



AGENDA

City of Gig Harbor Hearing Examiner Virtual Hearing of Tuesday, September 19, 2023, at 1:30 PM

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.

If you wish to submit written public comment, please provide your comments to the Planning Division by **Monday, September 18, 2023, by 5:00 pm.** All written comments to be included in the record shall 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

MARK B. SHOENS, P.O. BOX 2044, GIG HARBOR, WA 98335: SHOENS

WAREHOUSE EXPANSION; (PL-SPR-18-0007, PL-DR-18-0146, PL-BSP-18-0002, PL-VAR-19-0003, PL-SEPA-18-0012). The proposal includes a Binding Site Plan to divide the two existing parcels into four and the construction of 2 new warehouse buildings. The new building on the northern parcel (proposed lot #4) will contain 1,866 square feet. The new building on the southern parcel (proposed lot #3) will contain 2,619 square feet. The two existing buildings will each remain on separate parcels (proposed lot 1 and 2). The parking for the new buildings along with the existing buildings will be shared. A Variance has been requested to vary from the maximum impervious coverage limits. Site is located at 3522 57th St Ct, the site includes two parcels at the end of 57th ST CT, approximately 500 ft from the intersection with 34th Ave., parcel 4001490031 on the north side of 57th St Ct and parcel 4001490032 on the south side.

THIS PROJECT HAS BEEN REMOVED FROM THE SEPT 19TH, 2023 HEARING AGENDA.

DONKEY CREEK HOLDINGS LLC, P.O. BOX 1805, GIG HARBOR, WA 98335: GIG

HARBOR BOAT WORKS; (PL-CUP-23-0001). The applicant is requesting a Conditional Use Permit review to allow the Gig Harbor Boat Works to relocate into the Northharbor Business Park. The site is zoned ED and Marine Industrial use is a conditionally allowed use in the ED zone. There are no building additions or site improvements proposed. Site is located at 9770 44th Ave | Parcel Number – 4001020161. The site is located within the Northharbor Business Campus, Building #16. Sec 31, Tw 22, R 02, Qtr 43.

III. Adjournment



"THE MARITIME CITY"

DEVELOPMENT SERVICES

**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
STAFF REPORT**

TO: Hearing Examiner
FROM: Planning Staff
DATE: September 12, 2023

RE: PL-CUP-23-0001 | Gig Harbor Boat Works
Public Hearing Date: September 19, 2023

I. GENERAL INFORMATION

A. Owner/Applicant: Donkey Creek Holdings LLC
PO Box 1805
Gig Harbor, WA 98335

II. APPLICANT'S REQUEST

The proposal is for Gig Harbor Boat Works to relocate to an existing building within the Northharbor Business Park, the site is zoned as Employment District (ED). The use, which is defined by the Gig Harbor Municipal Code as "Marine Industrial" may be conditionally permitted within the ED zoning district. The applicant proposes no building additions or site improvements associated with the proposal.

This request is encompassed in a conditional use permit (PL-CUP-23-0001) 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: 9770 44th Ave, site is located on a private road on the east side of Burnham Drive approximately 500 feet northwest of the intersection with 96th Street. Sec 31, Tw 22, R 02, Qtr 43.

Assessor's Parcel Number: 4001020161

B. Site Area/Acreage: 1.3 acres

C. Existing Site Characteristics:

1. **Topography:** The site is relatively flat with a slight slope up towards the north portion of the lot.
2. **Vegetation:** The site is developed with mature 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:** ED – Employment District
2. **Adjacent zoning and current use:**
 - a. **North:** ED – Employment District
 - b. **East:** ED – Employment District
 - c. **South:** ED – Employment District
 - d. **West:** RB-2– Residential Business 2

E. Utilities / Road Access: The subject site is accessed from 97th Street. Sewer and water are provided by the City of Gig Harbor.

IV. APPLICABLE CODES AND POLICIES

A. Comprehensive Plan: The site is designated as "Employment Center" 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 ED Employment District. The following code chapters apply to this proposal:

- a. 17.04 Definitions
- b. 17.45 Employment District
- c. 17.64 Conditional Uses

V. BACKGROUND INFORMATION:

The subject site is a developed lot within the Northharbor Business Park. The site was developed as part of the Northharbor Business Campus Binding Site Plan recorded with Pierce County March 9 1994, the most recent amended binding site plan was recorded with Pierce County May 6, 2021 and is included as Exhibit E to this staff report. The applicant submitted an application to the City of Gig Harbor on May 19, 2023 for the subject conditional use request. The application was determined to be complete May 24, 2023.

VI. ENVIRONMENTAL REVIEW:

This proposal is categorically exempt from SEPA review as the proposal is a change of use as exempted by WAC 197-11-800(6)(b).

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 June 7, 2023. The Declarations of Mailing, Publishing and Posting are included with this staff report as Exhibit C. The city received no comments in response to the proposal.

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 September 5, 2023. 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 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 "Employment Centers." This land use broadly defines an area that is intended to meet long-term employment needs of the community. Employment centers consist of the following:

- 1) Wholesale distribution facilities.
- 2) Manufacturing and assembly.
- 3) Warehousing/storage.
- 4) Business offices/business complexes.

- 5) Medical facilities/hospitals.
- 6) Telecommunication services.
- 7) Transportation services and facilities.
- 8) Conditional allowances of commercial facilities which are subordinate to and supportive of employment activities.

The proposed Marine Industrial use will occupy an existing building within the Northharbor Business Park located at 9770 44th Ave. 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 Marine Industrial 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. 17.04.551 Definition, Marine Industrial:

"Marine industrial" means the assembly, production, or storage of finished or semi-finished materials or components into a finished or semi-finished marine product and includes the production or sale of fishing equipment and supplies, boat construction and dry land boat storage, sales of fisheries products for human consumption, and commercial fishing operations.

b. 17.45 Employment District (ED) Zoning District:

The "ED" Employment district is intended to enhance the city's economic base by providing suitable areas to support the employment needs of the community. The employment district provides for the location of manufacturing, product processing, research and development facilities, assembly, warehousing, distribution, contractor's yards, professional services, corporate headquarters, medical facilities, and complementary educational and recreational uses which are not detrimental to the employment district. Limited retail, business and support services that serve the needs of the employment district tenants and patrons are allowed. The employment district is intended to have limited nuisance factors and hazards.

If properly conditioned, the proposed conditional use will preserve the character of the existing area to which the subject site is located, as is appropriate in the site's ED zoning designation. The proposed conditional use will only occupy space in an existing

structure and will not require any building addition to the subject structure to accommodate the proposed Marine Industrial use. The proposed conditional use, when properly conditioned, will not detract from the existing character of the surrounding properties, and proposes to operate in a manner consistent with the Marine Industrial use defined in GHMC 17.04.551. Furthermore, per the Land Use Matrix set forth in GHMC 17.14.020, Marine Industrial is a conditionally allowed use in the City's ED zoning district. Therefore, the proposal is consistent with the stated intent of the ED 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, "Marine Industrial" is a conditionally permitted use in the ED 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 ED zoning district, as no exterior changes to the existing structure are proposed, preserving the character of the existing developed 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:

The proposed Marine Industrial use will be located within an existing building within an existing business park that was constructed prior to annexing to City of Gig Harbor. No building additions or site improvements are proposed, and the use is compatible with surrounding uses and those uses which may be permitted within the ED zoning district.

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 proposal will not require an increased need for public services. The proposed use will not place additional burden on facilities and streets.

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

Staff Analysis:

The site is an existing business park located in the ED zoning district. No building additions or changes to the site are proposed. The parking requirement for Marine Industrial is consistent with the Industrial, Level 1 use which previously occupied the site, no additional parking will be required.

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.

IX. CONCLUSIONS:

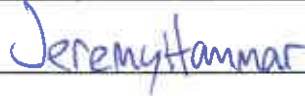
Based on the submitted information, staff's site inspection, and the analysis contained above, staff concludes the proposal is generally consistent with the guidelines set forth in GHMC 17.64.040 that are required to be considered by the Hearing Examiner in reviewing such proposals. Approval of the permit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

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 Marine Industrial 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, Senior Planner



Date: September 12, 2023

cc: Planning File

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

Exhibit A – Applicant's Project application packet dated May 19, 2023

- Exhibit B – Applicant’s Written Statement of Justification dated May 19, 2023
- Exhibit C – Declarations of Mailing, Posting, and Publishing, Notice of Application, June 7, 2023
- Exhibit D – Declarations of Mailing, Posting, and Publishing, Notice of Public Hearing, September 5, 2023
- Exhibit E - Northharbor Business Campus Binding Site Plan, Pierce County recording # 202105065003

Duration of Permit Approval:

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

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

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

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

RECEIVED

By C. ANDREWS at 2:24 pm, May 22, 2023

EXHIBIT A



OFFICE USE ONLY

SUBMITTED: _____

CASE NO.: _____

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

Project Name:	Gig Harbor Boat Works CUP
Project Address:	9770 44TH Avenue Gig Harbor, WA 98332
Tax Assessor Parcel Number(s): Attach full legal description	4001020161

APPLICANT/AGENT ☒ Primary Contact for Application	
Name:	Lisa Klein, AHBL
Phone:	253-383-2422
Street:	2215 N 30th St, #300
Fax:	
City/State/Zip:	Tacoma, WA 98403
Email:	lklein@ahbl.com

PROPERTY OWNER(S) ☒ Applicant ☒ Primary Contract for Application	
Name:	Donkey Creek Holdings L.L.C.
Phone:	253-853-2318
Street:	PO Box 1805
Fax:	
City/State/Zip	Gig Harbor, WA 98335
Email:	michael@donkeycreekholdings.com

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: _____

Date: _____

5/19/2023

PROJECT DESCRIPTION (PROVIDE DETAILED SUMMARY)

The proposal is for a Conditional Use Permit in order to allow Gig Harbor Boat Works to relocate to the Northharbor Business Park. The property is located at 9770 44TH Avenue Gig Harbor, WA 98332 (Building #16 as seen on the Binding Site Plan Recording No. 202105065003). The site is zoned as Employment District (ED), which lists "Marine Industrial" as a conditional use. There are no building additions or site improvements associated with this proposal.

UTILITIES**Water Supply (name of utility provider):****Sewage Disposal (name of utility provider):**

City of Gig Harbor Utilities - Water Department

City of Gig Harbor Utilities - Sewer Department

Access (Name of road or street from which access is or will be gained):

97th Street located off of Burnham Dr

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.

Gig Harbor Boat Works is proposing to relocated to Building 16 of the existing Northharbor Business Park, which extends north, east, and south of the building. Northharbor Business Park is comprised of a variety of uses consistent with those allowed in the City's ED Zoning District. The existing use to the north of the property is Gig Harbor Sportsman Club, to the east is residential, to the south of Northharbor Business Park is an RV Park, and west of the property is Burnham Drive. There is a moderate steep slope (21-50) west of the site on an adjacent parcel. There is a wetland mapped approximately 125 feet adjacent to the west of Building 16.

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 act costs in excess of the deposit. If the actual costs are below the deposit, I will be refunded the difference." _____ (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)**." _____ (Initials)

RECEIVED

By C. ANDREWS at 2:23 pm, May 22, 2023

PO Box 1805
Gig Harbor, WA 98335

May 19, 2023

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

Subject: Gig Harbor Boat Works CUP Application – Owner Authorization

Dear City Staff:

At this time Donkey Creek Holdings L.L.C. is submitting an application to allow Gig Harbor Boat Works to relocate to Northharbor Business Park. This letter provides our authorization/agreement for the application and for Lisa Klein of AHBL to act on our behalf as our agent.

Thank you for your assistance in reviewing and processing this request.

Sincerely,



Michael Perrow
Donkey Creek Holdings, L.L.C.

Cc: Lisa Klein AHBL

**RECEIVED**

By C. ANDREWS at 2:25 pm, May 22, 2023

**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 \(D\)](#)

- ☐ **Completed Master Planning Permit Application**
- ☐ **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) _____
- ☐ **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) _____
- ☐ **Vicinity Map.** A vicinity map showing site boundaries and existing roads and accesses within and bounding the site;
☐ N/A ☐ Submitted on sheet(s) _____

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.

RECEIVED

By C. ANDREWS at 2:24 pm, May 22, 2023

EXHIBIT B



May 19, 2023

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

Project: Gig Harbor Boat Works CUP, AHBL No. 2230375.30
Subject: CUP Checklist Responses

Civil Engineers

Structural Engineers

Landscape Architects

Community Planners

Land Surveyors

Neighbors

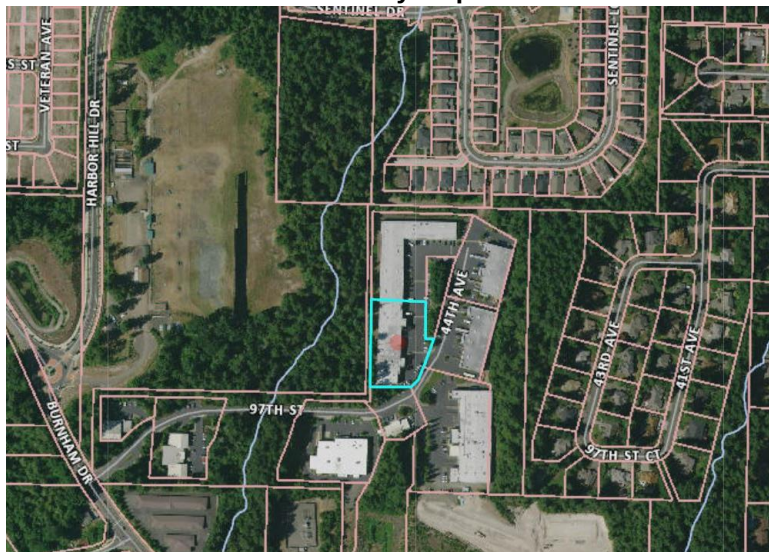
Dear Planning Staff:

Please find enclosed application materials for the Gig Harbor Boat Works CUP. This letter will summarize the details of the proposal and provide responses to the CUP Checklist. A vicinity map is provided below.

Property Owner and Applicant:

Donkey Creek Holdings LLC
PO Box 1805
Gig Harbor, WA 98335
michael@donkeycreekholdings.com
253-853-2318

Vicinity Map



TACOMA

2215 North 30th Street
Suite 300
Tacoma, WA 98403-3350
253.383.2422 TEL

www.ahbl.com



Applicant's Agent and Primary Contact:

Lisa Klein, AICP
AHBL, Inc.
2215 North 30th Street, Suite 300
Tacoma, WA 98403
(253) 383-2422
lklein@ahbl.com

Project Description

The proposal is for a Conditional Use Permit in order to allow Gig Harbor Boat Works to relocate to the Northharbor Business Park. The property is located at 9770 44TH Avenue Gig Harbor, WA 98332 (Building #16 as seen on the Binding Site Plan Recording No. 202105065003). The site is zoned as Employment District (ED), which lists "Marine Industrial" as a conditional use. There are no building additions or site improvements associated with this proposal. Building #16 is 56,471 square feet; Gig Harbor Boat Works will occupy 12,548 SF.

General Information

The property where Gig Harbor Boats Works will be relocating is located at 9770 44th Avenue Gig Harbor, WA 98332 (Building #16 as seen on the attached Binding Site Plan).

Reponses to Review Criteria per GHMC 17.64.040

- 1. 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.**

Gig Harbor Boat Works is a boat sales and manufacturing company, currently operating in Gig Harbor at 9905 Peacock Hill. The use type is categorized as "Marine Industrial", which is defined as, per GHMC 17.04.551:

"the assembly, production, or storage of finished or semi-finished materials or components into a finished or semi-finished marine product, and includes the production or sale of fishing equipment and supplies, boat construction and dry land boat storage, sale of fisheries products for human consumption, and commercial fishing operations".

Marine Industrial Uses are listed as conditional uses in the Employment District (ED) Zoning designation. The proposed use consists of manufacturing and assembly which is consistent with the intent of the ED district, as stated in GHMC 17.45.010:

"The employment district provides for the location of manufacturing, product processing, research and development facilities, assembly, warehousing, distribution, contractors yards, professional services, corporate headquarters, medical facilities and complementary educational and recreational uses which are not detrimental to the employment district. The employment district is intended to have limited nuisance factors and hazards."



The proposed use also aligns with the surrounding existing uses within the Northharbor Business Park.

2. **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 building that Gig Harbor Boat Works will be relocating to is an existing building within an established business park that was originally constructed in the late 1990's prior to annexing to the City of Gig Harbor. There are no proposed building additions or site improvements associated with this proposal that would expand the use or create an increase in impact to the surrounding neighborhood. The proposed use will not cause any detrimental impacts on the public, as it is compatible with the surrounding uses. Additionally, the proposed use will not cause any negative adverse impacts to the natural environment.

3. **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 proposal will not require an increased need for public services. Nor cause an undue burden on facilities and streets. The proposed use aligns with the other existing uses within the Northharbor Business Park and the uses contemplated when Northharbor Business Park was approved and the Binding Site Plan was recorded.

4. **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.**

The site is an existing built/constructed business park located in the ED zoning district and was designed in accordance with the code in place at the time. No building additions or site improvements are proposed. The built environment is sufficient to accommodate the proposed use.

If you have any questions, please call me at (253) 383-2422.

Sincerely,

Lisa Klein, AICP
Associate Principal

LK/



c: Michael Perrow, Donkey Creek Holdings, L.L.C.

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"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF APPLICATION
June 7, 2023

GIG HARBOR BOAT WORKS
Type III Permit



Permit Number(s): PL-CUP-23-0001

Date Application was Submitted: May 23, 2023

Date of Notice of Complete Application: May 24, 2023

Name of Applicant: Donkey Creek Holdings L.L.C, P.O. Box 1805, Gig Harbor, WA 98335

Name of Agent: AHBL c/o Lisa Klein, 2215 N. 30th St, #300, Tacoma, WA 98403

Project Location: 9770 44th Ave | Parcel Number – 4001020161. The site is located within the Northharbor Business Campus, Building #16. Sec 31, Tw 22, R 02, Qtr 43.

Description of Proposed Project: The applicant is requesting a Conditional Use Permit review to allow the Gig Harbor Boat Works to relocate into the Northharbor Business Park. The site is zoned ED and Marine Industrial use is a conditionally allowed use in the ED zone. There are no building additions or site improvements proposed.

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: Building Permits

Existing Environmental Documents which Evaluate Proposed Project:

None at this time.

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

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

Interested persons may comment on the above stated application, or may request any notice of public hearing or a copy of the decision on this application, or participate in any public hearings. Requests for notification or written comments must be submitted to the Planning Division by no later than **June 21, 2023**. 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, Senior Planner, City of Gig Harbor Community Development Department, 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.





"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

May 23, 2023

Dear Applicant,

Per section [19.03](#) of the Gig Harbor Municipal Code you must post a Notice of Application Board and submit a Declaration of Posting for your project. The notice board must be posted in the following manner:

- At the midpoint of the street fronting the site
- Five feet inside the street property line, except when the board(s) is structurally attached to an existing building; provided, that no notice board(s) shall be placed more than five feet from the street without the approval of the director
- The top of the notice board(s) must be between five to six feet above grade
- The notice board(s) must be completely visible to pedestrians
- The notice board (s) may not be affixed to trees, rocks or other natural features or utility poles per section [17.80.120\(H\)](#) GHMC

Notice boards shall be maintained in good condition by the applicant and removed by the applicant no earlier than June 21, 2023, when the comment period has ended.

Please pick up the notice board at our office and post no later than Wednesday June 7th, 2023. After you have posted the notice board the Declaration of Posting must be signed and returned it to our office. Please return the Declaration Posting to our office by 5:00 PM on June 7, 2023

If you have any questions, please call Cindy Andrews (253)851-6170.

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 June 7, 2023, I mailed, (emailed), a true and correct copy of the **NOTICE OF APPLICATION**

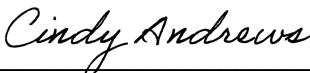
Project Name: **GIG HARBOR BOAT WORKS**

Project Location: **9770 44TH AVE**

Permit Number(s): **PL- CUP-23-0001**

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

SIGNED at Gig Harbor, Washington, this 7th day of June 2023



DECLARANT (signature)

**City of Gig Harbor
Transmittal Form**

Routing for: **NOA** **SEPA** **NOPH** **NOPM** **NOD** **Notice Date: June 7, 2023**
Project: **GIG HARBOR BOAT WORKS**

Planner: **PL-CUP-23-0001**
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 APPLICATION
June 7, 2023

GIG HARBOR BOAT WORKS
Type III Permit



Permit Number(s): PL-CUP-23-0001

Date Application was Submitted: May 23, 2023

Date of Notice of Complete Application: May 24, 2023

Name of Applicant: Donkey Creek Holdings L.L.C, P.O. Box 1805, Gig Harbor, WA 98335

Name of Agent: AHBL c/o Lisa Klein, 2215 N. 30th St, #300, Tacoma, WA 98403

Project Location: 9770 44th Ave | Parcel Number – 4001020161. The site is located within the Northharbor Business Campus, Building #16. Sec 31, Tw 22, R 02, Qtr 43.

Description of Proposed Project: The applicant is requesting a Conditional Use Permit review to allow the Gig Harbor Boat Works to relocate into the Northharbor Business Park. The site is zoned ED and Marine Industrial use is a conditionally allowed use in the ED zone. There are no building additions or site improvements proposed.

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: Building Permits

Existing Environmental Documents which Evaluate Proposed Project:

None at this time.

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

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

Interested persons may comment on the above stated application, or may request any notice of public hearing or a copy of the decision on this application, or participate in any public hearings. Requests for notification or written comments must be submitted to the Planning Division by no later than **June 21, 2023**. 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.

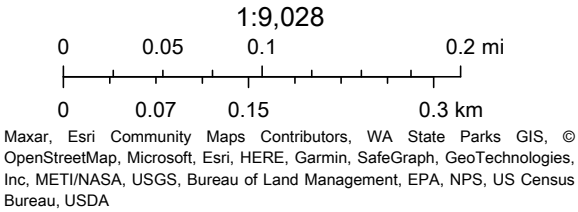
Questions regarding the above stated application should be made to Jeremy Hammar, Senior Planner, City of Gig Harbor Community Development Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers.



Project Web Map



5/31/2023, 2:44:06 PM



TaxParcelNumber	TaxpayerName	Delivery_Address	City_State Zipcode
Parcel: 4001020197	BURNHAM CONSTRUCTION LLC	PO BOX 1805	GIG HARBOR, WA 98335
Parcel: 4001020121	DONKEY CREEK HOLDINGS LLC	PO BOX 1805	GIG HARBOR, WA 98335
Parcel: 4001020052	DONKEY CREEK HOLDINGS LLC	PO BOX 1805	GIG HARBOR, WA 98335
Parcel: 4001020195	DONKEY CREEK HOLDINGS LLC	PO BOX 1805	GIG HARBOR, WA 98335
Parcel: 4001020200	BURNHAM CONSTRUCTION LLC	PO BOX 1805	GIG HARBOR, WA 98335
Parcel: 4001020141	DONKEY CREEK HOLDINGS LLC	PO BOX 1805	GIG HARBOR, WA 98335
Parcel: 4001020161	DONKEY CREEK HOLDINGS LLC	PO BOX 1805	GIG HARBOR, WA 98335
Parcel: 4001020061	DONKEY CREEK HOLDINGS LLC	PO BOX 1805	GIG HARBOR, WA 98335
Parcel: 4001020101	DONKEY CREEK HOLDINGS LLC	PO BOX 1805	GIG HARBOR, WA 98335
Parcel: 0222313073	GIG HARBOR SPORTSMANS CLUB	9721 BURNHAM DRIVE # 7817	GIG HARBOR, WA 98332
Parcel: 4001020031	DONKEY CREEK HOLDINGS LLC	PO BOX 1805	GIG HARBOR, WA 98335

RECEIVED

By C. ANDREWS at 1:34 pm, Jun 02, 2023

CERTIFICATION OF PUBLIC NOTICE

DECLARATION OF POSTING

I, Michael Penn (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 June 2nd, 2023 I caused to be posted the notice board provided by the city for the Notice of Application on the following:

Project Name: **GIG HARBOR BOAT WORKS**

Project Location: **9770 44th Ave**

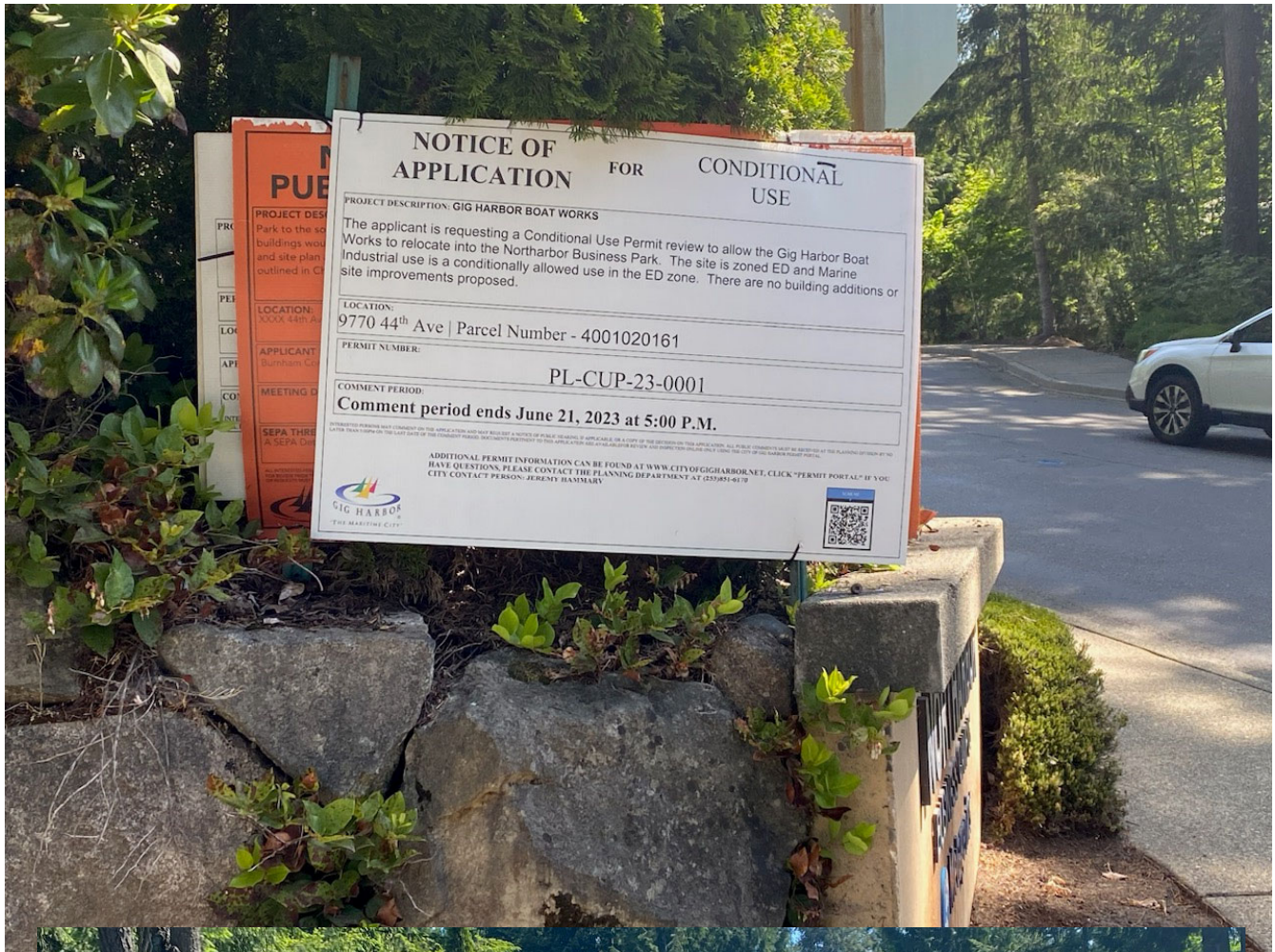
Permit Number(s): **PL- CUP-23-0001**

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

- ☒ _____
- ☒ _____

SIGNED at Gig Harbor, Washington, this 2nd day of June, 2023.


DECLARANT (signature)





COMMUNITY DEVELOPMENT
PLANNING DIVISION

May 23, 2023

Dear Applicant,

Per section [19.03](#) of the Gig Harbor Municipal Code you must post a Notice of Application Board and submit a Declaration of Posting for your project. The notice board must be posted in the following manner:

- At the midpoint of the street fronting the site
- Five feet inside the street property line, except when the board(s) is structurally attached to an existing building; provided, that no notice board(s) shall be placed more than five feet from the street without the approval of the director
- The top of the notice board(s) must be between five to six feet above grade
- The notice board(s) must be completely visible to pedestrians
- The notice board (s) may not be affixed to trees, rocks or other natural features or utility poles per section [17.80.120\(H\)](#) GHMC

Notice boards shall be maintained in good condition by the applicant and removed by the applicant no earlier than June 21, 2023, when the comment period has ended.

Please pick up the notice board at our office and post no later than Wednesday June 7th, 2023. After you have posted the notice board the Declaration of Posting must be signed and returned it to our office. Please return the Declaration Posting to our office by 5:00 PM on June 7, 2023

If you have any questions, please call Cindy Andrews (253)851-6170.

**City of Gig Harbor
Transmittal Form**

Routing for: NOA SEPA **NOPH** NOPM NOD **Notice Date: September 5, 2023**
Project: GIG HARBOR BOAT WORKS

Planner: PL- CUP-23-0001
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 August 29, 2023, I mailed, (emailed), a true and correct copy of the **NOTICE OF PUBLIC HEARING**

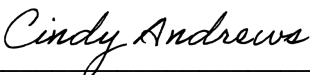
Project Name: **GIG HARBOR BOAT WORKS**

Project Location: **9770 44TH AVE.**

Permit Number(s): **PL-CUP-23-0001**

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

SIGNED at Gig Harbor, Washington, this 5th day of September 2023



DECLARANT (signature)



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING

GIG HARBOR BOAT WORKS



Permit Number(s): PL-CUP-23-0001

Date of Notice: September 5, 2023

Applicant: Donkey Creek Holdings LLC, P.O. Box 1805, Gig Harbor, WA 98335

Agent: AHBL c/o Lisa Klein, 2215 N. 30th St, Tacoma, WA 98403

Project Location: 9770 44th Ave | Parcel Number – 4001020161. The site is located within the Northharbor Business Campus, Building #16. Sec 31, Tw 22, R 02, Qtr 43.

Project Description: The applicant is requesting a Conditional Use Permit review to allow the Gig Harbor Boat Works to relocate into the Northharbor Business Park. The site is zoned ED and Marine Industrial use is a conditionally allowed use in the ED zone. There are no building additions or site improvements proposed.

SEPA Threshold Determination: A Threshold Determination is not required for this proposal

PUBLIC HEARING DATE: Hearing Examiner, **September 19, 2023, 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 September 18, 2023.**

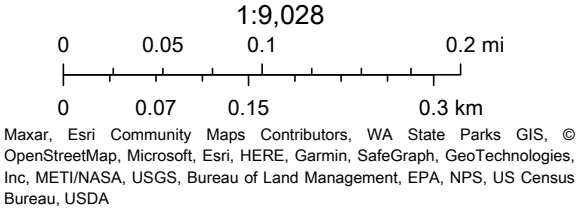
Questions regarding the above stated application should be made to Jeremy Hammar, Senior Planner, City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.cityofgigharbor.gov by clicking "[Permit Portal](#)" and entering the above permit numbers "My Portal".



Project Web Map



9/5/2023, 8:48:59 AM



TaxParcelNumber	TaxpayerName	Delivery_Address	City_State Zipcode
Parcel: 4001020195	DONKEY CREEK HOLDINGS LLC	PO BOX 1805	GIG HARBOR, WA 98335
Parcel: 4001020161	DONKEY CREEK HOLDINGS LLC	PO BOX 1805	GIG HARBOR, WA 98335
Parcel: 4001020101	DONKEY CREEK HOLDINGS LLC	PO BOX 1805	GIG HARBOR, WA 98335
Parcel: 4001020197	BURNHAM CONSTRUCTION LLC	PO BOX 1805	GIG HARBOR, WA 98335
Parcel: 4001020031	DONKEY CREEK HOLDINGS LLC	PO BOX 1805	GIG HARBOR, WA 98335
Parcel: 4001020121	DONKEY CREEK HOLDINGS LLC	PO BOX 1805	GIG HARBOR, WA 98335
Parcel: 4001020052	DONKEY CREEK HOLDINGS LLC	PO BOX 1805	GIG HARBOR, WA 98335
Parcel: 4001020200	BURNHAM CONSTRUCTION LLC	PO BOX 1805	GIG HARBOR, WA 98335
Parcel: 4001020141	DONKEY CREEK HOLDINGS LLC	PO BOX 1805	GIG HARBOR, WA 98335
Parcel: 4001020061	DONKEY CREEK HOLDINGS LLC	PO BOX 1805	GIG HARBOR, WA 98335
Parcel: 0222313073	GIG HARBOR SPORTSMANS CLUB	9721 BURNHAM DRIVE # 7817	GIG HARBOR, WA 98332

City of Gig Harbor Transmittal Form

Routing for: NOA SEPA **NOPH** NOPM NOD Notice Date: September 5th, 2023
Project: GIG HARBOR BOAT WORKS

PL-CUP-23-0001
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:

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 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:

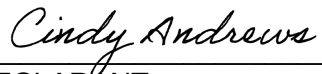
On August 23, 2023, I sent a true and correct copy of the **NOTICE OF PUBLIC HEARING** for publication in the **September 5th, 2023**, edition of the Tacoma News Tribune for the following:

Project Name: **GIG HARBOR BOAT WORKS**

Project Location: **9770 44th Ave**

Permit Number(s): **PL- CUP-23-0001**

SIGNED at Gig Harbor, Washington, this 23 day of August 2023



DECLARANT (signature)



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING

GIG HARBOR BOAT WORKS



Permit Number(s): PL-CUP-23-0001

Date of Notice: September 5, 2023

Applicant: Donkey Creek Holdings LLC, P.O. Box 1805, Gig Harbor, WA 98335

Agent: AHBL c/o Lisa Klein, 2215 N. 30th St, Tacoma, WA 98403

Project Location: 9770 44th Ave | Parcel Number – 4001020161. The site is located within the Northharbor Business Campus, Building #16. Sec 31, Tw 22, R 02, Qtr 43.

Project Description: The applicant is requesting a Conditional Use Permit review to allow the Gig Harbor Boat Works to relocate into the Northharbor Business Park. The site is zoned ED and Marine Industrial use is a conditionally allowed use in the ED zone. There are no building additions or site improvements proposed.

SEPA Threshold Determination: A Threshold Determination is not required for this proposal

PUBLIC HEARING DATE: Hearing Examiner, **September 19, 2023, 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 September 18, 2023.**

Questions regarding the above stated application should be made to Jeremy Hammar, Senior 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.gov 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:****IPL0136974****Order Status:**

Submitted

Classification:

Legals & Public Notices

Package:

TAC - Legal Ads

Final Cost:

\$92.72

Payment Type:

Account Billed

User ID:

IPL0021041

PREVIEW FOR AD NUMBER IPL01369740**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**

August 23, 2023 6:00:34 PM EDT

Amount:

\$92.72

SCHEDULE FOR AD NUMBER IPL01369740

September 5, 2023
The News Tribune (Tacoma)

**CITY OF GIG HARBOR
NOTICE OF PUBLIC HEARING
GIG HARBOR BOAT WORKS**

Permit Number(s): PL-CUP-23-0001

Date of Notice: September 5, 2023

Applicant: Donkey Creek Holdings LLC, P.O. Box 1805, Gig Harbor, WA 98335

Agent: AHBL c/o Lisa Klein, 2215 N. 30th St, Tacoma, WA 98403

Project Location: 9770 44th Ave | Parcel Number – 4001020161. The site is located within the Northharbor Business Campus, Building #16. Sec 31, Tw 22, R 02, Qtr 43.

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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

For 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.

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W00000000

Sep 5 2023

<< Click here to print a printer friendly version >>

RECEIVED

By C. ANDREWS at 9:33 am, Sep 05, 2023

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF POSTING

I, Michael Perrow (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 31, 2023 I caused to be posted the notice board for the Notice of Public Hearing on the following:

Project Name: **GIG HARBOR BOAT WORKS**

Project Location: **9770 44th Ave**

Permit Number(s): **PL-CUP-23-0001**

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

- ☒ 9701 Burnham Drive, Gig Harbor, WA 98332 **SEE PHOTO ATTACHED**
- ☒ _____

SIGNED at Gig Harbor, Washington, this 31st day of August, 2023.



DECLARANT (signature)

**NOTICE OF
PUBLIC HEARING** FOR A CONDITIONAL U/P
PERMIT

PROJECT DESCRIPTION: GAS HARBOR ROYALTIES
The applicant is requesting a Conditional Use Permit (CUP) for Gas Harbor Royalties, a new gas processing facility, located at the intersection of 9770 44th Ave and 130th St. The site is located in the Gas Harbor Royalties area, which is currently zoned for industrial use. There are no existing structures or other improvements on the site.

LOCATION: 9770 44th Ave | PARCEL NO: 4001020161

PERMIT NUMBER: PL- CUP-23-0001

MEETING DATE AND TIME: Virtual Meeting Tuesday, September 19, 2023, at 1:30 P.M.

SEPA THRESHOLD OF DETERMINATION: A SEPA Threshold Determination is not required for this proposal.

APPLICANT: GAS HARBOR ROYALTIES

CONTACT: 9770 44th Ave | PARCEL NO: 4001020161

FOR MORE INFORMATION: 9770 44th Ave | PARCEL NO: 4001020161

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"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

August 23, 2023

Dear Applicant,

Per section [19.03](#) of the Gig Harbor Municipal Code you must post a Notice of Public Hearing Board and submit a Declaration of Posting for your project. The notice board must be posted in the following manner:

- At the midpoint of the street fronting the site
- Five feet inside the street property line, except when the board(s) is structurally attached to an existing building; provided, that no notice board(s) shall be placed more than five feet from the street without the approval of the director
- The top of the notice board(s) must be between five to six feet above grade
- The notice board(s) must be completely visible to pedestrians
- The notice board (s) may not be affixed to trees, rocks or other natural features or utility poles per section [17.80.120](#)(H) GHMC

Notice boards shall be maintained in good condition by the applicant and **removed by the applicant within 15 days following the public hearing.**

Please have the notice board posted no later than Tuesday, September 5th, 2023, After you have posted the notice board the Declaration of Posting must be signed and returned it to our office. Please return the Declaration Posting to our office by 5:00 PM on September 5, 2023.

If you have any questions, please call Cindy Andrews (253)851-6170.



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING

GIG HARBOR BOAT WORKS



Permit Number(s): PL-CUP-23-0001

Date of Notice: September 5, 2023

Applicant: Donkey Creek Holdings LLC, P.O. Box 1805, Gig Harbor, WA 98335

Agent: AHBL c/o Lisa Klein, 2215 N. 30th St, Tacoma, WA 98403

Project Location: 9770 44th Ave | Parcel Number – 4001020161. The site is located within the Northharbor Business Campus, Building #16. Sec 31, Tw 22, R 02, Qtr 43.

Project Description: The applicant is requesting a Conditional Use Permit review to allow the Gig Harbor Boat Works to relocate into the Northharbor Business Park. The site is zoned ED and Marine Industrial use is a conditionally allowed use in the ED zone. There are no building additions or site improvements proposed.

SEPA Threshold Determination: A Threshold Determination is not required for this proposal

PUBLIC HEARING DATE: Hearing Examiner, **September 19, 2023, 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 September 18, 2023.**

Questions regarding the above stated application should be made to Jeremy Hammar, Senior 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.gov by clicking "[Permit Portal](#)" and entering the above permit numbers "My Portal".



AMENDED BINDING SITE PLAN FOR NORTHHARBOR BUSINESS CAMPUS, 8TH AMENDMENT A PORTION OF THE SE 1/4 OF THE SW 1/4, AND THE SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 22 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF GIG HARBOR, WASHINGTON

★ PURPOSE OF AMENDMENT

THE PURPOSE OF THIS AMENDED BINDING SITE PLAN IS TO AMEND THE AMENDED BINDING SITE PLAN FOR NORTHHARBOR BUSINESS CAMPUS, 7TH AMENDMENT, AS RECORDED UNDER AUDITOR'S FILE NUMBER 201012035002 TO:

1. AMENDED OVERALL BOUNDARY TO REFLECT ADDITIONAL LAND TO SOUTH (SHEET 4)
2. AMENDED LOT LINES FOR 6A AND TRACT A (SHEET 3 & 4)
3. ADDED LOT 7, AND TRACTS A1 AND C (SHEET 4)
4. RENUMBERED PARCEL TO REMOVE "A" SUFFIX ON LOTS 5A, 6A, 14A, AND 16A (SHEET 2, 3, 4)
5. AMENDED SITE PLAN SHOWN ON LOT 7. (SHEET 3 & 4)
6. AMENDED LEGAL DESCRIPTION TO REFLECT ADDITIONAL PARCEL (SHEET 1)

FREE CONSENT STATEMENT

WE, THE UNDERSIGNED, ATTEST THAT WE ARE THE OWNERS OF THE LAND REPRESENTED ON THIS MAP AND THAT THIS BINDING SITE PLAN IS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES

BURNHAM CONSTRUCTION, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Wade H. Perrow 4/27/21
WADE H. PERROW (MANAGING MEMBER) DATE
Elizabeth A. Perrow 4/27/21
ELIZABETH A. PERROW (MANAGING MEMBER) DATE

DONKEY CREEK HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Wade H. Perrow 4/27/21
WADE H. PERROW (MANAGING MEMBER) DATE
Elizabeth A. Perrow 4/27/21
ELIZABETH A. PERROW (MANAGING MEMBER) DATE

WADE H. PERROW AND ELIZABETH A. PERROW

Wade H. Perrow 4/27/21
WADE H. PERROW DATE
Elizabeth A. Perrow 4/27/21
ELIZABETH A. PERROW DATE

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF PIERCE } S.S.

ON THIS 27th DAY OF April, 2021, BEFORE ME, PERSONALLY APPEARED WADE H. PERROW AND ELIZABETH A. PERROW TO ME KNOWN TO BE MANAGING MEMBERS OF THE ABOVE NOTED LIMITED LIABILITY COMPANIES AND LEGAL OWNERS THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAME, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN



Bonnie Melchior
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Pierce County, Wa

LAND SURVEYOR'S CERTIFICATE

I, DAVID C. FOLLANSBEE, LAND SURVEYOR IN THE STATE OF WASHINGTON, CERTIFY THAT LOTS 3, 4 AND 5A SHOWN ON THIS MAP, ALONG WITH THE BOUNDARY SHOWN HEREON ARE A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF BURNHAM CONSTRUCTION, LLC, DONKEY CREEK HOLDINGS, LLC & WADE H. PERROW AND ELIZABETH A. PERROW IN OCTOBER 2010.

DAVID C. FOLLANSBEE
L.S. NO. 45161



LEGAL DESCRIPTIONS

PER PUGET SOUND TITLE COMPANY
ORDER NO. 205560

PARCEL A: APN 4001020061
LOT 6A, AMENDED BINDING SITE PLAN FOR NORTH HARBOR BUSINESS CAMPUS, RECORDED UNDER RECORDING NO. 201012035002, WHICH IS AN AMENDMENT BINDING SITE PLANS RECORDED UNDER RECORDING NOS. 200412135003, 200310235007, 200108145002, 200002165005, 9610210451 AND 9403090799, RECORDS OF PIERCE COUNTY AUDITOR; SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL B: APN 4001020190
TRACT A, AMENDED BINDING SITE PLAN FOR NORTH HARBOR BUSINESS CAMPUS, RECORDED UNDER RECORDING NO. 201012035002, WHICH IS AN AMENDMENT BINDING SITE PLANS RECORDED UNDER RECORDING NOS. 200412135003, 200310235007, 200108145002, 200002165005, 9610210451 AND 9403090799, RECORDS OF PIERCE COUNTY AUDITOR; SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL C: APN 0222314037
THE SOUTH 330 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 22 NORTH, RANGE 2 EAST OF THE W.M.; EXCEPT THE WEST 264 FEET THEREOF, AS MEASURED AT RIGHTS ANGLES TO THE WEST LINE THEREOF; SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

NOTES

- 1) FOR ADDITIONAL SUBDIVISIONAL INFORMATION, SEE THAT AMENDED RECORD OF SURVEY FILED UNDER PIERCE COUNTY RECORDING NO. 9502280163.
- 2) SUBJECT TO THE RESERVATION OF ALL OILS, GASES, COAL, FOSSILS, METALS, AND MINERALS PER INSTRUMENT FILED UNDER AUDITOR'S FILE NO. 1808249.
- 3) THE OPEN SPACE/BUFFER AREAS (TRACTS A, A1, B, AND C), APPEARING ON THIS PLAT SHALL BE DEVELOPED IN ACCORDANCE WITH THE GIG HARBOR MUNICIPAL CODE.
- 4) TRACTS "A" AND "B" ARE TRACTS RESERVED FOR OPEN SPACE AND SHALL BE OWNED AND MAINTAINED BY THE LOT OWNERS IN THE BINDING SITE PLAN. TRACT "A" IS WETLAND AND BUFFERS AS SHOWN ON SHEET 2 OF 4. TRACT A1 IS RESERVED FOR STORM RETENTION AND SHALL BE OWNED AND MAINTAINED BY THE LOT OWNERS IN THE BINDING SITE PLAN. (DONKEY CREEK HOLDINGS, LLC). TRACT "C" IS RESERVED FOR FUTURE ROAD PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE LOT OWNERS IN THE BINDING SITE PLAN (DONKEY CREEK HOLDINGS, LLC).
- 5) FOR ADDITIONAL INFORMATION, SEE PIERCE COUNTY SITE PLAN REVIEW APPLICATION CASE NO. SPR20-90, CITY OF GIG HARBOR SITE PLAN AMENDMENT APPLICATION NO. SPA 2001 & SPA02-14 AND PENDING CITY OF GIG HARBOR SITE PLAN AMENDMENT APPLICATION NO. SPA04-06 & SPA-08-0008, PL-SPA-16-0005, PL-DR-16-0107, & BSP-16-0002.
- 6) LEGAL DESCRIPTION EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ARE FROM TIGOR TITLE COMPANY COMMITMENTS FOR TITLE INSURANCE NO'S. 6463561-1 DATED SEPTEMBER 21, 2010, 6463567-1 DATED SEPTEMBER 21, 2010 AND 6463797-1 DATED SEPTEMBER 23, 2010.
- 7) SUBJECT TO AN AGREEMENT AND THE TERMS, COVENANTS, CONDITIONS AND PROVISIONS THEREOF REGARDING UTILITY EXTENSION, CAPACITY AND WAIVER OF RIGHT TO PROTEST PER INSTRUMENT FILED UNDER PIERCE COUNTY RECORDING NO. 9603290161.
- 8) BUILDING 7 WILL BE DEVELOPED AT A LATER DATE AND WILL BE SUBMITTED WITHIN 4 YEARS UNLESS A DEVELOPMENT AGREEMENT IS ACCEPTED BY THE CITY OF GIG HARBOR FOR PHASED DEVELOPMENT PER GHMC 18.11.004(d).
- 9) A NEW INGRESS, EGRESS AND UTILITIES EASEMENT FOR ALL LOTS WITHIN THIS BINDING SITE PLAN IS BEING CREATED UPON THE RECORDING OF THIS BINDING SITE PLAN. SEE SHEET 4 OF 4 FOR DETAIL.

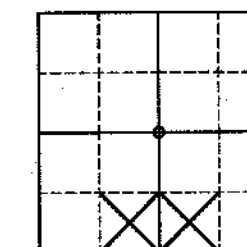
BUILDING AND FIRE CODE NOTES

1. PROPOSED BUILDING SQUARE FOOTAGES:
BLDG 7 = 38,200 SF FOOTPRINT
BLDG 8 = 10,800 SF FOOTPRINT
BLDG 9 = 10,800 SF FOOTPRINT
2. WATER PURVEYOR - CITY OF GIG HARBOR AND WASHINGTON WATER SERVICE.
3. TURNING RADIUS SHALL BE MIN. 25' INSIDE AND 45' OUTSIDE FOR ALL EMERGENCY ACCESS LANES.
4. IBC TYPE OF CONSTRUCTION: III-B OR EQUAL.
5. IBC OCCUPANCY CLASSIFICATION: B AND S1 OR EQUAL.

ZONING NOTES

1. ZONING DISTRICT: EXISTING PARCEL=ED
NEW PARCEL=RB-2 WITH MUD OVERLAY.
2. MAX. LOT COVERAGE: 45% (NEW PARCEL)
TOTAL LOT COVERAGE: 40% (NEW PARCEL)
3. PARKING SPACES: NEW PARCELS=56 SPACES (4 HANDICAP)
EXISTING PARCELS=306 SPACES
PARKING IS SHARED ACROSS ALL PARCELS
4. TOTAL PARKING/MANEUVERING AREA: 72,116 SF (NEW PARCEL)
5. REQUIRED LANDSCAPING: COMMON AREA=670 SF (NEW PARCEL)
TRANSITION BUFFER=30,312 SF (NEW PARCEL)
6. PERCENT IN OPEN SPACE: APPROX 33% OPEN SPACE IN COMBINED EXISTING AND NEW PARCELS.

SECTION INDEX
S 31, T 22 N, R 02 E, WM
PIERCE COUNTY, WA



COMMUNITY DEVELOPMENT DEPARTMENT

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN CONFORMS TO THE APPLICABLE ZONING ORDINANCES, COMPREHENSIVE PLAN OR OTHER LAND USE CONTROLS AT TIME OF THIS APPROVAL.

[Signature]
COMMUNITY DEVELOPMENT DIRECTOR

5/5/2021
DATE

ENGINEERING DEPARTMENT

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN IS BEING RECORDED IN COMPLIANCE WITH THE CITY OF GIG HARBOR PUBLIC WORKS STANDARDS FOR EXISTING STREETS, OTHER RIGHTS-OF-WAY, BRIDGES, SEWAGE AND WATER SYSTEMS, AND OTHER STRUCTURES.

[Signature]
CITY ENGINEER

5/5/21
DATE

ASSESSOR/TREASURER

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

[Signature]
ASSESSOR/TREASURER

4-28-2021
DATE

AUDITOR

FILED FOR RECORD THIS 6th DAY OF May, 2021 AT 6 MINUTES PAST 9 AM, RECORDS OF THE PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON.

[Signature]
PIERCE COUNTY AUDITOR

2021 05065003
RECORDING NUMBER

202⁵⁰
FEE

[Signature]
BY

PROPOSED USES (LOT 7)

PROPOSED USES PER GHMC 17.14.020 LAND USE MATRIX AND GHMC 17.99.040 (B) IBE EXEMPTION, BASED ON UNDERLYING ZONE DISTRICT (SEE ZONING NOTES THIS SHEET) SIMILAR, BUT NOT LIMITED TO:

RESEARCH AND DEVELOPMENT FACILITIES
LIGHT ASSEMBLY AND WAREHOUSING
LIGHT MANUFACTURING
DISTRIBUTION FACILITIES
CONTRACTORS YARDS AND RELATED ON SITE OFFICES
MINI STORAGE FACILITIES
SERVICE AND RETAIL USES WHICH SUPPORT ON SITE AND ARE ANCILLARY TO THE TO ANY OF THE ABOVE USES
AUTO BODY/DETAIL SHOPS

Civil Engineers

Structural Engineers

Landscape Architects

Community Planners

Land Surveyors

Neighbors

DWN. BY	DATE
TAD. PDC.	10/09/20
CHKD. BY	JOB NO.
DF.	24054550



2215 North 30th Street, Suite 300, Tacoma, WA 98403
1200 Sixth Avenue, Suite 1620, Seattle, WA 98101

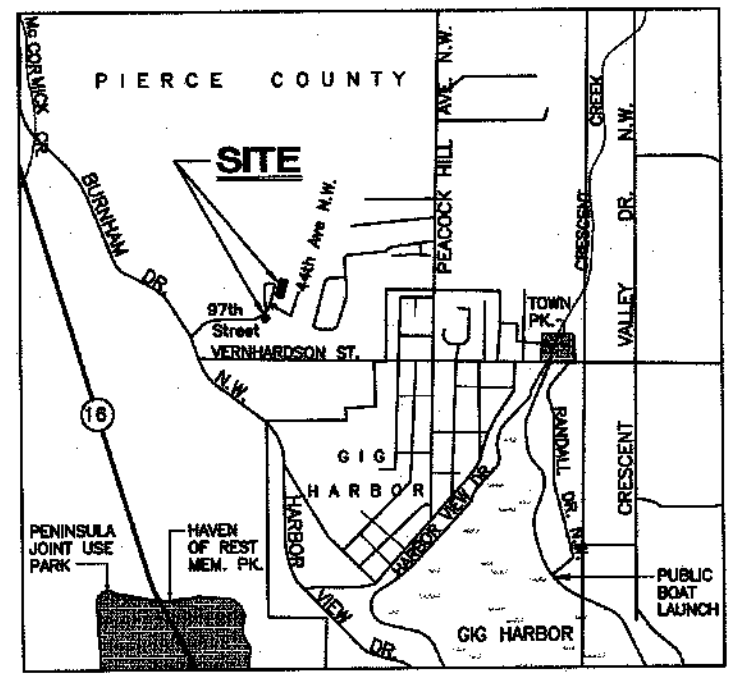
253.383.2422 TEL
206.267.2425 TEL

SHEET 1 OF 4

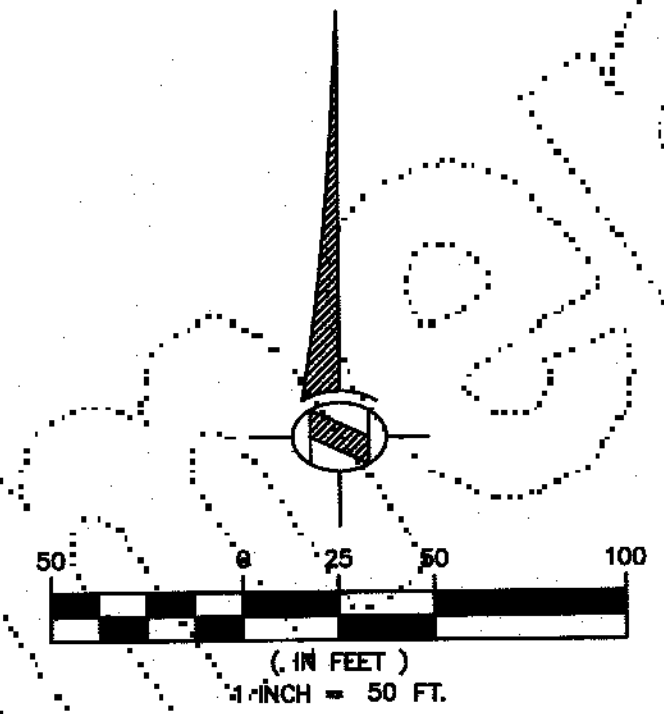
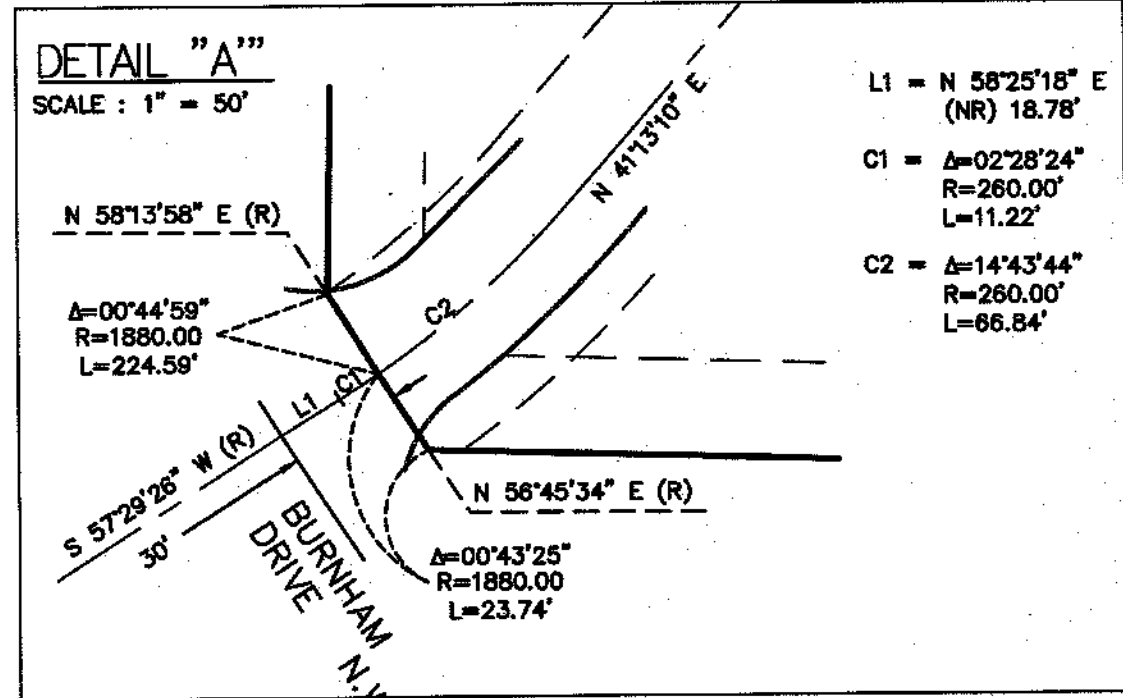
2021 05065003

For reference only, not for re-sale.

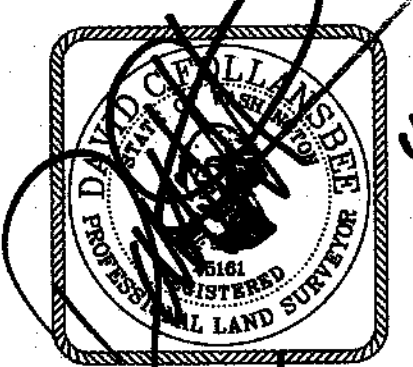
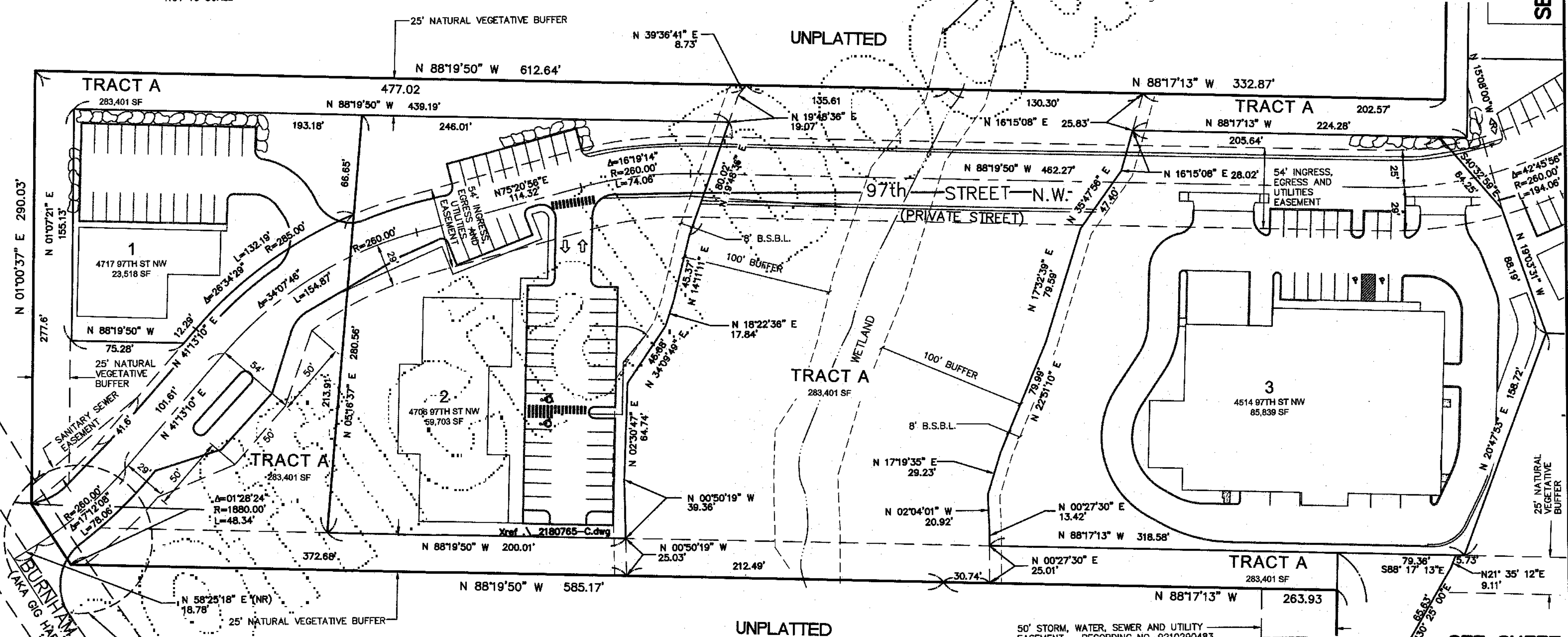
AMENDED BINDING SITE PLAN FOR NORTHARBOR BUSINESS CAMPUS, 8TH AMENDMENT A PORTION OF THE SE 1/4 OF THE SW 1/4, AND THE SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 22 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF GIG HARBOR, WASHINGTON



VICINITY MAP
NOT TO SCALE



SEE SHEET 3 OF 4



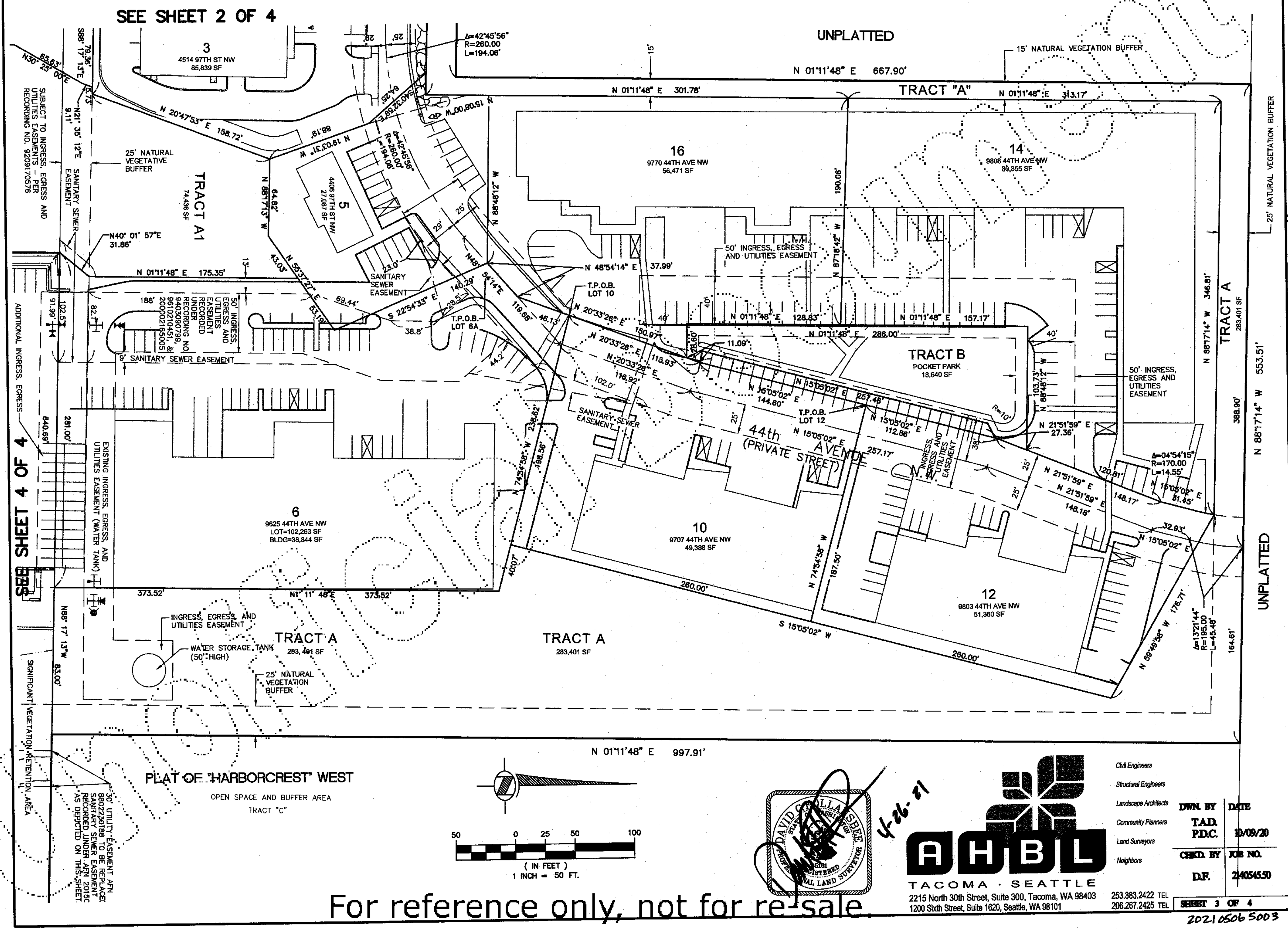
AHBL
TACOMA · SEATTLE
2215 North 30th Street, Suite 300, Tacoma, WA 98403
1200 Sixth Street, Suite 1620, Seattle, WA 98101

Civil Engineers	DWN. BY	DATE
Structural Engineers	TAD.	10/09/20
Landscape Architects	PDC.	
Community Planners	CHKD. BY	JOB NO.
Land Surveyors	DF.	2405450
Neighbors		

SEE SHEET
4 OF 4

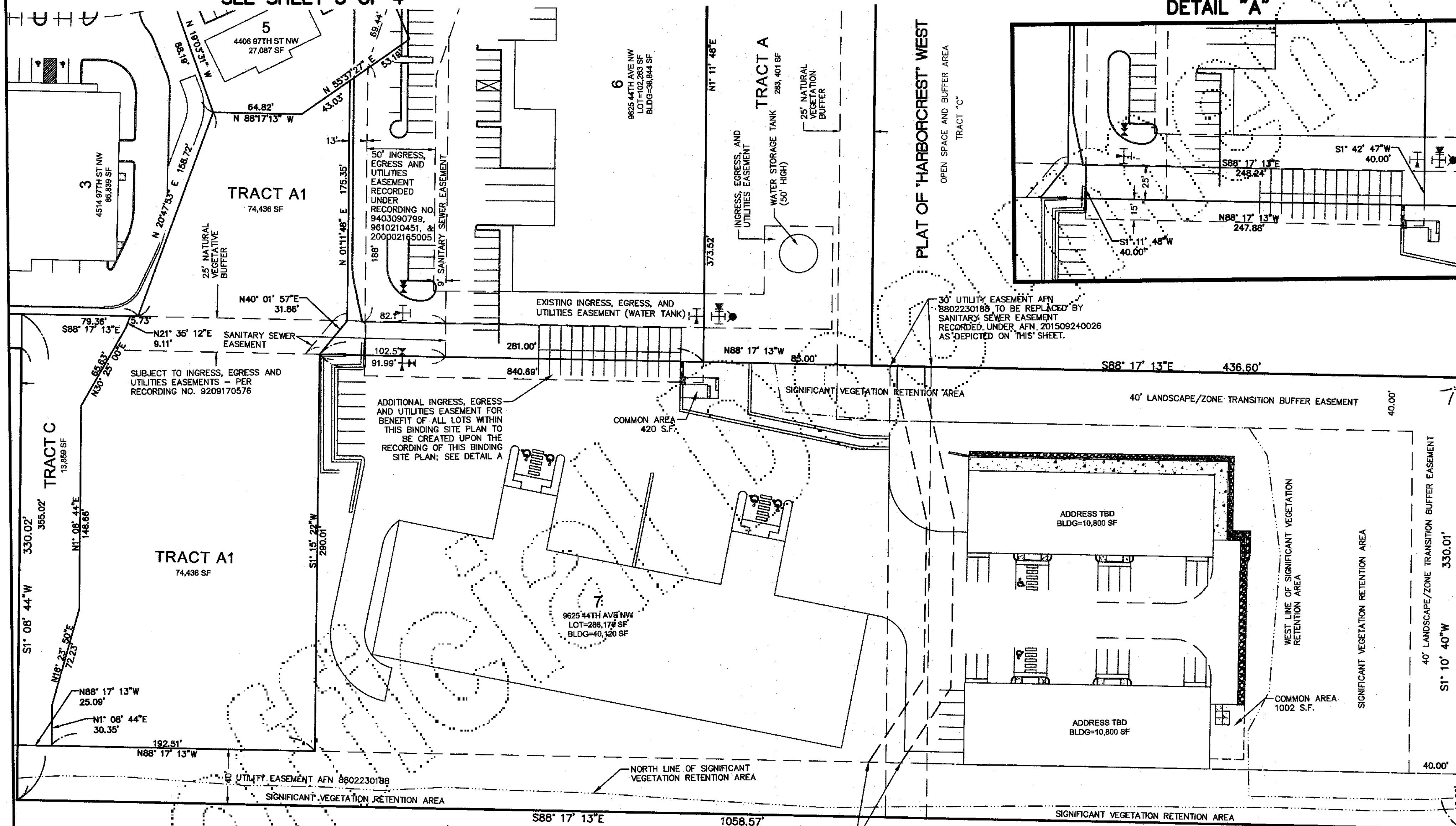
For reference only, not for re-sale.

AMENDED BINDING SITE PLAN FOR NORTHHARBOR BUSINESS CAMPUS, 8TH AMENDMENT
A PORTION OF THE SE 1/4 OF THE SW 1/4, AND THE SW 1/4 OF THE SE 1/4 OF SECTION 31,
TOWNSHIP 22 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
CITY OF GIG HARBOR, WASHINGTON

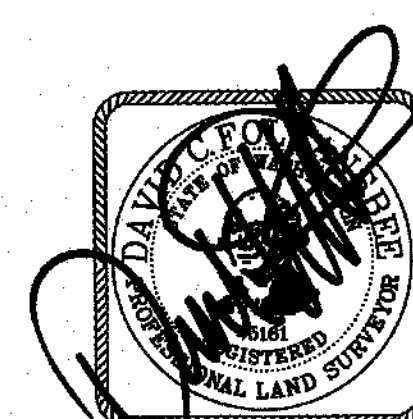
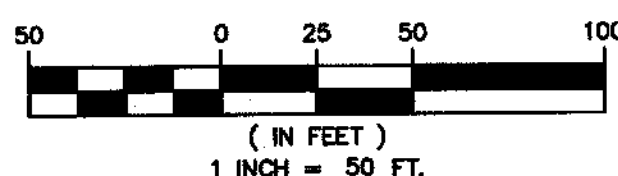


For reference only, not for re-sale.

DETAIL "A"



20' SANITARY SEWER EASEMENT
AFN 201509240026
REPLACES SANITARY SEWER EASEMENT
RECORDED UNDER AFN 8802230188 AS
DEPICTED ON THIS SHEET



TACOMA • SEATTLE

2215 North 30th Street, Suite 300, Tacoma, WA 98403
1200 Sixth Street, Suite 1620, Seattle, WA 98101

- Civil Engineers
- Structural Engineers
- Landscape Architects
- Community Planners
- Land Surveyors
- Neighbors

DWN. BY	DATE
T.A.D. P.D.C.	10/09/20
CHKD. BY	JOB NO.
D.F.	2140545.50

SHEET 4 OF 4

For reference only, not for re-sale

2021 0506 500