



AGENDA

City of Gig Harbor Hearing Examiner Virtual Hearing of Tuesday, January 17, 2023, at 10:00 am

Due to public health concerns, this hearing 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 Hearing ID: 896 8732 8917

To speak during the hearing, 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 hearing. Please refrain from "raising your hand" until the Hearing Examiner has announced that he has opened the public comment portion of the hearing. 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, January 16, 2023 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: candrews@gigharborwa.gov. Written comments will be read during the appropriate agenda item.

I. Open Public Hearing

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. **Medlicott Trust, c/o Margaret H. Medlicott, 9363 Goodman Ave, Gig Harbor, WA 98335: BAILEY – MEDLICOTT VACATION RENTAL**, (PL-CUP-21-0006).

The applicant is proposing to use the lower level existing 3-bedroom single-family residence as a short-term vacation rental.

III. Adjournment



"THE MARITIME CITY"

DEVELOPMENT SERVICES

**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
STAFF REPORT**

TO: Hearing Examiner
FROM: Planning Staff
DATE: January 10, 2023

RE: PL-CUP-21-0006 | Bailey – Medlicott Vacation Rental
Public Hearing Date: January 17, 2023

I. GENERAL INFORMATION

A. Owner/Applicant: Margaret Medlicott
9363 Goodman Avenue
Gig Harbor, WA 98335

II. APPLICANT'S REQUEST

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

This request is encompassed in a conditional use permit (PL-CUP-21-0006) application. A written statement of justification for granting the conditional use permit is included as Exhibit B to this staff report.

III. SITE DESCRIPTION

A. Location: 9363 Goodman Avenue, site is located on the east side of Goodman Avenue approximately 500 feet south of the intersection with Vernhardson Street. Sec 05, Tw 21, R 02, Qtr 22.

Assessor's Parcel Number: 2260000363

B. Site Area/Acreage: 0.28 acres

C. Existing Site Characteristics:

1. **Topography:** The site has a slight grade that slopes from the west down towards the east which increases to approximately 30% at the rear of the lot
2. **Vegetation:** The site is developed with mature residential landscape features.
3. **Wetlands and Critical Areas:** There are no wetlands or critical areas on the site or in the immediate vicinity.

D. Zoning:

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

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

IV. APPLICABLE CODES AND POLICIES

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

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

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

V. BACKGROUND INFORMATION:

The subject site is a developed residential lot with one (1) existing single-family residence, which was developed in 2000 according to records with the Pierce County Assessor-Treasurer, a summary of these records is included as Exhibit H. The applicant submitted an application to the City of Gig Harbor on September 24, 2021 for the subject conditional use request. The application was determined to be complete September 27, 2021.

VI. ENVIRONMENTAL REVIEW:

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

VII. PUBLIC NOTICE & INPUT:

A Notice of Application (NOA) was published in the Tacoma News Tribune, posted on the site, and mailed to owners of property within 300 feet of the site on October 7, 2021. The Declarations of Mailing, Publishing and Posting are included with this staff report as Exhibit C. The city received one comment in response to the proposal, the comment is included as Exhibit E to this staff report.

The legal notice of the scheduled hearing (Notice of Public Hearing, "NOPH") was published in the Tacoma News Tribune, posted on the site, and mailed to all property owners within 300 feet of the subject site on January 3, 2023. As of the date of this report, one written comment has been received in response to the public notice. The comment is included as Exhibit F to this staff report. The Declarations of Mailing, Publishing and Posting for the public hearing are attached to this staff report as Exhibit D.

VIII. STAFF ANALYSIS AND FINDINGS:

A. Planning Staff

1. Comprehensive Plan:

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

The purpose of the Residential Low land use designation is to provide for low density single-family residential uses. Community

services such as schools and parks are allowed. The Residential Low designation intends to use natural buffers or innovative site design to retain natural site character, as a mitigation technique to minimize noise impacts, and to serve as natural drainage ways.

The proposed lodging, level 1 use will occupy the lower level of an existing single-family residence. The site design, in its existing state, is sufficient to accommodate the proposed conditional use and minimize any potential impacts of the use, when properly conditioned. Should the Hearing Examiner choose to approve the requested lodging, level 1 conditional use and adopt staff's recommended conditions in Section X of this staff report, the proposal can be found generally consistent with the goals of the Plan.

2. Gig Harbor Municipal Code (GHMC):

a. 17.04.444 Definition, Lodging, Level 1:

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

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

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

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

c. 17.64 Conditional Uses:

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

In order for a conditional use permit to be granted, it must be found consistent with all criteria set forth in GHMC Subsection 17.64.040. The following is staff's analysis of the proposed project's consistency with the criteria:

GHMC 17.64.040, Review criteria:

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

Staff Analysis:

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

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

Staff Analysis:

As has been previously discussed in this staff report, the proposed conditional use will not affect the established character of the surrounding neighborhood, nor will the proposed conditional use be detrimental to the subject property or improvements in the vicinity of the subject property. Should the Hearing Examiner choose to approve the requested conditional use permit, staff has

recommended conditions of approval in Section X of this staff report which, if adopted in the decision, will serve to ensure the proposed conditional use will not be detrimental to the public health, safety, comfort, convenience and general welfare of the subject property or improvements in the area.

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

Staff Analysis:

The City's Public Works Department has reviewed the subject request and has determined that, if properly conditioned, the proposed conditional use can be adequately served by public facilities and street capacities without placing an undue burden on such facilities and streets. Additionally, the subject site is required to provide four (4) off-street parking stalls to serve the site's single-family residential and lodging, level 1 use, of which the site can provide without placing an undue burden on street capacities; Finally, the subject site is located within close proximity to public transportation services, with the closest Pierce Transit public transit stop located approximately 600 feet from the subject site at the intersection of Peacock Hill Avenue and Vernhardson Street.

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

Staff Analysis:

The subject site is of sufficient size to accommodate the proposed use and all yards, open spaces, walls and fences, parking, loading, landscaping and other such features required by Title 17 of the Gig Harbor Municipal Code (GHMC). Of the aforementioned features, the proposed lodging, level 1 use only impacts the required off-street parking for the site. Consistent with the parking requirements set forth in GHMC 17.72.030, the lodging, level 1 use serving one (1) room for rent is required to provide a total of four (4) off-street parking stalls. The applicant has

demonstrated that the subject site, in its existing state, provides adequate off-street parking to serve the proposed conditional use; The site's sufficient off-street parking availability and sufficient access to these parking stalls demonstrates that the site adequately provides for all necessary features as required by Title 17, GHMC.

B. Operations and Engineering

The Public Works Department has reviewed the subject request and has found the request to be generally consistent with the applicable provisions of the Code.

C. Fire Marshal/Building Official

The Building Official has reviewed the subject request and has found the subject request to be generally consistent with the applicable provisions of the Code, provided that a site inspection be completed prior to the site's Lodging, Level 1 use to verify code compliant smoke and carbon monoxide detectors have been installed.

IX. CONCLUSIONS:

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

X. RECOMMENDATIONS:

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

1. The applicant shall obtain all necessary business licenses, and land use, civil, and building permits from the city prior to commencing the Lodging, Level 1 use on the site.
2. The applicant shall adhere to the findings and recommended conditions of the City's Building Official and the Engineering

Division of the City of Gig Harbor, as described in Section VIII.B and Section VIII.C of this staff report.

3. The applicant shall operate the site consistent with the project description and statement of justification included as Exhibits A and B to this staff report.

Project Planner: Jeremy Hammar, Associate Planner

Date: January 10, 2023

cc: Planning File

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

Exhibit A – Applicant’s Project application packet dated September 27, 2021

Exhibit B – Applicant’s Written Statement of Justification dated September 24, 2021

Exhibit C – Declarations of Mailing, Posting, and Publishing, Notice of Application, October 7, 2021

Exhibit D – Declarations of Mailing, Posting, and Publishing, Notice of Public Hearing, January 3, 2023

Exhibit E - NOA Comment letter, received from multiple parties received October 21, 2021

Exhibit F - NOPH Comment, received from Thomas Wick, dated January 3, 2023

Exhibit G – Lower Level Floor Plan, dated June 27, 2022

Exhibit H – Pierce County Assessor-Treasurer Property Summary, 9363 Goodman Avenue, Assessor’s Parcel Number 2260000363

Exhibit I – Site Plan

Duration of Permit Approval:

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

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

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

Permit Documents: The complete project permit file, including official decision, findings, conclusions and conditions of approval, if any, is available for review at the City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday. Additional permit information can also be found at <https://ci-gigharbor-wa.smartgovcommunity.com/Parcels/ParcelHome> by entering the above permit numbers. Questions regarding the above stated decision should be made to Jeremy Hammar, Associate Planner at jhammar@gigharborwa.gov or 253-853-7606.



OFFICE USE ONLY

SUBMITTED: 09 24 2021

CASE NO.: PL-CUP-21-0006

EXHIBIT A

MASTER PLANNING PERMIT APPLICATION

Check all permits you are applying for in the boxes provided. Submit this application form, the applicable materials listed in the corresponding checklist and fee.

☐ Major Site Plan Review ☐ Minor Site Plan Review ☐ Administrative Design Review ☐ Alternative Design Review ☐ Alternative Landscape Plan ☐ Binding Site Plan ☐ Variance ☒ Conditional Use Permit ☐ SEPA ☐ Tree Removal	☐ Preliminary Short Plat ☐ Final Short Plat ☐ Preliminary Plat ☐ Preliminary Plat Revision ☐ Final Plat ☐ Plat Alterations/Vacation ☐ Preliminary PRD/PUD ☐ Final PRD/PUD ☐ Final PRD/PUD Amendment ☐ Boundary Line Adjustment	☐ Shoreline Substantial Development Permit ☐ Shoreline Variance ☐ Shoreline Conditional Use Permit ☐ Shoreline Exemption ☐ Shoreline Revision ☐ Flood Hazard ☐ Critical Area Variance ☐ Reasonable Use Exception ☐ Critical Area Review	☐ Land Clearing ☐ Nonconforming Review ☐ Perf. Based Height Exception ☐ Temporary Trailer ☐ Administrative Interpretation ☐ Rezone ☐ Height Restriction Area Amendment ☐ Comp. Plan Amendment ☐ Zoning Text Amendment
---	---	--	--

Project Name:	9363 Goodman Ave
Project Address:	9363 Goodman Ave, Gig Harbor, WA 98332
Tax Assessor Parcel Number(s): Attach full legal description	226 0000363 -- see attached full descr

APPLICANT/AGENT ☒ Primary Contact for Application			
Name:	Maggie Medlicott	Phone:	253-219-5654
Street:	9363 Goodman Ave	Fax:	—
City/State/Zip:	Gig Harbor, WA 98335	Email:	Michelle@baileyandbailey.com

PROPERTY OWNER(S) ☒ Applicant ☐ Primary Contract for Application			
Name:		Phone:	
Street:	Same ↑	Fax:	
City/State/Zip		Email:	

Property Owner(s)

I do hereby affirm and certify, under penalty of perjury, that I am one (or more) of the owners or owner under contract of the herein described property and that the foregoing statements and answers are in all respects true and correct on my information and belief as to those matters, I believe it to be true.

Signature by Property Owner: Maggie Medlicott Date: 9/24/21

PROJECT DESCRIPTION (PROVIDE DETAILED SUMMARY)

Offer short term rentals at my residence. I plan on living there but renting out the other unit. And perhaps renting out my unit for winter months.

UTILITIES**Water Supply (name of utility provider):**City of Gig Harbor *see attach B***Sewage Disposal (name of utility provider):**City of Gig Harbor *see attach B***Access (Name of road or street from which access is or will be gained):**

Goodman Ave.

CRITICAL AREA INFORMATION**Wetlands on site** ☐ Yes ☒ No**Slopes exceeding 15%** ☐ Yes ☒ No**Streams** ☐ Yes ☒ No**Existing Land Use:** Describe (or illustrate separately) all existing use structures and all critical areas within 300 feet of property lines.*see attachment A***Fee Deposits:**

"I acknowledge that I have applied for a permit which requires a deposit for future services to be rendered, as required by section F of the City's adopted Fee Schedule. I understand that, as the applicant, I (we) shall bear all of the costs of these services and will be billed the actual costs in excess of the deposit. If the actual costs are below the deposit, I will be refunded the difference." *MMH* (Initials)

Consolidated Permit Processing:

"As the applicant, I (we) elect to have all planning permits submitted concurrently and associated with our project processed collectively under the highest numbered permit procedure per GHMC 19.01.002(B)." *MMH* (Initials)



PLANNING DEPARTMENT CHECKLIST FOR ALL PROJECTS

CHECKLIST FOR ALL PROJECTS | GHMC 19.02.002

- ☒ A completed project permit application form. ✓
- ☒ A verified statement by the applicant that the property affected by the application is in the exclusive ownership of the applicant, or that the applicant has submitted the application with the consent of all owners of the affected property. *memo*
- ☒ A property and/or legal description of the site for all applications, as required by the applicable development regulations. *Full thing*
- ☒ The applicable fee.
- ☐ Evidence of adequate water supply as required by RCW 19.27.097 or a copy of an application for City of Gig Harbor water concurrency determination; and *water bill*
- ☐ Evidence of sewer availability or an application for a city of Gig Harbor sewer concurrency determination. *See CRC Ap for 2913*

SUBMITTAL OPTIONS:

PAPER COPY OPTION:

- N/A per Cindy*
- ☐ ~~5 complete sets~~ of submittal materials including wetland reports and traffic reports. Plan sets are to be the same size sheets collated and bound, (preferred size of 24"x36"). Please provide 2 sets of reduced size 11"x17". Please tile sheets if needed to meet required scale.

If your project requires multiple permits, only 5 sets, plus 2 reduced sets, are required. Please combine the requirements of all permits into the bound sets.

ELECTRONIC PLAN REVIEW OPTION:

- ☒ The City of Gig Harbor is pleased to offer electronic plan review. Please read this [Client Assistance Memo](#) and email a complete [Intake Request Form](#) to: planningintake@cityofgigharbor.net

This checklist is intended as a guide for applicants and is not a substitute for the applicable code sections.



Show search results for 22600...

Background map



Aerial



Roads



Aerial



Terrain



2019
WAOCIO



2018
WAOCIO



2018 IR
WAOCIO



2017
Ortho



2017 IR
Ortho



2017
WAOCIO



2016
WAOCIO



2015
WAOCIO



2015 IR
WAOCIO



2014
Ortho



2011
Ortho

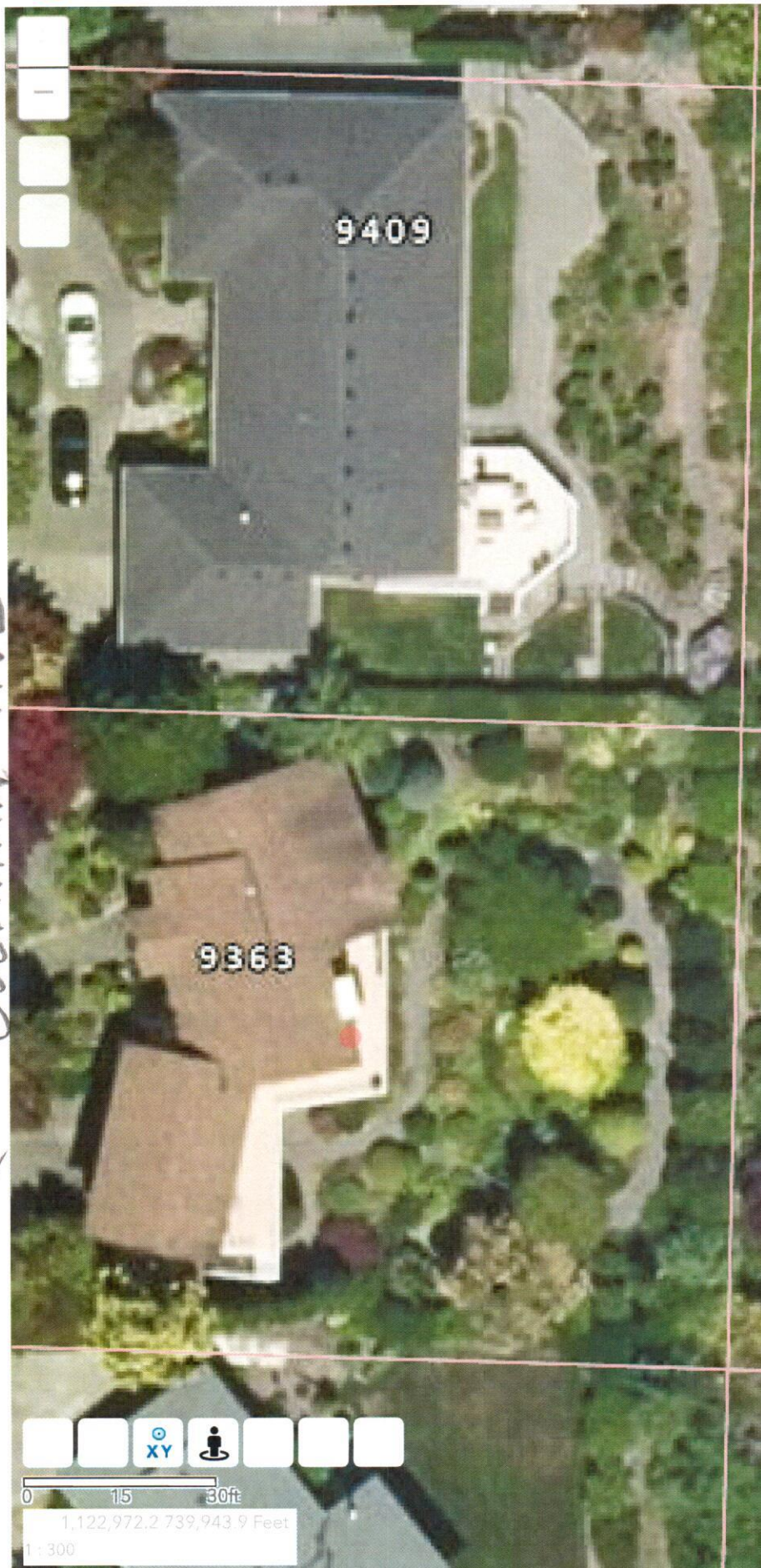


2008
Ortho



2005
Ortho

← GOODMAN AVE →



0 15 30ft
1,122,972.2 739,943.9 Feet
1:300



CONDITIONAL USE PERMIT PL-CUP

CONDITIONAL USE APPLICATION | GHMC 17.64.015

An application for a conditional use permit is considered complete upon submittal of the information as required under **GHMC 17.96.050(B) through (D)**, including the written statement of justification for granting the variance pursuant to the requirements of **GHMC 17.64.040**. This is in addition to the application requirements of **GHMC 19.02.002** for a Type III application.

CONTENTS OF COMPLETE APPLICATION | GHMC 17.96.050 (B) THROUGH (D)

- ☒ **General Information.** The title and location of the proposed development, together with the names, addresses and telephone numbers of the recorded owners of the land and the applicant, and if applicable, the name, address and telephone number of any architect, planner, designer or engineer responsible for the preparation of the plan, and of any authorized representative of the applicant;

☐ N/A ☒ Submitted on sheet(s) Master planning permit ap

- ☒ **Project Description.** A written description addressing the scope of the project, the nature and size in gross floor area of each use, and the total amount of square feet to be covered by hard surfaces;

☐ N/A ☒ Submitted on sheet(s) Master planning permit ap

- ☒ **Vicinity Map.** A vicinity map showing site boundaries and existing roads and accesses within and bounding the site;

☐ N/A ☒ Submitted on sheet(s) Attachment A

REVIEW CRITERIA | GHMC 17.64.040

A written statement of justification for granting the conditional use permit pursuant to the requirements of **GHMC 17.64.040**. Please respond to each criterion.

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

- ☒ That the use which the conditional use permit is applied for is specified by this title as being conditionally permitted within, and is consistent with the description and purpose of the zone district in which the property is located;
- ☒ 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;
- ☒ 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;
- ☒ That the site is of sufficient size to accommodate the proposed use and all yards, open spaces, walls and fences, parking, loading, landscaping and other such features as are required by this title or as needed in the opinion of the examiner. For wireless communication facilities the criteria in **GHMC 17.64.046** shall apply.

This checklist is intended as a guide for applicants and is not a substitute for the applicable code sections.

Attachment C

September 24, 2021

To: City of Gig Harbor

Re: Conditional Use Permit for 9363 Goodman Ave, Gig Harbor, WA 98332

From: Margaret H. Medlicott 253-219-5654



Parcel: 2260000363

Legal description: Section 05 Township 21 Range 02 Quarter 22 ARTENA ADD: ARTENA ADD NW OF NW 5-21-02E L 8 THRU 11 B 7 APPROX 12,000 SQ FT OUT OF 036-0 SEG E-1277 JU 03-25-93CL

Verified statement: I verify that I, the applicant, have exclusive ownership of the affected property

Review Criteria:

- The use which the conditional use permit is being applied for is specifically for short term rental for my owner-occupied home with a mother-in-law unit. The property is zoned

Land Economic Area 110102

Value Area PI1

Appr Acct Type Residential

Business Name

Last Inspection 03/04/2020-Physical Inspection

Appraisal Area 11

- Granting of such a conditional use permit will not be detrimental to the public health, safety, comfort, convenience or general welfare. It will not adversely affect the established character of the surrounding neighborhood and will not be injurious to the property and/or zone in which the property is located.
- The proposed use is properly located in relation to other land uses and to transportation and service facilities in the vicinity. Further, the use can be adequately served by public streets without placing an undue burden on such facilities and streets.
- The site is of sufficient size to accommodate the proposed use and all yards, open spaces, walls and fences, parking, loading, landscaping and other features as are required by this title or as needed in the opinion of the examiner.



Attachment B p. 1 of 2
Michelle Bailey <michelle@baileyandbailey.com>

Fwd: new service request for 9363 goodman ave, gig harbor

1 message

Maggie Medlicott <maggiemedlicott@gmail.com>
To: Michelle Bailey <michelle@baileyandbailey.com>

Fri, Sep 24, 2021 at 9:24 AM

----- Forwarded message -----

From: Heather Stites <HStites@gigharborwa.gov>
Date: Tue, Sep 21, 2021 at 9:17 AM
Subject: RE: new service request for 9363 goodman ave, gig harbor
To: Maggie Medlicott <maggiemedlicott@gmail.com>

Good morning,

I have processed your request to activate service. Please see the below activation information. Once you receive your first statement you can register your account for online services at <https://gigharborutilities.merchantransact.com/>

Service Address	9363 Goodman Avenue
Start Date	September 21, 2021
Services Provided	Water, Sewer, Stormwater
Billing Frequency	Bi-Monthly
First Bill Generating	October 31, 2021
First Bill Due Date	November 30, 2021
Mailing Address	Same as service
Deposit	n/a

Please visit our utilities page for more information regarding rates <http://cityofgigharbor.net/313/Utilities-Divison>. Let me know if you have any questions. Thank you!

Attach B p. 2 of 2

Telework Hours Mon-Thurs 7am-5pm & every other Friday 8am-5pm. Office Hours Wednesday 7am-5pm.



Heather Stites, Utility Billing Technician

City of Gig Harbor

3510 Grandview Street

Gig Harbor, WA 98335

(253) 851-6157

www.cityofgigharbor.net

From: Maggie Medlicott <maggiemedlicott@gmail.com>
Sent: Friday, September 17, 2021 4:03 PM
To: Gig Harbor Utilities <Utilities@cityofgigharbor.net>
Subject: new service request for 9363 goodman ave, gig harbor

Hi Heather

I need to start service at the above address on 9-21-21.

My phone number is 253.219.5654.

Email: maggiemedlicott@gmail.com

Name on Account: Medlicott Trust Margaret H Medlicott

Thank you Maggie

--

Maggie Medlicott

--

Maggie Medlicott



CITY OF GIG HARBOR
WATER CONCURRENCY MANAGEMENT PROGRAM
CAPACITY RESERVATION CERTIFICATE (CRC)

Planning and Building Dept.
Development Application Case # _____

APPLICANT INFORMATION

APPLICANT (Developer or Owner) Please circle one

PROPERTY OWNER (if different than applicant)

Maggie Medico
FIRST NAME LAST NAME

FIRST NAME LAST NAME

9363 Goodman Ave.
COMPANY NAME

COMPANY NAME

Gig Harbor, WA 98332
MAILING ADDRESS
CITY STATE ZIP

MAILING ADDRESS
CITY STATE ZIP

(253) 219-5654
PHONE FAX

PHONE FAX

EMAIL ADDRESS: maggiemedico@gmail.com

EMAIL ADDRESS:

PROJECT INFORMATION

PROJECT NAME: 9363 Goodman Ave.

TAX PARCEL #: 2260000363

PROJECT ADDRESS: 9363 Goodman Ave.

TOTAL ACREAGE: > 1 acre

PROPERTY LEGAL DESCRIPTION:

(A map showing road access points must be submitted and attached separately with this application.)

See attachment C

PROPERTY DESCRIPTION: (Check one)

Note: Applicants are responsible for accurate land designations. The issuance of a Water Capacity Reservation Certificate does not constitute land use or development approval.

☐ SHORT PLAT ☐ COMM/INDUSTRIAL ☒ SINGLE FAMILY ☐ SUB-DIVISION ☐ MULTI-FAMILY (3+ units)

OF NEW DWELLING UNITS: 2

COMMERCIAL BUILDING AREA: (square feet)

PROPOSED WATER USE: (Including irrigation)

SINGLE FAMILY (1 ERU = 314 gpd): ☒

COMMERCIAL/INDUSTRIAL/OTHER: _____

OF METERS REQUESTED: N/A

SIZE OF EACH METER:

EXISTING USE OF PROPERTY:

Single Fam resid w/ MIL

PROPOSED PROPERTY USE: (if applicable)

N

U

- short term rental

The applicant acknowledges that a Water Capacity Reservation Certificate (CRC) is not a guarantee that water capacity will be available to serve the proposed project at the time of development.

Ordinance 1044 establishes that concurrency for water shall be valid for the duration of the underlying development permit or as otherwise provided in GHMC 19.10.020, or as set forth in the outside City limits utility extension agreement.

Submit completed application to:

City of Gig Harbor
Community Development
3510 Grandview Street
Gig Harbor, WA 98335
(253) 851-6170 Fax: (253) 853-7597

Maggie Medico
Property Owner Signature

Date

☒ I, the property owner, authorize my agent to receive all original correspondence (initial) M/M

Authorized Agent Name: _____

Please call (253) 851-6170, if you have any questions about the Water Concurrency Management Program.

FOR CITY USE ONLY

Approval: _____
David Brereton, Director of Operations

Approved Reservation Capacity: _____

Date Approved: _____

Revised: 10/26/2006



B

CITY OF GIG HARBOR
SEWER CONCURRENCY MANAGEMENT PROGRAM
CAPACITY RESERVATION CERTIFICATE (CRC)

APPLICANT INFORMATION				\$90.00 (Non-SFR only)	PAID
APPLICANT (Developer or Owner) Please circle one				PROPERTY OWNER (if different than applicant)	
<u>Maggie Medlicott</u>					
FIRST NAME	LAST NAME	FIRST NAME	LAST NAME		
COMPANY NAME		COMPANY NAME			
<u>9363 Goodman Ave</u>					
MAILING ADDRESS		MAILING ADDRESS			
<u>Gig Harbor, WA 98332</u>		<u>J. Medlicott</u>			
CITY	STATE	ZIP	CITY	STATE	ZIP
<u>(253) 219-5654</u>	<u>()</u>	<u>()</u>	<u>()</u>	<u>()</u>	<u>()</u>
PHONE	FAX	PHONE	FAX		
EMAIL ADDRESS: <u>maggie.medlicott@gmail.com</u>		EMAIL ADDRESS:			

PROJECT INFORMATION	
PROJECT NAME: <u>9363 Goodman Ave</u>	TAX PARCEL #: <u>2260080363</u>
PROJECT ADDRESS: <u>9363 Goodman Ave</u>	TOTAL ACREAGE: <u>7.1 ac</u>
PROPERTY LEGAL DESCRIPTION: (may be submitted on a separate 8 1/2" x 11" sheet)	
<u>see attachment C</u>	
PROPERTY DESCRIPTION: (Check one) Note: Applicants are responsible for accurate land designations. The issuance of a Sewer Capacity Reservation Certificate does not constitute land use or development approval.	
☐ SHORT PLAT ☐ COMM/INDUSTRIAL ☒ SINGLE FAMILY ☐ SUB-DIVISION ☐ MULTI-FAMILY (3+ units)	
# OF NEW DWELLING UNITS: <u>2</u>	COMMERCIAL BUILDING AREA: (square feet)
PROPOSED SEWER USE (IN ERUs): A sewer hydraulic report must be submitted with this application in accordance with Section 19.10.011 GHMC.	
SINGLE FAMILY: ☒ (1 ERU = 150 gpd)	COMM/INDUSTRIAL/OTHER: _____ (See Municipal Code 13.32.060-attached)
If Comm/Industrial, has interceptor checklist been completed: Yes ☐ No ☐	
EXISTING USE OF PROPERTY: <u>single family resid w/ MFL</u>	
PROPOSED PROPERTY USE: (if applicable) <u>u - short term rental</u>	

The applicant acknowledges that a Sewer Capacity Reservation Certificate (CRC) is not a guarantee that sewer capacity will be available to serve the proposed project at the time of development.

Ordinance 1044 establishes that concurrency for sewer shall be valid for the duration of the underlying development permit or as otherwise provided in GHMC 19.10.020, or as set forth in the outside City limits utility extension agreement.

Submit completed application to:
City of Gig Harbor
Public Works - Engineering Department
3510 Grandview Street
Gig Harbor, WA 98335
(253) 851-6170 Fax: (253) 853-7597

Maggie Medlicott
Property Owner Signature

9-24-21
Date

☒ I, the property owner, authorize my agent to receive all original correspondence (initial) MFL

Authorized Agent Name: _____

Please call (253) 851-6170, if you have any questions about the Sewer Concurrency Management Program.

FOR CITY USE ONLY

Approval: _____

Date: _____

Approved Reservation Capacity: _____ ERUs

Development Application #: _____

September 24, 2021

To: City of Gig Harbor

Re: Conditional Use Permit for 9363 Goodman Ave, Gig Harbor, WA 98332

From: Margaret H. Medlicott 253-219-5654

Parcel: 2260000363

Legal description: Section 05 Township 21 Range 02 Quarter 22 ARTENA ADD: ARTENA ADD NW OF NW 5-21-02E L 8 THRU 11 B 7 APPROX 12,000 SQ FT OUT OF 036-0 SEG E-1277 JU 03-25-93CL

Verified statement: I verify that I, the applicant, have exclusive ownership of the affected property

Review Criteria:

- The use which the conditional use permit is being applied for is specifically for short term rental for my owner-occupied home with a mother-in-law unit. The property is zoned

Land Economic Area	110102
Value Area	PI1
Appr Acct Type	Residential
Business Name	
Last Inspection	03/04/2020-Physical Inspection
Appraisal Area	11

- Request: *Granting of such a conditional use permit will not be detrimental to the public health, safety, comfort, convenience or general welfare. It will not adversely affect the established character of the surrounding neighborhood and will not be injurious to the property and/or zone in which the property is located.*

Assertion: The home has a complete and separate ADU: one bedroom, kitchen, bath, private yard and is perfectly equipped to host guests without any notice from the neighborhood.

- Request: *The proposed use is properly located in relation to other land uses and to transportation and service facilities in the vicinity. Further, the use can be adequately served by public streets without placing an undue burden on such facilities and streets.*

Assertion: The home is on a quiet dead-end street which is accessible from Goodman Ave. The home is just a short walk from Harborview Drive and Peacock Hill which has public transportation.

- Request: *The site is of sufficient size to accommodate the proposed use and all yards, open spaces, walls and fences, parking, loading, landscaping and other features as are required by this title or as needed in the opinion of the examiner.*
- Assertion: The ADU is approximately 1200 square feet and there is plenty of on site parking as well as quiet dead end street parking. The yard is more private than the Point Defiance with landscaping more beautiful than Butchart Gardens.



CITY OF GIG HARBOR

NOTICE OF APPLICATION
October 7th, 2020

BAILEY – MEDLICOTT VACATION RENTAL Type III Permit

Permit Number(s): PL-CUP-21-0006

Date Application was Submitted: September 27, 2021

Date of Notice of Complete Application: September 27, 2021

Name of Applicant: Maggie Medlicott, 9363 Goodman Ave, Gig Harbor, WA 98335

Name of Agent: Maggie Medlicott, 9363 Goodman Ave, Gig Harbor, WA 98335

Project Location: 9363 Goodman Ave, site is located on the east side of Goodman Ave, approximately 500 ft south from the intersection of Vernhardson St. Sec 05, Tw 21, R 02 Qtr 22. Parcel # 2260000363

Description of Proposed Project: The applicant is proposing to use the existing 3 bedroom single-family residence as a short-term vacation rental. The home will be owner-occupied for a portion of the year.

Project Permits Included with Application: Conditional Use Permit

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

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

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

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

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

Interested persons may comment on the above stated application or may request any notice of public hearing or a copy of the decision on this application or participate in any public hearings. Requests for notification or written comments must be submitted to the Planning Division by no later than **October 21, 2021**. All public comments or requests must be received at the Planning Division by no later than 5:00pm on the last date of the comment period.

Questions regarding the above stated application should be made to Jeremy Hammar, Associate Planner at JHammar@gigharborwa.gov, City of Gig Harbor Planning Division, 3510 Grandview St., Gig Harbor, WA 98335, or by calling 253-851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers.

**City of Gig Harbor
Transmittal Form**

Routing for:
Project:

NOA SEPA NOPH NOPM NOD Notice Date: October 7, 2021
BAILEY – MEDLICOTT VACATION RENTAL

PL-CUP-21-0006

Planner: JEREMY HAMMAR

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

☒ **TACOMA NEWS TRIBUNE**

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF PUBLISHING

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

On **SEPTEMBER 29, 2021** I sent a true and correct copy of the **NOTICE OF APPLICATION** for publication In the **OCTOBER 7, 2021** edition of the Tacoma News Tribune for the following:

Project Name **BAILEY – MEDLICOTT VACATION RENTAL**

Project Location: **9363 GOODMAN AVE**

Permit Number(s): PL-CUP-21-0006

SIGNED at Gig Harbor, Washington, this **30** day of **SEPTEMBER , 2021**


DECLARANT (signature)



CITY OF GIG HARBOR

NOTICE OF APPLICATION
October 7th, 2020

BAILEY – MEDLICOTT VACATION RENTAL
Type III Permit

Permit Number(s): PL-CUP-21-0006

Date Application was Submitted: September 27, 2021

Date of Notice of Complete Application: September 27, 2021

Name of Applicant: Maggie Medlicott, 9363 Goodman Ave, Gig Harbor, WA 98335

Name of Agent: Maggie Medlicott, 9363 Goodman Ave, Gig Harbor, WA 98335

Project Location: 9363 Goodman Ave, site is located on the east side of Goodman Ave, approximately 500 ft south from the intersection of Vernhardson St. Sec 05, Tw 21, R 02 Qtr 22. Parcel # 2260000363

Description of Proposed Project: The applicant is proposing to use the existing 3 bedroom single-family residence as a short-term vacation rental. The home will be owner-occupied for a portion of the year.

Project Permits Included with Application: Conditional Use Permit

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

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

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

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

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

Interested persons may comment on the above stated application or may request any notice of public hearing or a copy of the decision on this application or participate in any public hearings. Requests for notification or written comments must be submitted to the Planning Division by no later than **October 21, 2021**. All public comments or requests must be received at the Planning Division by no later than 5:00pm on the last date of the comment period.

Questions regarding the above stated application should be made to Jeremy Hammar, Associate Planner at JHammar@gigharborwa.gov, City of Gig Harbor Planning Division, 3510 Grandview St., Gig Harbor, WA 98335, or by calling 253-851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers.

THANK YOU for your legal submission!

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

ORDER DETAILS**Order Number:**

IPL0043282

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

TAC - Legal Ads

Final Cost:

97.60

Payment Type:

Account Billed

User ID:

IPL0021041

ACCOUNT INFORMATION

CITY OF GIG HARBOR IP

3510 GRANDVIEW ST

GIG HARBOR, WA 98335-1214

253-851-8136

noemail@noemail.com

CITY OF GIG HARBOR

TRANSACTION REPORT**Date**

September 29, 2021 2:59:13 PM EDT

Amount:

97.60

SCHEDULE FOR AD NUMBER IPL00432820

October 7, 2021

The News Tribune (Tacoma)

PREVIEW FOR AD NUMBER IPL00432820

**CITY OF GIG HARBOR
NOTICE OF APPLICATION
October 7th, 2020
BAILEY – MEDLICOTT VACA-
TION RENTAL
Type III Permit**

Permit Number(s): PL-CUP-21-0006Date Application was Submitted: September 27, 2021Date of Notice of Complete Application: September 27, 2021Name of Applicant: Maggie Medlicott, 9363 Goodman Ave, Gig Harbor, WA 98335Name of Agent: Maggie Medlicott, 9363 Goodman Ave, Gig Harbor, WA 98335Project Location: 9363 Goodman Ave, site is located on the east side of Goodman Ave, approximately 500 ft south from the intersection of Vernhardson St. Sec 05, Tw 21, R 02 Qtr 22. Parcel # 2260000363Description of Proposed Project: The applicant is proposing to use the existing 3 bedroom single-family residence as a short-term vacation rental. The home will be owner-occupied for a portion of the year.Project Permits Included with Application: Conditional Use PermitFurther Studies Being Required by Applicable Official: None at this time.Other Required Permits Not Included in Application: None at this time.Existing Environmental Documents which Evaluate Proposed Project: None at this time.Tentative Public Meeting or Public Hearing Date: A hearing date has not been scheduled for this application.

Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Department, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday. An open public hearing will be held on this project, at this time the hearing has not been scheduled. A copy of the staff report on this project proposal will be available seven days prior to the public hearing. Interested persons may comment on the above stated application or may request any notice of public hearing or a copy of the decision on this application or participate in any public hearings. Requests for notification or

written comments must be submitted to the Planning Division by no later than **October 21, 2021**. All public comments or requests must be received at the Planning Division by no later than 5:00pm on the last date of the comment period.

Questions regarding the above stated application should be made to Jeremy Hammar, Associate Planner at JHammar@gigharborwa.gov, City of Gig Harbor Planning Division, 3510 Grandview St., Gig Harbor, WA 98335, or by calling 253-851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers.

W00000000

Publication Dates

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

RECEIVED

By C. ANDREWS at 3:19 pm, Oct 07, 2021

From: [Michelle Bailey](#)
To: [Cindy Andrews](#)
Subject: Fwd: Verbo Goodman
Date: Thursday, October 7, 2021 3:14:54 PM

----- Forwarded message -----

From: **Maggie Medicott** <maggiemedicott@gmail.com>
Date: Thu, Oct 7, 2021 at 3:03 PM
Subject: Verbo Goodman
To: <michelle@baileyandbailey.com>

CERTIFICATION OF PUBLIC NOTICE

DECLARATION OF POSTING

I, MARGARET H MEDICOTT, (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 10-7-, 2021 I caused to be posted the notice board provided by the City for the **NOTICE OF APPLICATION** on the following:

Project Name: **BAILEY – MEDLICOTT VACATION RENTAL**

Project Location **9363 GOODMAN AVE**

Permit Number(s): **PL-CUP-21-0006**

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

- ☒ FRONT OF HOME
- ☒ _____

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


DECLARANT (signature)

--
Michelle Bailey, President
253-649-0568

City of Gig Harbor
Transmittal Form

Routing for:
Project:

NOA SEPA NOPH NOPM NOD Notice Date: October 07, 2021
BAILEY – MEDLICOTT VACATION RENTAL

PL-CUP-21-0006

Planner: JEREMY HAMMAR

Routed to:
City Depts.

☐ Public Works–Operations
☐ Public Works–Engineering

☐ Building and Fire Safety
☐ Other _____

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

Other Parties:
1st Class Mail

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

☐ **TACOMA NEWS TRIBUNE**

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF MAILING

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

On **October 7, 2021** I mailed (**e-mailed**) a true and correct copy of the **NOTICE OF APPLICATION**

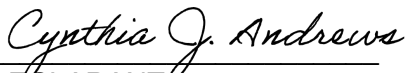
Project Name **BAILEY-MEDLICOTT VACATION RENTAL**

Project Location **9363 GOODMAN AVE**

Permit Number(s): **PL-CUP-21-0006**

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 7th day of October 2021


DECLARANT (signature)



CITY OF GIG HARBOR

NOTICE OF APPLICATION
October 7th, 2020

BAILEY – MEDLICOTT VACATION RENTAL
Type III Permit

Permit Number(s): PL-CUP-21-0006

Date Application was Submitted: September 27, 2021

Date of Notice of Complete Application: September 27, 2021

Name of Applicant: Maggie Medlicott, 9363 Goodman Ave, Gig Harbor, WA 98335

Name of Agent: Maggie Medlicott, 9363 Goodman Ave, Gig Harbor, WA 98335

Project Location: 9363 Goodman Ave, site is located on the east side of Goodman Ave, approximately 500 ft south from the intersection of Vernhardson St. Sec 05, Tw 21, R 02 Qtr 22. Parcel # 2260000363

Description of Proposed Project: The applicant is proposing to use the existing 3 bedroom single-family residence as a short-term vacation rental. The home will be owner-occupied for a portion of the year.

Project Permits Included with Application: Conditional Use Permit

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

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

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

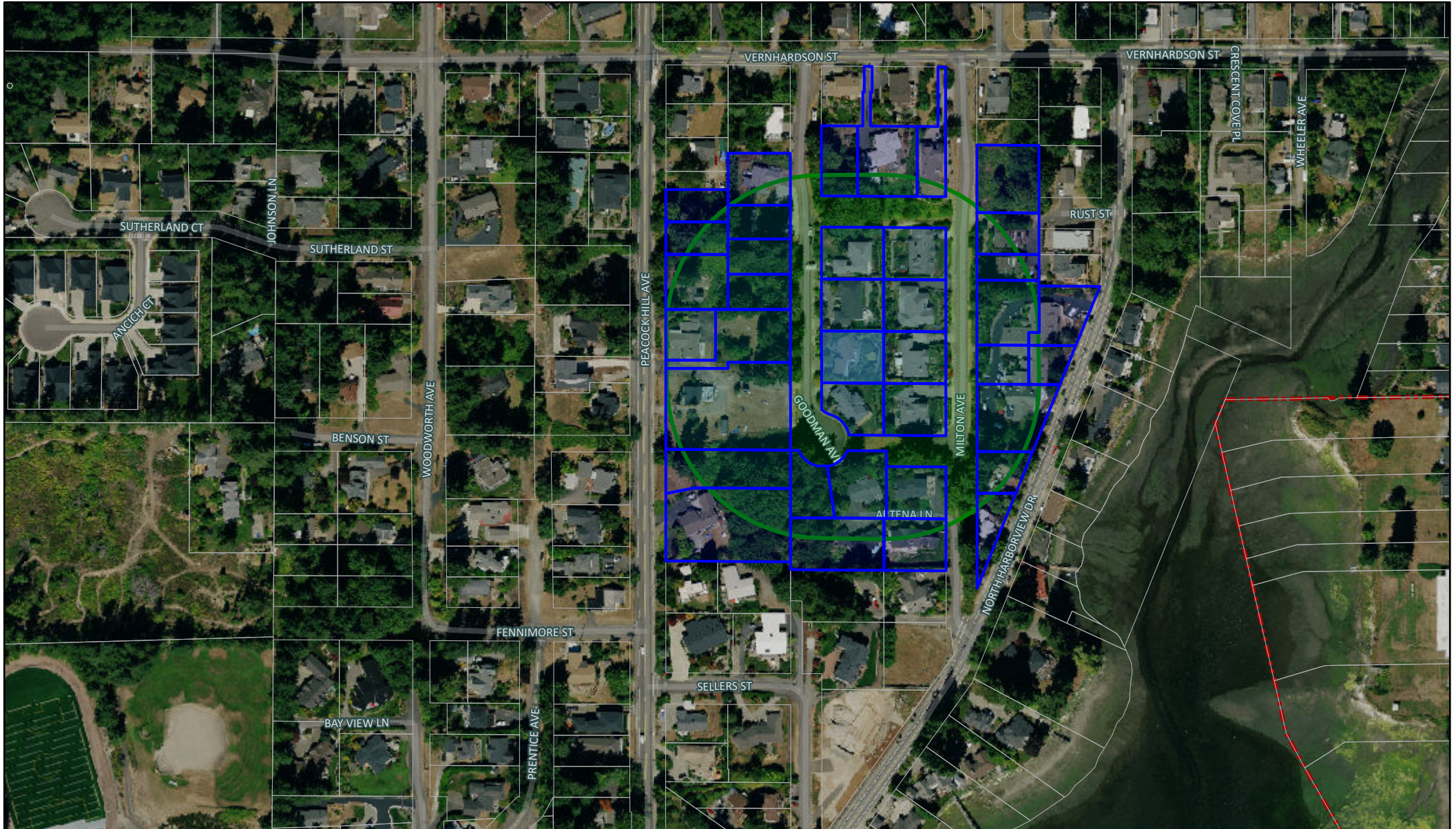
Tentative Public Meeting or Public Hearing Date: A hearing date has not been scheduled for this application.

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

Interested persons may comment on the above stated application or may request any notice of public hearing or a copy of the decision on this application or participate in any public hearings. Requests for notification or written comments must be submitted to the Planning Division by no later than **October 21, 2021**. All public comments or requests must be received at the Planning Division by no later than 5:00pm on the last date of the comment period.

Questions regarding the above stated application should be made to Jeremy Hammar, Associate Planner at JHammar@gigharborwa.gov, City of Gig Harbor Planning Division, 3510 Grandview St., Gig Harbor, WA 98335, or by calling 253-851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers.

ArcGIS Web Map



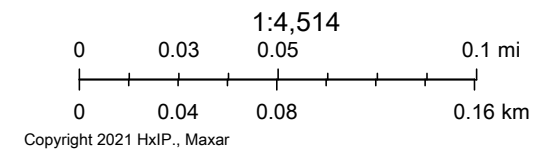
9/29/2021, 4:52:21 PM

OCIO 2020 Imagery MG3 Color  Parcels

 Red: Band_1

 Green: Band_2

 Blue: Band_3



TaxParcelNumber	TaxpayerName
Parcel: 2260000389	BIESBROECK ROBERT C TTEE & BIESBROECK JAN B TTEE
Parcel: 2260000366	RHODES THOMAS C & PATRICIA A
Parcel: 9400000022	MCGAVICK GRAVES PROFIT PLAN TRUST ET AL
Parcel: 9400000051	HOPPEN GUY & ANN
Parcel: 9400000040	HOPPEN GUY E & ANN E ETAL
Parcel: 9400000062	POPPY SUSAN TTEE & BROUSSARD BARTEL H TTEE
Parcel: 2260000032	LOE BETTY LOU
Parcel: 2260000290	AHC SHORELINE INC
Parcel: 2260000362	BERNICK CHARLES & JULIA
Parcel: 2260000372	NEFF EVAN A III & MARGARET A TTEE
Parcel: 2260000320	AHC SHORELINE INC
Parcel: 2260000363	CARPENTER BETTY & GARY L
Parcel: 0221056036	GROTZ DORIS
Parcel: 2260000373	SCHMID ADAM
Parcel: 2260000368	SULLIVAN ROBERT & GALE S
Parcel: 9400000012	TURNBULL SUSAN A
Parcel: 2260000369	PIFER RICHARD E
Parcel: 2260000367	NIXON JAMES W & JANICE E
Parcel: 9400000031	HOPPEN GUY & ANN E
Parcel: 2260000400	NELSON MARK P & GILL SHARON A TTEE
Parcel: 2260000300	AHC SHORELINE INC
Parcel: 2260000361	O'BRIEN SHAWN TTEE & O'BRIEN ALISON TTEE
Parcel: 9400000061	WHITMORE JOHN R & PEGGY M
Parcel: 9400000032	HOPPEN GUY & ANN E
Parcel: 2260000270	NADOLNY BRADLEY R & KATHERINE E
Parcel: 2260000331	AHC SHORELINE INC
Parcel: 0221056037	C&K CONTRACTING INC
Parcel: 2260000390	SMYTH ROBERT M
Parcel: 9400000021	MCGAVICK GRAVES PROFIT PLAN TRUST ET AL
Parcel: 2260000031	2010 J & L INVESTMENTS LLC
Parcel: 9400000052	BRIDGE REBECCA S & THOMAS M
Parcel: 2260000280	GAGNE LISE M & SIMAS TIMOTHY J
Parcel: 2260000374	ISRAEL JANELL TTEE & HARRIS COLIN K TTEE
Parcel: 2260000364	PINAROC VINCE & KELLY
Parcel: 2260000041	LOE BETTY LOU
Parcel: 2260000310	AHC SHORELINE INC
Parcel: 2260000388	WHITE RYAN L & KAREN A
Parcel: 2260000070	EACHUS PATRICIA A

Delivery_Address	City_State Zipcode
1820 E HALE ST	MESA, AZ 85203
9424 MILTON AVE	GIG HARBOR, WA 98332-1092
7191 WAGNER WAY STE 202	GIG HARBOR, WA 98335-6909
8402 GOODMAN DR NW	GIG HARBOR, WA 98332-9566
8402 GOODMAN DR NW	GIG HARBOR, WA 98332-9566
4315 HOYT AVE	EVERETT, WA 98203
3616 VERNHARDSON ST	GIG HARBOR, WA 98332-2142
6737 W WASHINGTON ST STE 2300	MILWAUKEE, WI 53214-5650
9409 GOODMAN AVE	GIG HARBOR, WA 98332-1068
3656 ARTENA LN	GIG HARBOR, WA 98332-1084
6737 W WASHINGTON ST STE 2300	MILWAUKEE, WI 53214-5650
9363 GOODMAN AVE	GIG HARBOR, WA 98332-1083
9309 PEACOCK AVE NW	GIG HARBOR, WA 98332
519 MADRONA WAY NE UNIT 6	BAINBRIDGE ISLAND, WA 98110
9360 MILTON AVE	GIG HARBOR, WA 98332-1020
PO BOX 721	GIG HARBOR, WA 98335-0721
9322 MILTON AVE	GIG HARBOR, WA 98332-1020
9404 MILTON AVE	GIG HARBOR, WA 98332-1092
8402 GOODMAN DR NW	GIG HARBOR, WA 98332-9566
20113 13TH STREET NW	LAKEBAY, WA 98349-9126
6737 W WASHINGTON ST STE 2300	MILWAUKEE, WI 53214-5650
9419 GOODMAN AVE	GIG HARBOR, WA 98332
9424 GOODMAN AVE	GIG HARBOR, WA 98332-1068
8402 GOODMAN DR NW	GIG HARBOR, WA 98332-9566
3516 RUST ST	GIG HARBOR, WA 98332-2178
6737 W WASHINGTON ST STE 2300	MILWAUKEE, WI 53214-5650
9115 96TH STREET NW	GIG HARBOR, WA 98335
9306 N HARBORVIEW DR	GIG HARBOR, WA 98332-2157
7191 WAGNER WAY STE 202	GIG HARBOR, WA 98335-6909
10124 36TH ST NW	GIG HARBOR, WA 98335-5891
9420 GOODMAN AVE	GIG HARBOR, WA 98332-1068
3518 RUST ST	GIG HARBOR, WA 98332-2178
500 LUNALILO HOME RD APT 28H	HONOLULU, HI 96825-1734
9325 GOODMAN AVE	GIG HARBOR, WA 98332-1083
3616 VERNHARDSON ST	GIG HARBOR, WA 98332-2142
6737 W WASHINGTON ST STE 2300	MILWAUKEE, WI 53214-5650
3613 ARTENA LN	GIG HARBOR, WA 98332-1051
1047 PADDINGTON TER	LAKE MARY, FL 32746



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR NOTICE OF PUBLIC HEARING

BAILEY – MEDLICOTT VACATION RENTAL

Permit Number(s): PL-CUP-21-0006

Date of Notice: January 3, 2023

Applicant: Medlicott Trust, c/o Margaret H. Medlicott, 9363 Goodman Ave, Gig Harbor, WA 98335

Agent: Medlicott Trust, c/o Margaret H. Medlicott, 9363 Goodman Ave, Gig Harbor, WA 98335

Project Location: 9363 Goodman Ave, site is located on the east side of Goodman Ave, approximately 500 ft south from the intersection of Vernhardson St. Sec 05, Tw 21, R 02 Qtr 22. Parcel # 2260000363

Project Description: The applicant is proposing to use the lower level existing 3 bedroom single-family residence as a short-term vacation rental.

SEPA Threshold Determination: A SEPA Threshold determination is not required for this project.

PUBLIC HEARING DATE: Hearing Examiner, **January 17, 2023 at 10:00 am**, 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 January 16, 2023.**

Questions regarding the above stated application should be made to Jeremy Hammar, Associate Planner, at Jhammar@gigharborwa.gov 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".

RECEIVED

By C. ANDREWS at 7:40 am, Jan 03, 2023

CERTIFICATION OF PUBLIC NOTICE

DECLARATION OF POSTING

I, MARGARET H MEDLICOTT (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 2nd day of January, 2022 I caused to be posted the notice board provided by the city for the Notice of Application on the following:

Project Name: MARGARET MEDLICOTT MEDLICOTT TRUST
9363
~~BAILEY MEDLICOTT VACATION RENTAL~~

Project Location: 9363 GOODMAN AVE.

Permit Number(s): PL-CUP-21-0006

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

- ☒ Same 9363 GOODMAN AVE
- ☒ _____

SIGNED at Gig Harbor, Washington, this 2nd day of January, 2022.

Margaret H. Medlicott
DECLARANT (signature)

City of Gig Harbor
Transmittal Form

Routing for: NOA SEPA **NOPH** NOPM **NOD** Notice Date: JANUARY 3rd, 2023
Project: BAILEY – MEDLICOTT VACATION RENTAL

PL-CUP-21-0006
Planner: JEREMY HAMMAR

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

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

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

TACOMA NEWS TRIBUNE

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF MAILING

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

On January 3rd, 2023 I mailed, a true and correct copy of the **NOTICE OF PUBLIC HEARING**

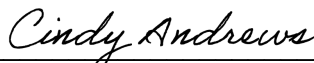
Project Name: **BAILEY – MEDLICOTT VACATION RENTAL**

Project Location: **9363 GOODMAN AVE.**

Permit Number(s): **PL-CUP-21-0006**

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 3rd day of January, 2023



DECLARANT (signature)



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR NOTICE OF PUBLIC HEARING

BAILEY – MEDLICOTT VACATION RENTAL

Permit Number(s): PL-CUP-21-0006

Date of Notice: January 3, 2023

Applicant: Medlicott Trust, c/o Margaret H. Medlicott, 9363 Goodman Ave, Gig Harbor, WA 98335

Agent: Medlicott Trust, c/o Margaret H. Medlicott, 9363 Goodman Ave, Gig Harbor, WA 98335

Project Location: 9363 Goodman Ave, site is located on the east side of Goodman Ave, approximately 500 ft south from the intersection of Vernhardson St. Sec 05, Tw 21, R 02 Qtr 22. Parcel # 2260000363

Project Description: The applicant is proposing to use the lower level existing 3 bedroom single-family residence as a short-term vacation rental.

SEPA Threshold Determination: A SEPA Threshold determination is not required for this project.

PUBLIC HEARING DATE: Hearing Examiner, **January 17, 2023 at 10:00 am**, Virtual Hearing

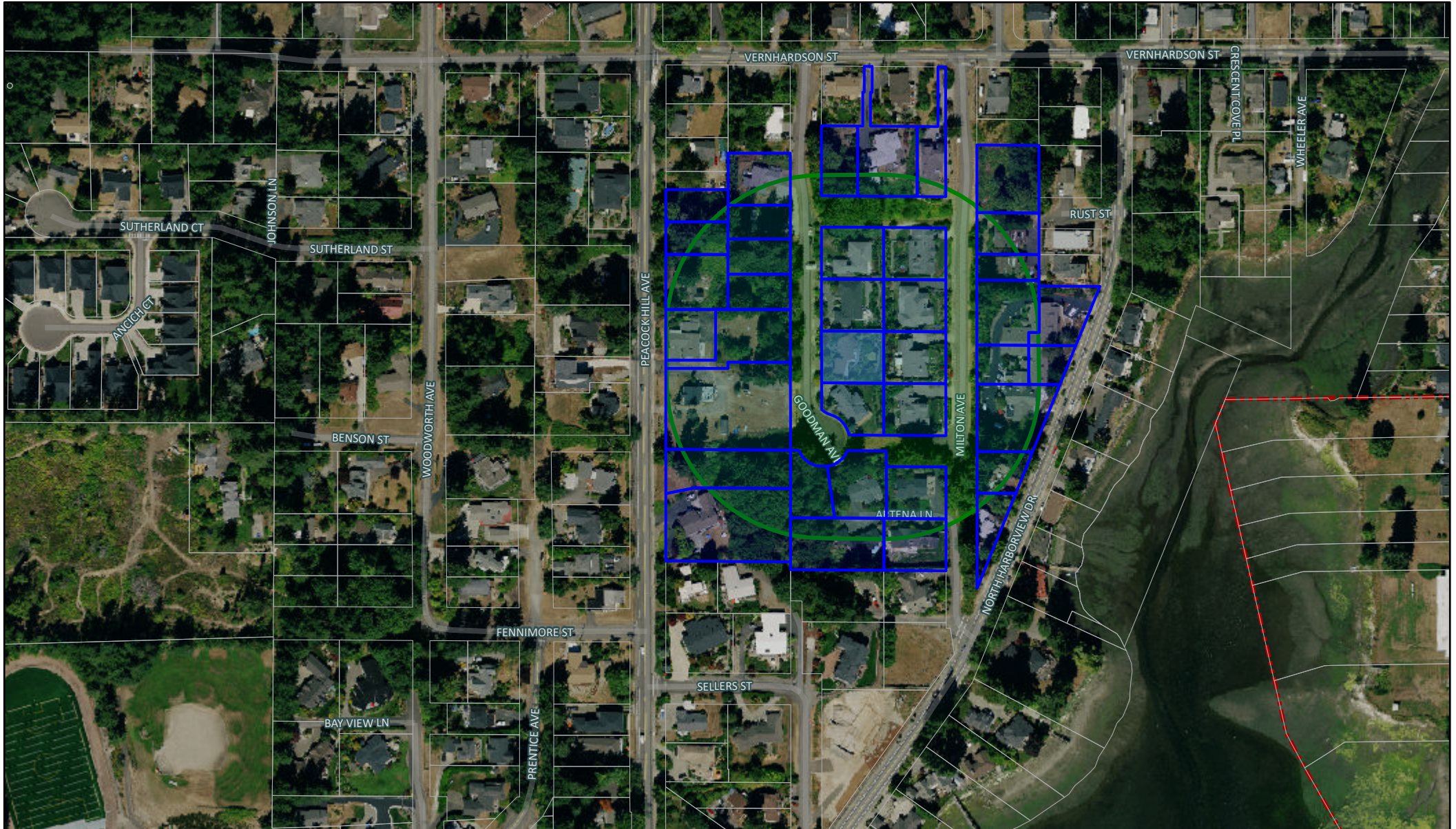
Interested persons are invited to attend the public hearing and provide testimony on this proposal. The hearing will be conducted in the manner prescribed by Gig Harbor Municipal Code Chapter [19.05](#).

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 January 16, 2023.**

Questions regarding the above stated application should be made to Jeremy Hammar, Associate Planner, at Jhammar@gigharborwa.gov 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".

ArcGIS Web Map



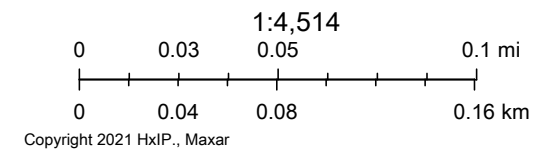
9/29/2021, 4:52:21 PM

OCIO 2020 Imagery MG3 Color  Parcels

 Red: Band_1

 Green: Band_2

 Blue: Band_3



TaxParcelNumber	TaxpayerName
Parcel: 2260000389	BIESBROECK ROBERT C TTEE & BIESBROECK JAN B TTEE
Parcel: 2260000366	RHODES THOMAS C & PATRICIA A
Parcel: 9400000022	MCGAVICK GRAVES PROFIT PLAN TRUST ET AL
Parcel: 9400000051	HOPPEN GUY & ANN
Parcel: 9400000040	HOPPEN GUY E & ANN E ETAL
Parcel: 9400000062	POPPY SUSAN TTEE & BROUSSARD BARTEL H TTEE
Parcel: 2260000032	LOE BETTY LOU
Parcel: 2260000290	AHC SHORELINE INC
Parcel: 2260000362	BERNICK CHARLES & JULIA
Parcel: 2260000372	NEFF EVAN A III & MARGARET A TTEE
Parcel: 2260000320	AHC SHORELINE INC
Parcel: 2260000363	CARPENTER BETTY & GARY L
Parcel: 0221056036	GROTZ DORIS
Parcel: 2260000373	SCHMID ADAM
Parcel: 2260000368	SULLIVAN ROBERT & GALE S
Parcel: 9400000012	TURNBULL SUSAN A
Parcel: 2260000369	PIFER RICHARD E
Parcel: 2260000367	NIXON JAMES W & JANICE E
Parcel: 9400000031	HOPPEN GUY & ANN E
Parcel: 2260000400	NELSON MARK P & GILL SHARON A TTEE
Parcel: 2260000300	AHC SHORELINE INC
Parcel: 2260000361	O'BRIEN SHAWN TTEE & O'BRIEN ALISON TTEE
Parcel: 9400000061	WHITMORE JOHN R & PEGGY M
Parcel: 9400000032	HOPPEN GUY & ANN E
Parcel: 2260000270	NADOLNY BRADLEY R & KATHERINE E
Parcel: 2260000331	AHC SHORELINE INC
Parcel: 0221056037	C&K CONTRACTING INC
Parcel: 2260000390	SMYTH ROBERT M
Parcel: 9400000021	MCGAVICK GRAVES PROFIT PLAN TRUST ET AL
Parcel: 2260000031	2010 J & L INVESTMENTS LLC
Parcel: 9400000052	BRIDGE REBECCA S & THOMAS M
Parcel: 2260000280	GAGNE LISE M & SIMAS TIMOTHY J
Parcel: 2260000374	ISRAEL JANELL TTEE & HARRIS COLIN K TTEE
Parcel: 2260000364	PINAROC VINCE & KELLY
Parcel: 2260000041	LOE BETTY LOU
Parcel: 2260000310	AHC SHORELINE INC
Parcel: 2260000388	WHITE RYAN L & KAREN A
Parcel: 2260000070	EACHUS PATRICIA A

Delivery_Address	City_State Zipcode
1820 E HALE ST	MESA, AZ 85203
9424 MILTON AVE	GIG HARBOR, WA 98332-1092
7191 WAGNER WAY STE 202	GIG HARBOR, WA 98335-6909
8402 GOODMAN DR NW	GIG HARBOR, WA 98332-9566
8402 GOODMAN DR NW	GIG HARBOR, WA 98332-9566
4315 HOYT AVE	EVERETT, WA 98203
3616 VERNHARDSON ST	GIG HARBOR, WA 98332-2142
6737 W WASHINGTON ST STE 2300	MILWAUKEE, WI 53214-5650
9409 GOODMAN AVE	GIG HARBOR, WA 98332-1068
3656 ARTENA LN	GIG HARBOR, WA 98332-1084
6737 W WASHINGTON ST STE 2300	MILWAUKEE, WI 53214-5650
9363 GOODMAN AVE	GIG HARBOR, WA 98332-1083
9309 PEACOCK AVE NW	GIG HARBOR, WA 98332
519 MADRONA WAY NE UNIT 6	BAINBRIDGE ISLAND, WA 98110
9360 MILTON AVE	GIG HARBOR, WA 98332-1020
PO BOX 721	GIG HARBOR, WA 98335-0721
9322 MILTON AVE	GIG HARBOR, WA 98332-1020
9404 MILTON AVE	GIG HARBOR, WA 98332-1092
8402 GOODMAN DR NW	GIG HARBOR, WA 98332-9566
20113 13TH STREET NW	LAKEBAY, WA 98349-9126
6737 W WASHINGTON ST STE 2300	MILWAUKEE, WI 53214-5650
9419 GOODMAN AVE	GIG HARBOR, WA 98332
9424 GOODMAN AVE	GIG HARBOR, WA 98332-1068
8402 GOODMAN DR NW	GIG HARBOR, WA 98332-9566
3516 RUST ST	GIG HARBOR, WA 98332-2178
6737 W WASHINGTON ST STE 2300	MILWAUKEE, WI 53214-5650
9115 96TH STREET NW	GIG HARBOR, WA 98335
9306 N HARBORVIEW DR	GIG HARBOR, WA 98332-2157
7191 WAGNER WAY STE 202	GIG HARBOR, WA 98335-6909
10124 36TH ST NW	GIG HARBOR, WA 98335-5891
9420 GOODMAN AVE	GIG HARBOR, WA 98332-1068
3518 RUST ST	GIG HARBOR, WA 98332-2178
500 LUNALILO HOME RD APT 28H	HONOLULU, HI 96825-1734
9325 GOODMAN AVE	GIG HARBOR, WA 98332-1083
3616 VERNHARDSON ST	GIG HARBOR, WA 98332-2142
6737 W WASHINGTON ST STE 2300	MILWAUKEE, WI 53214-5650
3613 ARTENA LN	GIG HARBOR, WA 98332-1051
1047 PADDINGTON TER	LAKE MARY, FL 32746

PARTIES OF RECORD

Sue and Gary Turnbull

Charles and Julia Bernick

Shawn and Alison O'Brien

Vince and Kelly Pinaroc

John and Peggy Whitmore

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF PUBLISHING

I, Cindy Andrews 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 December 19, 2022 I sent a true and correct copy of the NOTICE OF PUBLIC HEARING for publication in the JANUARY 3rd, 2023 edition of the Tacoma News Tribune for the following:

Project Name: BAILEY – MEDLICOTT VACATION RENTAL

Project Location: **9363 GOODMAN AVE**

Permit Number(s): PL-CUP-21-0006

SIGNED at Gig Harbor, Washington, this 19th day of December, 2022



DECLARANT (signature)

**City of Gig Harbor
Transmittal Form**

Routing for: NOA SEPA **NOPH** NOPM NOD Notice Date: JANUARY 3rd, 2023
Project: BAILEY – MEDLICOTT VACATION RENTAL

Planner: PL-CUP-21-0006
JEREMY HAMMAR

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

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

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

✓ TACOMA NEWS TRIBUNE



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR NOTICE OF PUBLIC HEARING

BAILEY – MEDLICOTT VACATION RENTAL

Permit Number(s): PL-CUP-21-0006

Date of Notice: January 3, 2023

Applicant: Medlicott Trust, c/o Margaret H. Medlicott, 9363 Goodman Ave, Gig Harbor, WA 98335

Agent: Medlicott Trust, c/o Margaret H. Medlicott, 9363 Goodman Ave, Gig Harbor, WA 98335

Project Location: 9363 Goodman Ave, site is located on the east side of Goodman Ave, approximately 500 ft south from the intersection of Vernhardson St. Sec 05, Tw 21, R 02 Qtr 22. Parcel # 2260000363

Project Description: The applicant is proposing to use the lower level existing 3 bedroom single-family residence as a short-term vacation rental.

SEPA Threshold Determination: A SEPA Threshold determination is not required for this project.

PUBLIC HEARING DATE: Hearing Examiner, **January 17, 2023 at 10:00 am**, 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 January 16, 2023.**

Questions regarding the above stated application should be made to Jeremy Hammar, Associate Planner, at Jhammar@gigharborwa.gov 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".

THANK YOU for your legal submission!

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

ORDER DETAILS**Order Number:**

IPL0102866

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

TAC - Legal Ads

Final Cost:

91.50

Payment Type:

Account Billed

User ID:

IPL0021041

PREVIEW FOR AD NUMBER IPL01028660**ACCOUNT INFORMATION**

CITY OF GIG HARBOR IP

3510 GRANDVIEW ST

GIG HARBOR, WA 98335-1214

253-851-8136

noemail@mcclatchy.com

CITY OF GIG HARBOR

TRANSACTION REPORT**Date**

December 20, 2022 11:12:29 AM EST

Amount:

91.50

SCHEDULE FOR AD NUMBER IPL01028660

January 3, 2023

The News Tribune (Tacoma)

**CITY OF GIG HARBOR
NOTICE OF PUBLIC HEARING
BAILEY – MEDLICOTT VACA-
TION RENTAL**

Permit Number(s): PL-CUP-21-0006

Date of Notice: January 3, 2023

Applicant: Maggie Medlicott, 9363
Goodman Ave, Gig Harbor, WA 98335

Agent: Maggie Medlicott, 9363 Good-
man Ave, Gig Harbor, WA 98335

Project Location: 9363 Goodman
Ave, site is located on the east side
of Goodman Ave, approximately 500
ft south from the intersection of Vern-
hardson St. Sec 05, Tw 21, R 02 Qtr
22. Parcel # 2260000363

Project Description: The applicant is
proposing to use the lower level exist-
ing 3 bedroom single-family residence
as a short-term vacation rental.

SEPA Threshold Determination: A
SEPA Threshold determination is not
required for this project.

PUBLIC HEARING DATE: Hearing
Examiner, **January 17, 2023 at
10:00 am**, Virtual Hearing

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

Documents pertinent to this appli-
cation 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 Per-
mit 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 docu-
ments 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 January 16, 2023.**

Questions regarding the above stated application should be made to Jeremy Hammar, Associate Planner, at Jhammar@gigharborwa.gov 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".

W00000000

Publication Dates

RECEIVED

By C. ANDREWS at 3:25 pm, Oct 21, 2021

Oct. 19, 2021

EXHIBIT E.

To: Gig Harbor Planning Division

From: Charles and Julia Bernick, Shawn and Alison O'Brien, Vince and Kelly Pinaroc, Peggy and John Whitmore, Sue and Gary Turnbull

Re: Bailey- Medlicott Vacation Rental Permit Application

PL-CUP-21-0006

We are writing this in opposition to approval of a permit application submitted by Maggie Medlicott, 9363 Goodman Ave, to use her home as a short-term vacation rental.

We all live on the same block on Goodman Avenue as the short-term vacation rental. While we moved to Goodman Avenue at different times, we all share common reasons for choosing to live in Gig Harbor including the scenic setting, peaceful neighborhoods, minimal traffic, and security of knowing your neighbors.

The reasons we are against having the Medlicott home used as a short-term vacation rental are as follows:

1. Neighborhood security – By definition, the short-term vacation rental will be bringing in non-residents to our street potentially every few days. We, the current residents of the street, have a strong neighborhood watch program for the safety and protection of the neighborhood and unanimously are vigilant when an unfamiliar vehicle or person comes into our street. We will now be put in a position where, in some sense, we will not know who belongs and who doesn't.
2. Traffic – There will clearly be more traffic on our street, which currently has very few vehicles coming through because it is a dead-end street. We have teenagers and children that currently reside in our neighborhood, thus adding an increased safety risk. Moreover, it is possible the vacation renters may have more than 1 car and will park on the street, which takes away from the beauty of the neighborhood.
3. Potential for increased noise in the neighborhood - The application notes that the home will be owner occupied for a portion of the year. What about the other portion – there is no way to control if the vacation tenants produce excessive noise. In fact, since it is a 3-bedroom single family residence, one would expect it to be rented to a large family or group of people.
4. Reduced home value – Our understanding was that our street is zoned for single family homes (not short-term vacation rentals). Homes on our block are currently selling in the \$1,000,000 range. It is quite likely that home values will go down if short term vacation rentals are allowed on the block.

Given the recent moratorium on short term vacation rentals in Gig Harbor, it is clear that other citizens of Gig Harbor are also concerned about this development. In addition, we are concerned that once a permit is issued, it will stay in effect indefinitely. We would urge the planning division to defer action on

the Bailey- Medlicott Vacation Rental Permit Application until the City of Gig Harbor comes up with a city-wide policy after the moratorium period of 6 months.

Thanks so much for your consideration.

Charles and Julia Bernick 9409 Goodman Ave

Shawn and Alison O'Brien 9419 Goodman Ave

Vince and Kelly Pinaroc 9325 Goodman Ave

John and Peggy Whitmore 9424 Goodman Ave

Sue and Gary Turnbull 9323 Peacock Ave

RECEIVED

By C. ANDREWS at 4:06 pm, Jan 03, 2023

From: [Thomas Wick](#)
To: [Cindy Andrews](#)
Cc: [Tracie Markley](#); [Mayor & Council](#); [Katrina Knutson](#); [Bruce Dammeier](#); [Dave Morell](#); [Marty Campbell](#); [Ryan Mello](#); [Amy Cruver](#); [Paul Herrera](#); [Jani Hitchen](#); jesse.young@leg.wa.gov; michelle.caldier@leg.wa.gov; emily.randall@leg.wa.gov
Subject: HEARING EXAMINER HEARING 1/17/2023, (PL-CUP-21-0006)
Date: Tuesday, January 3, 2023 3:46:07 PM

EXHIBIT F.

Good afternoon Ms. Andrews and to all those copied,

The following public comment is submitted for the Hearing Examiner hearing on January 17, 2023, regarding (PL-CUP-21-006)

Title: FOR PUBLIC COMMENT

This application should be approved given the extraordinary costs associated with home ownership within Gig Harbor's city limits however, I do question why something as benign as a short-term rental application requires Hearing Examiner review, whilst the Courtyards at Skansie Park's final plat approval does not.

Gig Harbor allowed this development to start and to continue to completion, whilst knowing the reported/documented stormwater runoff drainage conveyance ditch on Parcel 0221182000 did (not) exist, instead, what exists is a Pierce County confirmed wetland, a (shallow) natural stream and downhill Pierce County private properties.

How is application (PL-CUP-21-0006) in anyway associated with the Courtyards at Skansie Park's final plat approval, simple, if an approval for something as benign as a short-term rental meets Gig Harbor's threshold for Hearing Examiner review, consideration and approval, then by default, a final plat approval in violation of state law, specifically, the OPMA, absolutely requires Hearing Examiner review, consideration and approval, or more specifically, a 'remedy,' a 'cure' for that violation.

During the City Council meeting during which the Courtyards at Skansie Park's final plat was approved, public comment was invited, however, Gig Harbor's leadership, after consulting with the City Attorney, refused to hear and consider it, before voting to approve the final plat....entering Executive Session to avoid hearing and considering public testimony that that they, themselves, invited, was, without question, an overt violation of the OPMA therefore, given (any) action (s) taken in violation of the OPMA are deemed null and void, Gig Harbor is now obligated to 'fix' to 'cure' the violation, (after) proper public notice is made, (after) public comment is received and considered and (after) the issue is discussed, in an (open) public forum and (on) the record.

The Hearing Examiner will only have two options to 'remedy' to 'cure' the violation (after) public testimony is invited, heard and considered, either he/she will order the city of Gig Harbor to identify, install and utilize an alternate stormwater runoff drainage or, he/she will order the city of Gig Harbor to return all developed uphill lands to their forested undisturbed state, to the extent possible, yes, this will require the eviction of all residents residing within these homes as well as the demolition and disposal of those homes.

Given the conflict of interest, a Hearing Examiner with no past or present affiliation, either directly, or indirectly, with either the city of Gig Harbor or Pierce County, must preside over

the hearing.

Bringing the Courtyards at Skansie Park's final plat approval before a Hearing Examiner for a 'remedy' a 'cure' will address the threat to public safety, publicly owned infrastructure, critical areas (wetlands/natural streams), downhill Pierce County private properties and most importantly, it will eliminate the threat to the life, health and safety of those who reside on downhill Pierce County properties.

So, in summary, if an application for a short-term rental in Gig Harbor like (PL-CUP-21-0006) requires Hearing Examiner review and approval, then by default, a matter that threatens the life, health and safety of others absolutely does, the violation of state law aside.

Given the critical importance of my testimony and given Parcel 0221182012 is not within 300' feet from the Courtyards at Skansie Park, I am respectfully requesting that both the owner of Parcel 0221182000, who is well within 300' of this development, and myself, the owner of Parcel 0221182012, be sent, via certified signature required letter (s), notification of (any) hearing/meeting (s) that are in (anyway) associated with the drainage deficits on Parcels 0221182000 and Parcel 0221182012 or the Courtyards at Skansie Park's final plat approval. I am on record agreeing to pay all the costs associated with this requested accommodation.

Please confirm receipt upon receipt.

Respectfully,

Thomas P. Wick, Former Pierce County Citizen

RECEIVED

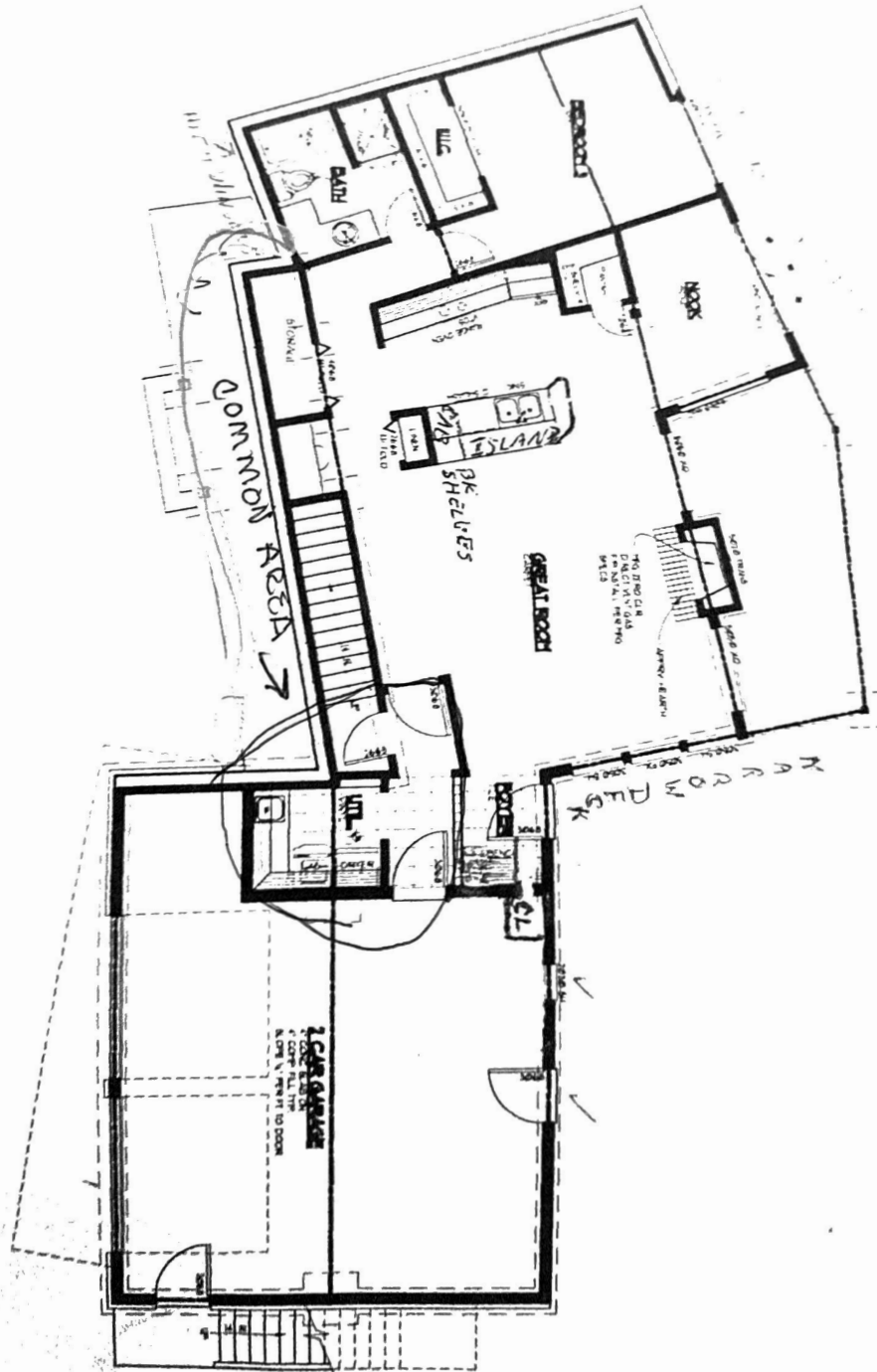
By C. ANDREWS at 4:30 pm, Jun 27, 2022

PL CUP-21-0006

EXHIBIT G.

LOWER FLOOR / FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



Floor 1



2260000363

EXHIBIT H.

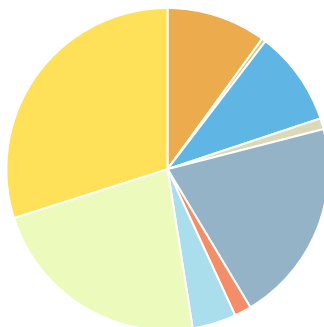
9363 GOODMAN AVE

MEDLICOTT MARGARET H TTEE OF MEDLICOTT TRUST

Summary	Taxes/Values	Land	Building	Sales	Map	Images
Property Details Parcel Number 2260000363 Site Address 9363 GOODMAN AVE Account Type Real Property Category Land and Improvements Assessment Use Code 1101-SINGLE FAMILY DWELLING Taxpayer Details Taxpayer Name MEDLICOTT MARGARET H TTEE OF MEDLICOTT TRUST Mailing Address 9363 GOODMAN AVE GIG HARBOR, WA 98332						

Levy Rate Distribution

Tax Year	Tax Code Area	Total Levy Rate
2022	075	\$8.89 per \$1000 value



Rate	District	Percent*
\$0.89	City	10.00%
\$0.03	Conservation Futures	0.40%
\$0.85	County Tax	9.50%
\$0.10	Flood	1.10%
\$1.81	Fire	20.40%
\$0.15	Port	1.70%
\$0.39	Library	4.40%
\$2.01	Local School	22.60%
\$2.66	State of Washington	29.90%

28.31% Voter Approved

*Rounded values may not add up to 100%

Appraisal Details

Land Economic Area	110102
Value Area	PI1
Appr Acct Type	Residential
Business Name	
Last Inspection	03/04/2020-Physical Inspection
Appraisal Area	11

Assessment Details

2022 Values for 2023 Tax

Taxable Value 1,076,300**Assessed Value** 1,076,300**Related Parcels****Group Account Number** n/a**Located On** n/a**Associated Parcels** n/a**Tax Description**

Section 05 Township 21 Range 02 Quarter 22 ARTENA ADD L 8 THRU 11 B 7 OUT OF 036-0 SEG E-1277 JU 03-25-93CL

I acknowledge and agree to the prohibitions listed in RCW 42.56.070(8) against releasing and/or using lists of individuals for commercial purposes. Neither Pierce County nor the Assessor-Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system does so at their own risk. ***All critical information should be independently verified.***

Pierce County Assessor-Treasurer**Mike Lonergan**

2401 South 35th St Room 142

Tacoma, Washington 98409

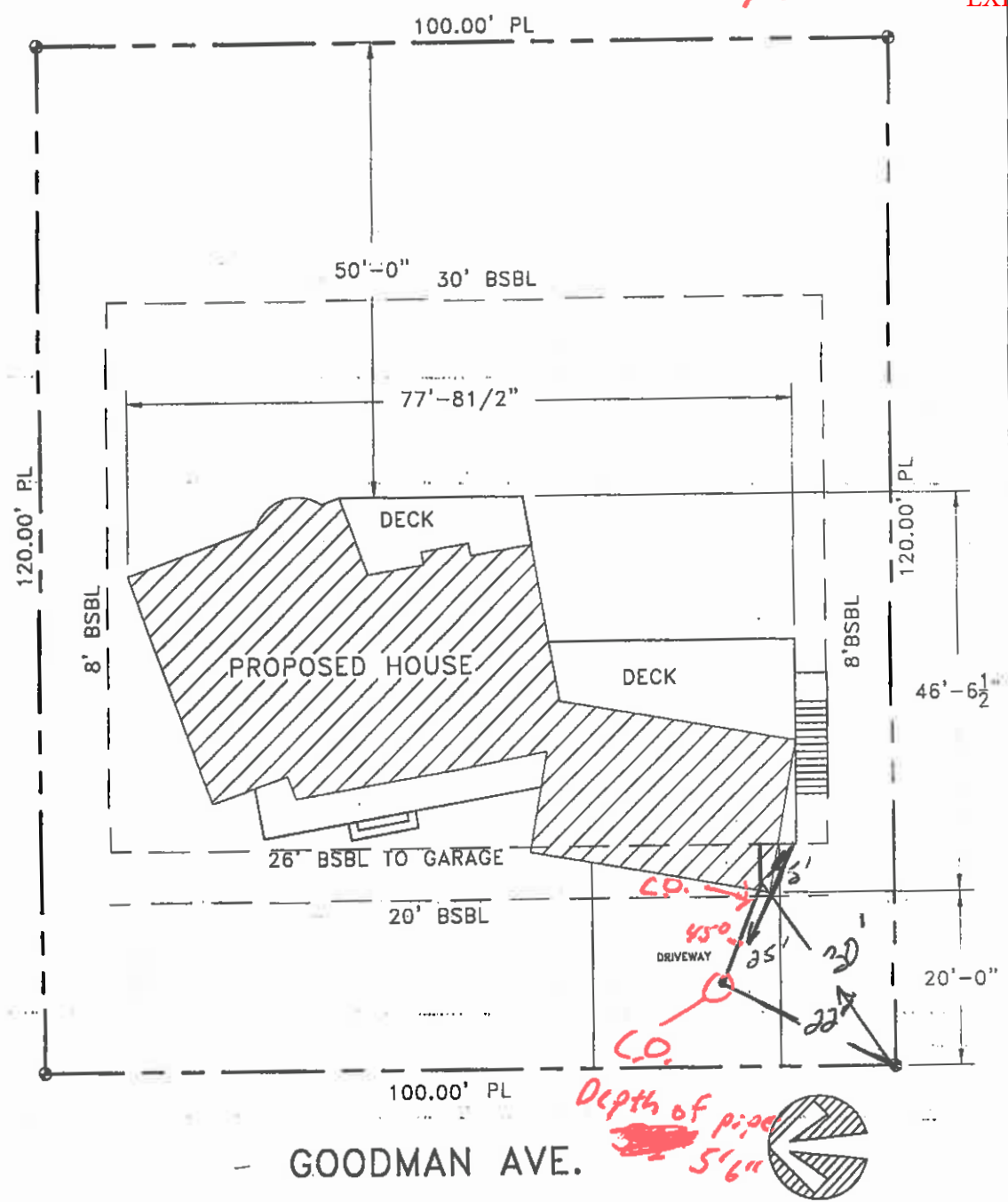
(253)798-6111 or Fax (253)798-3142

www.piercecountywa.gov/atr

Carpenter

Sewer Asbuilt *OK*
7/14/00

EXHIBIT I.



GOODMAN AVE.

Depth of pipe 5'6"

NORTH

SITE PLAN

LOT F
PIERCE COUNTY, WA

scale 1/20" = 1'-0"