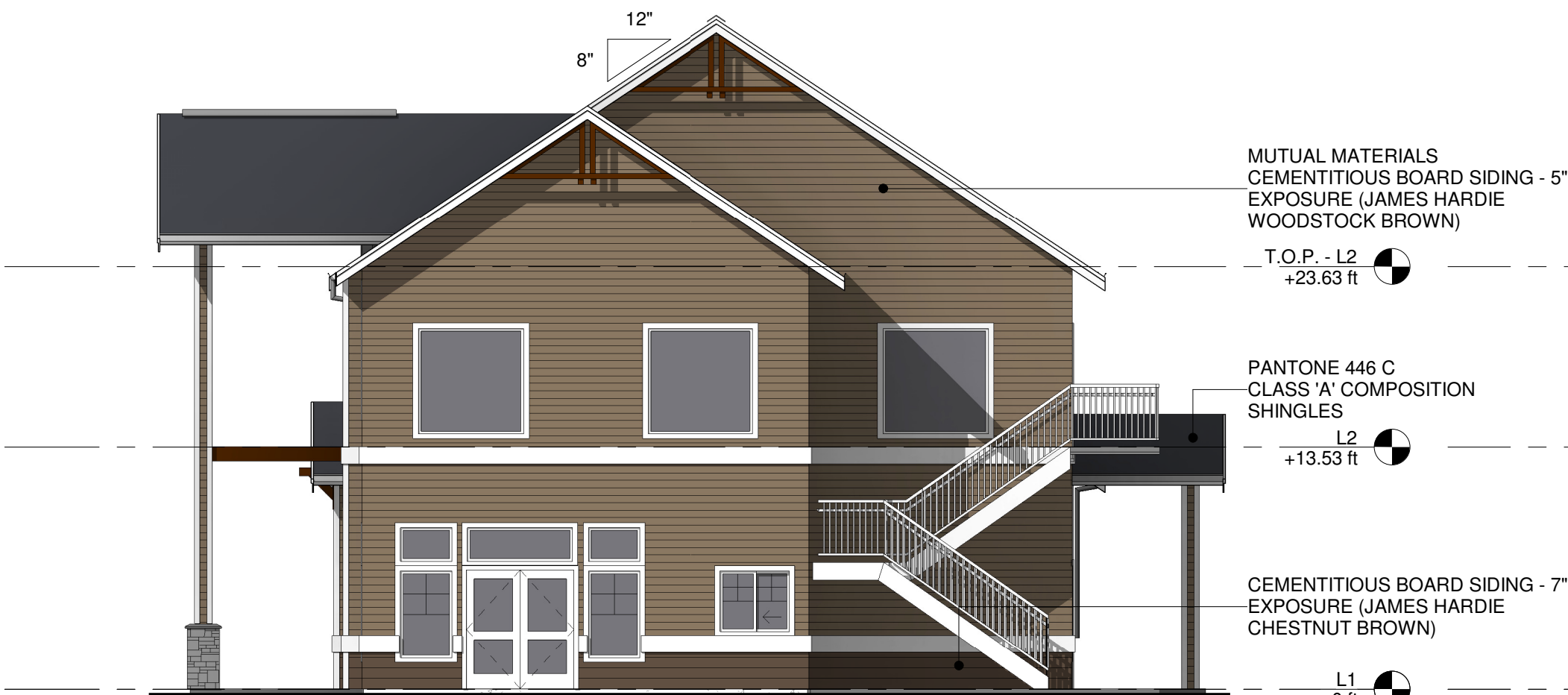
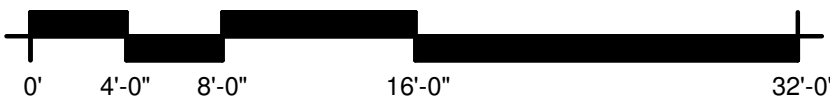
RECREATIONAL - L2

1/8" = 1'-0"



RECREATIONAL - L1

1/8" = 1'-0"



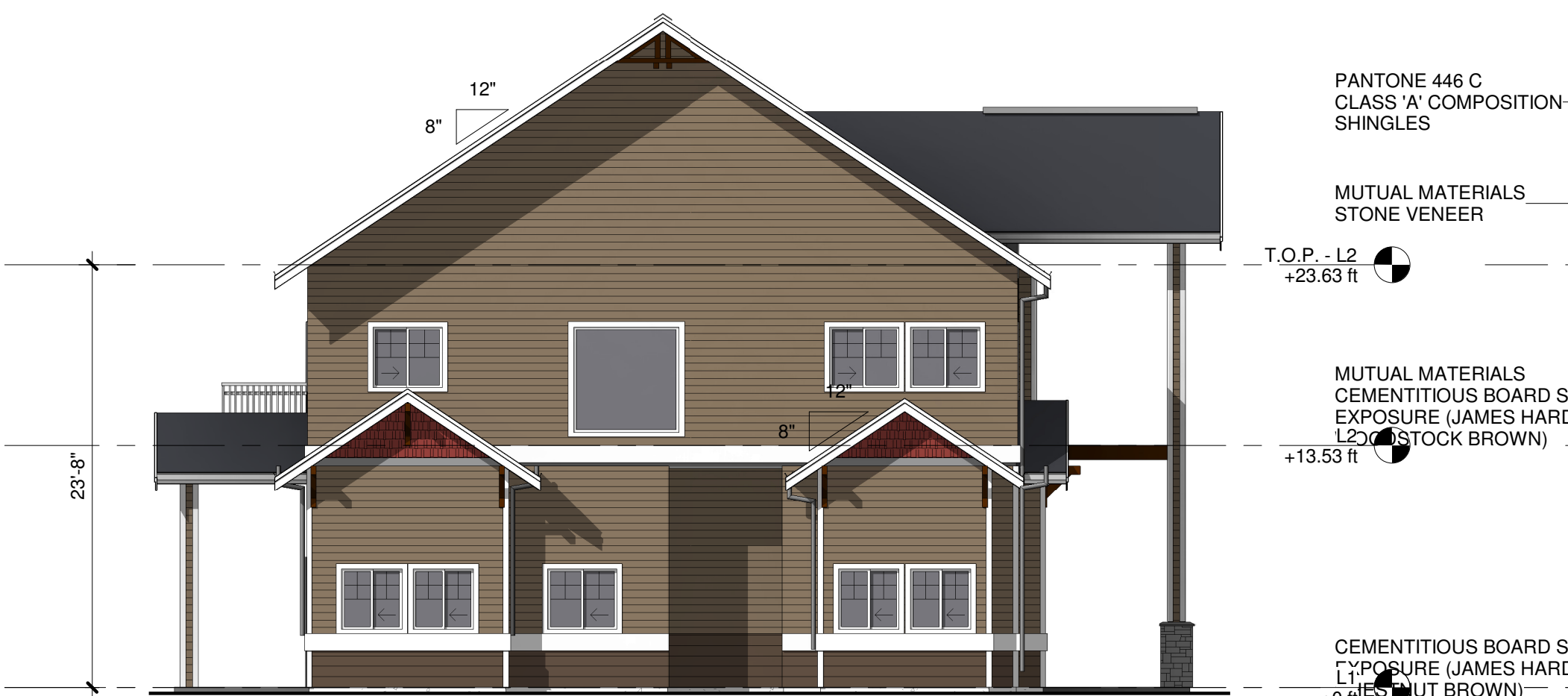
RECREATIONAL BUILDING - RIGHT ELEVATION

1/8" = 1'-0"



RECREATIONAL BUILDING - BACK ELEVATION

1/8" = 1'-0"



RECREATIONAL BUILDING - LEFT ELEVATION

1/8" = 1'-0"



RECREATIONAL BUILDING - FRONT ELEVATION

1/8" = 1'-0"

BURNHAM DRIVE APARTMENTS

9411 BURNHAM DRIVE, GIG HARBOR, WASHINGTON

SHEET ISSUE DATE: 10/26/2021 5:12:41 PM

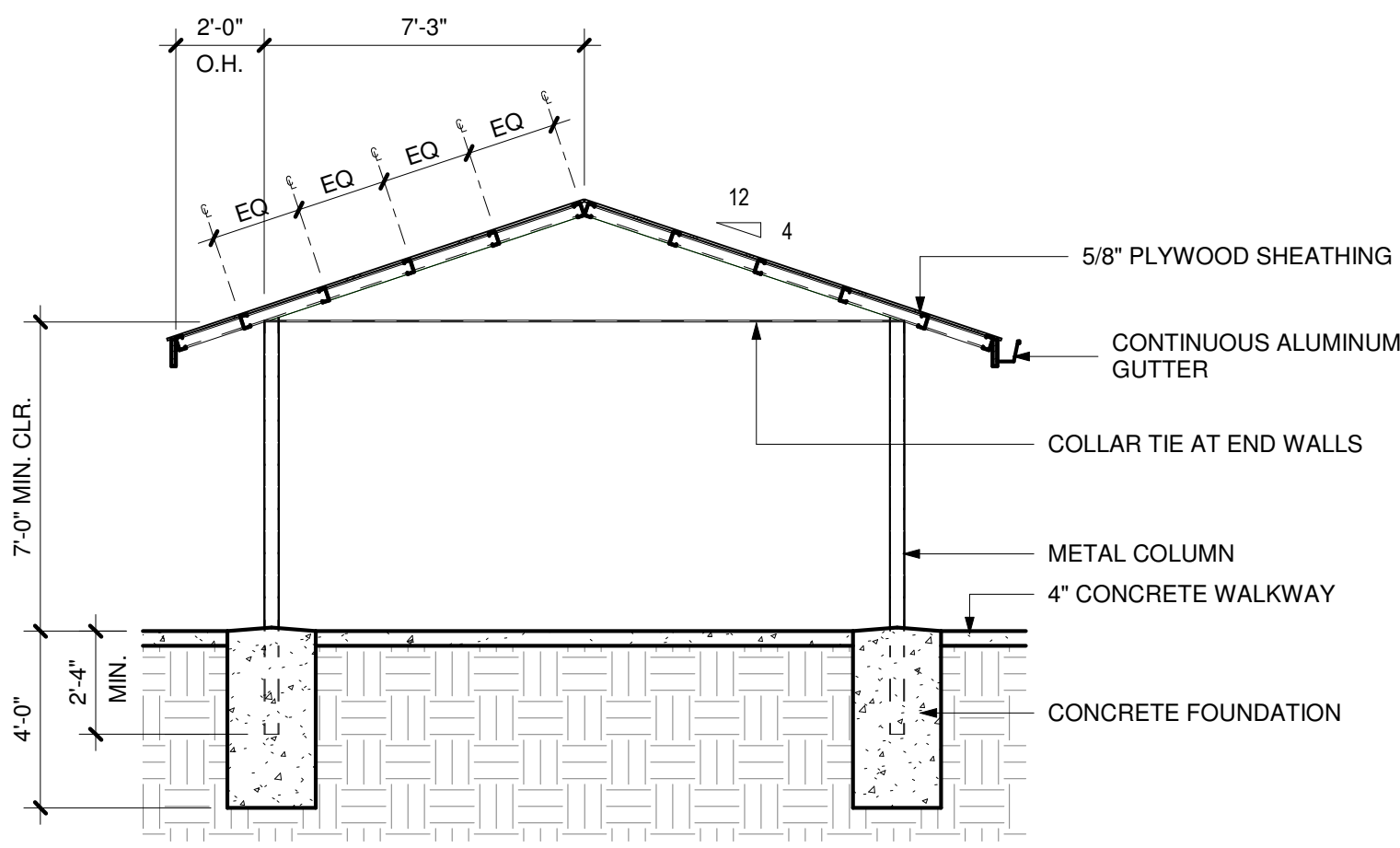
PR-CONCEPTUAL PLANS & ELEVATIONS

PR0.7

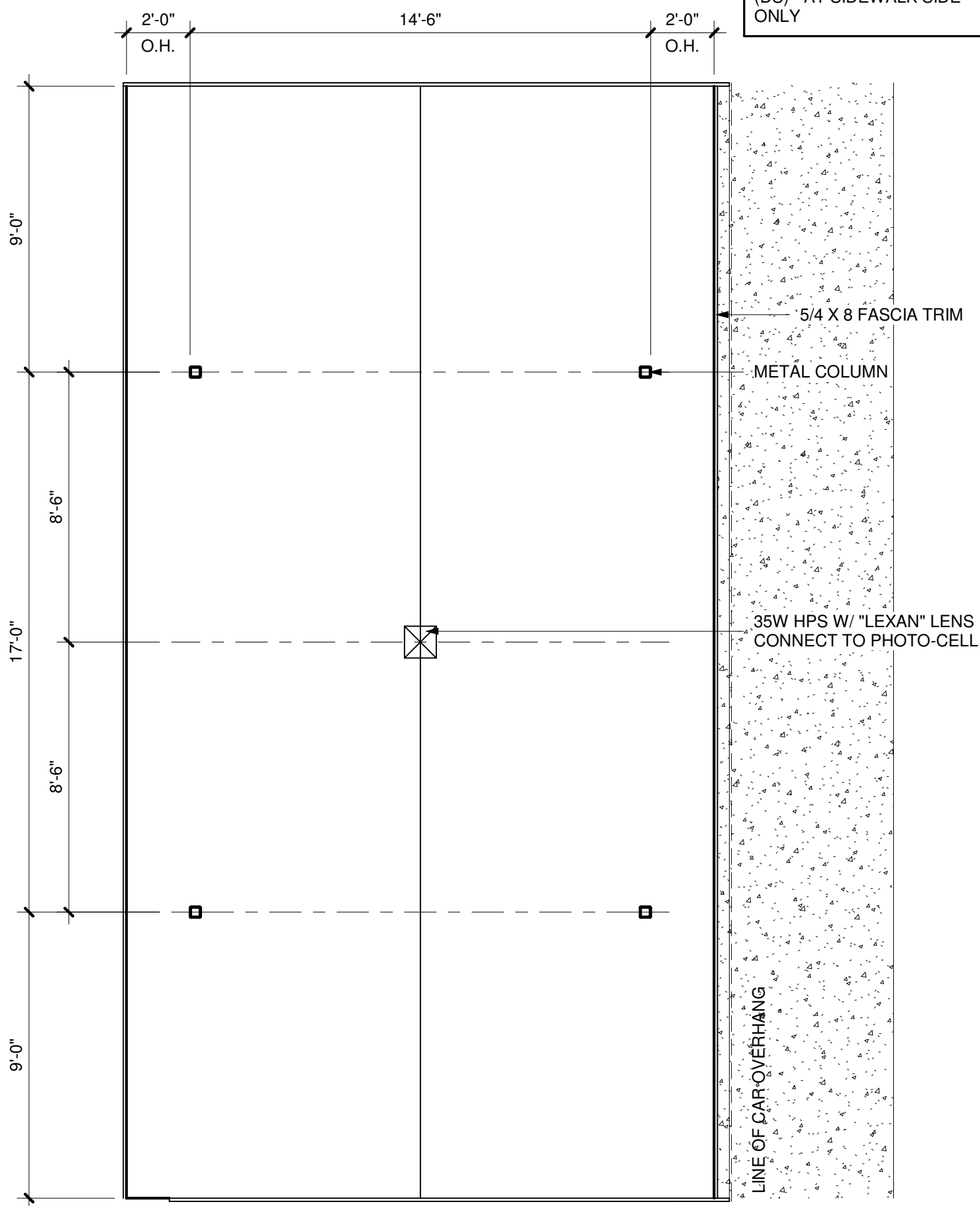
R D + A

ROSS DECKMAN & ASSOCIATES INC.

207 4th AVENUE SOUTHEAST,
PUYALLUP, WASHINGTON 98372
P. 253.840.9405
F. 253.840.9503

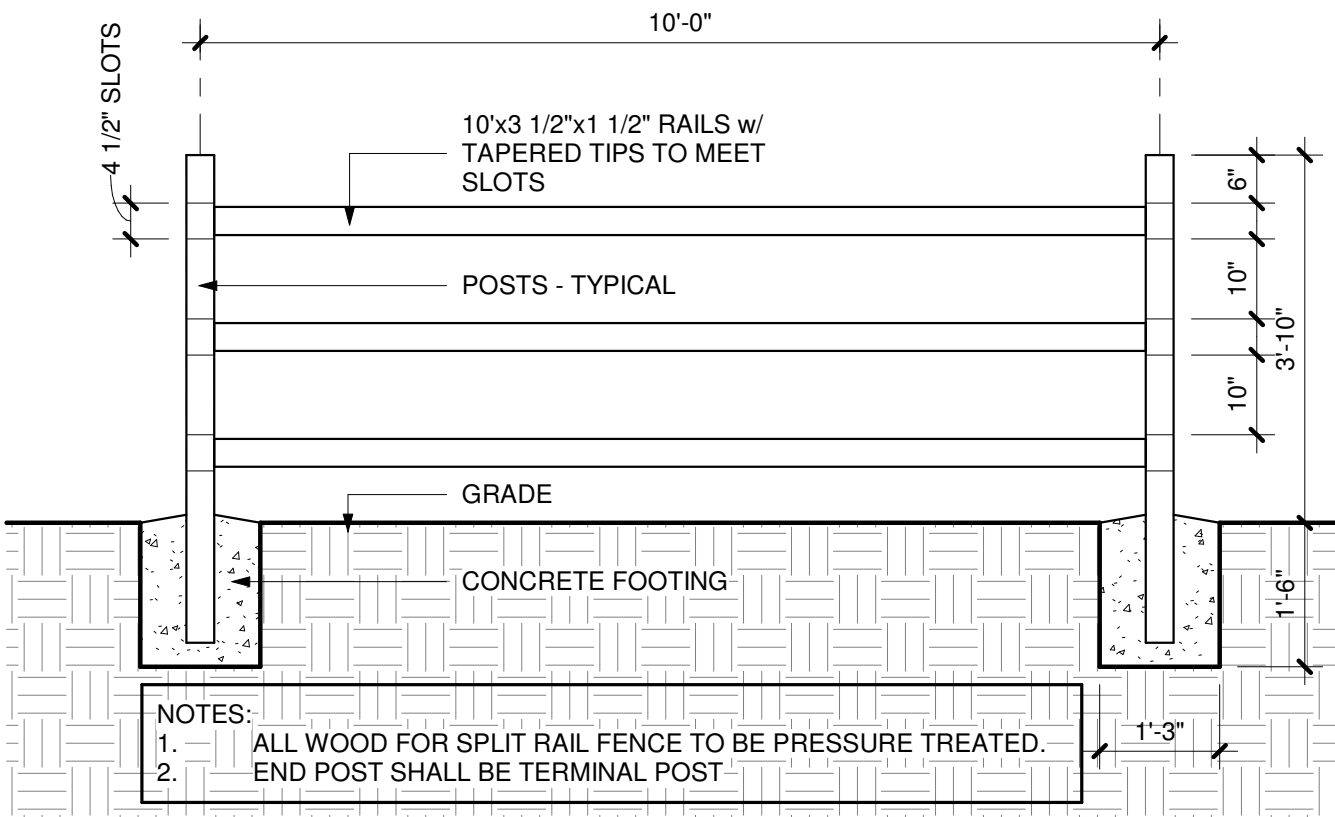


NOTE:
CONTINUOUS ALUMINUM GUTTER & DOWNSPOUT (DS) - AT SIDEWALK SIDE ONLY



PREFABRICATED METAL CARPORT FRAMING PLANS

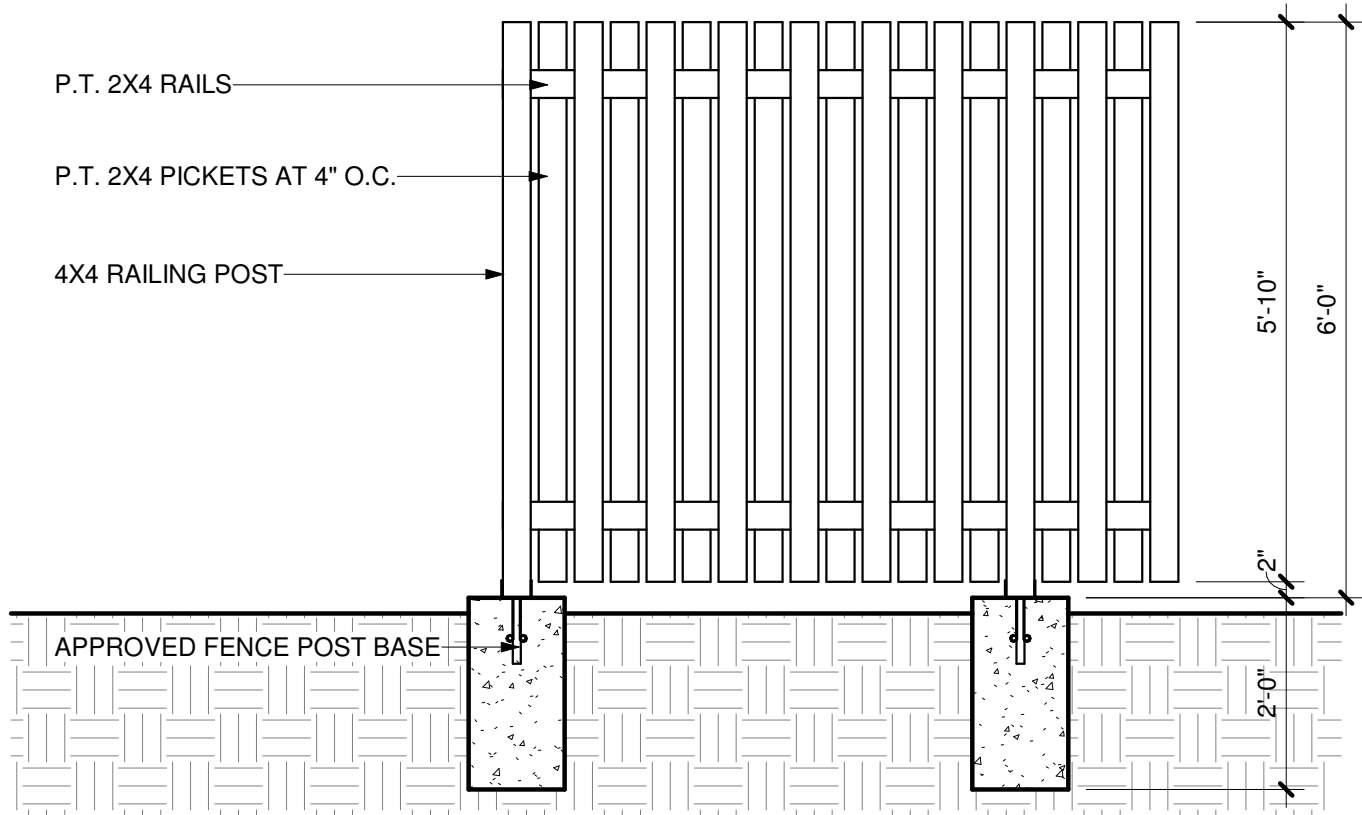
1/4" = 1'-0"



NOTES:
1. ALL WOOD FOR SPLIT RAIL FENCE TO BE PRESSURE TREATED.
2. END POST SHALL BE TERMINAL POST

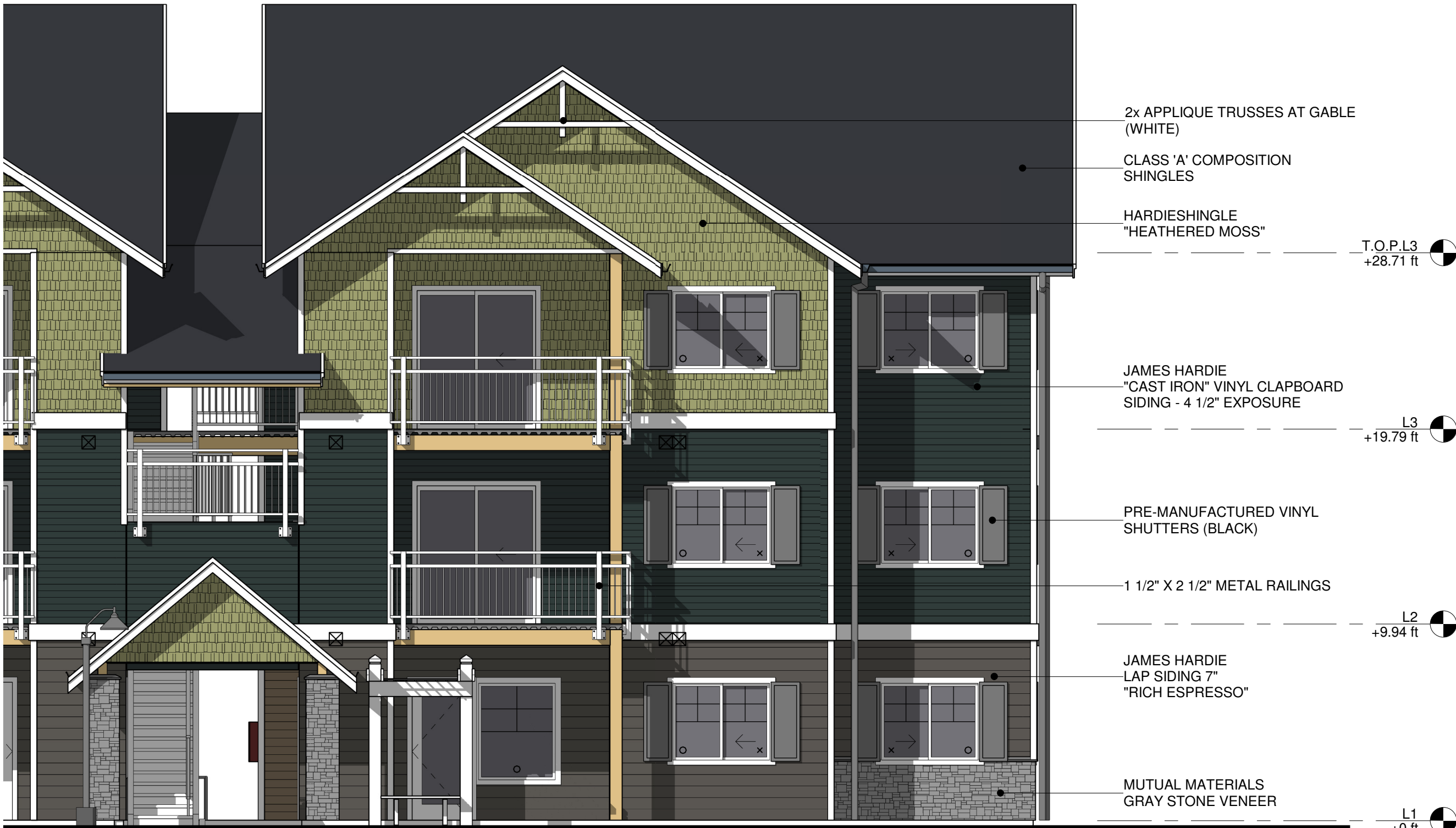
SPLIT RAIL FENCE ELEVATION - TYP.

1/2" = 1'-0"



FENCE ELEVATION FROM INSIDE

1/2" = 1'-0"



ELEVATION - COLOR SCHEME

3/16" = 1'-0"



ELEVATION - COLOR SCHEME 2

3/16" = 1'-0"

BURNHAM DRIVE APARTMENTS

9411 BURNHAM DRIVE, GIG HARBOR, WASHINGTON

SHEET ISSUE DATE: 10/26/2021 5:12:49 PM

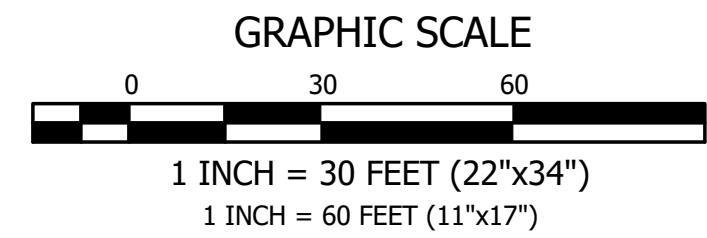
PR-CONCEPTUAL ELEVATION - COLOR SCHEME

PR0.8

R D + A

ROSS DECKMAN & ASSOCIATES INC.

207 4th AVENUE SOUTHEAST, PUYALLUP, WASHINGTON 98372
P. 253.840.9405
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ARCHITECT

ROSS DECKMAN ASSOCIATES
207 4TH AVE SE
PUYALLUP WA 98372
253-840-9405

PROJECT MANAGER

JEFF REED
SMCI
PO BOX 883
GIG HARBOR WA 98335
253-820-8771

OWNER/APPLICANT

PAUL CONAN
P.O. BOX 883
GIG HARBOR WA 98335
253-820-8771

FIRE LANE NOTE

ALL CURBS ALONG ACCESS WAYS, OTHER THAN THOSE LOCATED AT DESIGNATED PARKING STRIPS, ARE TO BE MARKED AND SIGNED AS FIRE LANES THOUGHT THE DEVELOPMENT. AT THE TIME OF THE CIVIL PERMIT APPROVAL ALL FIRE LANE MARKINGS AND SIGNAGE WILL BE DELINEATED.

GEOTECHNICAL ENGINEER

GEORESOURCES LLC
5007 PACIFIC HWY SUITE 16
FIFE WA 98424
253-896-1011

LANDSCAPE ARCHITECT

KATHY OWENS
NATURE BY DESIGN, INC
1320 ALAMEDA AVE, SUITE B
FIRCREST WA 98466
253-460-6067

MATERIAL NOTES

- ACCESS WAYS AND PARKING STALLS WILL BE PAVED WITH ASPHALT.
- SIDEWALKS, RAMPS, AND WALKWAYS WILL BE CONCRETE
- CROSSWALKS WILL BE STAMPED CONCRETE IN A HERRINGBONE PATTERN WITH A BRICK RED COLOR, OR SIMILAR PER OWNER. CROSSWALKS SHALL BE OF A DIFFERENT LOOKING MATERIAL TO BE DISTINGUISHABLE.

UTILITY NOTES

EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS WAS OBTAINED FROM BEST AVAILABLE SOURCES AT THE TIME OF DESIGN. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE RELOCATION OF EXISTING UNDERGROUND CONFLICTING UTILITIES DEPICTED OR NOT DEPICTED ON THESE PLANS.

ROAD NOTE

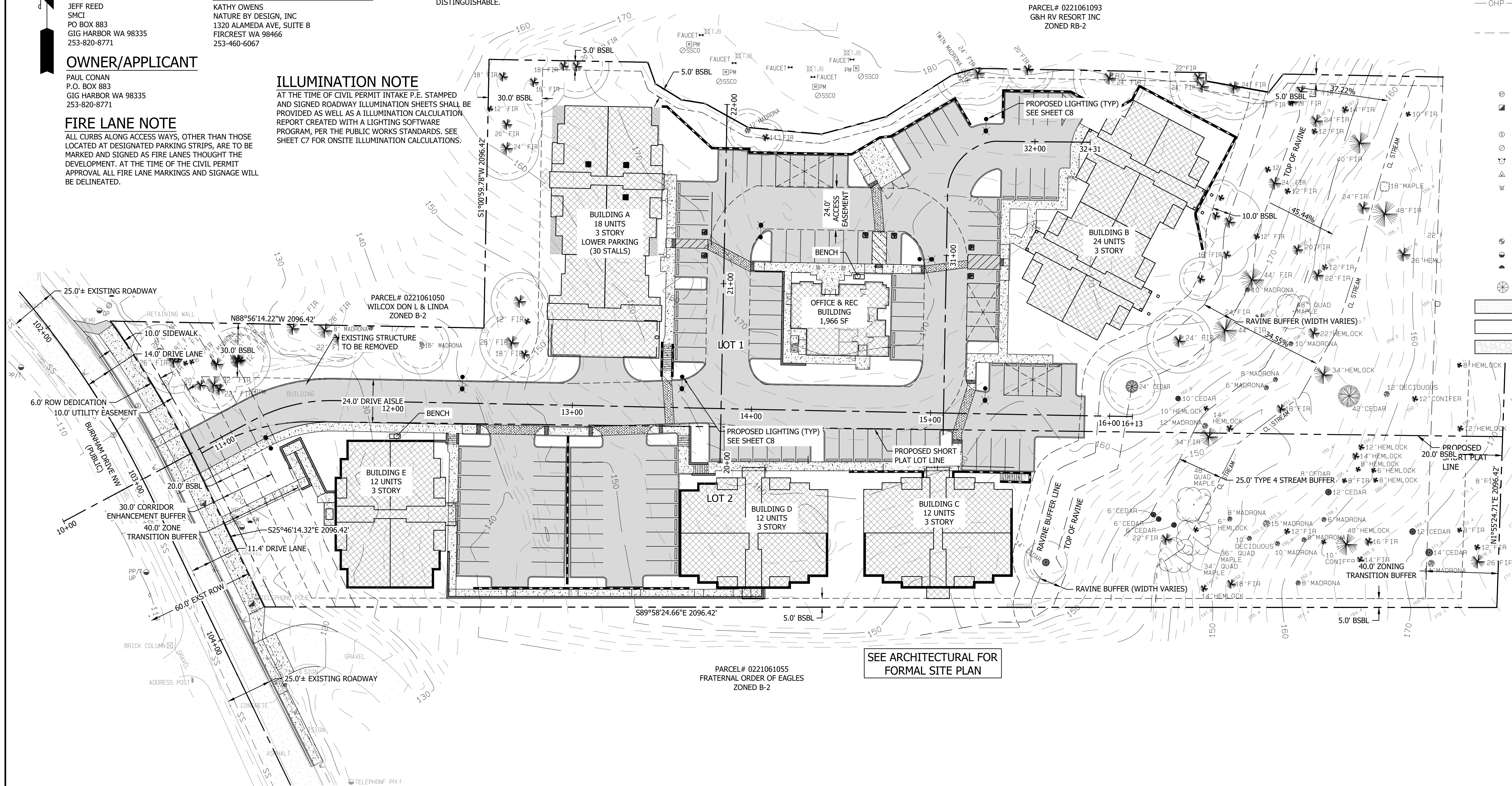
AT THE TIME OF CIVIL PERMIT INTAKE ALL PUBLIC AND PRIVATE ROADWAYS DEPICTED IN THIS PRELIMINARY PLAN SET SHALL COMPLY WITH MAXIMUM SLOPE PERCENTAGES AND ALL OTHER REQUIREMENTS, PER THE PUBLIC WORKS STANDARDS.

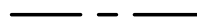
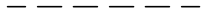
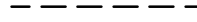
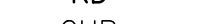
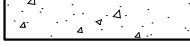
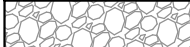
RAMP NOTE

AT THE TIME OF CIVIL PERMIT INTAKE ALL PROPOSED CURB RAMPS DEPICTED ON PUBLIC STREETS IN THIS PRELIMINARY PLAN SET SHALL COMPLY WITH MAXIMUM SLOPE PERCENTAGES AND ALL OTHER REQUIREMENTS, PER THE MOST RECENT WSDOT STANDARD F-PLAN.

ILLUMINATION NOTE

AT THE TIME OF CIVIL PERMIT INTAKE P.E. STAMPED AND SIGNED ROADWAY ILLUMINATION SHEETS SHALL BE PROVIDED AS WELL AS A ILLUMINATION CALCULATION REPORT CREATED WITH A LIGHTING SOFTWARE PROGRAM, PER THE PUBLIC WORKS STANDARDS. SEE SHEET C7 FOR ONSITE ILLUMINATION CALCULATIONS.



LEGEND		
SURVEY	PROPOSED	
	CONTOURS	
	PROPERTY LINE/RIGHT-OF-WAY	
	RIGHT-OF-WAY CENTERLINE	
	EASEMENT	
	BUILDING SETBACK	
	STORM DRAIN LINE	
	SANITARY SEWER LINE	
	ROOF DRAIN LINE	
	OVERHEAD POWER LINE	
	UNDERGROUND POWER LINE	
	WATER LINE	
	FIRE LINE	
	FDC LINE	
	TREE PROTECTION FENCING	
	TYPE 2 CATCHBASIN	
	TYPE 1/TYPE 1L CATCHBASIN	
	STORM DRAIN CLEANOUT (SDCO)	
	SANITARY SEWER MANHOLE	
	SANITARY SEWER CLEANOUT (SSCO)	
	HYDRANT	
	WATER VALVE	
	WATER METER	
	FDC	
	DOUBLE CHECK DETECTOR VALVE	
	MONUMENT	
	POWER POLE (PP)	
	GUY WIRE (GW)	
	TEST PIT	
	ASPHALT	
	CONCRETE	
	GRAVEL	

UTILITY PROVIDER NOTE

SANITARY SEWER AND WATER WILL BE SERVICED BY THE CITY OF GIG HARBOR MUNICIPAL SYSTEMS

DRIVEWAY NOTE

AT THE TIME OF CIVIL PERMIT INTAKE ALL DRIVEWAY APPROACH LOCATIONS DEPICTED IN THIS PRELIMINARY PLAN SET SHALL COMPLY WITH MAXIMUM SLOPE PERCENTAGES AND ALL OTHER REQUIREMENTS, PER THE PUBLIC WORKS STANDARDS.

EXISTING WELL NOTE

THERE ARE NO KNOWN DE-COMMISSIONED OR EXISTING WELLS ON-SITE. IF EXISTING WELLS ARE FOUND TO BE LOCATED ON-SITE, THEY SHALL BE DE-COMMISSIONED AS NECESSARY.

EXISTING SEPTIC NOTE

THERE ARE NO KNOWN DE-COMMISSIONED OR EXISTING SEPTIC TANKS OR DRAINFIELDS ON-SITE. IF EXISTING SEPTIC TANKS OR DRAINFIELDS ARE FOUND TO BE LOCATED ON-SITE, THEY SHALL BE DE-COMMISSIONED AS NECESSARY.

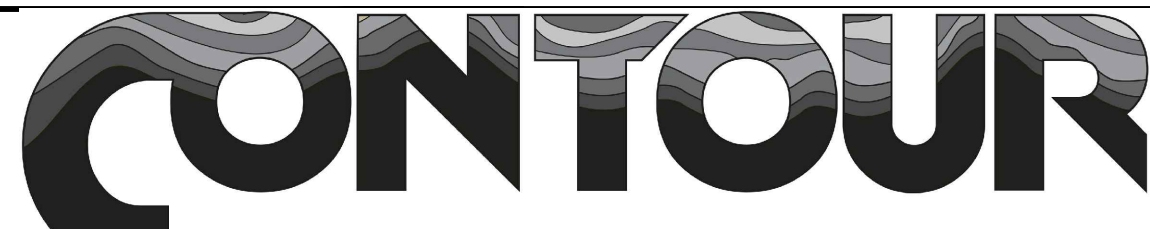


GIG HARBOR
"THE MARITIME CITY"

ISSUED FOR CONSTRUCTION

DATE: _____

REVISIONS



ENGINEERING • LLC
CIVIL ENGINEERS~SURVEYORS~LAND PLANNERS

PO Box 949 Gig Harbor, WA 98335
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com

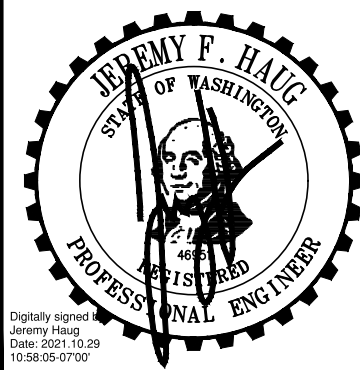
DESIGNED BY:	KJR
DRAWN BY:	KJR
CHECKED BY:	JFH
APPROVED BY:	JFH
SCALE:	AS NOTED
OTHER:	

BURNHAM DRIVE APARTMENTS

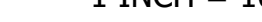
PRELIMINARY SET

GENERAL PLAN

PERMIT NO.	PL-SPP-18-0001
DRAWING NO.	15-204
SHEET	C1

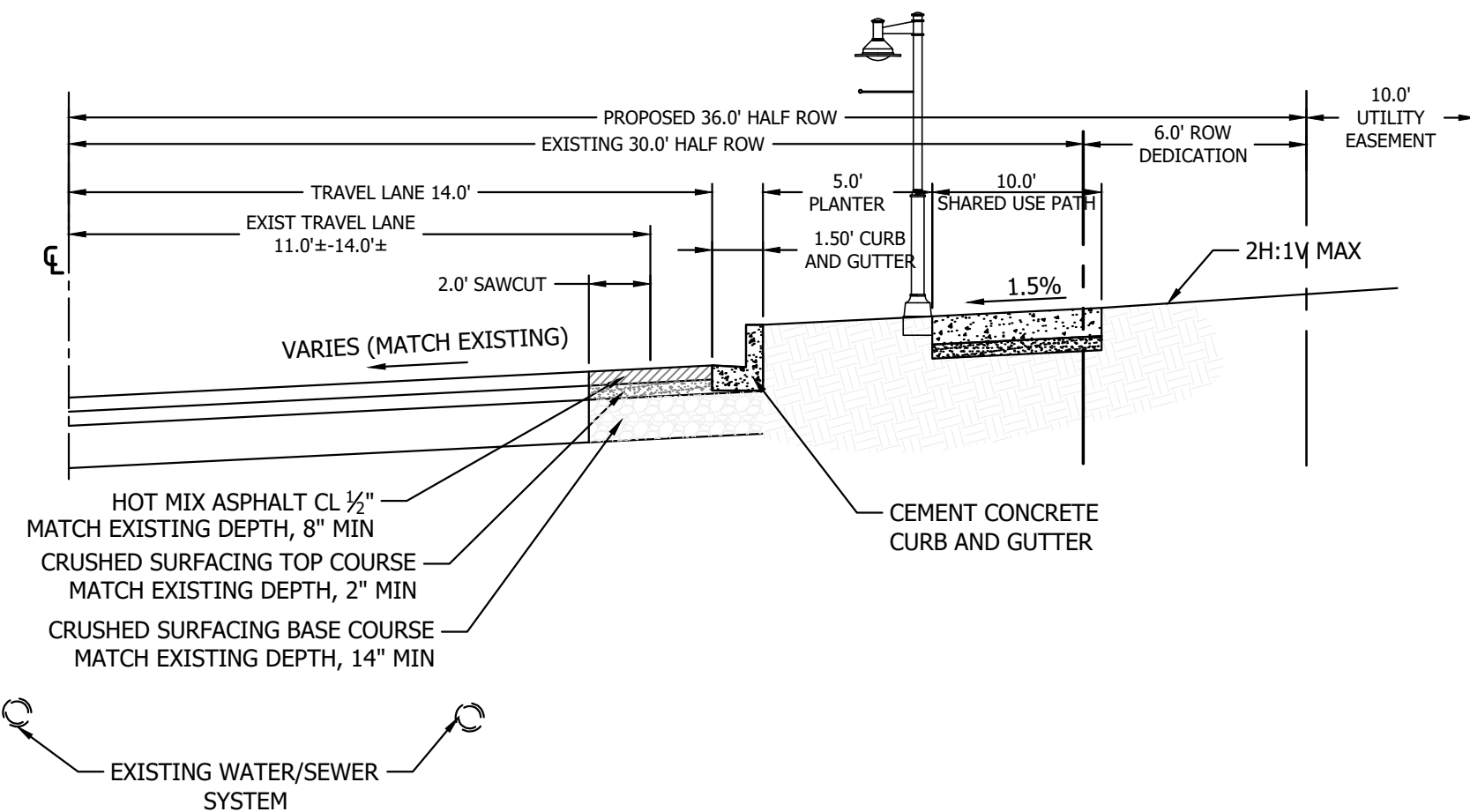


GRAPHIC SCALE



0 10 20

1 INCH = 10 FEET (22"x34")
1 INCH = 20 FEET (11"x17")



ISSUED FOR CONSTRUCTION

DATE: _____

[illegible]

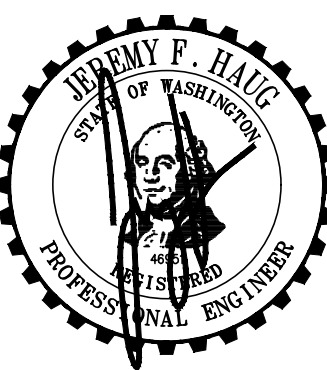
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CIVIL ENGINEERS~SURVEYORS~LAND PLANNERS
PO Box 949 Gig Harbor, WA 98335
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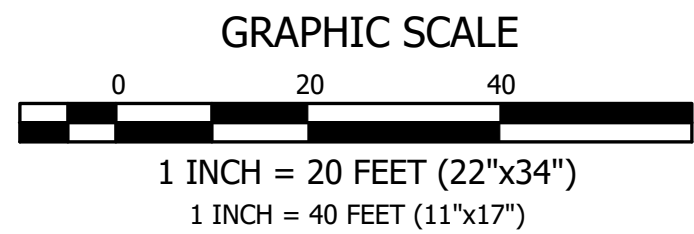
DESIGNED BY:	KJR
DRAWN BY:	KJR
CHECKED BY:	JFH
APPROVED BY:	JFH
SCALE:	AS NOTED
OTHER:	

PRELIMINARY SET

GRADING PLAN

PERMIT NO.	PL-SPP-18-0001
DRAWING NO.	15-204
SHEET	OF
C2	





GRADING ACRONYMS

BC = BOTTOM OF CURB
TC = TOP OF CURB
EG = EXISTING GRADE
FG = FINISH GRADE
ME = MATCH EXISTING GRADE
BW = BOTTOM OF WALL
TW = TOP OF WALL
LP = LOW POINT
FF = FINISH FLOOR
FL = FLOW LINE
HP = HIGH POINT
TS = TOP OF STEP
EF = EXTEND FOUNDATION

GRADING QUANTITIES

TOTAL CUT = 13,950 CU. YD.± *

TOTAL FILL = 8,735 CU. YD.± **

NET = 5,215 CU. YD.± (CUT)

5,215/13,950 = 37% - CUT/FILL QUANTITY PER CURRENT PLAN

5,580/13,950 = 40% - CUT/FILL PROJECTION, FOR REQUESTED RANGE

- * INCLUDES TOTAL CUT FROM DETENTION SYSTEM (2,224 CU. YD.) AND PAVEMENT SECTION (1,700 CU. YD.)
- ** INCLUDES TOTAL FILL OF DETENTION SYSTEM ROCK (1,035 CU. YD.) AND PAVEMENT SECTION (1,700 CU. YD.)

THIS CALCULATION IS FOR REVIEW AND PERMITTING PURPOSES ONLY. THE NUMBERS SHOWN ARE GENERATED FROM THE FINISHED GROUND SURFACE TO THE EXISTING GROUND PROVIDED BY THE SURVEY. CONTRACTOR SHALL DO THEIR OWN CALCULATION BASED ON THE INFORMATION PROVIDED WITHIN THESE PLANS.

THE QUANTITIES MAY VARY BASED ON THE FOLLOWING FACTORS:

- SHRINK/SWELL OF EXISTING SOILS
- VARIANCE OF VEGETATION THICKNESS AND UNSUITABLE TOPSOIL
- SUBBASE REQUIREMENTS FOR THE BUILDING FOUNDATION BASED ON THE FINAL STRUCTURAL DESIGN
- TRENCHING EXCAVATION FOR PROPOSED UTILITIES
- ADDITIONAL CUT/FILL MAY BE REQUIRED FOR FUTURE UTILIZATION OF THE SITE

ROAD NOTE

AT THE TIME OF CIVIL PERMIT INTAKE ALL PUBLIC AND PRIVATE ROADWAYS DEPICTED IN THIS PRELIMINARY PLAN SET SHALL COMPLY WITH MAXIMUM SLOPE PERCENTAGES AND ALL OTHER REQUIREMENTS, PER THE PUBLIC WORKS STANDARDS.

DRIVEWAY NOTE

AT THE TIME OF CIVIL PERMIT INTAKE ALL DRIVEWAY APPROACH LOCATIONS DEPICTED IN THIS PRELIMINARY PLAN SET SHALL COMPLY WITH MAXIMUM SLOPE PERCENTAGES AND ALL OTHER REQUIREMENTS, PER THE PUBLIC WORKS STANDARDS.

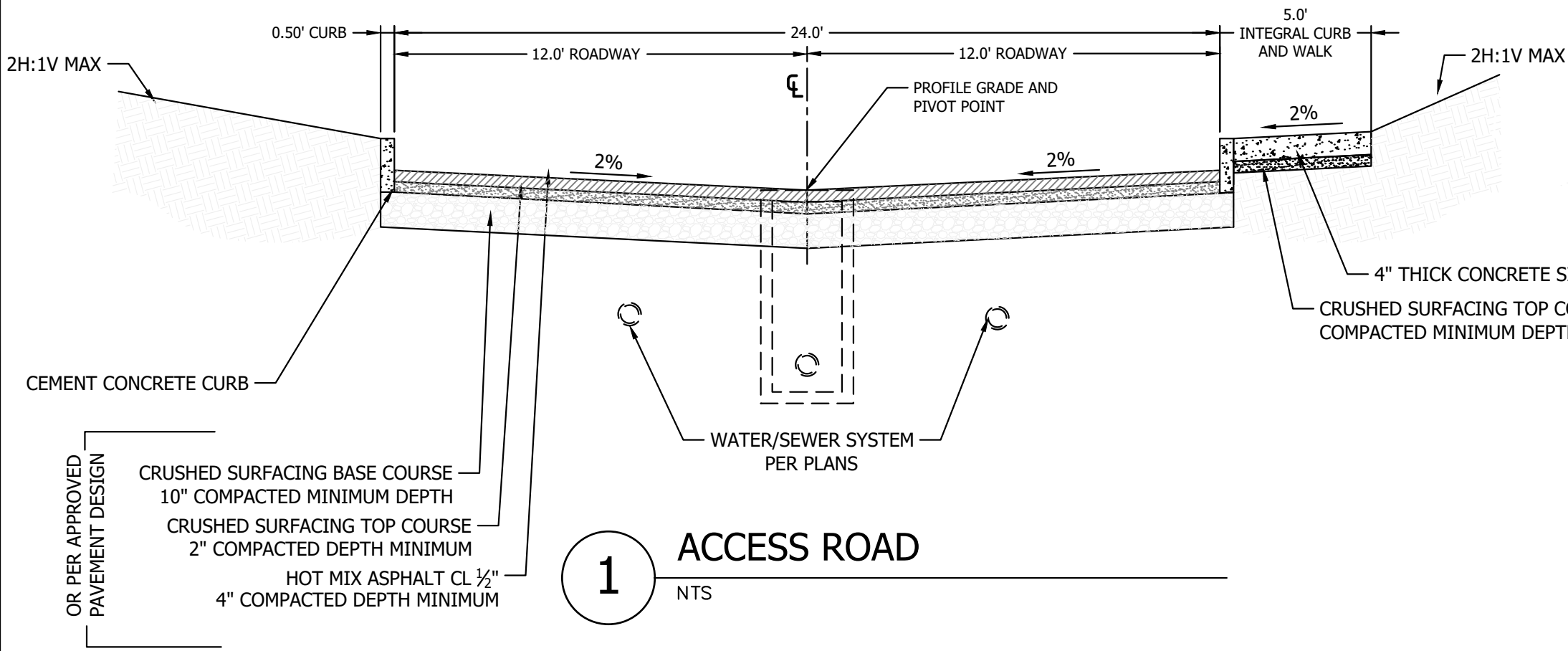
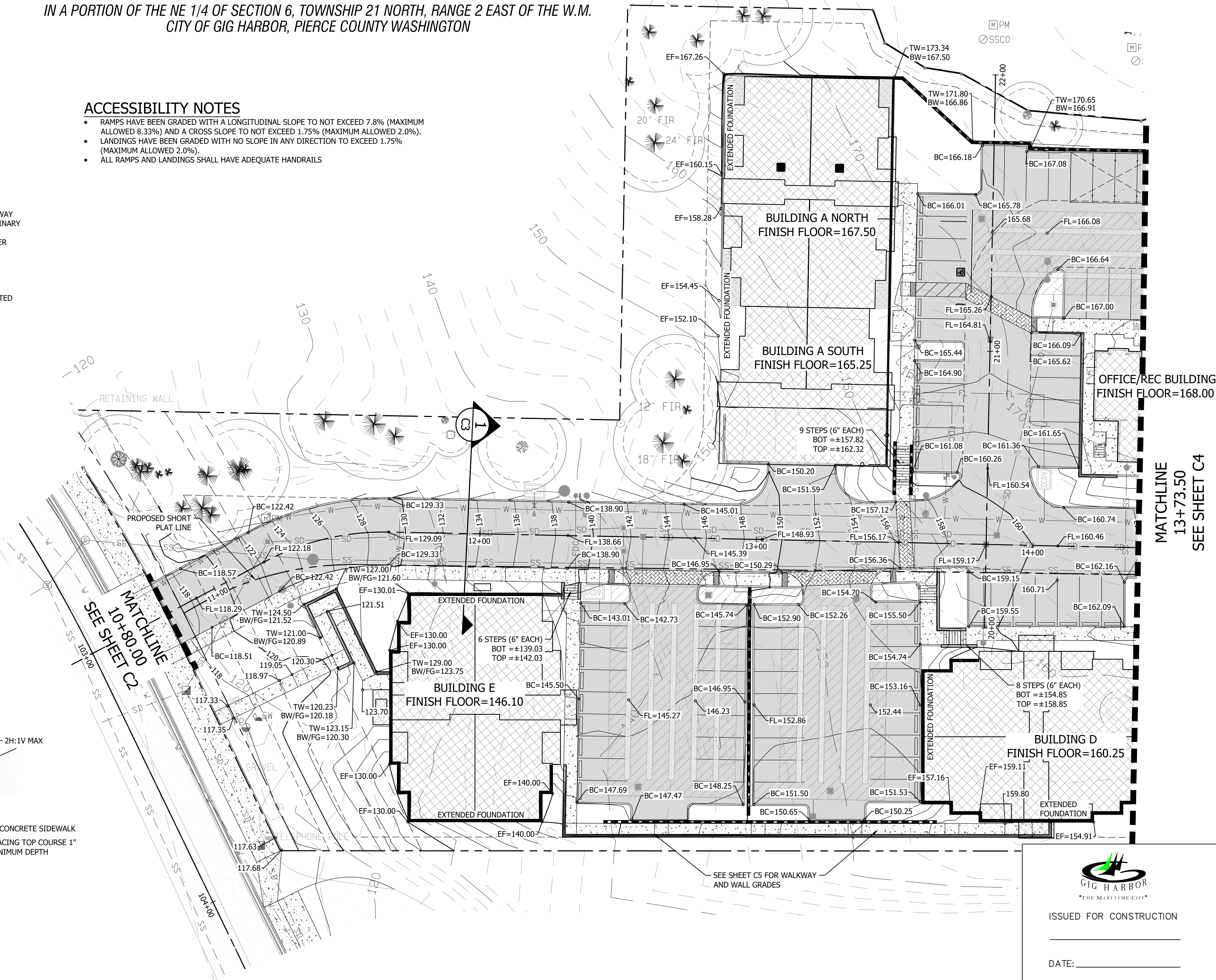
WALL NOTE

WALLS OVER 4 FEET IN HEIGHT TO BE CONSTRUCTED UNDER A SEPARATE BUILDING PERMIT.

IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON

ACCESSIBILITY NOTES

- RAMPS HAVE BEEN GRADED WITH A LONGITUDINAL SLOPE TO NOT EXCEED 7.8% (MAXIMUM ALLOWED 8.33%) AND A CROSS SLOPE TO NOT EXCEED 1.75% (MAXIMUM ALLOWED 2.0%).
- LANDINGS HAVE BEEN GRADED WITH NO SLOPE IN ANY DIRECTION TO EXCEED 1.75% (MAXIMUM ALLOWED 2.0%).
- ALL RAMPS AND LANDINGS SHALL HAVE ADEQUATE HANDRAILS



REVISIONS

CONTOUR
ENGINEERING • LLC
CIVIL ENGINEERS~SURVEYORS~LAND PLANNERS
PO Box 949 Gig Harbor, WA 98335
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com

DESIGNED BY:	KJR
DRAWN BY:	KJR
CHECKED BY:	JFH
APPROVED BY:	JFH
SCALE:	AS NOTED
OTHER:	

BURNHAM DRIVE
APARTMENTS

PRELIMINARY SET
GRADING PLAN
PERMIT NO. PL-SPP-18-0001
DRAWING NO. 15-204
SHEET C3

ISSUED FOR CONSTRUCTION

DATE: _____

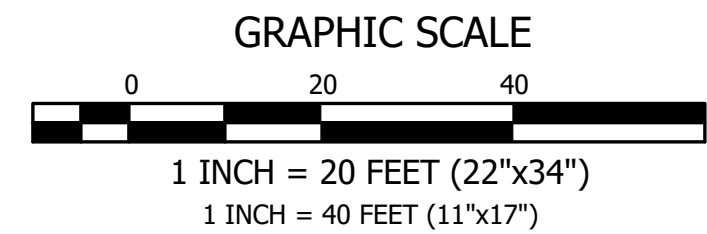
PERMIT NO.
PL-SPP-18-0001

DRAWING NO.
15-204

SHEET
C3

OF

PROFESSIONAL ENGINEER



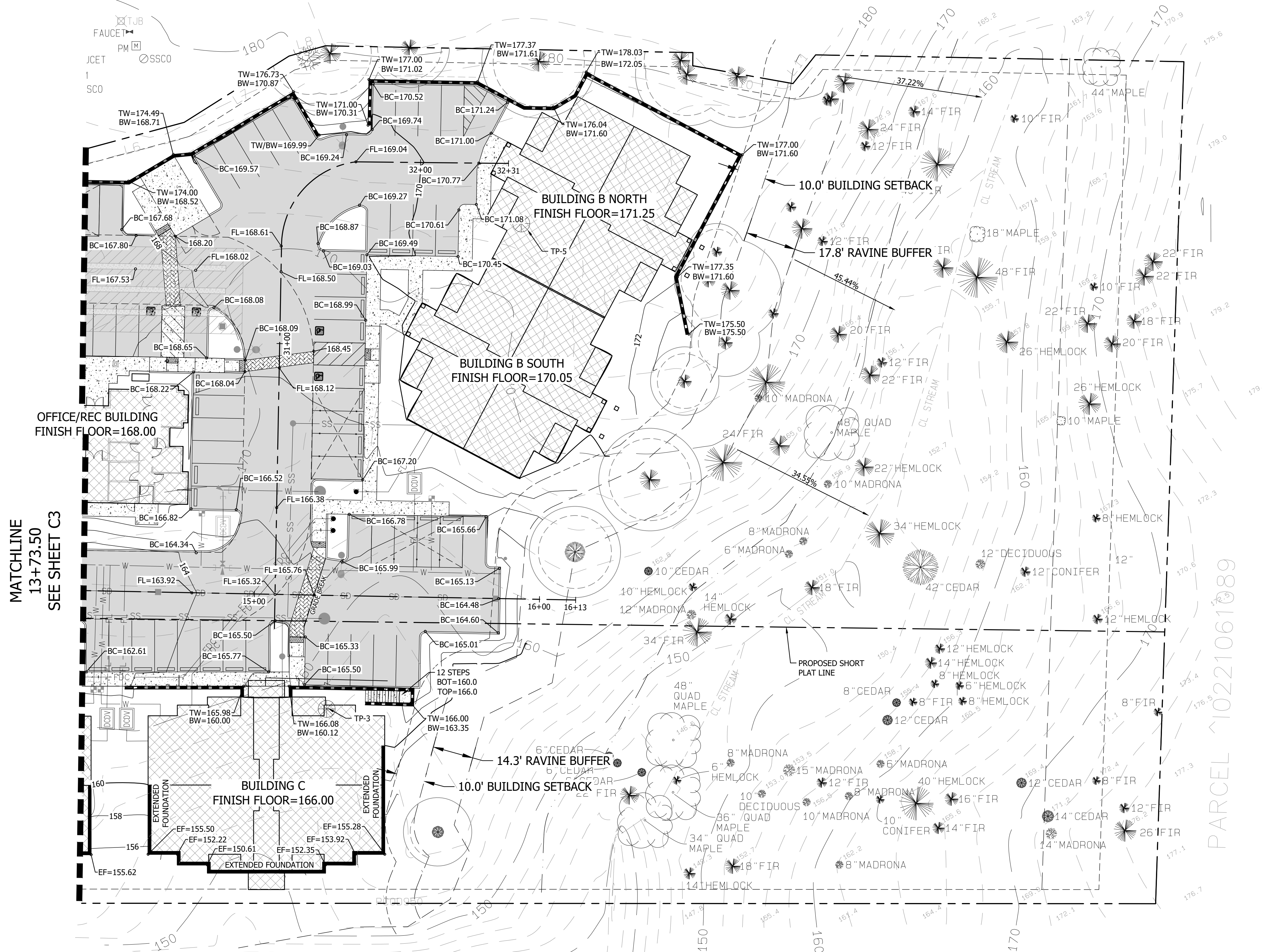
ROAD NOTE

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WALL NOTE

WALLS OVER 4 FEET IN HEIGHT TO BE CONSTRUCTED UNDER A SEPARATE BUILDING PERMIT.

IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON



REVISIONS

CONTOUR
ENGINEERING • LLC
CIVIL ENGINEERS~SURVEYORS~LAND PLANNERS
PO Box 949 Gig Harbor, WA 98335
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com

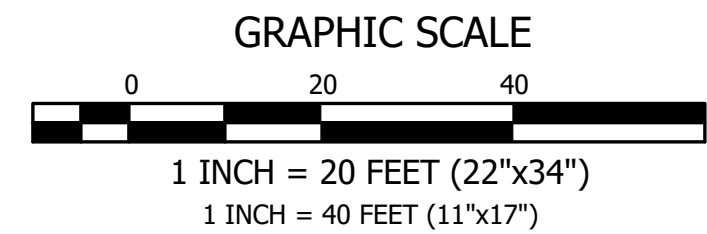
DESIGNED BY: KJR
DRAWN BY: KJR
CHECKED BY: JFH
APPROVED BY: JFH
SCALE: AS NOTED
OTHER:

BURNHAM DRIVE
APARTMENTS

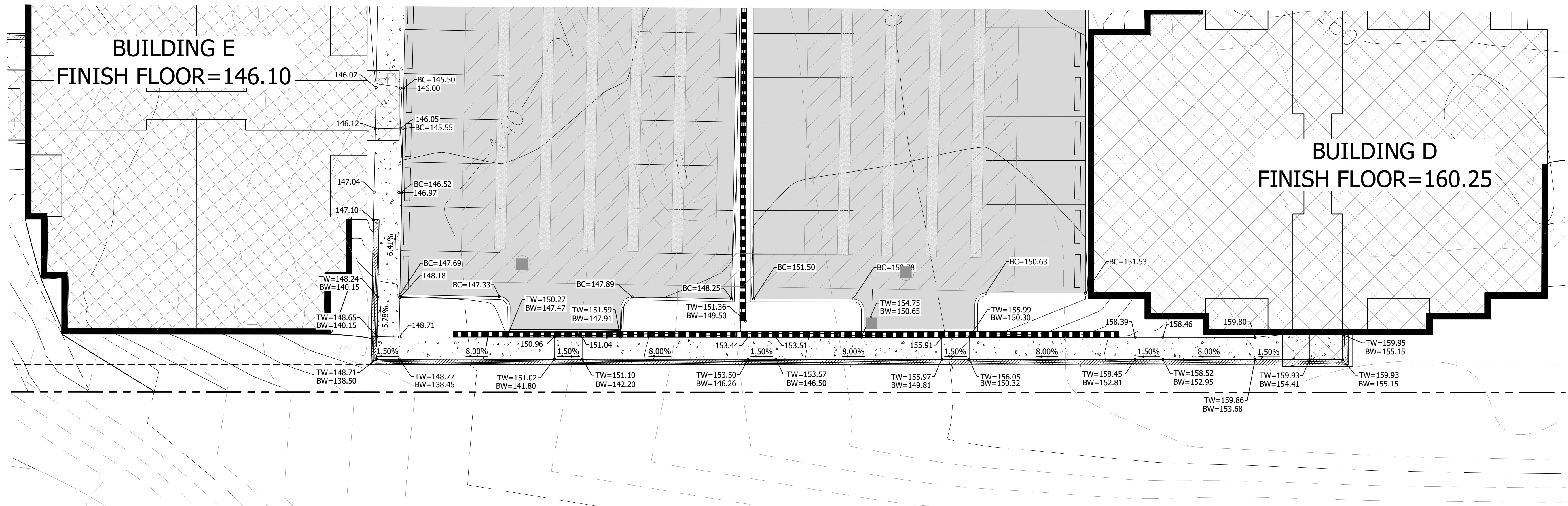
PRELIMINARY SET

GRADING PLAN

ISSUED FOR CONSTRUCTION	
DATE: _____	
PERMIT NO. PL-SPP-18-0001	
DRAWING NO. 15-204	
SHEET C4	



IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON



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DESIGNED BY:	KJR
DRAWN BY:	KJR
CHECKED BY:	JFH
APPROVED BY:	JFH
SCALE:	AS NOTED
OTHER:	

BURNHAM DRIVE
APARTMENTS

PRELIMINARY SET
GRADING PLAN - WALKWAY

PERMIT NO. PL-SPP-18-0001
DRAWING NO. 15-204
SHEET OF C5

GIG HARBOR
"THE MARITIME CITY"

ISSUED FOR CONSTRUCTION

DATE: _____

PERMIT NO.
PL-SPP-18-0001

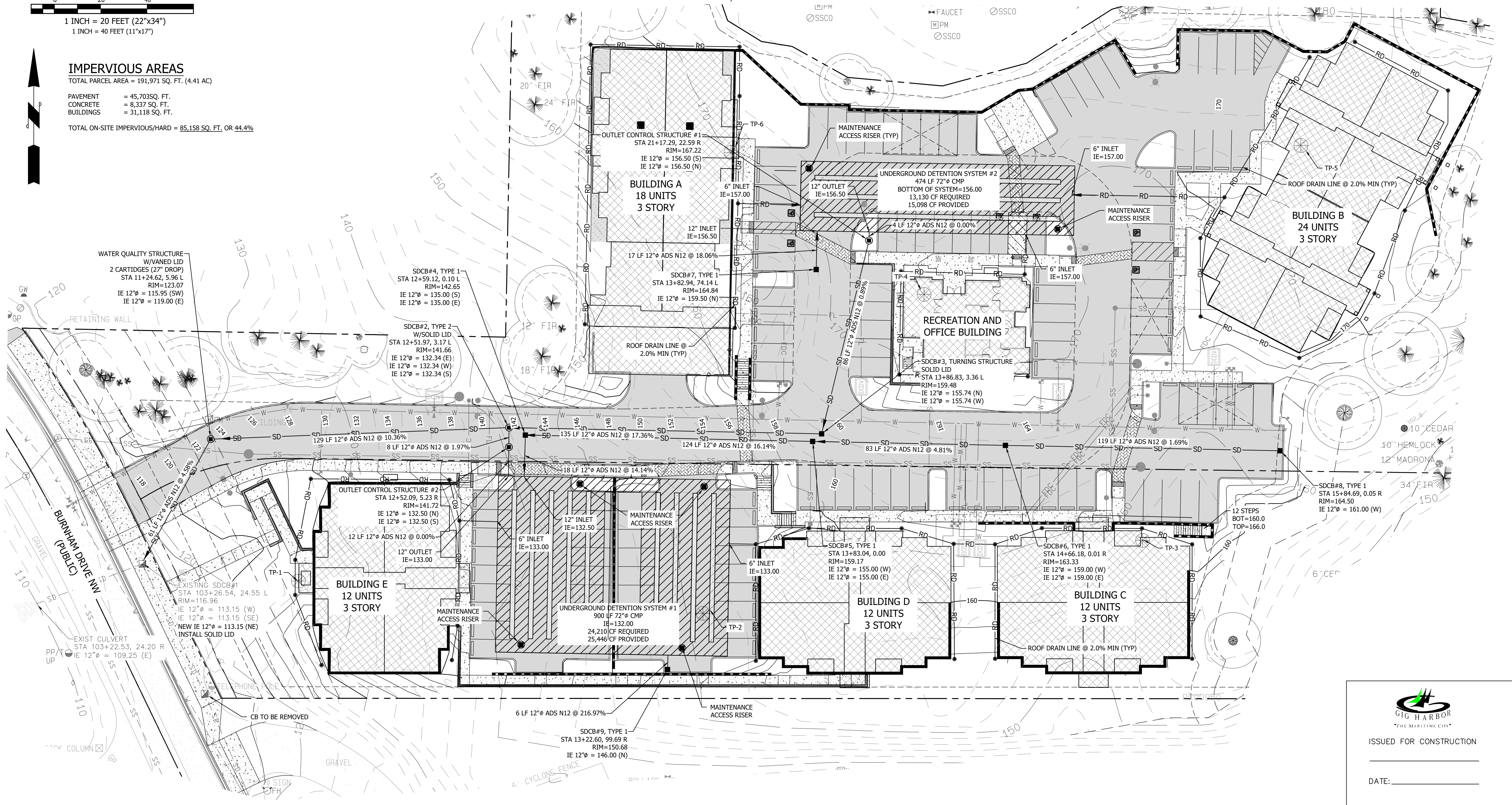
DRAWING NO.
15-204

SHEET OF
C5

PROFESSIONAL ENGINEER

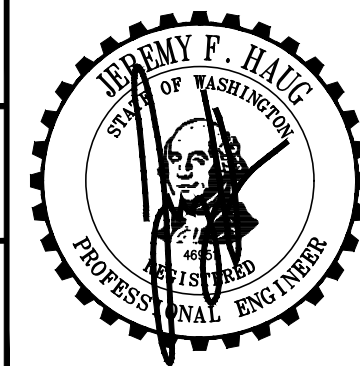


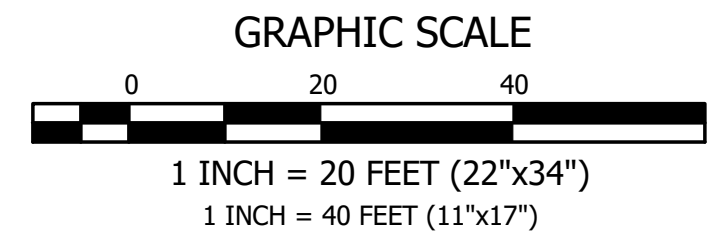
TOTAL ON-SITE IMPERVIOUS/HARD = 85,158 SQ. FT. OR 44.4%



	REVISIONS

PERMIT NO. PL-SPP-18-0001	
DRAWING NO. 15-204	
SHEET C6	





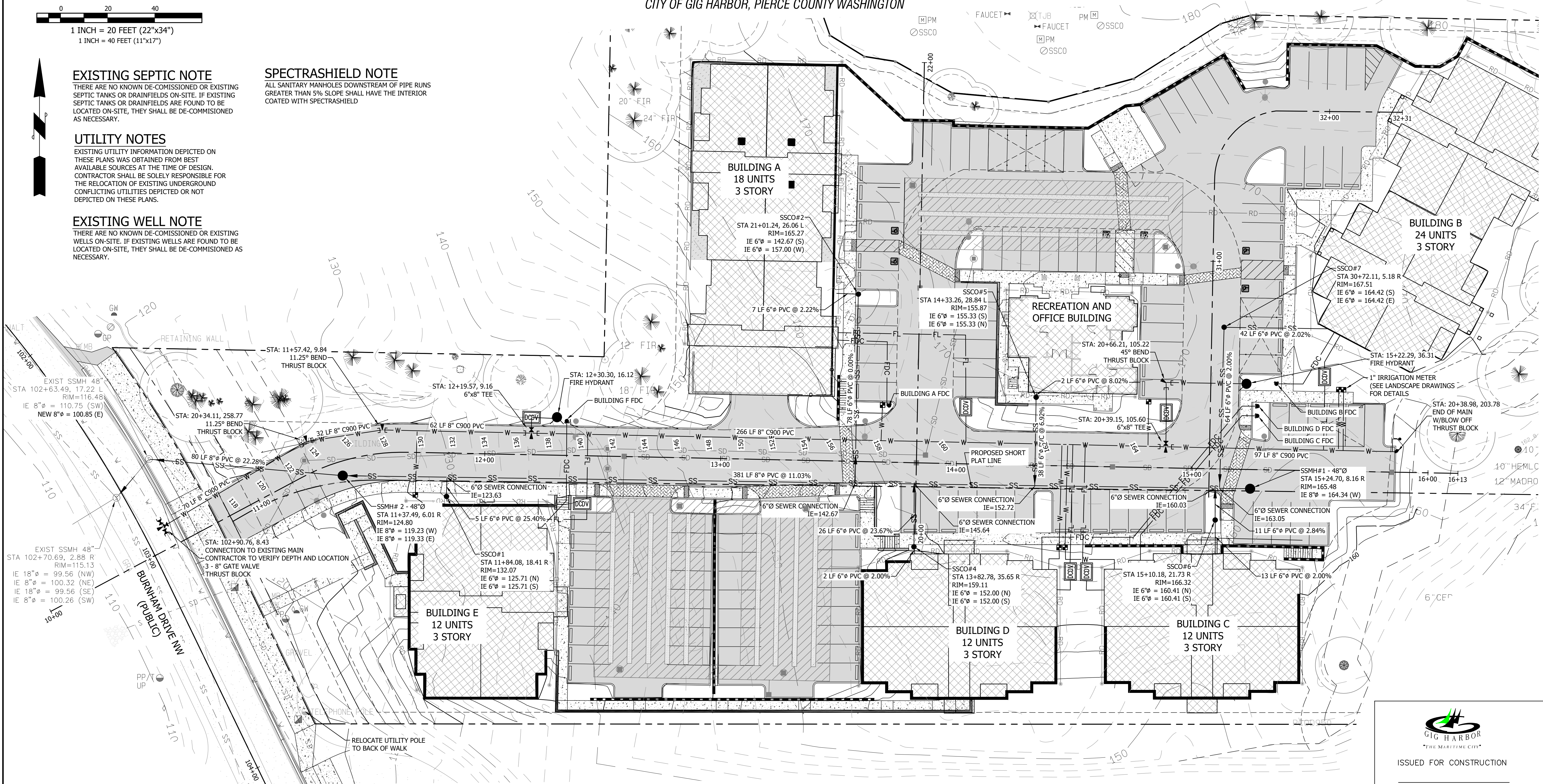
EXISTING SEPTIC NOTE
THERE ARE NO KNOWN DE-COMMISSIONED OR EXISTING SEPTIC TANKS OR DRAINFIELDS ON-SITE. IF EXISTING SEPTIC TANKS OR DRAINFIELDS ARE FOUND TO BE LOCATED ON-SITE, THEY SHALL BE DE-COMMISSIONED AS NECESSARY.

UTILITY NOTES
EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS WAS OBTAINED FROM BEST AVAILABLE SOURCES AT THE TIME OF DESIGN. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE RELOCATION OF EXISTING UNDERGROUND CONFLICTING UTILITIES DEPICTED OR NOT DEPICTED ON THESE PLANS.

EXISTING WELL NOTE
THERE ARE NO KNOWN DE-COMMISSIONED OR EXISTING WELLS ON-SITE. IF EXISTING WELLS ARE FOUND TO BE LOCATED ON-SITE, THEY SHALL BE DE-COMMISSIONED AS NECESSARY.

SPECTRASHIELD NOTE
ALL SANITARY MANHOLES DOWNSTREAM OF PIPE RUNS GREATER THAN 5% SLOPE SHALL HAVE THE INTERIOR COATED WITH SPECTRASHIELD

IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON



ISSUED FOR CONSTRUCTION

DATE: _____

REVISIONS

CONTOUR
ENGINEERING • LLC
CIVIL ENGINEERS~SURVEYORS~LAND PLANNERS
PO Box 949 Gig Harbor, WA 98335
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com

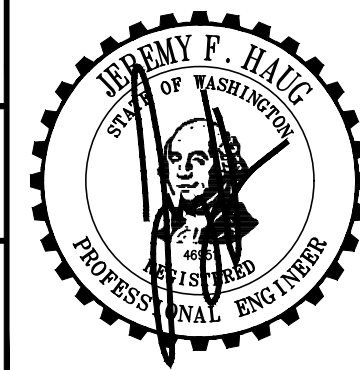
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DRAWN BY: KJR
CHECKED BY: JFH
APPROVED BY: JFH
SCALE: AS NOTED
OTHER:

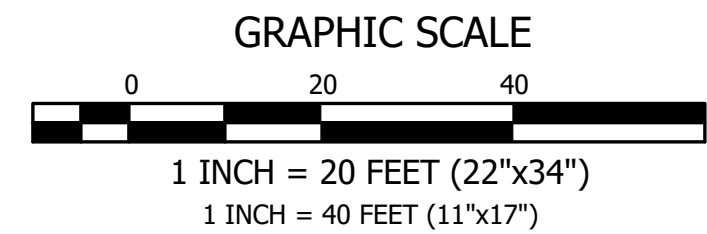
BURNHAM DRIVE
APARTMENTS

PRELIMINARY SET

UTILITY PLAN

PERMIT NO.
PL-SPP-18-0001
DRAWING NO.
15-204
SHEET
C7





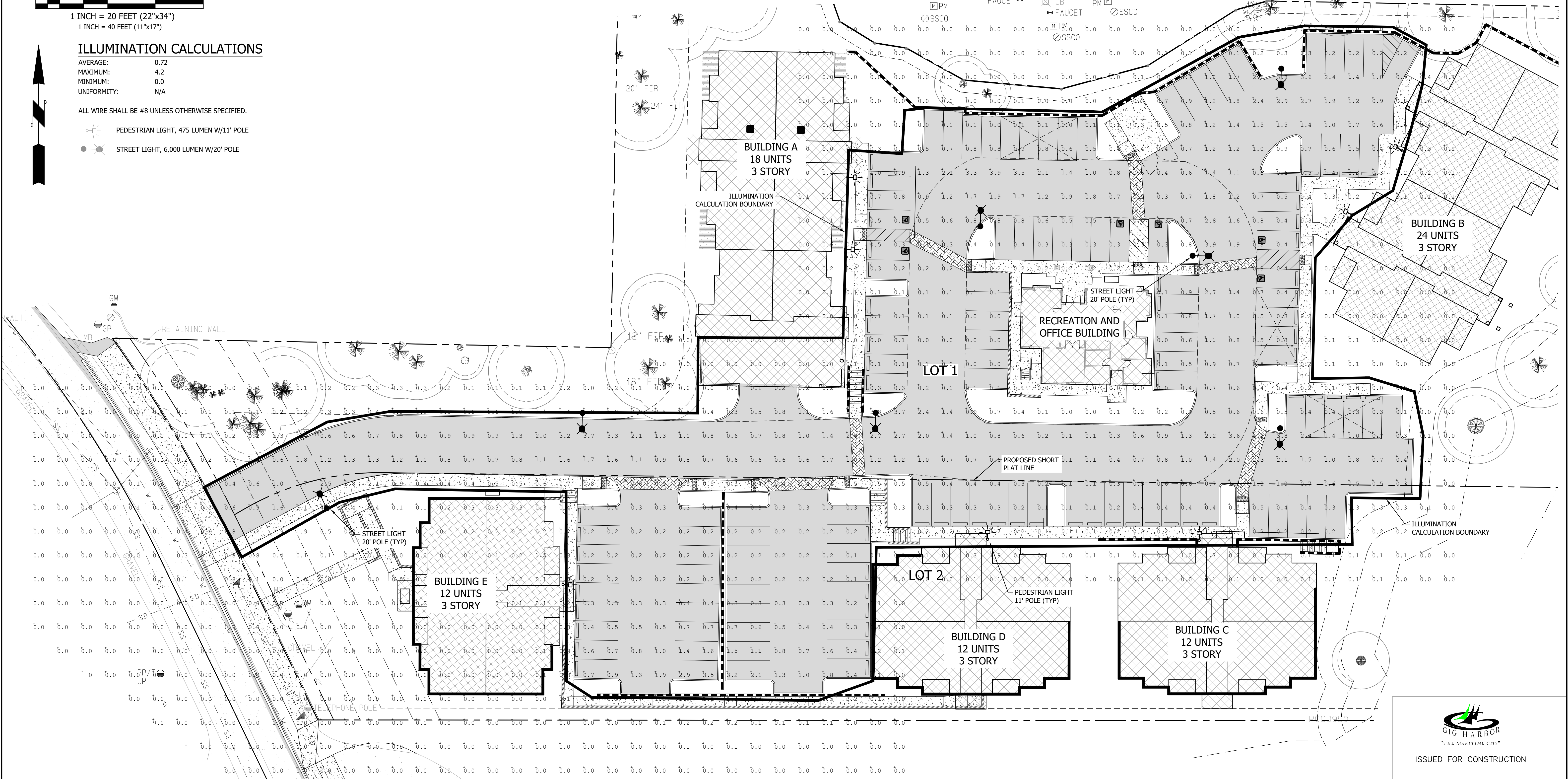
ILLUMINATION CALCULATIONS

AVERAGE: 0.72
MAXIMUM: 4.2
MINIMUM: 0.0
UNIFORMITY: N/A

ALL WIRE SHALL BE #8 UNLESS OTHERWISE SPECIFIED.

- PEDESTRIAN LIGHT, 475 LUMEN W/11' POLE
- STREET LIGHT, 6,000 LUMEN W/20' POLE

IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON



ISSUED FOR CONSTRUCTION

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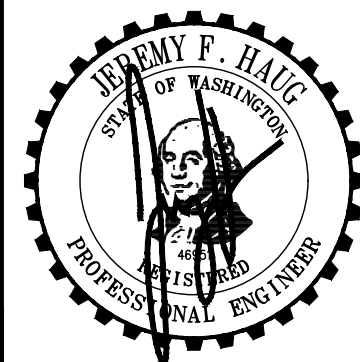
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SCALE:	AS NOTED
OTHER:	

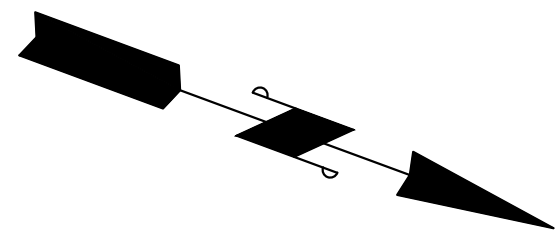
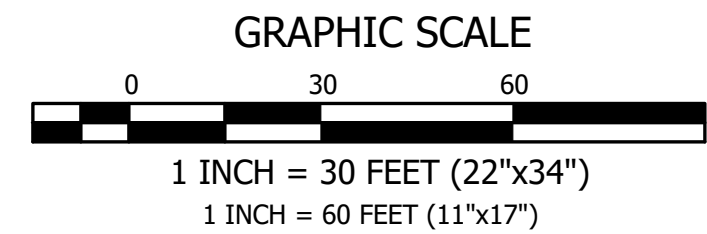
BURNHAM DRIVE
APARTMENTS

PRELIMINARY SET

ONSITE
ILLUMINATION PLAN

PERMIT NO.	PL-SPP-18-0001
DRAWING NO.	15-204
SHEET	C8

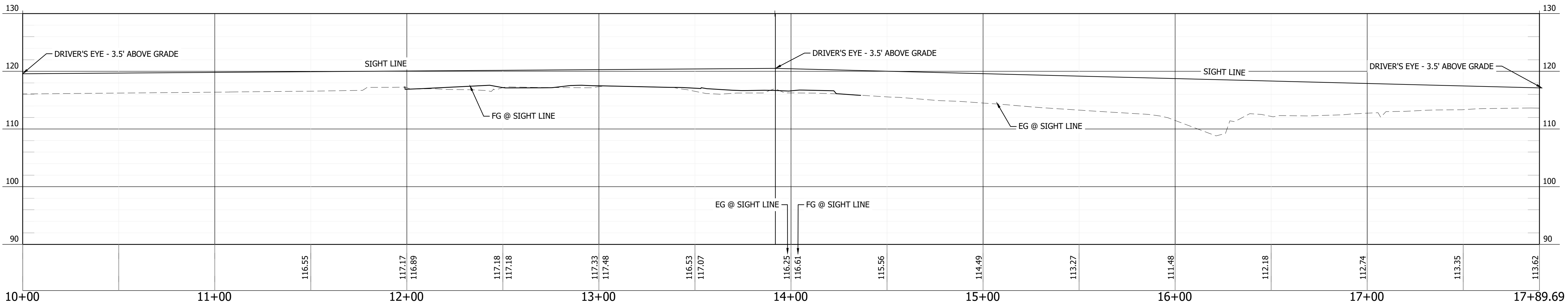
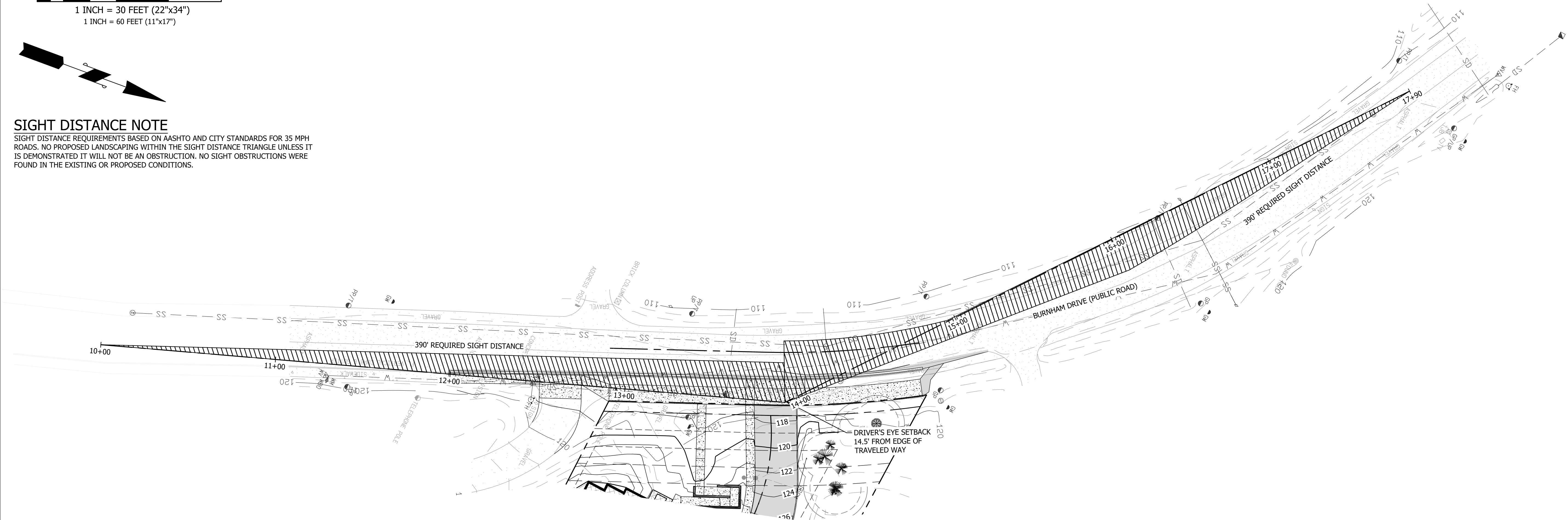




SIGHT DISTANCE NOTE

SIGHT DISTANCE REQUIREMENTS BASED ON AASHTO AND CITY STANDARDS FOR 35 MPH ROADS. NO PROPOSED LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE UNLESS IT IS DEMONSTRATED IT WILL NOT BE AN OBSTRUCTION. NO SIGHT OBSTRUCTIONS WERE FOUND IN THE EXISTING OR PROPOSED CONDITIONS.

IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON



BURNHAM SIGHT LINE

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=10'



ISSUED FOR CONSTRUCTION

DATE: _____

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Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com

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SCALE: AS NOTED
OTHER:

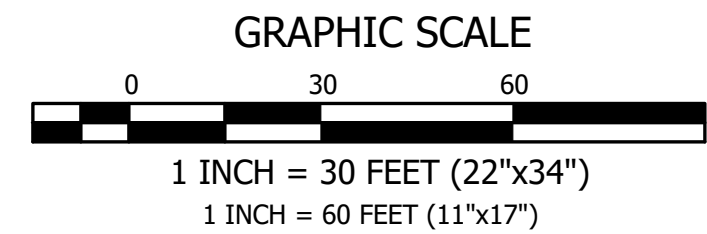
BURNHAM DRIVE
APARTMENTS

PRELIMINARY SET

SIGHT DISTANCE
DIAGRAM

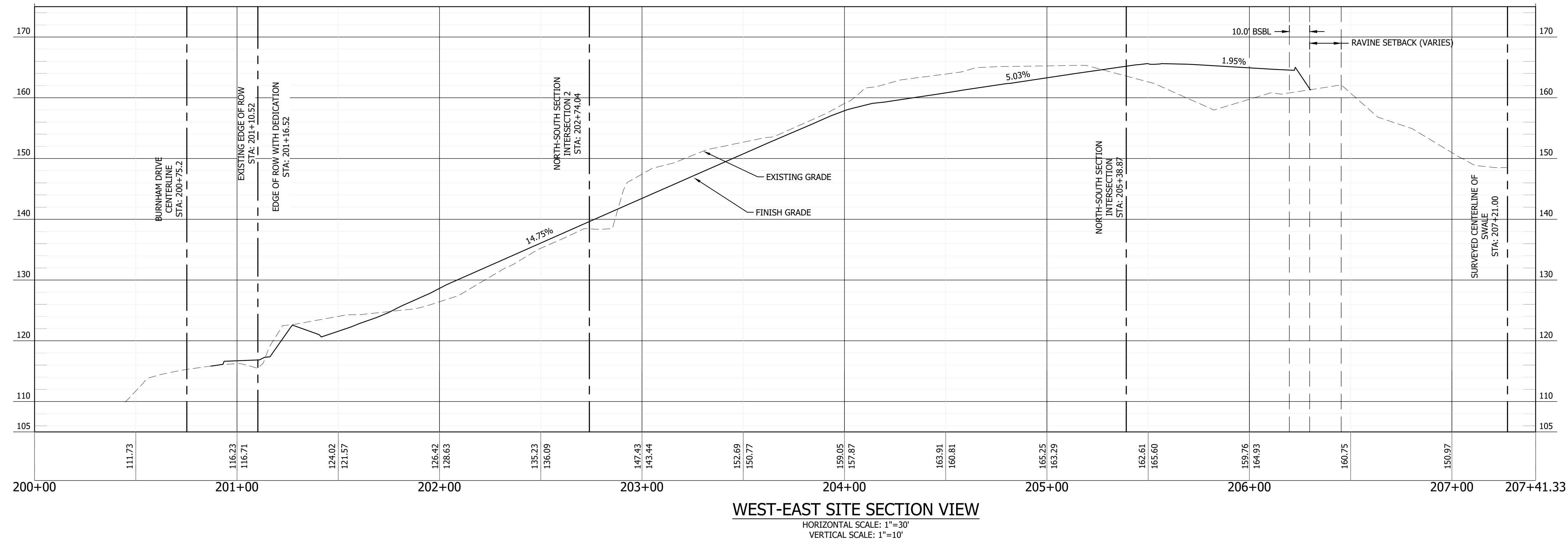
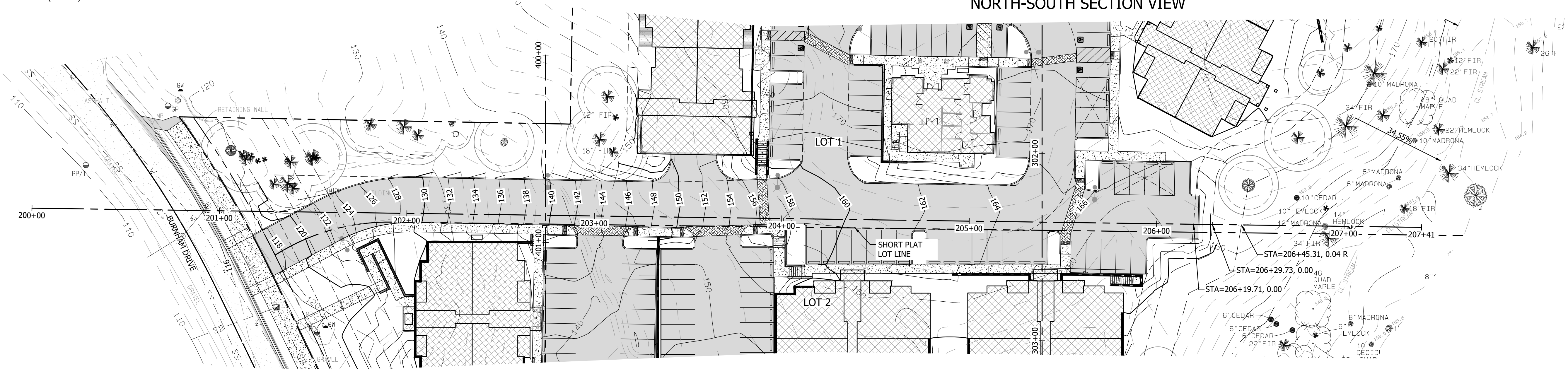
PERMIT NO.
PL-SPP-18-0001
DRAWING NO.
15-204
SHEET
C9





IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON

SEE SHEET C11 FOR
NORTH-SOUTH SECTION VIEW



ISSUED FOR CONSTRUCTION

DATE: _____

REVISIONS

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Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com

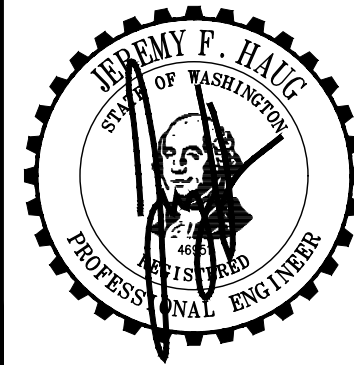
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OTHER:

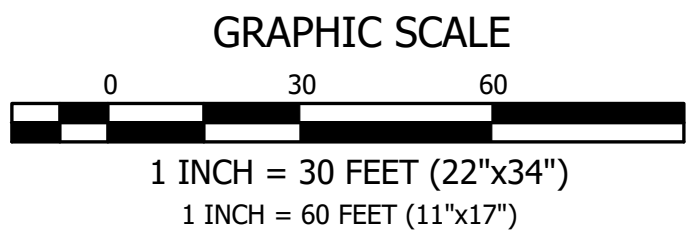
BURNHAM DRIVE
APARTMENTS

PRELIMINARY SET

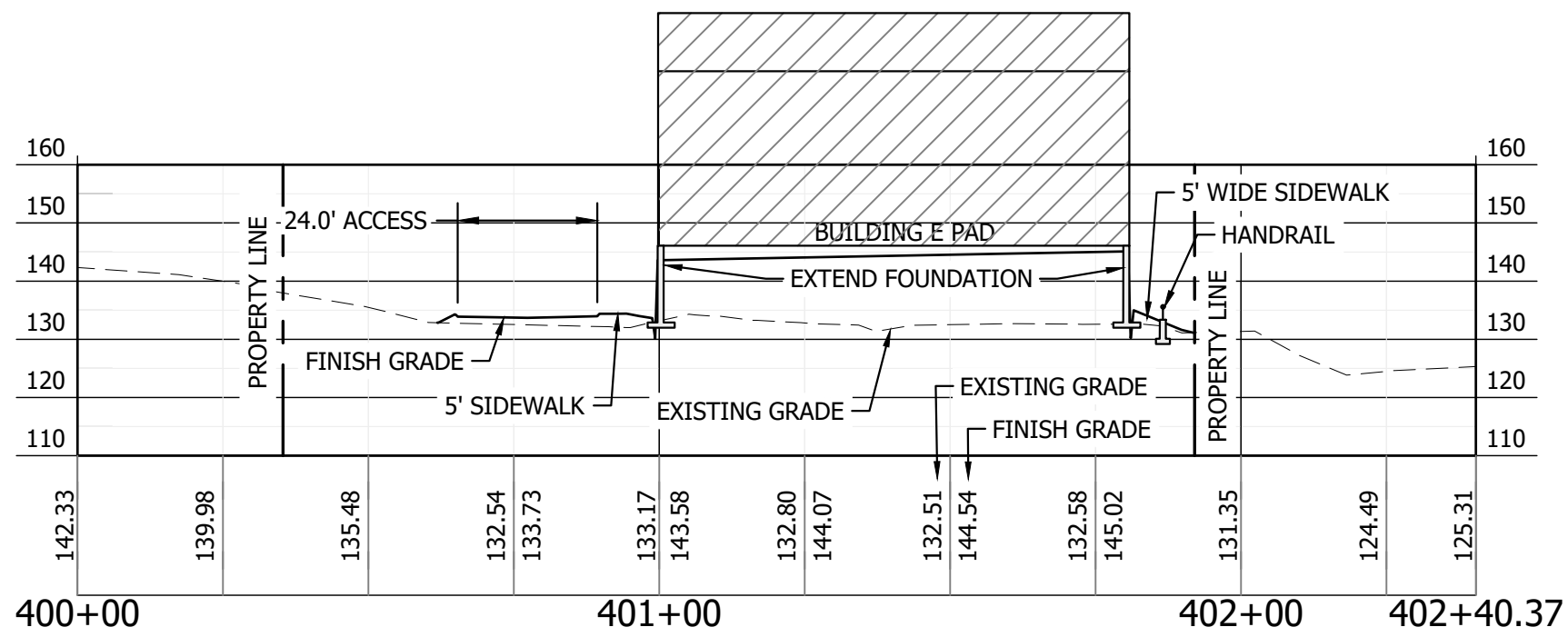
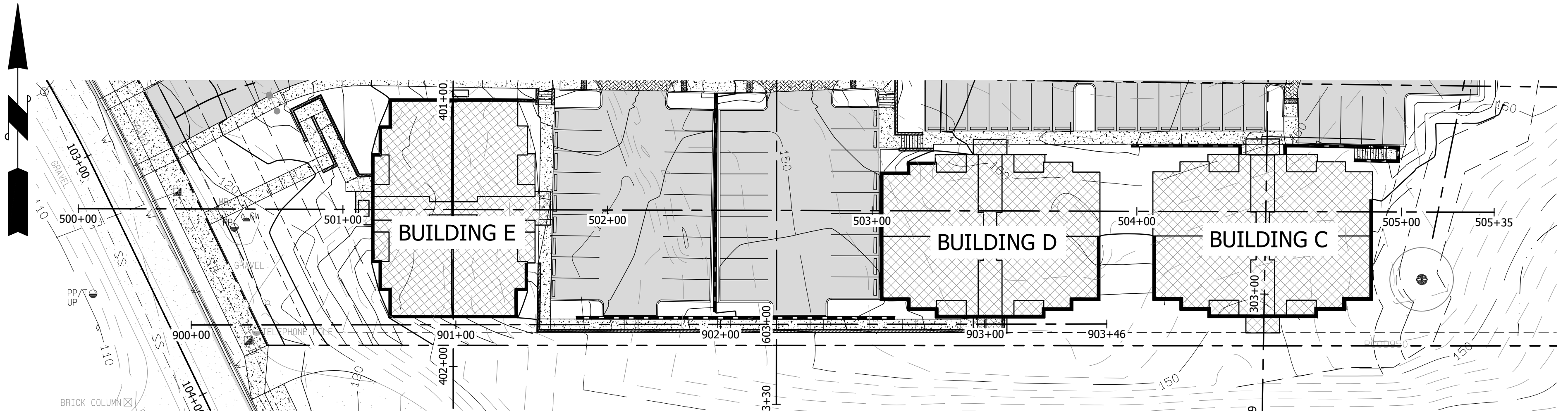
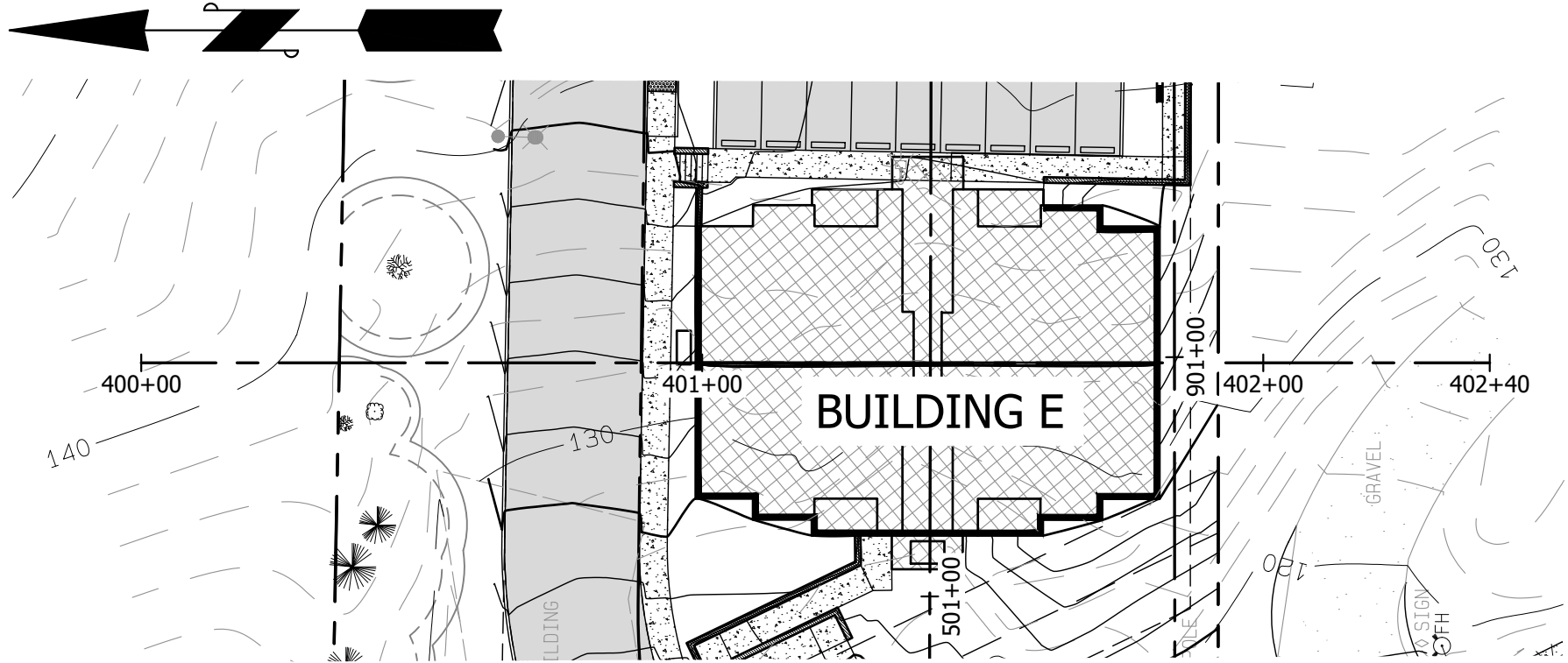
SECTION VIEW SHEET 1

PERMIT NO.
PL-SPP-18-0001
DRAWING NO.
15-204
SHEET
C10

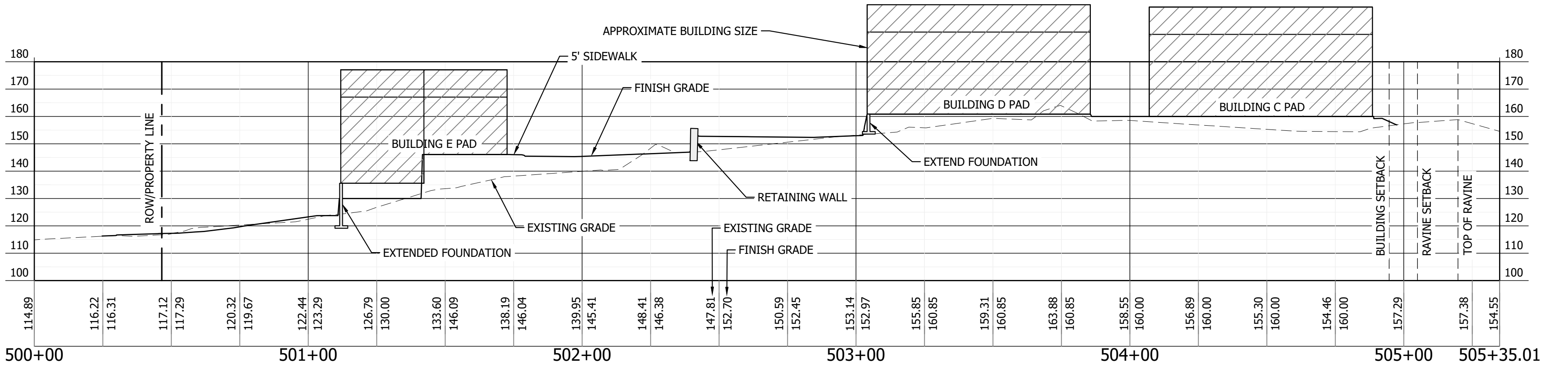




IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON



NORTH-SOUTH SITE SECTION VIEW
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=30'



WEST-EAST SITE SECTION VIEW
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=30'

REVISIONS

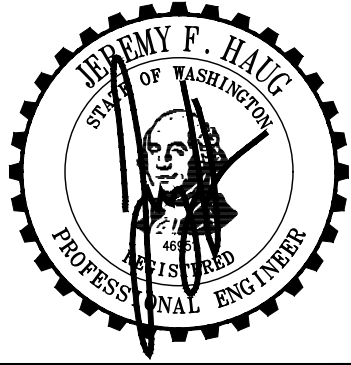
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PO Box 949 Gig Harbor, WA 98335
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com

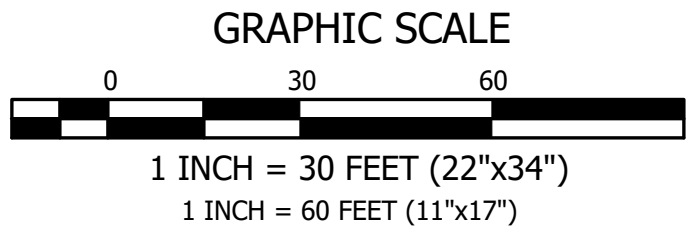
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DRAWN BY:	KJR
CHECKED BY:	JFH
APPROVED BY:	JFH
SCALE:	AS NOTED
OTHER:	

BURNHAM DRIVE
APARTMENTS

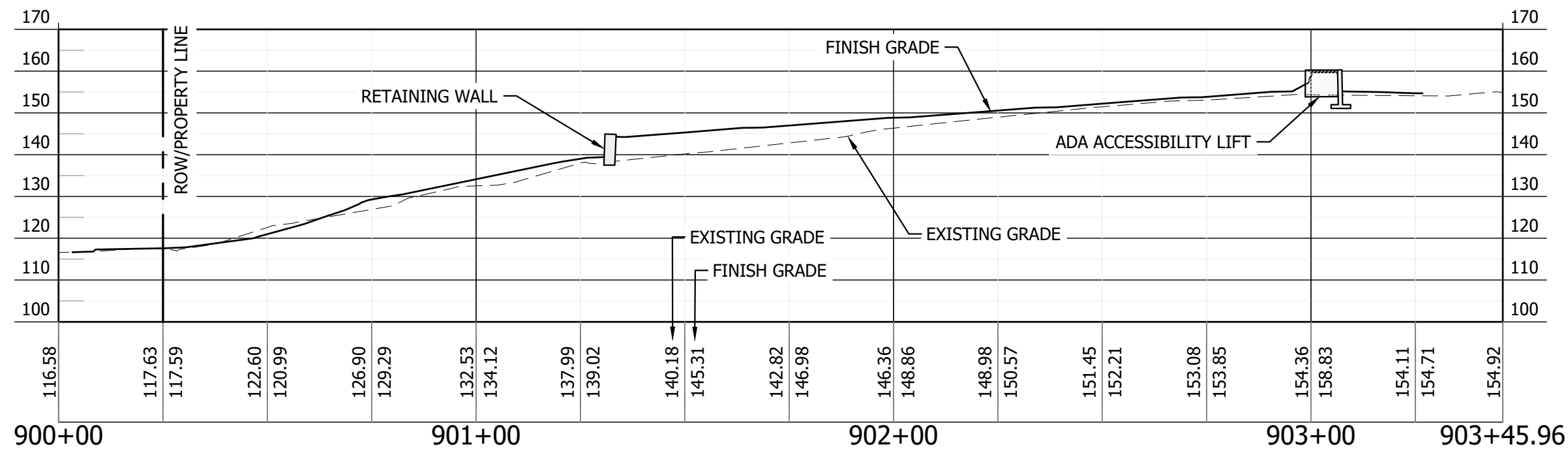
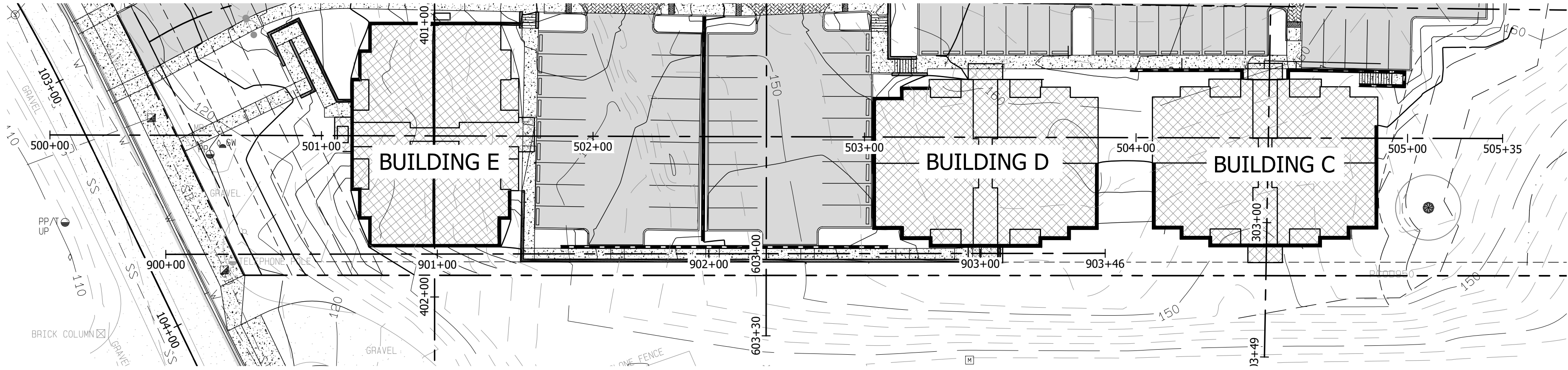
PRELIMINARY SET
SECTION VIEW SHEET 2

PERMIT NO. PL-SPP-18-0001
DRAWING NO. 15-204
SHEET C11





IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON



WALKWAY SECTION VIEW
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=30'



ISSUED FOR CONSTRUCTION

DATE: _____

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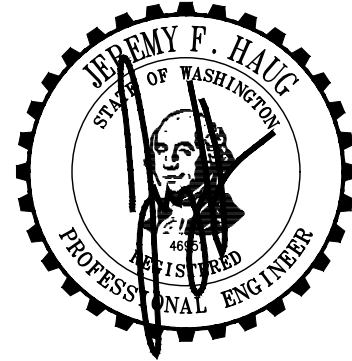
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DRAWN BY:	KJR
CHECKED BY:	JFH
APPROVED BY:	JFH
SCALE:	AS NOTED
OTHER:	

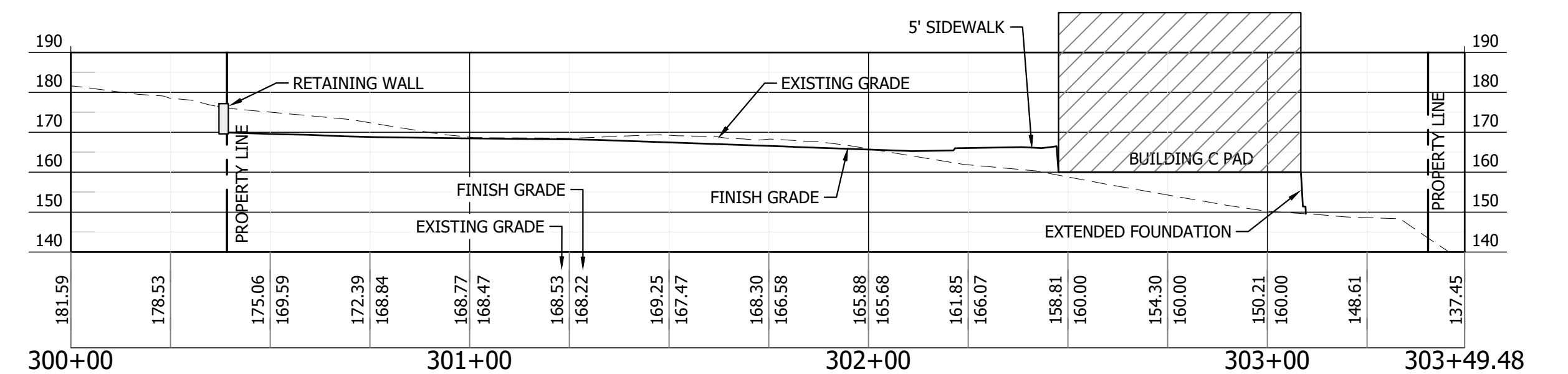
**BURNHAM DRIVE
APARTMENTS**

PRELIMINARY SET

SECTION VIEW SHEET 3

PERMIT NO.	PL-SPP-18-0001
DRAWING NO.	15-204
SHEET	C12

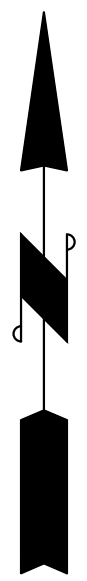
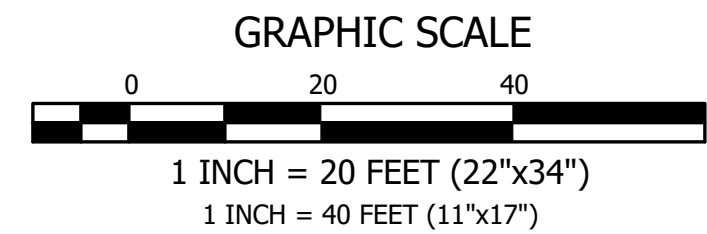




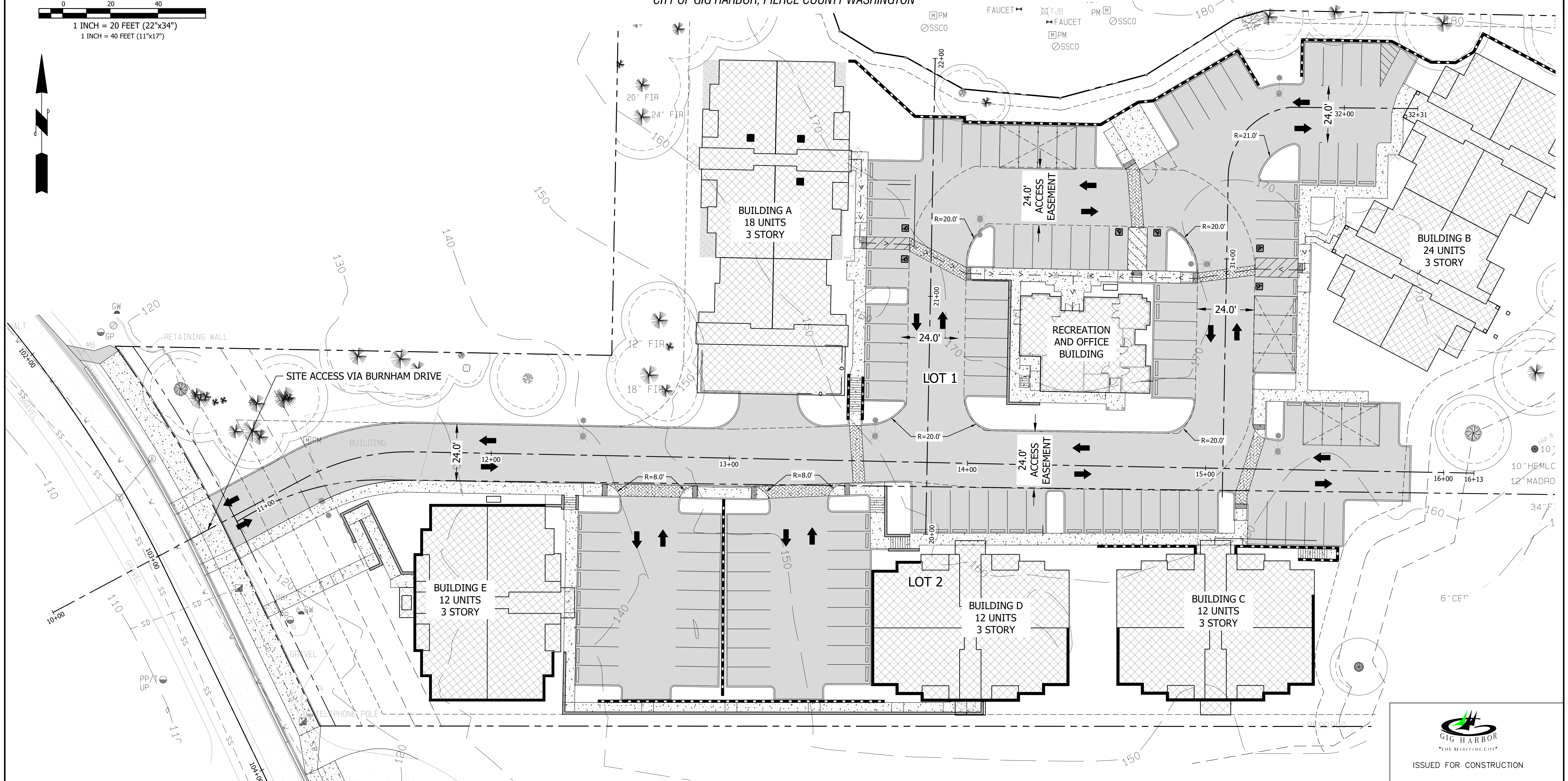
NORTH-SOUTH SITE SECTION
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=30'

BURNHAM DRIVE APARTMENTS

SECTION VIEW SHEET 4



IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON



ISSUED FOR CONSTRUCTION

DATE: _____

REVISIONS

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ENGINEERING • LLC
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Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com

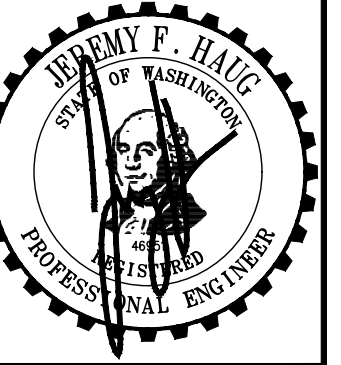
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DRAWN BY:	KJR
CHECKED BY:	JFH
APPROVED BY:	JFH
SCALE:	AS NOTED
OTHER:	

BURNHAM DRIVE
APARTMENTS

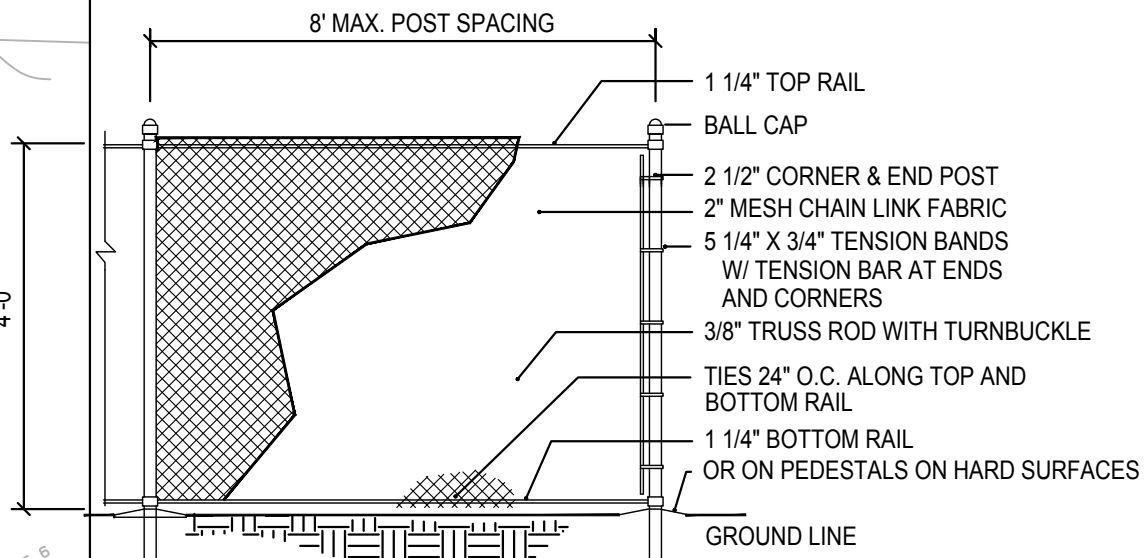
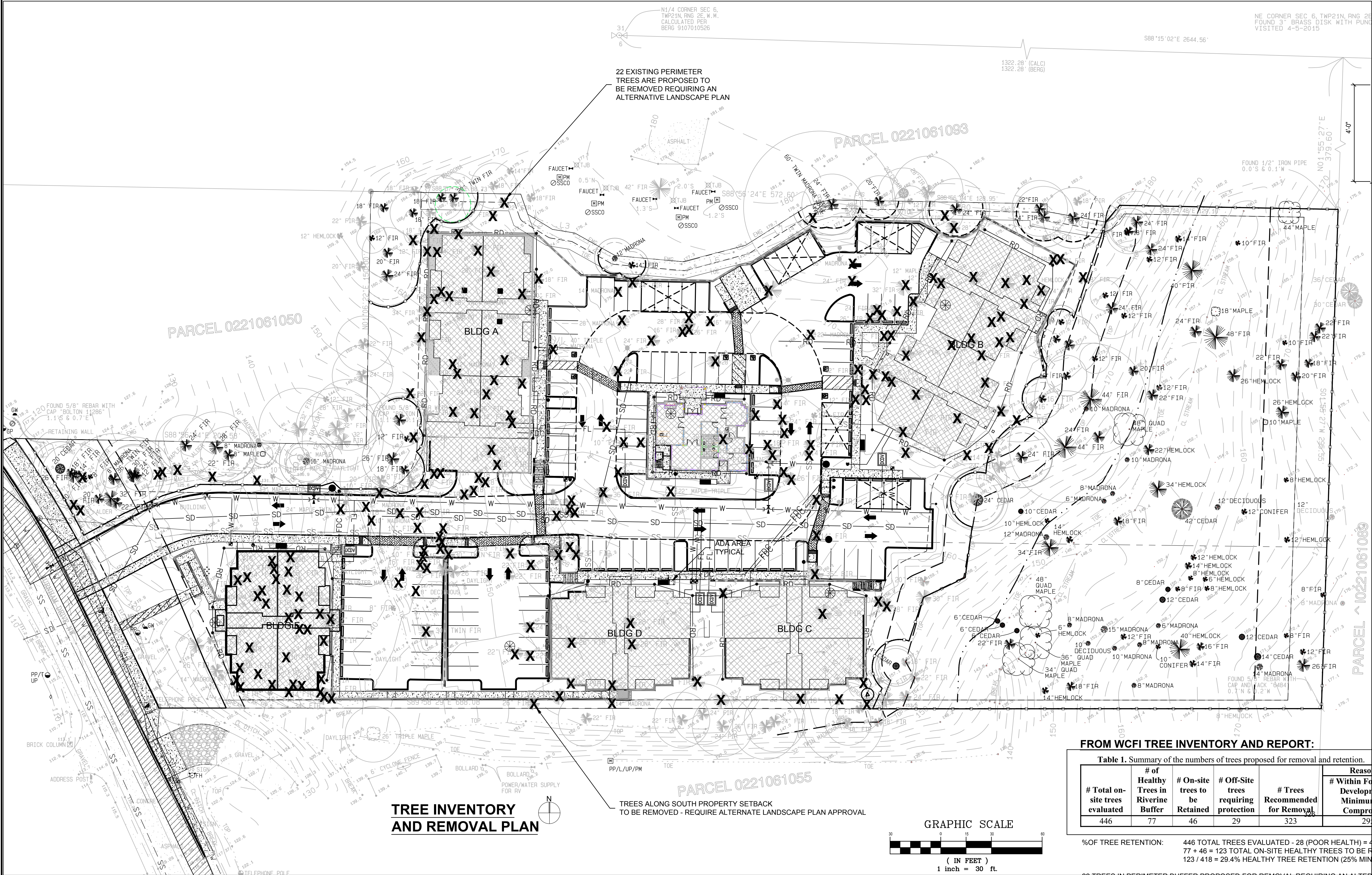
PRELIMINARY SET

CIRCULATION PLAN

PERMIT NO.	PL-SPP-18-0001
DRAWING NO.	15-204
SHEET	C15



NOTE:
TREE INVENTORY AND RETENTION REPORT / PLAN BY WASHINGTON FORESTRY CONSULTANTS, INC. - PLEASE REFER TO THAT REPORT FOR ALL TREE RETENTION DIRECTION. INCLUDED ON THIS SHEET ARE PIECES OF THAT REPORT.



TEMPORARY CHAIN LINK DRIVEN POST FENCE DETAIL

TREE PROTECTION FENCE SHOULD BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND GRADING, AND NOT BE REMOVED UNTIL FINAL LANDSCAPING IS IN PROGRESS. AT NO TIME SHALL EQUIPMENT ENTER INTO THE ROOT PROTECTION ZONE (RPZ). ALL BRUSH CLEAN UP WITHIN THE RPZ SHOULD BE COMPLETED BY HAND TO PREVENT DISTURBANCE OF NATIVE GROUND COVERS. NO CUTS / FILLS, UTILITY TRENCHING, MODIFICATIONS TO DRAINAGE, OR CONCRETE RISE WATER SHOULD IMPACT THE RPZ. NO WIRES, CABLES OR OTHER DEVICES SHOULD BE ATTACHED TO PROTECTED TREES DURING CONSTRUCTION.

IF IMPACTS MUST OCCUR WITHIN THE RPZ, CONTACT THE LANDSCAPE ARCHITECT OR PROJECT ARBORIST PRIOR TO THE OPERATIONS TO DETERMINE THE PROPER PROCEDURE TO PROTECT THE TREE'S HEALTH.

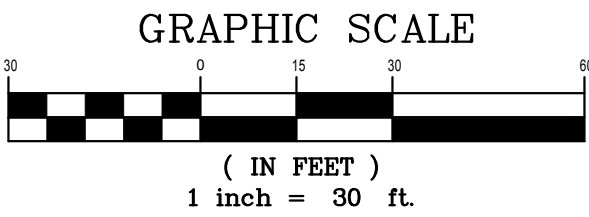
FROM WCFI TREE INVENTORY AND REPORT:

Table 1. Summary of the numbers of trees proposed for removal and retention.

# Total on-site trees evaluated	# of Healthy Trees in Riverine Buffer	# On-site trees to be Retained	# Off-Site trees requiring protection	# Trees Recommended for Removal	Reason for Removal	
					# Within Footprint of Development or Minimum RPZ Compromised	# in Poor Health
446	77	46	29	323	295	28

%OF TREE RETENTION: 446 TOTAL TREES EVALUATED - 28 (POOR HEALTH) = 418 TREES
77 + 46 = 123 TOTAL ON-SITE HEALTHY TREES TO BE RETAINED
123 / 418 = 29.4% HEALTHY TREE RETENTION (25% MINIMUM)

22 TREES IN PERIMETER BUFFER PROPOSED FOR REMOVAL REQUIRING AN ALTERNATE LANDSCAPE PLAN



TREE INVENTORY AND REMOVAL PLAN

REVISIONS	
G. REVISED PER AGENCY	
H. REVISED PER UPDATED SITE PLAN	
I. REVISED PER UPDATED SITE PLAN	
J. REVISED PER UPDATED SITE PLAN	
K. REVISED PER UPDATED SITE PLAN (3.11.21)	
L. REVISED PER AGENCY COMMENTS DATED: 09/30/2021	



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

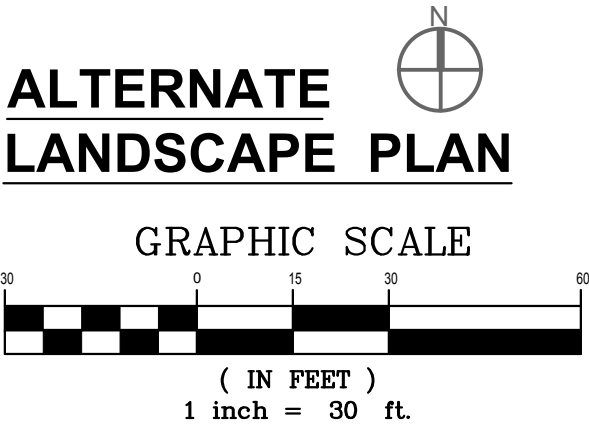
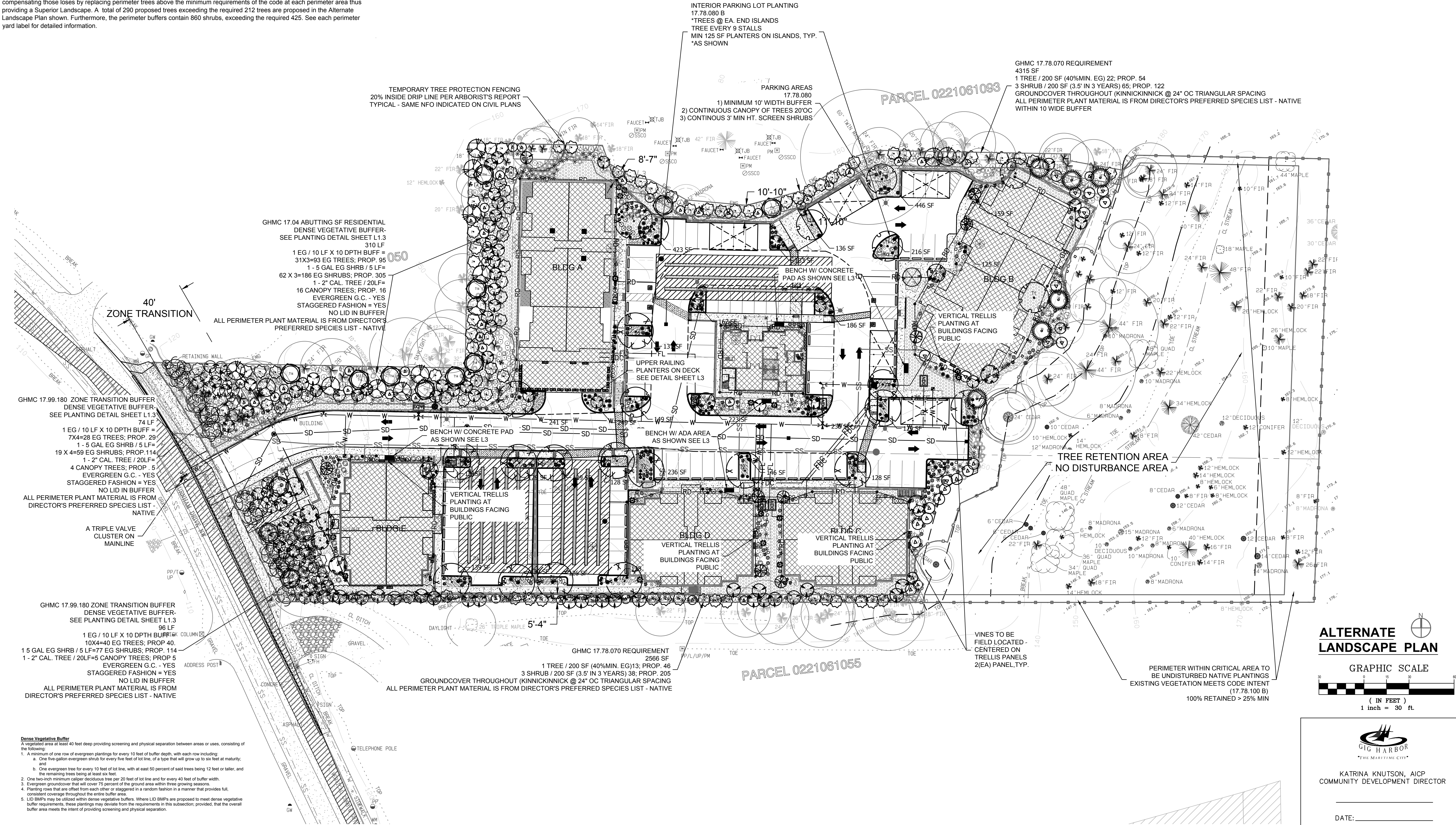
DESIGNED BY:	KLO
DRAWN BY:	SR
CHECKED BY:	KLO
APPROVED BY:	KLO
SCALE:	
OTHER:	

BURNHAM DR APTS
XXX BURNHAM DR
GIG HARBOR, WA 98332

1724LSL	PERMIT NO. --	
TREE RETENTION PLAN NOTES & DETAILS	DRAWING NO. L1	
	SHEET 1 OF 8	

ALTERNATE LANDSCAPE PLAN NARRATIVE

22 the perimeter trees (existing) cannot be retained due poor health or proximity building foot prints or grading and retaining walls encroaching into the root zones creating unsafe trees. The proposed alternate landscape plan addresses the available options for compensating those losses by replacing perimeter trees above the minimum requirements of the code at each perimeter area thus providing a Superior Landscape. A total of 290 proposed trees exceeding the required 212 trees are proposed in the Alternate Landscape Plan shown. Furthermore, the perimeter buffers contain 860 shrubs, exceeding the required 425. See each perimeter yard label for detailed information.



- Dense Vegetative Buffer**
A vegetated area at least 40 feet deep providing screening and physical separation between areas or uses, consisting of the following:
1. A minimum of one row of evergreen plantings for every 10 feet of buffer depth, with each row including:
 - a. One five-gallon evergreen shrub for every five feet of lot line, of a type that will grow up to six feet at maturity; and
 - b. One evergreen tree for every 10 feet of lot line, with at least 50 percent of said trees being 12 feet or taller, and the remaining trees being at least six feet.
 2. One two-inch minimum caliper deciduous tree per 20 feet of lot line and for every 40 feet of buffer width.
 3. Evergreen groundcover that will cover 75 percent of the ground area within three growing seasons.
 4. Planting rows that are offset from each other or staggered in a random fashion in a manner that provides full, consistent coverage throughout the entire buffer area.
 5. LID BMPs may be utilized within dense vegetative buffers. Where LID BMPs are proposed to meet dense vegetative buffer requirements, these plantings may deviate from the requirements in this subsection; provided, that the overall buffer area meets the intent of providing screening and physical separation.

REVISIONS	
G. REVISED PER AGENCY	
H. REVISED PER UPDATED SITE PLAN	
I. REVISED PER UPDATED SITE PLAN	
J. REVISED PER UPDATED SITE PLAN	
K. REVISED PER UPDATED SITE PLAN (3.11.21)	
L. REVISED PER AGENCY COMMENTS DATED: 09/30/2021	



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

DESIGNED BY:	KLO
DRAWN BY:	SR
CHECKED BY:	KLO
APPROVED BY:	KLO
SCALE:	
OTHER:	

BURNHAM DR APTS
XXX BURNHAM DR
GIG HARBOR, WA 98332

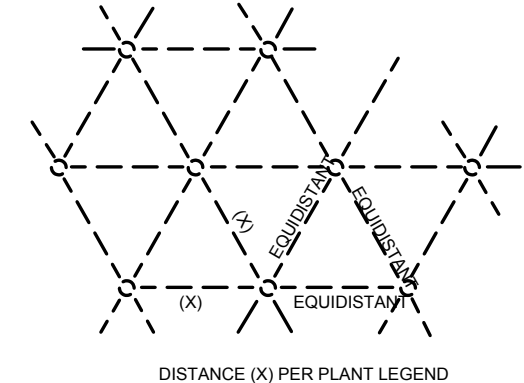
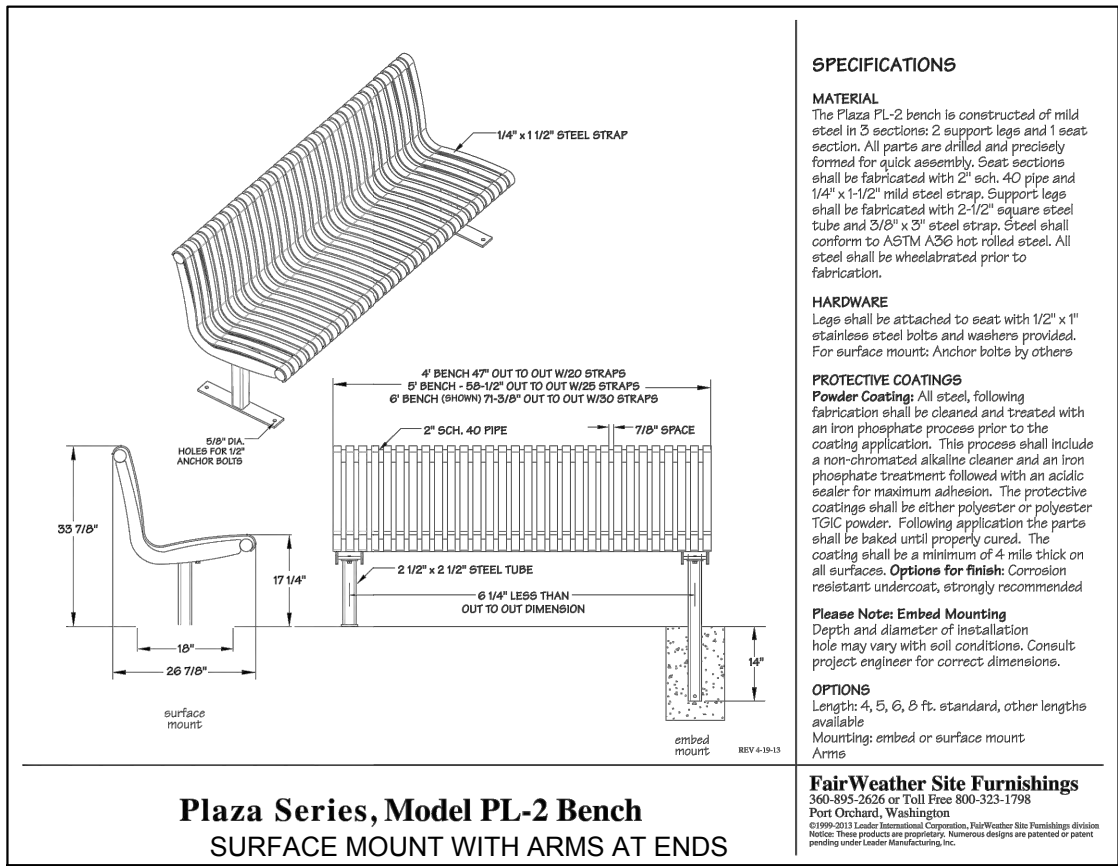
1724LSL	PERMIT NO. --
ALTERNATE LANDSCAPE PLAN	DRAWING NO. L2
	SHEET OF 2 OF 8

KATRINA KNUTSON, AICP
COMMUNITY DEVELOPMENT DIRECTOR

DATE: _____

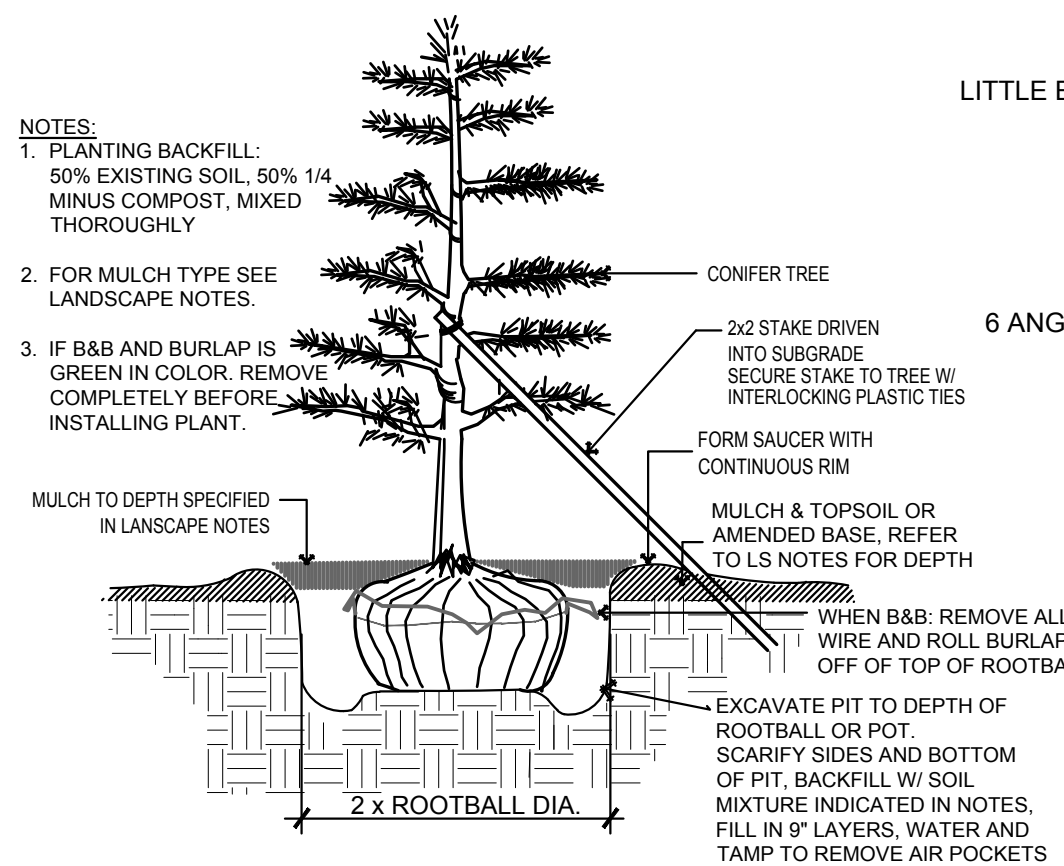
GENERAL LANDSCAPE NOTES

1. Contractor is responsible for obtaining all necessary permits from the appropriate agency prior to commencing work. Contractor shall contact Line Location (811) a min. of 48 hours prior to any digging or trenching. If there are any discrepancies with existing lines and landscaping, it is the contractor's responsibility to contact the landscape architect and request a site visit to address the conflicts. Contractor shall comply and conform to any and all local and state codes for work, schedules and any other project related requirements.
2. Contractor shall coordinate directly with the landscape architect for all landscape related issues, concerns, inspections and approvals. Contractor shall provide the landscape architect with a written request for a site visit to address any related items.
3. Scope of work shall include any and all specified and unspecified but related incidental work to achieve the design indicated on the landscape plans. All labor, materials, subcontractors, equipment, and related incidental items shall be supplied and installed to achieve a complete project, unless directed otherwise by the general contractor or landscape architect.
4. Contractor to verify all sub grades are set below required amendments to insure the finished grade will match what is intended by civil or drainage design. All sub grades and finished or final grades shall be graded to drain to the designed drainage system with positive drainage away from all structures.
5. **Grade Preparation:**
All planting areas shall be cleaned of all construction and native debris, rocks 1" and larger, and any other objects considered harmful to plant life. The debris shall be hauled off site. All planting bed areas shall have the soil rototilled to a depth of 6 inches prior to topsoil installation.
Lawn Areas to receive a min. 4" layer of sandy loam topsoil (3-way mix or equivalent) free of weeds, sticks, rocks, and other debris. Care under existing Oak trees shall taken to not disturb the soils or roots of the trees minimal topsoil shall be placed to establish new lawn areas.
Planting bed Areas to receive a min. 6" layer of sandy loam topsoil (3-way mix or equivalent) free of weeds, sticks, rocks, and other debris. Contractor responsible for ensuring appropriate sub grade exists in all parking area planters. If sub grade is inadequate, it is contractor's responsibility to coordinate costs and work required to prep beds for planting.
6. **Mulching:** All planting beds at building foundations to receive a minimum of 3" of Organic Black Bark Mulch (Cedar Grove or Sim.). Top of all Mulching shall be 1/2" below - flush to the top of all paving surfaces. Provide for a min. 6" clearance of all mulches and lawns that are immediately adjacent to any building faces measured from the bottom of siding to the top of landscape surface. Parking islands to receive 3" min. depth of clean river rock 2"-4" size placed on top of landscape fabric.
7. Contractor shall field layout all plant material and contact the landscape architect for a site visit to approve the layout. Any field modifications shall be done by the landscape architect prior to planting.
8. Contractor shall immediately notify the landscape architect of any poor drainage condition in landscape areas. No standing water shall be permitted in any landscape areas - either on the surface or below the topsoil. The landscape architect shall coordinate the drainage solution with the general contractor and civil engineer. Once the concerns have been remedied planting shall commence.
9. All groundcover to be planted in a triangular spacing formation, equal in all directions to the centers of the groundcovers in distances indicated in the legend. Contractor shall verify all quantities of groundcovers by area calculations and spacing requirements.
10. Landscaping is to be per plan. Plant substitutions due to availability or otherwise will be allowed only with landscape architect, owner and agency approval. Any substitutions will be with material of similar size, growth characteristics, and quality.
11. All trees must be staked as necessary so as to maintain material in a healthy, vigorous growing condition.
12. Landscaping shall be installed in a professional workmanlike manner that is consistent and accepted throughout the industry. All landscape and irrigation work shall be performed by experienced persons familiar with scope of project.
13. All landscape material and labor is to be guaranteed for a period of one full year from the time of completion.
14. When planting 'Balled and Burlapped' product, gently place root ball in prepared hole with burlap still on the root ball. Remove all wire from any B&B plant material, cut guy strings and roll burlap off top of root ball. If burlap is green in color, carefully remove the entire burlap bag and all binding from the root ball.
15. An irrigation system is to be installed per plan.
16. Street trees shall have caliper size of at least 2" measure per American Association of Nurserymen Standards.
17. Street trees shall be high branching with canopy that starts at least 6' above finish grade.
18. All plant I.D. tags are to remain on the plant material until final inspection has been completed. Once approved all plant I.D. tags shall be removed and discarded appropriately.
19. Trees shall be cared for in accordance with the American National Standards Institute (ANSI) standard practices for trees, shrubs and other woody plant maintenance (ANSI 300) in order to allow them to reach there mature height and form.
20. Pruning of street trees shall be performed per the ANSI 300 standards so as to maintain the natural form of the tree, encourage vigorous growth to a mature spread and height, and avoid weakening the tree to create a hazard. Street trees shall not be topped pollarded, or otherwise pruned in a manner contrary to these goals, unless there is no practicable alternative that would preserve essential utility services.
21. See Irrigation Plans for irrigation layout - at Final Landscape Plan submittal.

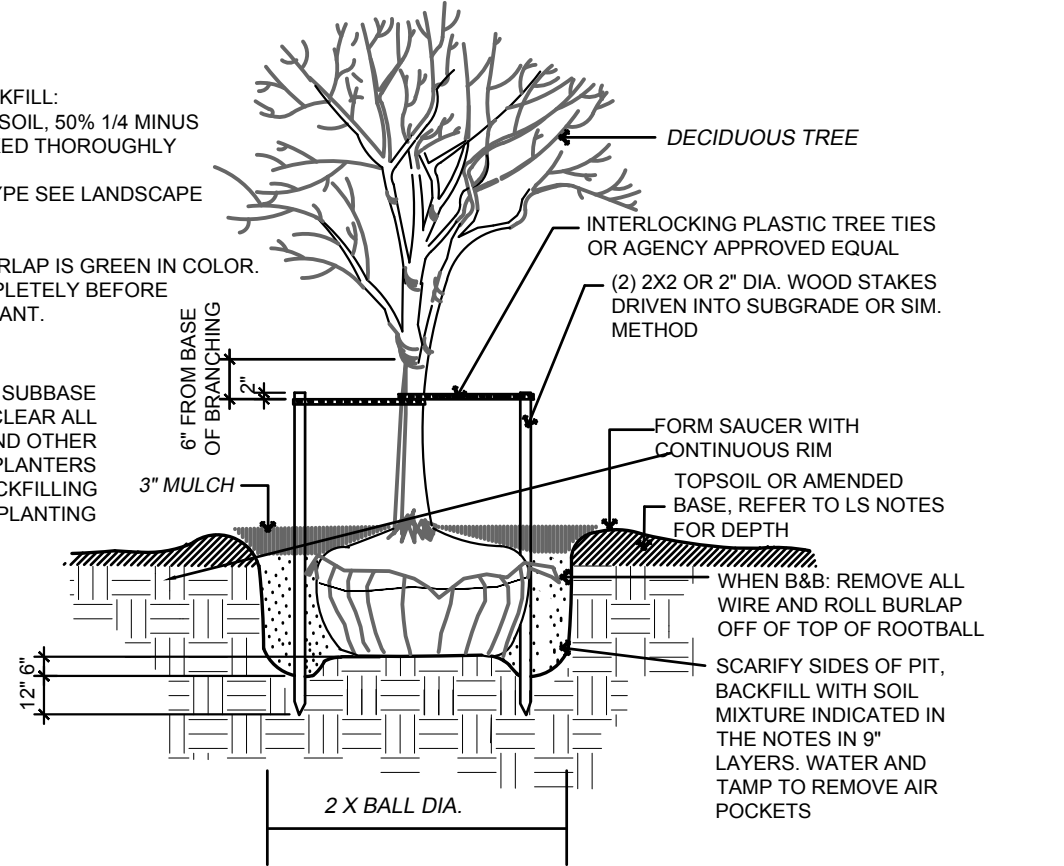


NOTES:
ALL GROUNDCOVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN THE PLANT LEGEND.
LOCATE GROUNDCOVER ONE-HALF OF SPECIFIED ON-CENTER SPACING FROM ANY CURB, SIDEWALK OR OTHER HARD SURFACE.

GROUNDCOVER PLANTING DETAIL
No Scale



EVERGREEN TREE PLANTING & STAKING DETAIL
N.T.S.



DECIDUOUS TREE PLANTING & STAKING DETAIL
N.T.S.



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APPROVED BY: KLO
SCALE:
OTHER:

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GIG HARBOR, WA 98332

PLANT LEGEND

TREES (80% Approved City List in Perimeters Min. - 100% proposed)			
SYMBOL	QTY	DESCRIPTION	SIZE
	9	Acer palmatum RED Varieties Japanese Maple Varieties - RED Leafed Multi Trunk Ok	8' Ht Min
	16	Pinus contorta Shore Pine *	6' Ht Min. Well Formed
	3	Stewartia japonica Japanese Stewartia	2' Cal. Min. Well Formed
	103	Pseudotsuga menziesii Douglas Fir *	6' Ht. (50%) 12' Ht (50%)
	8	Malus fusca (Pyrus fusca) Flowering Crab Apple *	2" CAL. Well Formed
	101	Abies grandis Grand Fir *	6' Ht. (50%) 12' HT (50%)
	14	Picea sitchensis Sitka Spruce *	6' HT. (50%) 12 HT (50%)
	6	Thuja plicata Western Red Cedar *	12' Ht. Min. Full / Compact
	8	Acer griseum Paper Bark Maple	2" CAL. Well Formed
	16	Cupressus sempervirens 'Stricta' or sim. Columnar Italian Cypress	6' Ht. Min. Well formed
	15	Tsuga heterophylla Mountain Hemlock *	6' Ht. (50%) 12 HT. (50%)
	10	Cornus nuttallii Pacific Dogwood	2" Cal. Min.

NOTE: * Plant material is from City of Gig Harbor's Director's Preferred Species list. Plant selections may not be substituted without approval of the City of Gig Harbor

INERT LANDSCAPE ELEMENTS

		Landscape Boulder - Columbia Basalt OR Granite (Owner's Choice)
	10	1 man rocks
	36	2 man rocks
	7	3 man rocks

PLANTER BOXES AT BUILDING A AND TRELLIS'

	108	Sedum angelia Angelina Yellow Sedum	4" Pot Groundcover
	13	Campsis radicans Trumpet Vine	1 GAL.
	52	Juniperus squamata 'Blue Star' Blue Star Juniper	1 GAL.
	31	Tournesol planter boxes - wilshire 24" wide x 48" long x 24" high www.tournesol.com	

SITE FURNISHINGS

SYMBOL	QTY	DESCRIPTION
	5	TOURNESOL BENCH 'PLAZA' PZ-0200-72 with PZ-02A arms SURFACE MOUNT

SHRUBS & GROUND COVERS

SYMBOL	QTY	DESCRIPTION	SIZE
	9	Euphorbia 'Ruby Glow' & Martini 'Ascot' Ruby Glow & Ascot Euphorbia & other varieties	1 Gal. 24" HT MATURE
	48	Carex testacea Orange Sedge	1 Gal. 24" HT MATURE
	38	Azalea 'Hino Crimson' Hino Crimson Azalea	3 Gal. 36" HT MATURE
	27	Clematis armandi Evergreen Clematis	1 gal. 15' CLIMBING
	49	Berberis cordifolia Berberis	1 Gal. 24" HT MATURE
	13	Ligustrum muscari Big Blue Big Blue Lilyturf	1 Gal. 24" HT MATURE
	72	Nandina domestica c. 'Gulf Stream' or 'Moonbay' Gulf Stream Heavenly Bamboo	2 Gal. 36" HT MATURE
	45	Small Rhododendron Varieties or sim. Evergreen Shrub Anna Rose Whitney, Black Satin, Cherry Cheesecake, Pearce's American Beauty	3 gal. 24" HT MATURE
	28	Pinus mugo & Dwf. Mugo Pine Standard Mugo Pine	5 Gal. / 2 Gal. 60" HT MATURE (STD) / 36" HT MATURE (DWF)
	25	Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	1 Gal. 24" HT MATURE
	110	Carex oshimensis 'Everillo' Everillo Yellow Sedge	1 Gal. 12" HT MATURE
	12	Crocosmia 'Lucifer' and other varieties Lucifer Crocosmia	1 Gal. 36" HT MATURE
	18	Phorium sundowner New Zealand Flax	1 GAL. 36" HT MATURE
	36	Pennisetum alopecuroides "Little Bunny" Fountain Grass	1 GAL. 24" HT MATURE

NATIVE SHRUBS & GROUND COVERS (80% Approved City List in Perimeters Min. - 100% proposed)

SYMBOL	QTY	DESCRIPTION	SIZE
	49	Amelanchier alnifolia Sea-hill	1 Gal. 15" HT MATURE
	74	Cornus canadensis Bunchberry	1 Gal. 12" HT MATURE
	58	Deschampsia cespitosa Tufted Hair Grass	1 Gal. 24" HT MATURE
	319	Asarum caudatum Wild Ginger	1 Gal. 12" HT MATURE
	77	Acer circinnatum Vine Maple	5 GAL. 20" HT MATURE
	212	Mahonia aquifolium Tall Oregon Grape	5 GAL. 6" HT MATURE
	314	Mahonia nervosa Oregon Grape	5 GAL. 30" HT MATURE
	286	Gautheria shallon Salal	5 GAL. 60" HT MATURE
	87	Symphoricarpos albus snowberry	5 GAL. 48" HT MATURE
	343	Polystichum munifitum Sword Fern	5 GAL. 36" HT MATURE
	160	Blechnum spicant Deer Fern	1 GAL. 24" HT MATURE
		Groundcover: Mahonia repens Low Oregon Grape 4" @ 18" OC or 1 Gal @ 24" OC	
		Groundcover: Gautheria shallon * Mahonia nervosa* Salal and Low Oregon Grape 1 Gal. @ 36" OC Triangular Spacing	
		Groundcover: Cornus canadensis Bunchberry 4" @ 18" OC or 1 Gal @ 24" OC	
		Groundcover: Arctostaphylos uva ursi 'Massachusetts' * Kinnikinnick 4" @ 18" OC or 1 Gal @ 24" OC	



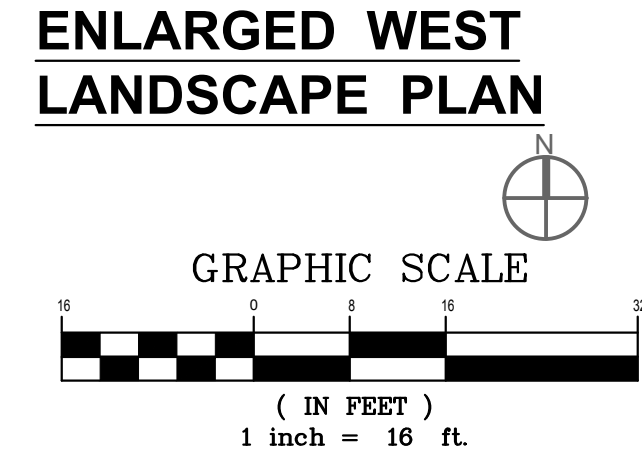
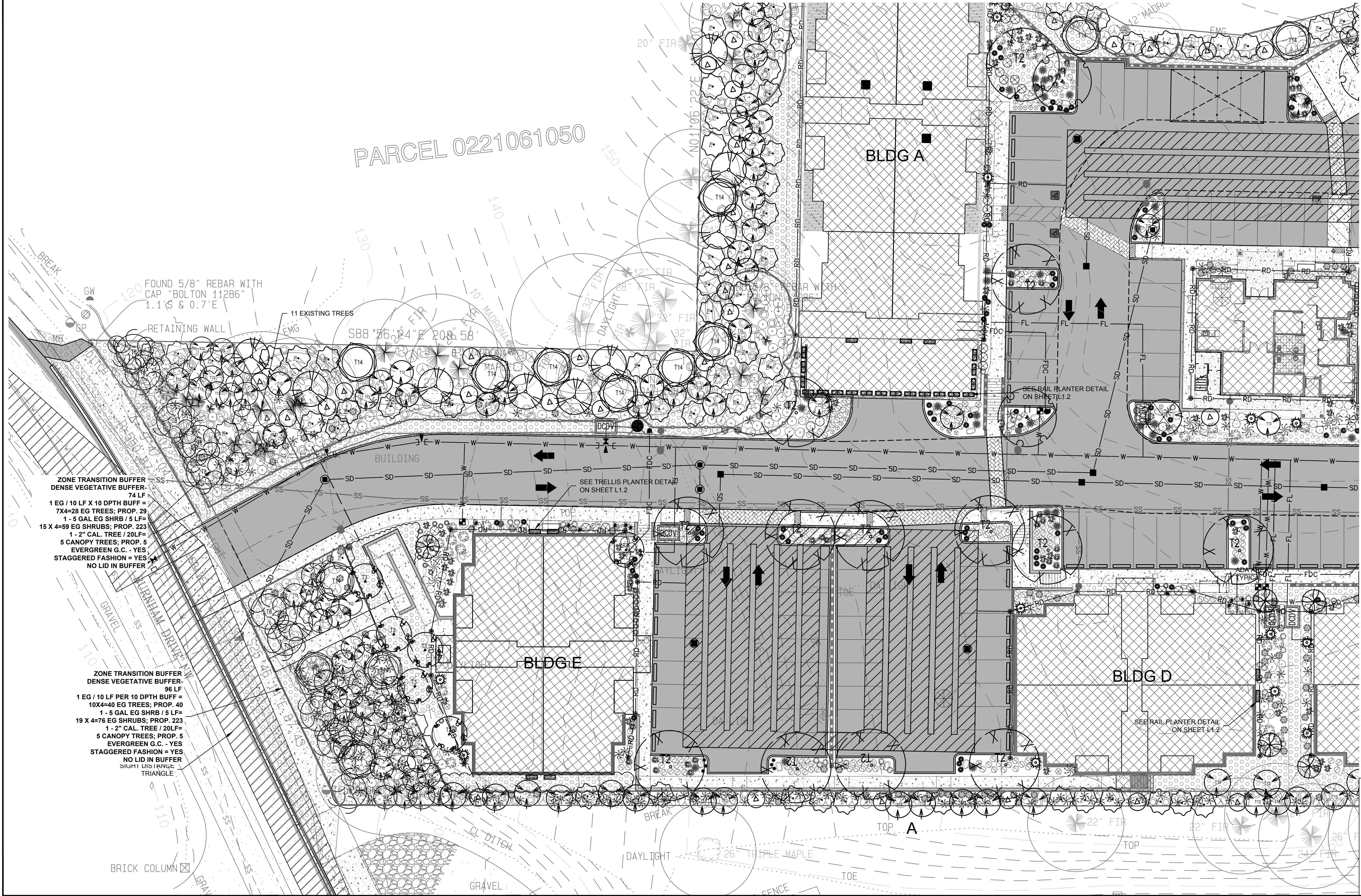
KATRINA KNUTSON, AICP
COMMUNITY DEVELOPMENT DIRECTOR

DATE: _____



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H. REVISED PER UPDATED SITE PLAN
I. REVISED PER UPDATED SITE PLAN
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K. REVISED PER UPDATED SITE PLAN (3.11.21)
L. REVISED PER AGENCY COMMENTS DATED: 09/30/2021

1724LSL	PERMIT NO. --
LANDSCAPE NOTES LEGEND & DETAILS	DRAWING NO. L3
	SHEET 3 OF 8



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G. REVISED PER AGENCY
H. REVISED PER UPDATED SITE PLAN
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NATURE BY DESIGN
LANDSCAPE ARCHITECTURE

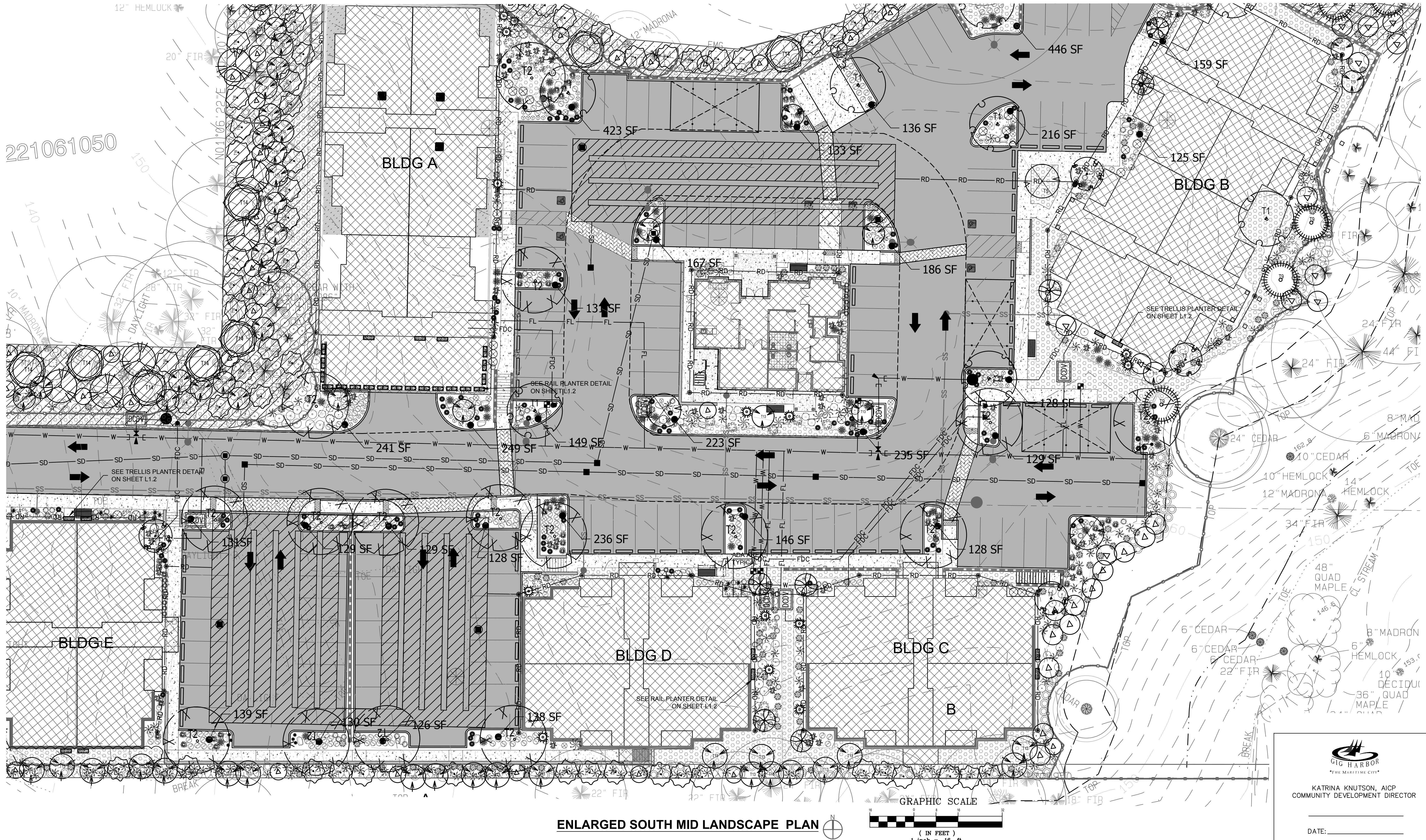
1320 ALAMEDA AVE SUITE B
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253.460.6067
WWW.NATUREBYDESIGN.COM

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APPROVED BY:	KLO
SCALE:	
OTHER:	

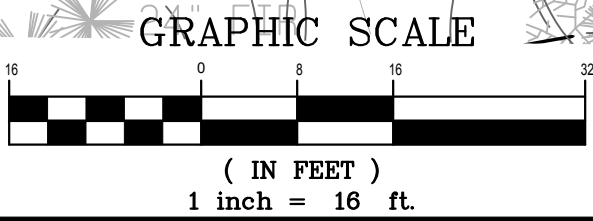
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1724LSL
ENLARGED WEST PLANTING PLAN

PERMIT NO. --	
DRAWING NO. L4	
SHEET OF 4 OF 8	



ENLARGED SOUTH MID LANDSCAPE PLAN





KATRINA KNUTSON, AICP
COMMUNITY DEVELOPMENT DIRECTOR

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LANDSCAPE ARCHITECTURE

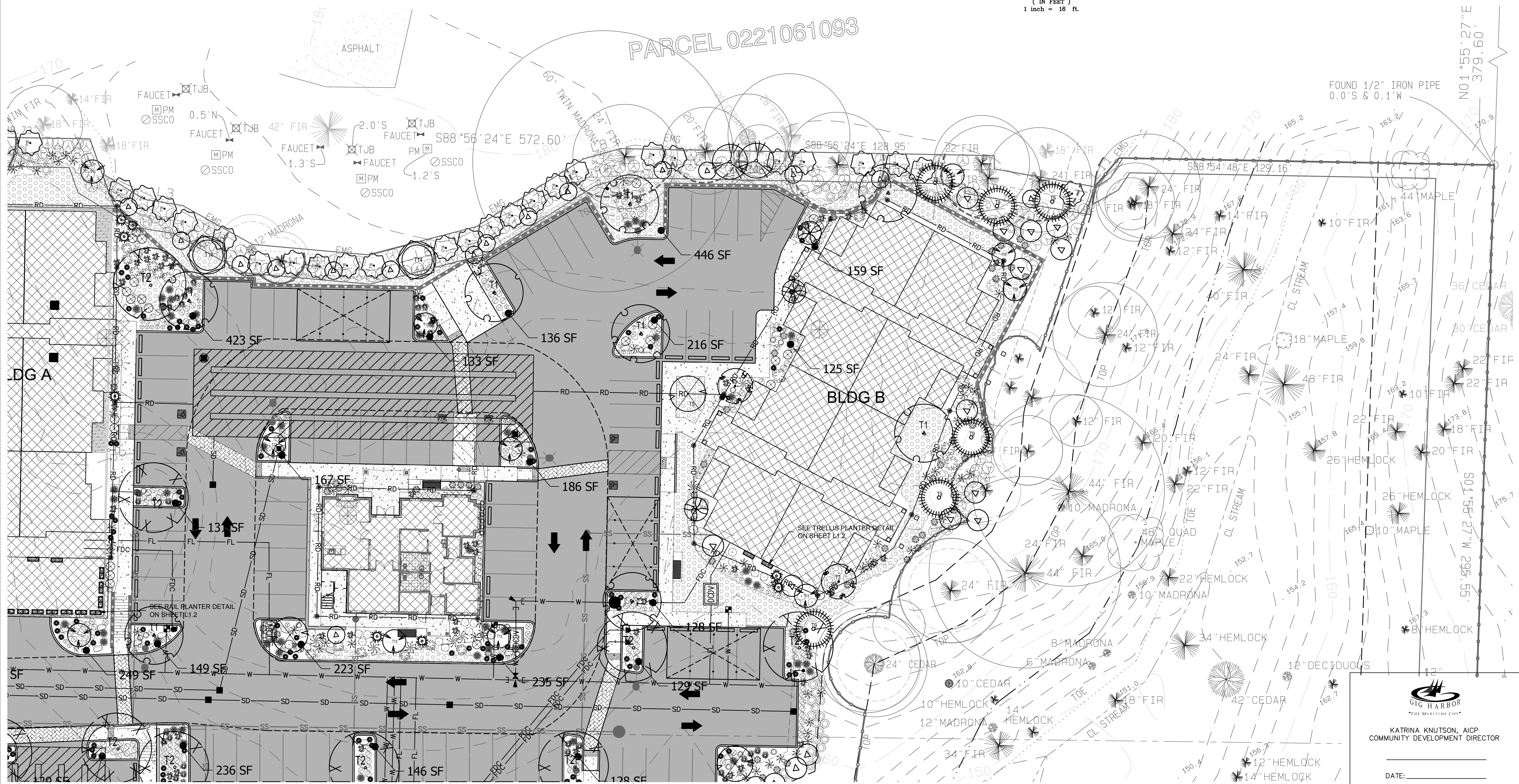
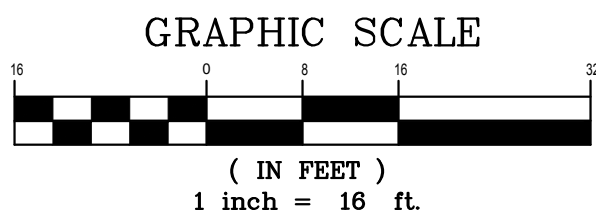
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1724LSL	PERMIT NO. --	
ENLARGED SOUTH LANDSCAPE PLAN	DRAWING NO. L5	
	SHEET OF 5 OF 8	

ENLARGED NORTHEAST LANDSCAPE PLAN



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G. REVISED PER AGENCY
H. REVISED PER UPDATED SITE PLAN
I. REVISED PER UPDATED SITE PLAN
J. REVISED PER UPDATED SITE PLAN
K. REVISED PER UPDATED SITE PLAN (3.11.21)
L. REVISED PER AGENCY COMMENTS DATED: 09/30/2021



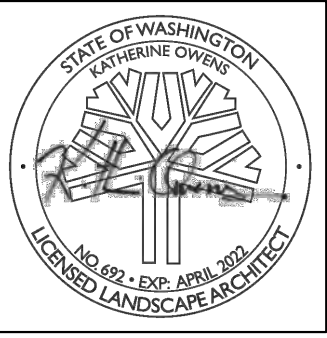
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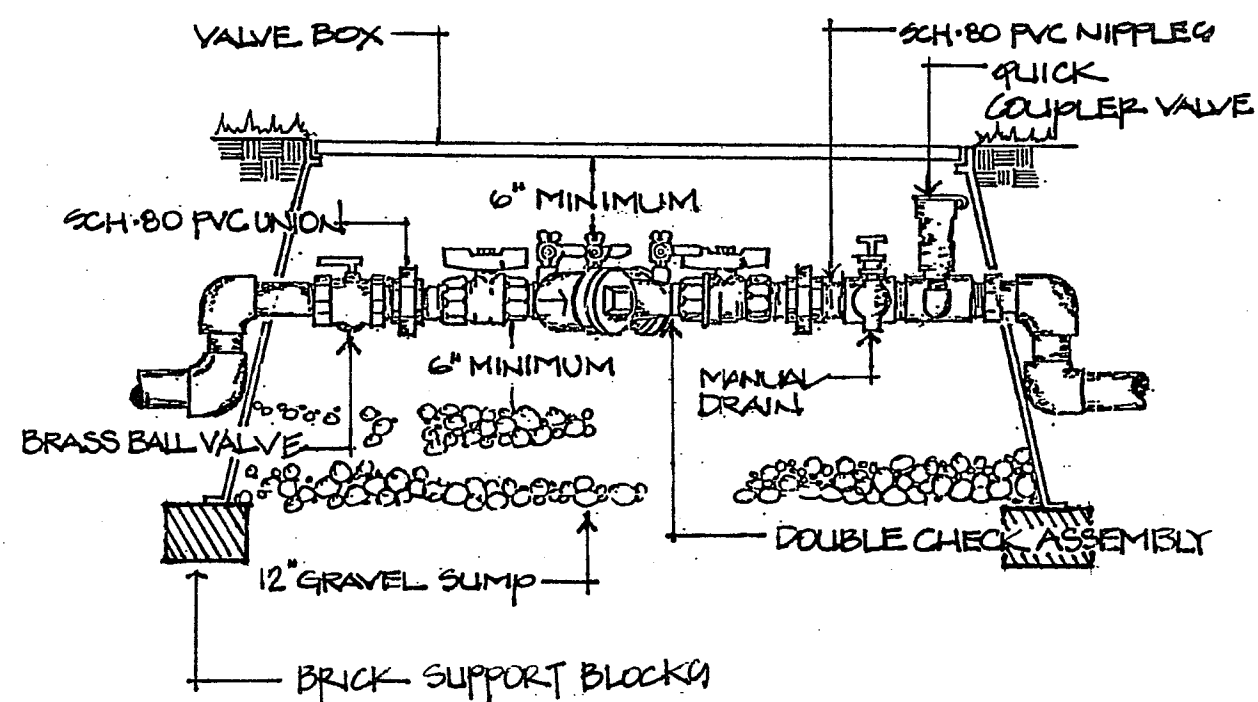
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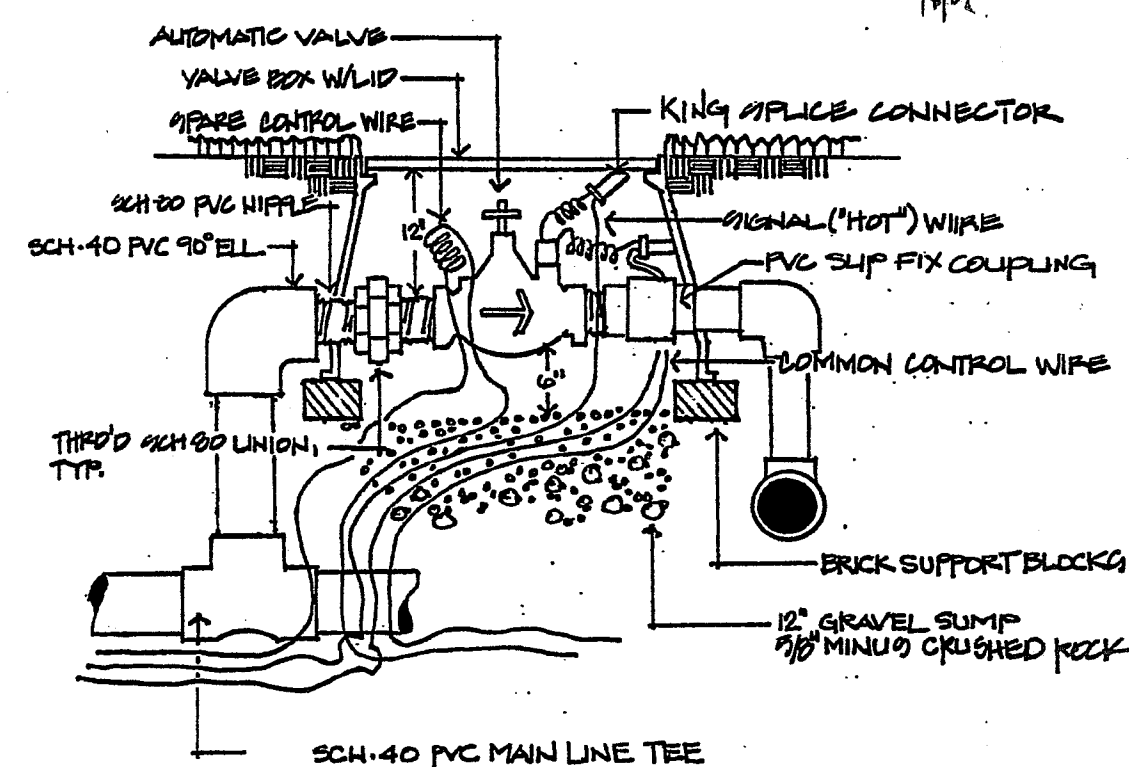
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ENLARGED NORTH PLANTING PLAN	DRAWING NO. L6
	SHEET OF 6 OF 8

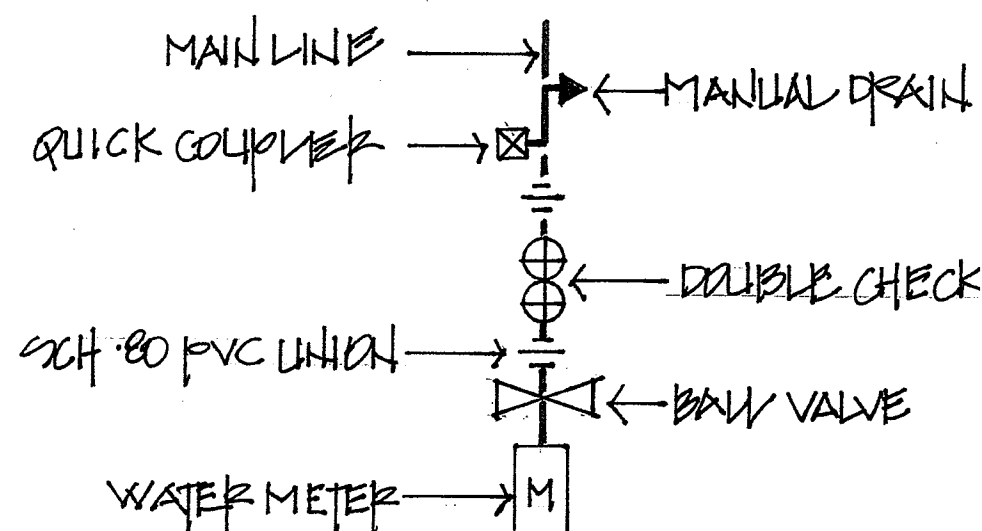




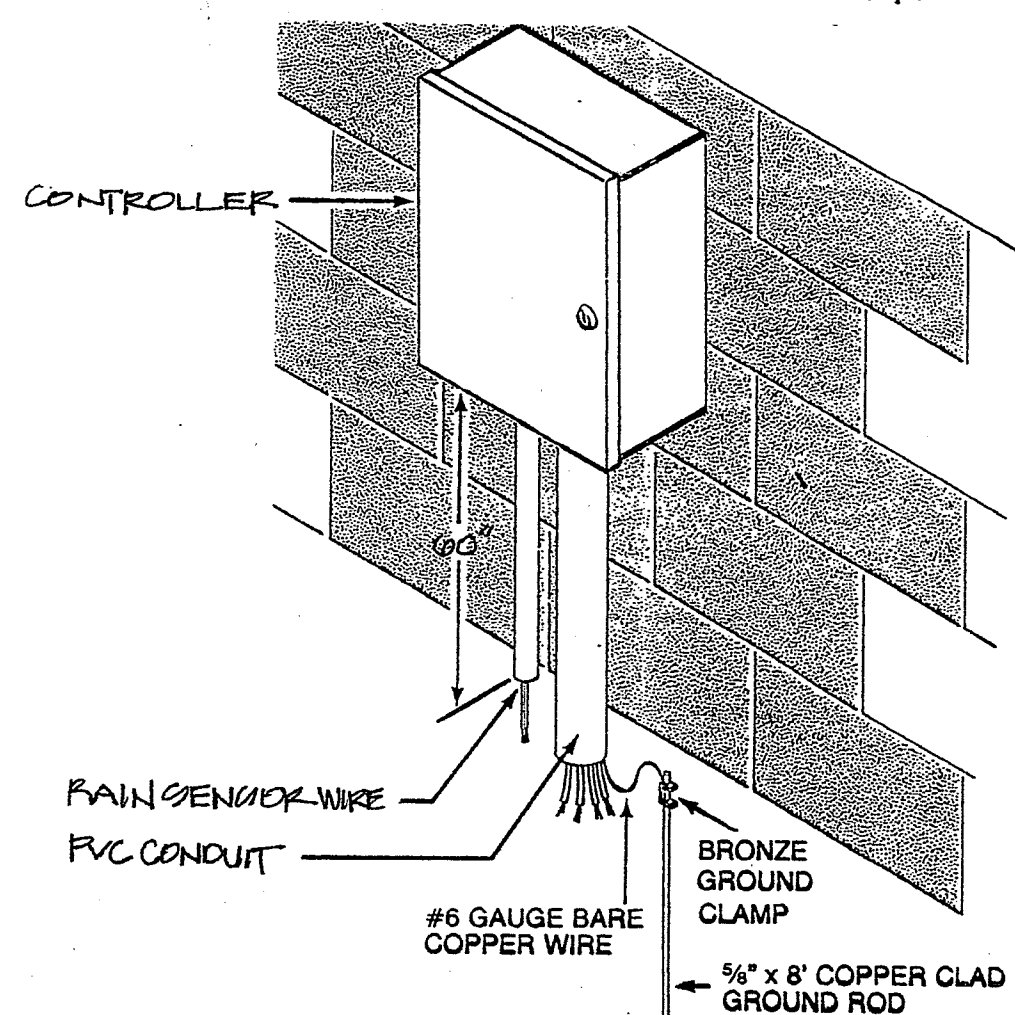
Backflow Preventer Detail



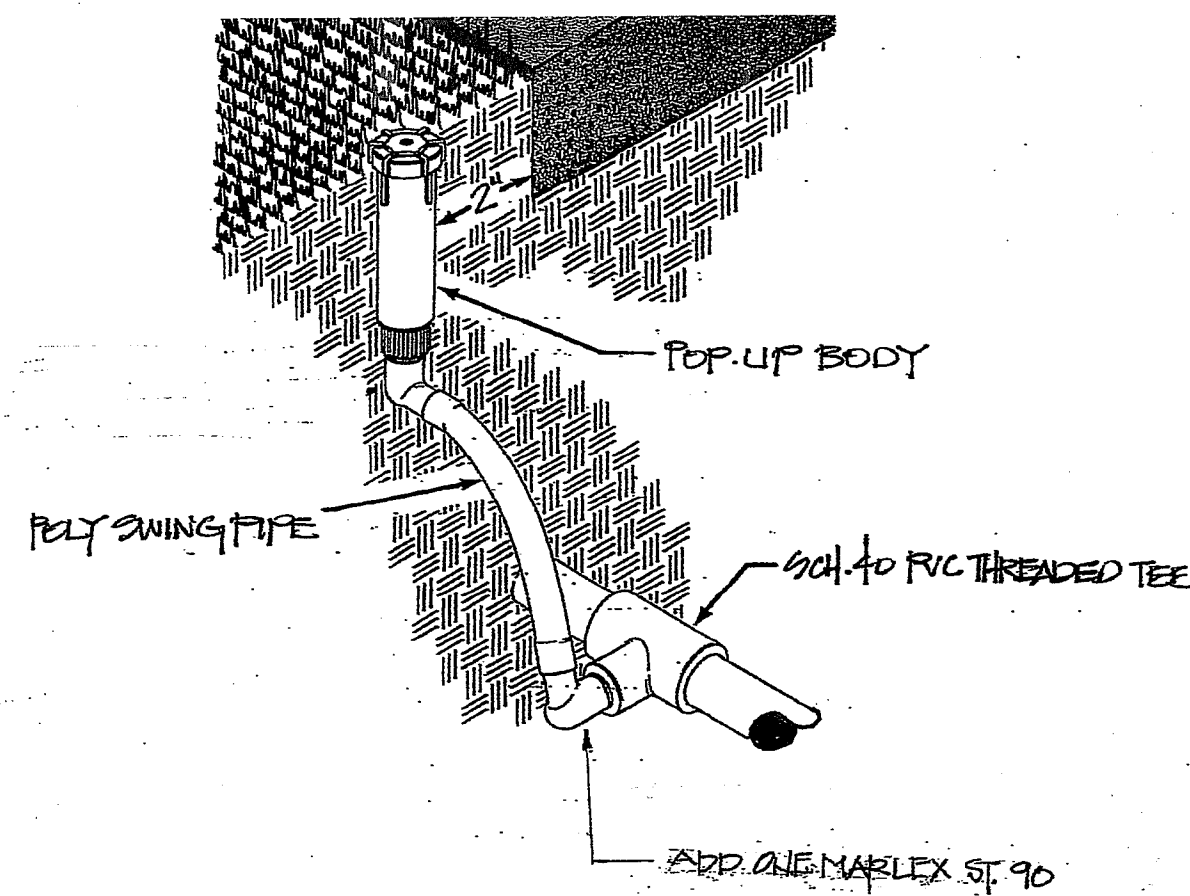
Control Valve Detail



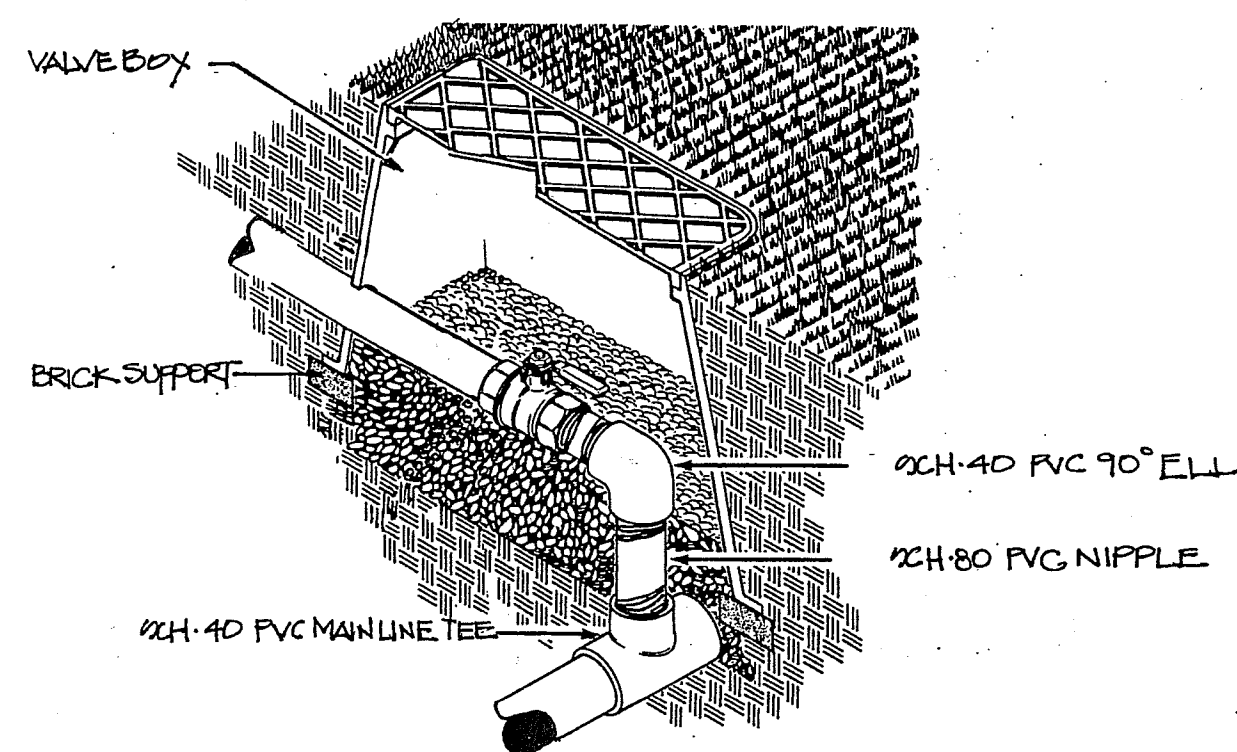
Point Of Connection Detail



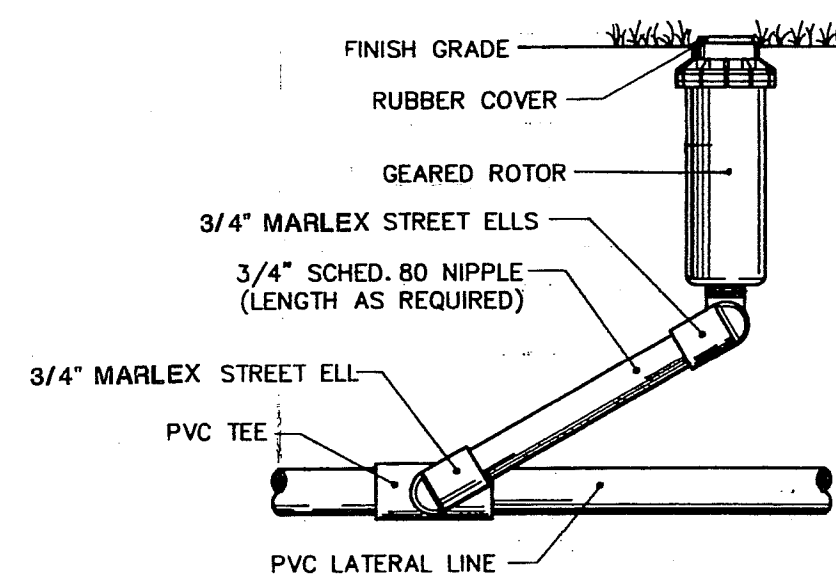
Auto Controller Detail



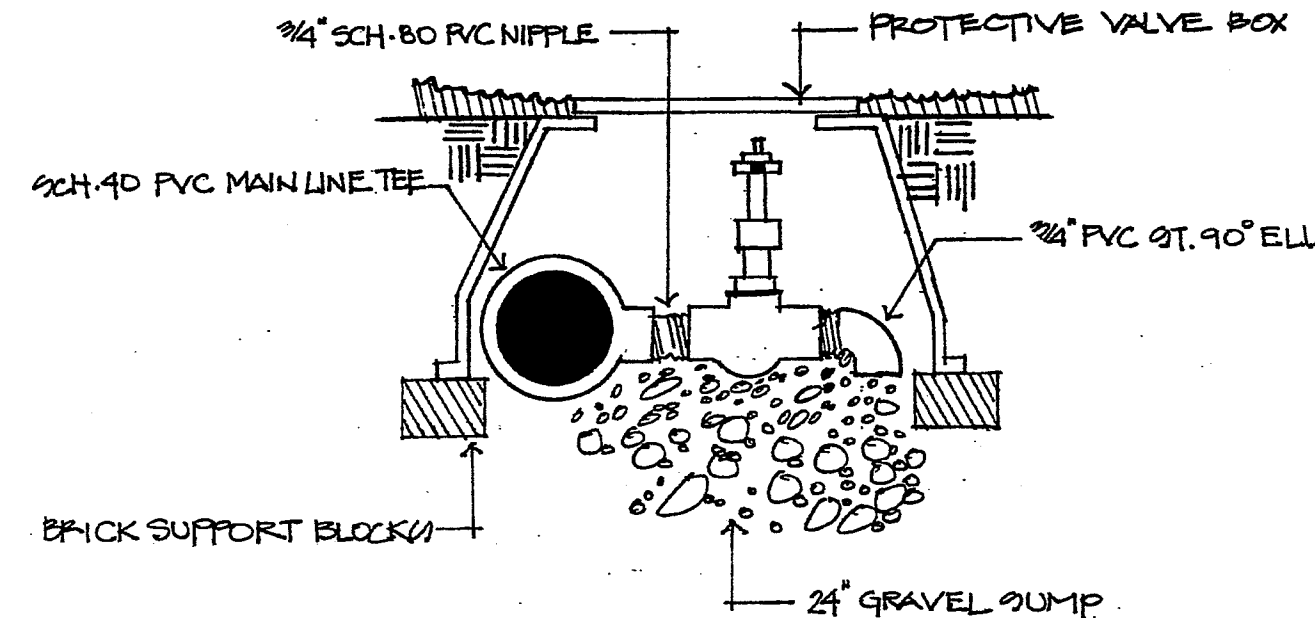
Spray Head Detail



Isolation Valve Detail



Rotary Sprinkler Detail



Manual Drain Detail

Valve Schedule

NUMBER	G.P.M.	AREA & TYPE
1	20.71	SHED ROTARY SPRINKLER HEAD
2	20.20	SPRAY HEAD SPRINKLER
3	20.94	ROTARY SPRINKLER HEAD
4	20.70	SPRAY HEAD SPRINKLER
5	24.10	ROTARY SPRINKLER HEAD
6	20.14	SPRAY HEAD SPRINKLER
7	20.04	
8	25.14	
9	24.92	
10	29.52	
11	25.67	
12	20.79	
13	23.73	
14	20.30	
15	27.30	
16	27.73	

Equipment Legend

CATALOG NUMBER	SYMBOL	DESCRIPTION	PSI	RADIUS
PAF-04-FRB-STD NOZ.	●	HUNTER POP-UP ROTARY SPRINKLER HEAD	45	30'
PAF-04-FRB-REP NOZ.	○	RAIN BIRD POP-UP SPRAY HEAD SPRINKLER	45	25'
1000-PRS-SAM-16 MPR	●	RAIN BIRD POP-UP SPRAY HEAD SPRINKLER	30	15'
	○			12'
	●			10'
	○			8'
	○			5'
	●	BUBBLER SPRINKLER		1'
	□	SPRAY HEAD SPRINKLER		4'x16'
	RCU			
	VC9			
	90T			
200BVT-FHAM-2.00"	⌵	HAMMON BRASS FULL PORT BALL VALVE		
150 BVT-FHAM-1.50"	⌵	FEBCO DOUBLE CHECK ASSEMBLY		
B5D-1.50"	⌵	RAIN BIRD QUICK COUPLING VALVE W/MATCHING KEY & HOSE END		
44 NP-1.00"	⌵	RAIN BIRD QUICK COUPLING VALVE W/MATCHING KEY & HOSE END		
TS SV-0.75"	▲	LAWN LIFE MANUAL DRAIN VALVE WITH RISING SWIVEL		
PEB-150-FRM	⌵	RAIN BIRD AUTO CONTROL VALVE		
ESP-ME-16 STATION	⌵	CONTROLLER WALL MT. WITH LINK WIFI MODULE		
RSD-BEX	⌵	RAIN SENSOR		
220BCB-17"x30"x18"	NONE	NDS BACKFLOW BOX W/ BOLT DOWN COVER		
34 BC-14"x19"x12"		CONTROL VALVE & ISO LATERAL VALVE BOX W/LID		
312BC-9"x10"		MANUAL DRAIN BOX W/LID		
SCH-40	---	SOVELT WELD PVC MAIN LINE, SIZE AS SHOWN		
CL-200	---	LATERAL		
SCH-40	---	SLEEVING		
14-1-UP	NONE	DIRECT BURST CONTROL WIRING, USE WHITE FOR COMMON, RED AS SIGNAL AND YELLOW FOR SPARE.		

Project Notes:

- Irrigation Engineering design based on a new 1.00" irrigation meter with 100 + static water pressure. Verify prior to starting project.
- Install all equipment per State and City of Gig Harbor Codes and specifications.
- Prior to any excavation contact Utility Locators for all utility locations.
- Install the sleeving, main line and control wiring with 18" of cover and 12" for all lateral piping.
- Prior to backfill, pressure test the main line with line pressure for (1) one hour with 0 loss. The completed test sheet is to be signed, dated and turned over to the Landscape Architect.
- Backfill materials shall be rock free native soil or clean sand.
- After the backflow assembly is installed it shall be certified by a licensed BAT. The completed form is to be turned into the City of Gig Harbor Water Department.
- From the controller draw (2) two spare yellow wires to each valve No. 1, 6, 12 & 16. All control valve boxes shall have the spare yellow wires visible inside.
- Wire splices shall be within the valve boxes only using 3MDBY splice kits. Do not splice the red signal wire between the valve and the controller.
- Mark all control valves using plastic valve tags. Number the valves as per the engineering plan.
- Adjust the radius and arc on all sprinkler heads so that the spray pattern conforms within the landscape areas.
- Install equipment as per the details shown.
- The installer is to provide an exact "as-built drawing" of the installed system and the control wiring routing.
- As part of the contract the installer shall perform (1) one of each function. System Winterization and Spring Start-up. The Spring Start-up includes a complete system review to ensure that it is operating correctly. Adjust and repair as required.

IRRIGATION SLEEVING NOTE:

THE IRRIGATION MAIN LINE SHALL BE SLEEVED NA 4.0" SCH 40 PVC PIPE WHEN GOING UNDER HARD SURFACES. NOTE: A 2.00" SCH 40 PVC PIPE SHALL ALSO BE INSTALLED FOR THE 24" VOLT CONTROL WIRING.

PRESSURE REGULATING CONTROL VALVES:

ADJUST ALL PRESSURE REGULATING CONTROL VALVES TO THE CORRECT OPERATING PRESSURE OF SPRINKLER HEAD WITHIN EACH ZONE.

REVISIONS
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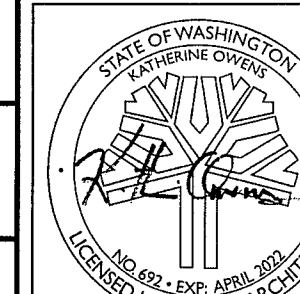
IRRIGATION
NOTES & DETAILS

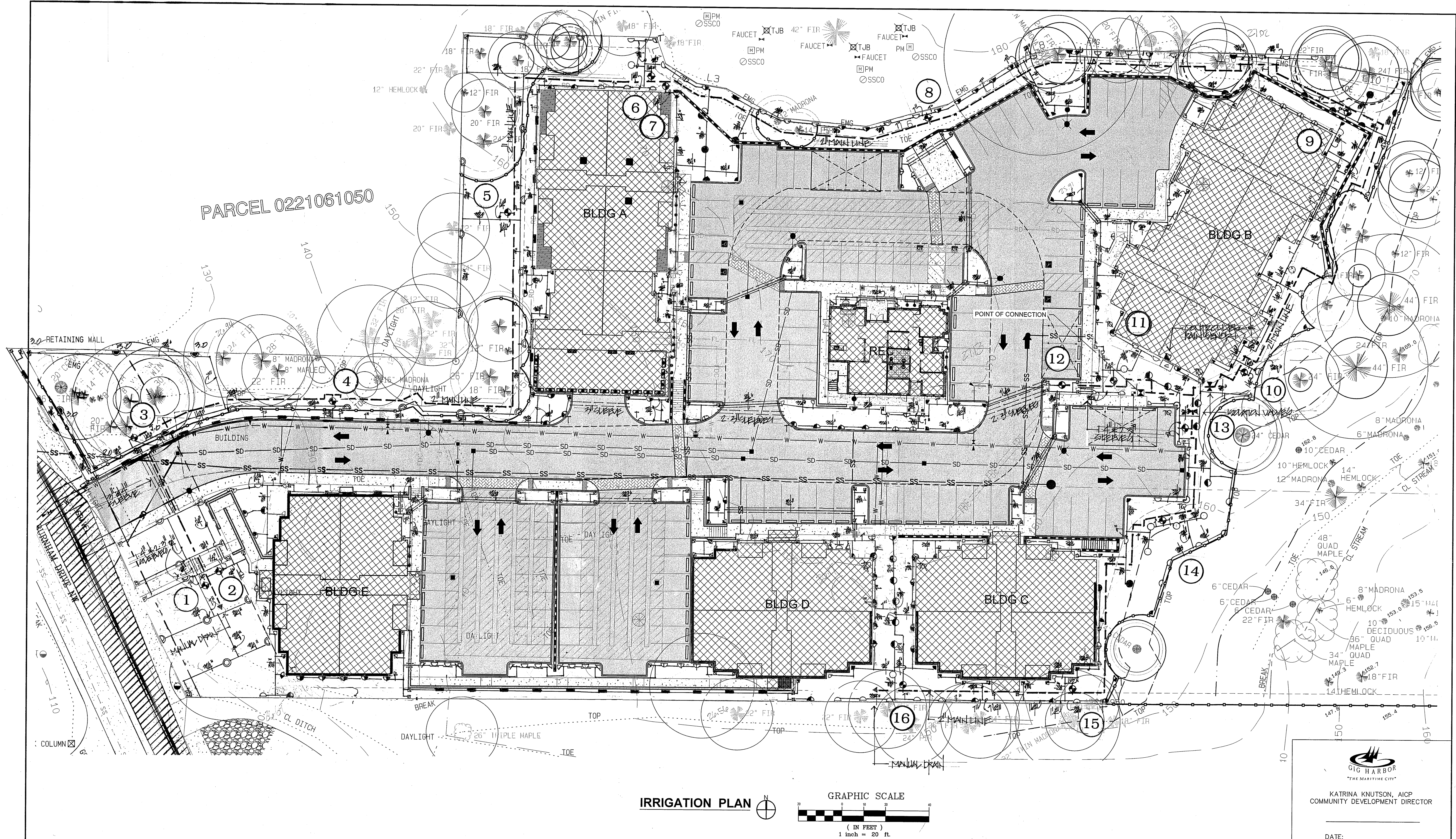
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DRAWING NO.	1724
SHEET OF	7 OF 8



KATRINA KNUTSON, AICP
COMMUNITY DEVELOPMENT DIRECTOR

DATE: _____





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 Nature By Design Landscape Architecture	NATURE BY DESIGN LANDSCAPE ARCHITECTURE 1320 ALAMEDA AVE SUITE B FIRCREST, WA 98466 253.460.6067 WWW.NATUREBYDESIGN.COM	DESIGNED BY: KLO	BURNHAM DR APTS XXX BURNHAM DR GIG HARBOR, WA 98332	1724LSL	PERMIT NO. --	
		DRAWN BY: SR		OVERALL CONCEPTUAL IRRIGATION PLAN	DRAWING NO. 1724	
		CHECKED BY: KLO			SHEET 8 OF 8	
		APPROVED BY: KLO				
SCALE: 1 inch = 20 ft.		OTHER:				



CIVIL ENGINEERING ♦ SURVEYING ♦ LAND PLANNING

P.O. Box 949, Gig Harbor, WA 98335
4706 97th St. NW, Suite 100
Gig Harbor, WA 98332

Phone: 253-857-5454
Fax: 253-509-0044
Email: info@contourpllc.com

Revised
October 29, 2021

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

Hearing Examiner
Burnham Drive Apartments
PL-SPP-18-0001 et al

Exhibit C

RE: Burnham Drive Apartments: Project Narrative and Conditional Use Justification:

Dear Staff;

The following is a narrative and Conditional Use Justification per GHMC 17.64.040 for the proposed Burnham Drive Apartment Project located at 9411 Burnham Drive NW (Tax Parcel 0221061028).

Narrative

The proposal is for a 78-unit mixed-use multi-family professional office development. The development includes 5 residential buildings with an assessor recreational/community/professional office building, parking, and utility extensions. The recreational/community building includes leasing offices, four professional offices for lease by tenants or by the general public, and other amenities open to all tenants. The parcel is an irregular shape and encompasses 4.407 acres. The site has frontage along Burnham Drive NW. The site is generally hilly with a predominant slope running from North to South. A ravine with steep slopes runs from north to south and is located near the eastern property line. Currently, we do not anticipate any development activities in the ravine. The plan is to develop up to the top of the slope on the western side and leave the remainder in its natural state. As such, the significant vegetation within the ravine, the setbacks, and buffers should fulfill the vegetation retention requirements. We are not aware of any other critical areas onsite. The existing structure located along Burnham DR NW will be removed.

The property is currently zoned B-2 and is in a Corridor Enhancement area. The proposed multi-family apartment use is defined as a conditional use in the underlying zone. The adjacent properties have a variety of zoning designations and are all developed. The zones and uses of the adjacent properties are as follows:

- North – Commercial - RV Park (RB-2 zone)

- East – Single Family PRD (R-1 zone)
- South – Commercial - Fraternal Organization (B-2 zone)
- West – Single-family residential and Burnham Dr. NW (B-2 and R-2 zones)

From our review of the Gig Harbor Municipal Code, the following setbacks and buffers apply to the project:

- North Property Line
 - A 5' Side yard building setback
- East Property Line
 - A 20' Rear yard building setback
 - A 40' Zone transitional buffer
- South Property Line
 - A 5' Side yard building setback
- West property Line
 - A 30' Building Setback from the existing SFR parcel on a similarly zoned property
 - A 20' Front yard building setback from Burnham Dr. NW
 - A 30' Buffer for significant vegetation retention related to the Corridor Enhancement

The development will include five 3-story multi-family residential buildings (Building A through E) and a two-story recreation/community building with leasing offices that is an accessory use to the apartments. As mentioned previously the recreation/community building will have 3 uses: leasing offices, leaseable professional office space for tenants or for members of the public, and recreation amenities for tenants. The unit mix proposal is for a combination of 30 1-bedroom apartments and 48 2-bedroom apartments for a total of 78 units. Parking has been provided at a rate of 1.5 stalls per 1-bedroom unit and 2 stalls per 2-bedroom unit, with 12 stalls provided for the leasing and office. Building A will be built over an underground parking garage with a total of 24 parking stalls. There is a total of 153 parking stalls on site.

The eastern portion of the 4.407 acres or 191,971 sq. ft. site is encumbered with a ravine and intermittent stream located on the ravine floor. The ravine and stream area is 52,986 sq. ft. or 1.216 acres. After subtracting the critical areas from the gross site area, the "site area" of the site is 3.191 acres or 138,985 sq. ft. City of Gig Harbor Staff has requested that streets and private roadways be removed from the net developable area. There are no streets or private roadways as part of this development.

Per GHMC 17.04.080 "Site area" means all the area within the boundaries of a lot, tract, parcel, or site, excluding public rights-of-way dedicated to the state, county, or city for use as thoroughfares and private rights-of-way established for motor vehicular thoroughfares.

Per GMMC 17.05.030.B Public rights-of-way, streets, private roadways, and private driveways for two dwelling units;

Title 17 does not define right(s)-of-way or roadway. Per GHMC 17.04.010.H,

Where a definition for a word or term is not found in this section, the definition of the word or term as found in the latest edition of Webster's Dictionary shall apply.

Merriam-Websters Dictionary defines right-of-way as :

- 1: *a legal right of passage over another person's ground*
- 2: *a: the area over which a right-of-way exists*
b: the strip of land over which is built a public road
c: the land occupied by a railroad especially for its main line
d: the land used by a public utility (as for a transmission line)
- 3: *a: a precedence in passing accorded to one vehicle over another by custom, decision, or statute*
b: the right of traffic to take precedence
c: the right to take precedence over others

Merriam-Webster Dictionary defines Roadway as

- 1 *a: the strip of land over which a road passes*
b: ROAD
specifically: ROADBED sense 2b
- 2: *the part of a bridge used by vehicles*

Based on the Merriam-Webster definitions it does not appear that any area on the proposed development qualifies as a right-of-way public or private or a roadway. It is our understanding that this would apply to a portion of land either dedicated to the city as public or set aside in a Tract for vehicular access. However, to move the project forward we are removing the drive aisle from the site area to define an effective density. The looped drive aisle on site has an area of 17,304 sq. ft. or 0.397 acres. If this area is removed from the site area there would be 121,826 sq. ft. or 2.797 acres. This creates an effective density for the proposed development of 27.8. Based on the site area without removing the drive aisle the effective density proposed by the development is 24.444 units per acre. It is important to note that the B-2 district does not place a limit on density.

It is important to acknowledge the following summary of the submitted application material concerning density:

- the proposed multi-family development has a gross floor area ratio of 49% of the gross site area.
 - The average floor area per building is 15,738 sq. ft. with the largest building at 30,180 (bldg. A) and the smallest 3,630 sq. ft. (Rec/Office Building).
- Meets the setbacks for “other residential” structures as identified in GHMC 17.36 and the additional setbacks identified in GHMC 17.99 from the existing SFR located in the inset parcel to the northwest.
- The development meets the parking requirements as identified in GHMC 17.72 for multi-family developments and the leasing office located in the recreation building.
- The impermeable and hard surface coverage onsite are both significantly below the maximums allowed.
- The development is providing more saved trees than the minimum required by the GHMC.

The proposed project will gain ingress/egress from a new driveway located along Burnham Drive. The frontage will be improved with Curb and gutter, sidewalks, and street trees.

Conditional Use Justification (GHMC 17.64.040)

- 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;

The subject site is zoned General Business (B-2). GHMC Chapter 17.36 outlines the intent, permitted uses, and general design requirements for the B-2 zoning district. GHMC 17.36.010 defines the intent of the B-2 district as:

The purpose of the B-2 district is to provide areas that offer a wide range of consumer goods and services. It is further intended to group buildings and business establishments in a manner that creates convenient, attractive, and safe development. The products and services shall primarily be for sale on the premises only. All business shall be conducted within enclosed buildings, except for approved outdoor storage, display, and dining areas.

As the proposed is a mixed-use development with a mix of multi-family, and professional offices the development is in compliance with the purpose of the underlying zone. The Comprehensive Plan designates the future land use of the subject property as Mixed Use. Mixed-use is defined in the Comprehensive Plan Goal 2.2.3 j) as:

...an area of commercial/employment, office, and multifamily located along principle collector routes which link the downtown area with SR-16. Commercial/employment activity within a Mixed-Use area caters to a customer base beyond the immediate surrounding neighborhoods due to its location along the collector routes. The individual commercial/employment activities or developments in these areas are not of a size or character to be considered "major" activity or traffic generating uses. Multifamily and office uses are allowed within the Mixed-Use area to provide economic diversity and housing opportunities near transit routes and business activities.

Furthermore, 17.36.030 references GHMC 17.14.020 for conditional uses permitted within the zoning district. The matrix located in 17.14.020 indicates multi-family housing as a Conditional Use. The matrix lists residential developments of all types as conditional use. Chapter 17.36 also details design standards like setbacks for all types of residential developments.

Therefore, the proposed mixed-use multi-family and professional office development is consistent with the intent of the zoning district and the comprehensive plan. In conclusion, the proposed development intends to comply with the remainder of the relevant portions Chapter 17.36

- 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;

The granting of Conditional Use will not be detrimental to public health, safety, comfort, convenience, and general welfare. The development has been designed to comply with the regulation of the GHMC. The development will be served by public water, sewer and include a stormwater detention and treatment facility. The development will improve pedestrian access on Burnham Drive.

The development will not adversely affect the established character of the surrounding neighborhood or be injurious to the property or improvements in the vicinity. The site and the surrounding area are zoned B-2 to the south, RB-2 to the north, R-2 across Burnham Drive, and PRD on the opposite side of the ravine. As mentioned previously the proposed use is a Conditional Use within the subject zoning district. This multi-family housing project fits with the scale of the surrounding properties that are already a mix of uses including commercial, business services, general warehousing/industrial, mini-warehousing, an outdoor gun club, restaurants, and single-family residential uses. Where adjacent to existing single-family residential uses and Burnham Drive the proposed development is providing increased landscape buffer and/or building setbacks to mitigate any visual impacts. The Ravine will also serve as a significant natural buffer from the residential development to the east. Building heights will not exceed the maximum of 35-feet allowed outright by the B-2 zone. Existing development appears to be a combination of single-story and multi-story buildings with Warehouses in the Northharbor Business Park being the tallest existing buildings in the area. A multi-family development near jobs, entertainment, and other services will be a benefit to the Burnham Drive Corridor.

- 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 proposed development is located adjacent to a mix of zoning districts and uses. The property to the north is zoned RB-2 and contains a commercial use (RV Park). The property to the South is zoned B-2 and contains a commercial use (Private Club). The properties to the west are a combination of B-2 (with a single-family use) and R-2 across Burnham Drive. The property to the west is zoned PRD. The development will comply with all applicable building setbacks and transition buffers outlined in GHMC. Compliance with the setbacks and buffers will ensure that the development is properly located in relation to adjacent land uses.

The property fronts Burnham Drive NW an Arterial road with connection to the City and the greater region. Per the Traffic Impact Analysis submitted with this application the proposed development will not place an undue burden on the existing infrastructure, any impacts will be mitigated through the payment of the City's Traffic Impact Fees.

The property will be served public sanitary sewer and public water which are currently available and located in the Burnham Drive right-of-way. The site will include a Stormwater detention facility and comply with all relevant stormwater regulations.

- 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 development has been designed to comply with all applicable requirements of the Gig Harbor Municipal related to site design.

Density

The B-2 zone does not address density for multi-family projects.

Setbacks

The proposed development intends to comply with all applicable building setbacks in GHMC 17.36.060. The development is also providing a 40' zone transition buffer along the western property line adjacent to Burnham Dr. and the Eastern Property Line.

Impermeable and hard Surface Coverage

The development will not exceed the maximums outlined in GHMC 17.36.080.

Building Height

The multi-family buildings will not exceed the maximum height of 35'. The site is not within a height restriction area.

Please contact us with any comments or questions.

Regards

A handwritten signature in blue ink, appearing to read 'Stephen Bridgeford', with a stylized flourish at the end.

Stephen Bridgeford
Land Planner

City of Gig Harbor Transmittal Form

Routing for: NOA SEPA NOPH **NOPM** NOD **Notice Date:** 04.29.2021
Project: Burnham Drive Apartments **Planner:** Kim

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)

Electronic Mail ☐ Washington Department of Commerce

☐ Pierce Transit Land Use Review

☐ Washington State Department of Fish & Wildlife

☐ Washington State Department of Natural Resources

☐ Washington State DAHP

☐ Puyallup Tribe of Indians Historic Preservation

☐ Puyallup Tribe Cultural Resources

☐ PenMet Parks

☐ Gig Harbor Fire & Medic One

☐ Suquamish Tribe

☐ Peninsula School District

☐ Pierce County Planning and Land Services

☐ Washington State Department of Transportation, at REVIEW

☐ Squaxin Island Tribe

☐ Muckleshoot Tribe

☐ Washington Department of Corrections

☐ Puget Sound Partnership

☐ Nisqually Tribe

☐ Peninsula Light Company

Other Parties:

1st Class Mail

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

Hearing Examiner
Burnham Drive Apartments
PL-SPP-18-0001 et al

Exhibit E

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF MAILING

I, Michelle Thomas (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 29, 2021 I mailed a true and correct copy of the of Notice of Public Meeting for the following:

Project Name: **Burnham Drive Apartments**

Project Location: **9411 Burnham Drive - Parcel No. 0221061028**

Permit Number(s): **PL-SPP-18-0001, PL-CUP-17-0001, PL-DR-17-0184,**
- **PL-ALP-18-0008 & PL-SEPA-17-0013**

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 29th day of April, 2021.

Michelle Thomas

DECLARANT (signature)



DEVELOPMENT SERVICES

NOTICE OF PUBLIC MEETING

Burnham Drive Apartments

Permit Number(s): PL-SPP-18-0001, PL-CUP-17-0001, PL-DR-17-0184, PL-ALP-18-0008, PL-SEPA-17-0013

Date of Notice: April 29, 2021

Applicant: Paul Conan, 9004 Franklin Avenue, Gig Harbor, WA 98332

Agent: Contour Engineering, LLC, c/o Jeremy Haug, PO Box 949, Gig Harbor, WA 98335

Project Location: 9411 Burnham Drive, the site is located on the east side of Burnham Drive, approximately 650 feet north of the intersection of Burnham Drive and Harborview Drive. Sec 06, Tw 21, R 02, QTR 12. Assessor's Parcel Number: 0221061028

Project Description: The proposal includes the short subdivision of one parcel (Assessor's Parcel Number 0221061028) of approximately 4.41 acres into two lots of approximately 1.6 and 2.8 acres. The proposal also includes the development of a mixed-use multi-family complex consisting of 78 apartment units, a recreation building, and professional offices for lease, with associated parking and utility infrastructure. The use of the site will be encompassed in 6 new structures. An existing structure located on the site will be removed as part of the project's development. Direct access to the site is provided from Burnham Drive abutting on the west via an ingress/egress and public utility easement. The applicant is seeking a recommendation from the Design Review Board (DRB) related to specific requirements of Article III: Site Design and Article IV: Architecture.

SEPA Threshold Determination: A threshold determination has not been made to date.

PUBLIC MEETING DATE: Design Review Board, May 13, 2021, 5:00 pm, NOTE: This public meeting will be held in an online format subject to the latest public health recommendations.

Interested persons are invited to attend the public meeting and provide comment on this proposal. The meeting will be conducted in the manner prescribed by Gig Harbor Municipal Code Section 17.98.055(C).

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

Interested persons may comment on the above stated application or may request a copy of the decision on this application. **Pursuant to the Governor's Stay Home – Stay Healthy Order, requests for notification, written comments, including any written comments addressing the findings required for a decision, must be submitted to the Community Development Department no later than 5:00 PM on May 12, 2021; one day prior to the scheduled meeting.** Comments received will be read into the record at the meeting.

Questions regarding the above stated application should be made to Kimberly Mahoney, Associate Planner, City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "[Permit Portal](#)," then clicking "My Portal" and entering the above permit numbers.



Planning Division Interested Party Roster

Project Name: Burnham Apartments

[illegible]

Please refer to Gig Harbor Municipal Code (GHMC), Title 19, for any questions relative to the administration of the development code. This list should not be considered an exhaustive list of all those parties who may be interested in this project. This list represents only those parties who have commented at some point during the permit project and/or who have explicitly requested that they are included in project related correspondence. This list does not represent Parties of Record as

221061081
BROOKS WALTER JR & CAROLYN J
29814 11TH AVE SW
FEDERAL WAY, WA 98023-8210

221061102
DONKEY CREEK HOLDINGS LLC
PO BOX 1805
GIG HARBOR, WA 98335

4003340120
FOLINSBEE JANE E
9422 ANCICH CT
GIG HARBOR, WA 98332

221061050
HARDWICK JOSEPH R JR
4407 62ND ST NW
GIG HARBOR, WA 98335-8132

4003340090
INDAHL PETER J & KELLY A
9416 ANCICH CT
GIG HARBOR, WA 98332

4003340060
LONG ELIZABETH A
9419 ANCICH CT
GIG HARBOR, WA 98332

4001330010
MCDONOUGH SHEILA A & GERALD D
4198 SUTHERLAND CT
GIG HARBOR, WA 98332-1090

4003340050
NEIMAN MICHAEL P TTEE
& NEIMAN NANCY E TTEE
9421 ANCICH CT
GIG HARBOR, WA 98332

4003340130
REFERENCE
2401 S 35TH ST
TACOMA, WA 98409-7499

4003340070
SEAGREN WILLIAM & DAVIS MEGAN
9417 ANCICH CT
GIG HARBOR, WA 98332

221061028
CONAN WILMA L
9004 FRANKLIN AVE
GIG HARBOR, WA 98332-1013

221065006
FINNERTY WILLIAM & JENNIFER
4116 VERNHARDSON ST
GIG HARBOR, WA 98332-1067

221061054 0221061055
FRATERNAL ORDER OF EAGLES
4425 BURNHAM DR
GIG HARBOR, WA 98332-1082

4003340100
HIGH VALLEY INVESTMENT LLC
1830 112TH ST E STE F
TACOMA, WA 98445-3747

4001330030
LIVELY JAKE T
4144 SUTHERLAND CT
GIG HARBOR, WA 98332-1090

221065013
MASHBURN HELEN
9418 BURNHAM DR
GIG HARBOR, WA 98332-5701

221061072
MUNDELL JEFFREY G & NCOLE R
PO BOX 1245
GIG HARBOR, WA 98335-3245

4003340080
PARK GARY S & CAROLYN A
9415 ANCICH CT
GIG HARBOR, WA 98332

4001330040
ROLPH KATHERINE D & ASHLEY E
4124 SUTHERLAND CT
GIG HARBOR, WA 98332-1090

4001330020
STUENKEL WILLIAM & GAIL
4164 SUTHERLAND CT
GIG HARBOR, WA 98332-1090

221061093
SUN GIG HARBOR RV LLC
27777 FRANKLIN RD STE 200
SOUTHFIELD, MI 48034

Rodrick & Young Spaulding
5018 Blue Pebble Court
Gig Harbor, WA 98332

4003340110
VENTURI ANTHONY L & JOAN G
9420 ANCICH CT
GIG HARBOR, WA 98332

Contour Engineering
Stephen Bridgeford
P.O. Box 949
Gig Harbor, WA 98335

Burnham Dr Apartments NOPM 05.13.2021



4/27/2021, 11:38:50 AM

 Parcels

1:4,514

0 0.03 0.05 0.1 mi
0 0.04 0.08 0.16 km

Copyright 2021 HxIP., Maxar

City of Gig Harbor

The map features are approximate. All data is provided "as-is" and "with all faults." The City assumes no liability for variations ascertained by actual survey.

CERTIFICATION OF PUBLIC NOTICE

DECLARATION OF POSTING

I, STEPHEN BRIDGEMAN (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 5, 2021, 2021 I caused to be posted the notice board provided by the City for the Notice of Public Meeting on the following:

Project Name: **Burnham Drive Apartments**

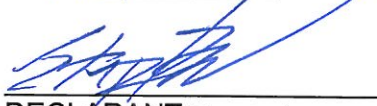
Project Location: **9411 Burnham Drive**

Permit Number(s): **PL-SPP-18-0001, PL-CUP-17-0001, PL-DR-17-0184,
PL-ALP-18-0008, PL-SEPA-17-0013**

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

- ☒ ONE SIGN
ALONG THE FRONTAGE OF BURNHAM DRIVE
- ☒ _____

SIGNED at Gig Harbor, Washington, this 5TH day of MAY, 2021.


DECLARANT (signature)



NOTICE OF
PUBLIC MEETING

NOTICE OF
APPLICATION FOR
APARTMENT
COMPLEX

ROAD
2800'

NOTICE OF PUBLIC MEETING FOR BURNHAM DRIVE APARTMENTS

PROJECT DESCRIPTION:
The proposal includes the short subdivision of one approximately 4.41 acres parcel into two lots of approximately 1.6 and 2.8 acres. The proposal also includes the development of a mixed-use multi-family complex consisting of 78 apartment units, a recreation building, and professional offices for lease, with associated parking and utility infrastructure. The use of the site will be encompassed in 6 new structures. An existing structure located on the site will be removed as part of the project's development. Direct access to the site is provided from Burnham Drive abutting on the west via an ingress/egress and public utility easement. The applicant is seeking a recommendation from the Design Review Board (DRB) related to specific requirements of Article III: Site Design and Article IV: Architecture.

LOCATION:
9411 Burnham Drive - Parcel 0221061028

MEETING DATE AND TIME:
VIRTUAL MEETING
THURSDAY, MAY 13, 2021 AT 5:00 PM

SEPA THRESHOLD DETERMINATION:
A SEPA Threshold Determination has not yet been issued for this project.

 **HOLDINGS ARE HELD AT THE GIG HARBOR CIVIC CENTER, 308 GRANDVIEW STREET, GIG HARBOR, WASHO.**
ADDITIONAL PERMIT INFORMATION CAN BE FOUND AT WWW.CITYOFGIGHARBOR.WA/CITY-PLANNING-PORTAL
IF YOU HAVE QUESTIONS, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION AT 253-861-6776. CITY CONTACT PERSON: KIMBERLY MANNING, ASSOCIATE PLANNER

NOTICE OF APPLICATION FOR APARTMENT COMPLEX

PROJECT DESCRIPTION: BURNHAM DRIVE APARTMENTS
The proposal includes an 80-unit apartment complex with a community building, parking, and utility extensions on an irregularly shaped parcel of 4.45 acres. The development will include five 2-story multi-family residential buildings, a 2-story carriage unit building with garage on the first level and apartment units on the second, and a single story community building with leasing offices. The site is located in the City's B-2 Zoning District (General Business) and the MUD Overlay (Mixed Use District). Multiple-family dwellings are a conditional use in this zone and therefore require a conditional use approval. The site is generally hilly and a ravine with associated steep slopes exists near the eastern property line. This ravine area is to be left in a natural state.

LOCATION:
9411 Burnham Drive

APPLICANT NAME AND ADDRESS:
Corboy Engineering, LLC, 4706 97th St. NW, Ste. 100, Gig Harbor

PERMITS REQUIRED:
PL-CUP-17-0001, PL-SPR-17-0003, PL-DR-17-0184, PL-SEPA-17-0012

COMMENT PERIOD:
August 17th, 2017 - ~~October 12th, 2017~~

 **GIG HARBOR**
THE EMERALD CITY
ADDITIONAL PERMIT INFORMATION CAN BE FOUND AT WWW.CITYOFGIGHARBOR.WA/CITY-PLANNING-PORTAL
IF YOU HAVE QUESTIONS, PLEASE CONTACT THE PLANNING DEPARTMENT AT (253) 861-6776
CITY CONTACT PERSON: CARL DE SMAS

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF PUBLISHING

I, Michelle Thomas (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 27, 2021 I sent a true and correct copy of the **NOTICE OF PUBLIC MEETING** for publication in the **May 6, 2021** edition of the Tacoma News Tribune for the following:

Project Name: **Burnham Drive Apartments**

Project Location: **9411 Burnham Drive**

Permit Number(s): **PL-SPP-18-0001, PL-CUP-17-0001, PL-DR-17-0184,**
PL-ALP-18-0008 & PL-SEPA-17-0013

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

Michelle Thomas
DECLARANT (signature)

City of Gig Harbor Transmittal Form

Routing for: NOA SEPA NOPH **NOPM** NOD Notice Date: 05.06.2021
Project: Burnham Drive Apartments Planner: Kim

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
Electronic Mail ☐ Pierce Transit Land Use Review
☐ Washington State Department of Fish & Wildlife
☐ Washington State Department of Natural Resources
☐ Washington State DAHP
☐ Puyallup Tribe of Indians Historic Preservation
☐ Puyallup Tribe Cultural Resources
☐ PenMet Parks
☐ Gig Harbor Fire & Medic One
☐ Suquamish Tribe
☐ Peninsula School District
☐ Pierce County Planning and Land Services
☐ Washington State Department of Transportation, attn: OR-SEPA-REVIEW
☐ Squaxin Island Tribe
☐ Muckleshoot Tribe
☐ Washington Department of Corrections
☐ Puget Sound Partnership
☐ Nisqually Tribe
☐ Peninsula Light Company

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



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: 55066
Order PO:
Bill-To Account: 23685
Date: 04/27/21
Sales Contact: Bettina Jantzen
Sales Contact Phone:

Dates	Order No.	Description	Product	Size	Times Run	None
05/06/2021 - 05/06/2021	55066	Print Legal Ad IPL0021349	TAC-News Tribune - Legal Legals & Public Notices CLS	2 x 6.01 in	1	\$146.40

Order Total Cost

\$146.40

Ad Preview

NOTICE OF PUBLIC MEETING Burnham Drive Apartments

Permit Number(s): PL-SPP-18-0001, PL-CUP-17-0001, PL-DR-17-0184,
PL-ALP-18-0008, PL-SEPA-17-0013
Date of Notice: April 29, 2021
Applicant: Paul Conan, 9004 Franklin Avenue, Gig Harbor, WA 98332
Agent: Contour Engineering, LLC, c/o Jeremy Haug, PO Box 949,
Gig Harbor, WA 98335
Project Location: 9411 Burnham Drive, the site is located on the east side
of Burnham Drive, approximately 650 feet north of the
intersection of Burnham Drive and Harborview Drive.
Sec 06, Tw 21, R 02, QTR 12.
Assessor's Parcel Number: 0221061028
Project Description: The proposal includes the short subdivision of one parcel
(Assessor's Parcel Number 0221061028) of approximately
4.41 acres into two lots of approximately 1.6 and 2.8
acres. The proposal also includes the development of a
mixed-use multi-family complex consisting of 78
apartment units, a recreation building, and professional
offices for lease, with associated parking and utility
infrastructure. The use of the site will be encompassed in
6 new structures. An existing structure located on the site
will be removed as part of the project's development.
Direct access to the site is provided from Burnham
Drive abutting on the west via an ingress/egress and
public utility easement. The applicant is seeking a
recommendation from the Design Review Board (DRB)
related to specific requirements of Article III: Site Design
and Article IV: Architecture.
SEPA Threshold
Determination: A threshold determination has not been made to date.

**PUBLIC
MEETING
DATE:** **Design Review Board, May 13, 2021, 5:00 pm,
NOTE: This public meeting will be held in an
online format subject to the latest public
health recommendations.**

Interested persons are invited to attend the public meeting and provide comment on this proposal. The meeting will be conducted in the manner prescribed by Gig Harbor Municipal Code Section 17.98.055(C).

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

Interested persons may comment on the above stated application or may request a copy of the decision on this application. **Pursuant to the Governor's Stay Home – Stay Healthy Order, requests for notification, written comments, including any written comments addressing the findings required for a decision, must be submitted to the Community Development Department no later than 5:00 PM on May 12, 2021; one day prior to the scheduled meeting. Comments received will be read into the record at the meeting.**

Questions regarding the above stated application should be made to Kimberly Mahoney, Associate Planner, City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal," then clicking "My Portal" and entering the above permit numbers.

IPL0021349

May 6 2021

From: [jeff.job](#)
To: [Kimberly Mahoney](#); [Michelle Thomas](#)
Subject: Re: apartment development/feedback
Date: Wednesday, May 12, 2021 12:34:00 PM
Attachments: [image001.png](#)

Hearing Examiner
Burnham Drive Apartments
PL-SPP-18-0001 et al

Exhibit F

Thank you... not knowing these would go into the official record, please allow me to submit a more focused, refined comment.

**

Gig Harbor is this vertical "sliver" that benefits from hwy 16 running right down the middle. Once you are off 16, the roads are tight and curvy, which isn't the best for running large amounts of traffic though each day. In fact, the exit where these proposed apartments would be is already very difficult to navigate due to existing high traffic volumes.

Adding more apartment units doesn't just add traffic. It means the city has to expand all the other services that come with increased population and that costs far more money than the tax revenue those apartments would bring in.

Utilities expansion and maintenance

Road expansion and maintenance

More schools (or more crowded classrooms)

More police to support more people and I'm going to guess that police are called to apartments far more often than homes.

And having seen this in Seattle and expanding to towns outside Seattle, as more people move into an area, the homeless migrate there as well as it's much easier to blend into larger populations.

I would ask my fellow residents and the Gig Harbor city planners this... Other than a real estate developer making money of building this complex, how does this benefit the rest of us? And if you let this developer build this complex, what's stopping that developer from buying another plot of land and doing the exact same thing next quarter?

I'm one resident with one opinion and my opinion is I want Gig Harbor to not grow into some deeply crowded, hard to get around city.

Respectfully

Jeff Job

On Tuesday, May 11, 2021, 07:53:40 AM PDT, Michelle Thomas <mthomas@gigharborwa.gov> wrote:

Thank you Kim he has been added to the interested party roster and his comments have been added to the record.

Best Regards,

Hearing Examiner
Burnham Drive Apartments
PL-SPP-18-0001 et al

Exhibit G

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF MAILING

I, **MELISSA HARTWIG** (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 28, 2017** I mailed, a true and correct copy of the **Notice of Application** for the following:

Project Name: **BURNHAM DRIVE APARTMENTS**

S

Project Location: **9411 BURNHAM DRIVE; SEC 06, TW 21 N, R 2 E**

Permit Number(s): **PL-SPR-17-0003, PL-CUP-17-0001, PL-DR-17-0184,**
PL-SEPA-17-0003

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 **28** day of **SEPTEMBER** , 2017


DECLARANT (signature)

**City of Gig Harbor
Transmittal Form**

Routing for: NOA SEPA NOPH NOPM NOD

Notice Date: 9/28/17

Project: Durham Dr. Apartments

Planner: Carl de Sma

Routed to:
City Depts.

☐ Public Works–Operations
☐ Public Works–Engineering

☐ Building and Fire Safety
☐ Other _____

SEPA Agencies:

(NOA, SEPA)

Electronic Mail

- ☒ Washington Department of Ecology, SEPA Register
☒ Washington Department of Commerce, attn: Review Team
☒ Pierce Transit Land Use Review, attn: Kelly Haden, Monica Adams
☒ Washington State Department of Fish & Wildlife, attn: SEPA Desk
☒ Washington State Department of Natural Resources, attn: SEPA Center
☒ Washington State DAHP, attn: Gretchen Kaehler
☒ Puyallup Tribe of Indians Historic Preservation, attn: Judy Wright
☒ Puyallup Tribe Cultural Resources, attn: Brandon Reynon/Jeffrey Thomas
☒ PenMet Parks, attn: Elaine Sorenson
☒ Pierce County Fire District Number 5, attn: Eric Watson/Eric Waters
☒ Suquamish Tribe, attn: Dennis Lewarch
☒ Peninsula School District, attn: Vicki Smith
☒ Pierce County Planning and Land Services
☒ Washington State Department of Transportation, attn: Dale Severson / SEPA Reviews
☒ Squaxin Island Tribe, attn: Rhonda Foster
☒ Muckleshoot Tribe, attn: Laura Murphy
☒ Washington Department of Corrections, attn: Eric Heinitz
☒ Puget Sound Partnership, attn: Marsha Engel

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

1st Class Mail ☒ DRB (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)

☒ Parks Commission via Terri Reed (NOA)

☒ Property Owners within 300 feet of site: attached list (NOA, SEPA, NOPH, NOPM, NOD for Type II permits only)

☐ Parties of Record: attached list (NOPH, NOPM, NOD)

☒ Pierce County (NOA for Plats adjacent to City Limits)

☐ Pierce County Assessor-Treasurer (NOD)

☐ WA Transportation Secretary (NOA for Plats adj. to State ROW, or within 2 miles of Airport—approximately any plats south of Pioneer/Wollochet interchange)

☐ Other _____



DEVELOPMENT SERVICES
CITY OF GIG HARBOR

NOTICE OF APPLICATION
September 28, 2017

Burnham Drive Apartments
Type III Permit

Permit Number(s): PL-SPR-17-0003, PL-CUP-17-0001, PL-DR-17-0184, PL-SEPA-17-0013

Date Application was Submitted: August 8, 2017

Date of Notice of Complete Application: August 8, 2017

Name of Applicant: Paul Conan, 9004 Franklin Avenue, Gig Harbor, WA 98332

Project Location: 9411 Burnham Drive; Sec 06, Tw 21 N, R 2 E

Description of Proposed Project: The proposal includes an 80-unit apartment complex with a community building, parking, and utility extensions on an irregularly shaped parcel of 4.45 acres. The development will include five 3-story multi-family residential buildings, a 2-story carriage unit building with garages on the first level and apartment units on the second, and a single story community building with leasing offices. The site is located in the City's B-2 Zoning District (General Business) and the MUD Overlay (Mixed Use District). Multiple-family Dwellings are a conditional use in this zone and therefore require a conditional use approval. The site is generally hilly and a ravine with associated steep slopes exists near the eastern property line. This ravine area is to be left in a natural state.

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

Further Studies Being Required by Applicable Official: Wetland and stream analysis has been requested.

Other Required Permits Not Included in Application: Building permit and engineering permits will be required.

Existing Environmental Documents which Evaluate Proposed Project:

SEPA Environmental Checklist, prepared by Jeremy Haug and Stephen Bridgeford, Contour Engineering, dated August 2017; Geotechnical Engineering Report, prepared by Jordan Kovash, Georesources, dated February 16, 2017; Traffic Impact Analysis, prepared by Heath and Associates, dated August 2017.

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

This project application was previously noticed with incorrect information necessitating a re-notice to ensure clarity and consistency.

Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Department, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday. An open record public hearing will be held on this project, at this time the hearing has not been scheduled. A copy of the staff report on this project proposal will be available seven days prior to the public hearing.

Interested persons may comment on the above stated application, or may request any notice of public hearing or a copy of the decision on this application, or participate in any public hearings. Requests for notification or written comments must be submitted to the Planning Department by no later than **October 12, 2017**. All public comments or requests must be received at the Planning Department by no later than 5:00pm on the last date of the comment period.

Questions regarding the above stated application should be made to Carl de Simas, Associate Planner, City of Gig Harbor Planning Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling 253-851-6170.

(1 0221061028 6310)
CONAN EDWARD & WILMA TTEE
9004 FRANKLIN AVE
GIG HARBOR, WA, 98332-1013

(2 0221061050 1197)
WILCOX DON L & LINDA
9421 BURNHAM DR NW
GIG HARBOR, WA, 98332-5705

(3 0221061054 6900)
FRATERNAL ORDER OF EAGLES
4425 BURNHAM DR
GIG HARBOR, WA, 98332-1082

(4 0221061055 6900)
FRATERNAL ORDER OF EAGLES
4425 BURNHAM DR
GIG HARBOR, WA, 98332-1082

(5 0221061072 1101)
MUNDELL JEFFREY G & NCOLE R
PO BOX 1245
GIG HARBOR, WA, 98335-3245

(6 0221061081 9100)
BROOKS WALTER JR & CAROLYN J
29814 11TH AVE SW
FEDERAL WAY, WA, 98023-8210

(7 0221061093 1501)
G&H RV RESORT INC
9515 BURNHAM DR NW
GIG HARBOR, WA, 98332-5724

(8 0221061102 9100)
DONKEY CREEK HOLDINGS LLC
PO BOX 245
GIG HARBOR, WA, 98335-0245

(9 0221065006 1101)
FINNERTY WILLIAM & JENNIFER
4116 VERNHARDSON ST
GIG HARBOR, WA, 98332-1067

(10 0221065013 1101)
MASHBURN WILLIAM H & HELEN
9418 BURNHAM DR NW
GIG HARBOR, WA, 98332-5701

(11 0221065014 1101)
MASHBURN ALAN W
9420 BURNHAM DR NW
GIG HARBOR, WA, 98332-5701

(12 0221066010 9400)
MASHBURN WM H & HELEN
9418 BURNHAM DR NW
GIG HARBOR, WA, 98332-5701

(13 4001330010 1101)
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GIG HARBOR, WA, 98332-1090

(14 4001330020 1101)
STUENKEL WILLIAM & GAIL
4164 SUTHERLAND CT
GIG HARBOR, WA, 98332-1090

(15 4001330030 1101)
GR PROPERTIES LLC
5369 W TAPPS DR E
LAKE TAPPS, WA, 98391-8942

(16 4001330040 1101)
HILDRETH STEVEN F
4704 88TH AVE NW
GIG HARBOR, WA, 98335-6117

(17 4003340050 9100)
APOGEE CAPITAL LLC
1830 112TH ST E STE F
TACOMA, WA, 98445-3747

(18 4003340060 9100)
APOGEE CAPITAL LLC
1830 112TH ST E STE F
TACOMA, WA, 98445-3747

(19 4003340070 9100)
APOGEE CAPITAL LLC
1830 112TH ST E STE F
TACOMA, WA, 98445-3747

(20 4003340080 9100)
APOGEE CAPITAL LLC
1830 112TH ST E STE F
TACOMA, WA, 98445-3747

(21 4003340090 9100)
APOGEE CAPITAL LLC
1830 112TH ST E STE F
TACOMA, WA, 98445-3747

(22 4003340100 9100)
APOGEE CAPITAL LLC
1830 112TH ST E STE F
TACOMA, WA, 98445-3747

(23 4003340110 9100)
APOGEE CAPITAL LLC
1830 112TH ST E STE F
TACOMA, WA, 98445-3747

(24 4003340120 9100)
APOGEE CAPITAL LLC
1830 112TH ST E STE F
TACOMA, WA, 98445-3747

(25 4003340130 0000)
REFERENCE
2401 S 35TH ST
TACOMA, WA, 98409-7499

* MAILED TO:

* PIERCE CO. ASSESSOR (TREASURER)

* PAUL CONAN (APPLICANT)

18

BURNHAM DRIVE APARTMENTS

Legend

- Highlighted Tax Parcels
- Tax Parcels
- Base Parcel
- Condominium
- Other
- Roads
- Interstate
- Limited Access State Routes
- Other State Routes
- Ramps
- Major Arterial
- Collector
- Local Access
- Unknown
- Pierce County Basemap
- Unincorporated County
- Tacoma
- Lakewood, Edgewood,
- Bonney Lake, Buckley,
- South Prairie
- Stillecoom, Fircrest, Fife,
- Gig Harbor, Orting,
- Eatonville, Roy, Carbonado,
- Wilkeson, Mt Rainier
- University Place, Puyallup,
- Auburn
- DuPont, Milton, Sumner
- Fort Lewis, McChord, McNeil
- Island
- Water

PL-SPR-17-0003

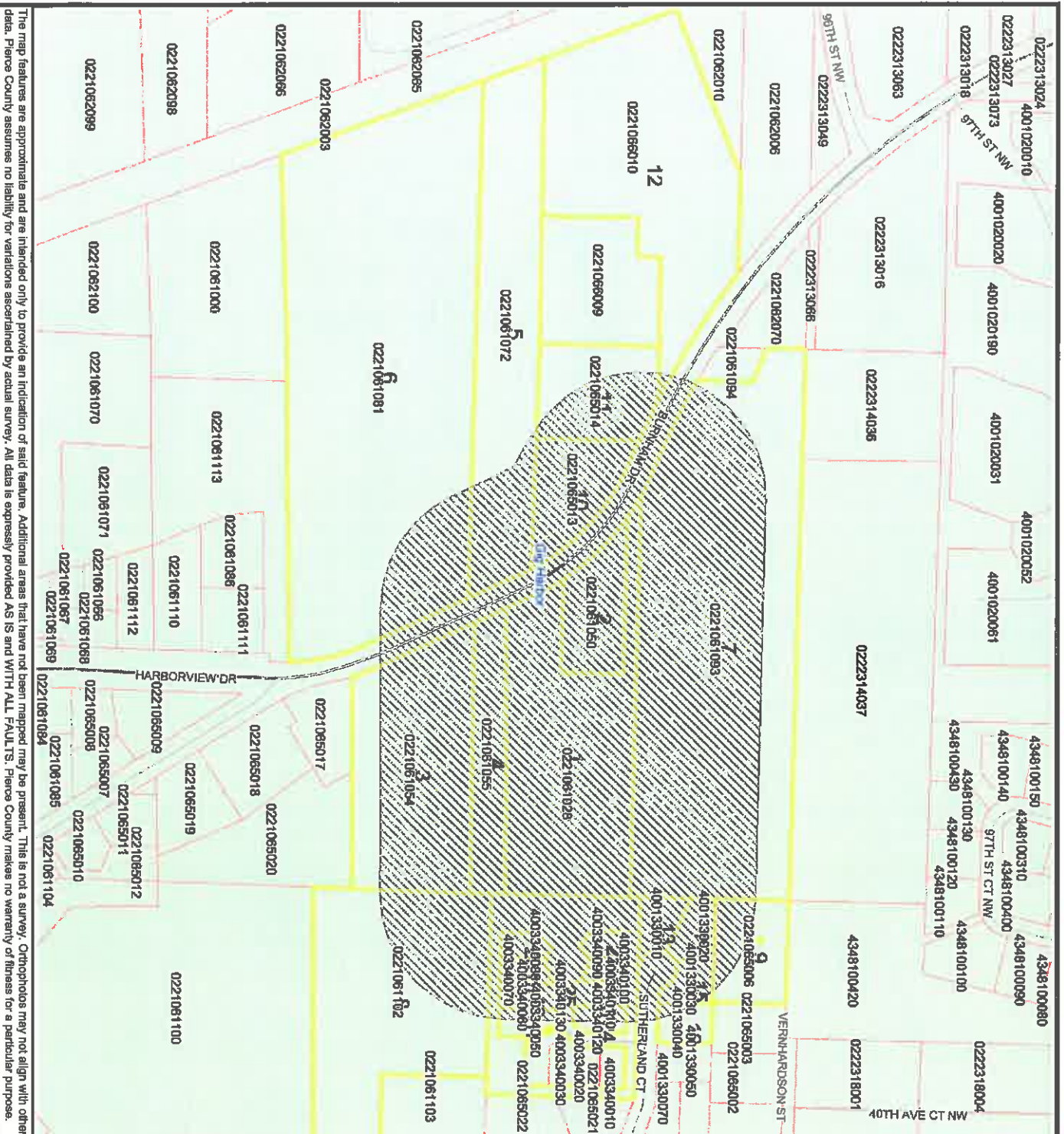
Printed: 9/27/17 8:29 AM

Scale 1:4,075

0 175 350 ft.



"THE MARITIME CITY"



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

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF MAILING

I, MELISSA HARTWIG (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 FEBRUARY 15, 2018 I mailed, a true and correct copy of the NOTICE OF APPLICATION for the following:

Project Name: BURNHAM DRIVE APARTMENTS PRELIMINARY SHORT PLAT
TYPE II PERMIT

Project Location: 9411 BURNHAM DRIVE

Permit Number(s): PL-SPP-18-0001

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, WA, this 15TH day of FEBRUARY, 2018


DECLARANT (signature)

City of Gig Harbor
Transmittal Form

Routing for:

☒ NOA ☐ SEPA ☐ NOPH ☐ NOPM ☐ NOD

Notice Date: Feb 15th 2018

Project: Burnham Dr. Apts
DL-SP-18-0001

Planner: Carl

Routed to:
City Depts.

☐ Public Works-Operations
☐ Public Works-Engineering

☐ Building and Fire Safety
☐ Other _____

SEPA Agencies:

☒ (NOA/SEPA) CP

Electronic Mail

- ☒ Washington Department of Ecology, SEPA Register
- ☒ Washington Department of Commerce, attn: Review Team
- ☒ Pierce Transit Land Use Review, attn: Kelly Haden, Monica Adams
- ☒ Washington State Department of Fish & Wildlife, attn: SEPA Desk
- ☒ Washington State Department of Natural Resources, attn: SEPA Center
- ☒ Washington State DAHP, attn: Gretchen Kaehler
- ☒ Puyallup Tribe of Indians Historic Preservation, attn: Judy Wright
- ☒ Puyallup Tribe Cultural Resources, attn: Brandon Reynon/Jeffrey Thomas
- ☒ PenMet Parks, attn: Elaine Sorenson
- ☒ Pierce County Fire District Number 5, attn: Eric Watson/Eric Waters
- ☒ Suquamish Tribe, attn: Dennis Lewarch
- ☒ Peninsula School District, attn: Vicki Smith
- ☒ Pierce County Planning and Land Services
- ☒ Washington State Department of Transportation, attn: Dale Severson / SEPA Reviews
- ☒ Squaxin Island Tribe, attn: Rhonda Foster
- ☒ Muckleshoot Tribe, attn: Laura Murphy
- ☒ Washington Department of Corrections, attn: Eric Heinitz
- ☒ Puget Sound Partnership, attn: Marsha Engel

Other Parties:

1st Class Mail CP

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



DEVELOPMENT SERVICES
CITY OF GIG HARBOR

NOTICE OF APPLICATION
February 15, 2018

Burnham Drive Apartments Preliminary Short Plat
Type II Permit

Permit Number(s): PL-SPP-18-0001

Date Application was Submitted: February 6, 2018

Date of Notice of Complete Application: February 6, 2018

Name of Applicant: Contour Engineering – Stephen Bridgeford, PO Box 949, Gig Harbor, WA 98335

Project Location: 9411 Burnham Drive; Sec 06, Tw 21 N, R 2 E

Description of Proposed Project: The proposal includes the short subdivision of an approximately 4.41 acre lot into two lots of approximately 2.8 and 1.6 acres respectively. Direct access to the site is provided from Burnham Drive abutting on west and across the site via an ingress/egress and public utility easement. The applicant had previously submitted applications for a proposal to construct an 80-unit apartment complex including five 3-story multi-family residential buildings, a 2-story carriage style unit and a single-story community building/leasing office. Application materials for that project are currently under review and will be processed independent of this preliminary short plat application.

Project Permits Included with Application: Preliminary Short Plat

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

Other Required Permits Not Included in Application: Major Site Plan Review, Conditional Use Permit, Design Review and SEPA Review under City of Gig Harbor Permit Numbers: PL-SPR-17-0003, PL-CUP-17-0001, PL-DR-17-0184, and PL-SEPA-17-0013. Subsequent civil and building permits will be required.

Existing Environmental Documents which Evaluate Proposed Project:
SEPA Environmental Checklist, prepared by Jeremy Haug and Stephen Bridgeford,

Contour Engineering, dated August 2017; Geotechnical Engineering Report, prepared by Jordan Kovash, Georesources, dated February 16, 2017; Traffic Impact Analysis, prepared by Heath and Associates, dated August 2017; Wetland and Fish and Wildlife Habitat Assessment Report, prepared by Soundview Consultants, dated September 2017.

Tentative Public Meeting or Public Hearing Date: No public meetings or hearings are required for this matter. Per Gig Harbor Municipal Code Subsection 19.02.007(B)(1)(e), the applicant has provided the city with a written waiver of the deadline for issuance of a final decision of the project permit applications addressed above pending completion of the Major Site Plan Review, Conditional Use Permit, Design Review and SEPA Review under City of Gig Harbor Permit Numbers: PL-SPR-17-0003, PL-CUP-17-0001, PL-DR-17-0184, and PL-SEPA-17-0013, respectively.

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.

Interested persons may comment on the above stated application, or may request a copy of the decision on this application. Requests for notification or written comments must be submitted to the Planning Department by no later than **March 1, 2018**. All public comments or requests must be received at the Planning Department by no later than 5:00pm on the last date of the comment period.

Questions regarding the above stated application should be made to Carl de Simas, Associate Planner, City of Gig Harbor Planning Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling 253-851-6170.

(1 0221061028 6310)
CONAN EDWARD & WILMA TTEE
9004 FRANKLIN AVE
GIG HARBOR, WA, 98332-1013

(2 0221061050 1197)
WILCOX DON L & LINDA
9421 BURNHAM DR NW
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(3 0221061054 6900)
FRATERNAL ORDER OF EAGLES
4425 BURNHAM DR
GIG HARBOR, WA, 98332-1082

(4 0221061055 6900)
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9515 BURNHAM DR NW
GIG HARBOR, WA, 98332-5724

(8 0221061102 9100)
DONKEY CREEK HOLDINGS LLC
PO BOX 245
GIG HARBOR, WA, 98335-0245

(9 0221065006 1101)
FINNERTY WILLIAM & JENNIFER
4116 VERNHARDSON ST
GIG HARBOR, WA, 98332-1067

(10 0221065013 1101)
MASHBURN WILLIAM H & HELEN
9418 BURNHAM DR NW
GIG HARBOR, WA, 98332-5701

(11 4001330010 1101)
MCDONOUGH SHEILA A & GERALD D
4198 SUTHERLAND CT
GIG HARBOR, WA, 98332-1090

(12 4001330020 1101)
STUENKEL WILLIAM & GAIL
4164 SUTHERLAND CT
GIG HARBOR, WA, 98332-1090

(13 4001330030 1101)
GR PROPERTIES LLC
3513 LAKERIDGE DR E
LAKE TAPPS, WA, 98391-9136

(14 4001330040 1101)
HILDRETH STEVEN F
4704 88TH AVE NW
GIG HARBOR, WA, 98335-6117

(15 4003340050 9100)
APOGEE CAPITAL LLC
1830 112TH ST E STE F
TACOMA, WA, 98445-3747

(16 4003340060 9100)
APOGEE CAPITAL LLC
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(17 4003340070 9100)
APOGEE CAPITAL LLC
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(18 4003340080 9100)
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(19 4003340090 9100)
APOGEE CAPITAL LLC
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TACOMA, WA, 98445-3747

(20 4003340100 9100)
APOGEE CAPITAL LLC
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TACOMA, WA, 98445-3747

(21 4003340110 9100)
APOGEE CAPITAL LLC
1830 112TH ST E STE F
TACOMA, WA, 98445-3747

(22 4003340120 9100)
FOLINSBEE JANE E
9422 ANCICH CT
GIG HARBOR, WA, 98332

(23 4003340130 0000)
REFERENCE
2401 S 35TH ST
TACOMA, WA, 98409-7499

Burnham Drive Apts

Legend

Highlighted Tax Parcels

Tax Parcels

Base Parcel

Condominium

Other

Roads

Interstate

Limited Access State

Routes

Other State Routes

Ramps

Major Arterial

Collector

Local Access

Unknown

Pierce County Basemap

Unincorporated County

Tacoma

Lakewood, Edgewood,

Bonney Lake, Buckley,

South Prairie

Stellacoom, Fircrest, Fife,

Gig Harbor, Orting,

Eatonville, Roy, Carbonado,

Wilkeson, Mt Rainier

University Place, Puyallup,

Auburn

DuPont, Milton, Sumner

Fort Lewis, McChord, McNeil

Island

Water

PL-SPP-18-0001

Printed: 2/15/18 8:50 AM

Scale 1:3,902

0 160 320 ft

A



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

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF PUBLISHING

I, Cynthia S. Moore (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 FEBRUARY 12TH, 2018 sent a true and correct copy of the NOTICE OF APPLICATION for publication

In the FEB 15TH, 2018 edition of the Peninsula Gateway for the following:

Project Name: BURNHAM DRIVE APARTMENTS PRELIMINARY SHORT PLAT

Project Location: 9411 BURNHAM DR

Permit Number(s): PL-SPP-18-0001

SIGNED at Gig Harbor, Washington, this 12th day of February, 2017.

Cynthia S. Moore
DECLARANT (signature)

City of Gig Harbor
Transmittal Form

Routing for: NOA SEPA NOPH NOPM NOD Notice Date: Feb 12th, 2018
Project: Burnham Dr Apts Planner: Carl
PL SPP-18-0001

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)
☒ Other Gateway

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
255175	0003524957	CITY OF GIG HARBOR NOTICE OF APPLICATION	BURNHAM DR APTS SHORT P	\$128.86	1	78

Attention: CINDY ANDREWS

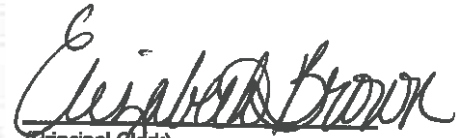
**CITY OF GIG HARBOR
3510 GRANDVIEW ST
GIG HARBOR, WA 983351214**

**CITY OF GIG HARBOR
NOTICE OF APPLICATION
February 15, 2018**
Burnham Drive Apartments Preliminary Short Plat
Type II Permit
Permit Number(s): PL-SPP-18-0001
Date Application was Submitted: February 6, 2018
Date of Notice of Complete Application: February 6, 2018
Name of Applicant: Contour Engineering - Stephen Bridgeford, PO Box 949, Gig Harbor, WA 98335
Project Location: 9411 Burnham Drive, Sec 06, Twp 21 N, R 2 E
Description of Proposed Project: The proposal includes the short subdivision of an approximately 4.41 acre lot into two lots of approximately 2.8 and 1.6 acres respectively. Direct access to the site is provided from Burnham Drive abutting on west and across the site via an ingress/egress and public utility easement. The applicant had previously submitted applications for a proposal to construct an 80-unit apartment complex including five 3-story multi-family residential buildings, a 2-story carriage style unit and a single-story community building/leasing office. Application materials for that project are currently under review and will be processed independent of this preliminary short plat application.
Project Permits Included with Application: Preliminary Short Plat
Further Studies Being Required by Applicable Official: None at this time.
Other Required Permits Not Included in Application: Major Site Plan Review, Conditional Use Permit, Design Review and SEPA Review under City of Gig Harbor Permit Numbers: PL-SPP-17-0003, PL-CUP-17-0001, PL-DR-17-0184, and PL-SEPA-17-0013. Subsequent civil and building permits will be required.
Existing Environmental Documents which Evaluate Proposed Project:
SEPA Environmental Checklist, prepared by Jeremy Haug and Stephen Bridgeford, Contour Engineering, dated August 2017; Geotechnical Engineering Report, prepared by Jordan Kovach, Georesources, dated February 16, 2017; Traffic Impact Analysis, prepared by Heath and Associates, dated August 2017; Wetland and Fish and Wildlife Habitat Assessment Report, prepared by Soundview Consultants, dated September 2017.
Tentative Public Meeting or Public Hearing Date: No public meetings or hearings are required for this matter. Per Gig Harbor Municipal Code Subsection 19.02.007(B)(1)(e), the applicant has provided the city with a written waiver of the deadline for issuance of a final decision of the project permit applications addressed above pending completion of the Major Site Plan Review, Conditional Use Permit, Design Review and SEPA Review under City of Gig Harbor Permit Numbers: PL-SPP-17-0003, PL-CUP-17-0001, PL-DR-17-0184, and PL-SEPA-17-0013, respectively.
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.
Interested persons may comment on the above stated application, or may request a copy of the decision on this application. Requests for notification or written comments must be submitted to the Planning Department by no later than March 1, 2018. All public comments or requests must be received at the Planning Department by no later than 5:00pm on the last date of the comment period.
Questions regarding the above stated application should be made to Carl de Simas, Associate Planner, City of Gig Harbor Planning Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling 253-851-6170.

ELIZABETH BROWN, being duly sworn, deposes and says: That he/she is the Principal Clerk of the publication; The Peninsula Gateway, 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 Peninsula Gateway, as amended, for:

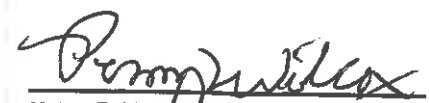
1 Insertions

**Published On:
February 15, 2018**


(Principal Clerk)

Subscribed and sworn on this 15th day of February in the year of 2018 before me, a Notary Public, personally appeared before me Elizabeth Brown 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 Washington, residing in Pierce County 1950 S. State St, Tacoma, WA 98405



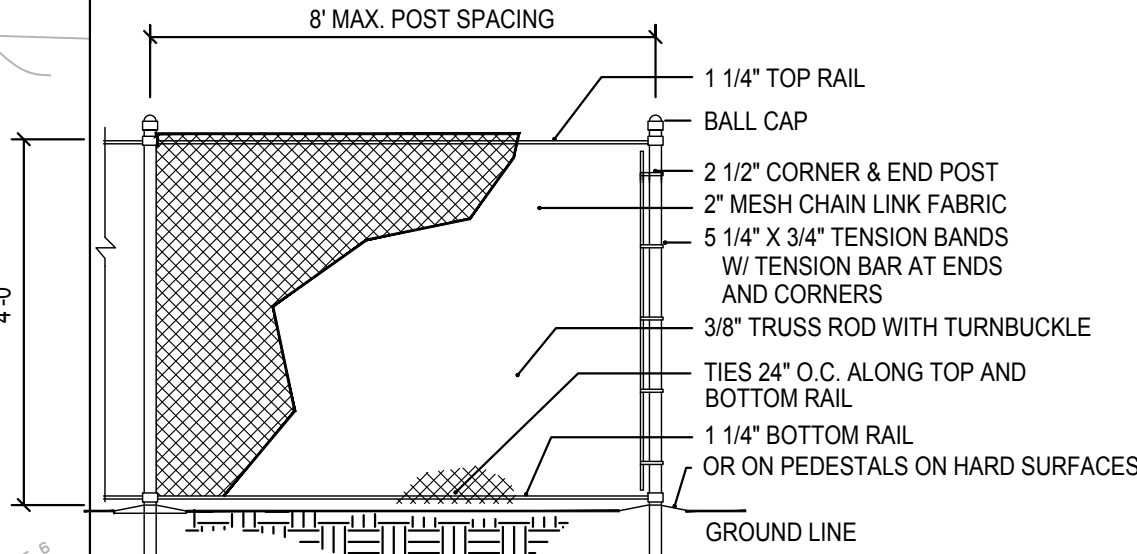
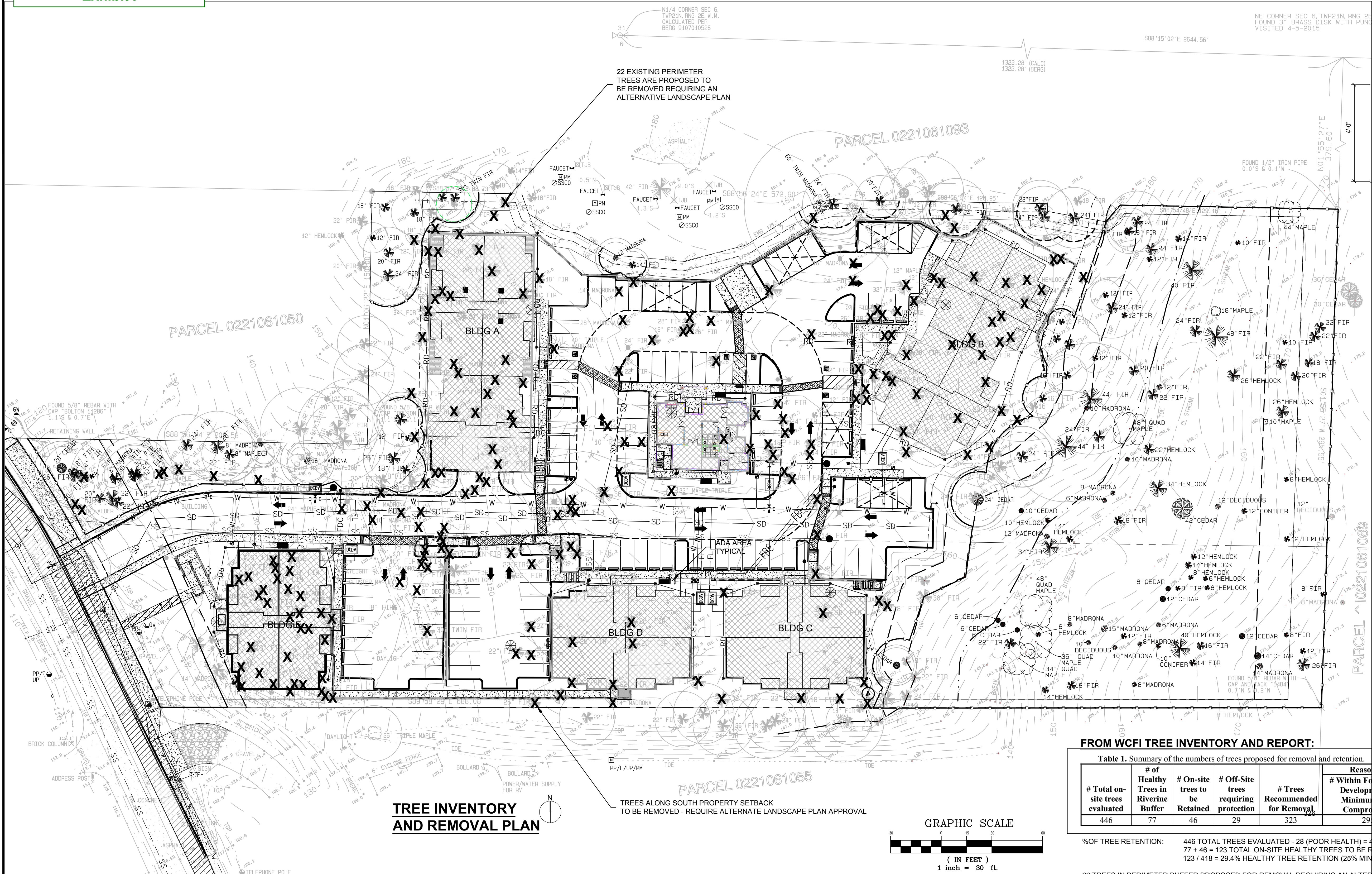
Planning Division Interested Party Roster

Project Name: Burnham Apartments

Name	Address	City, State	Zip	Email	Phone	Comment Type/Date
Troy Atwell				troy.atwell@jacksons.com		email 08.30.17, 03.09.22 DNS
Rodrick & Young Spaulding	5018 Blue Pebble Court	Gig Harbor, WA	98332	drrodspaulding@gmail.com		email 08.31.17
John Helget				johnhelget@comcast.net		email 08.30.17
DOE						email 08.31.17, 10.12.17 03.01.18, 03.23.22 DNS
Jacqueline Kelly	9428 Burnham Drive	Gig Harbor, WA	98332	Jacqueline_kelly@yahoo.com		email 08.30.17, DRB testimony
Jeni Woock				citizensforgigharbor@gmail.com		email 08.19.17
Tina Vaslet Pierce Transit				tvaslet@piercettransit.org		email 08.07.17, 10.09.17
Jeff Job				jeffreyjob@yahoo.com		email 05.10.21, 03.09.22 DNS
Al & Karen Mashburn	9420 Burnham Drive	Gig Harbor, WA	98332	karen98332@gmail.com		email 05.13.21 (not in comment period), 03.09.22 DNS
Shaun Dinubilo Squaxin Island Tribe	200 SE Billy Frank Jr. Way	Shelton, WA	98584	sdinubilo@squaxin.us	360-432-3998	03.14.22 DNS
John McLaren President, Sun	27777 Franklin Road Suite 200	Southfield, MI	48034		248-208-2500	03.23.22 DNS
Kevin Apperson Attwell, LLC	9755 SW Barnes Road Suite 150	Portland, Or	97225	kapperson@atwell-group.com	971-334-8964	04.07.22 phone call
Scott Borgeson Attwell, LLC	9755 SW Barnes Road Suite 150	Portland, Or	97225	sborgeson@atwell-group.com	206-790-3935	04.07.22 request

Please refer to Gig Harbor Municipal Code (GHMC), Title 19, for any questions relative to the administration of the development code. This list should not be considered an exhaustive list of all those parties who may be interested in this project. This list represents only those parties who have commented at some point during the permit project and/or who have explicitly requested that they are included in project related correspondence. This list does not represent Parties of Record as defined

NOTE:
TREE INVENTORY AND RETENTION REPORT / PLAN BY WASHINGTON FORESTRY
CONSULTANTS, INC. - PLEASE REFER TO THAT REPORT FOR ALL TREE RETENTION
DIRECTION. INCLUDED ON THIS SHEET ARE PIECES OF THAT REPORT.



TEMPORARY CHAIN LINK DRIVEN POST
FENCE DETAIL

TREE PROTECTION FENCE SHOULD BE MAINTAINED THROUGHOUT
THE CONSTRUCTION AND GRADING, AND NOT BE REMOVED UNTIL
FINAL LANDSCAPING IS IN PROGRESS. AT NO TIME SHALL
EQUIPMENT ENTER INTO THE ROOT PROTECTION ZONE (RPZ). ALL
BRUSH CLEAN UP WITHIN THE RPZ SHOULD BE COMPLETED BY HAND
TO PREVENT DISTURBANCE OF NATIVE GROUND COVERS. NO CUTS /
FILLS, UTILITY TRENCHING, MODIFICATIONS TO DRAINAGE, OR
CONCRETE RISE WATER SHOULD IMPACT THE RPZ. NO WIRES,
CABLES OR OTHER DEVICES SHOULD BE ATTACHED TO PROTECTED
TREES DURING CONSTRUCTION.

IF IMPACTS MUST OCCUR WITHIN THE RPZ, CONTACT THE
LANDSCAPE ARCHITECT OR PROJECT ARBORIST PRIOR TO THE
OPERATIONS TO DETERMINE THE PROPER PROCEDURE TO PROTECT
THE TREE'S HEALTH.

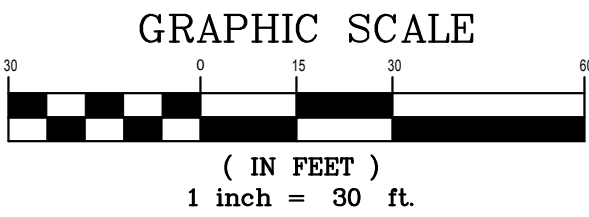
FROM WCFI TREE INVENTORY AND REPORT:

Table 1. Summary of the numbers of trees proposed for removal and retention.

# Total on-site trees evaluated	# of Healthy Trees in Riverine Buffer	# On-site trees to be Retained	# Off-Site trees requiring protection	# Trees Recommended for Removal	Reason for Removal	
					# Within Footprint of Development or Minimum RPZ Compromised	# in Poor Health
446	77	46	29	323	295	28

%OF TREE RETENTION: 446 TOTAL TREES EVALUATED - 28 (POOR HEALTH) = 418 TREES
77 + 46 = 123 TOTAL ON-SITE HEALTHY TREES TO BE RETAINED
123 / 418 = 29.4% HEALTHY TREE RETENTION (25% MINIMUM)

22 TREES IN PERIMETER BUFFER PROPOSED FOR REMOVAL REQUIRING AN ALTERNATE LANDSCAPE PLAN



TREE INVENTORY
AND REMOVAL PLAN

REVISIONS	
G. REVISED PER AGENCY	
H. REVISED PER UPDATED SITE PLAN	
I. REVISED PER UPDATED SITE PLAN	
J. REVISED PER UPDATED SITE PLAN	
K. REVISED PER UPDATED SITE PLAN (3.11.21)	
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253.460.6067
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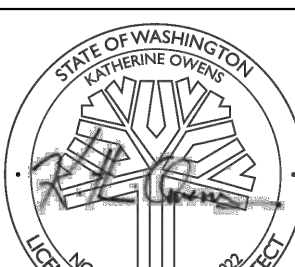
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DRAWN BY:	SR
CHECKED BY:	KLO
APPROVED BY:	KLO
SCALE:	
OTHER:	

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XXX BURNHAM DR
GIG HARBOR, WA 98332

1724LSL

TREE RETENTION PLAN
NOTES & DETAILS

PERMIT NO.	--
DRAWING NO.	L1
SHEET	OF
1 OF 8	



22 the perimeter trees (existing) cannot be retained due poor health or proximity building foot prints or grading and retaining walls encroaching into the root zones creating unsafe trees. The proposed alternate landscape plan addresses the available options for compensating those losses by replacing perimeter trees above the minimum requirements of the code at each perimeter area thus providing a Superior Landscape. A total of 290 proposed trees exceeding the required 212 trees are proposed in the Alternate Landscape Plan shown. Furthermore, the perimeter buffers contain 860 shrubs, exceeding the required 425. See each perimeter yard label for detailed information.



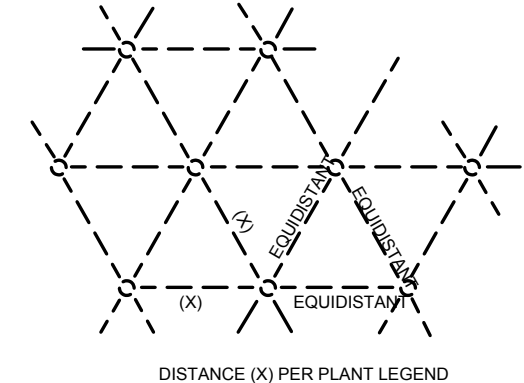
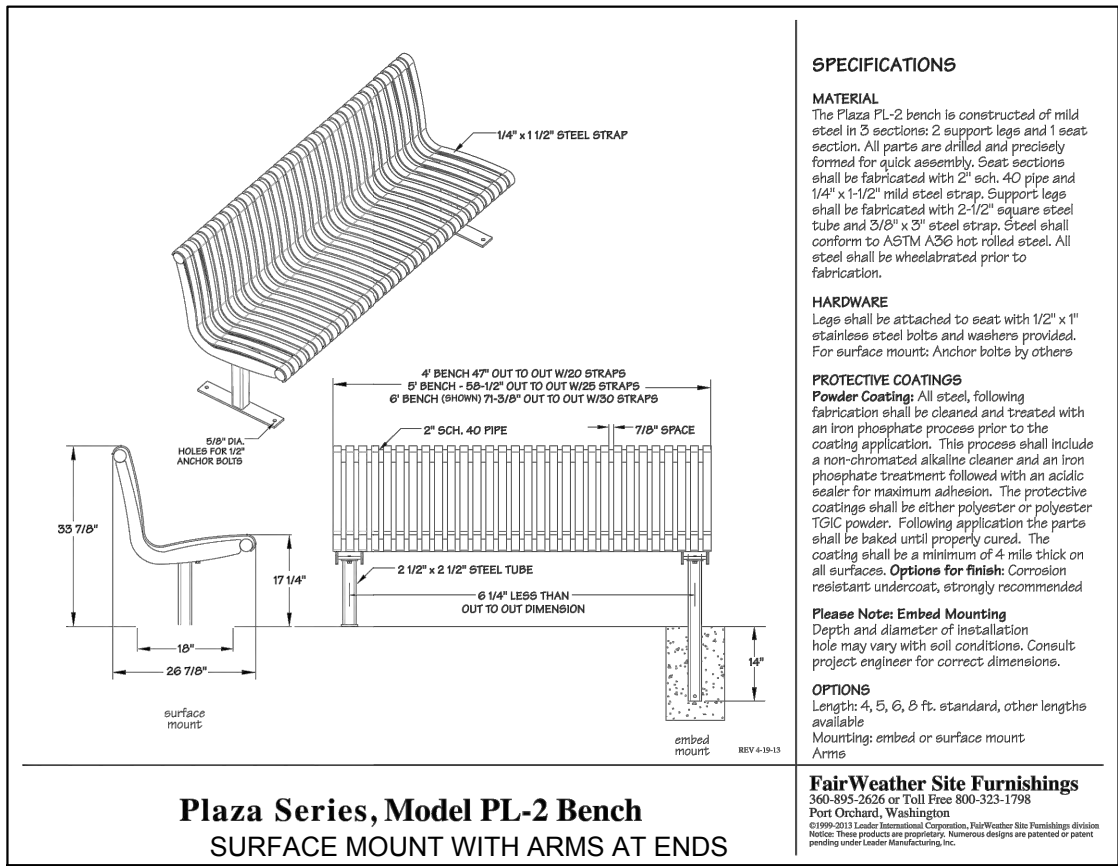
Nature By Design
Landscape Architecture

DESIGNED BY:	KLO
DRAWN BY:	SR
CHECKED BY:	KLO
APPROVED BY:	KLO
SCALE:	
OTHER:	

L2
SHEET OF
2 OF 8

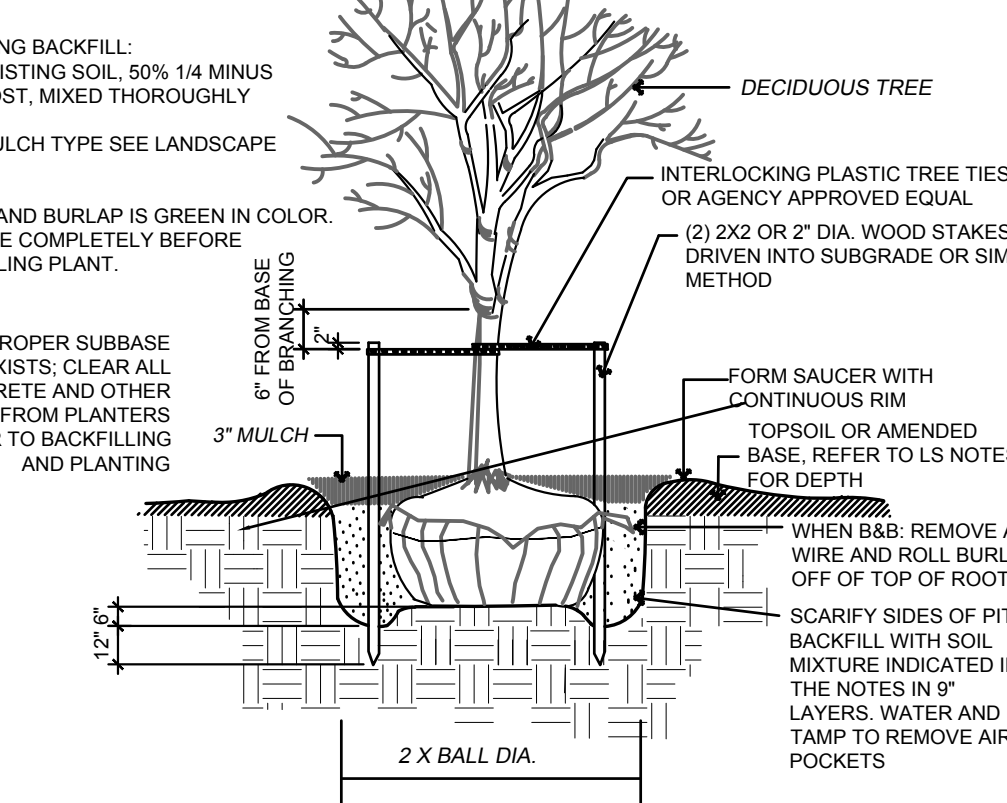
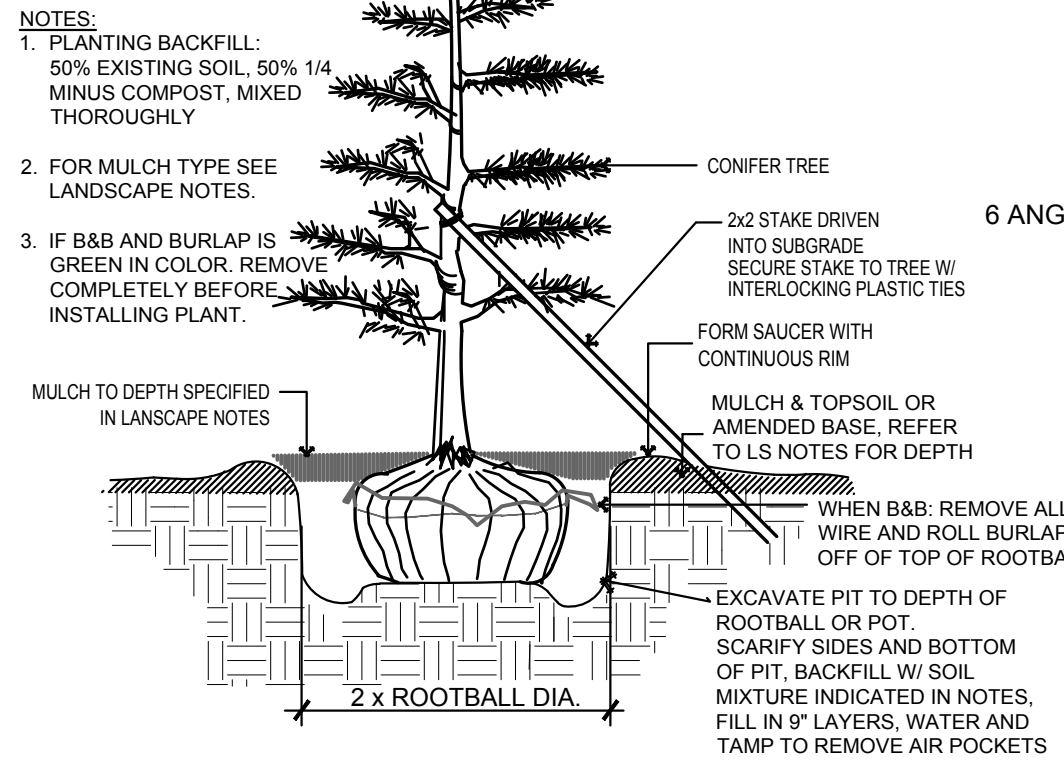
GENERAL LANDSCAPE NOTES

1. Contractor is responsible for obtaining all necessary permits from the appropriate agency prior to commencing work. Contractor shall contact Line Location (811) a min. of 48 hours prior to any digging or trenching. If there are any discrepancies with existing lines and landscaping, it is the contractor's responsibility to contact the landscape architect and request a site visit to address the conflicts. Contractor shall comply and conform to any and all local and state codes for work, schedules and any other project related requirements.
2. Contractor shall coordinate directly with the landscape architect for all landscape related issues, concerns, inspections and approvals. Contractor shall provide the landscape architect with a written request for a site visit to address any related items.
3. Scope of work shall include any and all specified and unspecified but related incidental work to achieve the design indicated on the landscape plans. All labor, materials, subcontractors, equipment, and related incidental items shall be supplied and installed to achieve a complete project, unless directed otherwise by the general contractor or landscape architect.
4. Contractor to verify all sub grades are set below required amendments to insure the finished grade will match what is intended by civil or drainage design. All sub grades and finished or final grades shall be graded to drain to the designed drainage system with positive drainage away from all structures.
5. **Grade Preparation:**
All planting areas shall be cleaned of all construction and native debris, rocks 1" and larger, and any other objects considered harmful to plant life. The debris shall be hauled off site. All planting bed areas shall have the soil rototilled to a depth of 6 inches prior to topsoil installation.
Lawn Areas to receive a min. 4" layer of sandy loam topsoil (3-way mix or equivalent) free of weeds, sticks, rocks, and other debris. Care under existing Oak trees shall taken to not disturb the soils or roots of the trees minimal topsoil shall be placed to establish new lawn areas.
Planting bed Areas to receive a min. 6" layer of sandy loam topsoil (3-way mix or equivalent) free of weeds, sticks, rocks, and other debris. Contractor responsible for ensuring appropriate sub grade exists in all parking area planters. If sub grade is inadequate, it is contractor's responsibility to coordinate costs and work required to prep beds for planting.
6. **Mulching:** All planting beds at building foundations to receive a minimum of 3" of Organic Black Bark Mulch (Cedar Grove or Sim.). Top of all Mulching shall be 1/2" below - flush to the top of all paving surfaces. Provide for a min. 6" clearance of all mulches and lawns that are immediately adjacent to any building faces measured from the bottom of siding to the top of landscape surface. Parking islands to receive 3" min. depth of clean river rock 2"-4" size placed on top of landscape fabric.
7. Contractor shall field layout all plant material and contact the landscape architect for a site visit to approve the layout. Any field modifications shall be done by the landscape architect prior to planting.
8. Contractor shall immediately notify the landscape architect of any poor drainage condition in landscape areas. No standing water shall be permitted in any landscape areas - either on the surface or below the topsoil. The landscape architect shall coordinate the drainage solution with the general contractor and civil engineer. Once the concerns have been remedied planting shall commence.
9. All groundcover to be planted in a triangular spacing formation, equal in all directions to the centers of the groundcovers in distances indicated in the legend. Contractor shall verify all quantities of groundcovers by area calculations and spacing requirements.
10. Landscaping is to be per plan. Plant substitutions due to availability or otherwise will be allowed only with landscape architect, owner and agency approval. Any substitutions will be with material of similar size, growth characteristics, and quality.
11. All trees must be staked as necessary so as to maintain material in a healthy, vigorous growing condition.
12. Landscaping shall be installed in a professional workmanlike manner that is consistent and accepted throughout the industry. All landscape and irrigation work shall be performed by experienced persons familiar with scope of project.
13. All landscape material and labor is to be guaranteed for a period of one full year from the time of completion.
14. When planting 'Balled and Burlapped' product, gently place root ball in prepared hole with burlap still on the root ball. Remove all wire from any B&B plant material, cut guy strings and roll burlap off top of root ball. If burlap is green in color, carefully remove the entire burlap bag and all binding from the root ball.
15. An irrigation system is to be installed per plan.
16. Street trees shall have caliper size of at least 2" measure per American Association of Nurserymen Standards.
17. Street trees shall be high branching with canopy that starts at least 6' above finish grade.
18. All plant I.D. tags are to remain on the plant material until final inspection has been completed. Once approved all plant I.D. tags shall be removed and discarded appropriately.
19. Trees shall be cared for in accordance with the American National Standards Institute (ANSI) standard practices for trees, shrubs and other woody plant maintenance (ANSI 300) in order to allow them to reach there mature height and form.
20. Pruning of street trees shall be performed per the ANSI 300 standards so as to maintain the natural form of the tree, encourage vigorous growth to a mature spread and height, and avoid weakening the tree to create a hazard. Street trees shall not be topped pollarded, or otherwise pruned in a manner contrary to these goals, unless there is no practicable alternative that would preserve essential utility services.
21. See Irrigation Plans for irrigation layout - at Final Landscape Plan submittal.



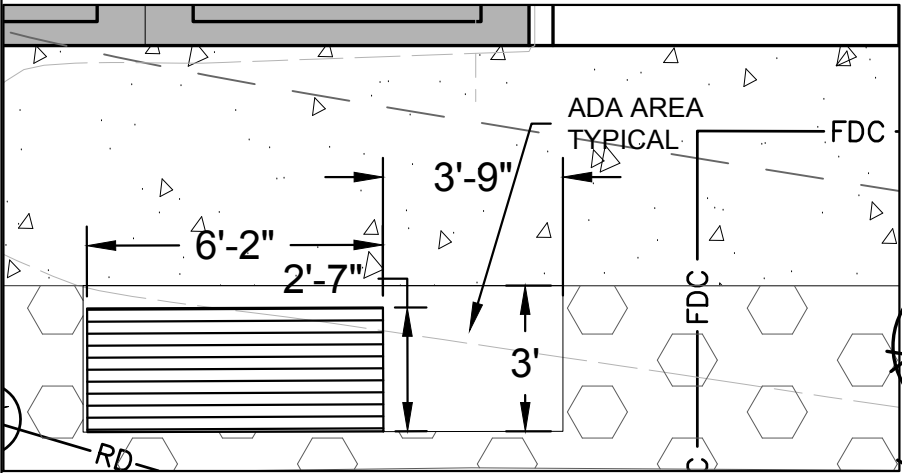
GROUNDCOVER PLANTING DETAIL

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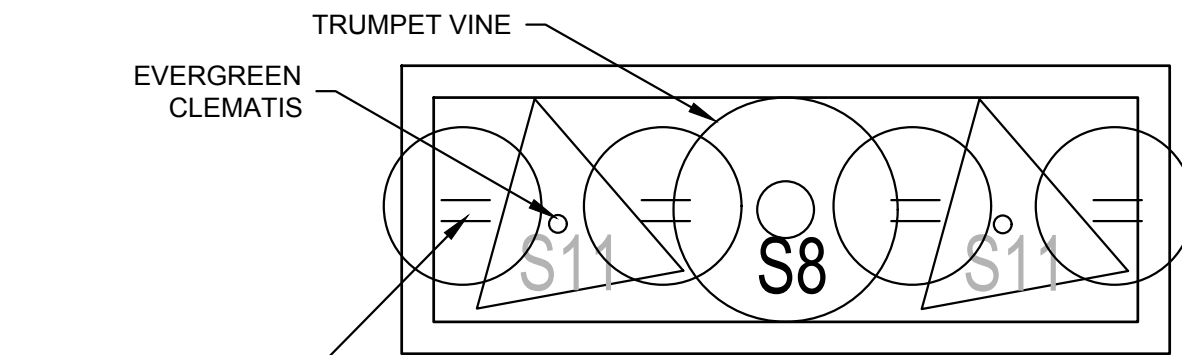


SHRUB PLANTING DETAIL

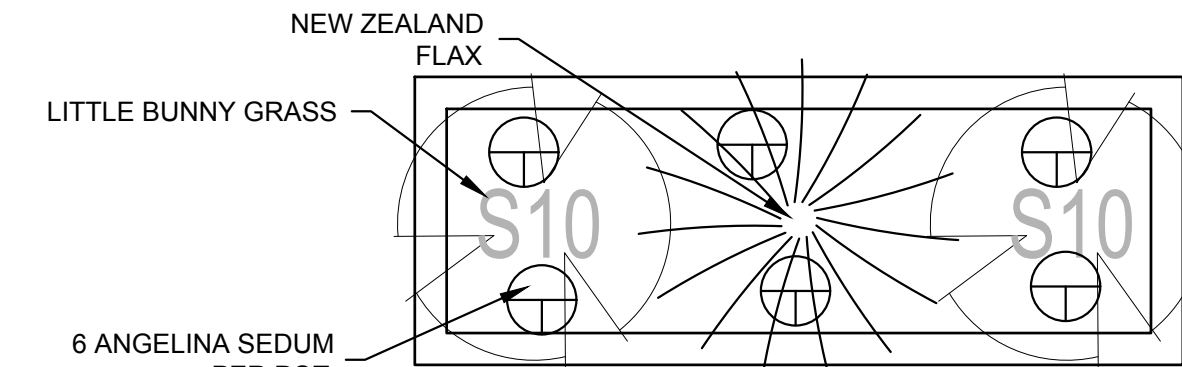
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TYPICAL BENCH LAYOUT FOR CONCRETE PAD UNDER BENCH AND ACCESSIBLE WAITING AREA



TRELLIS PLANTER TYPICAL (13)



RAILING PLANTER BUILDING A (18)

PLANT LEGEND

TREES (80% Approved City List in Perimeters Min. - 100% proposed)			
SYMBOL	QTY	DESCRIPTION	SIZE
	9	Acer palmatum RED Varieties Japanese Maple Varieties - RED Leafed Multi Trunk Ok	8' Ht Min
	16	Pinus contorta Shore Pine *	6' Ht Min. Well Formed
	3	Stewartia japonica Japanese Stewartia	2' Cal. Min. Well Formed
	103	Pseudotsuga menziesii Douglas Fir *	6' Ht. (50%) 12' Ht (50%)
	8	Malus fusca (Pyrus fusca) Flowering Crab Apple *	2" CAL. Well Formed
	101	Abies grandis Grand Fir *	6' Ht. (50%) 12' HT (50%)
	14	Picea sitchensis Sitka Spruce *	6' HT. (50%) 12 HT (50%)
	6	Thuja plicata Western Red Cedar *	12' Ht. Min. Full / Compact
	8	Acer griseum Paper Bark Maple	2" CAL. Well Formed
	16	Cupressus sempervirens 'Stricta' or sim. Columnar Italian Cypress	6' Ht. Min. Well formed
	15	Tsuga heterophylla Mountain Hemlock *	6' Ht. (50%) 12 HT. (50%)
	10	Cornus nuttallii Pacific Dogwood	2" Cal. Min.

NOTE: * Plant material is from City of Gig Harbor's Director's Preferred Species list. Plant selections may not be substituted without approval of the City of Gig Harbor

INERT LANDSCAPE ELEMENTS

		Landscape Boulder - Columbia Basalt OR Granite (Owner's Choice)
	10	1 man rocks
	36	2 man rocks
	7	3 man rocks

PLANTER BOXES AT BUILDING A AND TRELLIS'

	108	Sedum angelina Angelina Yellow Sedum	4" Pot Groundcover
	13	Campsis radicans Trumpet Vine	1 GAL.
	52	Juniperus squamata 'Blue Star' Blue Star Juniper	1 GAL.
	31	Tournesol planter boxes - wilshire 24" wide x 48" long x 24" high www.tournesol.com	

SITE FURNISHINGS

SYMBOL	QTY	DESCRIPTION
	5	TOURNESOL BENCH 'PLAZA' PZ-0200-72 with PZ-02A arms SURFACE MOUNT

SHRUBS & GROUND COVERS

SYMBOL	QTY	DESCRIPTION	SIZE
	9	Euphorbia 'Ruby Glow' & Martini 'Ascot' Ruby Glow & Ascot Euphorbia & other varieties	1 Gal. 24" HT MATURE
	48	Carex testacea Orange Sedge	1 Gal. 24" HT MATURE
	38	Azalea 'Hino Crimson' Hino Crimson Azalea	3 Gal. 36" HT MATURE
	27	Clematis armandi Evergreen Clematis	1 gal. 15' CLIMBING
	49	Berberis cordifolia Berberis	1 Gal. 24" HT MATURE
	13	Ligustrum muscari Big Blue Big Blue Lilyturf	1 Gal. 24" HT MATURE
	72	Nandina domestica c. 'Gulf Stream' or 'Moonbay' Gulf Stream Heavenly Bamboo	2 Gal. 36" HT MATURE
	45	Small Rhododendron Varieties or sim. Evergreen Shrub Anna Rose Whitney, Black Satin, Cherry Cheesecake, Pearce's American Beauty	3 gal. 24" HT MATURE
	28	Pinus mugo & Dwarf Mugo Pine Standard Mugo Pine	5 Gal. / 2 Gal. 60" HT MATURE (STD) / 36" HT MATURE (DWF)
	25	Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	1 Gal. 24" HT MATURE
	110	Carex oshimensis 'Everillo' Everillo Yellow Sedge	1 Gal. 12" HT MATURE
	12	Crocosmia 'Lucifer' and other varieties Lucifer Crocosmia	1 Gal. 36" HT MATURE
	18	Phorium sundowner New Zealand Flax	1 GAL. 36" HT MATURE
	36	Pennisetum alopecuroides "Little Bunny" Fountain Grass	1 GAL. 24" HT MATURE

NATIVE SHRUBS & GROUND COVERS (80% Approved City List in Perimeters Min. - 100% proposed)

SYMBOL	QTY	DESCRIPTION	SIZE
	49	Amelanchier alnifolia Sea Hips	1 Gal. 15" HT MATURE
	74	Cornus canadensis Bunchberry	1 Gal. 12" HT MATURE
	58	Deschampsia cespitosa Tufted Hair Grass	1 Gal. 24" HT MATURE
	319	Asarum canadense Wild Ginger	1 Gal. 12" HT MATURE
	77	Acer circinnatum Vine Maple	5 GAL. 20" HT MATURE
	212	Mahonia aquifolium Tall Oregon Grape	5 GAL. 6" HT MATURE
	314	Mahonia nervosa Oregon Grape	5 GAL. 30" HT MATURE
	286	Gautheria shallon Salal	5 GAL. 60" HT MATURE
	87	Symphoricarpos albus snowberry	5 GAL. 48" HT MATURE
	343	Polystichum munifitum Sword Fern	5 GAL. 36" HT MATURE
	160	Blechnum spicant Deer Fern	1 GAL. 24" HT MATURE
		Groundcover: Mahonia repens Low Oregon Grape 4" @ 18" OC or 1 Gal @ 24" OC	
		Groundcover: Gautheria shallon * & Mahonia nervosa* Salal and Low Oregon Grape 1 Gal. @ 36" OC Triangular Spacing	
		Groundcover: Cornus canadensis Bunchberry 4" @ 18" OC or 1 Gal @ 24" OC	
		Groundcover: Arctostaphylos uva ursi 'Massachusetts' * Kinnikinnick 4" @ 18" OC or 1 Gal @ 24" OC	



KATRINA KNUTSON, AICP
COMMUNITY DEVELOPMENT DIRECTOR

DATE: _____

REVISIONS
G. REVISED PER AGENCY
H. REVISED PER UPDATED SITE PLAN
I. REVISED PER UPDATED SITE PLAN
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L. REVISED PER AGENCY COMMENTS DATED: 09/30/2021



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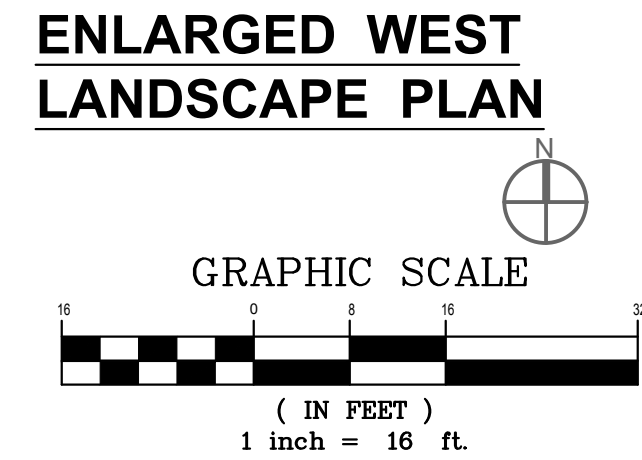
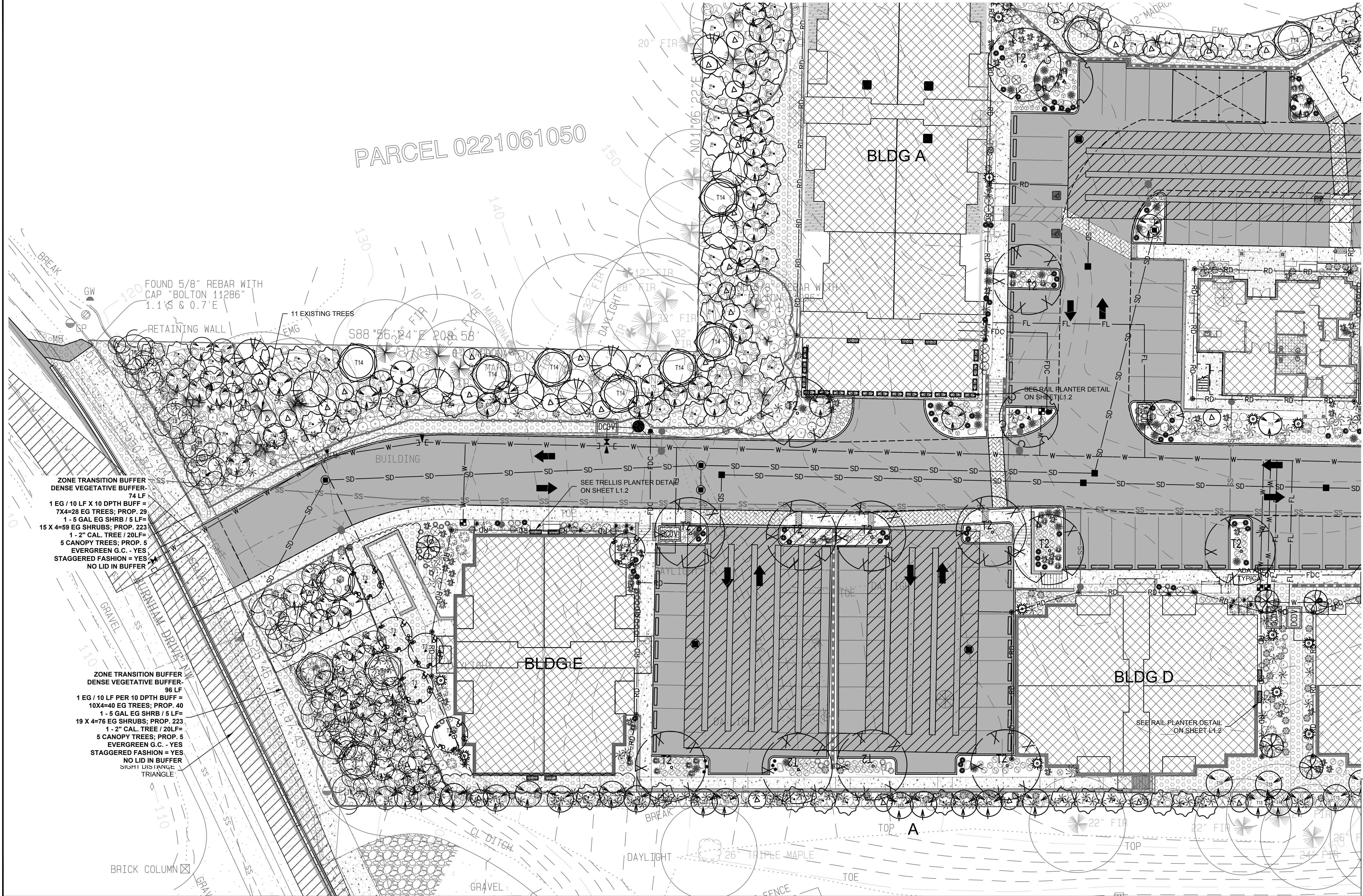
DESIGNED BY:	KLO
DRAWN BY:	SR
CHECKED BY:	KLO
APPROVED BY:	KLO
SCALE:	
OTHER:	

BURNHAM DR APTS
XXX BURNHAM DR
GIG HARBOR, WA 98332

1724LSL
LANDSCAPE NOTES LEGEND & DETAILS

PERMIT NO.	---
DRAWING NO.	L3
SHEET OF	3 OF 8





REVISIONS
G. REVISED PER AGENCY
H. REVISED PER UPDATED SITE PLAN
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NATURE BY DESIGN
LANDSCAPE ARCHITECTURE

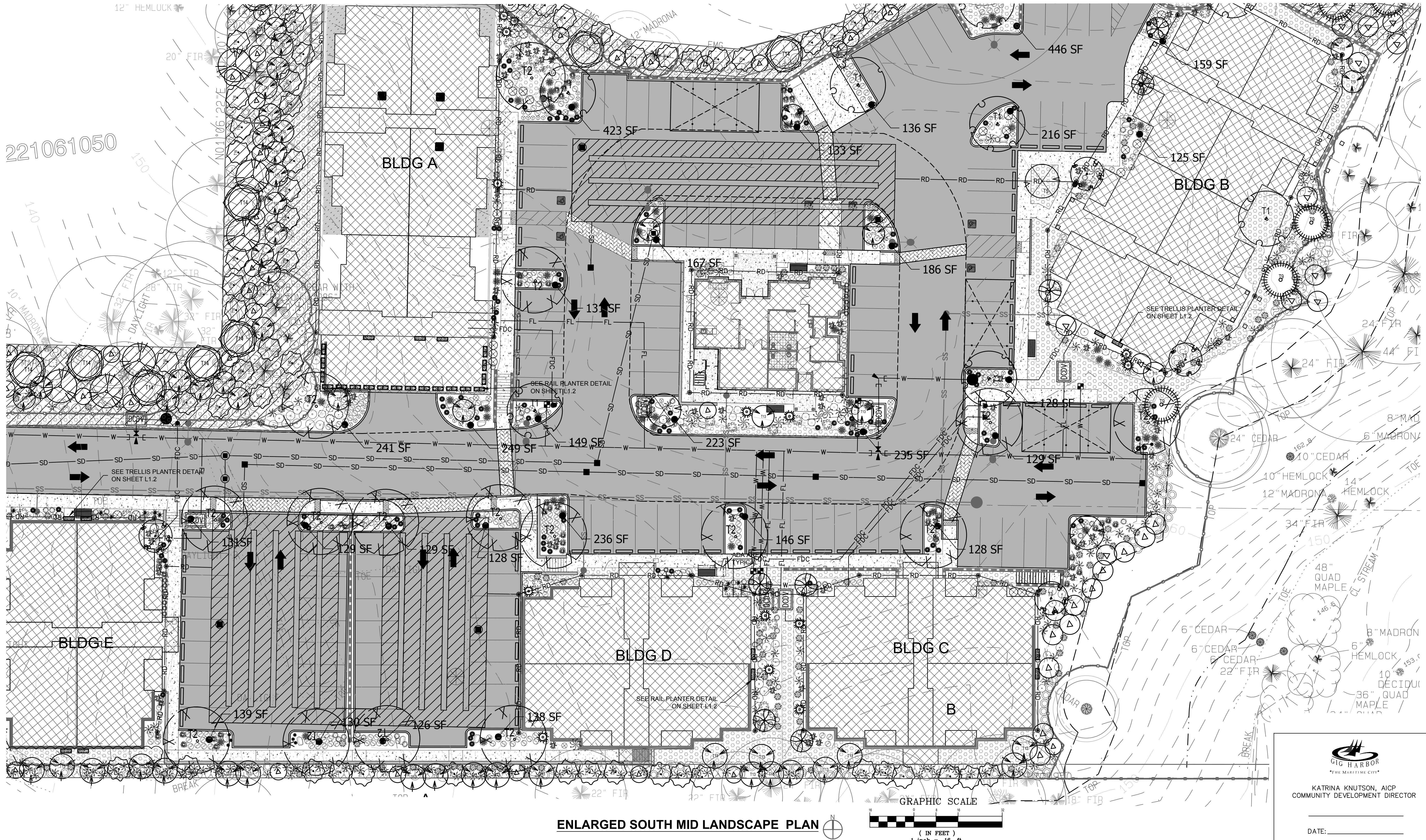
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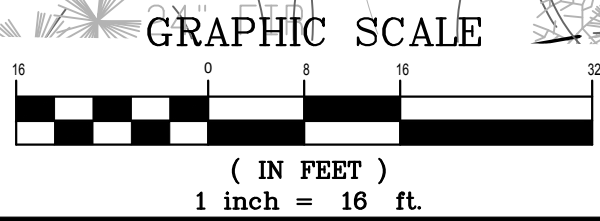
BURNHAM DR APTS
XXX BURNHAM DR
GIG HARBOR, WA 98332

1724LSL	PERMIT NO. --
ENLARGED WEST PLANTING PLAN	DRAWING NO. L4
	SHEET OF 4 OF 8





ENLARGED SOUTH MID LANDSCAPE PLAN





KATRINA KNUTSON, AICP
COMMUNITY DEVELOPMENT DIRECTOR

DATE: _____

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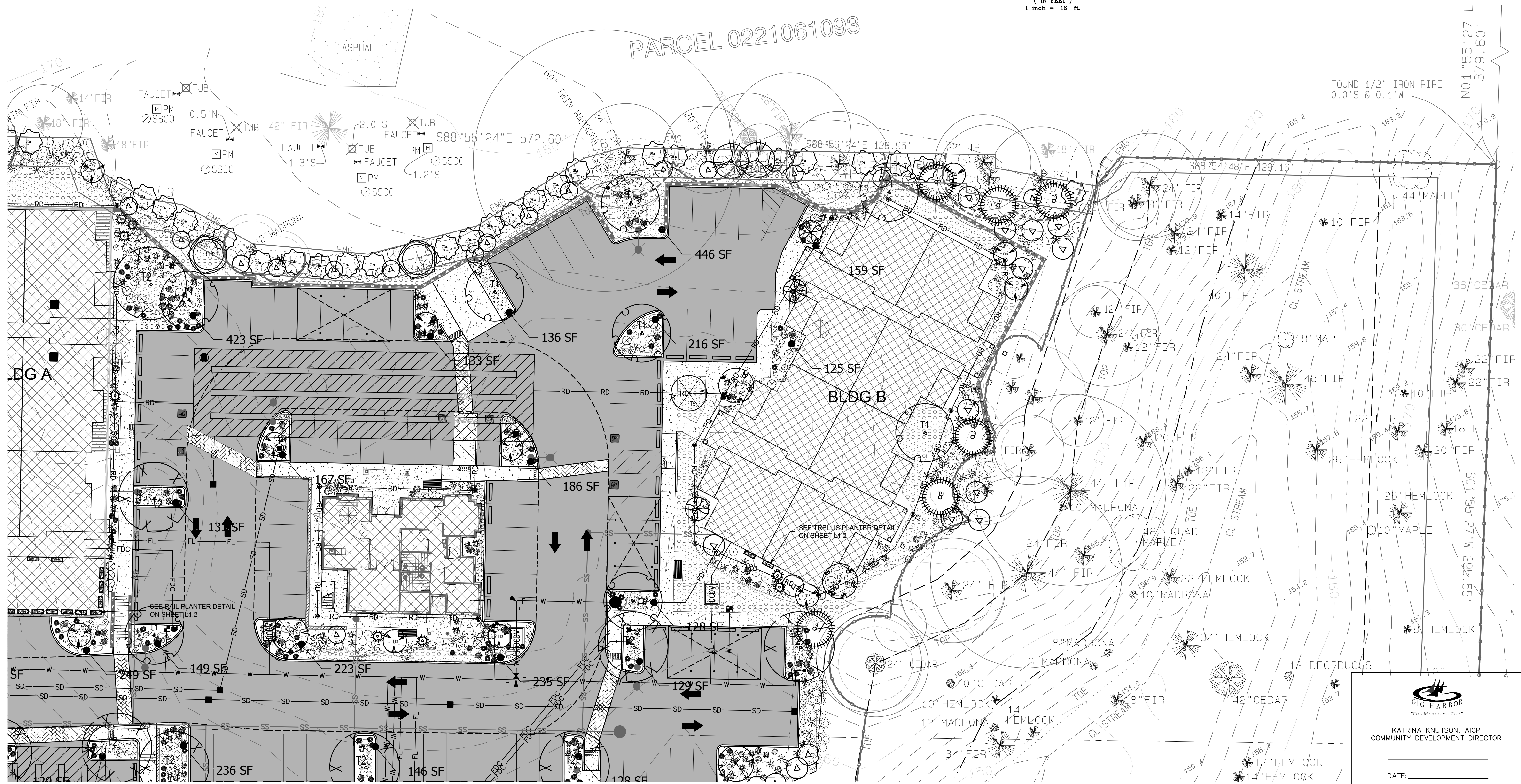
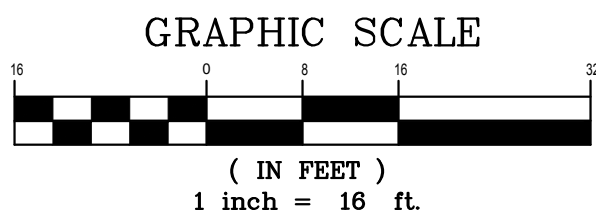
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253.460.6067
WWW.NATUREBYDESIGN.COM

DESIGNED BY:	KLO
DRAWN BY:	SR
CHECKED BY:	KLO
APPROVED BY:	KLO
SCALE:	
OTHER:	

BURNHAM DR APTS
XXX BURNHAM DR
GIG HARBOR, WA 98332

1724LSL	PERMIT NO. --	
ENLARGED SOUTH LANDSCAPE PLAN	DRAWING NO. L5	
	SHEET OF 5 OF 8	

ENLARGED NORTHEAST LANDSCAPE PLAN



REVISIONS
G. REVISED PER AGENCY
H. REVISED PER UPDATED SITE PLAN
I. REVISED PER UPDATED SITE PLAN
J. REVISED PER UPDATED SITE PLAN
K. REVISED PER UPDATED SITE PLAN (3.11.21)
L. REVISED PER AGENCY COMMENTS DATED: 09/30/2021



NATURE BY DESIGN
LANDSCAPE ARCHITECTURE

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

DESIGNED BY:	KLO
DRAWN BY:	SR
CHECKED BY:	KLO
APPROVED BY:	KLO
SCALE:	
OTHER:	

BURNHAM DR APTS
XXX BURNHAM DR
GIG HARBOR, WA 98332

1724LSL

ENLARGED NORTH
PLANTING PLAN

PERMIT NO.

--

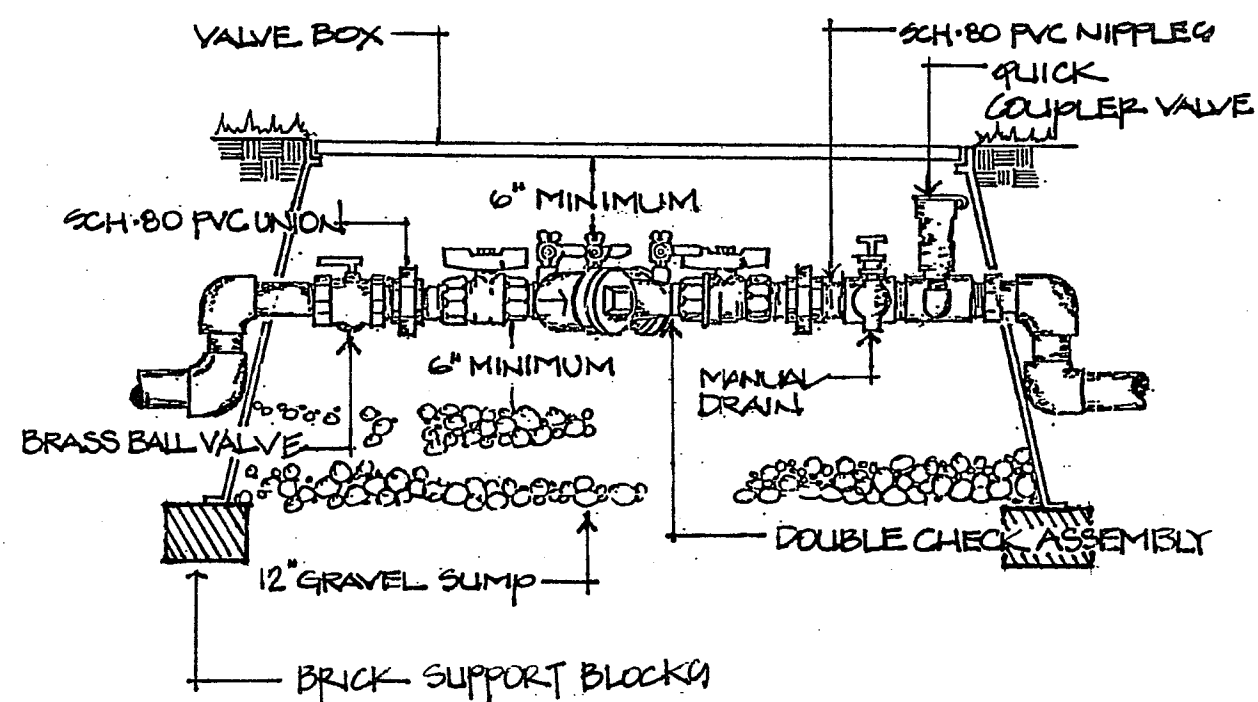
DRAWING NO.

L6

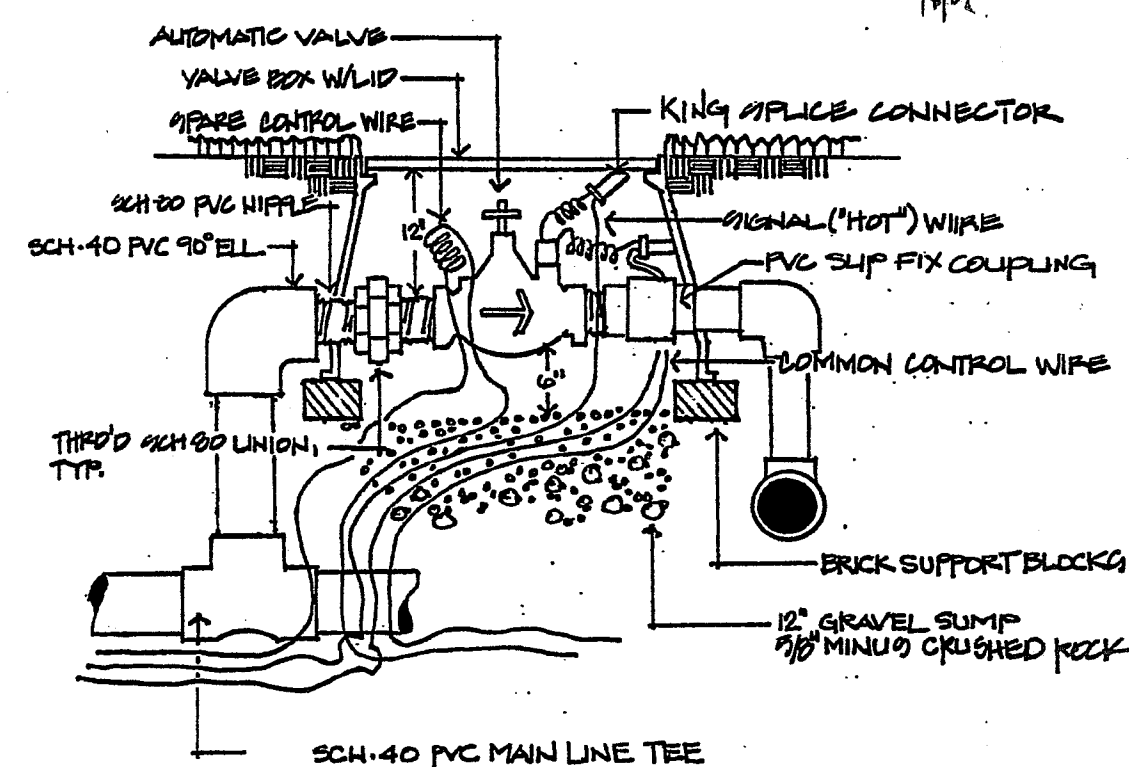
SHEET OF

6 OF 8

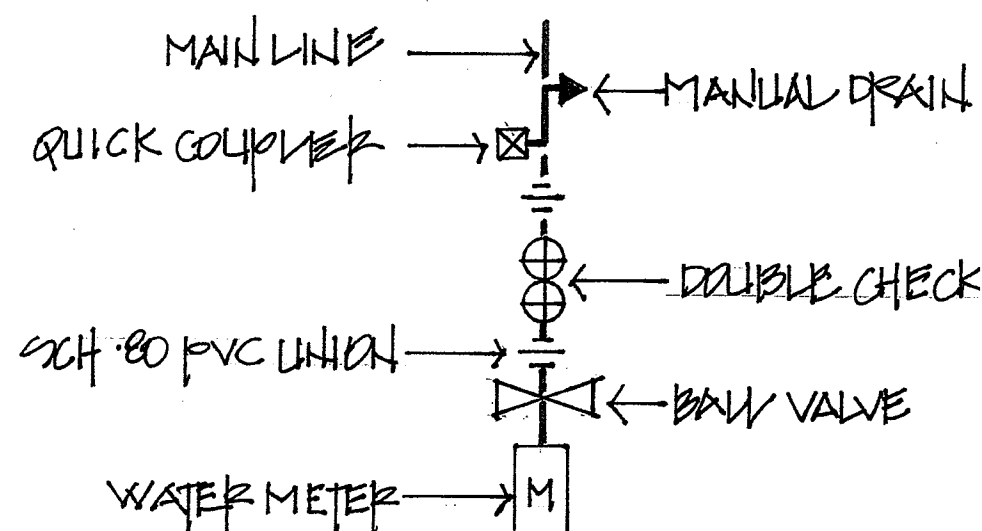




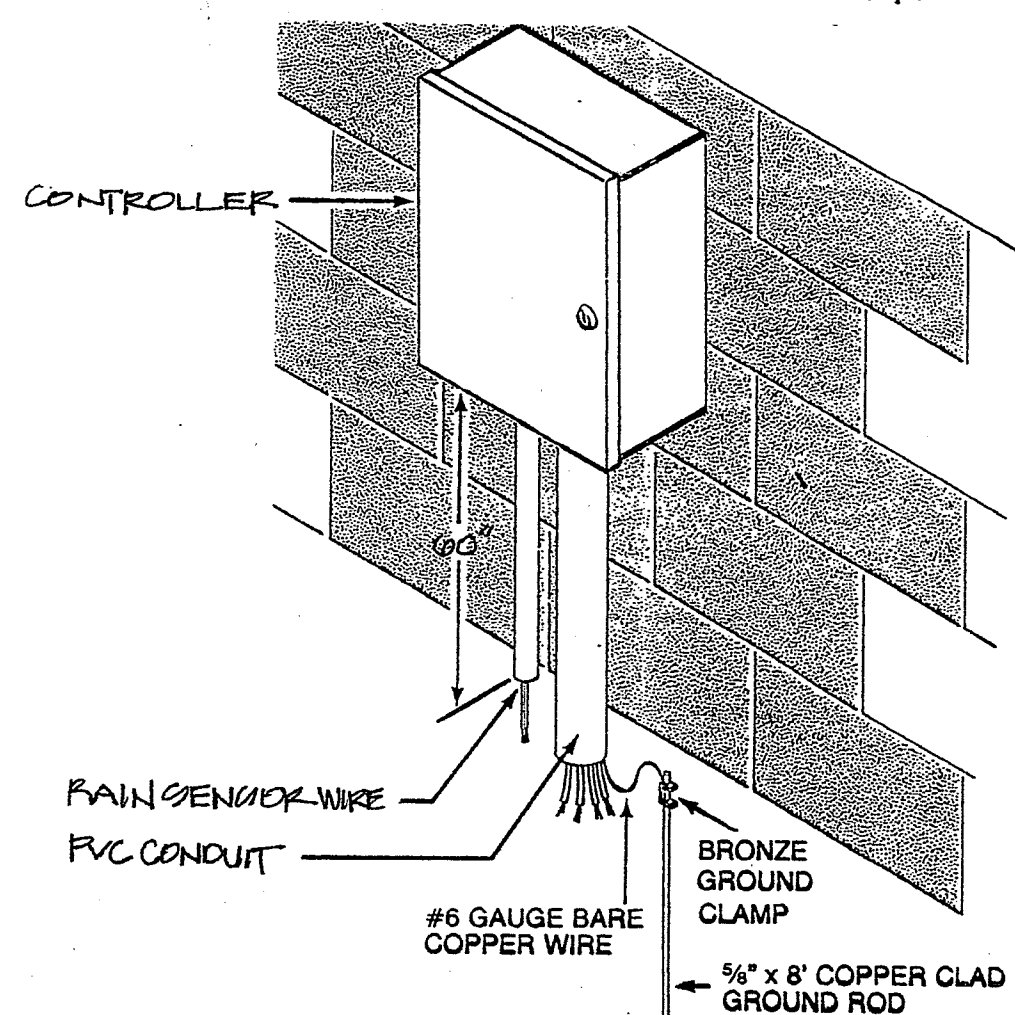
Backflow Preventer Detail



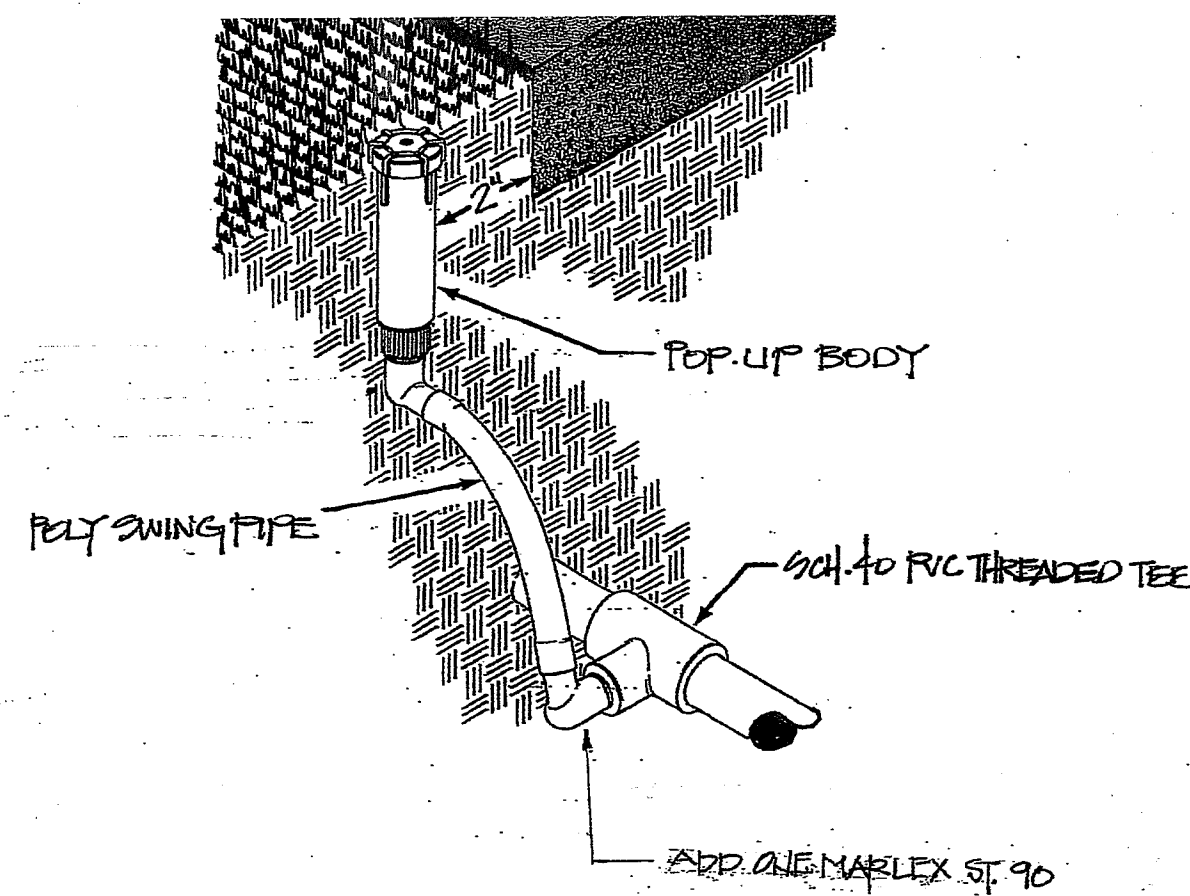
Control Valve Detail



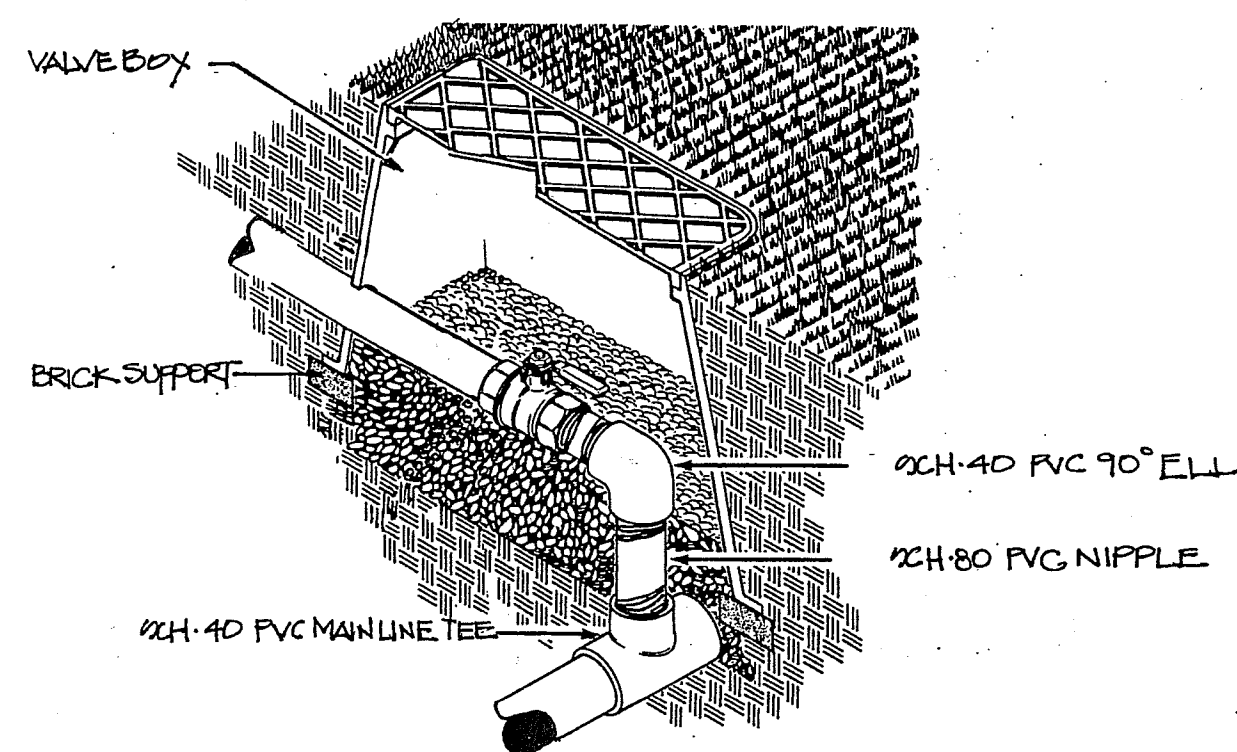
Point Of Connection Detail



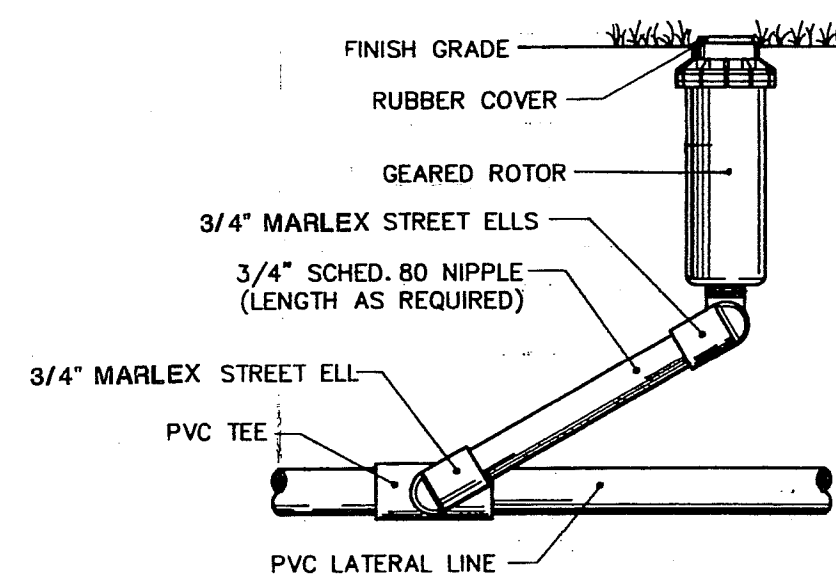
Auto Controller Detail



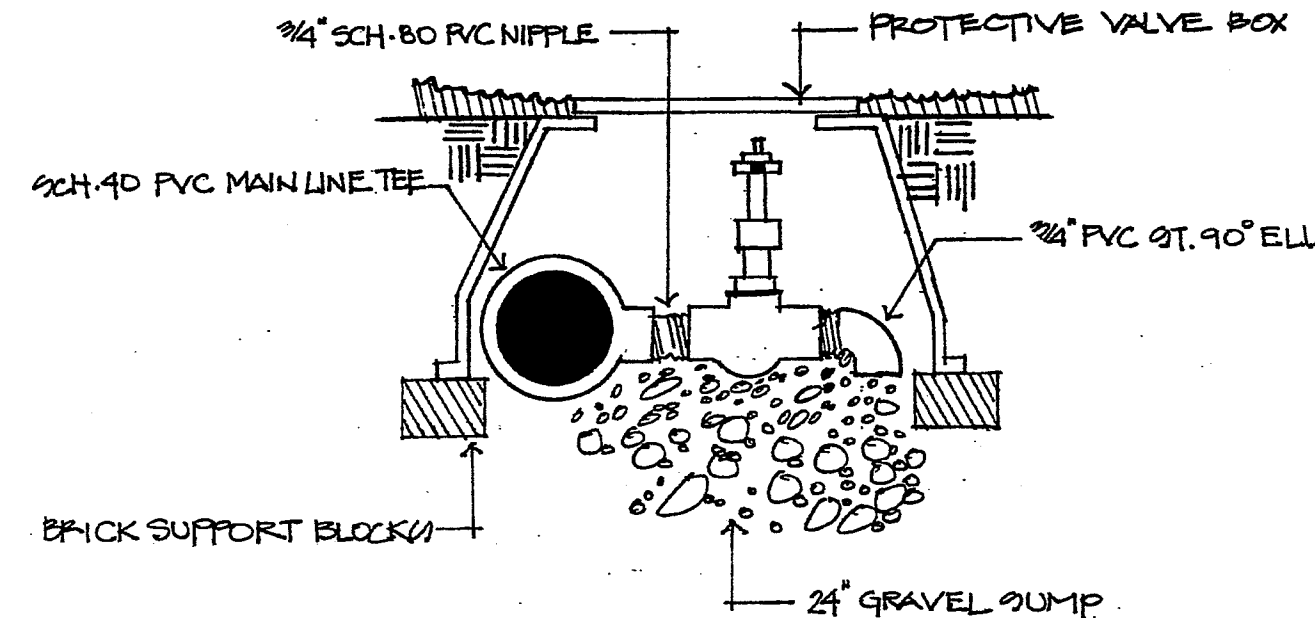
Spray Head Detail



Isolation Valve Detail



Rotary Sprinkler Detail



Manual Drain Detail

Valve Schedule

NUMBER	G.P.M.	AREA & TYPE
1	20.71	SHED ROTARY SPRINKLER HEAD
2	20.20	SPRAY HEAD SPRINKLER
3	20.94	ROTARY SPRINKLER HEAD
4	20.70	SPRAY HEAD SPRINKLER
5	24.10	ROTARY SPRINKLER HEAD
6	20.14	SPRAY HEAD SPRINKLER
7	20.04	
8	25.14	
9	24.92	
10	29.52	
11	25.67	
12	20.79	
13	23.73	
14	20.30	
15	27.30	
16	27.73	

Equipment Legend

CATALOG NUMBER	SYMBOL	DESCRIPTION	PSI	RADIUS
PAF-04-FRB-STD NOZ.	●	HUNTER POP-UP ROTARY SPRINKLER HEAD	45	30'
PAF-04-FRB-REP NOZ.	○	RAIN BIRD POP-UP SPRAY HEAD SPRINKLER	45	25'
1000-PRG-SAM-16 MPR	●	RAIN BIRD POP-UP SPRAY HEAD SPRINKLER	30	15'
	○			12'
	●			10'
	○			8'
	○			6'
	●	BUBBLER SPRINKLER		1'
	□	SPRAY HEAD SPRINKLER		4'x16'
	RCU			
	VC9			
	90T			
200BVT-HAM-2.00"	⋈	HAMMON BRASS FULL PORT BALL VALVE		
150 BVT-HAM-1.50"	⋈	FEBCO DOUBLE CHECK ASSEMBLY		
B5D-1.50"	⋈	RAIN BIRD QUICK COUPLING VALVE W/MATCHING KEY & HOSE END		
44 NP-1.00"	⋈	RAIN BIRD QUICK COUPLING VALVE W/MATCHING KEY & HOSE END		
TS SV-0.75"	▲	LAWN LIFE MANUAL DRAIN VALVE WITH RISING SWIVEL		
PEB-150-FRB	⋈	RAIN BIRD AUTO CONTROL VALVE		
ESP-ME-16 STATION	⋈	CONTROLLER WALL MT. WITH LINK WIFI MODULE		
RSD-BEX	⋈	RAIN SENSOR		
220BCB-17"x30"x18"	NAVE	NDS BACKFLOW BOX W/ BOLT DOWN COVER		
34 BC-14"x19"x12"	NAVE	CONTROL VALVE & 150 LATERAL VALVE BOX W/LID		
312 BC-9"x10"	NAVE	MANUAL DRAIN BOX W/LID		
2CH-40	---	SOVELT WELD PVC MAIN LINE, SIZE AS SHOWN		
CL-200	---	LATERAL		
2CH-40	---	SLEEVING		
14-1-UP	NAVE	DIRECT BURST CONTROL WIRING, USE WHITE FOR COMMON, RED AS SIGNAL AND YELLOW FOR SPARE.		

Project Notes:

- Irrigation Engineering design based on a new 1.00" irrigation meter with 100 + static water pressure. Verify prior to starting project.
- Install all equipment per State and City of Gig Harbor Codes and specifications.
- Prior to any excavation contact Utility Locators for all utility locations.
- Install the sleeving, main line and control wiring with 18" of cover and 12" for all lateral piping.
- Prior to backfill, pressure test the main line with line pressure for (1) one hour with 0 loss. The completed test sheet is to be signed, dated and turned over to the Landscape Architect.
- Backfill materials shall be rock free native soil or clean sand.
- After the backflow assembly is installed it shall be certified by a licensed BAT. The completed form is to be turned into the City of Gig Harbor Water Department.
- From the controller draw (2) two spare yellow wires to each valve No. 1, 6, 12 & 16. All control valve boxes shall have the spare yellow wires visible inside.
- Wire splices shall be within the valve boxes only using 3MDBY splice kits. Do not splice the red signal wire between the valve and the controller.
- Mark all control valves using plastic valve tags. Number the valves as per the engineering plan.
- Adjust the radius and arc on all sprinkler heads so that the spray pattern conforms within the landscape areas.
- Install equipment as per the details shown.
- The installer is to provide an exact "as-built drawing" of the installed system and the control wiring routing.
- As part of the contract the installer shall perform (1) one of each function. System Winterization and Spring Start-up. The Spring Start-up includes a complete system review to ensure that it is operating correctly. Adjust and repair as required.

IRRIGATION SLEEVING NOTE:

THE IRRIGATION MAIN LINE SHALL BE SLEEVED NA 4.0" SCH 40 PVC PIPE WHEN GOING UNDER HARD SURFACES. NOTE: A 2.00" SCH 40 PVC PIPE SHALL ALSO BE INSTALLED FOR THE 24" VOLT CONTROL WIRING.

PRESSURE REGULATING CONTROL VALVES:

ADJUST ALL PRESSURE REGULATING CONTROL VALVES TO THE CORRECT OPERATING PRESSURE OF SPRINKLER HEAD WITHIN EACH ZONE.

REVISIONS
G. REVISED PER AGENCY
H. REVISED PER UPDATED SITE PLAN
I. REVISED PER UPDATED SITE PLAN
J. REVISED PER UPDATED SITE PLAN
K. REVISED PER UPDATED SITE PLAN (3.11.21)
L. REVISED PER AGENCY COMMENTS DATED: 09/30/2021



NATURE BY DESIGN
LANDSCAPE ARCHITECTURE
1320 ALAMEDA AVE SUITE B
FIRCREST, WA 98466
253.460.6067
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DESIGNED BY:	KLO
DRAWN BY:	SR
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APPROVED BY:	KLO
SCALE:	
OTHER:	

BURNHAM DR APTS
XXX BURNHAM DR
GIG HARBOR, WA 98332

1724LSL

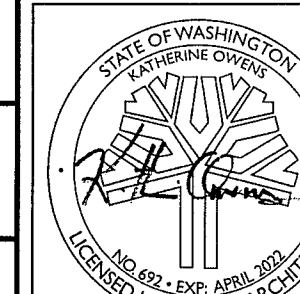
IRRIGATION
NOTES & DETAILS

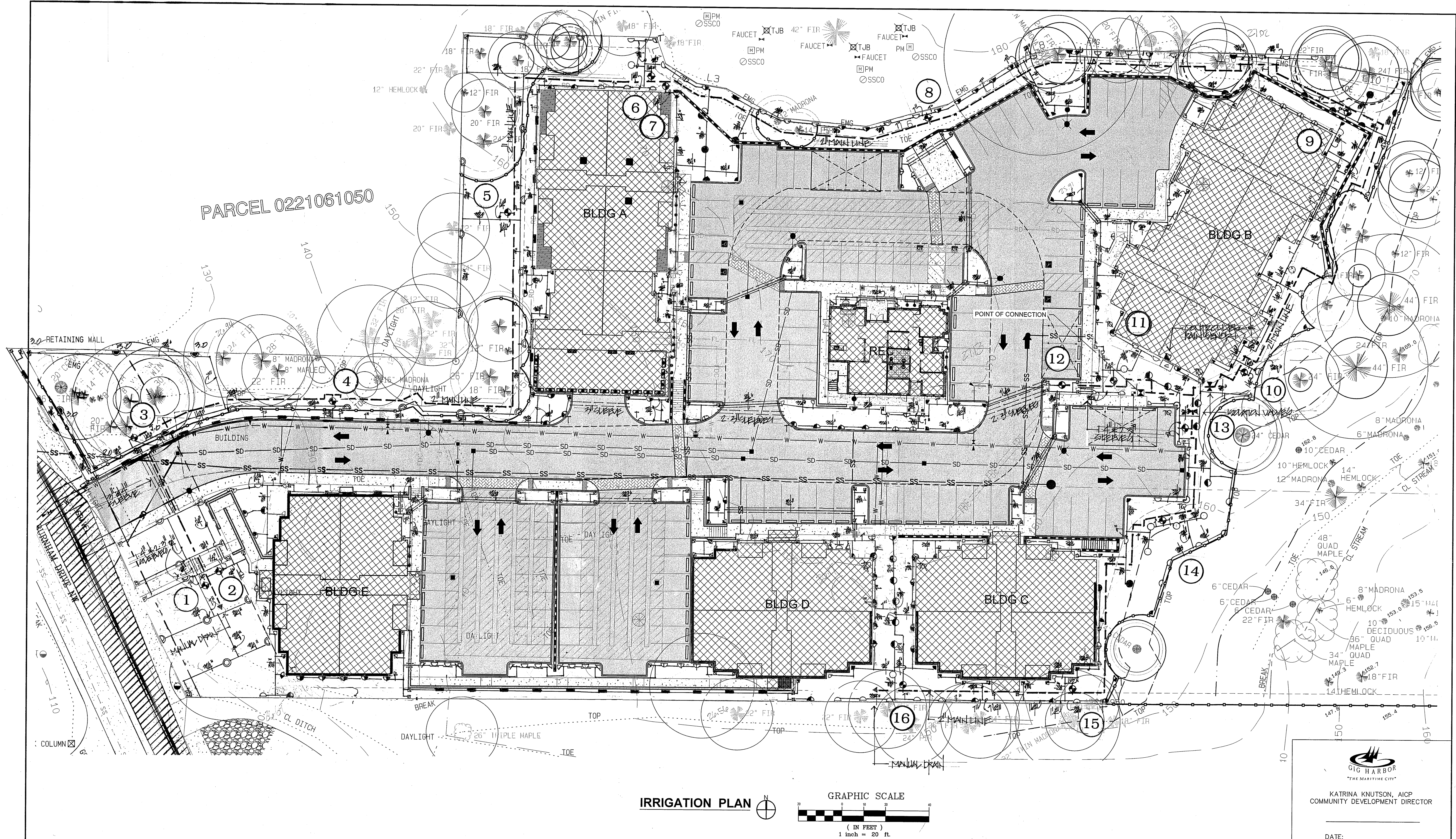
PERMIT NO.	---
DRAWING NO.	1724
SHEET OF	7 OF 8



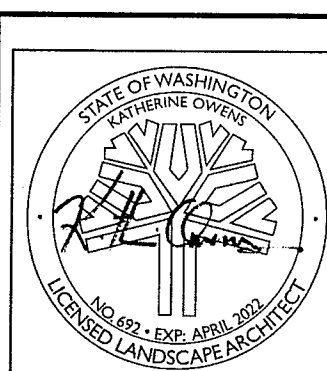
KATRINA KNUTSON, AICP
COMMUNITY DEVELOPMENT DIRECTOR

DATE: _____





REVISIONS	
G. REVISED PER AGENCY	
H. REVISED PER UPDATED SITE PLAN	
I. REVISED PER UPDATED SITE PLAN	
J. REVISED PER UPDATED SITE PLAN	
K. REVISED PER UPDATED SITE PLAN (3.11.21)	
L. REVISED PER AGENCY COMMENTS DATED: 09/30/2021	

 Nature By Design Landscape Architecture	NATURE BY DESIGN LANDSCAPE ARCHITECTURE 1320 ALAMEDA AVE SUITE B FIRCREST, WA 98466 253.460.6067 WWW.NATUREBYDESIGN.COM	DESIGNED BY: KLO DRAWN BY: SR CHECKED BY: KLO APPROVED BY: KLO SCALE: OTHER:	BURNHAM DR APTS XXX BURNHAM DR GIG HARBOR, WA 98332	1724LSL OVERALL CONCEPTUAL IRRIGATION PLAN	PERMIT NO. --	
					DRAWING NO. 1724 SHEET 8 OF 8	

MAYOR:

I HEREBY GIVE MY APPROVAL OF THIS SHORT PLAT.

MAYOR

DATE

CITY CLERK:

I FIND THERE ARE NO DELINQUENT ASSESSMENTS OUTSTANDING ON THE PROPERTY SUBJECT TO THIS SHORT SUBDIVISION APPROVAL.

CITY CLERK

DATE

CITY ENGINEER:

THE SHORT PLAT COMPLIES WITH THE APPLICABLE PROVISIONS OF THE CITY OF GIG HARBOR PUBLIC WORKS CONSTRUCTION STANDARDS.

CITY ENGINEER

DATE

CITY OF GIG HARBOR PLANNING DEPARTMENT:

COMMUNITY DEVELOPMENT DIRECTOR

DATE

ASSESSOR/TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

ASSESSOR/TREASURER

AUDITOR'S CERTIFICATE

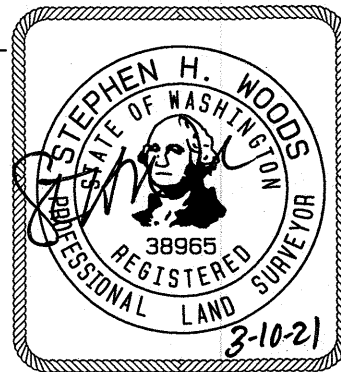
FILED FOR RECORD THIS ____ DAY OF ____
20__ AT ____ M. IN BOOK ____ OF ____ AT PAGE (S) ____
AT THE REQUEST OF ____

COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PAUL CONAN IN FEBRUARY 2018.

STEPHEN H WOODS, PLS
CERTIFICATE NO. 38965



ORIGINAL TRACT OWNER

PAUL CONAN
P.O. BOX 883
GIG HARBOR, WA 98335

EXISTING ZONING:

SOURCE OF WATER: CITY OF GIG HARBOR

TYPE OF ACCESS 60' PUBLIC R/W

SEWER SYSTEM: CITY OF GIG HARBOR

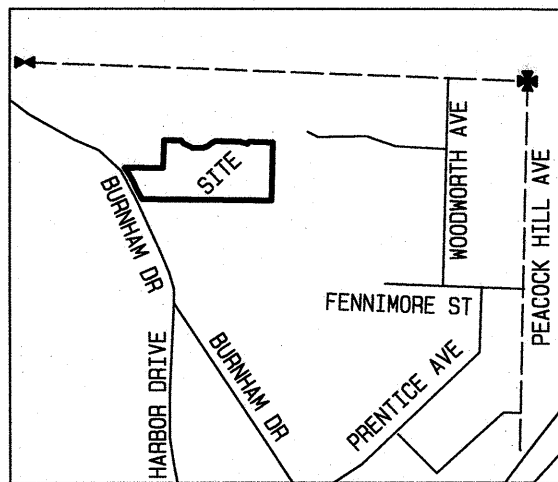
SCALE: 1"=40' NO. OF LOTS 2

DRAWN BY DW CHECKED BY SW JOB NO.15-204

Application No:

CONTOUR
ENGINEERING • LLC
CIVIL ENGINEERS-SURVEYORS-LAND PLANNERS
4706 97th Street NW, Suite 100 Gig Harbor, WA 98335
Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

DRAWN BY: DW	CHECKED BY: S WOODS
DATE: MAR. 9, 2021	JOB NAME: 15-204
SCALE: NTS	JOB NO.: 15-204B



VICINITY MAP
1"=1000 FEET

WE, THE UNDERSIGNED ATTEST THAT WE ARE THE CONTRACT PURCHASERS OR OWNERS IN FEE SIMPLE OF THE LAND REPRESENTED ON THIS SHORT PLAT, AND HAVE NO RIGHT, TITLE OR INTEREST OF ANY KIND IN ANY UNPLATTED LAND CONTIGUOUS TO ANY PART OF THE LAND INCLUDED IN THIS SHORT PLAT. THIS SHORT PLAT IS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

NOTARY SEAL

I HEREBY CERTIFY THAT THE ABOVE INDIVIDUAL(S) SIGNED AS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF ____ 20__

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON. RESIDING AT ____

CITY OF GIG HARBOR SHORT PLAT

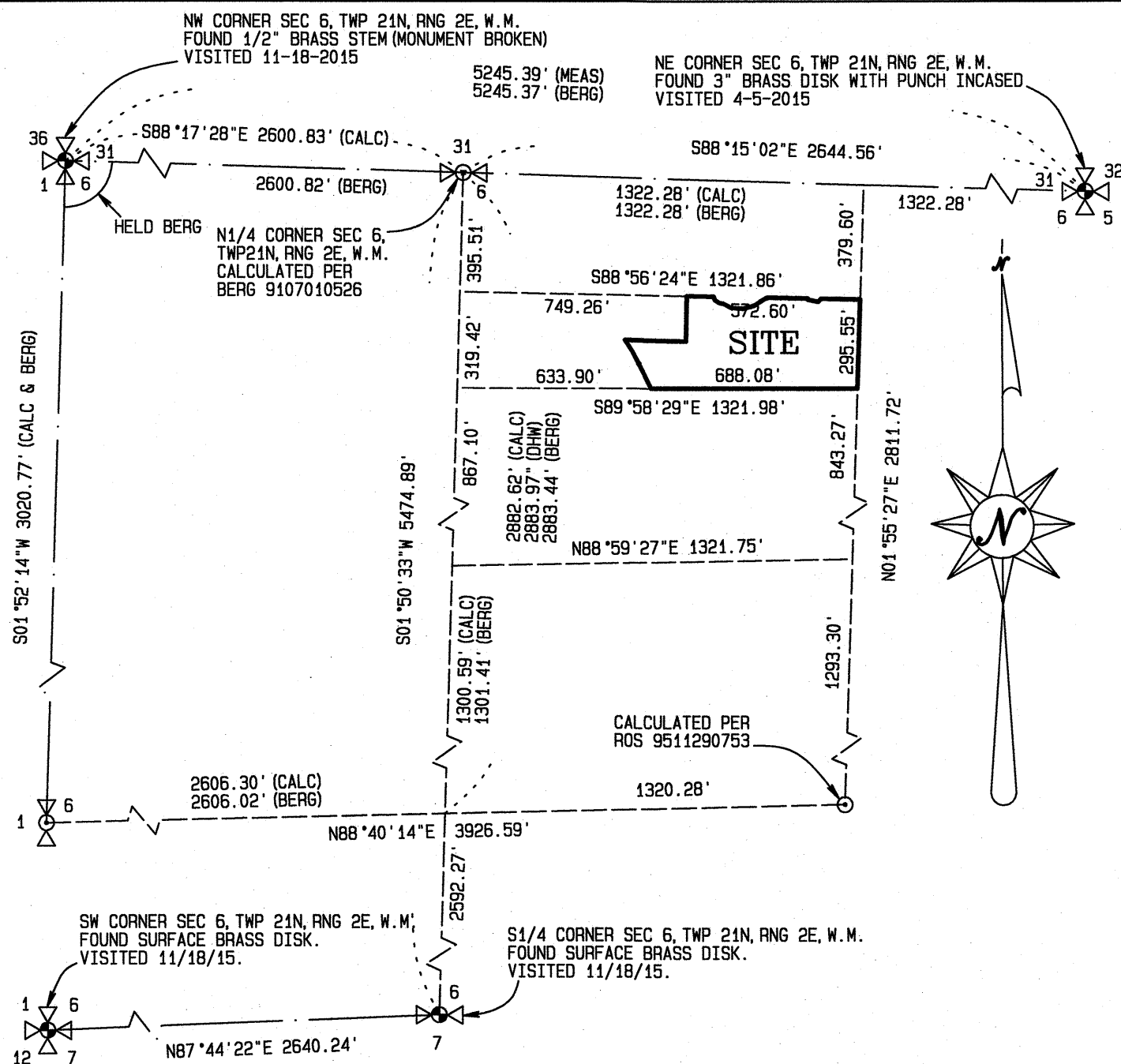
A PORTION OF NW 1/4, NE 1/4, SECTION 6, T. 21 N., R. 2 E., W.M.

ORIGINAL TRACT:

ASSESSOR'S PARCEL NO(S) 0221061028

NOTE:

APPROVAL OF THIS SHORT PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED FOR ANY STRUCTURE OR DEVELOPMENT WITHIN A LOT AFFECTED BY A BOUNDARY ADJUSTMENT.



REVISED LEGAL DESCRIPTIONS:

LOT 1:

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH HALF OF THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN GIG HARBOR, WASHINGTON, LYING EASTERLY OF THE GIG HARBOR-LONGBRANCH COUNTY ROAD, AFTER THE FOLLOWING TWO EXCEPTIONS:

EXCEPT THE SOUTH 547 FEET THEREOF;
AND EXCEPT THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6;

AND EXCEPT FROM SAID NORTH HALF, THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, AND THE EAST BOUNDARY OF THE GIG HARBOR-LONGBRANCH COUNTY ROAD, SAID POINT BEING APPROXIMATELY SOUTH 0°28'00" WEST 417.49 FEET AND SOUTH 89°43'04" EAST 384.19 FEET OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6;
THENCE SOUTH 89°43'04" EAST 378 FEET;
THENCE SOUTH 0°14'10" WEST 150 FEET;
THENCE NORTH 89°43'04" WEST 216.56 FEET TO THE EAST BOUNDARY OF THE GIG HARBOR-LONGBRANCH COUNTY ROAD;
THENCE ON THE CURVE TO THE LEFT (THE RADIUS OF WHICH IS 550.87 FEET) ALONG THE EAST LINE OF SAID COUNTY ROAD, A DISTANCE OF 223.59 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPT FROM SAID NORTH HALF AFTER EXCEPTIONS THAT PORTION LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 6;
THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER SOUTH 01°50'46" WEST 365.37 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID NORTHWEST QUARTER;
THENCE ALONG SAID SOUTH LINE SOUTH 88°54'50" EAST 837.99 FEET TO THE POINT OF BEGINNING;
THENCE LEAVING SAID SOUTH LINE SOUTH 19°12'26" EAST 12.58 FEET;
THENCE SOUTH 58°18'45" EAST 17.13 FEET;
THENCE SOUTH 80°50'06" EAST 13.38 FEET;
THENCE SOUTH 60°52'55" EAST 27.48 FEET;
THENCE SOUTH 84°49'52" EAST 41.03 FEET;
THENCE NORTH 74°54'35" EAST 37.58 FEET;
THENCE NORTH 57°43'43" EAST 43.51 FEET;
THENCE NORTH 74°14'09" EAST 13.27 FEET TO INTERSECT AFORESAID SOUTH LINE;
THENCE ALONG SAID SOUTH LINE SOUTH 88°54'50" EAST 128.95;

LOT 1:(CONTINUED)

THENCE LEAVING SAID SOUTH LINE SOUTH 00°44'13" WEST 4.61 FEET;
THENCE SOUTH 79°52'51" EAST 35.71 FEET
THENCE NORTH 38°22'29" EAST 12.85 FEET TO INTERSECT AFORESAID SOUTH LINE AND THE TERMINUS.

SITUATE IN THE COUNTY OF PIERCE AND STATE OF WASHINGTON.

LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY;
THENCE SOUTH 01°55'27" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 200.13 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE NORTH 89°16'42" WEST, A DISTANCE OF 664.27 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE;
THENCE WESTERLY A DISTANCE OF 60.57 FEET ALONG THE CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 112.22 FEET AND A CENTRAL ANGLE OF 30°55'30";
THENCE SOUTH 59°47'48" WEST TANGENT TO SAID CURVE, A DISTANCE OF 10.66 FEET TO THE EAST MARGIN OF THE GIGHARBOR- LONGBRANCH COUNTY ROAD AND THE TERMINUS OF SAID LINE.

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

Hearing Examiner
Burnham Drive Apartments
PL-SPP-18-0001 et al

Exhibit J

SECTION CONTROL

LOT 2:

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH HALF OF THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN GIG HARBOR, WASHINGTON, LYING EASTERLY OF THE GIG HARBOR-LONGBRANCH COUNTY ROAD, AFTER THE FOLLOWING TWO EXCEPTIONS:

EXCEPT THE SOUTH 547 FEET THEREOF;
AND EXCEPT THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6;

AND EXCEPT FROM SAID NORTH HALF, THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, AND THE EAST BOUNDARY OF THE GIG HARBOR-LONGBRANCH COUNTY ROAD, SAID POINT BEING APPROXIMATELY SOUTH 0°28'00" WEST 417.49 FEET AND SOUTH 89°43'04" EAST 384.19 FEET OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6;
THENCE SOUTH 89°43'04" EAST 378 FEET;
THENCE SOUTH 0°14'10" WEST 150 FEET;
THENCE NORTH 89°43'04" WEST 216.56 FEET TO THE EAST BOUNDARY OF THE GIG HARBOR-LONGBRANCH COUNTY ROAD;
THENCE ON THE CURVE TO THE LEFT (THE RADIUS OF WHICH IS 550.87 FEET) ALONG THE EAST LINE OF SAID COUNTY ROAD, A DISTANCE OF 223.59 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF PIERCE AND STATE OF WASHINGTON.

LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY;
THENCE SOUTH 01°55'27" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 200.13 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE NORTH 89°16'42" WEST, A DISTANCE OF 664.27 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE;
THENCE WESTERLY A DISTANCE OF 60.57 FEET ALONG THE CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 112.22 FEET AND A CENTRAL ANGLE OF 30°55'30";
THENCE SOUTH 59°47'48" WEST TANGENT TO SAID CURVE, A DISTANCE OF 10.66 FEET TO THE EAST MARGIN OF THE GIGHARBOR- LONGBRANCH COUNTY ROAD AND THE TERMINUS OF SAID LINE.

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

CITY OF GIG HARBOR SHORT PLAT

A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 06, TOWNSHIP 21 N., RANGE 2 E., W.M.
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON

LEGEND:

- ⊕ = FOUND MONUMENT AS NOTED.
⊙ = FOUND CORNER AS NOTED.

CALC = CALCULATED

MFAS = MEASURED

DHW = D.H. WHITE

BERG = DAVID A. BERG

BOS = RECORD OF SURVEY 9511290753

- = SET #4 REBAR WITH RED PLASTIC CAP
STAMPED "CONTOUR LS 38965".

NOTES:

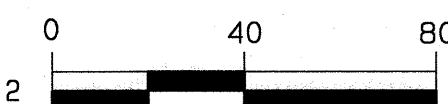
- 1) THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A THREE (3) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (GEODIMETER 600) AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF WAC 332-130-090.
- 2) THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED MARCH 02, 2016, THE DATE OF THIS FIELD SURVEY.
- 3) LEGAL DESCRIPTION PROVIDED BY CLIENT. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- 4) OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.
- 5) IT IS NOT THE INTENT OF THIS SURVEY TO SHOW EASEMENTS OR RESERVATIONS WHICH MAY EFFECT THIS SITE.

BASIS OF BEARING:

GRID NORTH. BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT
GRID WASHINGTON STATE SOUTH ZONE COORDINATES. THE NORTH AMERICAN
DATUM OF 1983/2011 (NAD 83/2011 EPOCH 2010.00) GRID COORDINATES
WERE FOUND TO BE 740613.52 / 1122532.19 AT A PUNCH IN
3" SURFACED BRASS DISK AT THE NORTHEAST CORNER OF SECTION 6,
TOWNSHIP 21 NORTH, RANGE 3 EAST, W.M.. THE INVERSE
OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.9999948326
AND THE GRID SCALE FACTOR OF 1.0000027780 WAS APPLIED
TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

PARKING NOTE:

WE ANTICIPATE NEEDING A CROSS PARKING AGREEMENT FOR LOTS 1 AND 2 FOR THE APARTMENT DEVELOPMENT UNDER PERMIT PL-CUP-17-0001. AGREEMENT WILL BE RECORDED PRIOR TO FINAL SHORT PLAT.

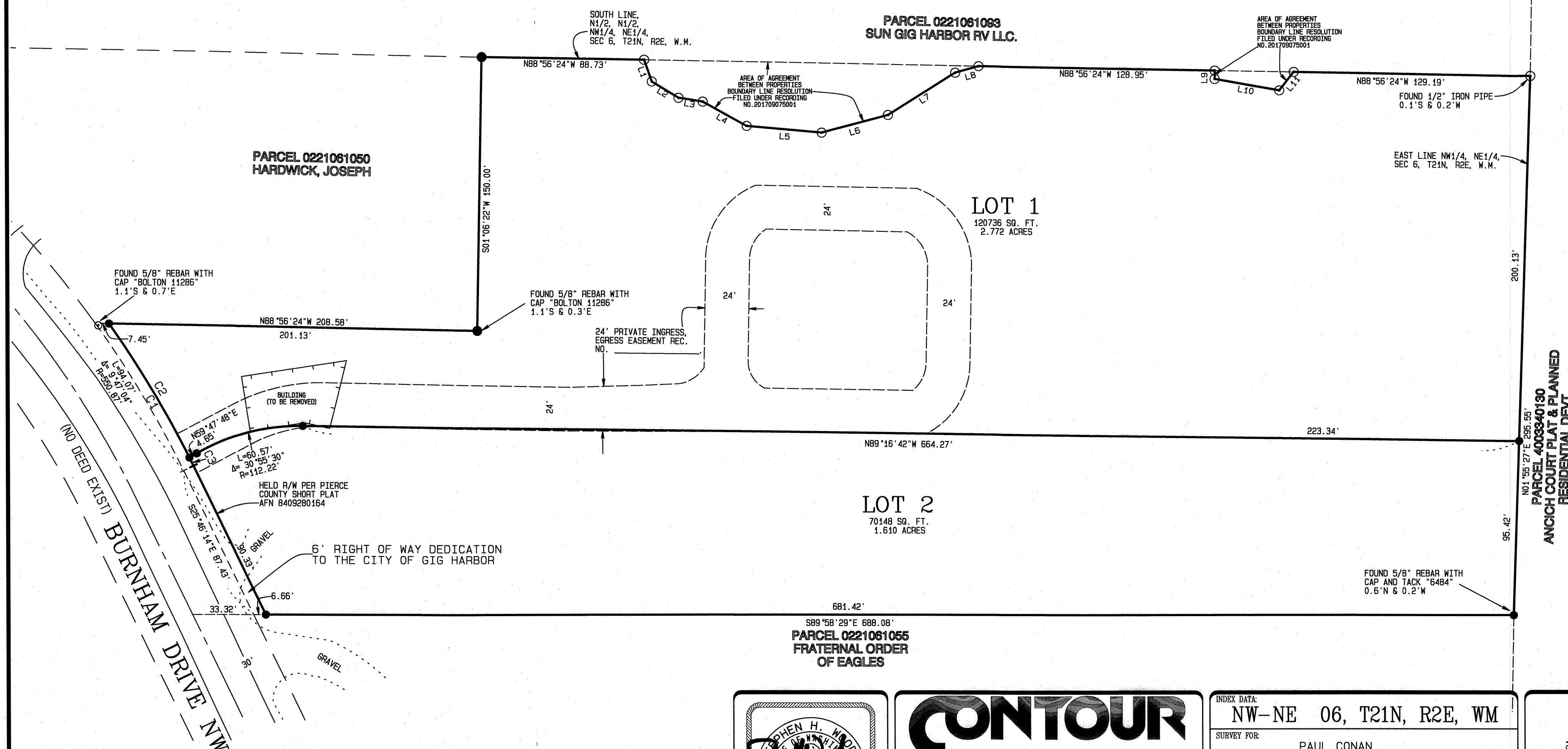


SCALE: 1" = 40'

LINE	BEARING	DISTANCE
L1	N19 °14 '00"W	12.58'
L2	S58 °20 '19"E	17.13'
L3	N80 °51 '40"W	13.38'
L4	S60 °54 '29"E	27.48'
L5	S84 °51 '26"E	41.03'
L6	N74 °53 '01"E	37.58'
L7	N57 °42 '09"E	43.51'
L8	N74 °12 '35"E	13.25'
L9	S00 °42 '39"W	4.61'
L10	S79 °54 '25"E	35.71'
L11	S38 °20 '55"W	12.84'

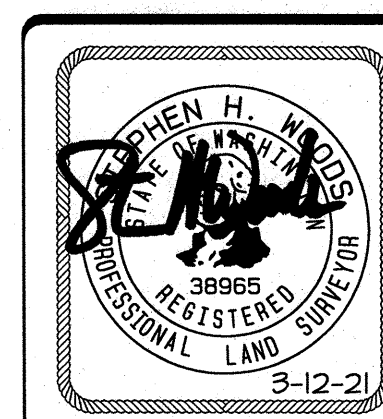
CURVE CHART:

LINE	ARC	DELTA	RADIUS
C1	90.65'	9°19'37"	556.87
C2	85.62'	8°48'35"	556.87
C3	5.03'	0°31'02"	556.87



LOT AREAS:

ORIGINAL PARCEL:	191971	SQUARE FEET
REVISED LOT 1:	120736	SQUARE FEET
REVISED LOT 2 :	70147	SQUARE FEET
RIGHT OF WAY DEDICATION	1088	SQUARE FEET



INDEX DATA:	NW-NE 06, T21N, R2E, WM
SURVEY FOR:	PAUL CONAN P.O. BOX 883 GIG HARBOR, WA 98335
PIERCE COUNTY, WASHINGTON	
SHEET 2 OF 2	

CONFIDENTIAL

7-6089

17.32.100 Off-street parking.

Off-street parking and loading shall comply with the standards of Chapter 17.72 GHMC. (Ord. 710 § 37, 1996; Ord. 231, 1976; Ord. 109A § 7.10, 1968).

17.32.110 Outdoor lighting.

Outdoor lighting shall conform to the standards of GHMC 17.99.350 and 17.99.460. Such lighting shall be shielded so that direct illumination shall be confined to the property boundaries of the light source. Ground-mounted flood lighting or light projection above the horizontal plane is prohibited between midnight and sunrise. (Ord. 975 § 44, 2004).

17.32.120 Landscaping.

Landscaping is required and shall be installed in conformance with Chapter 17.78 GHMC and/or by conditions of approval of discretionary applications required by this title; such landscaping shall be maintained for the life of the project. In no event shall such landscaped areas be used for storage of materials, merchandise or parking of vehicles. (Ord. 1086 § 18, 2007; Ord. 975 § 45, 2004).

Hearing Examiner
Burnham Drive Apartments
PL-SPP-18-0001 et al

Exhibit K

Chapter 17.36

GENERAL BUSINESS DISTRICT (B-2)

Sections:

- 17.36.010 Intent.
- 17.36.020 Permitted uses.
- 17.36.030 Conditional uses.
- 17.36.040 Other uses.
- 17.36.050 Site plans.
- 17.36.055 Maximum gross floor area.
- 17.36.060 Minimum building setback requirements.
- 17.36.070 Maximum impermeable and hard surface coverage.
- 17.36.080 Maximum height of structures.
- 17.36.090 Parking.
- 17.36.100 Signs.
- 17.36.110 Loading facilities.
- 17.36.120 Performance standards.

17.36.010 Intent.

The purpose of the B-2 district is to provide areas that offer a wide range of consumer goods and services. It is further intended to group buildings and business establishments in a manner that creates convenient, attractive and safe development. The products and services shall primarily be for sale on the premises only. All business shall be conducted within enclosed buildings, except for approved outdoor storage, display and dining areas. (Ord. 573 § 2, 1990).

17.36.020 Permitted uses.

Refer to Chapter 17.14 GHMC for uses permitted in the B-2 district. (Ord. 1045 § 42, 2006).

17.36.030 Conditional uses.

Refer to Chapter 17.14 GHMC for uses conditionally permitted in the B-2 district. (Ord. 1045 § 44, 2006).

17.36.040 Other uses.

Other uses similar to either permitted or conditional uses which are consistent with the intent of the B-2 district may be allowed. The determination of consistency and classification of use whether permitted or conditional shall be made by the planning director. (Ord. 573 § 2, 1990).

17.36.050 Site plans.

The site plan review process established under Chapter 17.96 GHMC shall apply to all uses and development within this district. (Ord. 1197 § 22, 2010; Ord. 573 § 2, 1990).

17.36.055 Maximum gross floor area.

The maximum gross floor area per retail structure is 35,000 square feet, with the following exceptions:

A. In the Olympic Village Activity Center and the Westside general business (B-2) district¹ the maximum gross floor area per retail structure is 65,000 square feet.

B. In the B-2 district abutting North Harborview Drive (the area commonly known as Finholm Market) the maximum gross floor area per building is 6,000 square feet. Multiple buildings on the same site shall be separated by a nonpenetrated fire wall as defined in the International Fire Code except that a single six-foot opening in the fire wall separating structures is permissible; provided, that each structure has an outside customer entrance accessible to the street. Each structure shall be designed to stand independent of other structures on the site (i.e., the addition or removal of any one building on a site will not require structural attachments or modifications to any other building on the site).

C. In the B-2 district near the intersection of Harborview Drive and North Harborview Drive (the intersection commonly known as Borgen's Corner), the maximum gross floor area per building is 6,000 square feet with a minimum separation of 20 feet between buildings. (Ord. 1307 § 40, 2014; Ord. 995 § 6, 2005; Ord. 959 § 1, 2004; Ord. 716 § 2, 1996).

1. The Olympic Village Activity Center (as defined in Chapter 17.99 GHMC) and the Westside general business (B-2) district are depicted on Exhibit A of Ord. 959.

17.36.060 Minimum building setback requirements.

	Single-Family and Duplex Dwellings	Other Residential and Nonresidential
A. Front yard*	House: 20' Porch: 12' Garage: 26'	20'
B. Rear yard*	30'	20'
C. Side yard*	8'	Interior yards: 5' Flanking street: 10'
D. Separation between structures	20'	20'

E. Any yard abutting residential development: 30 feet with dense vegetative screening. This requirement does not apply to single-family and duplex dwellings in the B-2 district.

*If the B-2 district is located in the historic district as defined in Chapter 17.99 GHMC, the setbacks defined in GHMC 17.99.310 and 17.99.320 shall apply. The front yard for accessory structures to single-family and duplex dwellings shall meet the minimum front yard for a house.

(Ord. 1307 § 41, 2014; Ord. 1194 § 29, 2010; Ord. 1085 § 9, 2007; Ord. 975 § 46, 2004; Ord. 710 § 40, 1996; Ord. 573 § 2, 1990).

17.36.070 Maximum impermeable and hard surface coverage.

In a B-2 district, the maximum impermeable surface coverage is 60 percent. The maximum hard surface coverage by all buildings, driveways, walkways and other similar hard surfaces shall be 70 percent. On properties that do not have suitable soils, as identified in the Preliminary Soils Report, the maximum impermeable coverage may be 70 percent. (Ord. 1347 § 35, 2016; Ord. 573 § 2, 1990).

17.36.080 Maximum height of structures.

In a B-2 district, all buildings and structures shall not exceed a height of 35 feet as provided for in GHMC 17.99.370(D), except as restricted under Chapter 17.62 GHMC, Height Restriction Area, and as provided under GHMC 17.99.390(A)(3), 17.99.510(A)(2) and 17.99.510(B). (Ord. 1194 § 30, 2010; Ord. 975 § 47, 2004; Ord. 710 § 41, 1996; Ord. 573 § 2, 1990).

17.36.090 Parking.

In a B-2 district, parking on private property shall be provided in connection with any permitted

17.36.100

or conditional use as specified in Chapter 17.72 GHMC. (Ord. 573 § 2, 1990).

17.36.100 Signs.

In a B-2 district, signs may be allowed in conjunction with any permitted use and are subject to the provisions of Chapter 17.80 GHMC. (Ord. 573 § 2, 1990).

17.36.110 Loading facilities.

In a B-2 district, off-street loading facilities shall be provided in accordance with the provisions of Chapter 17.72 GHMC. (Ord. 573 § 2, 1990).

17.36.120 Performance standards.

In a B-2 district, performance standards are as follows:

A. Exterior Mechanical Devices. Air conditioners, heating, cooling and ventilating equipment, pumps and heaters and all other mechanical devices shall be screened.

B. Landscaping. Landscaping is required and shall be installed in conformance with Chapter 17.78 GHMC and/or by conditions of approval of discretionary applications required by this title; such landscaping shall be maintained for the life of the project. In no event shall such landscaped areas be used for storage of materials, merchandise or parking of vehicles.

C. Outdoor Storage of Materials. The outdoor storage of materials, including but not limited to lumber, auto parts, household appliances, pipes, drums, machinery or furniture, is permitted as an incidental or accessory activity of a permitted use or the principal feature of a conditional use. Such storage shall be screened by a wall, fence, landscaping or structure from surrounding properties and streets.

D. Outdoor Display of Merchandise. The outdoor display of merchandise is limited to the area immediately along the building frontage a maximum distance of 12 feet from the building. Outdoor displays of merchandise on public right-of-way or sidewalks shall be regulated under the provisions of Chapter 12.02 GHMC.

E. Outdoor Lighting. Outdoor lighting shall conform to the standards of GHMC 17.99.350 and 17.99.460. Such lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise. Temporary outdoor lighting intended to advertise a temporary promotional event shall be exempt from this requirement.

F. Trash Receptacles. Trash receptacles shall be screened from view. Screening shall be complementary to building design and materials.

G. Design. Development in the B-2 district shall conform to the design and development standards contained in Chapter 17.99 GHMC. (Ord. 1086 § 19, 2007; Ord. 975 § 48, 2004; Ord. 710 § 42, 1996; Ord. 573 § 2, 1990).

ORDINANCE NO. 1389

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO LAND USE AND ZONING, AND IMPLEMENTING LIMITATIONS ON RESIDENTIAL DEVELOPMENT AS IDENTIFIED DURING THE RESIDENTIAL MORATORIUM ADOPTED FEBRUARY 12, 2018 PURSUANT TO ORDINANCE NO. 1383 BY AMENDING SHORT PLAT REGULATIONS TO PROHIBIT SERIAL SHORT PLATS; AMENDING THE LAND USE MATRIX TO ALLOW RESIDENTIAL DEVELOPMENT AS A PERMITTED USE IN THE DB DISTRICT ABOVE OR BELOW STREET LEVEL NONRESIDENTIAL USES; AMENDING THE DB DISTRICT DEVELOPMENT REGULATIONS TO ALLOW A RESIDENTIAL DENSITY OF EIGHT DWELLING UNITS TO THE ACRE; AMENDING THE B-2 AND C-1 DISTRICT DEVELOPMENT REGULATIONS TO ALLOW A RESIDENTIAL DENSITY OF SIX DWELLING UNITS TO THE ACRE; ELIMINATING THE MINIMUM RESIDENTIAL DENSITY REQUIREMENT FROM THE R-1 DISTRICT; ELIMINATING THE RB-2 DISTRICT RESIDENTIAL BONUS DENSITY ALLOWANCE PROVIDED THROUGH THE CONDITIONAL USE PERMIT PROCESS; ELIMINATING THE PRD DISTRICT RESIDENTIAL BONUS DENSITY ALLOWANCE PROVIDED THROUGH THE CONDITIONAL USE PERMIT PROCESS; AMENDING CHAPTERS 16.01 AND 16.04 OF THE GIG HARBOR MUNICIPAL CODE BY ADDING NEW SECTIONS 16.01.085, 16.04.008 17.31.065 AND 17.36.065; AMENDING SECTIONS 17.05.020, 17.14.020, 17.16.060, 17.30.050, 17.36.060, 17.40.075, 17.89.050, 17.89.060, 17.89.070, 17.89.100 AND 17.89.110 OF THE GIG HARBOR MUNICIPAL CODE; PROVIDING FOR SEVERABILITY, AN EFFECTIVE DATE AND FOR SUMMARY PUBLICATION BY ORDINANCE TITLE.

WHEREAS, pursuant to Chapter 35A.63 RCW and Chapter 36.70A RCW, the Gig Harbor City Council approved Ordinance 1383 at its regular meeting of February 12, 2018 imposing a six-month moratorium upon the receipt and processing of subdivision applications and applications for building permits and other land use development approvals associated with residential development; and

WHEREAS, Ordinance No. 1383 required that a public hearing be held during the City Council's regular meeting on March 26, 2018 and that pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City Council adopted additional legislative findings in support of this ordinance and recommended modification to the provisions of the moratorium imposed by Ordinance No. 1383 after said public hearing; and

WHEREAS, following public hearing, at its meeting of April 2, 2018, the Council's Planning and Building Committee provided staff with input on issues to be reviewed for possible future amendment, including those addressed herein; and

WHEREAS, staff have been working with the Mayor, Council, Planning Commission, members of the Design Review Board and Advisory Committee to identify possible amendments to development codes that could preserve the city's character and vision while allowing it to grow responsibly; and

WHEREAS, the code amendments identified through the city's issue discovery process require varying levels of analysis, environmental review and review by the State of Washington Department of Commerce; and

WHEREAS, a code amendment strategy to include the amendments in three groups is being utilized with those amendments requiring less intensive analysis, environmental review or expedited review by the Department of Commerce being identified as Group #1 as addressed herein (the "Group 1 Amendments"); and

WHEREAS, on April 23, 2018, the code amendments addressed herein were considered for initiation by the City Council which voted unanimously to further consider them at public hearing and First Reading of Ordinance; and

WHEREAS, on April 25, 2018, the city submitted a request for expedited review of the proposed code amendments to the Department of Commerce for review and consideration; and

WHEREAS, on May 3, 2018, the city's Responsible Official pursuant to Gig Harbor Municipal Code Chapter 18.04 (Environmental Review) issued a Determination of Non-significance (DNS) for the proposed amendments; and

WHEREAS, by letter dated May 10, 2018 the Department of Commerce granted the city expedited review of the code amendments; and

WHEREAS, by letter dated May 14, 2018, the Department of Commerce provided the city with its comments regarding the proposed Group 1 Amendments and the effect of the amendments on the affordability of housing within the city; and

WHEREAS, on May 14, 2018, at the public hearing and First Reading of Ordinance for the Group 1 Amendments, the City Council voted 4-3 to approve a motion to further amend the proposed DB, B-2 and C-1 amendments to GHMC Section 17.14.020 (Land Use Matrix) to permit residential development above and below street-level nonresidential uses in the DB District and allow as a conditional use residential uses in the B-2 and C-1 District, and to further amend the DB District to allow a maximum residential density of eight dwelling units to the acre and the B-2 and C-1 Districts to allow a maximum residential density of six units to the acre; Now, therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON,
ORDAINS AS FOLLOWS:

Section 1. A new section 16.01.085 is hereby added to the Gig Harbor Municipal Code, to read as follows:

16.01.085 Serial Short Plat.

An application for a short subdivision on contiguous properties in common ownership with one or more common owners, one or more persons who have an interest in the entity that owns or has an ownership interest in contiguous parcels, or a developer who intends to develop contiguous properties where the total number of lots proposed exceeds the maximum allowed four lots. In such cases, the application shall be processed as a subdivision.

Section 2. A new section 16.04.008 is hereby added to the Gig Harbor Municipal Code, to read as follows:

16.04.008 Prohibition on serial short plats.

Contiguous parcels that have one or more common owners, one or more persons who have an interest in the entity that owns or has an ownership interest in contiguous parcels, or a developer who intends to develop contiguous parcels, must comply with the subdivision requirements of this title if the total number of resultant lots will exceed four in number. The short subdivision code may not be used as a mechanism to avoid the requirements of the subdivision code where there are adjacent parcels under common ownership, as described herein, that, but for the property boundaries, would be required to comply with the subdivision requirements. The prohibition expressed herein shall apply for a period of one-year from the submittal of a complete short plat application for the first of contiguous parcels that have one or more common owners, one or more persons who have an interest in the entity that owns or has an ownership interest in contiguous parcels, or a developer who intends to develop contiguous parcels even if a contiguous parcel is later conveyed to another person or entity.

Section 3. Section 17.05.020 of the Gig Harbor Municipal Code is hereby amended, to read as follows:

17.05.020 Allowed density.

The allowed density, as shown for each zone in this title allowing residential uses, represents the minimum and/or the maximum number of dwelling units that may occupy an acre of land, as stated in each zoning district chapter. Where the allowed density of a zone does not state a minimum or maximum density, the stated density shall represent both the minimum and maximum number of dwelling units that may occupy an acre of land. Density may also be increased in the PCD RLD and PCD RMD Districts-under the procedures identified in Chapters 17.17 and 17.21, respectively. ~~an individual chapter for developments conforming to the standards in an individual chapter, but such procedures are not~~

~~applicable to a PRD, which includes a separate process to increase density within a PRD.~~

Section 4. The land use matrix for the DB, B-2 and C-1 zoning districts set forth in section 17.14.020 of the Gig Harbor Municipal Code is hereby amended as follows:

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	<u>P³¹</u> G	P ¹⁴	C	C	P ¹⁴	-	P	P	P	-	P ¹⁴	P
Dwelling, duplex	-	-	-	P	P	P	-	P	<u>P³¹</u> G	P ¹⁴	C	C	P ¹⁴	-	P	P	P	-	P ¹⁴	P
Dwelling, triplex	-	-	-	C	P	P	-	P	<u>P³¹</u> G	P ¹⁴	C	C	P ¹⁴	-	-	C ¹⁷	P	-	P ¹⁴	P
Dwelling, fourplex	-	-	-	C	P	P	-	P	<u>P³¹</u> G	P ¹⁴	C	C	P ¹⁴	-	-	C ¹⁷	P	-	P ¹⁴	P
Dwelling, multiple-family	-	-	-	-	P	P ⁶	-	P	<u>P³¹</u> G	P ¹⁴	C	C	P ¹⁴	-	-	-	-	-	P ¹⁴	P
Accessory apartment ¹	-	C	P	-	P	-	C	C	<u>P³¹</u> G	P ¹⁴	C	C	P ¹⁴	-	-	-	P	-	P ¹⁴	P

* * *

31 Permitted above and below street-level nonresidential uses.

Section 5. Subsection H of section 17.16.060 of the Gig Harbor Municipal Code is hereby amended, to read as follows:

H. Density No minimum density-
maximum of 4 dwelling
units/acre

Section 6. Subsection G of section 17.30.050 of the Gig Harbor Municipal Code is hereby amended, to read as follows:

G. Maximum density: eight dwelling units per acre. ~~permitted outright; 12 dwelling units per acre allowed as a conditional use.~~

Section 7. A new section 17.31.065 is hereby added to the Gig Harbor Municipal Code, to read as follows:

17.31.065 Maximum residential density

The maximum residential density is eight dwelling units per acre.

Section 8. A new section 17.36.065 is hereby added to the Gig Harbor Municipal Code, to read as follows:

17.36.065 Maximum residential density

The maximum residential density is six dwelling units per acre.

Section 9. Section 17.40.075—Maximum residential density--of the Gig Harbor Municipal Code is amended, to read as follows:

The maximum residential density is six ~~seven~~ dwelling units per acre.

Section 10. Section 17.89.050 of the Gig Harbor Municipal Code is hereby amended, to read as follows:

The following uses are permitted in a PRD:

A. Those primary, accessory and conditional uses permitted in the underlying zoning district. ~~Density is not a use, and the fact that a conditional use permit may allow additional density in a particular zone does not apply to a PRD, in which density may only be increased through the procedures set forth in GHMC 17.89.100;~~

* * *

Section 11. Subsection B of section 17.89.060 of the Gig Harbor Municipal Code is hereby amended, to read as follows:

B. The performance standards which may not be modified or altered in a PRD are:

1. Maximum density allowed by the underlying zone;
12. Shoreline regulations when the property is located in an area under the jurisdiction of the Gig Harbor shoreline master program;
23. Standards pertaining to development in environmentally sensitive areas;
34. Regulations pertaining to nonconforming uses;
45. Standards pertaining to screening around outdoor storage areas;
56. Total coverage by impermeable surface coverage; and
67. Height restrictions as identified on the adopted city of Gig Harbor height restriction area map and shoreline master program.

Section 12. Section 17.89.070 of the Gig Harbor Municipal Code is hereby amended, to read as follows:

17.89.070 Criteria for approval of preliminary PRD application.

A. Applicants for a preliminary PRD application shall demonstrate that, with the exception of the sections of the code from which the applicant intends to vary (as allowed by GHMC 17.89.060), the proposed PRD satisfies all applicable code requirements, and is compatible with surrounding properties. In addition, applicants must make the following showing:

1. Landscaping and site plans showing the location of proposed open space or parks, road layout and proposed buffering of buildings, parking, integrated pedestrian circulation, loading and storage areas, all approved under the design review process;
2. Identification of unique characteristics of the subject property proposed to be retained and how those characteristics qualify for ~~density and/or the~~ height bonus under GHMC 17.89.100 060;
3. Identification of unique characteristics of the proposed use(s) and how those characteristics qualify for ~~density and/or the~~ height bonus;
4. The proposed relationship and arrangement of buildings and open spaces as they relate to various uses within or adjacent to the PRD approved under the design review process;
5. Measures proposed to mitigate visual impact of the PRD upon the surrounding area and approved under the design review process;
6. Identification of any extraordinary public improvements proposed for acceptance of ownership by the city in connection with the planned development and that qualify for the ~~density and/or~~ height bonus under GHMC 17.89.100 060;
7. Identification of any unique natural features of the property proposed for acceptance of ownership by the city for preservation, and that qualify for the ~~density and/or~~ height bonus under GHMC 17.89.100 060;
8. Identification of any unique historic or cultural features of the property and surrounding neighborhood proposed for acceptance of ownership by the city for preservation and that qualify for ~~density and/or the~~ height bonus; and
9. Identification of any proposed recreational opportunities in excess of those normally required of a subdivision and a description of how they qualify for ~~density and/or the~~ height bonus.

* * *

Section 13. Section 17.89.100—Density bonus—of the Gig Harbor Municipal Code is hereby deleted in its entirety.

Section 14. Section 17.89.110 of the Gig Harbor Municipal Code is amended, to read as follows:

17.89.110 Open space.

In order to be approved, a preliminary PRD application must demonstrate that all of the following performance standards are met:

A. Common open space shall comprise at least 30 percent of the gross area of the PRD, and shall be used as a recreational, park or environmental amenity for collective enjoyment by the property owners within the PRD. Common open space shall not include public or private streets, driveways, parking areas or the required setbacks, required perimeter setbacks, or required yards for buildings or structures. A minimum of 70 percent of the required common open space shall be located on separate open space tracts shown on the face of the plat. A maximum of 30 percent of the required common open space may be comprised of open space on contiguous residential lots within the PRD. The face of the PRD and the covenants, conditions and restrictions shall include designation of these required common open space areas as open space, as well as the requirements for the property owners within the PRD to maintain such open space, unless arrangements are made pursuant to subsection (G)(2) of this section.

B. No naturally submerged lands on site will be counted as open space, ~~unless explicitly allowed under GHMC 17.89.100, Density bonus.~~

C. At least 50 percent of the common open space area must be usable for active or passive recreation, and which is also not utilized as a utility improvement or structure.

D. Common open space may contain such structures and improvements as are necessary and appropriate for the out-of-doors enjoyment of the residents of the PRD.

~~E. Common open space associated with density bonus must be freely accessible to the general public, identified on the face of the plat, and clearly identified by on-site signage.~~

~~F~~E. All common open space must be unique to the project, and may only be credited a single time and to a single project. Such open space may also include a proportionate contribution that is a portion of a city-approved off-site mitigation.

~~G~~E. Land shown in the final development plan as common open space, and landscaping and/or planting contained therein, shall be permanently maintained by and conveyed to one of the following:

1. An association of owners shall be formed and continued for the purpose of maintaining the common open space. The association shall be created as an association of owners under the laws of the state and shall adopt and propose articles of incorporation or association and bylaws, and adopt and improve a declaration of covenants and restrictions on the common open space that are acceptable to the city in providing for the continuing care of the space. No common open space may be put to a use not specified in the final development plan unless the final development plan is first amended to permit the use. No change of use may be considered as a waiver of any of the covenants limiting the use of common open space area, and all rights to enforce these covenants against any use permitted are expressly reserved to the city as well as the owners.

2. A public agency which agrees to maintain the common open space and any buildings, structures or other improvements, which have been placed upon it.

~~H~~G. Common open space shall be suitably improved for its intended use, except when it contains natural features worthy of preservation which may be left

unimproved. The buildings, structures and improvements to be permitted in the common open space are those appropriate to the uses which are authorized for the common open space.

Section 15. Findings. In support of the amendments approved in this Ordinance, the City Council adopts the findings attached hereto as Exhibit A and incorporated herein.

Section 16. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 17. Effective Date. This Ordinance shall take effect and be in full force five (5) days after passage and publication of an approved summary consisting of the title.

PASSED by the Council and approved by the Mayor of the City of Gig Harbor, this 29th day of May, 2018.

CITY OF GIG HARBOR



Mayor Kit Kuhn

ATTEST/AUTHENTICATED:



Molly Towslee, City Clerk

APPROVED AS TO FORM:
Office of the City Attorney



Angela G. Summerfield, City Attorney

FILED WITH THE CITY CLERK: 05/09/18
PASSED BY THE CITY COUNCIL: 05/29/18
PUBLISHED: 06/07/18
EFFECTIVE DATE: 06/12/18
ORDINANCE NO: 1389

EXHIBIT A

Findings of fact and consistency.

The City of Gig Harbor finds the amendments included in this ordinance are consistent with the following multicounty, countywide, and City of Gig Harbor adopted goals and policies.

VISION 2040 Multicounty Planning Policies:

MPP-DP-33: Identify, protect and enhance those elements and characteristics that give the central Puget Sound region its identity, especially the natural visual resources and positive urban form elements.

MPP-DP-34: Preserve significant regional historic, visual and cultural resources including public views, landmarks, archaeological sites, historic and cultural landscapes, and areas of special character.

MPP-DP-45: Promote cooperation and coordination among transportation providers, local governments, and developers to ensure that joint- and mixed-use developments are designed to promote and improve physical, mental, and social health and reduce the impacts of climate change on the natural and built environments.

MPP-DP-50: Streamline development standards and regulations for residential and commercial development, especially in centers, to provide flexibility and to accommodate a broader range of project types consistent with the regional vision.

MPP-H-4: Develop and provide a range of housing choices for workers at all income levels throughout the region in a manner that promotes accessibility to jobs and provides opportunities to live in proximity to work.

MPP-H-7: Encourage jurisdictions to review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize additional costs to housing.

MPP-H-8: Encourage the use of innovative techniques to provide a broader range of housing types for all income levels and housing needs.

MPP-Ec-16: Utilize urban design strategies and approaches to ensure that changes to the built environment preserve and enhance the region's unique attributes and each community's distinctive identity in recognition of the economic value of sense of place.

Pierce County Countywide Planning Policies:

CU-1. The County, and each municipality in the County, will develop high quality, compact communities that:

- 1.1 impart a sense of place;
- 1.2 preserve local character;
- 1.3 provide for mixed uses and choices in housing types; and
- 1.4 encourage walking, bicycling, and transit use.

Ec-1. The County, and each municipality in the County, will work to achieve a prospering and sustainable regional economy by supporting business and job creation, investing in

all people, sustaining environmental quality, and creating great central places, diverse communities, and high quality of life. This will involve assuring consistency between economic development policies and adopted comprehensive plans by:

- 1.2 providing within the areas designated for urban development, sufficient land to accommodate projected development;

City of Gig Harbor Comprehensive Plan

2.3.4. Residential Densities

- c) Implement a zoning plan which allocates residential development based upon a maximum density as opposed to a minimum lot size in order to encourage optimum design techniques suitable to the land and its natural features.

GOAL 3.10: Support the diversity of The Harbor through a balance of uses.

- 3.10.1.** Retain and support a mix of uses including fishing, boating, retail, commercial, and residential uses.
- 3.10.2.** In order to meet the needs of current and future residents, promote job/housing balance in The Harbor.
- 3.10.3.** Encourage appropriate commercial and retail services at street level to improve the pedestrian experience.
- 3.10.4.** Increase residential mixed use in commercial nodes.

4.7.2. Encourage mixed-use structures.

Mixing uses within a structure enhances the ability to give interesting form and character to a building. For example, allowing residential units above retail shops encourages designs more common to a village or small town setting while providing another housing opportunity for local merchants or retirees with limited transportation.

6.7.1. Minimize costs associated with land

Reduce housing costs associated with land through policy reform.

- g) Allow (or require) utilization of space over commercial structures to be used for residential units.

WASHINGTON FORESTRY CONSULTANTS, INC.

FORESTRY AND VEGETATION MANAGEMENT SPECIALISTS



W F C I

360/943-1723
FAX 360/943-4128

1919 Yelm Hwy SE, Suite C
Olympia, WA 98501

- Revised Tree Protection Plan -

BURNHAM DRIVE APARTMENTS

9411 Burnham Dr. NW
Gig Harbor, WA 98332

Prepared for: Jeff Reed
SMCI Corporation

Prepared by: Washington Forestry Consultants, Inc.

Date: October 23, 2018

Hearing Examiner
Burnham Drive Apartments
PL-SPP-18-0001 et al

Exhibit L

Introduction

We have completed an evaluation of all trees that could potentially be impacted by the development of an apartment complex 9411 Burnham Drive in Gig Harbor, WA.

Scope of Services

The purpose of the evaluation was to:

- Make recommendations for retention, removal, protection, and/or cultural care of trees at a proposed apartment complex at 9411 Burnham Drive.

Methodology

All trees 6 inches and greater diameter at breast height (DBH) within the designated area were evaluated¹. All trees suitable for retention near the margins of the project were marked with a blue dot at eye-level. Additionally, 'hazard trees' to be removed as during land clearing that are among proposed 'save trees' were marked with an orange dot at eye level.

Information on these trees including data on the species, size, condition, crown position, root protection zone and recommendations was recorded. The location of each tree is shown on the

¹ Matheny, Nelda and James R. Clark. *Trees and Development: A Technical Guide to Preservation of Trees during Land Development*. International Society of Arboriculture, Champaign. IL 1998

Burnham Drive Apartments figure in Appendix I. This will facilitate finding the trees during the review process and for subsequent arboricultural work.

Observations

Site Description

The 4.45 acre parcel was first developed in 1935 with the construction of a wood-frame structure along Burnham Drive. The trees on the site are primarily second-growth conifer with occasional alder, madrone, cherry, and maple trees. There are two RV parks to the north and south of the parcel and a residential development to the east. The eastern portion of the parcel is too steep to develop and has been designated as a ravine and buffer.

Soils - According to the Natural Resource Conservation Service Soil Survey, The soil type on the site is Harstine gravelly ashy sandy loam, a deep, moderately well drained soil on ridges formed in sandy glacial drift with an influence of volcanic ash over dense glaciomarine deposits. The top 0-1 inches consist of slightly and moderately decomposed plant material, followed by gravelly ashy sandy loam for the next 1-32 inches where it becomes more gravelly loamy sand up to 61 inches. Permeability is moderate in the upper part of the profile but is very slow in the weakly cemented and compact substratum. Plant available water capacity is low and the effective rooting depth for trees is 24-39 inches. Runoff is medium and the hazard of water erosion is moderate.

Where new trees are to be planted on this soil type, the hardpan should be fractured to provide soil depth and drainage to the new trees. This is especially important where grading brings the hardpan closer to the surface.

Existing Tree Conditions

The dominant species on the site is second-growth Douglas-fir (*Pseudotsuga menziesii*) and Pacific madrone (*Arbutus menziesii*). Western red cedar (*Thuja plicata*), red alder (*Alnus rubra*), western hemlock (*Tsuga heterophylla*), bigleaf maple (*Acer macrophyllum*), and bird cherry (*Prunus avium*) were also present. The trees ranged from 6 to 36 inches DBH (diameter at 4.5 ft. above the ground line). Tree condition ranged from dead to good, with most falling into the fair category. Tree mortality from laminated root rot (*Phellinus sulphurascens*) was apparent in the southeast corner of the parcel.

Understory – The understory within the site is a mixture of Himalayan blackberry (*Rubus armeniacus*), salal (*Gaultheria shallon*), evergreen huckleberry (*Vaccinium ovatum*), and native broadleaf weeds.

Recommendations

All trees (446) with the potential to be impacted by the new development were evaluated on the lot to be occupied by the Burnham Drive Apartments. Many of the trees are healthy, dominant and co-dominant specimens that could be considered long-term trees. An additional 29 off-site

trees that could be affected by construction were also evaluated. Trees in the eastern swale and buffer area were surveyed (Appendix IV). They will not be substantially affected by construction. Several standing, dead trees in this vicinity present a significant hazard to the apartments and should be removed during land clearing.

Table 1. Summary of the numbers of trees proposed for removal and retention.

# Total on-site trees evaluated	# of Healthy Trees in Riverine Buffer	# On-site trees to be Retained	# Off-Site trees requiring protection	# Trees Recommended for Removal	Reason for Removal	
					# Within Footprint of Development or Minimum RPZ Compromised	# in Poor Health
446	77	46	29	323	295	28

We found 46 trees in the buildable area of the site and 32 trees off-site should be retained and protected during construction. An additional 77 healthy trees are available for retention in the riverine buffer area. Two-Hundred and Ninety-Five (295) trees are under the footprint of the proposed development or should be removed because their minimum root protection zone (RPZ) will be compromised and are therefore not considered long term trees. Twenty-eight (28) trees in the perimeter areas and the riverine buffer require removal because they are dead, dying, declining, or structurally defective. These trees will be hazardous to targets in the new project and should be removed during land clearing. The locations of the trees to be removed outside the riverine buffer are shown on the Site Plan in Appendix I.



Photo A: Dead and dying trees recommended for removal on eastern side of the development.

A tree protection fence should be placed along the southern and northern edges of the proposed development after the required trees are removed and before the beginning of construction. Three other trees will require individual tree protection fences.

In several instances, construction is planned within the dripline of a proposed retention tree. As long as the current plan is followed and a tree protection fence is installed prior to construction along the eastern edge of the development, it is our opinion that these trees will survive and be long-term trees. The overall health and vigor of these trees, as well as their proximity to construction, was taken in to account when making these recommendations.

For the proposed retention trees along the edge, a 10-foot setback is not necessary to maintain tree health. It is dependent on the size of the tree and its likely rooting structure, as well as current health.

Gig Harbor municipal code 17.99.240 (D) requires the incorporation of 25% of significant trees (> 6 in. dia.) to be retained in multifamily residential developments. This development would need to retain 105 trees to meet this requirement.

Total Healthy, Significant Trees on site	418
Required Tree Retention:	105
Total Trees to be Retained:	<u>123</u>
Excess of Requirement:	18

Tree Protection Measures

Trees to be saved must be protected during construction by a six foot high chain link fencing (Appendix II), located at the edge of the root protection zone (RPZ). The minimum RPZ's are provided on an individual tree basis in Appendix I.

Tree protection fences should be placed around the edge of the root protection zone (RPZ). The fence should be erected after logging but prior to the start of clearing. The fences should be maintained until the start of the landscape installation.

There should be no equipment activity (including rototilling) within the critical root zone. No irrigation lines, trenches, or other utilities should be installed within the RPZ. Cuts or fills should impact no more than 20% of a tree's root system. If topsoil is added to the root zone of a protected tree, the depth should not exceed 2 inches of a sandy loam or loamy fine sand topsoil and should not cover more than 20% of the root system.

If roots are encountered outside the RPZ during construction, they should be cut cleanly with a saw and covered immediately with moist soil. Noxious vegetation within the critical root zone should be removed by hand. If a proposed save tree must be impacting by grading or fills, then the tree should be re-evaluated by WFCI to determine if the tree can be saved with mitigating measures, or if the tree should be removed.

Pruning and Thinning

All individual trees to be saved near or within developed areas should have their crowns raised to provide a minimum of 8 feet of ground clearance over sidewalks and landscape areas, 15 feet over parking lots or streets, and at least 10 feet of building clearance.

All pruning should be done according to the ANSI A300 standards for proper pruning, and be completed by an International Society of Arboriculture Certified Arborist[®], or be supervised by a Certified Arborist[®].

Hazard Tree Inspection

WFCI should be contacted to inspect all save trees after initial clearing to mark any additional trees for removal that are deemed to be high risk trees to targets within and outside of the save tree areas.

A second inspection of the save trees should occur after the completion of grading to determine if any trees were damaged during grading activity.

Conclusions

Timeline for Activity

The following is a list of recommended tree protection activities and the proposed timing:

1. Stake the clearing limits and flag the tree protection fence locations.
2. Conduct a pre-job conference with WFCI prior to the start of clearing.
3. Complete the logging. WFCI should re-inspect the tree protection areas to insure that all hazard trees have been removed.
4. Remove additional hazard trees prior to the completion of logging.
5. Install tree protection fences. WFCI should be contacted to inspect the fences prior to the start of grading.
6. Construct project.
7. Maintain fences throughout construction.

Summary

We have evaluated all trees that have the potential to be impacted by the development of the Burnham Drive Apartment complex in Gig Harbor, WA. Forty-six (46) trees can be retained in the perimeter area and 77 can be retained in the riverine buffer area. A total of 323 should be removed because of close proximity to construction or poor health.

All tree work should be performed according to the ANSI A300 standards for tree care operations and ANSI Z133.1 (2000) American National Standard - *for Arboricultural Operations - Pruning, Repairing, Maintaining, and Removing Trees, and Cutting Brush – Safety Requirements*.

Please give us a call if you have further questions.

Respectfully submitted,

Washington Forestry Consultants, Inc.



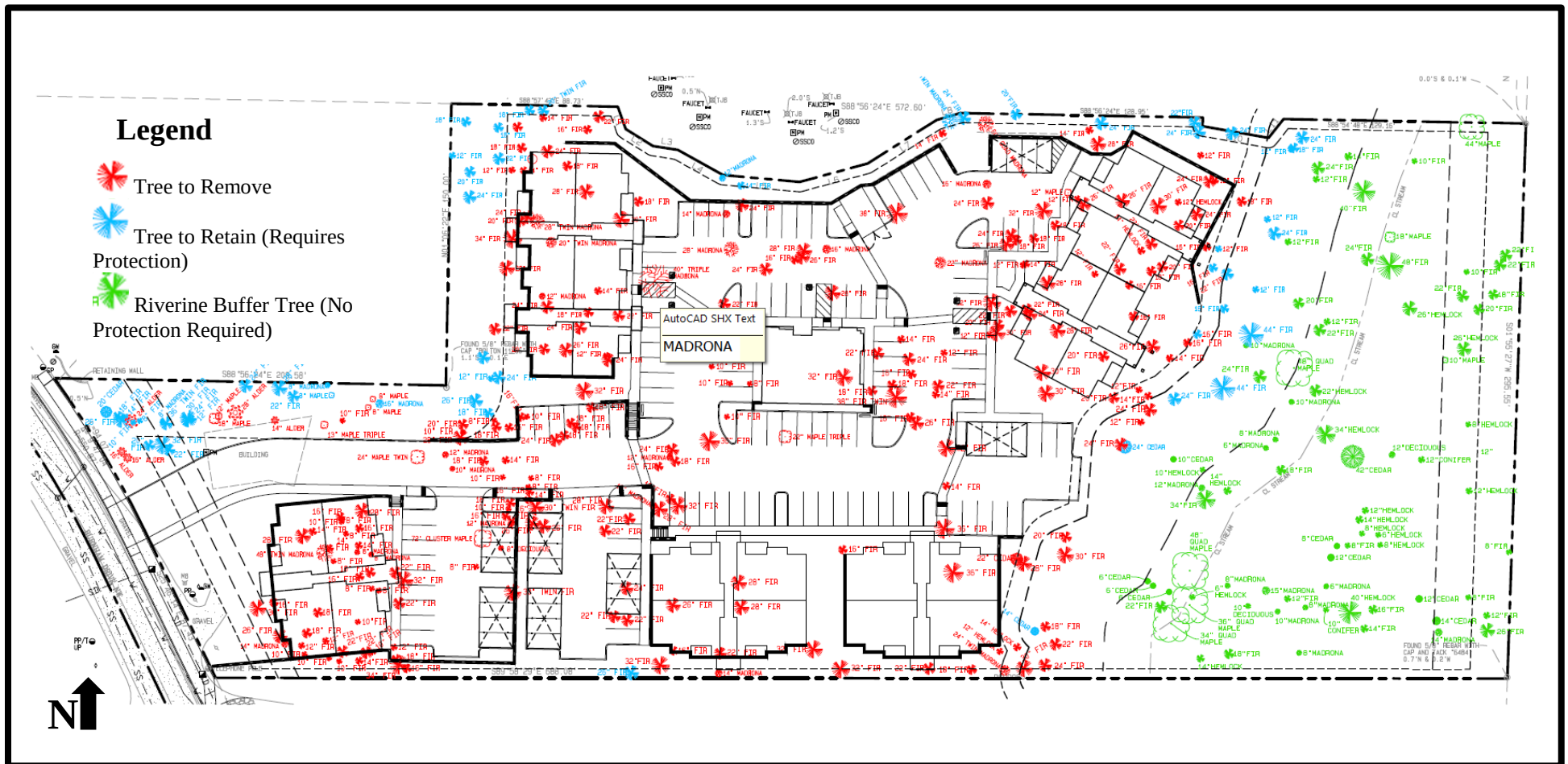
Galen M. Wright, ACF, ASCA
ISA Bd. Certified Master Arborist PN-129BU
Certified Forester No. 44
ISA Tree Risk Assessor Qualified



Riley Stark, Professional Forester
ISA Bd. Certified Master Arborist®,
Municipal Specialist, PN-7780AM
ISA Tree Risk Assessor Qualified

Appendix I

Revised Burnham Drive Apartments Site Plan with Tree Locations

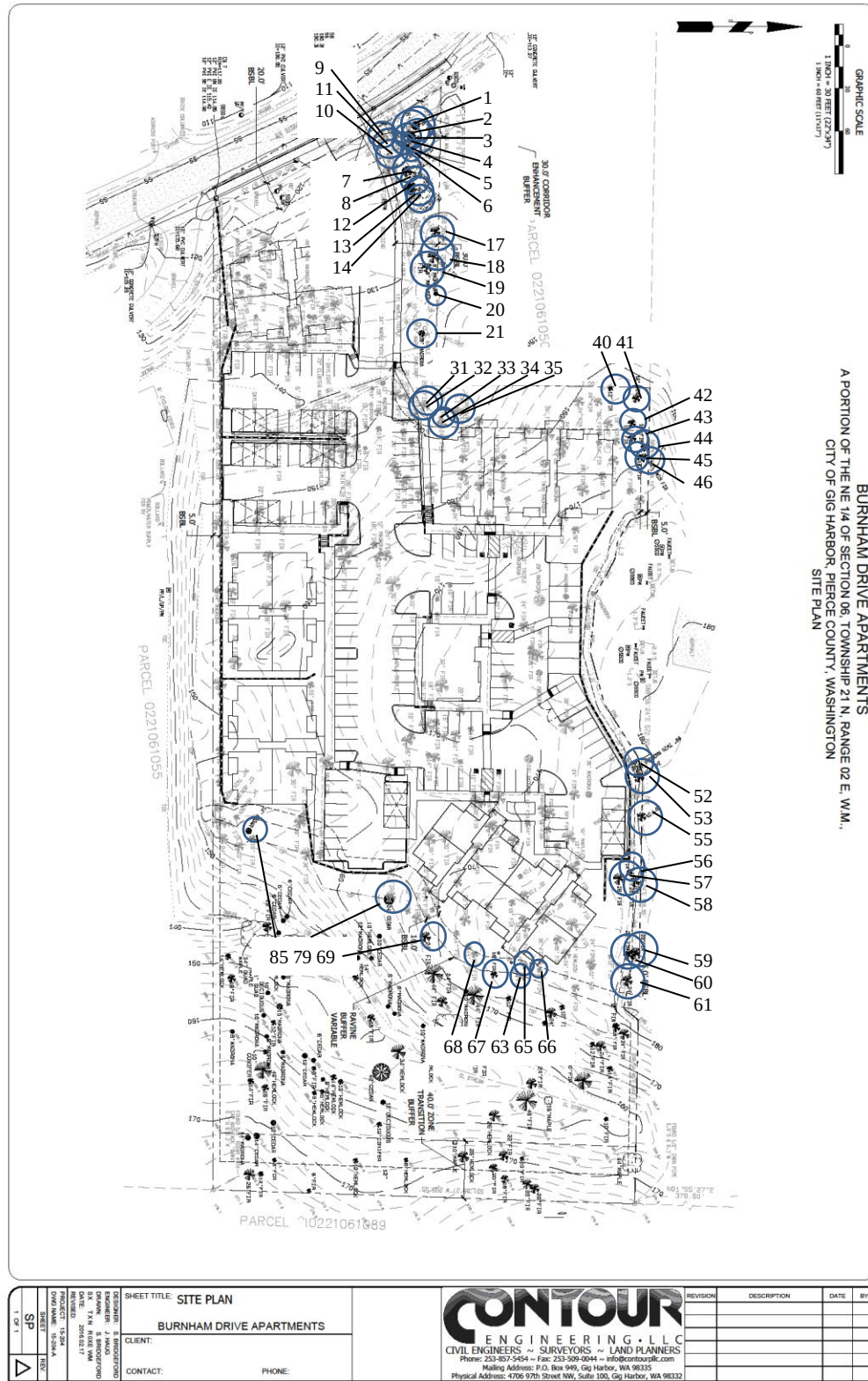


Appendix II – Aerial Photo of 9411 Burnham Dr. NW

(2015 Pierce County GIS)



Appendix III – Site Plan with Approximate Tree Driplines of Save Trees



Appendix IV

List of Trees at 9411 Burnham Dr. NW

Tree #	Species	DBH (in.)	Condition	Root Protection Zone (Ft. Radius, Direction)	Location	Save or Remove	Comment
1	Western Redcedar	20	Good	16W	Corridor Enhancement Buffer	Save	
2	Douglas-fir	26	Good	18W	Corridor Enhancement Buffer	Save	
3	Douglas-fir	18	Fair	16N	Corridor Enhancement Buffer	Save	
4	Douglas-fir	14	Fair	10NE	Corridor Enhancement Buffer	Save	
5	Douglas-fir	10	Fair	8S	Corridor Enhancement Buffer	Save	
6	Douglas-fir	8	Fair	6	Corridor Enhancement Buffer	Save	
7	Madrone	8	Fair	12	40 ft. Zone Transition Buffer	Save	
8	Douglas-fir	18, 18	Fair	18N	40 ft. Zone Transition Buffer	Save	
9	Douglas-fir	20	Fair	16S	Corridor Enhancement Buffer	Save	
10	Douglas-fir	22	Fair	17S	Corridor Enhancement Buffer	Save	
11	Douglas-fir	32	Fair	24S	Corridor Enhancement Buffer	Save	
12	Douglas-fir	30	Fair	18NW	30 ft.BSBL	Save	
13	Douglas-fir	24	Fair	18NE	30 ft.BSBL	Save	
14	Douglas-fir	12	Fair	10SE	30 ft.BSBL	Save	
15	Bigleaf Maple	12	Poor - Suppressed		30 ft.BSBL	Remove	Poor Condition - Will become hazardous

Burnham Drive Apartments –Tree Protection Plan

Tree #	Species	DBH (in.)	Condition	Root Protection Zone (Ft. Radius, Direction)	Location	Save or Remove	Comment
16	Bigleaf Maple	18	Poor - Suppressed		30 ft.BSBL	Remove	Poor Condition - Will become hazardous
17	Douglas-fir	24	Fair	16S	30 ft.BSBL	Save	
18	Douglas-fir	28	Fair	20SW	30 ft.BSBL	Save	
19	Douglas-fir	22	Fair	16S	30 ft.BSBL	Save	
20	Madrone	8	Fair	12	30 ft.BSBL	Save	
21	Bigleaf Maple	8	Fair	8S	30 ft.BSBL	Save	
22	Cherry	13	Very Poor - In Decline		30 ft.BSBL	Remove	Poor Condition - Will become hazardous
23	Douglas-fir	10	Poor - Suppressed		30 ft.BSBL	Remove	Poor Condition - Will become hazardous
24	Bigleaf Maple	8	Poor - Suppressed		30 ft.BSBL	Remove	Poor Condition - Will become hazardous
25	Bigleaf Maple	8	Poor - Suppressed		30 ft.BSBL	Remove	Poor Condition - Will become hazardous
26	Madrone	15	Fair		30 ft.BSBL	Remove	Developments within RPZ
27	Douglas-fir	18	Fair		30 ft.BSBL	Remove	Developments within RPZ
28	Douglas-fir	18	Fair		30 ft.BSBL	Remove	Developments within RPZ
29	Douglas-fir	20	Fair		30 ft.BSBL	Remove	Developments within RPZ
30	Douglas-fir	8	Fair		30 ft.BSBL	Remove	Developments within RPZ
31	Douglas-fir	18	Fair		30 ft.BSBL	Save	
32	Douglas-fir	26	Fair		30 ft.BSBL	Save	
33	Douglas-fir	12	Fair		30 ft.BSBL	Save	
34	Douglas-fir	24	Fair		30 ft.BSBL	Save	
35	Douglas-fir	18	Fair		30 ft.BSBL	Save	
36	Douglas-fir	22	Fair		30 ft.BSBL	Remove	Developments within RPZ
37	Douglas-fir	24	Fair		30 ft.BSBL	Remove	Developments within RPZ
38	Douglas-fir	20	Fair		30 ft.BSBL	Remove	Developments within RPZ
39	Douglas-fir	22	Fair		30 ft.BSBL	Remove	Developments within RPZ

Burnham Drive Apartments –Tree Protection Plan

Tree #	Species	DBH (in.)	Condition	Root Protection Zone (Ft. Radius, Direction)	Location	Save or Remove	Comment
40	Douglas-fir	12	Fair	10E	30 ft.BSBL	Save	
41	Douglas-fir	18	Fair	16W	30 ft.BSBL	Save	
42	Douglas-fir	18	Fair	16E	30 ft.BSBL	Save	
43	Douglas-fir	18	Fair	16W	Buildable Area	Save	
44	Douglas-fir	14	Fair	10SE	Buildable Area	Save	
45	Douglas-fir	18	Fair	16	5 ft. BSBL (North)	Save	
46	Douglas-fir	20	Fair	18N	5 ft. BSBL (North)	Save	
47	Douglas-fir	16	Fair		Buildable Area	Remove	Developments within RPZ
48	Douglas-fir	22	Fair		5 ft. BSBL (North)	Remove	Developments within RPZ
49	Madrone	12	Fair		5 ft. BSBL (North)	Remove	Developments within RPZ
50	Douglas-fir	14	Fair		5 ft. BSBL (North)	Remove	Developments within RPZ
51	Douglas-fir	14	Fair		5 ft. BSBL (North)	Remove	Developments within RPZ
52	Madrone	15, 16	Fair	16S	5 ft. BSBL (North)	Save	
53	Douglas-fir	24	Fair	18S	5 ft. BSBL (North)	Save	
54	Madrone	11, 12, 14, 17	Fair		5 ft. BSBL (North)	Remove	Developments within RPZ
55	Douglas-fir	20	Fair	14	5 ft. BSBL (North)	Save	
56	Douglas-fir	24	Fair	20E	5 ft. BSBL (North)	Save	
57	Douglas-fir	14	Fair	10W	Buildable Area	Save	
58	Douglas-fir	28	Fair	20SW	Buildable Area	Save	
59	Douglas-fir	22	Fair	16	5 ft. BSBL (North)	Save	
60	Douglas-fir	24	Fair	18	5 ft. BSBL (North)	Save	
61	Douglas-fir	24	Fair	18	5 ft. BSBL (North)	Save	

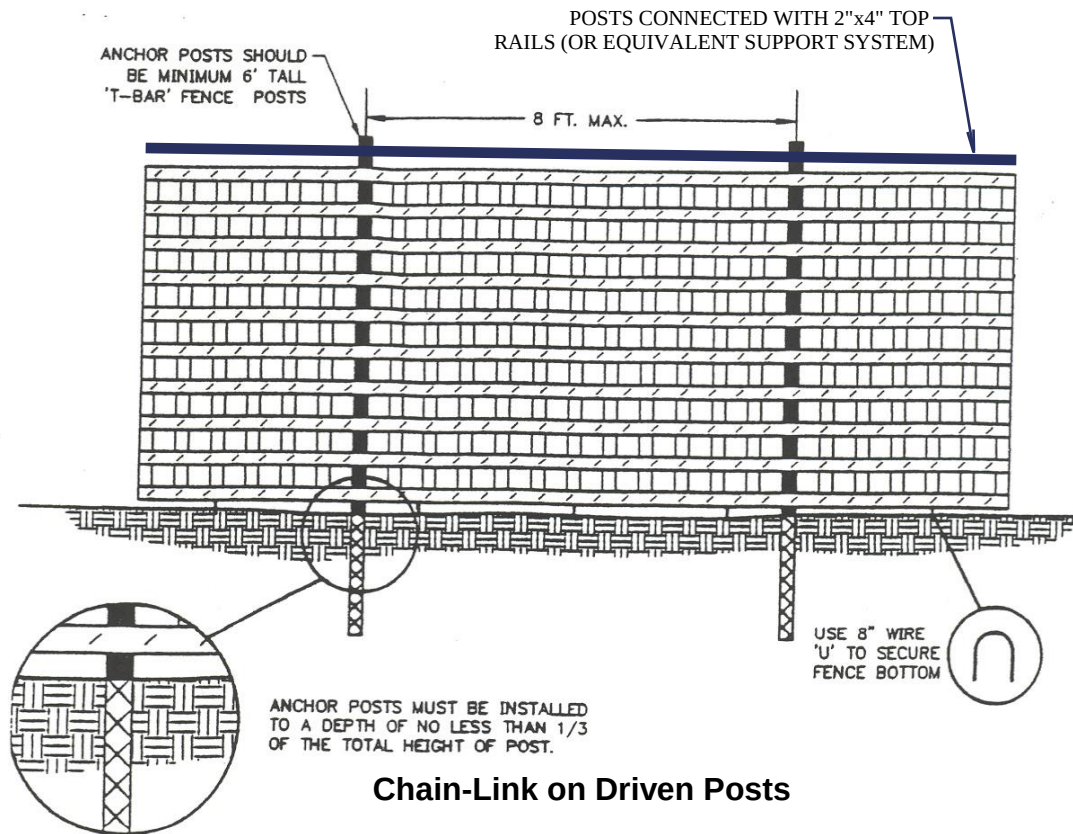
Burnham Drive Apartments –Tree Protection Plan

Tree #	Species	DBH (in.)	Condition	Root Protection Zone (Ft. Radius, Direction)	Location	Save or Remove	Comment
62	Douglas-fir	12	Poor - Suppressed		Buildable Area	Remove	Poor Condition - Will become hazardous
63	Douglas-fir	24	Fair		10 ft. BSBL (East)	Save	
64	Douglas-fir	12	Poor - Suppressed		Buildable Area	Remove	Poor Condition - Will become hazardous
65	Douglas-fir	18	Fair		10 ft. BSBL (East)	Save	
66	Douglas-fir	12	Fair		10 ft. BSBL (East)	Save	
67	Douglas-fir	16	Fair	12	10 ft. BSBL (East)	Save	
68	Douglas-fir	22	Fair		10 ft. BSBL (East)	Save	
69	Douglas-fir	16	Fair	14	10 ft. BSBL (East)	Save	
70	Douglas-fir	16	Poor - In Decline		Buildable Area	Remove	Poor Condition - Will become hazardous
71	Douglas-fir	26	Fair		Buildable Area	Remove	Developments within RPZ
72	Douglas-fir	14	Poor - Suppressed		Buildable Area	Remove	Poor Condition - Will become hazardous
73	Douglas-fir	12	Poor - Suppressed		10 ft. BSBL (East)	Remove	Poor Condition - Will become hazardous
74	Douglas-fir	14	Poor - Suppressed		10 ft. BSBL (East)	Remove	Poor Condition - Will become hazardous
75	Douglas-fir	20	Poor - In Decline		10 ft. BSBL (East)	Remove	Poor Condition - Will become hazardous
76	Douglas-fir	24	Poor - In Decline		Riverine Buffer	Remove	Poor Condition - Will become hazardous
77	Douglas-fir	12	Poor - In Decline		Riverine Buffer	Remove	Poor Condition - Will become hazardous
78	Douglas-fir	24	Poor - In Decline		Riverine Buffer	Remove	Poor Condition - Will become hazardous
79	Western Redcedar	24	Good	16	Riverine	Save	

Tree #	Species	DBH (in.)	Condition	Root Protection Zone (Ft. Radius, Direction)	Location	Save or Remove	Comment
					Buffer		
80	Douglas-fir	20	Poor - Root Rot		Riverine Buffer	Remove	Poor Condition - Hazard
81	Douglas-fir	30	Poor - Root Rot		Riverine Buffer	Remove	Poor Condition - Hazard
82	Douglas-fir	28	Poor - Root Rot		10 ft. BSBL (East)	Remove	Poor Condition - Hazard
83	Western Redcedar	22	Good		10 ft. BSBL (East)	Remove	Developments within RPZ
84	Douglas-fir	18	Poor - Root Rot		Riverine Buffer	Remove	Poor Condition - Hazard
85	Western Redcedar	14	Fair	12	Riverine Buffer	Save	
86	Douglas-fir	22	Poor - Root Rot		Riverine Buffer	Remove	Poor Condition - Hazard
87	Douglas-fir	24	Poor - Root Rot		Riverine Buffer	Remove	Poor Condition - Hazard
88	Douglas-fir	30	Poor - Root Rot		Riverine Buffer	Remove	Poor Condition - Hazard
89	Hemlock	14	Poor - Root Rot		10 ft. BSBL (East)	Remove	Poor Condition - Hazard
90	Hemlock	12	Poor - Root Rot		Buildable Area	Remove	Poor Condition - Hazard
91	Madrone	12, 12	Fair		10 ft. BSBL (East)	Remove	Developments within RPZ
92	Douglas-fir	18	Poor - In Decline		5 ft. BSBL (South)	Remove	Poor Condition - Will become hazardous
93	Douglas-fir	22	Poor - In Decline		5 ft. BSBL (South)	Remove	Poor Condition - Will become hazardous
94	Douglas-fir	32	Poor - In Decline		5 ft. BSBL (South)	Remove	Poor Condition - Will become hazardous
95	Madrone	14	Fair		5 ft. BSBL (South)	Remove	Developments within RPZ
96	Douglas-fir	32	Fair		5 ft. BSBL (South)	Remove	Developments within RPZ
97	Douglas-fir	26	Fair		5 ft. BSBL (South)	Remove	Developments within RPZ

Appendix V

Tree Protection Fence Detail



THE TREE PROTECTION FENCE SHOULD BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND GRADING, AND NOT TO BE REMOVED UNTIL FINAL LANDSCAPING IS IN PROGRESS. AT NO TIME SHALL EQUIPMENT ENTER INTO THE ROOT PROTECTION ZONE (RPZ). ALL BRUSH CLEANUP WITHIN THE RPZ SHOULD BE COMPLETED BY HAND TO PREVENT DISTURBANCE OF NATIVE GROUND COVERS NO CUTS OR FILLS. UTILITY TRENCHING, MODIFICATIONS TO DRAINAGE, OR CONCRETE RISE WATER SHOULD IMPACT THE RPZ. NO WIRES, CABLES, OR OTHER DEVICES SHOULD BE ATTACHED TO PROTECTED TREES DURING CONSTRUCTION.

IF IMPACTS MUST OCCUR WITHIN THE RPZ, CONTACT WFCI PRIOR TO THE OPERATIONS TO DETERMINE THE PROPER PROCEDURE TO PROTECT THE TREE'S HEALTH.

Appendix VI

WFCI Photo Log (5/11/17)



Photo B: Dead trees near southeast corner of development



Photo C: Understory vegetation and diseased trees along eastern margin of project

APPENDIX VII

Assumptions and Limiting Conditions

- 1) Any legal description provided to the Washington Forestry Consultants, Inc. is assumed to be correct. Any titles and ownership's to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
- 2) It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, unless otherwise stated.
- 3) Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, Washington Forestry Consultants, Inc. can neither guarantee nor be responsible for the accuracy of information.
- 4) Washington Forestry Consultants, Inc. shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
- 5) Loss or alteration of any part of this report invalidated the entire report.
- 6) Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of Washington Forestry Consultants, Inc..
- 7) Neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of Washington Forestry Consultants, Inc. -- particularly as to value conclusions, identity of Washington Forestry Consultants, Inc., or any reference to any professional society or to any initialed designation conferred upon Washington Forestry Consultants, Inc. as stated in its qualifications.
- 8) This report and any values expressed herein represent the opinion of Washington Forestry Consultants, Inc., and the fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding in to reported.
- 9) Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
- 10) Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree or other plant or property in question may not arise in the future.

Note: Even healthy trees can fail under normal or storm conditions. The only way to eliminate all risk is to remove all trees within reach of all targets. Annual monitoring by an ISA Certified Arborist or Certified Forester will reduce the potential of tree failures. It is impossible to predict with certainty that a tree will stand or fail, or the timing of the failure. It is considered an 'Act of God' when a tree fails, unless it is directly felled or pushed over by man's actions.

TECHNICAL MEMORANDUM

Prepared by: Grette Associates^{LLC}
2102 North 30th Street, Ste A
Tacoma, WA 98403

October 20, 2017

Prepared for: City of Gig Harbor
Attention: Carl De Simas
3510 Grandview Street
Gig Harbor, WA 98335

File No.: 250.001.2048

Re: Burnham Drive Apartments: Wetland and Fish and Wildlife Habitat Assessment Report –
Third Party Review

1 INTRODUCTION

The City of Gig Harbor (City) has contracted with Grette Associates to assist in the review of a Wetland and Fish and Wildlife Habitat Assessment Report prepared by Soundview Consultants, LLC (the “Report”, dated September 2017). This document was submitted to the City on September 28, 2017 in support of an application to construct an 80 unit apartment complex and associated infrastructure located at 9411 Burnham Drive in Gig Harbor.

2 REVIEW METHODS

2.1 Site Visit

Grette Associates completed a site visit on October 17, 2017 to assess the subject property. In addition, staff visually assessed the identified offsite wetland across Burnham Drive for consistency with the information contained in the Report.

2.2 Document Review

A Grette Associates biologist conducted a thorough review of the document submitted to the City. The review focused on verifying the accuracy of the descriptions within the Report and compliance with the current version of the Gig Harbor Municipal Code (GHMC).

3 REVIEW RESULTS

Based on Grette Associates’ observations at the site and review of the Report, the Report is compliant with the GHMC. However, as discussed below there is one inconsistency within the site plans that should be addressed.

3.1 Site Visit Review

Grette Associates assessed the subject property to identify any potential critical areas as defined in Chapter 18.08 of the GHMC. The Report accurately identifies and characterizes all critical areas within 300 feet of the subject property. The onsite Type 4 stream is accurately

characterized and is located within the approximate area shown in the Report and site plans. Grette Associates concurs with the typing of the stream as a Type 4. The Report assigns the appropriate buffer (25 feet) as required in GHMC 18.08.184. However, the site plans do not show the required 25 foot stream buffer.

In addition to the stream, one offsite wetland (Wetland A) was identified. Grette Associates concurs with the characterization of the offsite wetland west of Burnham Drive. No additional critical areas were identified on or within 300 feet of the subject property.

3.2 Critical Areas Review

3.2.1 Wetlands

As summarized in the Report, there is one offsite wetland within 300 feet of the subject property. The Report provided the appropriate discussion and analysis of the wetland with respect to the proposed project. Per GHMC 18.08.100, Burnham Drive functions as a buffer interruption; therefore, the buffer associated with Wetland A does not extend onto the subject property. As a result, no impacts to Wetland A will occur during the proposed project.

While the Report identifies all wetlands within 300 feet of the proposed project, the site plans identify a wetland buffer extending into the eastern portion of the subject property. The Report does not discuss nor did Grette Associates identify any potential wetland feature east of the proposed project. The site plans should be revised to show the appropriate critical areas and their associated buffers.

3.2.2 Critical Fish and Wildlife Habitat Areas

As no critical fish and wildlife habitat areas are on or within 300 feet of the proposed project, this section does not apply. The Report describes the Type 4 stream as an ephemeral stream based on its likely intermittent flow and lack of continuous channel. Grette Associates concurs with this characterization. During the site assessment, Grette Associates observed portions of the delineated stream to lack a defined channel (scour, deposition, bed, etc.) that would indicate seasonal flow. Given the lack of continuous channel and intermittent flow, this Type 4 stream likely does not provide fish habitat during any life stage. As a result, this stream is not considered a fish and wildlife habitat conservation area.

4 SUMMARY AND RECOMMENDATIONS

In summary, the Report is compliant with Chapter 18.08 of the GHMC. However, as discussed below, the provided site plans inaccurately show a wetland buffer rather than the appropriate stream buffer (25 feet) that is required per 18.08.184. Grette Associates recommends that the site plans be revised for consistency with the Report. Once the site plans show the appropriate stream buffer and building setbacks, Grette Associates recommends that the City accept the Report.

The review of the Report was conducted using the best available scientific information and methodologies and the best professional judgment of Grette Associates staff wetland biologists. Final acceptance and approval of the report is at the discretion of City staff.

If you have any questions on the document review, please contact me at (253) 573-9300, or by email at chadw@gretteassociates.com.

Regards,

A handwritten signature in black ink, appearing to read 'Chad Wallin', written in a cursive style.

Chad Wallin
Biologist
GRETTE ASSOCIATES^{LLC}

WETLAND AND FISH AND WILDLIFE HABITAT ASSESSMENT REPORT

BURNHAM DRIVE APARTMENTS

OCTOBER 2018

RECEIVED

October 26, 2018

CITY OF GIG HARBOR



**Soundview
Consultants**

Environmental Assessment
Planning + Land Use Solutions

WETLAND AND FISH AND WILDLIFE HABITAT ASSESSMENT REPORT

BURNHAM DRIVE APARTMENTS

OCTOBER 10, 2018

PROJECT LOCATION

9411 BURNHAM DRIVE NW
GIG HARBOR, WASHINGTON 98332

PREPARED FOR

JEFF AND JILL REED
3412 117TH AVENUE NW
GIG HARBOR, WASHINGTON 98335

PREPARED BY

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2907 HARBORVIEW DRIVE, SUITE D
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**Soundview
Consultants**
Environmental Assessment
Planning + Land Use Solutions

Executive Summary

Soundview Consultants LLC (SVC) has been contracted by Jeff and Jill Reed (Applicants) to perform a wetland and fish and wildlife habitat assessment to assist with planning for the proposed development of the Burnham Drive Apartments project on a 4.34-acre property located at 9411 Burnham Drive NW in the City of Gig Harbor, Washington. The subject property consists of one parcel situated in the Northwest ¼ of the Northeast ¼ of Section 6, Township 21 North, Range 2 East, W.M. (Pierce County Tax Parcel Number 0221061028).

SVC investigated the subject property for the presence of potentially-regulated wetlands, waterbodies, fish and wildlife habitat, and/or priority species on September 15, 2017. Using current methodology, the site assessment efforts identified and delineated the ordinary high water (OHW) mark of one potentially-regulated unnamed stream (Stream Z) on the subject property. This assessment conservatively considers Stream Z to be a Type 4 non-fish stream under Gig Harbor Municipal Code (GHMC) 18.08.182, despite the lack of a continuous channel on the subject property, in order to proceed with the permitting process. Stream Z requires a standard 25-foot buffer according to GHMC 18.08.184. One offsite wetland (Wetland A) was also identified on the opposite side of Burnham Drive. The buffer for the offsite Wetland A (regardless of rating) does not encumber the subject property as Burnham Drive constitutes a buffer interruption per GHMC 18.08.100.I. No potentially-regulated wetlands were observed on the subject property.

The proposed project includes the construction of a 78-unit apartment complex and associated infrastructure including parking and utility connections. The project also proposes to construct an onsite community recreation building with leasing offices, and frontage improvements are proposed along Burnham Drive NW. The proposed development will occur outside of all stream, wetland, and associated buffer areas.

The table below summarizes the wetlands and streams and identifies the potential regulatory status of local, State, and Federal agencies.

Wetland/Stream Name	Size/Length onsite	Category/ Type ^A	Regulated Under Gig Harbor, Title 18.08	Regulated Under RCW 90.48	Regulated Under Clean Water Act
Wetland A ^B	0.00 ac (offsite)	III ^C	Yes	Yes	Yes
Stream Z	~340 lf	Type 4	Yes	Yes	Yes

A. Current Washington State Department of Ecology (Hruby, 2014) wetland rating methods and GHMC stream ratings.

B. Offsite wetland.

C. Rating estimated. Interrupted buffer and offsite (no detailed assessment necessary).

Site Map

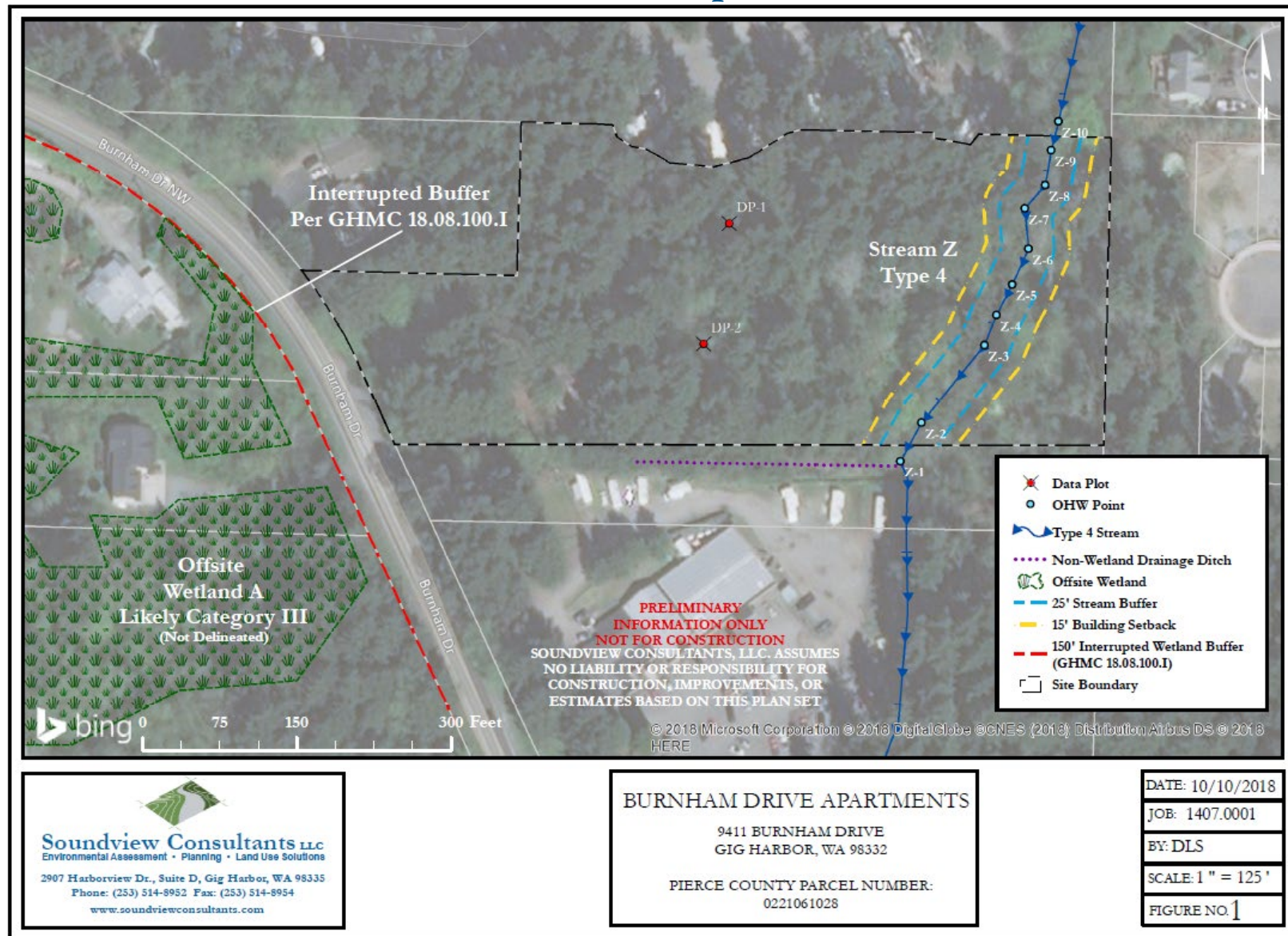


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Chapter 1. Introduction

Soundview Consultants LLC (SVC) has been contracted by Jeff and Jill Reed (Applicants) to perform a wetland and fish and wildlife habitat assessment to assist with planning for the proposed development of the Burnham Drive Apartments project on a 4.34-acre property located at 9411 Burnham Drive NW in the City of Gig Harbor, Washington. The subject property consists of one parcel situated in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 6, Township 21 North, Range 2 East, W.M. (Pierce County Tax Parcel Number 0221061028).

The purpose of this wetland and fish and wildlife habitat assessment report is to document the presence of potentially-regulated wetlands, fish and wildlife habitat, and/or priority species on or near the subject property; assess potential impacts to any such critical areas and/or species from the proposed project; and provide impact avoidance and management recommendations.

This report provides conclusions and recommendations regarding:

- Site description, project description, and area of assessment;
- Identification, assessment, and/or delineation of potentially-regulated wetlands and other hydrologic features within the vicinity of the proposed project;
- Identification and assessment of potentially-regulated fish and wildlife habitat;
- Standard buffer recommendations, building setbacks, and development limitations;
- Existing site map detailing identified critical areas and standard buffers;
- Proposed site plan with proposed project details;
- Documentation of impact avoidance measures; and
- Supplemental information necessary for local regulatory review.

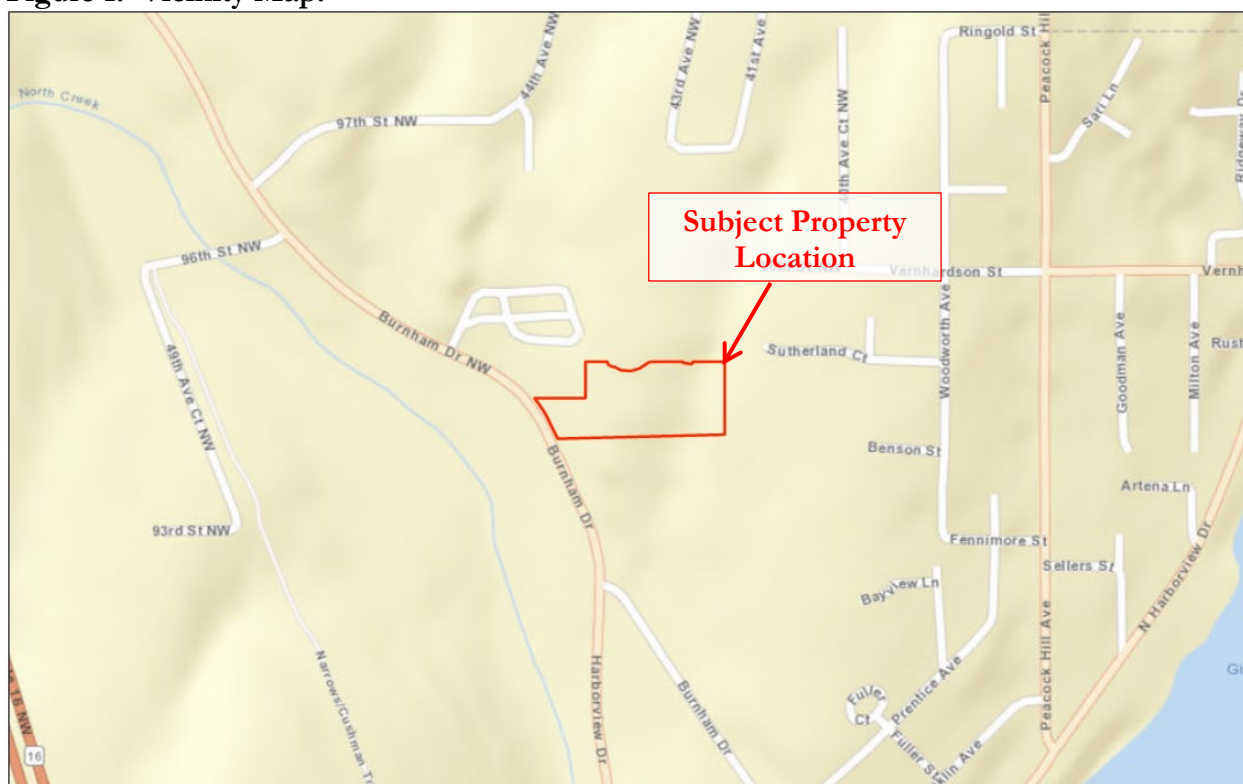
Chapter 2. Proposed Project

2.1 Location

The proposed project is located at 9411 Burnham Drive NW in the City of Gig Harbor, Washington. The project is situated in the Northwest ¼ of the Northeast ¼ of Section 6, Township 21 North, Range 2 East, W.M. (Pierce County Tax Parcel Number 0221061028).

To access the site from Gig Harbor City Hall, head west on Grandview Street for 0.2 mile. Turn right (north) onto Stinson Avenue and proceed for 0.7 mile. Turn left (northwest) onto Harborview Drive and continue for 0.7 mile. Merge onto Burnham Drive NW, and the site will be located on the right (east) after approximately 0.1 mile.

Figure 1. Vicinity Map.



2.2 Project Description

The proposed project includes the construction of a 78-unit apartment complex and associated infrastructure including parking and utility connections. The project also proposes to construct an onsite community recreation building with leasing offices, and frontage improvements are proposed along Burnham Drive NW.

The development will include five 3-story multi-family residential buildings, and a single-story community building with leasing offices. The proposed project includes 30 one-bedroom apartments and 48 two-bedroom apartments. A total of 145 parking stalls are proposed. The proposed project

will gain ingress/egress from a new driveway located along Burnham Drive NW. The frontage along Burnham Drive NW will be improved with curbing, gutters, sidewalks, and landscaping.

Chapter 3. Methods

SVC investigated, assessed, and/or delineated wetlands, drainages, and other potentially-regulated fish and wildlife habitat within the subject property and identified potentially-regulated features within 300 feet of the subject property on September 15, 2017. All wetland and ordinary high water (OHW) mark determinations were made using observable vegetation, hydrology, and soils in conjunction with data from the Natural Resources Conservation Service (NRCS) Soil Survey, the Soil Survey of Pierce County (Zulauf, 1979), the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI), Pierce County Public geographic information systems (GIS), local precipitation data, and various orthophotographic resources. Appendix A contains further details for the methods and tools used to prepare this report.

Wetland presence/absence was determined using the routine approach described in the U.S. Army Corps of Engineers (USACE) *Wetlands Delineation Manual* (Environmental Laboratory, 1987) and modified according to the guidelines established in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (Version 2.0) (USACE, 2010). Pink surveyor's flagging was labeled alpha-numerically and tied to 3-foot lath or vegetation at formal sampling locations to mark the points where detailed data was collected (DP1-DP2). Additional tests pits were excavated throughout the subject property to further confirm onsite wetland absence.

OHW mark determinations were made using Washington State Department of Ecology's (WSDOE's) method as detailed in *Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State* (Anderson et. al., 2016) and the definitions established in the Shoreline Management Act (Revised Code of Washington [RCW] 90.58.030(2)(b) and WAC 173-22-030(11). To mark the centerline or banks of potentially-regulated streams, blue surveyor's flagging was alpha-numerically labeled and tied to vegetation. Streams and surface water features were classified using the guidelines established in GHMC Title 18.08.182.

The fish and wildlife habitat assessment was conducted during the same site visits by a qualified fish and wildlife biologist. The experienced biologist made visual observations using stationary and walking survey methods for both aquatic and upland habitats noting any special habitat features or signs of fish and wildlife activity.

Harstine gravelly sandy loam, 6 to 15 percent slopes (16C)

According to the survey, Harstine gravelly sandy loam, 6 to 15 percent slopes, is moderately well drained soil formed in sandy glacial till on broad uplands. In a typical profile, the surface layer is dark yellowish brown gravelly sandy loam to a depth of 5 inches. The subsoil is dark yellowish brown, brown, and dark brown gravelly sandy loam to a depth of 31 inches. The substratum is compact glacial till cemented in places to a depth of 60 inches. Harstine gravelly sandy loam, 6 to 15 percent slopes, is listed as non-hydric on the Pierce County Hydric Soils List (NRCS, 1979).

4.3 Vegetation

Upland vegetation is dominated by a canopy of Douglas fir (*Pseudotsuga menziesii*) with an understory of evergreen huckleberry (*Vaccinium ovatum*), salal (*Gaultheria shallon*), sword fern (*Polystichum munitum*), and bracken fern (*Pteridium aquilinum*). Big leaf maple (*Acer macrophyllum*), red alder (*Alnus rubra*), Pacific madrone (*Arbutus menziesii*), western red cedar (*Thuja plicata*), and western hemlock (*Tsuga heterophylla*) are also interspersed throughout the site. Along the banks of Stream Z, vegetation is dominated by salmonberry (*Rubus spectabilis*) with some areas of non-native, invasive Himalayan blackberry (*Rubus armeniacus*) and yellow archangel (*Lamium galeobdolon*).

4.4 Priority Habitats and Species

The WDFW interactive salmonid data map, SalmonScape (Appendix B6), and WDFW PHS maps and data (Appendix B7) do not identify any priority habitats or species on or adjacent to the subject property. In addition, no priority habitats or species were observed onsite during the site investigation.

4.5 Precipitation

Precipitation data was obtained from the NOAA weather station at SeaTac Airport in order to obtain percent of normal precipitation during and preceding the investigations. A summary of data collected is provided in Table 1.

Table 1. Precipitation Summary¹

Date	Day of	Day Before	1 Week Prior	2 Weeks Prior	Month to Date (Observed/Normal) ²	Year to Date (Observed/Normal) ²	Percent of Normal (month/year) ³
9/15/2017	0.00	0.00	Trace	Trace	0.00/0.64	28.41/21.23	0/134

¹. Precipitation volume provided in inches. Data obtained from NOAA (<http://www.weather.gov/climate/index.php?wfo=sew>) for SeaTac Airport.

². Month-to-date and year-to-date precipitation shown is from the first of the month to the date of the site visit, and from January 1st to the date of the site visit.

³. Percent of normal shown is for the month/calendar year.

During the September 2017 site visit, year-to-date precipitation was approximately 134 percent above normal levels for the 2017 calendar year, though only trace amounts of precipitation accumulation was reported during the past approximately two months. Such conditions were considered in making professional wetland boundary determinations.

Chapter 5. Results

5.1 Wetlands

5.1.1 Overview

The site investigation identified one potentially-regulated offsite wetland (Wetland A) within 300 feet of the subject property. The identified offsite wetland contained indicators of wetland hydrology, hydric soils, and a predominance of hydrophytic vegetation according to current wetland delineation methodology. No wetlands were identified on the subject property. Data forms confirming the lack of onsite wetland presence are provided in Appendix E. Table 2 summarizes the wetland identified during the site investigation.

Table 2. Wetlands Summary.

Wetland	Predominant Wetland Classification / Rating				Wetland Size Onsite (acres)	Buffer Width (feet) ^E
	Cowardin ^A	HGM ^B	WSDOE ^C	City of Gig Harbor ^D		
Offsite Wetland A	PFOB	Slope	III ^F	III ^F	0.00 (offsite)	NAG

Notes:

- A. Cowardin et al. (1979) or NWI Class based on vegetation: PFO = Palustrine Forested; Modifier for Water Regime or Special Situations: -B= Seasonally Saturated.
- B. Brinson, M. M. (1993).
- C. WSDOE rating according to Washington State Wetland Rating System for Western Washington – Revised Hraby (2014).
- D. GHMC 18.08.040 definition.
- E. GHMC 18.08.100 buffer standards.
- F. Rating estimated.
- G. Buffer interrupted by Burnham Drive NW.

Offsite Wetland A

The offsite Wetland A is located to the west of the subject property on the opposite side of Burnham Drive NW. Offsite Wetland A is a forested slope wetland which is likely contiguous with Donkey Creek (located approximately 450 feet west of the site at the closest point). Wetland hydrology appears to be from surface sheet flow, a seasonally-high groundwater table as provided through hillside seeps, and direct precipitation. The offsite Wetland A is likely a Palustrine Forested, Seasonally Saturated wetland. Under GHMC 18.08.040, the offsite Wetland A is likely a Category III slope wetland. No formal wetland rating is provided, as Burnham Drive NW constitutes a wetland buffer interruption per GHMC 18.08.100.I (regardless of rating). As this wetland is located offsite, no detailed table is provided.

5.1.2 Wetland Buffer

The offsite Wetland A is likely a Category III wetland under GHMC 18.08.040. Per GHMC 18.08.100, Category III wetlands are subject to standard 150-foot buffers within areas of high-impact land use. In addition, buildings and other structures require a 15-foot buffer setback from the regulated wetland buffer edge (GHMC 18.08.100.H). The buffer for the offsite Wetland A (regardless of rating) does not encumber the subject property as Burnham Drive NW constitutes a buffer interruption per GHMC 18.08.100.I.

5.2 Drainages

5.2.1 Overview

The site investigation identified one potentially-regulated waterbody on the subject property (Stream Z). One additional non-wetland drainage ditch was also identified offsite that is exempt from regulation as a stream by GHMC as discussed below.

Stream Z

The intermittent Stream Z flows from north to south through a ravine on the eastern portion of the subject property. Stream Z is approximately 340 linear feet onsite, and is culverted offsite as it flows beneath Burnham Drive and into Donkey Creek to the southwest of the site. Stream Z did not exhibit surface water flow during the site investigation. Stream Z is classified by the DNR Water Typing Map as a Type N (non-fish) stream, and no documented fish presence is identified by the WDFW SalmonScape or PHS mapping tools. Stream Z is approximately two feet wide on the subject property and exhibits an intermittently defined channel onsite, with some areas of cobbling/sorting and braiding. This assessment conservatively considers Stream Z to be a Type 4 stream under GHMC 18.08.182, despite the lack of a continuous channel on the subject property, in order to proceed with the permitting process. Stream Z is located within the Kitsap Watershed (WRIA 15). A summary of Stream Z is provided in Table 3 below.

Table 3. Drainage Summary – Stream Z.

DRAINAGE INFORMATION SUMMARY		
	Feature Name	Stream Z
	WRIA	15 – Kitsap
	WA Stream Catalog #	155181403
	Local Jurisdiction	Gig Harbor
	DNR Stream Type	Type N – Non-Fish Bearing
	Local Stream Rating	Type 4
	Buffer Width	25 feet
	Documented Fish Use	None
Location of Feature	Stream Z enters the site from the north; flows to the south through a ravine as it bisects the site; and then flows offsite to the south.	
Connectivity (where water flows from/to)	Stream Z originates just upstream of the subject property to the north and eventually discharges into Donkey Creek approximately 1,100 linear feet southwest of the site.	

Riparian/Buffer Condition	Under GHMC 18.08.184, Stream Z is subject to a 25-foot protective buffer. The onsite buffer is vegetated with various species including big-leaf maple, Douglas fir, salmonberry, Himalayan blackberry, and yellow archangel.
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Non-Wetland Drainage

An offsite non-wetland drainage ditch was identified immediately south of the subject property on Pierce County Tax Parcel 0221061055. This drainage is not a naturally-occurring stream and is not regulated as a stream per GHMC 18.08.182.C. This linear ditch was artificially excavated along the south-adjacent property, and appears to convey stormwater toward Stream Z. The ditch does not exhibit indications of a hyporheic zone or other indicators consistent with a naturally occurring stream.

5.2.2 Stream Buffer

Stream Z is considered a Type 4 stream; Type 4 streams are defined as natural streams with perennial or intermittent flow that are not used by fish. Per GHMC 18.08.184, Type 4 streams are subject to 25-foot buffers. In addition, buildings and other structures require a 15-foot buffer setback from the stream buffer edge (GHMC 18.08.184.B.7).

5.3 Critical Fish and Wildlife Habitat Areas

No critical fish and wildlife habitat areas are identified within 300 feet of the site. The marine shoreline of Gig Harbor is located approximately 2,000 feet to the southeast of the subject property.

Chapter 6. Regulatory Considerations

The results of the September 2017 site investigation identified one onsite Type 4 stream (Stream Z) and one offsite Category III wetland (Wetland A) to the west of the subject property on the opposite side of Burnham Drive NW. No other potentially-regulated wetlands, waterbodies, or fish and wildlife habitat were identified on or near the subject property. A linear, excavated ditch to the south of the site was artificially constructed and, therefore, is not considered a regulated critical area.

6.1 Local Critical Areas Requirements

Wetland and Stream Buffer Requirements

Per GHMC 18.08.100, Category III wetlands located in areas of high intensity land use, such as Wetland A, require a standard 150-foot buffer width; however, the buffer for the offsite Wetland A does not encumber the subject property as Burnham Drive NW constitutes a buffer interruption per GHMC 18.08.100.I. Per GHMC 18.08.184, Stream Z is subject to a 25-foot buffer. In addition, buildings and other structures require a 15-foot buffer setback from the regulated stream buffer edge (GHMC 18.08.184.B.7).

6.2 State and Federal Considerations

In a December 2, 2008, memorandum from the Environmental Protection Agency (EPA) and USACE, joint guidance is provided that describes waters that are to be regulated under section 404 of the CWA (USACE, 2010). This memorandum was amended on February 2, 2012 where the EPA and USACE issued a final guidance letter on waters protected by the CWA.

The 2012 guidance describes the following waters where jurisdiction would be asserted: 1) traditional navigable waters, 2) interstate waters, 3) wetlands adjacent to traditional navigable waters, 4) non-navigable tributaries of traditional navigable waters that are relatively permanent meaning they contain water at least seasonally (e.g. typically three months and does not include ephemeral waters), and 5) wetlands that directly abut permanent waters. The regulated waters are those associated with naturally occurring waters and water courses and not artificial waters (i.e. stormwater pond outfalls). The 2012 memorandum further goes on to describe waters where jurisdiction would likely require further analysis: 1) Tributaries to traditional navigable waters or interstate waters, 2) Wetlands adjacent to jurisdictional tributaries to traditional navigable waters or interstate waters, and 3) Waters that fall under the “other waters” category of the regulations. The onsite Stream Z and offsite Wetland A likely meet these criteria.

In addition, the 2012 guidance identifies thirteen waters or areas where jurisdiction will not be asserted: 1) Wet areas that are not tributaries or open waters and do not meet the agencies regulatory definition of “wetlands,” 2) Waters excluded from coverage under the CWA by existing regulations, 3) Waters that lack a “significant nexus: where one is required for a water to be jurisdictional, 4) Artificially irrigated areas that would revert to upland if the irrigation ceased, 5) Artificial lakes or ponds created by excavating and/or diking dry land to collect and retain water and which are used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing, 6) Artificial reflecting pools or swimming pools excavated in uplands, 7) Small ornamental waters created by excavating and/or diking dry land to retain water for primarily aesthetic reasons, and puddles, 8) Water-filled depressions

created incidental to construction activity, 9) Groundwater, including groundwater drained through subsurface drainage systems, 10) Erosional features (gullies and rills), 11) Non-wetland swales, 12) Ditches that are excavated wholly in uplands, drain only uplands or non-jurisdictional waters, and have no more than ephemeral flow, and 13) Ditches that do not contribute flow, either directly or through other waterbodies, to a traditional navigable water, interstate water, or territorial sea. The offsite ditch to the south most likely meets criteria # 12.

The onsite Stream Z and offsite Wetland A have surface and/or subsurface connections to waters of the United States; therefore, these features are regulated under Section 404 of the CWA. However, as no direct impacts to wetlands are proposed, permitting under USACE is not required at this time. The WSDOE also regulates wetlands and natural surface waters under RCW 90.48. The WSDOE does not, however, recognize ephemeral/stormwater ditches excavated from uplands as features typically subject to regulation under RCW 90.48.

Chapter 7. Closure

The findings and conclusions documented in this assessment report have been prepared for specific application to the Burnham Drive Apartments site. These findings and conclusions have been developed in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area. The conclusions and recommendations presented in this assessment report are professional opinions based on an interpretation of information currently available to us and are made within the operation scope, budget, and schedule of this project. No warranty, expressed or implied, is made. In addition, changes in government codes, regulations, or laws may occur. Due to such changes, our observations and conclusions applicable to this assessment may need to be revised wholly or in part in the future.

OHW status and boundaries identified by SVC are based on conditions present at the time of the site visit and considered preliminary until the flagged OHW boundaries are validated by the jurisdictional agencies. Validation of the OHW boundaries and jurisdictional status of such features by the regulatory agencies provides a certification, usually written, that the OHW determination and boundaries verified are the units that will be regulated by the agencies until a specific date or until the regulations are modified. Only the regulatory agencies can provide this certification.

As waterbodies are dynamic communities affected by both natural and human activities, changes in boundaries may be expected; therefore, delineations cannot remain valid for an indefinite period of time. Regulatory agencies typically recognize the validity of OHW delineations for a period of 5 years after completion of an assessment report. Development activities on a site 5 years after the completion of this assessment report may require reassessment of the OHW delineations. In addition, changes in government codes, regulations, or laws may occur. Due to such changes, our observations and conclusions applicable to this site may need to be revised wholly or in part.

Chapter 8. References

- Anderson, P.S., S. Meyer, P. Olson, and E. Stockdale, 2016. *Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State*. Publication No. 16-06-029. Final Review Draft. Shorelands and Environmental Assistance Program, Washington State Department of Ecology. Olympia, Washington.
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- Zulauf, Allen S., Miles L. Raver, Alfonso DeBose, and Jonathan F. Edwards. 1979. *Soil Survey of Pierce County Area, Washington*. Soil Conservation Service United States Department of Agriculture, Soil Conservation Service, in cooperation with the Washington Agricultural Experiment Station. Natural Resource Conservation Service.

Appendix A — Methods and Tools

Table A-1. Methods and tools used to prepare the report.

Parameter	Method or Tool	Website	Reference
Wetland Delineation	USACE 1987 Wetland Delineation Manual	http://el.erdc.usace.army.mil/elpubs/pdf/wlman87.pdf	Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1, US Army Engineer Waterways Experiment Station, Vicksburg, Mississippi.
	Regional Supplement to the Core of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)	http://www.usace.army.mil/CECW/Documents/cecwo/reg/west_mt_finalsupp.pdf	U.S. Army Corps of Engineers. 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-3. Vicksburg, MS: U.S. Army Engineer Research and Development Center.
Wetland Classification	USFWS / Cowardin Classification System	http://www.fws.gov/nwi/Pubs/Reports/Class_Manual/class_titlepg.htm	Cowardin, L. M., V. Carter, F. C. Golet, E. T. LaRoe. 1979. Classification of wetlands and deepwater habitats of the United States. Government Printing Office, Washington, D.C.
	Hydrogeomorphic Classification (HGM) System	http://el.erdc.usace.army.mil/wetlands/pdfs/wrpde4.pdf	Brinson, M. M. (1993). "A hydrogeomorphic classification for wetlands," Technical Report WRP-DE-4, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.
Wetland Rating	Washington State Wetland Rating System	https://fortress.wa.gov/ecy/publications/documents/1406029.pdf	Hruby, T. (2014). <i>Washington State Wetland Rating System for Western Washington: 2014 Update</i> . (Publication #14-06-029). Olympia, WA: Washington Department of Ecology.
	Gig Harbor Municipal Code	http://www.codepublishing.com/WA/GigHarbor	Most current western Washington wetland rating system adopted per Gig Harbor Municipal Code Title 18.08.
Wetland Indicator Status	2014 National Wetland Plant List	http://wetland_plants.usace.army.mil/	Lichvar, R.W., M. Butterwick, N.C. Melvin, and W.N. Kirchner. 2014. The National Wetland Plant List: 2014 Update of Wetland Ratings. Phytoneuron 2014-41: 1-42.
Plant Names	USDA Plant Database	http://plants.usda.gov/	Website (see Appendix A)
Soils Data	NRCS Soil Survey	http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx	Website GIS data based upon: Zulauf, 1979. Soil Survey of Pierce County Area, Washington. United States Department of Agriculture, Soil Conservation Service in cooperation with Washington State Department of Natural Resources, and Washington State University, Agriculture Research Center. Washington, D.C.
Hydric Soils Data	Pierce County Hydric Soils List	http://www.wa.nrcs.usda.gov/technical/soils/hydric_lists/hydsoil-wa-653.pdf	Natural Resources Conservation Service. 1979. Hydric Soils List: Pierce County, Washington. U.S. Department of Agriculture. Washington D.C.
Threatened and Endangered Species	Washington Natural Heritage Program	http://www.dnr.wa.gov/nhp/ and http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf	Washington Natural Heritage Program (Data published 10/15/08). Endangered, threatened, and sensitive plants of Washington. Washington State Department of Natural Resources, Washington Natural Heritage Program, Olympia, WA
	Washington Priority Habitats and Species	http://wdfw.wa.gov/hab/phspage.htm	Priority Habitats and Species (PHS) Program (Data requested 11/24/09). Map of priority habitats and species in project vicinity. Washington Department of Fish and Wildlife (WDFW).
	NOAA fisheries species list and maps	http://www.nwr.noaa.gov/ESA-Salmon-Listings/Salmon-Populations/Index.cfm and http://www.nmfs.noaa.gov/pr/species/	Website
	USFWS species lists by County	http://www.fws.gov/westwafwo/se/SE_List/endangered_Species.asp	Website

Parameter	Method or Tool	Website	Reference
Species of Local Importance	WDFW GIS Data	http://wdfw.wa.gov/mapping/salmonscape/	Website
Report Preparation	Gig Harbor Municipal Code	http://www.mrsc.org/codes.aspx	Gig Harbor Municipal Code Title 18.08

Appendix B — Background Information

This Appendix includes a USFWS NWI map (B1), Pierce County Wetlands Map (B2) Pierce County Streams Map (B3); Pierce County Topographic Map (B4), NRCS Soil Survey map (B5), WDFW SalmonScape Map (B6), WDFW PHS Map (B7), and a DNR Stream Typing Map (B8).

Appendix B1. USFWS NWI Map

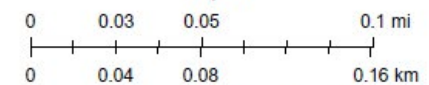


10/10/2018, 1:07:11 PM

Pierce Parcels _Query result NWI_Puget_Sound

Riverine

1:4,514



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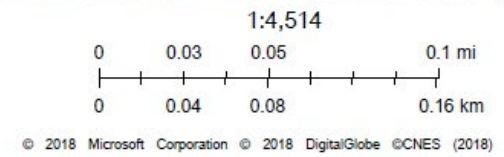
Appendix B2. Pierce County Wetlands Map



10/10/2018, 1:10:08 PM

 Pierce_Wetlands - NWI_CWI_Supplemental_Wetlands

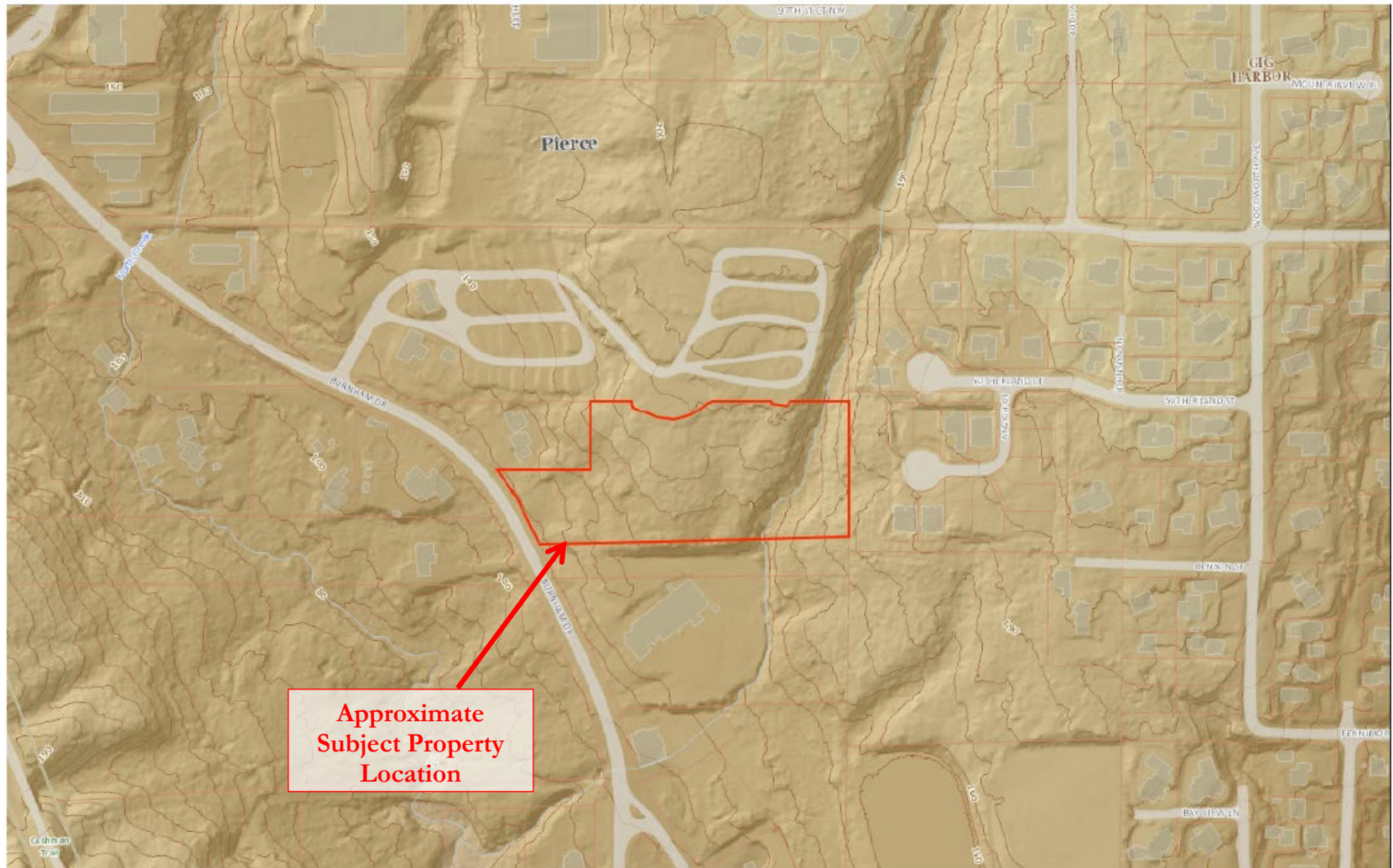
 Pierce Parcels _Query result



Appendix B3. Pierce County Streams Map



Appendix B4. Pierce County Topographic Map



10/10/2018, 1:14:44 PM

 Pierce Parcels _Query result

1:4,514

0 0.03 0.05 0.1 mi
0 0.04 0.08 0.16 km

Spatial Services, © 2018 Microsoft Corporation © 2018 DigitalGlobe © CNES

Appendix B5. NRCS Soil Survey Map

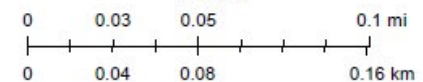


10/10/2018, 1:27:50 PM

 Pierce Parcels

 Harstine gravelly ashy sandy loam, 6 to 15 percent slopes

1:4,514



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Appendix B6. WDFW SalmonScape Map

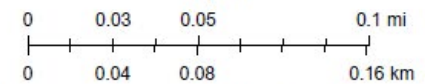


10/10/2018, 1:32:02 PM

Pierce Parcels _Query result

WDFW - Salmonscape

1:4,514



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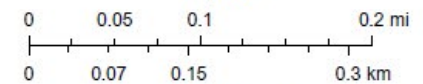
Appendix B7. WDFW PHS Map



10/10/2018, 1:38:19 PM

 Pierce Parcels _Query result

1:9,028



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Appendix B8. DNR Stream Typing Map



10/10/2018, 1:35:21 PM

Pierce Parcels _Query result
 — Type F
 — U, unknown
 — Type N, Np, Ns
 --- X, non-typed per WAC 222-16

Streams

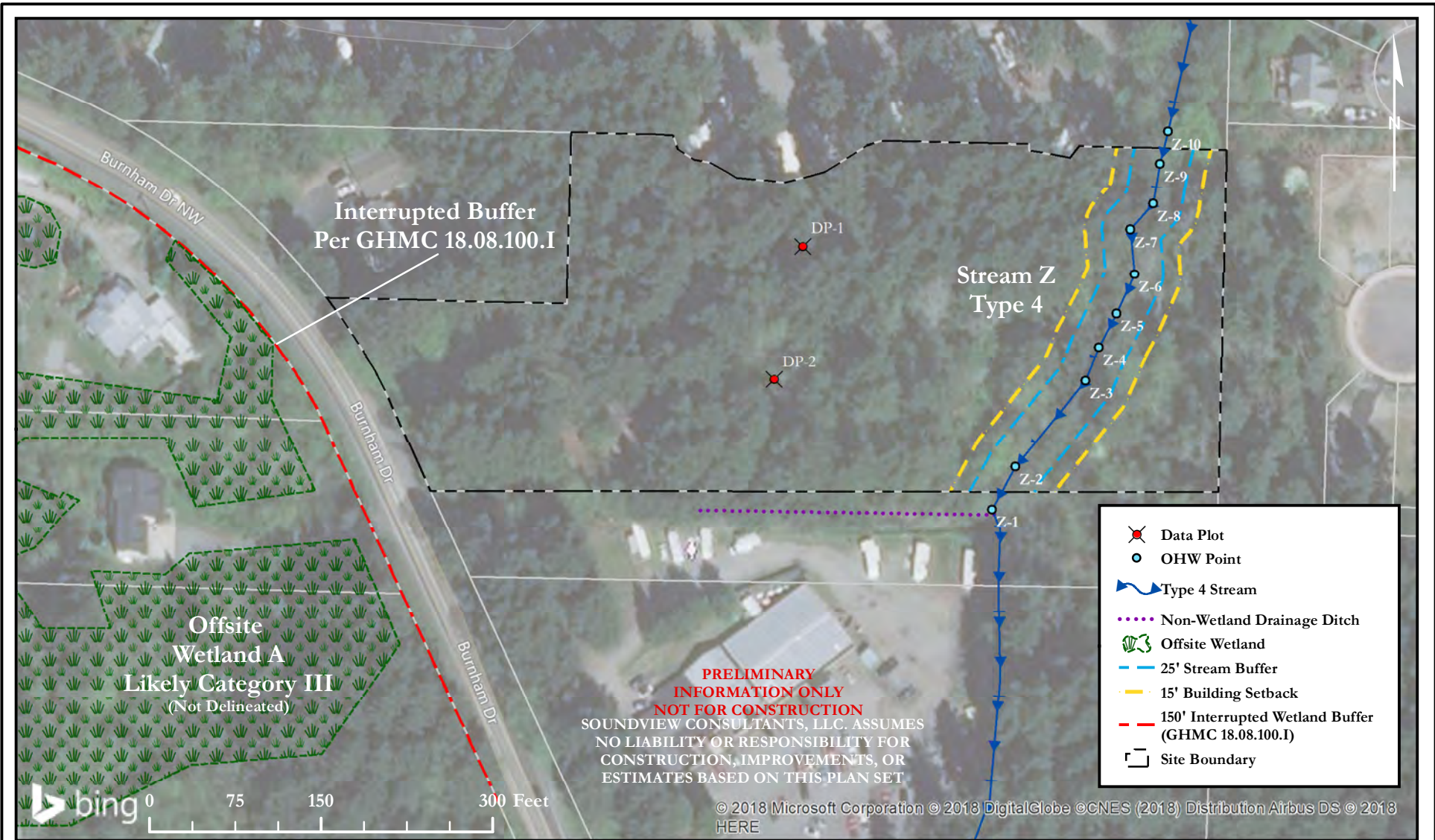
1:4,514

0 0.03 0.05 0.1 mi
 0 0.04 0.08 0.16 km

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Appendix C — Site Plans

BURNHAM DRIVE APARTMENTS - EXISTING CONDITIONS



Soundview Consultants LLC
Environmental Assessment • Planning • Land Use Solutions

2907 Harborview Dr., Suite D, Gig Harbor, WA 98335
Phone: (253) 514-8952 Fax: (253) 514-8954
www.soundviewconsultants.com

BURNHAM DRIVE APARTMENTS

9411 BURNHAM DRIVE
GIG HARBOR, WA 98332

PIERCE COUNTY PARCEL NUMBER:
0221061028

DATE: 10/10/2018

JOB: 1407.0001

BY: DLS

SCALE: 1" = 125'

FIGURE NO. 1

[illegible]

CONTOUR
ENGINEERING • LLC
CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS
Phone: 253-857-5454 ~ Fax: 253-508-0044 ~ info@contourllc.com
Mailing Address: P.O. Box 949, Gg Harbor, WA 98135



SHEET TITLE: PRELIMINARY SITE PLAN		BURNHAM DRIVE APARTMENTS	
CLIENT:		CONTACT: PHONE:	
DESIGNER:	S. BRIDGEFORD		
ENGINEER:	J. HAUG		
DRAWN:	S. BRIDGEFORD		
S X T X N	R O X E W M		
DATE:	2018.09.20		
REVISED			
PROJECT: 15-204			
DWG NAME: 15-204-A			
SHEET		REV.	
SP			
1 OF 1			

Appendix D — Data Sheets

Project/Site: 1407.0001 - Burnham Drive Apartments City/County: Gig Harbor/Pierce Sampling Date: 9/15/17
Applicant/Owner: Jeff and Jill Reed State: WA Sampling Point: DP-1
Investigator(s): Richard Peel Section, Township, Range: 06, 21N, 02E
Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): None Slope (%): 10
Subregion (LRR): A2 Lat: 47.34410960 Long: -122.59605612 Datum: WGS84
Soil Map Unit Name: Harstine NWI classification: N/A

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

Hydrophytic Vegetation Present?	Yes ☐ No ☒	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks: Heavily forested slope			

Tree Stratum (Plot size: 30 ft)		Absolute % Cover	Dominant Species?	Indicator Status
1.	<u>Pseudotsuga menziesii</u>	<u>90</u>	<u>Yes</u>	<u>FACU</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
		<u>90</u>	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft)				
1.	<u>Vaccinium ovatum</u>	<u>30</u>	<u>Yes</u>	<u>FACU</u>
2.	<u>Polystichum munitum</u>	<u>30</u>	<u>Yes</u>	<u>FACU</u>
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
		<u>60</u>	= Total Cover	
Herb Stratum (Plot size: 5 ft)				
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____
11.	_____	_____	_____	_____
		<u>0</u>	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft)				
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
		_____	= Total Cover	
% Bare Ground in Herb Stratum <u>100</u>				
Remarks: Prevalence of upland vegetation observed.				

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____	(A) _____ (B) _____

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation

☐ Dominance Test is >50%

☐ Prevalence Index is ≤3.0¹

☐ Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

☐ Wetland Non-Vascular Plants¹

☐ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☐ No ☒

SOIL

Sampling Point: DP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-2	-	-	-	-	-	-	Duff	Dry organics/Duff
2-12	10YR 3/2	100	-	-	-	-	SaGrLo	Sandy gravelly loam

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) ☐ Histosol (A1) ☐ Histic Epipedon (A2) ☐ Black Histic (A3) ☐ Hydrogen Sulfide (A4) ☐ Depleted Below Dark Surface (A11) ☐ Thick Dark Surface (A12) ☐ Sandy Mucky Mineral (S1) ☐ Sandy Gleyed Matrix (S4) ☐ Sandy Redox (S5) ☐ Stripped Matrix (S6) ☐ Loamy Mucky Mineral (F1) (except MLRA 1) ☐ Loamy Gleyed Matrix (F2) ☐ Depleted Matrix (F3) ☐ Redox Dark Surface (F6) ☐ Depleted Dark Surface (F7) ☐ Redox Depressions (F8)	Indicators for Problematic Hydric Soils³: ☐ 2 cm Muck (A10) ☐ Red Parent Material (TF2) ☐ Very Shallow Dark Surface (TF12) ☐ Other (Explain in Remarks) ³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
--	--

Restrictive Layer (if present): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes ☐ No ☒
--	---

Remarks: No hydric soil indicators observed.

HYDROLOGY

Wetland Hydrology Indicators:			
<u>Primary Indicators (minimum of one required; check all that apply)</u>		<u>Secondary Indicators (2 or more required)</u>	
☐ Surface Water (A1) ☐ High Water Table (A2) ☐ Saturation (A3) ☐ Water Marks (B1) ☐ Sediment Deposits (B2) ☐ Drift Deposits (B3) ☐ Algal Mat or Crust (B4) ☐ Iron Deposits (B5) ☐ Surface Soil Cracks (B6) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Sparsely Vegetated Concave Surface (B8)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) ☐ Salt Crust (B11) ☐ Aquatic Invertebrates (B13) ☐ Hydrogen Sulfide Odor (C1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Presence of Reduced Iron (C4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Stunted or Stressed Plants (D1) (LRR A) ☐ Other (Explain in Remarks)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) ☐ Drainage Patterns (B10) ☐ Dry-Season Water Table (C2) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ FAC-Neutral Test (D5) ☐ Raised Ant Mounds (D6) (LRR A) ☐ Frost-Heave Hummocks (D7)	
Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? Yes ☐ No ☒ Depth (inches): _____ (includes capillary fringe)		Wetland Hydrology Present? Yes ☐ No ☒	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: No primary or secondary indicators of hydrology.			

Project/Site: 1407.0001 - Burnham Drive Apartments City/County: Gig Harbor/Pierce Sampling Date: 9/15/17
Applicant/Owner: Jeff and Jill Reed State: WA Sampling Point: DP-2
Investigator(s): Richard Peel Section, Township, Range: 06, 21N, 02E
Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): None Slope (%): 10
Subregion (LRR): A2 Lat: 47.34378746 Long: -122.59614526 Datum: WGS84
Soil Map Unit Name: Harstine NWI classification: N/A

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

Hydrophytic Vegetation Present?	Yes ☐ No ☒	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks: Heavily forested slope			

Tree Stratum (Plot size: 30 ft)		Absolute % Cover	Dominant Species?	Indicator Status
1.	<u>Pseudotsuga menziesii</u>	<u>90</u>	<u>Yes</u>	<u>FACU</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
		<u>90</u>	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft)				
1.	<u>Vaccinium ovatum</u>	<u>40</u>	<u>Yes</u>	<u>FACU</u>
2.	<u>Sambucus racemosa</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
		<u>50</u>	= Total Cover	
Herb Stratum (Plot size: 5 ft)				
1.	<u>Polystichum munitum</u>	<u>30</u>	<u>Yes</u>	<u>FACU</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____
11.	_____	_____	_____	_____
		<u>30</u>	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft)				
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
		_____	= Total Cover	
% Bare Ground in Herb Stratum <u>70</u>				
Remarks: Prevalence of upland vegetation observed.				

Dominance Test worksheet:	
Number of Dominant Species That Are OBL, FACW, or FAC:	<u>0</u> (A)
Total Number of Dominant Species Across All Strata:	<u>4</u> (B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>0</u> (A/B)
Prevalence Index worksheet:	
Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals:	_____ (A) _____ (B)
Prevalence Index = B/A = _____	
Hydrophytic Vegetation Indicators:	
☐ Rapid Test for Hydrophytic Vegetation	
☐ Dominance Test is >50%	
☐ Prevalence Index is ≤3.0 ¹	
☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
☐ Wetland Non-Vascular Plants ¹	
☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
Hydrophytic Vegetation Present?	
Yes ☐	No ☒

SOIL

Sampling Point: DP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-2	-	-	-	-	-	-	Duff	Dry organics/Duff
2-10	7.52YR 3/2	100	-	-	-	-	GrSa	Gravelly sand

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) ☐ Histosol (A1) ☐ Histic Epipedon (A2) ☐ Black Histic (A3) ☐ Hydrogen Sulfide (A4) ☐ Depleted Below Dark Surface (A11) ☐ Thick Dark Surface (A12) ☐ Sandy Mucky Mineral (S1) ☐ Sandy Gleyed Matrix (S4) ☐ Sandy Redox (S5) ☐ Stripped Matrix (S6) ☐ Loamy Mucky Mineral (F1) (except MLRA 1) ☐ Loamy Gleyed Matrix (F2) ☐ Depleted Matrix (F3) ☐ Redox Dark Surface (F6) ☐ Depleted Dark Surface (F7) ☐ Redox Depressions (F8)	Indicators for Problematic Hydric Soils³: ☐ 2 cm Muck (A10) ☐ Red Parent Material (TF2) ☐ Very Shallow Dark Surface (TF12) ☐ Other (Explain in Remarks) ³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
--	--

Restrictive Layer (if present): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes ☐ No ☒
--	---

Remarks: No hydric soil indicators observed.

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one required; check all that apply)</u>		<u>Secondary Indicators (2 or more required)</u>
☐ Surface Water (A1) ☐ High Water Table (A2) ☐ Saturation (A3) ☐ Water Marks (B1) ☐ Sediment Deposits (B2) ☐ Drift Deposits (B3) ☐ Algal Mat or Crust (B4) ☐ Iron Deposits (B5) ☐ Surface Soil Cracks (B6) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Sparsely Vegetated Concave Surface (B8)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) ☐ Salt Crust (B11) ☐ Aquatic Invertebrates (B13) ☐ Hydrogen Sulfide Odor (C1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Presence of Reduced Iron (C4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Stunted or Stressed Plants (D1) (LRR A) ☐ Other (Explain in Remarks)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) ☐ Drainage Patterns (B10) ☐ Dry-Season Water Table (C2) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ FAC-Neutral Test (D5) ☐ Raised Ant Mounds (D6) (LRR A) ☐ Frost-Heave Hummocks (D7)

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? Yes ☐ No ☒ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes ☐ No ☒
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: No primary or secondary indicators of hydrology.

Appendix E — Qualifications

All field inspections, jurisdictional wetland determinations, OHW delineations, habitat assessments, and supporting documentation, including this *Wetland and Fish and Wildlife Habitat Assessment Report* prepared for the *Burnham Drive Apartments Project*, were prepared by, or under the direction of, Jeremy Downs and Matt DeCaro of Soundview Consultants LLC. In addition, site inspections were performed by Richard Peel, and report preparation was completed by Matt DeCaro and Kyla Caddey.

Jeremy Downs

Principal Scientist/Environmental Planner

Professional Experience: 30years

Jeremy Downs is a Principal Scientist and Environmental Planner with professional training and extensive experience in land use, site planning and design, project coordination, permitting and management, marine and wetland ecology, habitat restoration, wetland, stream, and eelgrass delineations and assessments, biological assessments, benthic surveys, stream assessments, underwater and terrestrial monitoring programs, and mitigation planning.

Jeremy earned a Bachelor of Science degree in Biology with an emphasis in Marine Biology from the University of California, Davis. He also holds graduate-level professional certifications in various advanced wetland science and management programs from both Portland State University and San Francisco State University, and he has received professional training in Salmonid Biology from the University of California Extension. In addition, he studied under the Environmental Risk and Recovery program at the Australian Institute of Marine Science, and he has extensive training and field experience in aquatic related disciplines such as diving, boat operations, and navigation.

Jeremy is a certified wetlands delineator under US Army Corps of Engineers guidelines. He has been formally trained in the use of the Washington State Wetland Rating System, Determination of Ordinary High Water Mark, Designing Compensatory Mitigation and Restoration Projects, and Reviewing Wetland Mitigation and Monitoring Plans from the US Army Corps of Engineers and Washington State Department of Ecology, and in conducting Biological Assessments from the Washington Department of Transportation. He is also a Pierce County Qualified Wetland Specialist and Fisheries Biologist, and he holds similar qualifications from other jurisdictions.

Matt DeCaro

Environmental Planner/Project Manager

Professional Experience: 8 years

Matt DeCaro is an Environmental Planner and Project Manager with a diverse background in stream ecology, water quality, wetland science, environmental due diligence, and site remediation. Matt currently provides permitting and regulatory compliance assistance for land use projects from their planning stages through review, approval, and construction. Matt performs wetland, stream, and shoreline delineations and fish & wildlife habitat assessments; provides land use planning assistance for residential, commercial, and industrial projects; conducts code and regulation analysis; prepares reports and permit applications for local, State, and Federal review; and provides restoration and mitigation design.

Matt earned a Bachelor of Science degree with a focus in Environmental Science from the Evergreen State College in Olympia, Washington, with additional graduate-level coursework and research in aquatic restoration and salmonid ecology at Alaska Pacific University in Anchorage, Alaska. Matt has been formally trained in the use of the Washington State Wetland Rating System and Determination of Ordinary High Water Mark by the Washington State Department of Ecology, and he has attended USFWS survey protocol workshops for multiple threatened and endangered species. Matt holds 40-hour HAZWOPER certification and has managed Phase I Environmental Site Assessments, subsurface investigations, and contaminant remediation projects throughout the Pacific Northwest. His diverse experience also includes NEPA compliance for federal projects; noxious weed abatement; spotted owl surveys on federal and private lands; and salmonid spawning and migration surveys.

Richard Peel

Wetland Scientist

Professional Experience: 6 years

Richard Peel is a Wetland Scientist with diverse professional experience in wetland ecology, monitoring, and delineation throughout Washington and Oregon. Richard is Washington State trained in conducting wetland delineations, assessing wetland systems, mitigation planning and design, implementation of monitoring programs, mitigation monitoring and reporting. He also has extensive experience in an analytical laboratory using state-of-the-art equipment in bacteriological and chemical analysis of soil and water samples.

Richard is a graduate of The Evergreen State College, with dual degrees in Ecology and Economics. He has focused his academic career on ecology, disturbance ecology, chemistry, and the economic impacts of current environmental management. Richard has extensive training and field experience in wetland related disciplines, and has experience in wetland both east and west of The Cascades. He has been trained by The Washington State Department of Transportation's (WSDOT) Wetland Ecology and Monitoring team in the use of the wetland delineation, mitigation, monitoring, and restoration techniques. In addition, he was directed by WSDOT's Wetland Protection and Preservation Policy to ensure wetlands are preserved and protected whenever possible. This direction ensures no net loss in the quantity or quality of wetlands in the future and minimization of impacts to wetlands in the present.

Richard is a certified Professional Wetland Scientist (#2858). He has been formally trained in the use of the Washington State Wetland Rating System, Shoreline Stabilization, Eelgrass Delineation, and several other critical area assessment and restoration projects from the Washington Department of Fish and Wildlife, and Washington State Department of Ecology. He is also a Pierce County Qualified Wetland Specialist, and he holds similar qualifications from other jurisdictions.

Kyla Caddey

Staff Scientist

Professional Experience: 3 years

Kyla Caddey is a Staff Scientist and Pierce County Qualified Wildlife Biologist with 3 years of professional experience in riparian habitat restoration and stewardship projects throughout western Washington while working for both a state agency and a small non-profit. Kyla has a background in habitat restoration design, implementation, and maintenance, wildlife studies, grant writing, project

management, report writing, water quality monitoring, benthic macroinvertebrate assessments, vegetation surveys and monitoring, forest surveying, data entry and statistical analysis, research writing and presentations, fish/salmonid monitoring, rain garden design and implementation, native plant nursery maintenance, and customer service.

Kyla earned a Bachelor of Science degree in Environmental Science and Resource Management from the University of Washington, Seattle with a focus in Wildlife Conservation and a minor in Quantitative Science. She has received formal training through the Coastal Training Program in Using the Credit-Debit Method in Estimating Mitigation Needs, How to Determine the Ordinary High Water Mark, How to Administer Development Permits in Washington Shorelines, Puget Sound Coastal Processes, and Forage Fish Survey Techniques, as well as training through UW Botanic Gardens in Restoring Natural Areas in the Built Environment. Her education and experience has provided her with the knowledge base and tools necessary to assist in scientific field work and report preparation for the development, management, and implementation of Soundview Consultant's environmental planning and land use services.



GEORESOURCES

earth science & geotechnical engineering

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February 16, 2017

Contour Engineering
P.O. Box 949
Gig Harbor, Washington 98335
(253) 857-5454

Attn: Mr. Jeremy Haug, PE

Hearing Examiner
Burnham Drive Apartments
PL-SPP-18-0001 et al

Exhibit N

Geotechnical Engineering Report
Burnham Drive Apartments
9411 Burnham Drive
Gig Harbor, Washington
PN: 0221061028
Doc ID: Contour.BurnhamDr.RG

INTRODUCTION

This geotechnical engineering report summarizes our site observations, subsurface explorations, laboratory testing and engineering analyses, and provides geotechnical recommendations and design criteria for the proposed multi-family residential development to be located at 9411 Burnham Drive in the City of Gig Harbor, Washington. The site is currently undeveloped except for an abandoned building in the western portion of the site. The general location of the site is shown on the attached Site Vicinity Map, Figure 1.

Our understanding of the project is based on email and telephone correspondences with Mr. Jeremy Haug of Contour Engineering; a review of the preliminary plans provided by you; our subsurface explorations; our January 20, 2017 site visit; our experience in the area; and our understanding of the City of Gig Harbor Critical Areas Ordinance and development regulations. We understand that the proposed development will include the construction of six multi-family residential buildings with a community center/office building and shared driveway, parking, and other open space areas. We anticipate that associated underground utilities will include sanitary sewer, storm sewer, water, communications, gas, and power. Because of the site grades, we anticipate that some rockeries or other types of retaining walls will be required, but a site grading plan has not been provided at this time. We understand that the structures will be 2 to 3 story, wood-framed building with either slab-on-grade floors or crawl spaces. Access to the development will be from a new driveway approach off of Burnham Drive. The proposed site configuration is illustrated on the attached Site & Exploration Plan, Figure 2a.

SCOPE

The purpose of our services is to evaluate the surface and subsurface conditions across the site as a basis for providing geotechnical recommendations and design criteria for the proposed development. Specifically, the scope of services for this project will include the following:

1. Reviewing the available geologic, hydrogeologic and geotechnical data for the site area;

2. Observing subsurface conditions by excavating a series of test pits at selected locations across the building footprints and in any new proposed pavement or stormwater management areas;
3. Addressing the City of Gig Harbor Critical Areas Ordinance for potential landslide and erosion hazard areas, and characterizing the slopes as hillsides, ravines, or bluffs;
4. Providing geotechnical recommendations for earthwork and grading activities including site preparation, subgrade preparation, fill placement criteria (including hillside grading), suitability of on-site soils for use as structural fill, temporary and permanent cut and fill slopes, and drainage and erosion control measures;
5. Providing recommendations and design criteria for foundation and floor slab support, including conventional spread foundations;
6. Providing our evaluation of site drainage issues, including an evaluation of the feasibility of onsite infiltration of stormwater, and infiltration rates (as appropriate);
7. Providing recommendations for wet weather earthwork and erosion control; and
8. Preparing a written Geotechnical Engineering Report summarizing our site observations and conclusions, and our geotechnical recommendations and design criteria, along with the supporting data.

The above scope of work was summarized in our *Proposal for Geotechnical Engineering Services* dated August 30, 2016. We received authorization on December 14, 2016.

SITE CONDITIONS

Surface Conditions

The proposed multi-family residential development is located in an area of existing residential and commercial development in Gig Harbor, Washington. According to the provided site plan, the site is irregular in shape, measures about 150 to 300 feet wide (north to south) by about 550 to 750 feet deep (east to west), and encompasses approximately 4.52 acres. The site is currently undeveloped except for an abandoned building along Burnham Drive in the western portion of the site. The site is bounded by existing commercial development on the south, by residential development on the north and east, and by Burnham Drive on the west.

The site is situated along the south terminus of a north/south glacial upland ridge. According to the Pierce County Assessor website, the site slopes up from Burnham drive to the east at about 10 to 20 percent. The site then slopes more steeply up to the north northeast at about 12 to 30 percent before flattening out at the top of a south sloping ridge. Continuing east, the site slopes down into a swale, with a north to south flow line, before sloping back up to another south dipping ridge. Slopes into the swale are on the order of 10 to 20 percent. The eastern portion of the site slopes down steeply to the east into an unnamed drainage valley before sloping steeply back up to the east. The steep slopes in this portion of the site are about 20 to 45 percent. Total topographic relief on the site is on the order of 60 to 65 feet based on Pierce County GIS data and as observed in the field. Existing site conditions and topography are shown on the Site Vicinity Map, Figure 2b.

No evidence of slope instability or soil movement was observed at the site at the time of our site visit. No evidence of standing water, seeps, or springs was observed on the site.

Site Soils

The USDA Natural Resource Conservation Service (NRCS) Web Soil Survey indicates that the site is underlain by Harstine gravelly ashy sandy loam (16C). The Harstine soils are derived from sandy glacial till and form on slopes of 6 to 15 percent. These soils have a "moderate" erosion hazard when exposed and are included in hydrologic soils group C. A copy of the soils map for this area is illustrated on Figure 3.

Site Geology

According to the draft the *Geologic Map of the Gig Harbor 7.5-minute Quadrangle Pierce County, Washington* by Troost, K.G., Booth, D.B., and Wells, R.E., the site is in an area underlain by glacial till (Qvt) and advance outwash deposits (Qva). These soils were generally deposited during the most recent Vashon Stage of the Fraser Glaciation, some 12,000 to 15,000 years ago. The glacial till consists of a heterogeneous mixture of clay, silt, sand and gravel that was deposited at the base of the continental ice mass and is typically encountered in a very dense condition. The advance outwash consists of poorly stratified mixtures of sand and gravel that were deposited by meltwaters emanating from the advancing ice mass. Both the till and advance outwash were overridden by the ice mass, and as such are considered overconsolidated and in a very dense condition, and exhibits high strength and low compressibility characteristics where undisturbed. An excerpt of the above reference geologic map is attached as Figure 4.

No evidence of deep seated erosion or other active landslide activity was observed at the time of our site visit. No areas of landslide deposits or mass wasting are noted on the referenced map within the immediate vicinity of the site.

Subsurface Explorations

On January 20, 2017, a GeoResources geologist was on site and monitored the excavation of 6 test pits. The test pits were excavated by a small track-mounted excavator operated by a licensed earthwork contractor.

The specific number, locations, and depth of our explorations were selected by GeoResources personnel based on the configuration of the proposed development and were adjusted in the field based on site access limitations. A field representative from our office continuously monitored the explorations, maintained logs of the subsurface conditions encountered, obtained representative soil samples, and observed pertinent site features. Representative soil samples obtained from the explorations were placed in sealed plastic bags and taken to a laboratory for further examination and testing as deemed necessary. Each test pit was then backfilled and bucket tamped.

The subsurface explorations excavated as part of this evaluation indicate the subsurface conditions at specific locations only, as actual subsurface conditions can vary across the site. Furthermore, the nature and extent of such variation would not become evident until additional explorations are performed or until construction activities have begun. Based on our experience in the area and extent of prior explorations in the area, it is our opinion that the soils encountered in the explorations are generally representative of the soils at the site. The soils encountered were visually classified in accordance with the Unified Soil Classification System (USCS) and ASTM D: 2488. The USCS is included in Appendix A as Figure A-1. The approximate locations of our test pits are indicated on the attached Site and Exploration Plan, Figure 2b, while the descriptive logs of our test

pits are included in Appendix A. Below, Table 1 summarizes the approximate functional locations, surface elevations, and termination depths of our borings.

TABLE 1:
APPROXIMATE LOCATIONS, ELEVATIONS, AND DEPTHS OF EXPLORATIONS

Exploration	Functional Location	Surface Elevation ₁ (feet)	Termination Depth (feet)	Termination Elevation (feet)
TP-1	Southwest portion of site	122	7½	114½
TP-2	South central portion of site	154	8	146
TP-3	Southeast portion of site	158	7½	150½
TP-4	Central portion of site	170	8	162
TP-5	Northeast portion of site	172	8¾	163¾
TP-6	Northwest portion of site	166	9	157

Notes:

1 = Elevation datum: NAVD 88 from Pierce County public GIS

Subsurface Conditions

Our test pits encountered fairly uniform subsurface conditions that generally confirmed the mapped stratigraphy. In general, our test pits encountered about ½ to 2 feet of topsoil and forest duff over about 1 ½ to 4 ½ feet of brown silty sand in a medium dense and moist condition. We interpret these surficial soils as weathered glacial till. Underlying the weathered glacial till, we observed grey silty sand with gravel in a dense to very dense and moist condition to the full depth explored. We interpret these dense soils to be undisturbed glacial till. Table 2 summarizes the approximate thicknesses, depths, and elevations of selected soil layers.

TABLE 2:
APPROXIMATE THICKNESS, DEPTHS, AND ELEVATION OF SOIL TYPES ENCOUNTERED IN EXPLORATIONS

Exploration	Thickness of Topsoil (feet)	Thickness of Weathered Glacial till (feet)	Depth to Top of Dense Glacial till (feet)	Elevation of Top of Dense Glacial till (feet)
TP-1	½	3	3½	118½
TP-2	½	2½	3	151
TP-3	¾	3	3¾	154¾
TP-4	2	1½	3½	166½
TP-5	½	1¼	1¾	170¼
TP-6	½	4½	5	161

Notes:

Elevation datum: NAVD 88, Pierce County public GIS

Laboratory Testing

Geotechnical laboratory tests were performed on select samples retrieved from the test pits to determine soil index and engineering properties encountered. Laboratory testing included visual soil classification per ASTM D: 2488, moisture content determinations per ASTM D: 2216, and grain size analyses per ASTM D: 422 standard procedures. The results of the laboratory tests are summarized below in Table 3, while graphical output of the results are included in Appendix B.

TABLE 3
LABORATORY TEST Laboratory Test Results for On-Site Soils

Sample	Soil Type	Lab ID Number	Gravel Content (percent)	Sand Content (percent)	Silt/Clay Content (percent)	D10 Ratio (mm)
TP-3, S-1, 2'	Glacial Till	092490	7.4	57.5	35.1	ND
TP-3, S-1, 7.5'	Glacial Till	092489	36.2	45.0	18.8	ND
TP-6, S-1, 2.5'	Glacial Till	092491	34.2	46.2	19.6	ND

Groundwater Conditions

Evidence of groundwater was observed in test pits TP-1, TP-3, TP-4, and TP-5. Perched groundwater typically develops when the vertical infiltration of precipitation through a more permeable soil is slowed at depth by a deeper, less permeable soil type. We anticipate fluctuations in the local groundwater levels will occur in response to precipitation patterns, off-site construction activities, and site utilization. Below, Table 4 summarizes our depth to and elevation of groundwater encountered in our borings.

TABLE 4:
Approximate Depths and Elevations of Groundwater Encountered in Explorations

Test Pit Number	Depth to Groundwater (feet)	Elevation of Groundwater (feet)	Date Observed
TP-1	6½	115½	January 20, 2017 (ATD)
TP-3	3¾	154¾	January 20, 2017 (ATD)
TP-4	6	164	January 20, 2017 (ATD)
TP-5	2¾	169¾	January 20, 2017 (ATD)

Notes:
Elevation datum: Elevation information based on Pierce County GIS data
ATD = At time of digging

ENGINEERING CONCLUSIONS AND RECOMMENDATIONS

Based on the results of our data review, site reconnaissance, subsurface explorations and our experience in the area, it is our opinion that the site is suitable for the proposed development. Pertinent conclusions and geotechnical recommendations regarding the design and construction of the proposed development are presented below.

Landslide Hazards per Gig Harbor Critical Areas Chapter 18.08.192

The Gig Harbor Critical Areas Ordinance defines a landslide hazard area as those areas which are susceptible to risk of mass movement due to a combination of geologic, topographic and hydrologic factors.

While the site slopes down at inclinations as steep as 45 percent, no evidence of landslides or landslide activity was observed or is mapped within the vicinity of the site. The mapped stratigraphy consists of a series of older glacial till and advance outwashes. This sequence of soils does not meet the definition of an intersecting or adverse geologic contact. No springs or groundwater seepage was observed on the ground surface. No evidence of landslide activity, or significant erosion was observed at the site at the time of our site visit. There are some small sections of slopes steeper than 40 percent across the site along the drainage to the east. No planes of weakness or rockfall hazards were observed at the site.

The USGS does not identify any areas of landslide debris or mass wasting on or within 300 feet of the site. In our opinion, the site does not constitute an active landslide hazard area. Since no evidence of landslide activity or active landslide hazards were observed at the site, no prescriptive buffer should be imposed by the City.

Hillsides, Ravine Sidewalls and Bluffs per Gig Harbor Critical Areas 18.08.190

The City of Gig Harbor Chapter 18, Section 18.08.190 requires an undisturbed buffer of natural vegetation equal to the height of the ravine, sidewall, or bluff, as measured on a horizontal plane. A buffer may be reduced upon verification by a qualified professional that the proposed construction method will: i) not adversely impact the stability of the ravine sidewalls; ii) use construction techniques which minimize disruption of existing topography and vegetation; iv) include measures to overcome any geological, soils, and hydrologic constraints of the site. If the minimum rear setback established in the zoning district, pursuant to GHMC Title 17.

- A. Disturbance Limitations. If a hillside, ravine sidewall or bluff is located on or adjacent to a development site, all activities on the site shall be in compliance with the following requirements:
 - 1. Ravine Sidewalls and Bluffs
 - a. Buffers. An undisturbed buffer of natural vegetation equal to the height of the ravine sidewall or bluff shall be established and maintained from the top, toe and sides of all ravine sidewalls and bluffs. All buffers shall be measured on a horizontal plane.
 - b. Buffer Delineation. The edge of a buffer shall be clearly staked, flagged, and fenced prior to any site clearing or construction. Markers shall be clearly visible and weather-resistant. Site clearing shall not commence until such time that the project proponent or authorized agent for the project proponent has submitted written notice to the city that the buffer requirements of this section have been met. Field marking of the buffer shall remain in place until all phases of construction have been complete and an occupancy permit has been issued by the city.
 - c. Buffer Reduction. A buffer may be reduced upon verification by a qualified professional and supporting environmental information to the satisfaction of the city that the proposed construction method will:

- i. Not adversely impact the stability of ravine sidewalls;
 - ii. Not increase erosion and mass movement potential of ravine sidewalls;
 - iii. Use construction techniques which minimize disruption of existing topography and vegetation;
 - iv. Includes measures to overcome any geological, soils and hydrologic constraints of the site. The buffer may be reduced to no less than the minimum rear yard setback established in the respective zoning district, pursuant to GHMC Title 17.
 - d. Building Setback Lines. A building setback line of 10 feet is required from the edge of any buffer or a ravine wall or bluff.
2. Hillsides of 15 Percent Slope and Greater – Studies Required. Developments on hillsides shall comply with the following requirements:
- a. Site Analysis Reports Required. The following chart sets forth the level of site analysis report required to be developed based upon the range of the slope of the site and adjacent properties:

A drainage flows from northeast to southwest across the eastern portion of the site. If the drainage is classified as a ravine, with sidewalls vary in height from 15 feet to 20 feet, an undisturbed native buffer of at least 20 feet from the top of the slope should be established. According to the provided site plan, depicted on Figure 2a, an undisturbed buffer of 20 feet will be applied in addition to a 10 foot building setback.

Although portions of the site slope in excess of 15 to 25 percent, the vertical height of the slope areas is limited. The steeper hillside slopes areas are generally less than 15 feet in height. We do not have a grading plan at this time. However, all graded or disturbed areas will be protected from erosion by temporary and permanent erosion control measures, as discussed in the “**Erosion Hazard**” section of this report. This report addresses the ordinance for the requirements of a geotechnical engineering report for a site with a ravine and hillsides.

Erosion Hazards per Gig Harbor Critical Areas 18.08.192

Erosion Hazard Areas are defined as “those areas which are vulnerable to erosion due to natural characteristics including vegetative cover, soil texture, slope, gradient or which have been induced by human activity. Those areas which are rated severe or very severe for building site development on slopes or cut banks, in accordance with the United States Department of Agriculture Soil Conservation Service Soil Survey for Pierce County Area (February 1979), are included”. The subject property is located in an area mapped by the Soil Conservation Service as Harstine gravelly sandy loam (16C). The erosion hazards for these soils are described in the soil survey as moderate. The 16C soils do not meet the technical criteria for an erosion hazard. As previously indicated, a copy of the SCS map for the site area is attached as Figure 3.

Recommended Setback

All structures will require a building setback from slopes steeper than 3H:1V (Horizontal:Vertical) or 33 percent with greater than 10 feet in vertical height to satisfy requirements of the 2015 International Building Code (IBC) Section 1808.7. The prescriptive setback can be evaluated and reduced, and/or a structural setback provided, by a licensed geotechnical engineer.



The setback distance is calculated based on the vertical height of the slope. The typical setback from the top of the slope equals one third the height of the slope while a setback from the toe of the slope equals one half the height of the slope. Some slope along the ravine are steeper than 30 percent with 10 feet or more of vertical relief. As previously stated, a 20 foot undisturbed buffer from the top of the slope will be established along with a 10 foot building setback, exceeding the 2015 IBC requirements.

Seismic Design

Based on our observations and the subsurface units mapped at the site, we interpret the structural site conditions in the upper portion of the site, where the proposed developed will be located, to correspond to a seismic Site Class "C" in accordance with the 2015 IBC documents and American Society of Civil Engineers (ASCE) standard 7-10 Chapter 20 Table 20.3-1. This is based on the range of SPT (Standard Penetration Test) blow counts for the soils types observed in the site area. These conditions were assumed to be representative for the subsurface conditions for the site in general based on our experience in the vicinity of the site.

Liquefaction is a phenomenon where there is a reduction or complete loss of soil strength due to an increase in pore water pressure. The increase in pore water pressure is induced by seismic vibrations. Liquefaction mainly affects geologically recent deposits of loos, fine-grained sands that are below the groundwater table. Based on the density and nature of the glacial soils observed on the site, it is our opinion that the risk for liquefaction to occur at this site during an earthquake is negligible. Provided the design criteria listed below are followed, the proposed structures should have no greater seismic risk damage than other appropriately designed structures in the Puget Sound area.

Foundation Support

Based on the encountered subsurface soil conditions encountered across the site and the preliminary building plans, we recommend that spread footings be founded on the dense to very dense native glacial till encountered at depth, or on structural fill that extends to suitable native soils.

The soil at the base of the excavations should be disturbed as little as possible. All loose, soft or unsuitable material should be removed. If material is over excavated below a footing it should be replaced with controlled density fill (CDF) or structural concrete. A rat slab of CDF could be placed after excavation to prevent disturbance of the subgrade. A representative from our firm should observe the foundation excavations to determine if suitable bearing surfaces have been prepared.

We recommend a minimum width of 2 feet for isolated footings and at least 16 inches for continuous wall footings. All footing elements should be embedded at least 18 inches below grade for frost protection. Footings founded on the deep native, undisturbed glacial till (approximately 2½ to 5 feet below the ground surface) can be designed using an allowable soil bearing capacity of 3,500 psf (pounds per square foot) for combined dead and long-term live loads. These footings should be fully founded on the native till, and not a combination of the structural fill, shallow weathered till and deeper glacial till in order to avoid future settlement issues. The weight of the footing and any overlying backfill may be neglected. The allowable bearing value may be increased by one-third for transient loads such as those induced by seismic events or wind loads.

Lateral loads may be resisted by friction on the base of footings and floor slabs and as passive pressure on the sides of footings. We recommend that an allowable coefficient of friction of 0.35 be used to calculate friction between the concrete and the underlying soil. Passive pressure may be determined using an allowable equivalent fluid density of 300 pcf (pounds per cubic foot). Factors of safety have been applied to these values.

We estimate that settlements of footings designed and constructed as recommended will be less than 1-inch, for the anticipated load conditions, with differential settlements between comparably loaded footings of 1/2 inch or less. Most of the settlements should occur essentially as loads are being applied. However, disturbance of the foundation subgrade during construction could result in larger settlements than predicted. We recommend that all foundations be provided with footing drains.

Floor Slab Support

Slab-on-grade floors, where constructed, should be supported on the dense native soils or on structural fill prepared as described above. Any areas of old fill material should be evaluated during grading activity for suitability of structural support. Areas of significant organic debris should be removed.

We recommend that floor slabs be directly underlain by a minimum 4-inch thick pea gravel or washed 5/8-inch clean crushed rock. This layer should be placed and compacted to an unyielding condition and should contain less than 2 percent fines.

A synthetic vapor retarder is recommended to control moisture migration through the slabs. This is of particular importance where the foundation elements are underlain by the silty till or lake sediments, or where moisture migration through the slab is an issue, such as where adhesives are used to anchor carpet or tile to the slab.

Subgrade/Basement Walls

Based on existing topography, we anticipate that the proposed development may include daylight basement configurations. The lateral pressures on subgrade and retaining walls (such as basement walls) will depend upon the nature and density of the soil behind the wall. It is also dependent upon the presence or absence of hydrostatic pressure. If the walls are backfilled with granular well-drained soil, the design active pressure may be taken as 35 pcf (equivalent fluid density) and at rest pressures of 55 pcf. This design value assumes a level backslope and drained conditions as described below.

Adequate drainage behind retaining structures is imperative. Positive drainage which controls the development of hydrostatic pressure can be accomplished by placing a zone of drainage behind the walls. Granular drainage material should contain less than 2 percent fines and at least 30% greater than the #4 sieve. A geocomposite drain mat may also be used instead of free draining soils, provided it is installed in accordance with the manufacturer's instructions. A soil drainage zone should extend horizontally at least 18 inches from the back of the wall. The drainage zone should also extend from the base of the wall to within 1 foot of the top of the wall. The soil drainage zone should be compacted to approximately 90 percent of the MDD. Over-compaction should be avoided as this can lead to excessive lateral pressures. Typical wall drainage and backfilling details are shown in Figure 4. Recommended earth pressures for the native and fill soils are shown in Figure 5

A minimum 4-inch diameter perforated or slotted PVC pipe should be placed in the drainage zone along the base and behind the wall to provide an outlet for accumulated water and direct

accumulated water to an appropriate discharge location. We recommend that a nonwoven geotextile filter fabric be placed between the soil drainage material and the remaining wall backfill to reduce silt migration into the drainage zone. The infiltration of silt into the drainage zone can, with time, reduce the permeability of the granular material. The filter fabric should be placed such that it fully separates the drainage material and the backfill, and should be extended over the top of the drainage zone.

Lateral loads may be resisted by friction on the base of footings and as passive pressure on the sides of footings and the buried portion of the wall, as described in the **"Foundation Support"** section. We recommend that an allowable coefficient of friction of 0.35 be used to calculate friction between the concrete and the underlying soil. Passive pressure may be determined using an allowable equivalent fluid density of 300 pcf (pounds per cubic foot). Factors of safety have been applied to these values.

Temporary Excavations

All job site safety issues and precautions are the responsibility of the contractor providing services/work. The following cut/fill slope guidelines are provided for planning purposes only. Temporary cut slopes will likely be necessary during grading operations or utility installation.

All excavations at the site associated with confined spaces, such as utility trenches and retaining walls, must be completed in accordance with local, state, or federal requirements. Based on current Washington State Safety and Health Administration (WSHA) regulations, the shallow upper soils on the site would be classified as type C soils, whereas the deeper glacial till on the site would be classified as Type A soils.

According to WSHA, for temporary excavations of less than 20 feet in depth, the side slopes in Type A soils should be laid back at a slope inclination of 0.75H:1V (Horizontal: Vertical) or flatter from the toe to the crest of the slope whereas the lower type C soils should be sloped at a maximum inclination of 1.5H:1V or flatter from the toe to top of the slope. All exposed slope faces should be covered with a durable reinforced plastic membrane during construction to prevent slope raveling and rutting during periods of precipitation. These guidelines assume that all surface loads are kept at a minimum distance of at least one half the depth of the cut away from the top of the slope and that significant seepage is not present on the slope face. Flatter cut slopes will be necessary where significant raveling or seepage occurs, or if construction materials will be stockpiled along the slope crest.

Where it is not feasible to slope the site soils back at these inclinations, a retaining structure should be considered. Where retaining structures are greater than 4-feet in height (bottom of footing to top of structure) or have slopes of greater than 15 percent above them, they should be engineered per Washington Administrative Code (WAC 51-16-080 item 5). This information is provided solely for the benefit of the owner and other design consultants, and should not be construed to imply that GeoResources assumes responsibility for job site safety. It is understood that job site safety is the sole responsibility of the project contractor.

Site Drainage

All ground surfaces, pavements and sidewalks at the site should be sloped away from the structures. The site should be graded to ensure positive drainage away from all structures and property lines. Surface water runoff from the roof areas, driveways, perimeter footing drains, and

wall drains should be collected, tightlined, and conveyed to an appropriate discharge point. We recommend that footing drains are installed for the residences in accordance with IBC 1807.4.2.

Precipitation water from roof downspouts should be collected into tightlines and routed away from the building using tightline pipes. Downspout water should not be introduced into the foundation backfill. Surface water should be collected in catch basins and tightlined with the downspout water to an approved discharge point.

Stormwater Infiltration

We understand the proposed development may include a subgrade stormwater system. We have reviewed the 2016 City of Gig Harbor Stormwater Management and Site Development Manual Volume III, Appendix III – A in order to determine storm water infiltration rates for the site soils.

The native weathered and unweathered glacial till soils encountered at depths as shallow as 2 feet below the ground surface have fines contents of about 19 to 35 percent, with interpolated D10 values of less than 0.05mm. Based on the high fines content and the over consolidated nature of the glacial soils on the site, it is our opinion that these soils will not support on-site infiltration of stormwater. Stormwater should be collected and conveyed to an appropriate discharge point. LID techniques such as rain gardens or permeable pavement would require overflow prevention because of the silty nature of the site and these systems should be assumed to provide treatment and storage of the stormwater only. LID systems for water quality requires Cat-ion Exchange Capacity (CEC) be at least 5 mEq/100g in order for soils to be used as a treatment layer beneath a water quality facility, such as porous pavement. One sample was tested by Spectra Laboratories. The results of this test indicate that the CEC for the site soils are about 6.7 mEq/100g, exceeding the required cat-ion capacity.

EARTHWORK RECOMMENDATIONS

Site Preparation

All structural areas on the site to be graded should be stripped of vegetation, organic surface soils, and other deleterious materials including existing structures, foundations or abandoned utility lines. Organic topsoil is not suitable for use as structural fill, but may be used for limited depths in non-structural areas. Stripping depths ranging from 6 to 24 inches should be expected to remove these unsuitable soils. Areas of thicker topsoil or organic debris may be encountered in areas of heavy vegetation or depressions.

Where placement of fill material is required, the stripped/exposed subgrade areas should be compacted to a firm and unyielding surface prior to placement of any fill. Excavations for debris removal should be backfilled with structural fill compacted to the densities described in the **"Structural Fill"** section of this report.

We recommend that a member of our staff evaluate the exposed subgrade conditions after removal of vegetation and topsoil stripping is completed and prior to placement of structural fill. The exposed subgrade soil should be proof-rolled with heavy rubber-tired equipment during dry weather or probed with a 1/2-inch-diameter steel rod during wet weather conditions.

Soft, loose or otherwise unsuitable areas delineated during proofrolling or probing should be recompacted, if practical, or over-excavated and replaced with structural fill. The depth and extent of overexcavation should be evaluated by our field representative at the time of construction. The areas of old fill material should be evaluated during grading operations to determine if they need mitigation; recompaction or removal.

Structural Fill

All material placed as fill associated with mass grading, as utility trench backfill, under building areas, or under roadways should be placed as structural fill. The structural fill should be placed in horizontal lifts of appropriate thickness to allow adequate and uniform compaction of each lift. Structural fill should be compacted to at least 95 percent of MDD (maximum dry density as determined in accordance with ASTM D-1557).

The appropriate lift thickness will depend on the structural fill characteristics and compaction equipment used. We recommend that the appropriate lift thickness be evaluated by our field representative during construction. We recommend that our representative be present during site grading activities to observe the work and perform field density tests.

The suitability of material for use as structural fill will depend on the gradation and moisture content of the soil. As the amount of fines (material passing US No. 200 sieve) increases, soil becomes increasingly sensitive to small changes in moisture content and adequate compaction becomes more difficult to achieve. During wet weather, we recommend use of well-graded sand and gravel with less than 5 percent (by weight) passing the US No. 200 sieve based on that fraction passing the 3/4-inch sieve, such as *"Gravel Backfill for Walls"* per the 2016 Washington State Department of Transportation (WSDOT) Standard Specifications for Road, Bridge, and Municipal Construction specification 9-03.12(2)). If prolonged dry weather prevails during the earthwork and foundation installation phase of construction, higher fines content (up to 10 to 12 percent) may be acceptable.

Material placed for structural fill should be free of debris, organic matter, trash and cobbles greater than 6-inches in diameter. The moisture content of the fill material should be adjusted as necessary for proper compaction.

Suitability of On-Site Materials as Fill

During dry weather construction, non-organic on-site soil may be considered for use as structural fill; provided it meets the criteria described above in the **"Structural Fill"** section and can be compacted as recommended. If the soil material is over-optimum in moisture content when excavated, it will be necessary to aerate or dry the soil prior to placement as structural fill. We generally did not observe the site soils to be excessively moist at the time of our subsurface exploration program.

The native weathered and glacial till soils in the site generally consisted of silty sand with gravel. These soils are generally comparable to "common borrow" material and will be suitable for use as structural fill provided the moisture content is maintained within 4 percent of the optimum moisture level. Because of the high fines content, these soils are highly moisture sensitive and will be difficult to compact during extended periods of wet weather or where seepage occurs.

We recommend that completed graded-areas be restricted from traffic or protected prior to wet weather conditions. The graded areas may be protected by paving, placing asphalt-treated base, a layer of free-draining material such as pit run sand and gravel or clean crushed rock material containing less than 5 percent fines, or some combination of the above.

Erosion Control

Weathering, erosion and the resulting surficial sloughing and shallow land sliding are natural processes. As noted, no evidence of surficial raveling or sloughing was observed at the site. To

manage and reduce the potential for these natural processes, we recommend erosion protection measures will need to be in place prior to grading activity on the site. Erosion hazards can be mitigated by applying Best Management Practices (BMP's) outlined in the City of Gig Harbor *Stormwater Management and Site Development Manual (2016 Edition)*.

Wet Weather and Wet Condition Considerations

In the Puget Sound area, the Washington State Department of Ecology generally defines the wet season as beginning October 1st and continuing through about April 30th, although rainy periods could occur at any time of year. Therefore, it is strongly encouraged that earthwork be scheduled during the dry weather months. Most of the soil at the site contains sufficient fines to produce an unstable mixture when wet. Such soil is highly susceptible to changes in water content and tends to become unstable and impossible to proof-roll and compact if the moisture content exceeds the optimum.

In addition, during wet weather months, the groundwater levels could increase, resulting in seepage into site excavations. Performing earthwork during dry weather would reduce these problems and costs associated with rainwater, construction traffic, and handling of wet soil. However, should wet weather/wet condition earthwork be unavoidable, the following recommendations are provided:

- The ground surface in and surrounding the construction area should be sloped as much as possible to promote runoff of precipitation away from work areas and to prevent ponding of water.
- Work areas or slopes should be covered with plastic. The use of sloping, ditching, sumps, dewatering, and other measures should be employed as necessary to permit proper completion of the work.
- Earthwork should be accomplished in small sections to minimize exposure to wet conditions. That is, each section should be small enough so that the removal of unsuitable soils and placement and compaction of clean structural fill could be accomplished on the same day. The size of construction equipment may have to be limited to prevent soil disturbance. It may be necessary to excavate soils with a backhoe, or equivalent, and locate them so that equipment does not pass over the excavated area. Thus, subgrade disturbance caused by equipment traffic would be minimized.
- Fill material should consist of clean, well-graded, sand and gravel, of which not more than 5 percent fines by dry weight passes the No. 200 mesh sieve, based on wet-sieving (ASTM D: 1142) the fraction passing the ¾-inch mesh sieve. The gravel content should range from between 20 and 50 percent retained on a No. 4 mesh sieve. The fines should be non-plastic.
- No exposed soil should be left uncompacted and exposed to moisture. A smooth-drum vibratory roller, or equivalent, should roll the surface to seal out as much water as possible.
- In-place soil or fill soil that becomes wet and unstable and/or too wet to suitably compact should be removed and replaced with clean, granular soil (see gradation requirements above).
- Excavation and placement of structural fill material should be observed on a full-time basis by a geotechnical engineer (or representative) experienced in wet weather/wet condition earthwork to determine that all work is being accomplished in accordance with the project specifications and our recommendations.

- Grading and earthwork should not be accomplished during periods of heavy, continuous rainfall.

We recommend that the above requirements for wet weather/wet condition earthwork be incorporated into the contract specifications.

LIMITATIONS

We have prepared this report for use by Contour Engineering and other members of the design team, for use in the design of a portion of this project. The data used in preparing this report and this report should be provided to prospective contractors for their bidding or estimating purposes only. Our report, conclusions and interpretations are based on our subsurface explorations, data from others and limited site reconnaissance, and should not be construed as a warranty of the subsurface conditions.

Variations in subsurface conditions are possible between the explorations and may also occur with time. A contingency for unanticipated conditions should be included in the budget and schedule. Sufficient monitoring, testing and consultation should be provided by our firm during construction to confirm that the conditions encountered are consistent with those indicated by the explorations, to provide recommendations for design changes should the conditions revealed during the work differ from those anticipated, and to evaluate whether earthwork and foundation installation activities comply with contract plans and specifications.

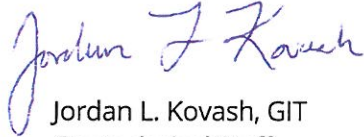
The scope of our services does not include services related to environmental remediation and construction safety precautions. Our recommendations are not intended to direct the contractor's methods, techniques, sequences or procedures, except as specifically described in our report for consideration in design.

If there are any changes in the loads, grades, locations, configurations or type of facilities to be constructed, the conclusions and recommendations presented in this report may not be fully applicable. If such changes are made, we should be given the opportunity to review our recommendations and provide written modifications or verifications, as appropriate.

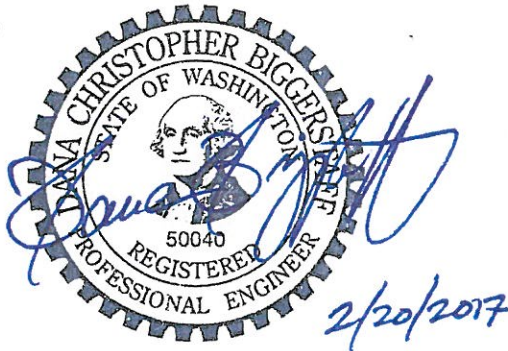


We have appreciated the opportunity to be of service to you on this project. If you have any questions or comments, please do not hesitate to call at your earliest convenience.

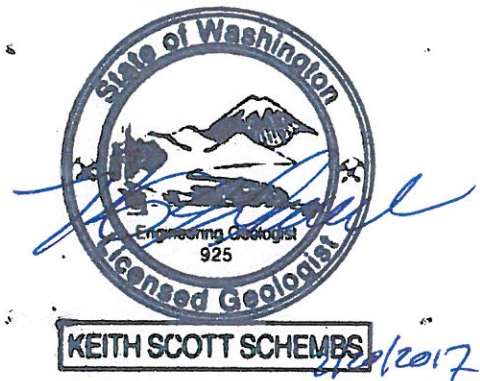
Respectfully submitted,
GeoResources, LLC



Jordan L. Kovash, GIT
Geotechnical Staff



Dana C. Biggerstaff, PE
Senior Geotechnical Engineer



Keith S. Schembs, LEG
Principal

KSS:DCB/jlk

DocID: Contour.BurnhamDr.RG

Attachments: Figure 1: Site Vicinity Map
 Figure 2a: Site Plan
 Figure 2b: Site & Exploration Plan
 Figure 3: NRCS Soils Map
 Figure 4: USGS Map
 Figure 5: Typical Wall Drainage and Backfill
 Appendix "A" - Subsurface Explorations
 Appendix "B" - Laboratory Test results



Approximate Site Location

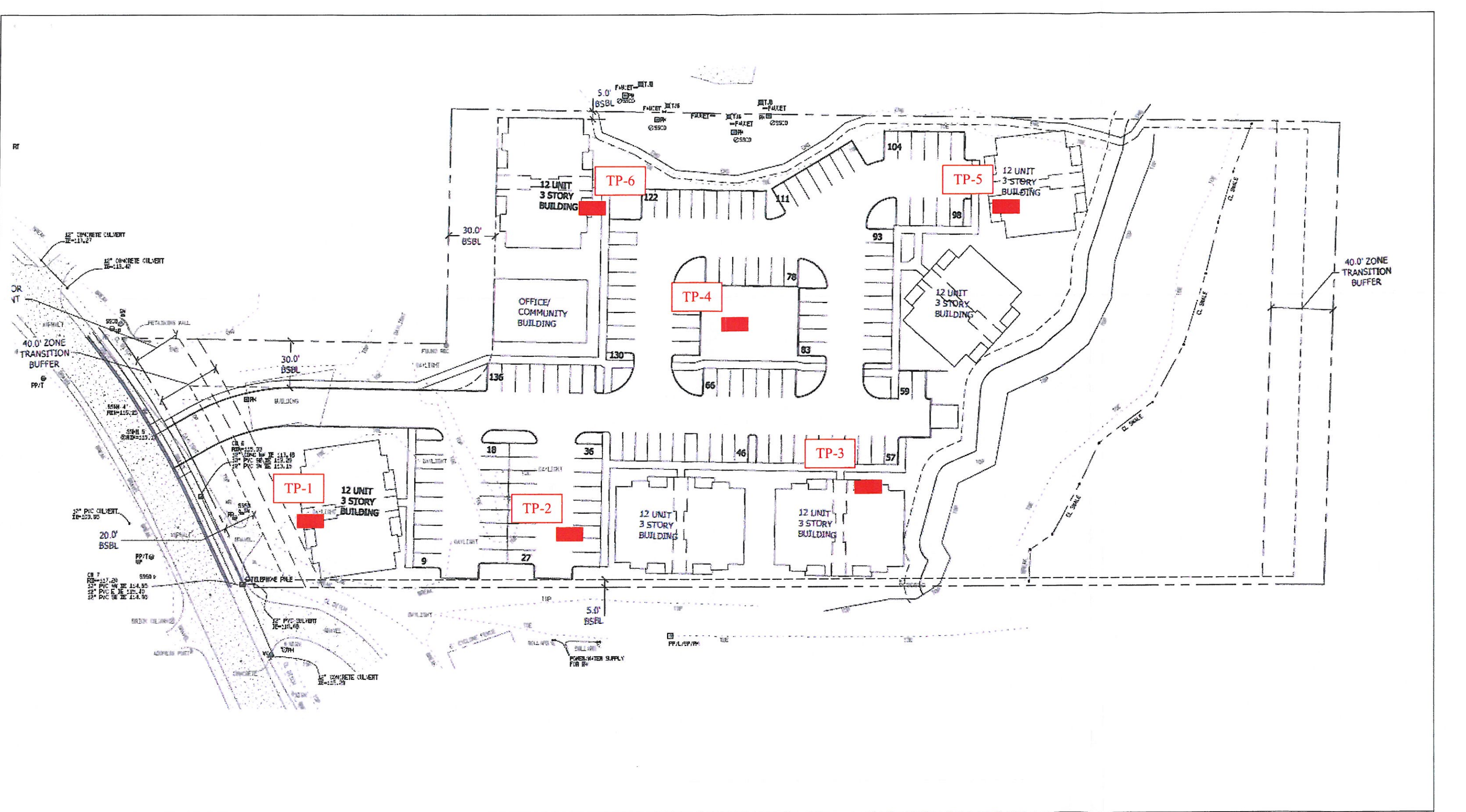
(map created from Pierce County Public GIS <http://matterhorn3.co.pierce.wa.us/publicgis/>)



Not to Scale

Site Location Map

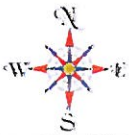
Proposed Multi-Family Residential Development
9411 Burnham Drive
Gig Harbor, Washington
PN: 0221061028





Approximate Site Location

(map created from Pierce County Public GIS <http://matterhorn3.co.pierce.wa.us/publicgis/>)



Not to Scale

Site Vicinity Map

Proposed Multi-Family Residential Development
9411 Burnham Drive
Gig Harbor, Washington
PN: 0221061028



Approximate Site Location

Map created from Web Soil Survey (<http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>)

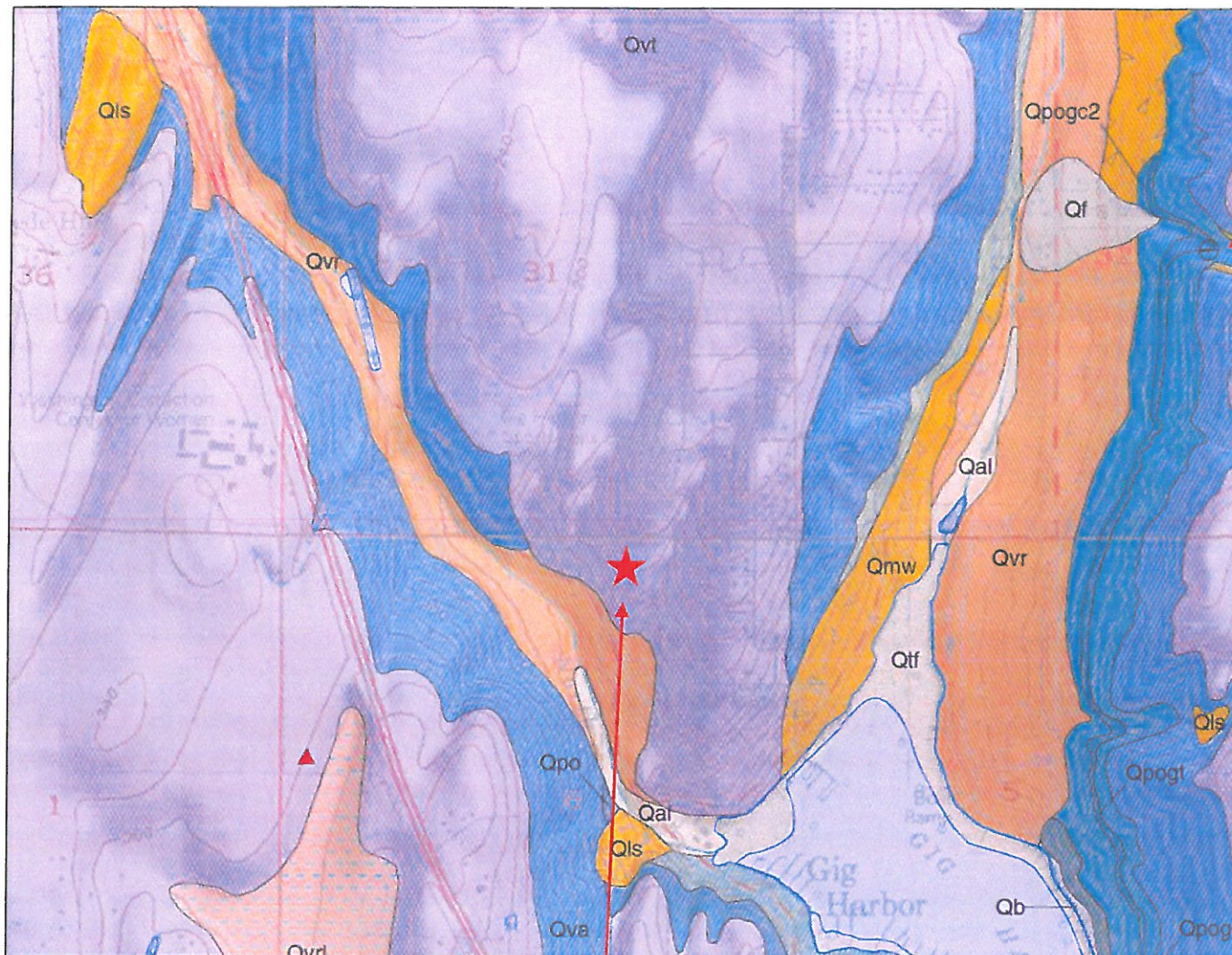
Soil Type	Soil Name	Parent Material	Slopes	Erosion Hazard	Hydrologic Soils Group
16C	Harstine gravelly ashy sandy loam	Sandy Glacial Till on broad uplands	6 to 15	Moderate	C



Not to Scale

NRCS Soils Map

Proposed Multi-Family Residential Development
9411 Burnham Drive
Gig Harbor, Washington
PN: 0221061028



Approximate Site Location

(An excerpt from the *Geologic Map of the Gig Harbor 7.5-minute Quadrangle, Washington* by Troost, K.G., Booth, D.B., and Wells, R.E. in review)

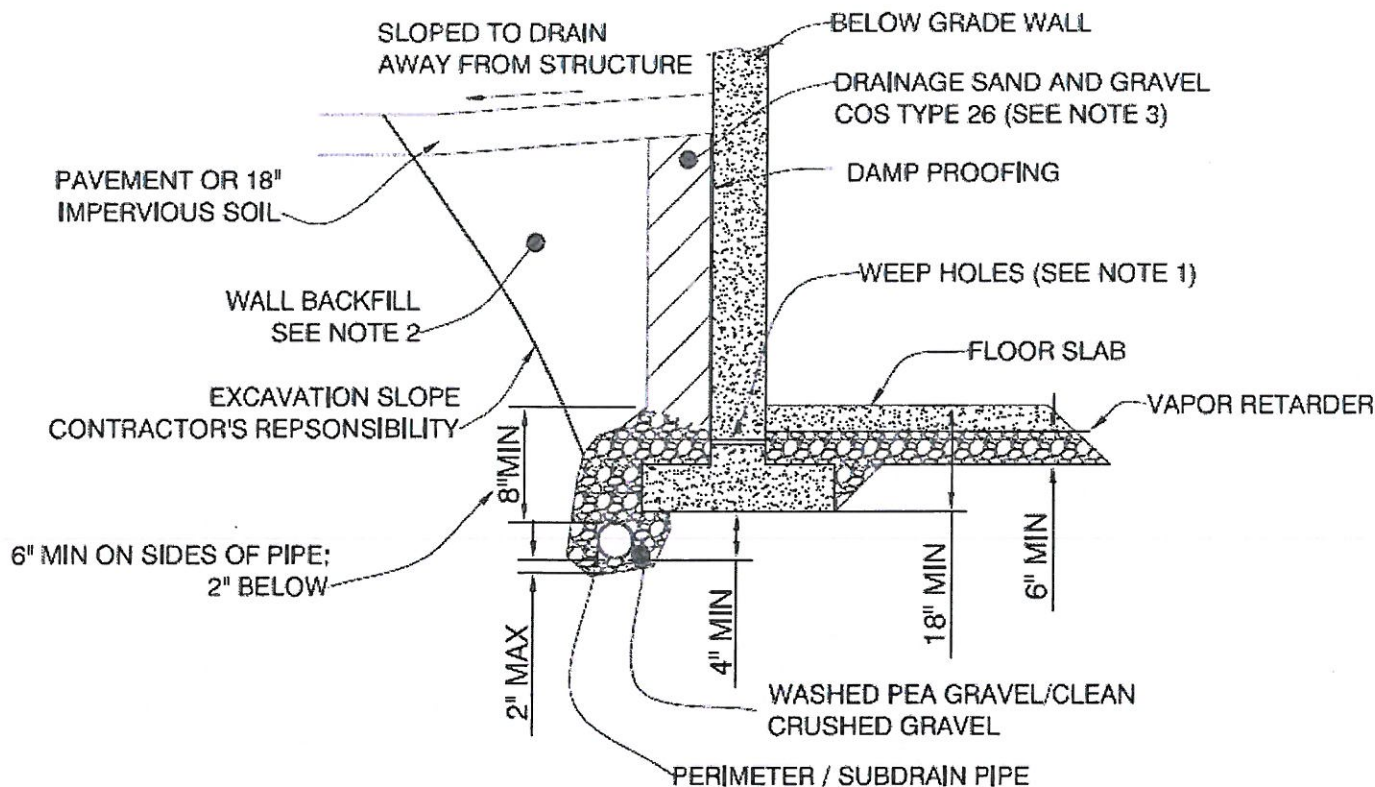
Qvr	Recessional outwash deposits
Qvt	Glacial till
Qva	Advance outwash deposits



Not to Scale

USGS Geologic Map

Proposed Multi-Family Residential Development
9411 Burnham Drive
Gig Harbor, Washington
PN: 0221061028



Notes

1. Washed pea gravel/crushed rock beneath floor slab could be hydraulically connected to perimeter/subdrain pipe. Use of 1" diameter weep holes as shown is one applicable method. Crushed gravel should consist of 3/4" minus. Washed pea gravel should consist of 3/8" to No. 8 standard sieve.
2. Wall backfill should meet WSDOT Gravel Backfill for walls Specification 9-03-12(2).
3. Drainage sand and gravel backfill within 18" of wall should be compacted with hand-operated equipment. Heavy equipment should not be used for backfill, as such equipment operated near the wall could increase lateral earth pressures and possibly damage the wall. The table below presents the drainage sand and gravel gradation.
4. All wall back fill should be placed in layers not exceeding 4" loose thickness for light equipment and 8" for heavy equipment and should be densely compacted. Beneath paved or sidewalk areas, compact to at least 95% Modified Proctor maximum density (ASTM: 01557-70 Method C). In landscaping areas, compact to 90% minimum.
5. Drainage sand and gravel may be replaced with a geocomposite core sheet drain placed against the wall and connected to the subdrain pipe. The geocomposite core sheet should have a minimum transmissivity of 3.0 gallons/minute/foot when tested under a gradient of 1.0 according to ASTM 04716.
6. The subdrain should consist of 4" diameter (minimum), slotted or perforated plastic pipe meeting the requirements of AASHTO M 304; 1/8-inch maximum slot width; 3/16- to 3/8-inch perforated pipe holes in the lower half of pipe, with lower third segment unperforated for water flow; tight joints; sloped at a minimum of 6"/100' to drain; cleanouts to be provided at regular intervals.
7. Surround subdrain pipe with 8 inches (minimum) of washed pea gravel (2" below pipe" or 5/8" minus clean crushed gravel. Washed pea gravel to be graded from 3/8-inch to No.8 standard sieve.
8. See text for floor slab subgrade preparation.

Materials

Drainage Sand and Gravel		3/4" Minus Crushed Gravel	
Sieve Size	% Passing by Weight	Sieve Size	% Passing by Weight
3/4"	100	3/4"	100
No. 4	25-55	1/2"	75-100
No. 5	20-50	3/8"	0-25
No. 50	0-12	No. 100	0-2
No. 100	0-2	(by wet sieving)	(non-plastic)

Appendix A

Subsurface Explorations

SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOL	GROUP NAME	
COARSE GRAINED SOILS More than 50% Retained on No. 200 Sieve	GRAVEL More than 50% Of Coarse Fraction Retained on No. 4 Sieve	CLEAN GRAVEL	GW	WELL-GRADED GRAVEL, FINE TO COARSE GRAVEL	
			GP	POORLY-GRADED GRAVEL	
		GRAVEL WITH FINES	GM	SILTY GRAVEL	
			GC	CLAYEY GRAVEL	
	SAND More than 50% Of Coarse Fraction Passes No. 4 Sieve	CLEAN SAND	SW	WELL-GRADED SAND, FINE TO COARSE SAND	
			SP	POORLY-GRADED SAND	
		SAND WITH FINES	SM	SILTY SAND	
			SC	CLAYEY SAND	
	FINE GRAINED SOILS More than 50% Passes No. 200 Sieve	SILT AND CLAY Liquid Limit Less than 50	INORGANIC	ML	SILT
				CL	CLAY
ORGANIC			OL	ORGANIC SILT, ORGANIC CLAY	
SILT AND CLAY Liquid Limit 50 or more		INORGANIC	MH	SILT OF HIGH PLASTICITY, ELASTIC SILT	
			CH	CLAY OF HIGH PLASTICITY, FAT CLAY	
		ORGANIC	OH	ORGANIC CLAY, ORGANIC SILT	
			HIGHLY ORGANIC SOILS		PT

NOTES:

- Field classification is based on visual examination of soil in general accordance with ASTM D2488-90.
- Soil classification using laboratory tests is based on ASTM D2487-90.
- Description of soil density or consistency are based on interpretation of blow count data, visual appearance of soils, and or test data.

SOIL MOISTURE MODIFIERS:

- Dry- Absence of moisture, dry to the touch
- Moist- Damp, but no visible water
- Wet- Visible free water or saturated, usually soil is obtained from below water table

Test Pit TP-1

Location: SW corner near existing building

Approximate Elevation: 122'

Depth (ft)	Soil Type	Soil Description
0 - ½	GP-GM	Dark brown topsoil and forest duff
½ - 3½	GP-SM	Brown silty SAND, some gravel, roots (medium dense, moist) (weathered sandy till)
3½ - 7½	SP-SM	Gray silty SAND with gravel, some mottling in the upper part (dense, moist) (undisturbed glacial sandy till)

Terminated at 7½ feet below ground surface.

No caving observed at the time of excavation.

Groundwater seepage observed around 6½ feet.

Test Pit TP-2

Location: South central portion of site

Approximate Elevation: 154'

Depth (ft)	Soil Type	Soil Description
0 - ½	-	Dark brown topsoil and forest duff
½ - 3	GP-GM	Brown silty SAND, some gravel, roots (medium dense, moist) (weathered sandy till)
3 - 8	SP-SM	Gray silty SAND with gravel (dense, moist) (undisturbed glacial sandy till)

Terminated at 8 feet below ground surface.

No caving observed at the time of excavation.

No groundwater seepage observed.

Test Pit TP-3

Location: SE corner above creek

Approximate Elevation: 158'

Depth (ft)	Soil Type	Soil Description
0 - ¾	-	Dark brown topsoil and forest duff
¾ - 3¾	GP-GM	Brown silty SAND, some gravel, roots (medium dense, moist) (weathered sandy till)
3¾ - 7½	SP-SM	Gray silty SAND with gravel (dense, moist) (undisturbed glacial sandy till)

Terminated at 7½ feet below ground surface.

No caving observed at the time of excavation.

Moderate groundwater seepage observed around 3¾ feet.

Logged by: JLK

Excavated on: Jan 20, 2017

Test Pit Logs

Proposed Multi-Family Residential Development

9411 Burnham Drive

Gig Harbor, Washington

PN: 0221061028

Test Pit TP-4

Location: Central portion of site

Approximate Elevation: 170'

Depth (ft)	Soil Type	Soil Description
0 - 2	-	Dark brown topsoil and forest duff
2 - 4½	GP-SM	Brown silty SAND, some gravel, roots (medium dense, moist) (weathered sandy till)
4½ - 8	SP-SM	Gray silty SAND with gravel (dense, moist) (undisturbed glacial sandy till)

Terminated at 8 feet below ground surface.

No caving observed at the time of excavation.

Slow to moderate groundwater seepage observed around 6 feet.

Test Pit TP-5

Location: NE portion of site

Approximate Elevation: 172'

Depth (ft)	Soil Type	Soil Description
0 - ½	-	Dark brown topsoil and forest duff
½ - 2¾	GP-GM	Brown silty SAND, some gravel, roots (medium dense, moist) (weathered sandy till)
2¾ - 8¾	SP-SM	Gray silty SAND with gravel, some mottling in the upper part (dense, moist) (undisturbed glacial sandy till)

Terminated at 8¾ feet below ground surface.

No caving observed at the time of excavation.

Slow groundwater seepage observed at 2¾ feet.

Test Pit TP-6

Location: NW portion of site

Approximate Elevation: 166'

Depth (ft)	Soil Type	Soil Description
0 - ½	-	Dark brown topsoil and forest duff
½ - 5	GP-GM	Brown silty SAND, some gravel, roots (medium dense, moist) (weathered sandy till)
5 - 9	SP-SM	Gray silty SAND with gravel (dense, moist) (undisturbed glacial sandy till)

Terminated at 9 feet below ground surface.

No caving observed at the time of excavation.

No groundwater seepage observed.

Logged by: JLK

Excavated on: Jan 20, 2017

Test Pit Logs

Proposed Multi-Family Residential Development

9411 Burnham Drive

Gig Harbor, Washington

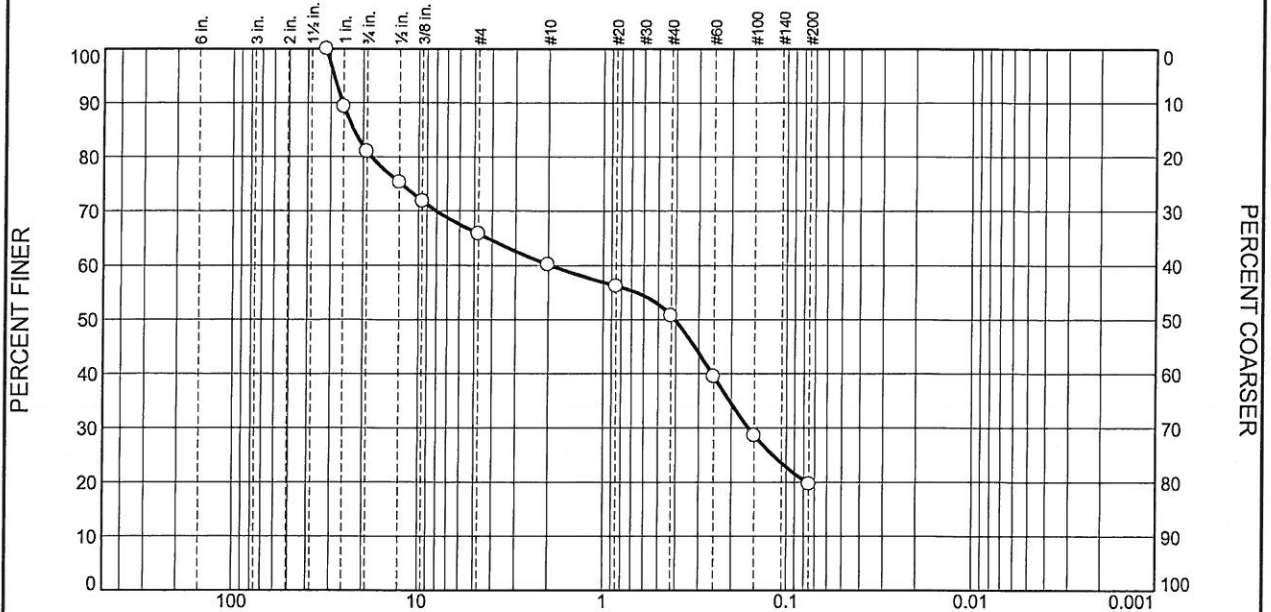
PN: 0221061028

Appendix B

Laboratory Analyses

These results are for the exclusive use of the client for whom they were obtained. They apply only to the samples tested and are not indicative of apparently identical samples.

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	19.0	15.2	5.7	9.4	31.1	19.6	

TEST RESULTS			
Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
1.25	100.0		
1	89.3		
.75	81.0		
.5	75.3		
.375	71.8		
#4	65.8		
#10	60.1		
#20	56.2		
#40	50.7		
#60	39.5		
#100	28.6		
#200	19.6		

* (no specification provided)

Material Description
silty sand with gravel

Atterberg Limits (ASTM D 4318)
PL= NP LL= NV PI=

Classification
USCS (D 2487)= SM AASHTO (M 145)= A-2-4(0)

Coefficients
D₉₀= 25.8180 D₈₅= 22.4406 D₆₀= 1.9561
D₅₀= 0.4072 D₃₀= 0.1619 D₁₅=
D₁₀= C_u= C_c=

Remarks

Sample ID: 092491
NM-12.5%

Date Received: Date Tested: 1/20/17
Tested By: JPK
Checked By: _____
Title: _____

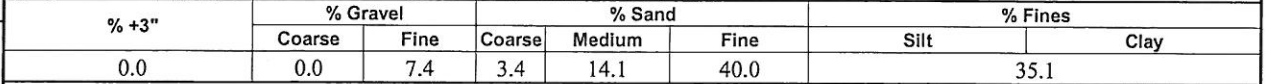
Source of Sample: TP-6 Depth: 2.5-3 Date Sampled: 1/20/17
Sample Number: 1

GeoResources, LLC
Fife, WA

Client: ContourEngineering.BurnhamDr
Project No: ContourEngineering.BurnhamDr Figure B-3

Tested By: _____ Checked By: _____

These results are for the exclusive use of the client for whom they were obtained. They apply only to the samples tested and are not indicative of apparently identical samples.



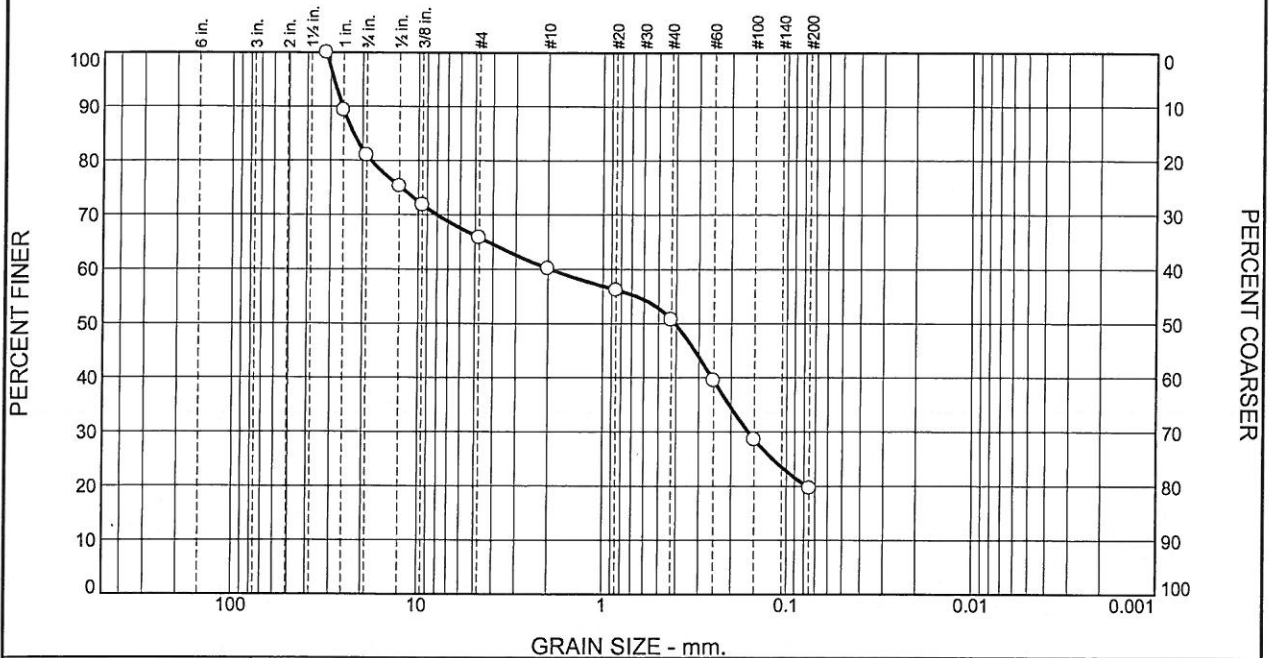
<u>Material Description</u>	
silty sand	
<u>Atterberg Limits (ASTM D 4318)</u>	
PL=	LL= PI=
<u>Classification</u>	
USCS (D 2487)=	AASHTO (M 145)=
<u>Coefficients</u>	
D ₉₀ = 2.5194	D ₈₅ = 0.8211 D ₆₀ = 0.2673
D ₅₀ = 0.1946	D ₃₀ = D ₁₅ =
D ₁₀ =	C _u = C _c =
Remarks	
Sample ID:092490	
NM-11.6%	

Project No: ContourEngineering.BurnhamDr Figure B-2

Tested By: _____ Checked By: _____

These results are for the exclusive use of the client for whom they were obtained. They apply only to the samples tested and are not indicative of apparently identical samples.

Particle Size Distribution Report



02/07/2017

Geo Resources, LLC
5007 Pacific Hwy. E
Suite 16
Fife, WA 98424
Attn: John Knoke

Project: Contour.BurnhamDr
Client ID: 092489 TP-3 S-1
Sample Matrix: Soil
Date Sampled: 01/20/2017
Date Received: 01/20/2017
Spectra Project: 2017010564
Spectra Number: 1

<u>Analyte</u>	<u>Result</u>	<u>Units</u>	<u>Method</u>
Organic Matter	3.2	wt. % Dry	ASTM D-2974-13
Cation Exchange Capacity	6.7	Na, mEq/ 100g	SW846 9081

SPECTRA LABORATORIES

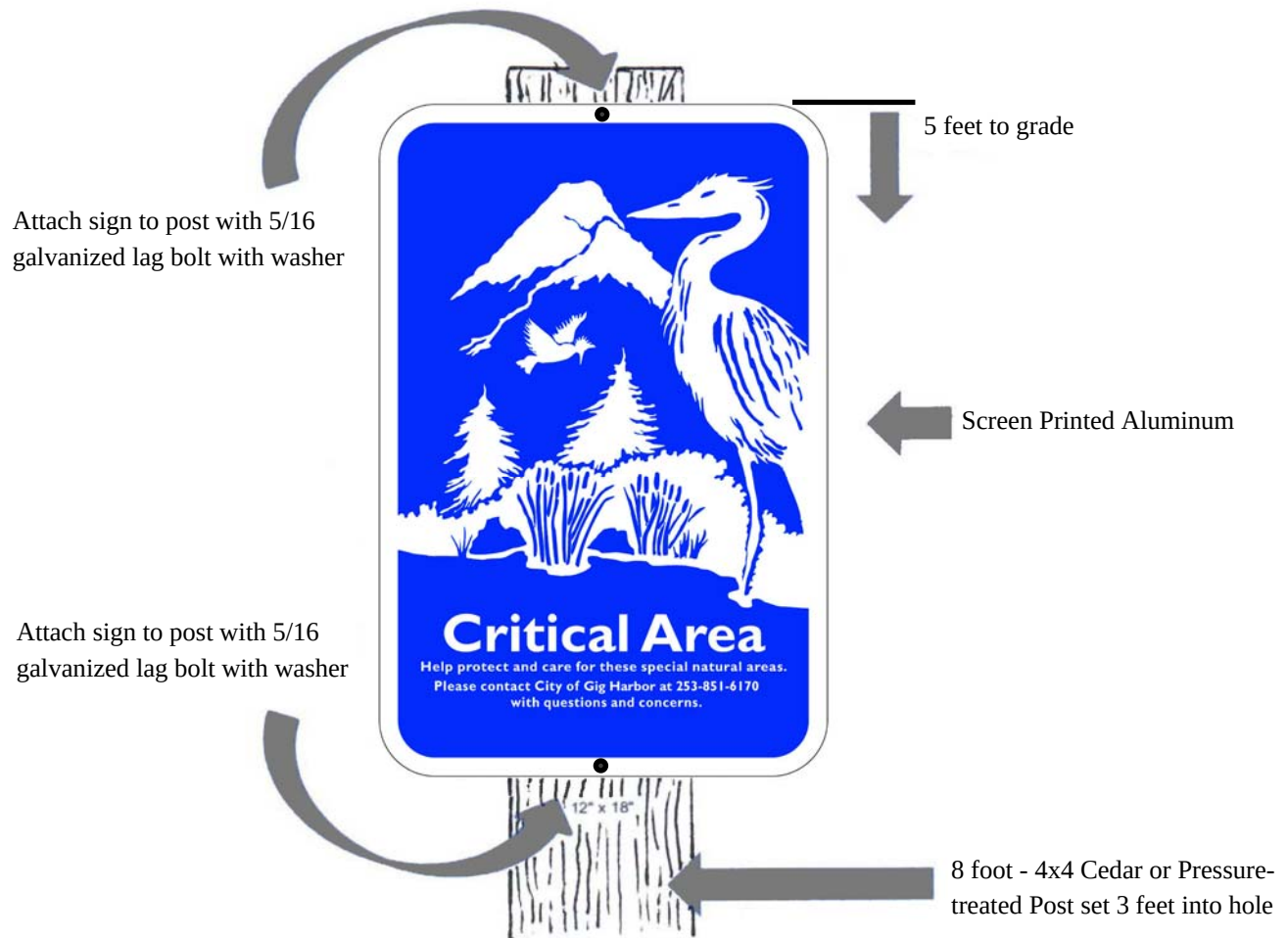


Jeffrey Cooper, Laboratory Manager

a6/scj

CLIENT ASSISTANCE MEMO

Critical Area Sign Installation Detail



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

Client Assistance Memos are not intended to replace the Gig Harbor Municipal Code. Should you have any questions regarding this information please call the Planner of the Day at (253) 851-6170



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

Hearing Examiner
Burnham Drive Apartments
PL-SPP-18-0001 et al

Exhibit P

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

Environmental Review Application No.: PL-SEPA-17-0013

Parcel Numbers: 0221061028

Action: Preliminary Short Plat, Conditional Use Permit, Alternative Landscape Plan, Major Site Plan Review and Design Review Permit

Proposal: The proposal includes the short subdivision of one parcel (Assessor's Parcel Number 0221061028) of approximately 4.41 acres into two lots of approximately 1.6 and 2.8 acres. The proposal also includes the development of a mixed-use multi-family complex consisting of 78 apartment units, a recreation building, and professional offices for lease, with associated parking and utility infrastructure. The use of the site will be encompassed in 6 new structures. An existing structure located on the site will be removed as part of the project's development. Direct access to the site is provided from Burnham Drive abutting on the west via an ingress/egress and public utility easement.

Location: 9411 Burnham Drive, the site is located on the eastside of Burnham Drive, approximately 650 feet north of the intersection of Burnham Drive and Harborview Drive. Section 06 Township 21 Range 02 Quarter 12. Assessor's Parcel Number: 0221061028

Proponent: Paul Conan, 9004 Franklin Avenue, Gig Harbor, WA 98332

Lead Agency: City of Gig Harbor

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

This information is available to the public upon request.

- [x] This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date below, or by the date comments are due, whichever is longer. Comments must be submitted by March 23, 2022.

Any interested person may appeal the adequacy of this SEPA Threshold Determination to the City of Gig Harbor Hearing Examiner pursuant to the procedures set forth under Chapter 18.04 of the Gig Harbor Municipal Code if a written request for appeal is received within 21 days after the date of issuance, or March 30, 2022, whichever is later. The written appeal must be submitted with a filing fee of three hundred and twelve dollars (\$312.00).

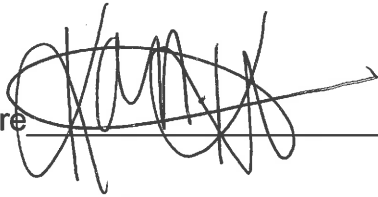
Contact: Carl de Simas, Principal Planner; Phone: (253) 851-6170

SEPA Responsible Official: Katrina Knutson, AICP

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

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

Signature



Date:

3/4/2022

Information used by the Lead Agency in making this determination:

- SEPA Checklist, dated August 2017 and updated October 2020
- Wetland and Fish and Wildlife Habitat Assessment Report, dated October 2018
- Geotechnical Engineering Report, dated February 16, 2017
- Sewer Hydraulic Report, dated approved December 18th, 2020
- Water Capacity Reservation Certificate, dated approved June 13, 2018
- Water Hydraulic Report, dated approved on December 18th, 2020
- Preliminary Drainage Report, dated approved January 12, 2022
- TIA prepared by Heath& Associates, Inc., dated received August 2, 2017.
- Transportation Concurrency Report prepared by DEA, Inc., dated October 20th, 2017
- Transportation Capacity Reservation Certificate dated approved December 18th, 2020

From: [Troy Atwell](#)
To: [Michelle Thomas](#)
Subject: RE: [** EXTERNAL **] Notice of Determination of Nonsignificance Burnham Drive Apartments
Date: Wednesday, March 9, 2022 7:48:33 AM
Attachments: [image001.png](#)

More growth on Burnham Dr? Ridiculous!!!!

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Michelle Thomas <mthomas@gigharborwa.gov>
Date: 3/9/22 7:43 AM (GMT-08:00)
To: Michelle Thomas <mthomas@gigharborwa.gov>
Cc: Carl de Simas <cDesimas@gigharborwa.gov>
Subject: [** EXTERNAL **] Notice of Determination of Nonsignificance Burnham Drive Apartments

Please see attached Notice of Determination of Nonsignificance for your review and comment.

LOCATION: 9411 Burnham Drive, Assessor's Parcel Number: 0221061028
PROPOSAL: After review of a completed environmental checklist and other information on file with the agency, the City of Gig Harbor has determined the above proposal will not have a probable significant adverse impact on the environment.
COMMENT DEADLINE: March 23, 2022 5 PM

The City of Gig Harbor will not act on this proposal for at least 14 days from the date of issuance of this notice. If your agency has any comments on this proposal, please send them to Carl de Simas, Principal Planner, City of Gig Harbor, Planning Division, 3510 Grandview Street, Gig Harbor, Washington, 98335; (253) 851-6170
Agency comments must be received by no later than Wednesday, **March 23, 2022** for consideration.

[DNS & Attachments](#)

Michelle Thomas

[City of Gig Harbor](#) | Planning Technician
Planning Division

Phone: 253.851.6170

Direct Phone: 253.853.8255

3510 Grandview Street, Gig Harbor, WA 98335



"THE MARITIME CITY"

Disclaimer: Public documents and records are available to the public as required under the Washington State Public Records Act (RCW 42.56). The information contained in all correspondence with a government entity may be disclosable to third party requesters under the Public Records Act.

From: [jeff.job](#)
To: [Michelle Thomas](#)
Cc: [Carl de Simas](#)
Subject: Re: Notice of Determination of Nonsignificance Burnham Drive Apartments
Date: Wednesday, March 9, 2022 9:41:02 AM
Attachments: [image001.png](#)

Michelle,

The issue of expansion of ANY kind in Gig Harbor is road capacity. I live at the Burnham exit and it's already packed with cars and very stressful driving through the roundabouts. If an apartment complex is added, it's a hyper-condensed population (more people per square foot) and it will make getting onto 16 even more of a nightmare.

Having said that, any gains the city of Gig Harbor recognizes from this development will be lost in road expansion that will have to be done.

If this apartment complex didn't happen, I would be happy.

Jeff Job

On Wednesday, March 9, 2022, 07:43:00 AM PST, Michelle Thomas <mthomas@gigharborwa.gov> wrote:

Please see attached Notice of Determination of Nonsignificance for your review and comment.

LOCATION: 9411 Burnham Drive, Assessor's Parcel Number: 0221061028

PROPOSAL: After review of a completed environmental checklist and other information on file with the agency, the City of Gig Harbor has determined the above proposal will not have a probable significant adverse impact on the environment.

COMMENT DEADLINE: March 23, 2022 5 PM

The City of Gig Harbor will not act on this proposal for at least 14 days from the date of issuance of this notice. If your agency has any comments on this proposal, please send them to Carl de Simas, Principal Planner, City of Gig Harbor, Planning Division, 3510 Grandview Street, Gig Harbor, Washington, 98335; (253) 851-6170

Agency comments must be received by no later than Wednesday, **March 23, 2022** for consideration.

[DNS & Attachments](#)

Michelle Thomas

[City of Gig Harbor](#) | Planning Technician

Planning Division

Phone: 253.851.6170

Direct Phone: 253.853.8255

3510 Grandview Street, Gig Harbor, WA 98335



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From: [Karen M](#)
To: [Michelle Thomas](#)
Cc: [Carl de Simas](#)
Subject: Re: Notice of Determination of Nonsignificance Burnham Drive Apartments
Date: Wednesday, March 9, 2022 12:27:33 PM
Attachments: [image001.png](#)

Thank you for the update information.

My health is impacted by chemical illness and am very much affected by chemicals in laundry products and all other products used in most households. Environmental Illness is a recognized disability with the NCD in their Framework dated 2/14/22, pg 10, section 6. I am already affected by at least four dryer vents in my neighborhood currently and with 80 more dryer vents in my neighborhood I will be severely impacted. I would like to know if there is a way to filter the dryer output with carbon filters or have ventless dryers installed. The air pollution with 80+ automobile exhausts will also impact me, especially during a low pressure system as I am downhill from the building site.

I do realize that unless it is your problem, it isn't recognized as a problem. If I could afford to find a safe place in the middle of 40 acres I would pick up and move, but until I win the lottery that isn't possible. I'm actively trying to promote awareness of this growing illness. Roughly a third of the population is affected by environmental illnesses. This week has been particularly difficult. I had to go to the grocery store and the doctor office and both were overly fragranced, more so than usual. I got scheduled for surgery so I can breathe better but it will be temporary because it is only reactive, not proactive. It's taking care of the symptoms but not the root of the problem. I scheduled an appointment with another doctor to see if they can help but they will be dropping my insurance soon and leaving the network.

Our society is focusing on germs that can kill us, and rightfully so...while we, as a society, will blindly saturate our clothes, our skin (the largest organ in our body), consume in our foods and breathe in more toxic chemicals than our bodies can get rid of. I challenge you to look at the ingredients in your everyday products. The word "fragrance" isn't just one ingredient. It could be over any combination of over 3,000 different chemicals and they have been a "trade secret" since 1973. Some of these chemicals are banned in Europe because of their toxicity and some are narcotic. Tide has been banned in Europe since 1973. Albertsons has only one "fragrance free" dish soap on their shelf. But the listed ingredients are carcinogenic and harmful to aquatic life. Those chemicals go into the sewer and into our precious waterway. One household wouldn't be a problem, but with our growing population it is a problem. I don't care what your studies show. Another pill won't cure it and another pill won't make it go away.

I know you're thinking, my name fits me. I just need to be heard because I wouldn't wish this on anyone else. The more voices willing to speak up, the better. But, too many of us have been silenced, either by gaslighting or because they lost the battle to live.

Thank you for listening to me.

[Karen Mashburn](#)

On Wed, Mar 9, 2022 at 7:43 AM Michelle Thomas <mthomas@gigharborwa.gov> wrote:

From: [Karen M](#)
To: [Michelle Thomas](#)
Cc: [Carl de Simas](#)
Subject: Re: Notice of Determination of Nonsignificance Burnham Drive Apartments
Date: Wednesday, March 9, 2022 1:20:06 PM
Attachments: [image001.png](#)

This is just one of many articles that I have seen that references Chemical Intolerance. I can't force others to stop using products that harm me and others like me but I can help spread awareness for those willing to care. There are safer products and sometimes they are even less expensive than the popular, over advertised, toxic products. I hope you will take the time to read more than the first paragraph. The doctor's comments at the end are an spot.

https://www.aafp.org/afp/1999/0415/p2101.html?fbclid=IwAR3p9B02G_fDf07kZKtqP_fielZ-iDolgyi4LovBCG50fpLXJUt1dALrBNA



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Letters to the Editor

Understanding Patients with Multiple Chemical Sensitivity

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Am Fam Physician. 1999 Apr 15;59(8):2101-2116.

to the editor: The article, "Multiple Chemical Sensitivity Syndrome," by Drs. Magill and Suruda¹ omits reference to the recent joint consensus statement by the American Medical Association, the American Lung Association, the U.S. Environmental Protection Agency, and the U.S. Consumer Product Safety Commission.² This statement concludes that multiple chemical sensitivity (MCS) should not be dismissed as psychogenic and recommends giving patients a thorough medical work-up.

The conclusion of this statement is supported by researchers at Johns Hopkins University who analyzed the current medical literature that supports a psychologic origin for MCS. Because all of the studies analyzed were found to have such serious methodologic problems, it was concluded that available evidence does not support a psychologic etiology for MCS.³

I am a physician practicing occupational medicine who cares for hundreds of patients with MCS. In my experience, reducing environmental exposure to exacerbating irritants and pollutants consistently results in the long-term reduction of symptoms. The effect of reducing exposures has also been documented in the medical literature.⁴ Furthermore, MCS is often accompanied by complications such as adrenal insufficiency; reduced secretory IgA with parasitic or other opportunistic infections; disturbances in energy metabolism; impaired detoxification usually involving phase II of the detoxification pathway; and numerous other biochemical, nutritional and endocrine impairments.

Quantification of symptoms in 100 new patients with MCS who were seen in my medical practice between January 1996 and January 1998 revealed that 88 percent met the diagnostic criteria of the Centers for Disease Control and Prevention for chronic fatigue syndrome and 49 percent met the diagnostic criteria of

the American College of Rheumatology for fibromyalgia. The overlap between these syndromes has been documented elsewhere in the medical literature.⁵

Half of the medical literature on MCS has been written in the past five years; hundreds of articles are now available that discuss physiologic abnormalities in patients with MCS. A bibliography is available by writing MCS Referral and Resources, 508 Westgate Rd., Baltimore, MD 21229 or through their Web site (<http://www.mcsrr.org/>).

MCS often develops after repeated symptomatic exposure to petrochemicals, combustion products or irritants. Common causes of MCS that are discussed in the medical literature include "sick building" exposure, exposure to pesticides (e.g., organophosphates, carbamates, pyrethroids, organochlorines), solvents, chemicals used in renovations and remodeling of buildings, adhesives, aldehydes, chlorine dioxide and other halogenated irritants, and heavy frequent occupational exposure to carbonless paper.

A researcher from Johns Hopkins University developed a valuable screening instrument that evaluates the degree of response to various well-defined exposures. A copy is available through the 501 C3 nonprofit MCS Referral and Resources.

Based on my experience, family physicians who care for patients with MCS tend to provide more comprehensive care with better continuity and prevention, compared with "organ system specialists" who care for these patients. I encourage family physicians to continue expanding their role as sentinels to further scientific understanding of this major public health problem. Chronic illness accompanied by chemical sensitivity has been found in 3.8 to 6.3 percent of the population,⁶ with milder forms affecting 15 percent or more.

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Meggs WJ, Dunn KA, Bloch RM, Goodman PE, Davidoff AL. Prevalence and nature of allergy and chemical sensitivity in a general population. *Arch Environ Health*. 1996;51:275–82.

to the editor: We read with interest the article, "Multiple Chemical Sensitivity Syndrome," by Drs. Magill and Suruda¹ and the accompanying editorial by Dr. DeHart.² We agree with Drs. Magill, Suruda and DeHart that evidence is insufficient to establish a relationship between allergy, toxic exposure and neurobiologic sensitization, and symptoms expressed by these patients.

As physicians who specialize in occupational medicine and medical toxicology, we frequently evaluate patients who are labeled as having multiple chemical sensitivity (MCS). In our clinical experience and ongoing review of the research concerning this issue, we believe that the term "idiopathic environmental intolerance," which is recommended by the International Programme on Chemical Safety of the World Health Organization,³ is a more suitable name for this syndrome. MCS denotes an unsupported judgment on the relationship between chemicals and allergy. Since the etiology and underlying mechanisms^{4,5} of this syndrome have not been proven, idiopathic is a more suitable term. Furthermore, this syndrome has no validated clinical criteria for diagnosis; thus, "environmental intolerance" would better describe the condition.

As Dr. DeHart emphasizes in his editorial, physicians must not contribute to the patient's belief in chemical and social avoidance. In extreme situations, when social isolation becomes one of the psychologic defenses, patients are at risk for increased depression and suicidal ideation. In order to find a solution to this phenomenon, we physicians must adhere to the scientific method that is the foundation of biologic medicine.

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Staudenmayer H. Multiple chemical sensitivities or idiopathic environmental intolerances: psychophysiologic foundation of knowledge for a psychogenic explanation [Editorial]. *J Allergy Clin Immunol*. 1997;99:434–7.

to the editor: I strongly disagree with Drs. Magill and Suruda, the authors of “Multiple Chemical Sensitivity Syndrome,”¹ that avoiding exposures to chemicals does not help patients with multiple chemical sensitivity (MCS). I do not believe that patients should be encouraged to work and socialize despite the symptoms and that it is possible to establish a respectful and empathetic physician–patient relationship when the physician does not acknowledge the patient’s illness. I also do not agree that “standard treatment” should be provided for identified medical disorders in patients with MCS, since many of these patients cannot tolerate standard drugs or customary dosages. They often require nonpharmaceutical treatment or medications that are specially formulated to be free of preservatives, dyes, fillers and binders.

Far from being contraindicated, the avoidance of exposures to chemicals is the cornerstone of the treatment of MCS. Two polls of patients with MCS have shown that the overwhelming majority of respondents, 95 percent² and 93 percent,³ reported that avoiding exposures to chemicals was either a major or enormous help in reducing symptoms. None of the 243 respondents in one study⁴ and only one of 305 respondents in the other study² reported that this practice was harmful. Even an article that was referenced by Drs. Magill and Suruda states that “odors and exposure to volatile organic compounds in the workplace and home, which are perceived as irritating or noxious by the symptomatic person, should be reduced and controlled as much as possible.”⁴

In my practice, I have repeatedly witnessed the benefits of reducing exposures to chemicals. One of my patients is a 45-year-old corporate consultant who developed incapacitating confusion, headaches, insomnia, emotional lability and chemical sensitivities following a month-long exposure to mothballs containing naphthalene. She was instructed to move from her house and, after staying with a friend in a less contaminated environment for six months, she recovered to the point that she was able to go back to work.

By contrast, another of my patients was a school teacher who tried to keep working even though she was getting sick from the remodeling chemicals and pesticides that were being used at her school. Since her doctors told her that nothing was wrong with her and because she loved children and her job, she pushed herself to the point that she is now permanently disabled and unable to work.

Symptoms of MCS are not just irritating autonomic disturbances, such as those associated with stage fright, but often are caused by serious reactions such as malignant arrhythmias, asthma, seizures and anaphylaxis. Patients with MCS can no more ignore their symptoms than someone who is having an anaphylactic reaction to peanuts. Recently, one of my chemically sensitive patients was exposed to a neighborhood herbicide, which caused her to have protracted vomiting and eventually be hospitalized for upper gastrointestinal bleeding. Encouraging patients with MCS to slowly increase their exposures to chemicals in hopes that their reactions will go away is no more rational or ethical than having patients with diabetes slowly withdraw from insulin and attempt “to work and socialize despite the symptoms.”

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to the editor: Multiple chemical sensitivity (MCS) is a serious, growing health problem that affects children and adults of all ages, races and economic backgrounds. We have seen an increasing number of such patients in our practice. Patients with MCS are made sick by exposures to many commonly encountered chemicals at levels that ordinarily do not affect other people. This condition may be distinguished from other illnesses by the fact that symptoms of MCS come and go in relation to various exposures to chemicals.

MCS is recognized as a potentially disabling condition by the Social Security Administration¹ and the U.S. Department of Housing and Urban Development,² and it is covered under the Americans with Disabilities Act³ on a case-by-case basis, as are all other conditions.

The authors of the article, "Multiple Chemical Sensitivity Syndrome"⁴ stated that "the incidence and prevalence (of MCS) are unknown," but at least two states have obtained data on the prevalence of chemical sensitivities and the diagnosis of MCS. A 1995 California Department of Health Services Behavioral Risk Factor Surveillance Survey (BRFSS), a random population-based study, found that 15.9 percent of 4,000 respondents reported being unusually sensitive to chemicals, and 3.5 percent reported being diagnosed with MCS/environmental illness and being sensitive to chemicals, according to Richard Kreutzer, M.D., Acting Chief, Environmental Health Investigations Branch, California Department of Health Services (oral communication to Ann McCampbell, M.D., Chair, MCS Task Force of NM, January 8, 1997).

In a 1997 New Mexico BRFSS study, 17 percent of 1,814 respondents (21 percent of the women participants and 11 percent of the men participants) reported being unusually sensitive to everyday chemicals (such as those found in household cleaning products, paints, perfumes, detergents and insect sprays), and 1.9 percent reported that they had been diagnosed with MCS, according to Ron Voorhees, M.D., M.P.H., Deputy State Epidemiologist, New Mexico Department of Health (oral communication to Ann McCampbell, M.D., Chair, MCS Task Force of NM, January 28, 1998). The study also found that 2.1 percent of participants had lost a job or a career because of their chemical sensitivities. Respondents in New Mexico who reported chemical sensitivities were evenly distributed throughout the state. They were also

evenly distributed among racial and ethnic groups, except among Native American respondents, of whom 31 percent reported being chemically sensitive.

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1.

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Magill MK, Suruda A. Multiple chemical sensitivity syndrome. *Am Fam Physician*. 1998;58:721–8.

to the editor: Dr. DeHart's editorial, "Multiple Chemical Sensitivity,"¹ amply demonstrates and perpetuates the disdain that is commonly directed by the medical community toward patients with multiple chemical sensitivity (MCS). Physicians must realize that patients with MCS are not the enemy. Most physicians seem to be so worried that they will be "fooled" into thinking these patients are ill that they don't realize they have already been fooled in a much bigger way by a sophisticated disinformation campaign being waged by the chemical industry. This campaign is similar to the campaign used by the tobacco industry to deny the health hazards of its products. In my experience, information that strives to discredit people with MCS and cast doubt on the existence of the illness comes from industry nonprofit front groups, industry associations or physicians who work for the chemical industry, either as expert witnesses or in some other way.

In its 1990 Environmental Illness Briefing Paper,² the Chemical Manufacturers Association (CMA) vowed to work to prevent the recognition of environmental illness (now called MCS) in order to preserve the profits of its member corporations. It also vowed to work with physicians, if necessary, to accomplish this. "Should environmental illness arise as an issue, a coalition with the state medical association is absolutely necessary."² The CMA's clearly stated goal is to block the recognition of MCS, not to learn the truth about it or to help those who have it.

I suspect most physicians do not realize that the pharmaceutical industry is part of the chemical industry, and that many of these companies make pesticides as well as pharmaceuticals. For example, CIBA-Geigy Corporation (now Novartis) makes the widely used herbicide atrazine; Novartis is also a large manufacturer of the organophosphate insecticide diazinon; Eli Lilly used to be part of DowElanco (now Dow AgroSciences), the largest manufacturer of another organophosphate insecticide, chlorpyrifos; and Bayer

makes a popular pyrethroid insecticide, cyfluthrin. Hence, drug companies have a financial stake in blocking or distorting information about MCS, too.

In my opinion, pharmaceutical companies have been key in preventing physicians from obtaining accurate information on MCS through their influence on journal publications, conference proceedings, refusal to conduct research on MCS and lobbying to block research by government entities. In 1996, a CIBA-Geigy lobbyist traveled from another state to submit testimony to a New Mexico legislative committee opposing, among other things, funding for a prevalence study of MCS, the creation of an MCS information and assistance program, and an investigation into the problem of homelessness among people with MCS. Thus, the criticism that the pharmaceutical and chemical industries are impeding the necessary research, education and services needed by chemically sensitive people is not without merit.

The author complains that MCS “may become a disease by legal fiat” and that there is “a strong activist agenda.”¹ Considering the abysmal response by the medical community to this burgeoning public health problem, it is not surprising that individuals who typically have lost their health, career, family, friends, income, home and independence due to MCS are dedicated to bringing attention to this illness in any way they can—both for themselves and to prevent others from getting sick. Rather than dismissing patient complaints as psychogenic, as is the author’s implied suggestion, I urge the medical community to take a leadership role in demanding comprehensive research on MCS, providing accessible offices and hospitals for patients with MCS, and making a commitment to helping patients with this devastating illness.

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Chair, MCS Task Force of New Mexico

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in reply: The comments made by the letter writers illustrate a point we made in our article¹: multiple chemical sensitivity (MCS) is a subject that elicits controversy and emotion. At no point in our article did we suggest, as was implied by Dr. Ziem, that the symptoms of MCS should be “dismissed as psychogenic.” Indeed, referring to the same article² that Dr. Ziem cited in her letter, we said, “studies suggesting causality, rather than merely an association between MCS and psychiatric problems, are fraught with methodologic problems.” However, we also believe it would be unnecessarily cruel to withhold effective treatment for psychiatric illness, such as depression, when such illness is recognized in patients who are also living with MCS.

The article by Dr. Meggs and colleagues,³ cited by Dr. Ziem, assessed self-reported prevalence of “becoming sick after smelling chemical odors,” and the authors themselves cautioned that “this study was not designed to determine the prevalence of . . . the MCS syndrome.”

We have no doubt that some patients experience decreased symptoms with reduced exposure to irritants,

as suggested in the quotation from an article by Dr. Sparks and colleagues⁴ that Dr. Elliott includes in her letter. However, there is a big difference between anecdotal experience and proof that reduced exposure to low-level pollutants eliminates the panoply of metabolic abnormalities described by Dr. Ziem. Indeed, it was the same article by Dr. Sparks that also stated, "recommendation for long-term avoidance of chemical exposures is contraindicated. It is also impossible to accomplish."⁴

Dr. Elliott relies largely on anecdote and analogy to suggest benefit from avoidance of chemicals. The article to which she refers to support this assertion was a self-report study from a sample of patients with MCS, not a therapeutic trial.^{5,6} We do not believe that this is sufficient evidence on which to make such a disruptive therapeutic recommendation as extreme avoidance of low levels of chemical exposure for all patients suffering from MCS.

Drs. Gollub and Morton seem to imply that legal or regulatory recognition of a syndrome may substitute for scientific evidence of its etiology, and that unpublished data prove a substantial prevalence. We disagree.

Drs. Fung and Kennon object to our use of the name MCS. We chose this name because it is in common use and has a clear definition that, as we stated in the article, denotes no judgment about causality. While we have no fundamental quarrel with the use of the term "idiopathic environmental intolerance," in our view this change of label without change in meaning is a distinction without a difference.

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REFERENCES [show all references](#)

1. Magill MK, Suruda A. Multiple chemical sensitivity syndrome. *Am Fam Physician*. 1998;58:721–8....
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3. Meggs WJ, Dunn KA, Bloch RM, Goodman PE, Davidoff AL. Prevalence and nature of allergy and chemical sensitivity in a general population. *Arch Environ Health*. 1996;51:275–82.
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5. Johnson A. Table of survey results from 243 respondents. MCS Information Exchange, September 18,

1996.

6.

LeRoy J, Davis TH, Jason LA. Treatment efficacy: a survey of 305 MCS patients. The CFIDS Chronicle, Winter 1996.

in reply: The juxtaposition of the two letters by Dr. McCampbell and Drs. Fung and Kennon illustrates the controversy associated with the phenomenon of multiple chemical sensitivity (MCS).

In her letter, Dr. McCampbell implies that most physicians are victims of a "sophisticated disinformation campaign" that is being waged by the chemical and pharmaceutical industries. Dr. McCampbell currently chairs the MCS Task Force of New Mexico.

Last fall, a draft report issued by the Federal Interagency Workgroup on MCS was released for public comment.¹ The Workgroup found that no single, accepted case definition of MCS has been established and that proposed definitions all differ in key criteria. The Workgroup noted that MCS is currently a symptom-based diagnosis without laboratory tests to support it or agreed on clinical manifestations. Although a patient can have disabling symptoms, objective clinical or laboratory evidence of disease is often lacking. It is doubtful that the distinguished members of the Workgroup could, as a body, be compromised by an industrial disinformation campaign.

Dr. McCampbell suggests that there has been little research conducted and few articles on this topic. The phenomenon of MCS and related topics has received wide dissemination. In 1993, the Human Ecological Action League published a selective bibliography that cited approximately 600 articles related to MCS.² On February 6, 1999, I searched the National Library of Medicine Database using the phrase "multiple chemical sensitivity" and found 96 citations in peer-reviewed journals since 1995.

Both the medical peer-review literature and the lay press have given MCS wide coverage. As early as 1989, the American College of Physicians reviewed the status of the literature on MCS and found it lacking; however, recommendations were made for implementing research methodologies.³

In 1991, I was the principal drafter of a position paper on MCS by the American College of Occupational Medicine (now the American College of Occupational and Environmental Medicine), which stated in part: "It is the position of the American College of Occupational Medicine that the Multiple Chemical Hypersensitivity Syndrome is presently an unproven hypothesis and current treatment methods represent an experimental methodology. The College supports scientific research into the phenomena to help explain and better describe its pathophysiological features and define appropriate clinical interventions. This research should adhere to established principles of scientific inquiry and the results submitted for publication in recognized peer reviewed journals."⁴

The National Academy of Science has supported the need for MCS research since 1992.⁵ Modest research funding for MCS has been provided by both state and federal governments. The Veterans Administration has established three environmental referral centers and added several million dollars annually to their budget to support these centers.

Dr. McCampbell suggests that I dismiss these patients' complaints as psychogenic. Over the past decade, I have seen approximately 70 patients who had been diagnosed with MCS. Nine of these patients were diagnosed with organic disease, including multiple sclerosis, lupus erythematosus, isocyanates-induced asthma and farmer's lung. Several additional patients were diagnosed with psychosocial conditions that included panic disorder and conditioned response to odor. We were unable to provide a definitive diagnosis for many of the patients. In my experience, most physicians consider patients with MCS to be truly ill; the

issues to be dealt with are diagnosis and causation.

In their letter, Drs. Fung and Kennon suggest substituting the name "idiopathic environmental intolerance" for the name "multiple chemical sensitivity." I agree with the suggestion and have begun to use the phrase in my own practice. However, this substitution does not meet with universal acceptance, especially among some advocates of MCS.

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Vanderbilt University Medical Center

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This series is coordinated by Kenny Lin, MD, MPH, Associate Deputy Editor for AFP Online.

Karen

On Wed, Mar 9, 2022 at 7:43 AM Michelle Thomas <mthomas@gigharborwa.gov> wrote:

Please see attached Notice of Determination of Nonsignificance for your review and comment.

LOCATION: 9411 Burnham Drive, Assessor's Parcel Number: 0221061028

PROPOSAL: After review of a completed environmental checklist and other information on file with the agency, the City of Gig Harbor has determined the above proposal will not have a probable significant adverse impact on the environment.

COMMENT DEADLINE: March 23, 2022 5 PM

The City of Gig Harbor will not act on this proposal for at least 14 days from the date of issuance of this notice. If your agency has any comments on this proposal, please send them to Carl de Simas, Principal Planner, City of Gig Harbor, Planning Division, 3510 Grandview Street, Gig Harbor, Washington, 98335; (253) 851-6170

Agency comments must be received by no later than Wednesday, **March 23, 2022** for consideration.

[DNS & Attachments](#)

Michelle Thomas

[City of Gig Harbor](#) | Planning Technician

Planning Division

Phone: 253.851.6170

Direct Phone: 253.853.8255

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From: [Shaun Dinubilo](#)
To: [Michelle Thomas](#)
Subject: RE: Notice of Determination of Nonsignificance Burnham Drive Apartments
Date: Monday, March 14, 2022 10:06:51 AM
Attachments: [image003.png](#)

Hello Michelle,

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
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Cultural Resource Department
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Cell Phone: 360-870-6324
Email: sdinubilo@squaxin.us
Email is my preferred method of communication.

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: Michelle Thomas <mthomas@gigharborwa.gov>
Sent: Wednesday, March 9, 2022 7:43 AM
To: Michelle Thomas <mthomas@gigharborwa.gov>
Cc: Carl de Simas <cDesimas@gigharborwa.gov>
Subject: Notice of Determination of Nonsignificance Burnham Drive Apartments

Please see attached Notice of Determination of Nonsignificance for your review and comment.

LOCATION: 9411 Burnham Drive, Assessor's Parcel Number: 0221061028

PROPOSAL: After review of a completed environmental checklist and other information on file with the agency, the City of Gig Harbor has determined the above proposal will not have a probable significant adverse impact on the environment.

COMMENT DEADLINE: March 23, 2022 5 PM

The City of Gig Harbor will not act on this proposal for at least 14 days from the date of issuance of this notice. If your agency has any comments on this proposal, please send them to Carl de Simas, Principal Planner, City of Gig Harbor, Planning Division, 3510 Grandview Street, Gig Harbor, Washington, 98335; (253) 851-6170
Agency comments must be received by no later than Wednesday, **March 23, 2022** for consideration.

DNS & Attachments

Michelle Thomas

[City of Gig Harbor](#) | Planning Technician

Planning Division

Phone: 253.851.6170

Direct Phone: 253.853.8255

3510 Grandview Street, Gig Harbor, WA 98335



"THE MARITIME CITY"

Disclaimer: Public documents and records are available to the public as required under the Washington State Public Records Act (RCW 42.56). The information contained in all correspondence with a government entity may be disclosable to third party requesters under the Public Records Act.



RECEIVED

By MThomas City of Gig Harbor at 8:58 am, Mar 23, 2022

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

March 23, 2022

Michelle Thomas, SEPA Contact
City of Gig Harbor
Community Development Department
Planning Division
3510 Grandview Street
Gig Harbor, WA 98335

Dear Michelle Thomas:

Thank you for the opportunity to comment on the determination of nonsignificance for the Burnham Drive Apartments Project (PL-SEPA_17-0013) located at 9411 Burnham Drive Northwest as proposed by Contour Engineering. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

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

The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials. Please review the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes," on Ecology's website at: [Construction & Demolition Guidance](#). All removed debris resulting from this project must be disposed of at an approved site. All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. Contact the local jurisdictional health department for proper management of these materials.

TOXICS CLEANUP: Sandy Smith (360) 407-7269

The facility addressed in this proposal is a suspected contaminated site that is listed on Ecology's Confirmed and Suspected Contaminated Sites List. The site is Conan Vacant Property, Facility Site Identification (FSID) 24486. Hazardous substances, may be present at the site in amounts and/or concentrations likely to affect human health or the environment.

Site cleanup may be required in the future by Ecology under the Model Toxics Control Act. To search and access information concerning this site see <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites>.

If contamination is currently known or discovered, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily visible, or is revealed by testing, the Department of Ecology must be notified. To notify Ecology, contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Sandy Smith with the Toxics Cleanup Program at the Southwest Regional Office at (360) 999-9588.

WATER QUALITY/WATERSHED RESOURCES UNIT:

Evan Wood (360) 407-7320

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

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

Construction Stormwater General Permit:

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

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

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

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

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

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

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

Department of Ecology
Southwest Regional Office

(GMP:202201010)

cc: Derek Rockett, SWM
Sandy Smith, TCP
Evan Wood, WQ

RECEIVED BY
MAR 23 2022
CITY OF GIG HARBOR

March 23, 2022

Katrina Knutson
Community Development Director
City of Gig Harbor
3510 Grand View Street
Gig Harbor, WA 98335

Dear Ms. Knutson,

I write on behalf of Sun Communities to offer comments on the City of Gig Harbor's State Environmental Policy Act (SEPA) Determination of Non-significance for its SEPA review of the project commonly known as the Burnham Drive Apartments (city SEPA file no. 170013).

The site is directly adjacent to an RV resort located at 9515 Burnham Drive. This property was purchased by Sun Communities in the summer of 2020 with the intention of devoting the site to recreational uses already on the property, and eventual re-development of the community facilities on the site. While our client supports the proposed multi-family project, they do have concerns about maintaining an adequate barrier on the north property line between the resort and the apartment complex. The resort currently has recreation facilities such as showers and bathrooms that are intended for the use of guests to the resort only. We note that the apartment project also has recreational facilities, which will presumably be used by residents and their guests. Ensuring an adequate landscape buffer and/or privacy fencing will not only lessen the likelihood of trespasses onto each owner's property, but it will also reduce the environmental impacts of the proposal.

Sun Communities intends on reaching out to the developer of the Burnham Drive Apartments personally to discuss these concerns. However, we wanted to also have them included as part of the city's official, public record for this proposal.

Thank you for the opportunity to comment on this SEPA determination. Please include the undersigned as a party of record as the City's land use review of the project moves forward.

Sincerely,



John McLaren
President & Chief Operating Officer
Sun Communities, Inc.

JL/as

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF MAILING

I, Michelle Thomas (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 3, 2022 I mailed a true and correct copy of the of **NOTICE OF PUBLIC HEARING** for the following:

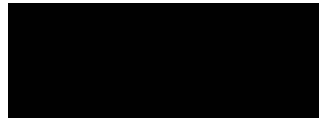
Project Name: **Burnham Drive Apartments**

Project Location: **9411 Burnham Drive - Parcel No. 0221061028**

Permit Number(s): **PL-SPP-18-0001, PL-CUP-17-0001, PL-DR-17-0184,**
- **PL-ALP-18-0008 & PL-SEPA-17-0013**

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 3^d day of May, 2022.



City of Gig Harbor Transmittal Form

Routing for: NOA SEPA **NOPH** NOPM NOD **Notice Date:** May 3, 2022
Project: Burnham Drive Apartments **Planner:** Carl

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
 Electronic Mail ☐ Pierce Transit Land Use Review
☐ Washington State Department of Fish & Wildlife
☐ Washington State Department of Natural Resources
☐ Washington State DAHP
☐ Puyallup Tribe of Indians Historic Preservation
☐ Puyallup Tribe Cultural Resources
☐ PenMet Parks
☐ Gig Harbor Fire & Medic One
☐ Suquamish Tribe
☐ Peninsula School District
☐ Pierce County Planning and Land Services
☐ Washington State Department of Transportation, attn: OR-SEPA-REVIEW
☐ Squaxin Island Tribe
☐ Muckleshoot Tribe
☐ Washington Department of Corrections
☐ Puget Sound Partnership
☐ Nisqually Tribe
☐ Peninsula Light Company

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



COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING

Burnham Drive Apartments

Permit Number(s): PL-SPP-18-0001, PL-CUP-17-0001, PL-DR-17-0184, PL-ALP-18-0008, PL-SEPA-17-0013

Date of Notice: May 3, 2022

Applicant: Paul Conan, 9004 Franklin Avenue, Gig Harbor, WA 98332

Agent: Contour Engineering, LLC, c/o Jeremy Haug, PO Box 949, Gig Harbor, WA 98335

Project Location: 9411 Burnham Drive, the site is located on the east side of Burnham Drive, approximately 650 feet north of the intersection of Burnham Drive and Harborview Drive. Section 06 Township 21 Range 02 Quarter 12. Assessor's Parcel Number: 0221061028

Project Description: The proposal includes the short subdivision of one parcel (Assessor's Parcel Number 0221061028) of approximately 4.41 acres into two lots of approximately 1.6 and 2.8 acres. The proposal also includes the development of a mixed-use multi-family complex consisting of 78 apartment units, a recreation building, and professional offices for lease, with associated parking and utility infrastructure. The use of the site will be encompassed in 6 new structures. An existing structure located on the site will be removed as part of the project's development. Direct access to the site is provided from Burnham Drive abutting on the west via an ingress/egress and public utility easement.

SEPA Threshold Determination: Determination of Nonsignificance, issued March 9, 2022

PUBLIC HEARING DATE: Hearing Examiner, **May 17, 2022 at 1:30 pm**, Virtual Hearing

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

Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday or on the City's [Permit Portal](#). A copy of the staff report on this proposal will be available at least seven days prior to the hearing. A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost; copies will be provided at the requestor's cost.

Interested persons may comment on the above stated application or may request a copy of the decision on this application. **Requests for notification, written comments, including any written comments addressing the findings required for a decision, must be submitted to the Planning Division no later than 5:00 PM on May,16, 2022**

Questions regarding the above stated application should be made to Carl de Simas, Principal Planner, City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "[Permit Portal](#)" and entering the above permit numbers "My Portal".

From: [Michelle Thomas](#)
To: [Carl de Simas](#); [Michelle Thomas](#)
Bcc: [Kyle Rose](#); [Stephen Bridgeford](#); [Jeremy Haug](#); [Paul R. Conan](#); [troy.atwell@jacksons.com](#); [drrhodspaulding@gmail.com](#); [johnhelget@comcast.net](#); [Jacqueline_kelly@yahoo.com](#); [citizensforgigaharbor@gmail.com](#); [Tina Vaslet Pierce Transit \(tvaslet@piercetransit.org\)](#); [jeff job](#); [Karen M](#); [Shaun Dinubilo](#); [Kevin Apperson](#); [sborgeson@atwell-group.com](#)
Subject: Notice of Public Hearing Burnham Drive Apartments
Date: Tuesday, May 3, 2022 9:08:21 AM
Attachments: [2022.05.17 NOPH.pdf](#)
[image001.png](#)

Please see attached Notice of Public Hearing for your review and comment.

LOCATION: 9411 Burnham Drive

PROPOSAL: The proposal includes the short subdivision of one parcel (Assessor's Parcel Number 0221061028) of approximately 4.41 acres into two lots of approximately 1.6 and 2.8 acres. The proposal also includes the development of a mixed-use multi-family complex consisting of 78 apartment units, a recreation building, and professional offices for lease, with associated parking and utility infrastructure. The use of the site will be encompassed in 6 new structures. An existing structure located on the site will be removed as part of the project's development. Direct access to the site is provided from Burnham Drive abutting on the west via an ingress/egress and public utility easement

COMMENT DEADLINE: Monday, May 16, 2022

The City of Gig Harbor will not act on this proposal for at least 14 days from the date of issuance of this notice. If your agency has any comments on this proposal, please send them to Carl de Simas, Senior Planner, City of Gig Harbor, Planning Division, 3510 Grandview Street, Gig Harbor, Washington, 98335; (253) 851-6170
Agency comments must be received by no later than Tuesday, **May 16, 2021 5 PM** for consideration.

Michelle Thomas

[City of Gig Harbor](#) | Planning Technician
Planning Division

Phone: 253.851.6170

Direct Phone: 253.853.8255

3510 Grandview Street, Gig Harbor, WA 98335



"THE MARITIME CITY"

Disclaimer: Public documents and records are available to the public as required under the Washington State Public Records Act (RCW 42.56). The information contained in all correspondence with a government entity may be disclosable to third party requesters under the Public Records Act.



Planning Division Interested Party Roster

Project Name: Burnham Apartments

Name	Address	City, State	Zip	Email	Phone	Comment Type/Date
Troy Atwell				troy.atwell@jacksons.com		email 08.30.17, 03.09.22 DNS
Rodrick & Young Spaulding	5018 Blue Pebble Court	Gig Harbor, WA	98332	drrodspaulding@gmail.com		email 08.31.17
John Helget				johnhelget@comcast.net		email 08.31.17
DOE						email 08.31.17, 10.12.17 03.01.18, 03.23.22 DNS
Jacqueline Kelly	9428 Burnham Drive	Gig Harbor, WA	98332	Jacqueline_kelly@yahoo.com		email 08.30.17, DRB testimony
Jeni Woock				citizensforgigharbor@gmail.com		email 08.19.17
Tina Vaslet Pierce Transit				tvasset@piercettransit.org		email 08.07.17, 10.09.17
Jeff Job				jeffreyjob@yahoo.com		email 05.10.21, 03.09.22 DNS
Al & Karen Mashburn	9420 Burnham Drive	Gig Harbor, WA	98332	karen98332@gmail.com		email 05.13.21, 03.09.22 DNS
Shaun Dinubilo Squaxin Island Tribe	200 SE Billy Frank Jr. Way	Shelton, WA	98584	sdinubilo@squaxin.us	360-432-3998	03.09.22 DNS
John McLaren President, Sun	27777 Franklin Road Suite 200	Southfield, MI	48034		248-208-2500	03.23.22 DNS
Kevin Apperson Attwell, LLC	9755 SW Barnes Road Suite 150	Portland, Or	97225	kapperson@atwell-group.com	971-334-8964	04.07.22 phone call
Scott Borgeson Attwell, LLC	9755 SW Barnes Road Suite 150	Portland, Or	97225	sborgeson@atwell-group.com	206-790-3935	04.07.22 request

Please refer to Gig Harbor Municipal Code (GHMC), Title 19, for any questions relative to the administration of the development code. This list should not be considered an exhaustive list of all those parties who may be interested in this project. This list represents only those parties who have commented at some point during the permit project and/or who have explicitly requested that they are included in project related correspondence. This list does not represent Parties of Record as defined in GHMC 19.06.003, however some may qualify as such.

221061081
BROOKS WALTER JR &
CAROLYN J
29814 11TH AVE SW
FEDERAL WAY, WA 98023-8210

221065006
FINNERTY WILLIAM
& JENNIFER
4116 VERNHARDSON ST
GIG HARBOR, WA 98332-1067

221061050
HARDWICK JOSEPH R JR
4407 62ND ST NW
GIG HARBOR, WA 98335-8132

4003340060
LONG ELIZABETH A
9419 ANCICH CT
GIG HARBOR, WA 98332

221061072
MUNDELL JEFFREY G
& NCOLE R
PO BOX 1245
GIG HARBOR, WA 98335-3245

4003340130
REFERENCE
7316 EAST SIDE DR NE
TACOMA, WA 98422-1122

4003340100
STEINGRABER DAVID
& MARGE
9418 ANCICH CT
GIG HARBOR, WA 98332

4003340110
VENTURI ANTHONY L
& JOAN G
9420 ANCICH CT
GIG HARBOR, WA 98332

221061028
CONAN WILMA L
3521 47TH ST CT
GIG HARBOR, WA 98335

4003340120
FOLINSBEE JANE E
9422 ANCICH CT
GIG HARBOR, WA 98332

4003340090
INDAHL PETER J & KELLY A
9416 ANCICH CT
GIG HARBOR, WA 98332

221065013
MASHBURN HELEN
9418 BURNHAM DR
GIG HARBOR, WA 98332-5701

4003340050
NEIMAN MICHAEL P TTEE &
NEIMAN NANCY E TTEE
9421 ANCICH CT
GIG HARBOR, WA 98332

4001330040
ROLPH KATHERINE D
& ASHLEY E
4124 SUTHERLAND CT
GIG HARBOR, WA 98332-1090

4001330020
STUENKEL WILLIAM & GAIL
4164 SUTHERLAND CT
GIG HARBOR, WA 98332-1090

221061102
DONKEY CREEK
HOLDINGS LLC
PO BOX 1805
GIG HARBOR, WA 98335

221061054 0221061055
FRATERNAL ORDER
OF EAGLES
4425 BURNHAM DR
GIG HARBOR, WA 98332-1082

4001330030
LIVELY JAKE T
4144 SUTHERLAND CT
GIG HARBOR, WA 98332-1090

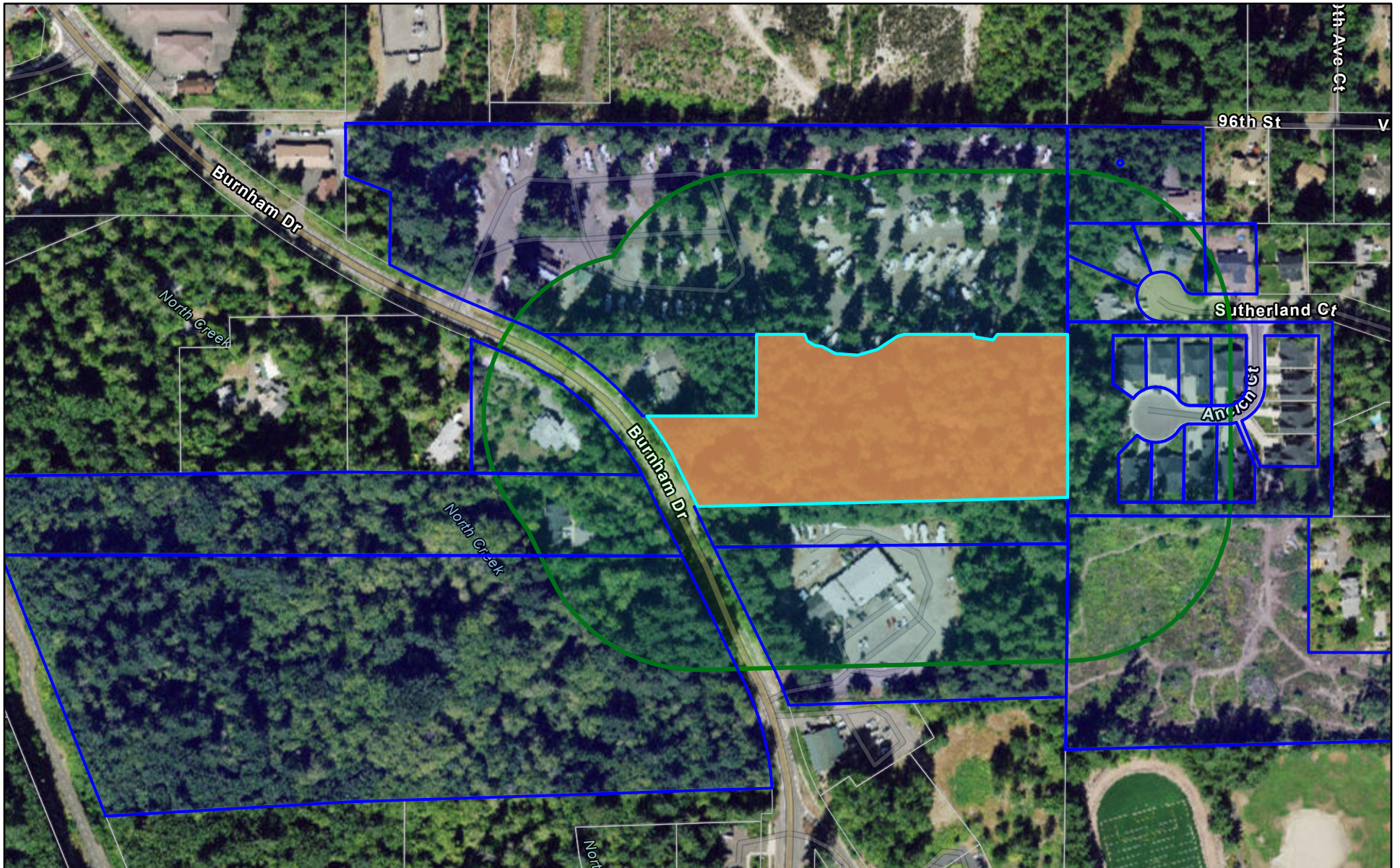
4001330010
MCDONOUGH SHEILA A
& GERALD D
4198 SUTHERLAND CT
GIG HARBOR, WA 98332-1090

4003340080
PARK GARY S & CAROLYN A
9415 ANCICH CT
GIG HARBOR, WA 98332

4003340070
SEAGREN WILLIAM
& DAVIS MEGAN
9417 ANCICH CT
GIG HARBOR, WA 98332

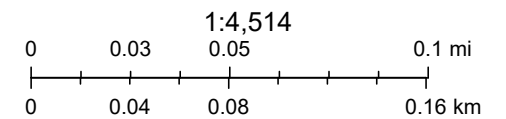
221061093
SUN GIG HARBOR RV LLC
27777 FRANKLIN RD STE 200
SOUTHFIELD, MI 48034

NOPH Burnham Apartments



5/2/2022, 1:37:44 PM

 Parcels



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri,

City of Gig Harbor

The map features are approximate. All data is provided "as-is" and "with all faults." The City assumes no liability for variations ascertained by actual survey.

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF POSTING

I, STEPHEN BRIDGEFORD (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 2ND, 2022 I caused to be posted the notice board provided by the City for the Notice of Public Hearing on the following:

Project Name: **Burnham Drive Apartments**

Project Location: **9411 Burnham Drive**

Permit Number(s): **PL-SPP-18-0001, PL-CUP-17-0001, PL-DR-17-0184,
PL-ALP-18-0008, PL-SEPA-17-0013**

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

- ☒ ALONG THE BURNHAM DRIVE FRONTAGE
- ☒ _____

SIGNED at Gig Harbor, Washington, this 3RD day of MAY, 2022.


DECLARANT (signature)

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF PUBLISHING

I, Michelle Thomas (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 27, 2022 I sent a true and correct copy of the **NOTICE OF PUBLIC HEARING** for publication in the **May 3, 2022** edition of the Tacoma News Tribune for the following:

Project Name: **Burnham Drive Apartments**

Project Location: **9411 Burnham Drive**

Permit Number(s): **PL-SPP-18-0001, PL-CUP-17-0001, PL-DR-17-0184,**
PL-ALP-18-0008 & PL-SEPA-17-0013

SIGNED at Gig Harbor, Washington, this 27th day of April, 2022.

Michelle Thomas
DECLARANT (signature)

City of Gig Harbor Transmittal Form

Routing for: NOA SEPA **NOPH** NOPM NOD **Notice Date:** May 3, 2022
Project: Burnham Drive Apartments **Planner:** Carl

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
 Electronic Mail ☐ Pierce Transit Land Use Review
☐ Washington State Department of Fish & Wildlife
☐ Washington State Department of Natural Resources
☐ Washington State DAHP
☐ Puyallup Tribe of Indians Historic Preservation
☐ Puyallup Tribe Cultural Resources
☐ PenMet Parks
☐ Gig Harbor Fire & Medic One
☐ Suquamish Tribe
☐ Peninsula School District
☐ Pierce County Planning and Land Services
☐ Washington State Department of Transportation, attn: OR-SEPA-REVIEW
☐ Squaxin Island Tribe
☐ Muckleshoot Tribe
☐ Washington Department of Corrections
☐ Puget Sound Partnership
☐ Nisqually Tribe
☐ Peninsula Light Company

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



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	254872	Print Legal Ad - IPL0070883	NOPH Burnham Drive Ap	\$119.56	2	48 L

Attention: Cindy Andrews

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

CITY OF GIG HARBOR NOTICE OF PUBLIC HEARING Burnham Drive Apartments

Permit Number(s): PL-SPP-18-0001, PL-CUP-17-0001, PL-DR-17-0184,
PL-ALP-18-0008, PL-SEPA-17-0013

Date of Notice: May 3, 2022

Applicant: Paul Conan, 9004 Franklin Avenue, Gig Harbor, WA 98332

Agent: Contour Engineering, LLC, c/o Jeremy Haug, PO Box 949, Gig Harbor, WA 98335

Project Location:
9411 Burnham Drive, the site is located on the east side of Burnham Drive, approximately 650 feet north of the intersection of Burnham Drive and Harborview Drive. Section 06 Township 21 Range 02 Quarter 12. Assessor's Parcel Number: 0221061028

Project Description: The proposal includes the short subdivision of one parcel (Assessor's Parcel Number 0221061028) of approximately 4.41 acres into two lots of approximately 1.6 and 2.8 acres. The proposal also includes the development of a mixed-use multi-family complex consisting of 78 apartment units, a recreation building, and professional offices for lease, with associated parking and utility infrastructure. The use of the site will be encompassed in 6 new structures. An existing structure located on the site will be removed as part of the project's development. Direct access to the site is provided from Burnham Drive abutting on the west via an ingress/egress and public utility easement.

SEPA Threshold Determination: Determination of Nonsignificance, issued March 9, 2022

PUBLIC HEARING DATE: Hearing Examiner, **May 17, 2022 at 1:30 pm**, Virtual Hearing

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

Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday or on the City's Permit Portal. A copy of the staff report on this proposal will be available at least seven days prior to the hearing. A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost; copies will be provided at the requestor's cost.

Interested persons may comment on the above stated application or may request a copy of the decision on this application. **Requests for notification, written comments, including any written comments addressing the findings required for a decision, must be submitted to the Planning Division no later than 5:00 PM on May 16, 2022**

Questions regarding the above stated application should be made to Carl de Simas, Principal Planner, City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers "My Portal".
IPL0070883
May 3 2022

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

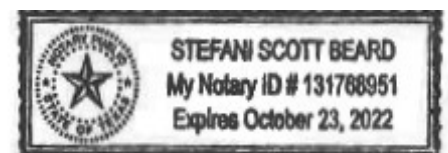
Beginning Issue of: 05/03/2022

Ending Issue of: 05/03/2022

Principal Clerk

Sworn to and subscribed before me this 3rd day of May in the year of 2022 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!



COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING

Burnham Drive Apartments

Permit Number(s): PL-SPP-18-0001, PL-CUP-17-0001, PL-DR-17-0184, PL-ALP-18-0008, PL-SEPA-17-0013

Date of Notice: May 3, 2022

Applicant: Paul Conan, 9004 Franklin Avenue, Gig Harbor, WA 98332

Agent: Contour Engineering, LLC, c/o Jeremy Haug, PO Box 949, Gig Harbor, WA 98335

Project Location: 9411 Burnham Drive, the site is located on the east side of Burnham Drive, approximately 650 feet north of the intersection of Burnham Drive and Harborview Drive. Section 06 Township 21 Range 02 Quarter 12. Assessor's Parcel Number: 0221061028

Project Description: The proposal includes the short subdivision of one parcel (Assessor's Parcel Number 0221061028) of approximately 4.41 acres into two lots of approximately 1.6 and 2.8 acres. The proposal also includes the development of a mixed-use multi-family complex consisting of 78 apartment units, a recreation building, and professional offices for lease, with associated parking and utility infrastructure. The use of the site will be encompassed in 6 new structures. An existing structure located on the site will be removed as part of the project's development. Direct access to the site is provided from Burnham Drive abutting on the west via an ingress/egress and public utility easement.

SEPA Threshold Determination: Determination of Nonsignificance, issued March 9, 2022

PUBLIC HEARING DATE: Hearing Examiner, **May 17, 2022 at 1:30 pm**, Virtual Hearing

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

Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday or on the City's [Permit Portal](#). A copy of the staff report on this proposal will be available at least seven days prior to the hearing. A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost; copies will be provided at the requestor's cost.

Interested persons may comment on the above stated application or may request a copy of the decision on this application. **Requests for notification, written comments, including any written comments addressing the findings required for a decision, must be submitted to the Planning Division no later than 5:00 PM on May,16, 2022**

Questions regarding the above stated application should be made to Carl de Simas, Principal Planner, City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "[Permit Portal](#)" and entering the above permit numbers "My Portal".



**PO Box 949
Gig Harbor, Wa 98335**

**Phone: (253) 857-5454
Fax: (253) 509-0044**

**Hearing Examiner
Burnham Drive Apartments
PL-SPP-18-0001 et al**

Exhibit S

15-204 Burnham Apartments - Offsite Improvements

ENGINEERS COST ESTIMATE WORKSHEET

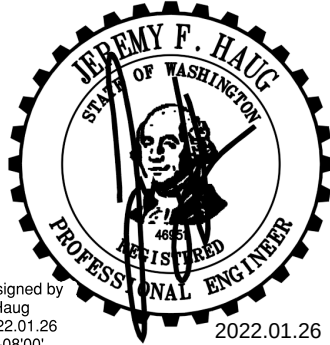
Roadway, Sidewalk, Curbs & Approaches					
Item	Item Description	Quantity	Qty Description	Price	Amount
204	Crushed Surfacing Base Course	34	Cu. Yd.	\$37.00	\$1,258
205.A	Crushed Surfacing Top Course	5	Cu. Yd.	\$37.00	\$185
208	Asphalt Concrete Pavement, 8"	14	Cu. Yd.	\$1,025.00	\$14,350
209	Asphalt Grind and Overlay, 2"	431	Sq. Yd.	\$28.50	\$12,284
212	Concrete Curb and Gutter	271	Lin. Ft.	\$12.00	\$3,252
213	Cement Concrete Approach	2	Each	\$3,000.00	\$6,000
214	Cement Concrete Sidewalk	225	Sq. Yd.	\$40.50	\$9,113
217	Street Sign and Post, New	1	Each	\$225.00	\$225
Roadway, Sidewalk, Curb & Approaches Total =					\$46,666

Storm Drainage					
Item	Item Description	Quantity	Qty Description	Price	Amount
329	Adjust Existing Catch Basin to Finish Grade	1	Each	\$500.00	\$500
339	Remove Existing Storm Pipe	110	Lin. Ft.	\$6.00	\$660
342.B	PVC Drainage Pipe, 12", with Trenching	7	Lin. Ft.	\$30.00	\$210
347	Rip Rap Pad	5	Cu. Yd.	\$101.00	\$505
Storm Drainage Total =					\$1,875

Sanitary Sewer					
Item	Item Description	Quantity	Qty Description	Price	Amount
401.B	Sewer Pipe, Gravity, PVC SDR 35, 8"	21	Lin. Ft.	\$12.10	\$254
407.A	Sewer Pipe, Gravity, Trenching 14' to 20'	21	Lin. Ft.	\$61.11	\$1,283
425	Connection to Existing Main	1	Each	\$500.00	\$500
430	Adjust Existing Manhole to Finish Grade	1	Each	\$500.00	\$500
431.A	Testing and TVing Sewer Pipe	21	Lin. Ft.	\$2.50	\$53
Sanitary Sewer Total =					\$2,590

Water					
Item	Item Description	Quantity	Qty Description	Price	Amount
509.A	Water Pipe, 8", AWWA C900, MJ with trenching	27	Lin. Ft.	\$56.50	\$1,526
527	Water Pipe, GV, 8", CI, 250 psi, MJ	1	Each	\$1,325.00	\$1,325
531	Connection to Existing Main	1	Each	\$400.00	\$400
532.B	Thrust Block 8" - T	1	Each	\$2,325.00	\$2,325
534.B	Testing Water Main	27	Lin. Ft.	\$5.00	\$135
Water Total =					\$5,711

Power, Gas, Illumination					
Item	Item Description	Quantity	Qty Description	Price	Amount
600	Utility Pole Relocation	1	Lump Sum	\$6,000.00	\$6,000
602	Power, Aerial to Underground	185	Lin. Ft.	\$80.00	\$14,800
603	Power Conduit, 4" Underground, PVC, with Trenching	180	Lin. Ft.	\$20.65	\$3,717
631	Lighting Pole, Alum., 40' High, 1 arm, with Conc. base	2	Each	\$6,500.00	\$13,000
632	Lighting, Luminaire, 1000 watt, HPS	2	Each	\$1,050.00	\$2,100
Power, Gas, Illumination Total =					\$39,617



Digitally signed by
Jeremy Haug
Date: 2022.01.26
06:34:16-08'00'

2022.01.26

Subtotal =	\$96,458
Mobilization (5% of Subtotal) =	\$4,823
Cost Estimate Subtotal =	\$101,281
Sales Tax 8.80%	\$8,913
Total =	\$110,194
Grand Total =	\$110,194

Notes: 1) Costs used in this Engineers Estimate are based on available information. Actual construction cost bids should be solicited from contractor(s) for more accurate market prices.
2) Does not include Landscaping
3) Estimate does not include costs for overhead power, transformers, service cabinets, etc. and gas facilities. Actual costs will need to be provided by PenLight and PSE respectfully.

From: [Jenna Torquato](#)
To: [Michelle Thomas](#)
Subject: Comments Regarding: Notice of Public Hearing Burnham Drive Apartments
Date: Monday, May 16, 2022 12:39:09 PM
Attachments: [image002.png](#)



Community Development Planning Division
City of Gig Harbor
3510 Grand View Street
Gig Harbor, WA 98335

Dear Community Development Planning Division,

I write on behalf of Sun Communities and Gig Harbor RV Resort regarding the project known as the Burnham Drive Apartments (permit numbers PL-SPP-18-0001, PL-CUP-17-0001, PL-DR-17-0184, PL-ALP-18-0008, and PL-SEPA-17-0013).

Sun Communities purchased the property adjacent to this proposed project at 9515 Burnham Drive in Summer of 2020. The property, known as Gig Harbor RV Resort, is a transient RV resort dedicated to recreational uses and Sun Communities intends to continue the established program.

As the Resort Manager of Gig Harbor RV Resort, I have concerns about the proximity of the Burnham Drive Apartment project to our property, especially building "A" and "E". The proposed project plans show that these buildings are very close to our property line, which could result in increased noise disturbances to our guests and a reduction to the natural greenery that currently exists along our property boundary. Additionally, we are looking to ensure that an adequate barrier is maintained on the North property line between the resort and the apartment complex to lessen the likelihood of trespasses onto each owner's property. I am requesting your assistance in establishing conditions that would require the developer to provide a sufficient landscaping buffer and privacy fencing between the parcels. I believe that this reasonable request benefits both properties interests in providing the best experience to guests and residents alike.

Sun Communities has reached out to the developer of the Burnham Drive Apartments personally to discuss these concerns. However, we wanted to also have them included as part of the city's official, public record for this proposal.

Thank you for the opportunity to submit a comment to be included at this public hearing.

Sincerely,

Jenna Torquato
RV Resort Manager
Gig Harbor RV Resort
Sun Communities, Inc.

Jenna Torquato (She/Her)

RV Resort Manager

Region 09 Unity Ambassador

Gig Harbor RV Resort

9515 Burnham Dr | Gig Harbor, WA 98332

Phone: [\(253\)858-8138](tel:2538588138) | GigHarborRVResort.com

Email: JTorquato@suncommunities.com



From: [Eric Waters](#)
To: [Michelle Thomas](#)
Subject: For Public Comment - Burnham Drive Apartments
Date: Monday, May 16, 2022 2:08:26 PM
Attachments: [image003.png](#)
[Burnham Drive Apts_Ladder Access_1.pdf](#)
[Burnham Drive Apts_Ladder Access_2.pdf](#)
[Burnham Drive Apartments - Hearing Examiner Comments 20220516.pdf](#)

Please see the attached comments and plans regarding Burnham Drive Apartments (PL-SPP-18-0001 et al)

If there are any comments regarding the comments do not hesitate to contact me.

Best regards,

Eric

Eric Waters, Division Chief
Prevention Division/ PIO/Liaison
Gig Harbor Fire & Medic One
253-851-3111 Off.
253-377-0518 Cell



This email and its attachments may be confidential and are intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed are solely those of the author and do not necessarily represent those of the Fire Department.



Gig Harbor Fire & Medic One

May 16, 2022

City of Gig Harbor
Planning Division
Attn: Hearing Examiner
3510 Grandview Street
Gig Harbor, WA 98335

RE: For Public Comment- Burnham Drive Apartments (PL-SPP-18-0001 et al)

Dear Hearing Examiner,

After careful review of the proposed apartment buildings associated with this project, Gig Harbor Fire & Medic One (GHFMO) would like to provide comments and request conditions for project approval.

Transient housing such as apartment buildings provide an important and valuable housing option in Gig Harbor. The security and safety of occupants in this type of housing are paramount for GHFMO. Currently, buildings "A", "C", and "D" are positioned in a manner that will adversely affect our ability to rescue the occupants during a fire emergency. The buildings are currently positioned close to planned obstructions that will prevent firefighters from deploying ladders in order to perform rescues from 2nd and 3rd floor dwelling units.

Rescue operations during a fire emergency require set back distances that allows firefighters the ability to safely position ladders to access 2nd and 3rd floor dwelling units. The minimum setback distance for a rescue on the 2nd floor is 7.5 feet. The minimum setback distance for a rescue on the 3rd floor is 13.27 feet. This setback distance is from the face of the building to the base of the ladder. An additional 3 feet is required to provide firefighters access to the base of the ladder. This creates the need for a 10.5 foot setback for 2nd floor dwelling unit access and a 16.27 foot setback for 3rd floor dwelling units.

GHFMO requests conditions of approval for Burnham Drive Apartments that provide no less than 16.5 feet of clearance from any obstruction that will impede firefighters during rescue operations. This includes landscaping, trees, fences, light poles, and carports. One specific concern is landscaping that will grow into an obstruction. Another concern is fencing that creates a hard barrier.

Enclosed are reference documents that illustrate proposed buildings and associated obstruction distances. See attachment files: Burnham Drive Apts. Ladder Access 1 and Burnham Drive Apts. Ladder Access 2

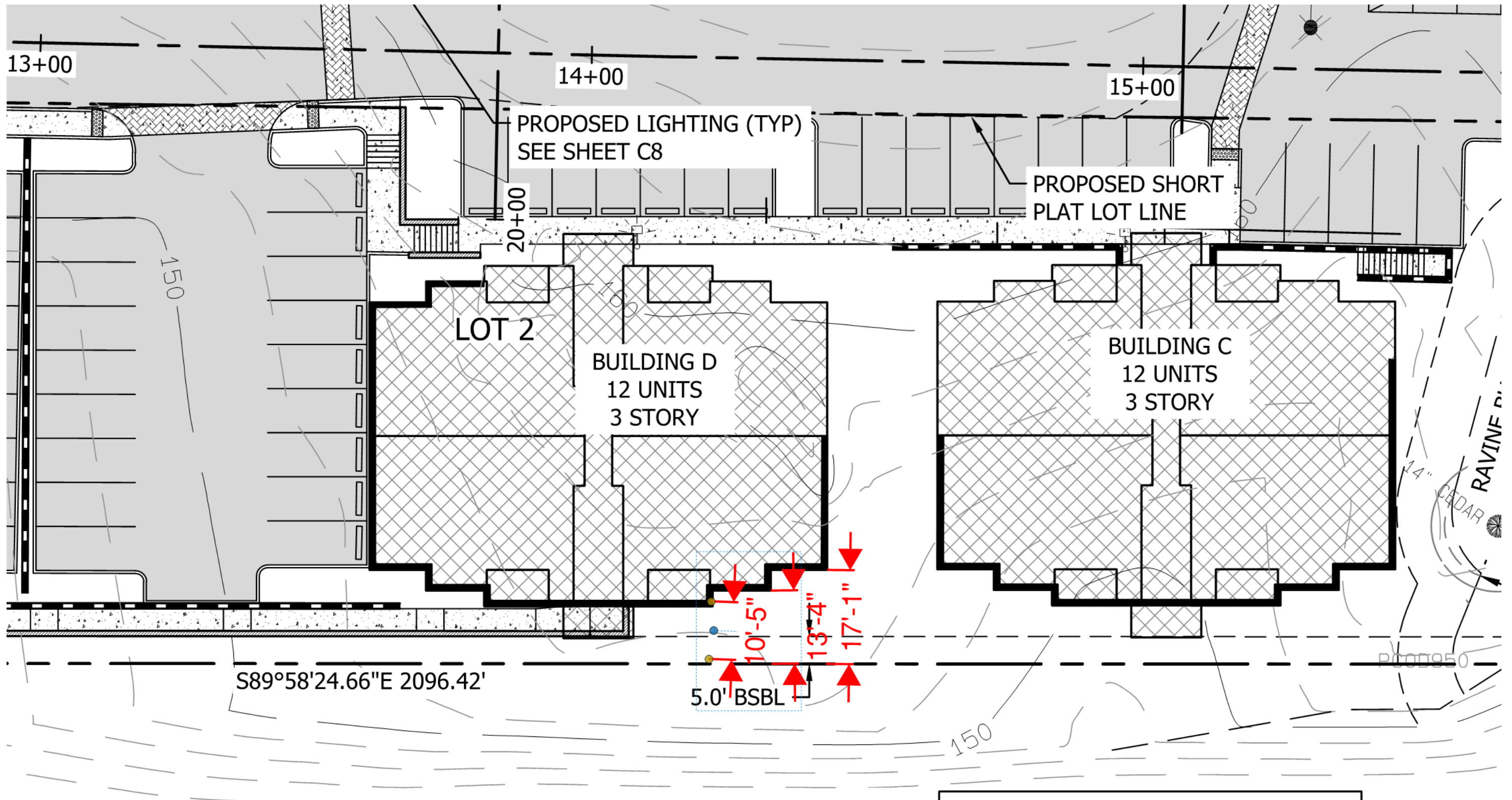
Without the aforementioned conditions, GHFMO's response to a rescues during fire emergencies will be delayed and rescue operations will be adversely impacted.

If there are any clarifying questions regarding these comments do not hesitate to contact me.

Professionally yours,


Eric Waters, Division Chief

Attachments: Burnham Drive Apts Ladder Access 1 and Burnham Drive Apts Ladder Access 2



PARCEL# 0221061055
FRATERNAL ORDER OF EAGLES
ZONED B-2

SEE ARCHITECTURAL FOR
FORMAL SITE PLAN

PARKING AREAS
17.78.080
1) MINIMUM 10' WIDTH BUFFER -
2) CONTINUOUS CANOPY OF TREES 20' OC
3) CONTINUOUS 3' MIN HT. SCREEN SHRUBS

ALL PERIMETER PLANT MATERIAL IS FROM DIRECTOR'S
PREFERRED SPECIES LIST - NATIVE

'ION'

RETAINING WALL

[illegible]

From: [Shaun Mcmillen](#)
To: [Michelle Thomas](#)
Subject: Concerns for Proposed Construction at 9411 Burnham Dr.
Date: Monday, May 16, 2022 3:55:11 PM
Attachments: [9411 Burnham dr. Proposal concerns.docx](#)

Good afternoon Ma'am,
Could you please make sure this letter gets routed accordingly, Thank you for your assistance.
Have a glorious day.

V/r
Shaun McMillen

16 May 2022

Good afternoon Mr. Carl de Simas and City of Gig Harbor,

I am writing you today with concerns of the proposed construction at 9411 Burnham Dr. I am the President of the Gig Harbor Eagles club at 4425 Burnham Dr., as you are probably well aware that the Eagles club has been at that location coming up on 75 years next year. Over the years we have done charity work and given back to the community. Our concerns with this proposal is the water runoff and environment impact it will have to our building. The building has already had 3 major floods over the last 20 years with one happening not too long ago from water runoff from the adjacent properties. Lastly, we would like to state that we are a lounge and frequently have bands and events that go well into the evening, During the summer months we open our doors to let fresh air in the building, we also use the out-door patio that has background music playing later into the evening hours. We're concerned that the continuation of this proposal will cause a burden on the residents that would occupy the apartments due to music/entertainment noise. We feel there will be complaints filed against the Gig Harbor Eagles unjustly because the noise and activities. We don't mean any harm; we just want to continue the Legacy of the Eagles allowing us to have charity events to support Charities and the Community. Thank you for your time. If you have and questions or concerns, please contact me at (910)988-9439 or shaun.mcmillen@gmail.com

V/R

Shaun McMillen

Worthy President

Gig Harbor Eagles 2809

"People Helping People"





Planning Division

Memorandum

May 17, 2022

To: Mr. Andrew Reeves, Hearing Examiner
From: Carl de Simas, Principal Planner
Subject: Burnham Drive Apartments (PL-SPP-18-0001, PL-DR-17-0184, PL-ALP-18-0008, PL-SEPA-17-0013)

As you know, a public hearing on the subject project is to be conducted today, May 17, 2022 at 1:30pm. In preparation for this hearing, staff found that some information was inadvertently omitted from the Staff Report dated May 10, 2022. Therefore, staff would like to admit the following:

1. Notice of Application Declarations dated August 17, 2017
2. Notice of Application Public Comments from August 17, 2017 through March 1, 2018

As noted on Page 6 of the Staff Report, the project application was noticed on September 28, 2017 and then again for the addition of the short plat application on February 15, 2018. However, the Report fails to note that the project application was originally noticed on August 17, 2017. The subsequent notice in September of 2017 was a corrected notice to an error found in the original.

Page 6 of the Staff Report also states, "No comments were submitted to staff in response to the NOAs." This statement is erroneous. In fact, several comments were received from the public and public agencies during the notice of application comment periods. The comments were compiled, provided to the applicant, and considered during the project review process.

This additional information does not change staff's conclusions nor recommendations found in Sections X and XI of the Staff Report.

Thank you for your consideration of this information. Please feel free to contact me directly with any questions and/or necessary clarifications.

Carl de Simas
Principal Planner
253-853-7628
cdesimas@gigharborwa.gov

Encl.: Notice of Application (NOA) Declarations dated August 17, 2017; Notice of Application (NOA) Public Comments dated August 17, 2017 through March 1, 2018

Cc: Applicant and Agent

CERTIFICATION OF PUBLIC NOTICE

DECLARATION OF MAILING

I, Cynthia L. Andersen (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 **Aug 17th, 2017** I mailed (e-mailed) a true and correct copy of the **NOTICE OF APPLICATION** for the following:

Project Name: **BURNHAM DR APARTMENTS**

Project Location: **9411 BURNHAM DR**

Permit Number(s): **PL-CUP-17-0001/PL-SPR-17-0003/PL-DR-17-0184/PL-SEPA-17-0013**

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 17th day of August, 2017.

Cynthia L. Andersen
DECLARANT (signature)

City of Gig Harbor
Transmittal Form

Routing for:

NOA SEPA NOPH NOPM NOD

Notice Date: Aug 17th 2017

Project: Burnham Dr. Apartments

Planner: CAZL de Simas

PL-CWP-17-0001 / PL-SEP-17-0003 / PL-DZ-17-0184

Routed to:
City Depts.

- ☐ Public Works-Operations
☐ Public Works-Engineering

- ☐ Building and Fire Safety
☐ Other _____

SEPA Agencies:

(NOA, SEPA)

Electronic Mail

- ☒ Washington Department of Ecology, SEPA Register
☐ Washington Department of Commerce, attn: Review Team
☐ Pierce Transit Land Use Review, attn: Kelly Haden, Monica Adams
☐ Washington State Department of Fish & Wildlife, attn: SEPA Desk
☐ Washington State Department of Natural Resources, attn: SEPA Center
☐ Washington State DAHP, attn: Gretchen Kaehler
☐ Puyallup Tribe of Indians Historic Preservation, attn: Judy Wright
☐ Puyallup Tribe Cultural Resources, attn: Brandon Reynon/Jeffrey Thomas
☐ PenMet Parks, attn: Elaine Sorenson
☐ Pierce County Fire District Number 5, attn: Eric Watson/Eric Waters
☐ Suquamish Tribe, attn: Dennis Lewarch
☐ Peninsula School District, attn: Vicki Smith
☐ Pierce County Planning and Land Services
☐ Washington State Department of Transportation, attn: Dale Severson / SEPA Reviews
☒ Squaxin Island Tribe, attn: Rhonda Foster
☐ Muckleshoot Tribe, attn: Laura Murphy
☐ Washington Department of Corrections, attn: Eric Heinitz
☐ Puget Sound Partnership, attn: Marsha Engel

Other Parties:

1st Class Mail

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



DEVELOPMENT SERVICES
CITY OF GIG HARBOR

NOTICE OF APPLICATION
August 17, 2017

Burnham Drive Apartments
Type III Permit

Permit Number(s): PL-CUP-17-0001, PL-SPR-17-0003, PL-DR-17-0184, PL-SEPA-17-0013

Date Application was Submitted: August 8, 2017

Date of Notice of Complete Application: August 8, 2017

Name of Applicant: Contour Engineering, LLC, 4706 97th St. NW, Ste. 100, Gig Harbor, WA 98335

Project Location: 9411 Burnham Drive; Sec 06, Tw 21 N, R 2 E

Description of Proposed Project: The proposal includes an 80-unit apartment complex with a community building, parking, and utility extensions on an irregularly shaped parcel of 4.45 acres. The development will include five 3-story multi-family residential buildings, a 2-story carriage unit building with garages on the first level and apartment units on the second, and a single story community building with leasing offices. The site is located in the City's B-2 Zoning District (General Business) and the MUD Overlay (Mixed Use District). Multiple-family Dwellings are a conditional use in this zone and therefore require a conditional use approval. The site is generally hilly and a ravine with associated steep slopes exists near the eastern property line. This ravine area is to be left in a natural state.

Project Permits Included with Application: Shoreline Substantial Development Permit, Shoreline Variance, Major Site Plan Review, Design Review, SEPA Threshold Determination.

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

Other Required Permits Not Included in Application: Building permit and engineering permits will be required.

Existing Environmental Documents which Evaluate Proposed Project:

SEPA Environmental Checklist, prepared by Jeremy Haug and Stephen Bridgeford, Contour Engineering, dated August 2017; Geotechnical Engineering Report, prepared by Jordan Kovash, Georesources, dated February 16, 2017; Traffic Impact Analysis, prepared by Heath and Associates, dated August 2017.

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

Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Department, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday. An open record public hearing will be held on this project, at this time the hearing has not been scheduled. A copy of the staff report on this project proposal will be available seven days prior to the public hearing.

Interested persons may comment on the above stated application, or may request any notice of public hearing or a copy of the decision on this application, or participate in any public hearings. Requests for notification or written comments must be submitted to the Planning Department by no later than **August 31, 2017**. All public comments or requests must be received at the Planning Department by no later than 5:00pm on the last date of the comment period.

Questions regarding the above stated application should be made to Carl de Simas, Associate Planner, City of Gig Harbor Planning Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling 253-851-6170.

(1 0221061028 6310)
CONAN EDWARD & WILMA TTEE
9004 FRANKLIN AVE
GIG HARBOR, WA, 98332-1013

(2 0221061050 1197)
WILCOX DON L & LINDA
9421 BURNHAM DR NW
GIG HARBOR, WA, 98332-5705

(3 0221061054 6900)
FRATERNAL ORDER OF EAGLES
4425 BURNHAM DR
GIG HARBOR, WA, 98332-1082

(4 0221061055 6900)
FRATERNAL ORDER OF EAGLES
4425 BURNHAM DR
GIG HARBOR, WA, 98332-1082

(5 0221061072 1101)
MUNDELL JEFFREY G & NCOLE R
PO BOX 1245
GIG HARBOR, WA, 98335-3245

(6 0221061081 9100)
BROOKS WALTER JR & CAROLYN J
29814 11TH AVE SW
FEDERAL WAY, WA, 98023-8210

(7 0221061093 1501)
G&H RV RESORT INC
9515 BURNHAM DR NW
GIG HARBOR, WA, 98332-5724

(8 0221061102 9100)
DONKEY CREEK HOLDINGS LLC
PO BOX 245
GIG HARBOR, WA, 98335-0245

(9 0221065006 1101)
FINNERTY WILLIAM & JENNIFER
4116 VERNHARDSON ST
GIG HARBOR, WA, 98332-1067

(10 0221065013 1101)
MASHBURN WILLIAM H & HELEN
9418 BURNHAM DR NW
GIG HARBOR, WA, 98332-5701

(11 0221065014 1101)
MASHBURN ALAN W
9420 BURNHAM DR NW
GIG HARBOR, WA, 98332-5701

(12 0221066010 9400)
MASHBURN WM H & HELEN
9418 BURNHAM DR NW
GIG HARBOR, WA, 98332-5701

(13 4001330010 1101)
MCDONOUGH SHEILA A & GERALD D
4198 SUTHERLAND CT
GIG HARBOR, WA, 98332-1090

(14 4001330020 1101)
STUENKEL WILLIAM & GAIL
4164 SUTHERLAND CT
GIG HARBOR, WA, 98332-1090

(15 4001330030 1101)
GR PROPERTIES LLC
5369 W TAPPS DR E
LAKE TAPPS, WA, 98391-8942

(16 4001330040 1101)
HILDRETH STEVEN F
4704 88TH AVE NW
GIG HARBOR, WA, 98335-6117

(17 4003340050 9100)
APOGEE CAPITAL LLC
1830 112TH ST E STE F
TACOMA, WA, 98445-3747

(18 4003340060 9100)
APOGEE CAPITAL LLC
1830 112TH ST E STE F
TACOMA, WA, 98445-3747

(19 4003340070 9100)
APOGEE CAPITAL LLC
1830 112TH ST E STE F
TACOMA, WA, 98445-3747

(20 4003340080 9100)
APOGEE CAPITAL LLC
1830 112TH ST E STE F
TACOMA, WA, 98445-3747

(21 4003340090 9100)
APOGEE CAPITAL LLC
1830 112TH ST E STE F
TACOMA, WA, 98445-3747

(22 4003340100 9100)
APOGEE CAPITAL LLC
1830 112TH ST E STE F
TACOMA, WA, 98445-3747

(23 4003340110 9100)
APOGEE CAPITAL LLC
1830 112TH ST E STE F
TACOMA, WA, 98445-3747

(24 4003340120 9100)
APOGEE CAPITAL LLC
1830 112TH ST E STE F
TACOMA, WA, 98445-3747

(25 4003340130 0000)
REFERENCE
2401 S 35TH ST
TACOMA, WA, 98409-7499

BURNHAN DR APARTMENTS

Legend

- Highlighted Tax Parcels
- Tax Parcels
- Base Parcel
- Condominium
- Other
- Roads
- Interstate
- Limited Access State Routes
- Other State Routes
- Ramps
- Major Arterial
- Collector
- Local Access
- Unknown
- Pierce County Basemap
- Unincorporated County
- Tacoma
- Lakewood, Edgewood, Bonney Lake, Buckley, South Prairie
- St. Helens, Fircrest, Five, Gig Harbor, Orting, Eatonville, Roy, Carbonado, Wilkeson, Mt Rainier
- University Place, Puyallup, Auburn
- DuPont, Milton, Sumner
- Fort Lewis, McChord, McNell
- Island
- Water

PL-CUP-17-0001

Printed: 8/17/17 8:33 AM

Scale 1:4,075

0 175 350 ft.

A



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

RECEIVED BY
AUG 17 2017
CITY OF GIG HARBOR

CERTIFICATION OF PUBLIC NOTICE

DECLARATION OF POSTING

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

On August 16, 2017 I caused to be posted the notice board provided by the City for the NOTICE OF APPLICATION on the following:

Project Name: BURNHAM DR. APARTMENTS

Project Location: 9411 BURNHAM DR.

Permit Number(s): PL-CUP-17-0001/PL-SPR-17-0003/PL-DR-17-0184/PL-SEPA-17-0013

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

- ☒ on property 5' ± from
- ☒ Right away about midpoint

SIGNED at Gig Harbor, Washington, this 16 day of August, 2017.

Jeff Reed
DECLARANT (signature)

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF PUBLISHING

I, Cynthia Sandeen (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 AUG 9TH, 2017 sent a true and correct copy of the NOTICE OF APPLICATION for publication

In the AUG 17TH 2017 edition of the Peninsula Gateway for the following:

Project Name: BURNHAM DRIVE APARTMENTS

Project Location: 9411 BURNHAM DR.

Permit Number(s): PL-CUP-17-0001/PL-SPR-17-0003/PL-DR-17-0184/PL-SEPA-17-0013

SIGNED at Gig Harbor, Washington, this 9th day of August, 2017.

Cynthia Sandeen
DECLARANT (signature)

City of Gig Harbor
Transmittal Form

Routing for: NOA SEPA NOPH NOPM NOD Notice Date: August 9th, 2017
Project: Burnham Dr. Apartments Planner: Carl De Simas
PL-CUP-17-0001 - PL-SPR-17-0003 - PL-DR-17-0184

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)
☒ Other Grading

Order Confirmation

Customer

CITY OF GIG HARBOR

Customer Account

255175

Customer Address

3510 GRANDVIEW ST
GIG HARBOR WA 983351214 USA

Customer Phone

253-851-8136

Customer Fax

Sales Rep

lbastin@thenewstribune.com

Payor Customer

CITY OF GIG HARBOR

Payor Account

255175

Payor Address

3510 GRANDVIEW ST
GIG HARBOR WA 983351214 USA

Payor Phone

253-851-8136

Customer EMail

Order Taker

lbastin@thenewstribune.com

<u>PO Number</u>	<u>Payment Method</u>	<u>Blind Box</u>	<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>
NOA BURNHAM DRIVE APTS	Check		0	0	2

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Amount</u>	<u>Amount Due</u>
\$123.98	\$0.00	\$123.98	\$0.00	\$123.98

<u>Ad Order Number</u>	<u>Order Source</u>	<u>Ordered By</u>	<u>Special Pricing</u>
0003225270		CINDY ANDREWS	
<u>Invoice Text</u>			<u>Promo Type</u>
NOA BURNHAM DRIVE APTS			
<u>Package Buy</u>			<u>Materials</u>

Ad Order Information

<u>Ad Number</u>	<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
0003225270-01	TAC-Legal Liner	AdBooker	

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

<u>Ad Size</u>	<u>Color</u>
1 X 73 li	

<u>Product</u>	<u>Placement</u>	<u>Times Run</u>	<u>Schedule Cost</u>
TAC-GW-Gateway	0300 - Legals Classified	1	\$123.98

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

<u>Run Dates</u>
08/17/2017

**CITY OF GIG HARBOR
NOTICE OF APPLICATION
August 17, 2017**

**Burnham Drive Apartments
Type III Permit**

Permit Number(s): PL-CUP-17-0001, PL-SPR-17-0003, PL-DR-17-0184, PL-SEPA-17-0013
Date Application was Submitted: August 8, 2017
Date of Notice of Complete Application: August 8, 2017

Name of Applicant: Contour Engineering, LLC,
4706 97th St. NW, Ste. 100, Gig Harbor, WA
98335

Project Location: 9411 Burnham Drive; Sec 06, Tw
21 N, R 2 E

Description of Proposed Project: The proposal includes an 80-unit apartment complex with a community building, parking, and utility extensions on an irregularly shaped parcel of 4.45 acres. The development will include five 3-story multi-family residential buildings, a 2-story carriage unit building with garages on the first level and apartment units on the second, and a single story community building with leasing offices. The site is located in the City's B-2 Zoning District (General Business) and the MUD Overlay (Mixed Use District). Multiple-family Dwellings are a conditional use in this zone and therefore require a conditional use approval. The site is generally hilly and a ravine with associated steep slopes exists near the eastern property line. This ravine area is to be left in a natural state.

Project Permits Included with Application: Shoreline Substantial Development Permit, Shoreline Variance, Major Site Plan Review, Design Review, SEPA Threshold Determination.

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

Other Required Permits Not Included in Application: Building permit and engineering permits will be required.

Existing Environmental Documents which Evaluate Proposed Project:

SEPA Environmental Checklist, prepared by Jeremy Haug and Stephen Bridgford, Contour Engineering, dated August 2017; Geotechnical Engineering Report, prepared by Jordan Kovash, Georesources, dated February 16, 2017; Traffic Impact Analysis, prepared by Heath and Associates, dated August 2017.

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

Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Department, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday. An open record public hearing will be held on this project, at this time the hearing has not been scheduled. A copy of the staff report on this project proposal will be available seven days prior to the public hearing.

Interested persons may comment on the above stated application, or may request any notice of public hearing or a copy of the decision on this application, or participate in any public hearings. Requests for notification or written comments must be submitted to the Planning Department by no later than August 31, 2017. All public comments or requests must be received at the Planning Department by no later than 5:00pm on the last date of the comment period.

Questions regarding the above stated application should be made to Carl de Simas, Associate Planner, City of Gig Harbor Planning Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling 253-851-6170.



DEVELOPMENT SERVICES
CITY OF GIG HARBOR

NOTICE OF APPLICATION
August 17, 2017

Burnham Drive Apartments
Type III Permit

Permit Number(s): PL-CUP-17-0001, PL-SPR-17-0003, PL-DR-17-0184, PL-SEPA-17-0013

Date Application was Submitted: August 8, 2017

Date of Notice of Complete Application: August 8, 2017

Name of Applicant: Contour Engineering, LLC, 4706 97th St. NW, Ste. 100, Gig Harbor, WA 98335

Project Location: 9411 Burnham Drive; Sec 06, Tw 21 N, R 2 E

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Project Permits Included with Application: Shoreline Substantial Development Permit, Shoreline Variance, Major Site Plan Review, Design Review, SEPA Threshold Determination.

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Questions regarding the above stated application should be made to Carl de Simas, Associate Planner, City of Gig Harbor Planning Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling 253-851-6170.

De Simas, Carl

From: Jeni Woock <citizensforgigharbor@gmail.com>
Sent: Saturday, August 19, 2017 11:21 AM
To: De Simas, Carl
Subject: Burnham Dr Apartments

Good morning Carl

I am submitting this written notification to be placed on all meetings regarding this application and project.

I am not able to find information on this application through the permit portal. If it is online could you please give me instructions on how to find?

The Permit Portal is NOT user friendly. I have also sent a not to Shawna asking for easier clearer directions.

Thank you

Jeni Woock

De Simas, Carl

From: Kester, Jennifer
Sent: Tuesday, September 05, 2017 2:20 PM
To: De Simas, Carl
Subject: FW: [** EXTERNAL **] Traffic

Follow Up Flag: Follow up
Flag Status: Flagged

To put on an interested parties list for Burnham apartments.

Jennifer Kester, Planning Director
Planning Department
City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335
Phone: 253.853.7631
Fax: 253.858.6408
www.gigharborplanning.com

Dedicated to public service through teamwork and respect for our community

All e-mail correspondence to and from this address is subject to the Washington State Public Records Act, which may result in monitoring and archiving, as well as disclosure to third parties upon request.

From: Williams, Ron
Sent: Thursday, August 31, 2017 12:22 PM
To: Kester, Jennifer <KesterJ@cityofgigharbor.net>
Subject: FW: [** EXTERNAL **] Traffic

Jenn, I think this guy is referring to the new apartments on Burnham you referenced in your presentation this morning. Do you know the answer to his question? Oh and please call me when you have a moment please. I go back into interviews at 1pm.

Thanks,
-Ron

From: Troy Atwell [<mailto:troy.atwell@jacksons.com>]
Sent: Wednesday, August 30, 2017 3:56 PM
To: Williams, Ron <williamsrl@cityofgigharbor.net>
Subject: Re: [** EXTERNAL **] Traffic

We are all curious about the new apartments, are they going to be low or fixed Income? Just worried about crime as well.

----- Original message -----

From: "Williams, Ron" <williamsrl@cityofgigharbor.net>
Date: 8/30/17 12:06 PM (GMT-08:00)
To: Troy Atwell <troy.atwell@jacksons.com>
Cc: "Wise, Shawna" <WiseS@cityofgigharbor.net>
Subject: RE: [** EXTERNAL **] Traffic

That sounds great. I will await your response. Please go through Shawna Wise to schedule a time. If it works better for you I am happy to come to your neighborhood and meet there.

Thanks!
-Ron

Ronald L. Williams

City Administrator



City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335
(253) 851-6127
williamsrl@cityofgigharbor.net

---WARNING AND CONFIDENTIALITY NOTICE--- ALL E-MAIL SENT AND RECEIVED BY THIS ADDRESS WILL BE RECEIVED BY L.E.S.A. E-MAIL SYSTEM, AND IS SUBJECT TO ARCHIVAL AND PUBLIC RECORDS LAWS. THIS MESSAGE AND/OR THE DOCUMENT(S) ACCOMPANYING THIS ELECTRONIC TRANSMISSION MAY CONTAIN PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF YOU ARE NOT THE INTENDED RECIPIENT, BE AWARE THAT ANY DISCLOSURE, COPYING, DISTRIBUTION OR USE OF THE CONTENTS OF THIS TRANSMISSION IS PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE, MAIL OR ELECTRONIC MAIL, AND DESTROY THIS COMMUNICATION.

From: Troy Atwell [mailto:troy.atwell@jacksons.com]
Sent: Wednesday, August 30, 2017 10:41 AM
To: Williams, Ron <williamsrl@cityofgigharbor.net>
Cc: Wise, Shawna <WiseS@cityofgigharbor.net>
Subject: Re: [** EXTERNAL **] Traffic

We have several individuals in our neighborhood who would also like to meet with you. I will be in touch

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Williams, Ron" <williamsrl@cityofgigharbor.net>
Date: 8/28/17 10:52 AM (GMT-08:00)
To: Troy Atwell <troy.atwell@jacksons.com>
Cc: "Wise, Shawna" <WiseS@cityofgigharbor.net>
Subject: [** EXTERNAL **] Traffic

Troy, I was copied on your email below. I would love to chat with you about your traffic concerns and to share with you what the city is doing to address the growth and traffic. Please call me or respond to this email and let me know when we might be able to meet.

Thanks!

-Ron

From: Troy Atwell [<mailto:troy.atwell@jacksons.com>]

Sent: Friday, August 25, 2017 12:39 PM

To: Wise, Shawna <WiseS@cityofgigharbor.net>

Subject:

Burnham DR has already increased traffic flow with all the new developments. It's only a 2 lane road. We definitely need to see the impact of the new developments before we add another 160 cars. At this ridiculous growth the traffic will be worse then the Seattle etc. I have seen the traffic get extremely busy in just 2 years. Gig Harbor does not have the infrastructure supporting this growth, especially all on Burnham. Don't take the small town feel away by adding more rush hour traffic in a small community

Sent from my Verizon, Samsung Galaxy smartphone

Ronald L. Williams

City Administrator



City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335
(253) 851-6127

williamsrl@cityofgigharbor.net

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De Simas, Carl

From: Wise, Shawna
Sent: Thursday, August 31, 2017 8:13 AM
To: De Simas, Carl
Subject: FW: proposed 80 unit apartment project at 9411 Burnham Drive

Shawna Wise

Assistant City Clerk / Open Government Administrator



City of Gig Harbor

253-853-7638

wises@cityofgigharbor.net

From: jacqueline kelly [mailto:jacqueline_kelly@yahoo.com]
Sent: Wednesday, August 30, 2017 9:43 PM
To: Wise, Shawna <WiseS@cityofgigharbor.net>; wise@cityofgigharbor.net
Subject: proposed 80 unit apartment project at 9411 Burnham Drive

Dear Ms. Wise,

I'd like to take a moment to express my sincere concerns about the proposed apartment complex at 9411 Burnham Drive. My concerns include the lack of infrastructure in Gig Harbor to support the current construction and development already underway. I do not think proceeding with more development before assessing the impact of current projects is a wise choice for our city.

In addition, there is a project underway, the Gig Harbor North road, that will significantly impact the traffic flow on Burnham Drive. This apartment complex would also potentially add 160 cars onto Burnham Drive, further impacting traffic flows. It seems unwise to approve a project such as this, before we even know the true impact of the completion of the Gig Harbor North road.

Lastly, the Lennar development is still in progress. The full effect of this development on the traffic flow and our already overcrowded schools have not been realized.

I do not think this project is in our city's best interest at this time. It is too high a volume density in an area that is already undergoing a significant increase in traffic flow from ongoing and yet to be completed projects. We need to change our focus in Gig Harbor to consider the impact of projects before approving them, rather than reacting to the impact once the projects have begun.

Please consider these very important issues and do not proceed with this project.

Sincerely,
Jacqueline Kelly
Gig Harbor & Burnham Drive resident



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

August 31, 2017

Carl de Simas, Associate Planner
City of Gig Harbor
Community Development Department
Planning Division
3510 Grandview Street
Gig Harbor, WA 98335

Dear Mr. de Simas:

Thank you for the opportunity to comment on the prethreshold consultation for the Burnham Drive Apartments Project (PL-CUP-17-0001, PL-SPR-17-0003, PL-DR-17-0184 & PL-SEPA-17-0013) located at 9411 Burnham Drive as proposed by Stephen Bridgeford, Contour Engineering, LLC. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SHORELANDS & ENVIRONMENTAL ASSISTANCE: Zach Meyer (360) 407-6167

The project location potentially overlaps with mapped wetland area according to the National Wetlands Inventory and Pierce County GIS. It is suggested that a wetland delineation be done to determine if wetlands are on site and to ensure they are adequately accounted for. Impacts to the wetland or its buffer should be avoided. If impacts are unavoidable, they must be mitigated for.

For questions or assistance, please contact Zach Meyer at the phone number above or at zachary.meyer@ecy.wa.gov.

TOXICS CLEANUP: Eva Barber (360) 407-7094

This property is within a quarter mile of one contaminated Site. The Site is Conan Vacant Property, Facility Site ID (FSID) 24486. To search and access information concerning this Site, visit Ecology's website at: <http://www.ecy.wa.gov/fs/> and <https://fortress.wa.gov/ecy/gsp/SiteSearchPage.aspx>. If contamination is suspected, discovered, or occurs during the proposed construction of four residential apartment buildings, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by sampling, Ecology must be

notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office (SWRO) at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Eva Barber with the SWRO, Toxics Cleanup Program at the phone number above.

WATER QUALITY: Chris Montague-Breakwell (360) 407-6364

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

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

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

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

WATER RESOURCES: Vicki Cline (360) 407-0278

The proponent is responsible for inspecting the site to determine the location of all existing wells. Any unused wells must be properly decommissioned and decommission reports submitted to Ecology as described in WAC 173-160-381. This includes resource protection wells and any dewatering wells installed during the construction phase of the project.

Carl de Simas, Associate Planner

August 31, 2017

Page 3

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

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

Department of Ecology
Southwest Regional Office

(SM:17-4384)

cc: Eva Barber, TCP
Vicki Cline, WR
Zach Meyer, SEA
Chris Montague-Breakwell, WQ
Stephen Bridgeford, Contour Engineering, LLC (Applicant/Agent)
Paul Conan (Proponent)

De Simas, Carl

From: Wise, Shawna
Sent: Thursday, August 31, 2017 8:13 AM
To: De Simas, Carl
Subject: FW: proposed apartment complex at 9411 Burnham Dr.

Shawna Wise

Assistant City Clerk / Open Government Administrator



City of Gig Harbor

253-853-7638

wises@cityofgigharbor.net

From: johnhelget@comcast.net [mailto:johnhelget@comcast.net]
Sent: Wednesday, August 30, 2017 9:00 PM
To: Wise, Shawna <WiseS@cityofgigharbor.net>; wise@cityofgigharbor.net
Subject: proposed apartment complex at 9411 Burnham Dr.

Dear Ms. Wise,

I am writing to express my extreme concern regarding the proposed 80 unit apartment complex at 9411 Burnham Drive.

1. Burnham Drive is about to absorb a significant increase in traffic due to the Gig Harbor North road already under construction. We don't yet know the true impact of that road in terms of traffic on Burnham Drive, but to add 160 cars before we know the impact seems short-sighted and ill-advised.
2. The Lennar development just north of the Gig Harbor North road is not yet complete. But I can tell you that when I walk through that neighborhood, most houses have at least two cars parked in front, so the traffic impact from that development is still being realized.

Gig Harbor lacks the infrastructure to support this pace of development. The building project at the top of Borgen, north of the YMCA, is incomplete, and yet our schools are already overcrowded. And a short walk through the Lennar development on Burnham Drive quickly reveals many of those homes have young children that will need a place in our schools. A new 80unit apartment development will likely bring more people to our schools, as well as traffic to our overcrowded streets.

Please hold off on this proposal, at least until we realize the impact of current projects directly affecting this area.

I would also like to be notified of any further planing meetings around this proposal.

Sincerely,
John Helget
Gig Harbor resident for >20yrs

De Simas, Carl

From: Wise, Shawna
Sent: Thursday, August 31, 2017 2:21 PM
To: De Simas, Carl
Subject: FW: Neighbor concerns re: 80 unit apartment complex at 9411 Burnham Drive

Follow Up Flag: Follow up
Flag Status: Completed

Shawna Wise

Assistant City Clerk / Open Government Administrator

 City of Gig Harbor

253-853-7638

wises@cityofgigharbor.net

From: Roderick Spaulding [mailto:drrodspaulding@gmail.com]
Sent: Thursday, August 31, 2017 2:19 PM
To: Wise, Shawna
Cc: Young Spaulding ; Roderick Spaulding
Subject: Neighbor concerns re: 80 unit apartment complex at 9411 Burnham Drive

Hi Shawna:

My name is Dr. Roderick Spaulding and I am a concerned citizen who resides off of Burnham Drive on McCormick Creek Drive. I recently received a notification regarding a future development of 80 apartment units.

As you know automotive traffic is very congested on Burnham already backing up to Cushman trail during peak hours. I believe 80 units plus the current construction of 191 single family homes in McCormick Creek subdivision and several other planned developments will **overwhelm** Burnham drive. Specifically, thoughts...

- Maybe less units...?
- Improve roadways prior to approval?

Can you please add me to the discussion? Thank you so much.

Sincerely, Rod

Roderick & Young Spaulding
5018 Blue Pebble Ct.
Gig Harbor, WA 98332

De Simas, Carl

From: Tina Vaslet <tvaslet@piercetransit.org>
Sent: Thursday, September 07, 2017 1:29 PM
To: De Simas, Carl
Subject: RE: Notice of Applications

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon Carl,

Thank you for the opportunity to review the Burnham Drive Apartments project proposal. Since Pierce Transit does not provide service to the immediate area, we have no comments.

Regards,

Tina Vaslet, Planner II | T: 253.983.2706 | C: 253.255.8521
3701 96th St. SW, Lakewood, WA 98499 | piercetransit.org



*With more frequent service, more evening service, more direct service...
There's more to smile about!*

From: Andrews, Cindy [mailto:andrewsc@cityofgigharbor.net]
Sent: Thursday, August 17, 2017 11:11 AM
To: aosullivan@suquamish.nsn.us; Archaeology and Historic Preservation (gretchen.kaehler@dahp.wa.gov); Ben Han; Brandon Reynon; Curtis, Matthew; Dee Williams; Department of Corrections (efheinitz@doc1.wa.gov); Department of Fish and Wildlife W. State (SEPAdesk@dfw.wa.gov); Dept of Natural Resources - Elizabeth L. O'Neal; Eric Gunther; laura.murphy@muckleshoot.nsn.us; Nisqually Tribe (Apolito.fabio@nisqually-nsn.gov); Pen Met Parks (esorensen@penmetparks.org); Peninsula School District (smithv@psd401.net); Pierce County Fire District #5 (ewaters@piercefir.org); Clark, Adonais; Larrabee, Kathleen; Tina Vaslet; Puget Sound Partnership (marsha.engel@psp.wa.gov); Puyallup Tribe (Jeffrey.thomas@puyalluptribe.com); Squaxin Island Tribe (rfoster@squaxin.nsn.us); Suquamish Tribe (dlewarch@Suquamish.nsn.us); Washington Department of Commerce (reviewteam@commerce.wa.gov); Washington State Dept of Transportation (OR-SEPA-REVIEW@wsdot.wa.gov); Watson, Eric; Wilson, Ben; WSD of Ecology Environ Review / SEPA Registry (sepaunit@ecy.wa.gov)
Cc: De Simas, Carl; Katich, Peter
Subject: Notice of Applications

Please find included links to the City of Gig Harbor Notices of Applications. Please contact the project planner assigned to the project with your comments.

- [Dorland SFR – Reasonable Use Exception](#) – Please contact Senior Planner, Peter Katich with your comments.
- [Burnham Drive Apartments and associated SEPA checklist](#) – Please contact Associate Planner, Carl de Simas with your comments.

Thank you

Cindy Andrews
Planning Technician
City of Gig Harbor Planning Department
(253) 853-7625
andrewsc@cityofgigharbor.net

De Simas, Carl

From: Tina Vaslet <tvaslet@piercetransit.org>
Sent: Monday, October 09, 2017 12:00 PM
To: De Simas, Carl
Subject: RE: NOA Burnham Drive Apartments

Good Afternoon Carl,

Thank you for the opportunity to review this proposal. Since Pierce Transit does not provide service to the immediate area of this site, we have no comments.

Regards,

Tina Vaslet, Planner II | T: 253.983.2706 | C: 253.255.8521
3701 96th St. SW, Lakewood, WA 98499 | piercetransit.org



PIERCE TRANSIT

With more frequent service, more evening service, more direct service...
There's *more to smile about!*

From: Andrews, Cindy [mailto:andrewsc@cityofgigharbor.net]
Sent: Wednesday, September 27, 2017 9:19 AM
To: aosullivan@suquamish.nsn.us; Archaeology and Historic Preservation (gretchen.kaehler@dahp.wa.gov); Ben Han; Brandon Reynon; Curtis, Matthew; Dee Williams; Department of Corrections (efheinitz@doc1.wa.gov); Department of Fish and Wildlife W. State (SEPAdesk@dfw.wa.gov); Dept of Natural Resources - Elizabeth L. O'Neal; Eric Gunther; laura.murphy@muckleshoot.nsn.us; Nisqually Tribe (Apolito.fabio@nisqually-nsn.gov); Pen Met Parks (esorensen@penmetparks.org); Peninsula School District (smithv@psd401.net); Pierce County Fire District #5 (ewaters@piercetransit.org); Clark, Adonais; Larrabee, Kathleen; Tina Vaslet; Puget Sound Partnership (marsha.engel@psp.wa.gov); Puyallup Tribe (Jeffrey.thomas@puyalluptribe.com); Squaxin Island Tribe (rfoster@squaxin.nsn.us); Suquamish Tribe (dlewarch@Suquamish.nsn.us); Washington Department of Commerce (reviewteam@commerce.wa.gov); Washington State Dept of Transportation (OR-SEPA-REVIEW@wsdot.wa.gov); Watson, Eric; Wilson, Ben; WSD of Ecology Environ Review / SEPA Regisry (sepaunit@ecy.wa.gov)
Cc: De Simas, Carl
Subject: NOA Burnham Drive Apartments

Please find included a link to the Revised Notice of Application and the SEPA Checklist for the Burnham Drive Apartments located at 9411 Burnham Dr. Please contact Associate Planner, Carl de Simas at desimasc@cityofgigharbor.net with your comments.

Thank you Cindy

- [Revised NOA – BURNHAM DRIVE APARTMENTS](#)
- [SEPA CHECKLIST](#)

Cindy Andrews
Planning Technician
City of Gig Harbor Planning Department
(253) 853-7625
andrewsc@cityofgigharbor.net

De Simas, Carl

From: Tina Vaslet <tvaslet@piercetransit.org>
Sent: Thursday, September 07, 2017 1:29 PM
To: De Simas, Carl
Subject: RE: Notice of Applications

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon Carl,

Thank you for the opportunity to review the Burnham Drive Apartments project proposal. Since Pierce Transit does not provide service to the immediate area, we have no comments.

Regards,

Tina Vaslet, Planner II | T: 253.983.2706 | C: 253.255.8521
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PIERCE TRANSIT

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From: Andrews, Cindy [mailto:andrewsc@cityofgigharbor.net]

Sent: Thursday, August 17, 2017 11:11 AM

To: aosullivan@suquamish.nsn.us; Archaeology and Historic Preservation (gretchen.kaehler@dahp.wa.gov); Ben Han; Brandon Reynon; Curtis, Matthew; Dee Williams; Department of Corrections (efheinitz@doc1.wa.gov); Department of Fish and Wildlife W. State (SEPAdesk@dfw.wa.gov); Dept of Natural Resources - Elizabeth L. O'Neal; Eric Gunther; laura.murphy@muckleshoot.nsn.us; Nisqually Tribe (Apolito.fabio@nisqually-nsn.gov); Pen Met Parks (esorensen@penmetparks.org); Peninsula School District (smithv@psd401.net); Pierce County Fire District #5 (ewaters@piercetransit.org); Clark, Adonais; Larrabee, Kathleen; Tina Vaslet; Puget Sound Partnership (marsha.engel@psp.wa.gov); Puyallup Tribe (Jeffrey.thomas@puyalluptribe.com); Squaxin Island Tribe (rfoster@squaxin.nsn.us); Suquamish Tribe (dlewarch@Suquamish.nsn.us); Washington Department of Commerce (reviewteam@commerce.wa.gov); Washington State Dept of Transportation (OR-SEPA-REVIEW@wsdot.wa.gov); Watson, Eric; Wilson, Ben; WSD of Ecology Environ Review / SEPA Registry (sepaunit@ecy.wa.gov)

Cc: De Simas, Carl; Katich, Peter

Subject: Notice of Applications

Please find included links to the City of Gig Harbor Notices of Applications. Please contact the project planner assigned to the project with your comments.

- [Dorland SFR – Reasonable Use Exception](#) – Please contact Senior Planner, Peter Katich with your comments.
- [Burnham Drive Apartments and associated SEPA checklist](#) – Please contact Associate Planner, Carl de Simas with your comments.

Thank you

Cindy Andrews
Planning Technician
City of Gig Harbor Planning Department
(253) 853-7625
andrewsc@cityofgigharbor.net



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

October 12, 2017

Carl de Simas, Associate Planner
City of Gig Harbor
Community Development Department
Planning Division
3510 Grandview Street
Gig Harbor, WA 98335

Dear Mr. de Simas:

Thank you for the opportunity to comment on the revised prethreshold consultation for the Burnham Drive Apartments Project (PL-SPR-17-0003, PL-CUP-17-0001, PL-DR-17-0184 & PL-SEPA-17-0013) located at 9411 Burnham Drive as proposed by Paul Conan. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

TOXICS CLEANUP: Eva Barber (360) 407-7094

This property is within a quarter mile of one contaminated Site. The Site is Conan Vacant Property, Facility Site ID (FSID) 24486. To search and access information concerning this Site, visit Ecology's website at: <http://www.ecy.wa.gov/fs/> and <https://fortress.wa.gov/ecy/gsp/SiteSearchPage.aspx>. If contamination is suspected, discovered, or occurs during the proposed construction of four residential apartment buildings, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by sampling, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office (SWRO) at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Eva Barber with the SWRO, Toxics Cleanup Program at the phone number provided above.

WATER RESOURCES: Vicki Cline (360) 407-0278

The proponent is responsible for inspecting the site to determine the location of all existing wells. Any unused wells must be properly decommissioned and decommission reports submitted to Ecology as described in WAC 173-160-381. This includes resource protection wells and any dewatering wells installed during the construction phase of the project.

Carl de Simas, Associate Planner
October 12, 2017
Page 3

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

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

Department of Ecology
Southwest Regional Office

(SM:201705132)

cc: Eva Barber, TCP
Vicki Cline, WR
Chris Montague-Breakwell, WQ



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

March 1, 2018

Carl de Simas, Associate Planner
City of Gig Harbor
Community Development Department
Planning Division
3510 Grandview Street
Gig Harbor, WA 98335

Dear Mr. De Simas:

Thank you for the opportunity to comment on the Notice of Application (NOA) for the Burnham Drive Apartments Preliminary Short Plat Project (PL-SPP-18-0001) located at 9411 Burnham Drive as proposed by Stephen Bridgeford, Contour Engineering on behalf of Paul Conan. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

TOXICS CLEANUP: Eva Barber (360) 407-7094

This property is within a quarter mile of one contaminated Site. The Site is Conan Vacant Property, Facility Site ID (FSID) 24486. To search and access information concerning this Site, see <http://www.ecy.wa.gov/fs/> and <https://fortress.wa.gov/ecy/gsp/SiteSearchPage.aspx>. If contamination is suspected, discovered, or occurs during the proposed development of townhomes, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent or revealed by sampling, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office (SWRO) at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Eva Barber with the SWRO, Toxics Cleanup Program at the phone number provided above.

WATER RESOURCES: Vicki Cline (360) 407-0278

The proponent is responsible for inspecting the site to determine the location of all existing wells. Any unused wells must be properly decommissioned and decommission reports submitted to Ecology as described in WAC 173-160-381. This includes resource protection wells and any dewatering wells installed during the construction phase of the project.

Carl de Simas, Associate Planner
March 1, 2018
Page 2

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

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

Department of Ecology
Southwest Regional Office

(MLD:201800779)

cc: Eva Barber, TCP
Vicki Cline, WR
Stephen Bridgeford, Contour Engineering (Applicant)
Paul Conan (Owner)