



COMMUNITY DEVELOPMENT  
PLANNING DIVISION

**DETERMINATION OF COMPLETE APPLICATION**

**Thursday, January 06, 2022**

**TO:** Larson & Associates, Inc. – 9027 Pacific Avenue, Suite 4, Tacoma, WA 98444  
**RE:** Preliminary Plat (PL-PPLAT-21-0002, PL-DR-22-0001 & PL-SEPA-22-0001) for Summit Pointe

Your application for the above referenced project has been reviewed by the Planning Division. Based on the required elements for a complete application (GHMC 19.02.002), the application is considered:

**Complete.**

**Incomplete.** See items below:

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**Your application is considered complete at this time.**

If you have any questions on this matter, please contact: Michelle Thomas at (253) 851-6170 or [MThomas@gigharborwa.gov](mailto:MThomas@gigharborwa.gov)



COMMUNITY DEVELOPMENT  
PLANNING DIVISION

**CITY OF GIG HARBOR**

**NOTICE OF APPLICATION**  
**January 20, 2022**

**Summit Pointe Preliminary Plat**  
**Type III-A Permit**

Permit Number(s): PL-PPLAT-21-0002, PL-DR-22-0001 & PL-SEPA-22-0001

Date Application was Submitted: January 4<sup>th</sup>, 2022

Date of Notice of Complete Application: January 6<sup>th</sup>, 2022

Name of Applicant: Larson & Associates, Inc

Name of Agent: Larson & Associates, Inc.

Project Location: 6302 112<sup>th</sup> Street & 11302 Burnham Drive, Parcel Numbers 0122253072, 0122253074 & 0122254092

Description of Proposed Project: The proposal seeks to subdivide three parcels totaling 16.71 acres into 56 single family residential lots. Site access is taken from 112<sup>th</sup> Street. The project is located in the R-2 Medium Density Residential Zone. There is a proposed minimum lot size of 5,800 square feet and average proposed lot size of 7,014 square feet. Proposal includes landscape buffer and open spaces.

Project Permits Included with Application: Preliminary Plat, SEPA Review, Design Review.

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

Other Required Permits Not Included in Application: Applicable Engineering and Building permits

Existing Environmental Documents which Evaluate Proposed Project:

SEPA Environmental Checklist, prepared by Larson & Associates, Inc., dated December 28, 2021; Preliminary Storm Drainage Report, prepared by Larson & Associates, Inc., dated December 24, 2021; Report of Geotechnical Evaluation prepared by GeoResources, LLC., dated September 16, 2015; Preliminary Sewer Hydraulics Report, prepared by Larson & Associates, Inc., dated December 24, 2021; and Trip Generation Analysis Heath & Associates, Inc., dated April 2021.

Hearing Examiner 11.07.2023

Exhibit A

Tentative Public Meeting or Public Hearing Date: A hearing date has not yet been scheduled for this application. Public notice will be provided when the hearing is scheduled, and a copy of the staff report will be made available seven days prior to the hearing date.

Documents pertinent to this application are available for review and inspection on the [Permit Portal](#) located on the City's website and at the City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday.

Interested persons may comment on the above stated application, or may request 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 February 3, 2022. 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 Carl de Simas, Principal 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](http://www.cityofgigharbor.net) by clicking "[Permit Portal](#)" and entering the above permit numbers.

## CERTIFICATION OF PUBLIC NOTICE

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### **DECLARATION OF MAILING**

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

On January 20, 2022 I mailed a true and correct copy of the of Notice of Application for the following:

Project Name: Summit Pointe Preliminary Plat

Project Location: 6302 112<sup>th</sup> Street, Assessor's Parcel No. 0122253072,  
0122253074 & 0122254092

Permit Number(s): PL-PPLAT-21-0002, PL-DR-22-0001, PL-SEPA-22-0001

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 20<sup>th</sup> day of January, 2022.

*Michelle Thomas*  
DECLARANT (signature)

**City of Gig Harbor  
Transmittal Form**

Summit Pointe Preliminary Plat  
PL-PPLAT-21-0002 et al  
Hearing Examiner 11.07.2023  
Exhibit A

**Routing for:**  NOA  SEPA  NOPH  NOPM  NOD      **Notice Date:** 01.20.2022  
**Project:** Summit Pointe Preliminary Plat      **Planner:** Carl deSimas

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**Routed to:**  Public Works-Operations  
City Depts.  Public Works-Engineering       Building and Fire Safety  
 Other \_\_\_\_\_

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

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



COMMUNITY DEVELOPMENT  
PLANNING DIVISION

**CITY OF GIG HARBOR**

**NOTICE OF APPLICATION**  
**January 20, 2022**

**Summit Pointe Preliminary Plat**  
**Type III-A Permit**

Permit Number(s): PL-PPLAT-02-0002, PL-DR-22-0001 & PL-SEPA-22-0001

Date Application was Submitted: January 4<sup>th</sup>, 2022

Date of Notice of Complete Application: January 6<sup>th</sup>, 2022

Name of Applicant: Larson & Associates, Inc

Name of Agent: Larson & Associates, Inc.

Project Location: 6302 112<sup>th</sup> Street & 11302 Burnham Drive, Parcel Numbers 0122253072, 0122253074 & 0122254092

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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 February 3, 2022. 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 Carl de Simas, Principal 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](http://www.cityofgigharbor.net) by clicking "[Permit Portal](#)" and entering the above permit numbers.

**From:** [NoReply@ecy.wa.gov](mailto>NoReply@ecy.wa.gov)  
**To:** [planningintake](mailto:planningintake)  
**Subject:** Your SEPA Record Has Been Submitted!  
**Date:** Wednesday, January 19, 2022 12:04:10 PM

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The Department of Ecology has received a new SEPA record from City of Gig Harbor at Gig Harbor City of with a File Number of: PL-SEPA-22-0001.  
Your record is being reviewed by an administrator.

From: Michelle Thomas  
Email: [planningintake@cityofgigharbor.net](mailto:planningintake@cityofgigharbor.net)  
Phone number: (253) 851-6170

**From:** [Michelle Thomas](#)  
**To:** [Michelle Thomas](#)  
**Cc:** [Carl de Simas](#)  
**Bcc:** [Adonais Clark](#); [Alec Wrolson, Puyallup Tribe](#); [Andrew Strobel, Puyallup Tribe](#); [aosullivan@suquamish.nsn.us](#); [Brandon Reynon, Puyallup Tribe](#); [Carol, Char Naylor, Puyallup Tribe](#); [Charles Matheson, Puyallup Tribe](#); [David Winfrey, Puyallup Tribe](#); [Department of Natural Resources SEPA Center](#) ([sepacenter@dnr.wa.gov](#)); [dwilliams@suquamish.nsn.us](#); [efheinitz@doc1.wa.gov](#); [esorensen@penmetparks.org](#); [Gig Harbor Fire](#); [Kelly Still - WDFW](#) ([sepadesk@dfw.wa.gov](#)); [Kristen Miller, Lisa Anderson, Puyallup Tribe](#); [Lois Boome, Puyallup Tribe](#); [Michael Prentice, Muckleshoot Tribe - Laura Murphy](#) ([laura.murphy@muckleshoot.nsn.us](#)); [Nancy Games, Puyallup Tribe](#); [Nicole Jones-Vogel, AICP PenMet Parks](#); [Nisqually Tribe](#); [OR-SEPA-REVIEW@wsdot.wa.gov](#); [Puget Sound Partnership - Marsha Engel](#) ([marsha.engel@psp.wa.gov](#)); [Puyallup Tribe SEPA](#); [reviewteam@commerce.wa.gov](#); [Robert Barandon, Puyallup Tribe](#); [Russ Ladley, Puyallup Tribe](#); [sepa](#); [Sharon Silver \(sharons@penlight.org\)](#); [Shaun Dinubilo](#); [smithv@psd401.net](#); [Suquamish Tribe - Dennis Lewarch](#) ([dlewarch@suquamish.nsn.us](#)); [Tina Vaslet Pierce Transit](#) ([tvaslet@piercecountywa.org](#)); [Terri Garrison, Pierce County Assessor](#) ([PCATR@piercecountywa.gov](#)); [Darrin Filand](#); [rmpuratich@centurytel.net](#); [Brett Marlo-Desantis](#) ([brett@brettmarlo.com](#)); [Jon Ashlock](#); [call2brad@comcast.net](#); [Linda Pitcher](#); [Grant Middleton](#); [Joe Flansburg](#)  
**Subject:** Notice of Application Summit Pointe Preliminary Plat  
**Date:** Thursday, January 20, 2022 7:27:15 AM  
**Attachments:** [image002.png](#)  
[2022.01.20 NOA.pdf](#)

**Please see attached Notice of Application for your review and comment.**

**LOCATION:** 6302 112<sup>th</sup> Street & 11302 Burnham Drive, Parcel Numbers 0122253072, 0122253074 & 0122254092

**PROPOSAL:** The proposal seeks to subdivide three parcels totaling 16.71 acres into 56 single family residential lots. Site access is taken from 112<sup>th</sup> Street. The project is located in the R-2 Medium Density Residential Zone. There is a proposed minimum lot size of 5,800 square feet and average proposed lot size of 7,014 square feet. Proposal includes landscape buffer and open spaces.

**COMMENT DEADLINE:** Thursday, February 3<sup>rd</sup>, 2022 at 5:00 P.M.

The City of Gig Harbor will not act on this proposal for at least 14 days from the date of issuance of this notice. If your agency has any comments on this proposal, please send them to Carl de Simas, Principal Planner, City of Gig Harbor, Planning Division, 3510 Grandview Street, Gig Harbor, Washington, 98335; (253) 851-6170

Agency comments must be received by no later than Thursday, February 3<sup>rd</sup>, 2022 for consideration.

**Michelle Thomas**

[City of Gig Harbor](#) | Planning Technician

Planning Division

**Phone:** 253.851.6170

**Direct Phone:** 253.853.8255

3510 Grandview Street, Gig Harbor, WA 98335



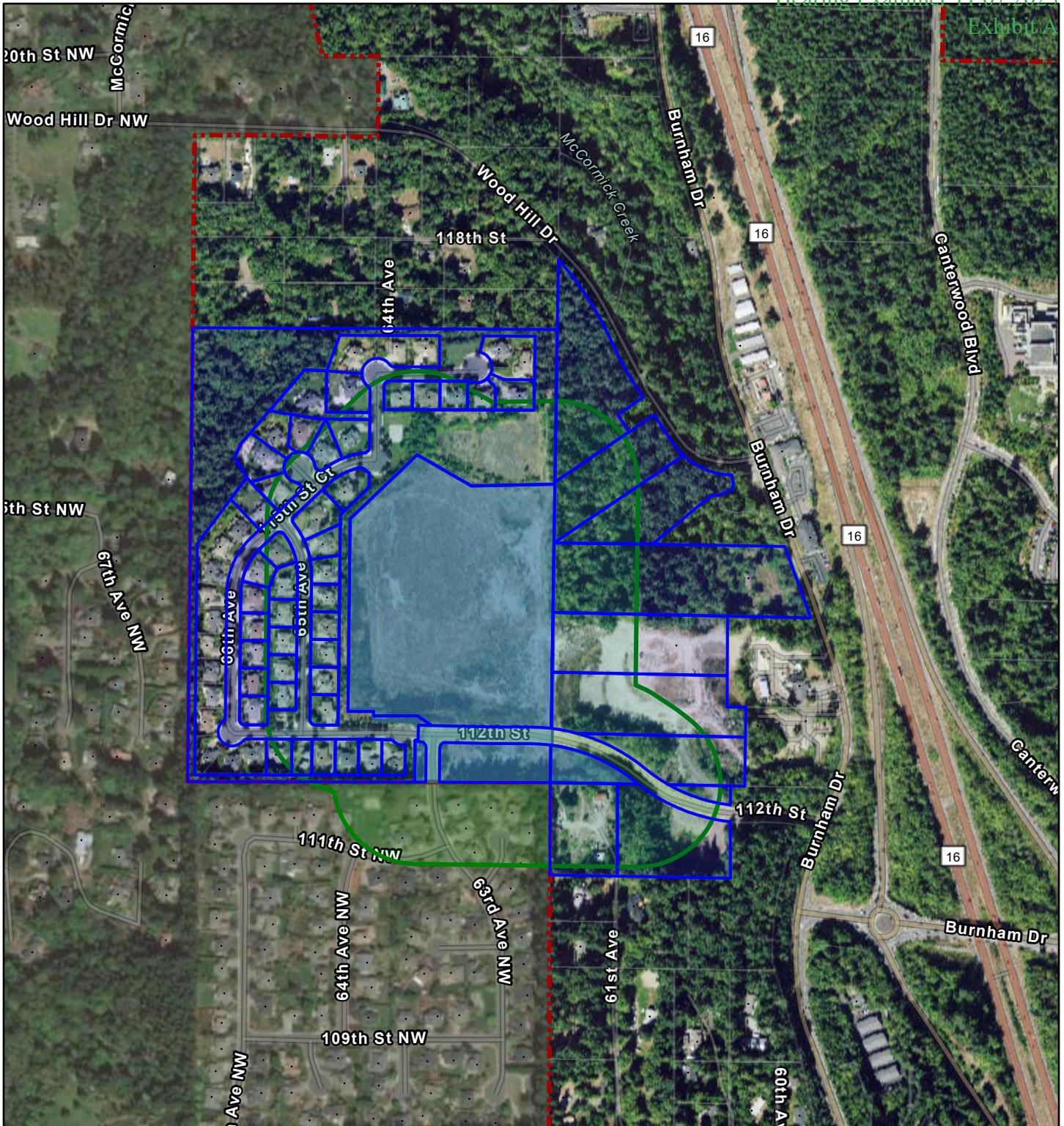
**\*THE MARITIME CITY\***

Disclaimer: Public documents and records are available to the public as required under the Washington State Public Records Act (RCW 42.56). The information contained in all correspondence with a government entity may be disclosable to third party requesters under the Public Records Act.

# Summit Pointe NOA

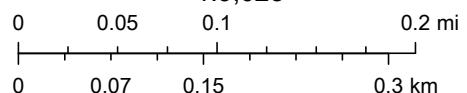
Summit Pointe Preliminary Plat  
PL-PPLAT-21-0002 et al  
Hearing Examiner 11.07.2023

## Exhibit A



1/18/2022, 3:22:36 PM

1.9.028



Esri Community Maps Contributors, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Maxar

City of Gig Harbor

## City of Gig Harbor

3000850450  
ANDERSON MAURICE M III &  
TAMMY L  
11302 65TH AVE  
GIG HARBOR, WA 98332-8687

3000850480  
BACON ALEXANDER R &  
VERGITH ELISE A  
11404 65TH AVE  
GIG HARBOR, WA 98332-8686

122258006  
CENTURY TEL OF WA INC  
(T141)  
PO BOX 260888  
PLANO, TX 75026-0888

3000850460  
CONSTANZA BRIAN M  
& SARAH  
11306 65TH AVE  
GIG HARBOR, WA 98332-8687

3000850550  
ELVERT LELAND N  
& KAREN W  
11215 66TH AVE  
GIG HARBOR, WA 98332-8694

122361050  
GURLEY RUSSELL R  
5103 TIMBER LN NW  
GIG HARBOR, WA 98335-7367

0  
HENDERSON BURNHAM LLC  
11126 VIPOND DR NW  
GIG HARBOR, WA 98329-6905

3000850230  
JAMES PATRICK S & KERRI L  
6405 115TH STREET CT  
GIG HARBOR, WA 98332-8689

3000850050  
KERR CHRISTOPHER J &  
MELANIE D  
11319 65TH AVE  
GIG HARBOR, WA 98332-8687

3000850120  
LEE MI KYUNG &  
SHIN YUNG JIN  
6302 116TH STREET CT  
GIG HARBOR, WA 98332-8692

3000850540  
AUSTIN DOUGLAS H & AUSTIN  
WENDY A CO-TTEE  
12943 VIA LATINA  
DEL MAR, CA 92014-3731

3000850100  
BOERGER WILLIAM C &  
ANITA M  
6312 116TH STREET CT  
GIG HARBOR, WA 98332-8692

122361070  
CITY OF GIG HARBOR  
3510 GRANDVIEW ST  
GIG HARBOR, WA 98335-1214

3000850470  
DRAGGOO ROBERT C  
& JANET K  
11318 65TH AVE  
GIG HARBOR, WA 98332-8687

3000850520  
FITZER NICHOLAS W &  
CHRISTINA O  
11311 66TH AVE  
GIG HARBOR, WA 98332-8695

3000850080  
HARRIS MICHAEL K  
& KENDALYN  
11413 65TH AVE  
GIG HARBOR, WA 98332-8686

3000850140  
HINRICHES MAX L & VICKI L  
6204 116TH STREET CT  
GIG HARBOR, WA 98332-8691

3000850210  
JANSON ERIC F & AMY C  
11610 64TH AVENUE CT  
GIG HARBOR, WA 98332

3000850500  
KOEHNKE ROBERT M &  
NANCYLEE  
11419 66TH AVE  
GIG HARBOR, WA 98332-8696

3000850070  
LONG WAYNE T & ELISA J  
PO BOX 1554  
GIG HARBOR, WA 98335-3554

Summit Pointe Preliminary Plat  
PL-PPLAT-21-0002 et al  
3000850010  
Hearing Examiner 11.07.2023  
BACHMEIER DANIEL &  
ROBIN A  
6409 112TH STREET CT  
GIG HARBOR, WA 98332-8312

3000850200  
BRENT ROMAN G & KIRSTIN J  
11606 64TH AVE  
GIG HARBOR, WA 98332-8688

3000850570  
COHEN JOHN & TAMMY  
6308 112TH STREET CT  
GIG HARBOR, WA 98332-8313

3000850240  
ELMER LLOYD C &  
MILDRED G  
6409 115TH STREET CT  
GIG HARBOR, WA 98332-8689

3000850530  
GALANTE BRIAN & KRISTI  
11305 66TH AVE  
GIG HARBOR, WA 98332-8695

3000850220  
HEGGERNESS ALICIA M  
& KERMIT  
11614 64TH AVE  
GIG HARBOR, WA 98332-8688

3000850090  
HOLTZCLAW SUEZANE L  
6404 115TH STREET CT  
GIG HARBOR, WA 98332-8689

3000850440  
JONES WESLEY & LEAH  
11204 65TH AVE  
GIG HARBOR, WA 98332-8665

3000850510  
LAIRD AARON & LINDSAY  
11407 66TH AVE  
GIG HARBOR, WA 98332-8696

3000850270  
MARTIN ZULCH SUZANNE  
6421 115TH STREET CT  
GIG HARBOR, WA 98332-8689

Summit Pointe Preliminary Plat  
PL\_PPLAT-21-0002 et al  
Larson & Associates  
Hearing Examiner 11/07/2023  
Attn: Grant Middleton, P.E.  
9027 Pacific Avenue  
Suite 4  
Tacoma, WA 98444  
0  
RUSH RESIDENTIAL INC  
6622 WOLLOCHE DR  
GIG HARBOR, WA 98335-8325

Exhibit A

3000850420  
SMITH SEAN D & TAMMY A  
6412 112TH STREET CT  
GIG HARBOR, WA 98332-8312

3000850430  
THOMPSON JAMES R &  
HAZZARD JOY C  
6406 112TH STREET CT  
GIG HARBOR, WA 98332-8312

3000850020  
WALDRON LINDSEY J &  
CHRISTOPHER R  
11207 65TH AVE  
GIG HARBOR, WA 98332-8665

3000850560  
WOESSNER THOMAS R  
6314 112TH STREET CT  
GIG HARBOR, WA 98332-8313

3000850130  
RALSTON DAVID F JR &  
LORRAINE M  
6208 116TH STREET CT  
GIG HARBOR, WA 98332-8691

3000850060  
ROSS DAVID  
11405 65TH AVE  
GIG HARBOR, WA 98332-8686

122253075  
SMITH SPECIAL NEEDS LLC  
3101 WESTERN AVE STE 330  
SEATTLE, WA 98121-3070

3000850040  
VALENCIA JENNIFER N &  
MICHAEL J  
11307 65TH AVE  
GIG HARBOR, WA 98332-8687

3000850580  
WASHINGTON WATER  
SERVICE COMPANY  
PO BOX 336  
GIG HARBOR, WA 98335-0336

3000850280  
YOUNG CHRISTOPHER K &  
YOUNG KRISTIN R CO-TTEE  
6503 115TH STREET CT  
GIG HARBOR, WA 98332-8690

3000850410  
SPENCER BRENT M & ELAINE  
CAREVE  
6504 112TH STREET CT  
GIG HARBOR, WA 98332-8697

3000850030  
VENNES GARY & DENICE  
11303 65TH AVE  
GIG HARBOR, WA 98332-8687

3000850490  
WITT JOHN M & KAREN  
IWASAKI-  
6504 115TH STREET CT  
GIG HARBOR, WA 98332-8930

## CERTIFICATION OF PUBLIC NOTICE

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### DECLARATION OF POSTING

I, Jamie Cox (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 20<sup>th</sup>, 2022 I caused to be posted the notice board provided by the City for the Notice of Application on the following:

Project Name: Summit Pointe Preliminary Plat

Project Location: 6302 112<sup>th</sup> Street, Assessor's Parcel No. 0122253072, 0122253074 & 0122254092

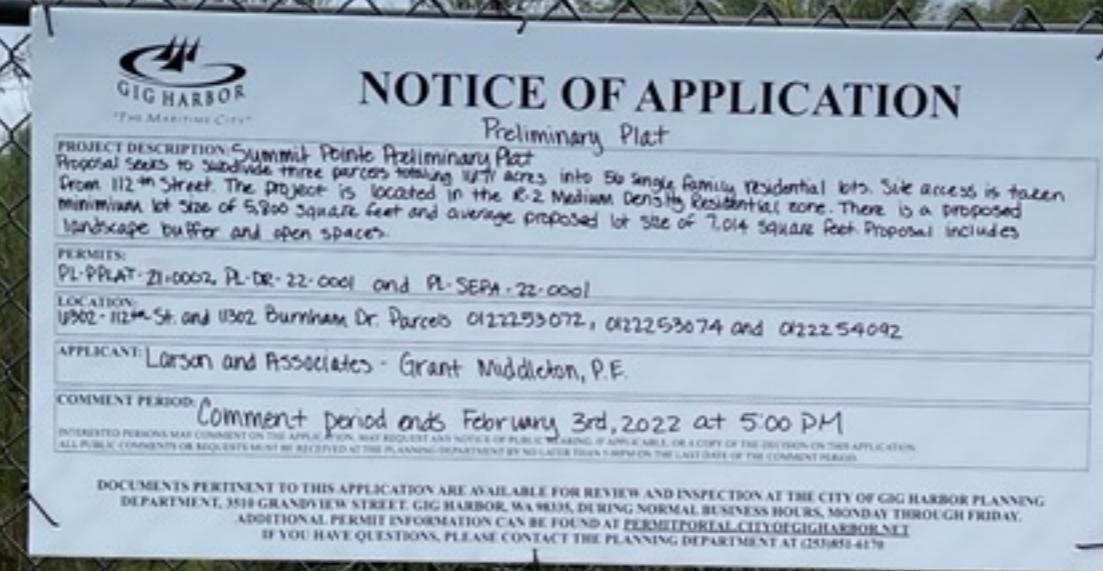
Permit Number(s): PL-PPLAT-21-0002, PL-DR-22-0001, PL-SEPA-22-0001

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

- Posted top of the fencing visible by Pedestrians
- About 6 feet above grade

SIGNED at Gig Harbor, Washington, this 20 day of January, 2022.

Jamie Cox  
DECLARANT (signature)



## CERTIFICATION OF PUBLIC NOTICE

---

### **DECLARATION OF PUBLISHING**

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

On January 12, 2022 I sent a true and correct copy of the **NOTICE OF APPLICATION** for publication in the **January 20, 2022** edition of the Tacoma News Tribune for the following:

Project Name: Summit Pointe Preliminary Plat

Project Location: 6302 112<sup>th</sup> Street, Assessor's Parcel No. 0122253072, 0122253074 & 0122254092

Permit Number(s): PL-PPLAT-21-0002, PL-DR-22-0001, PL-SEPA-22-0001

SIGNED at Gig Harbor, Washington, this 12th day of January, 2022.

*Michelle Thomas*  
\_\_\_\_\_  
DECLARANT (signature)

**City of Gig Harbor  
Transmittal Form**

Summit Pointe Preliminary Plat  
PL-PPLAT-21-0002 et al  
Hearing Examiner 11.07.2023  
Exhibit A

**Routing for:**  **NOA** SEPA NOPH NOPM NOD **Notice Date:** 01.12.2022

**Project:** Summit Pointe Preliminary Plat

**Planner:** Carl deSimas

---

**Routed to:**  Public Works-Operations  Building and Fire Safety  
City Depts.  Public Works-Engineering  Other \_\_\_\_\_

**SEPA Agencies:**  Washington Department of Ecology, SEPA Register  
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                   Washington State Department of Natural Resources  
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                   Gig Harbor Fire & Medic One  
                   Suquamish Tribe  
                   Peninsula School District  
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                   Washington State Department of Transportation, attn: OR-SEPA-  
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                   Muckleshoot Tribe  
                   Washington Department of Corrections  
                   Puget Sound Partnership  
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                   Peninsula Light Company

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1<sup>st</sup> 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,  
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                   Parties of Record: attached list (NOPH, NOPM, NOD)  
                   Pierce County (NOA for Plats adjacent to City Limits)  
                   Pierce County Assessor-Treasurer (NOD)  
                   WA Transportation Secretary (NOA for Plats adj. to State ROW, or within 2  
                  miles of Airport—approximately any plats south of Pioneer/Wollochet  
                  interchange)  
                   Other Tacoma News Tribune



Beaufort Gazette  
Belleville News-Democrat  
Bellingham Herald  
Bradenton Herald  
Centre Daily Times  
Charlotte Observer  
Columbus Ledger-Enquirer  
Fresno Bee

The Herald - Rock Hill  
Herald Sun - Durham  
Idaho Statesman  
Island Packet  
Kansas City Star  
Lexington Herald-Leader  
Merced Sun-Star  
Miami Herald

el Nuevo Herald - Miami  
Modesto Bee  
Raleigh News & Observer  
The Olympian  
Sacramento Bee  
Fort Worth Star-Telegram  
The State - Columbia  
Sun Herald - Biloxi

Sun News - Myrtle Beach  
The News Tribune Tacoma  
The Telegraph - Macon  
San Luis Obispo Tribune  
Tri-City Herald  
Wichita Eagle

Hearing Examiner 12/07/2023  
Exhibit A

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
23685	204218	Print Legal Ad - IPL0057031		\$134.20	2	54 L

**Attention:** Accounts Payable

CITY OF GIG HARBOR  
3510 GRANDVIEW ST  
GIG HARBOR, WA 98335-1214

kbrooks@gigharborwa.gov

**CITY OF GIG HARBOR**

**NOTICE OF APPLICATION**  
January 20, 2022

**Summit Pointe Preliminary Plat**  
**Type III-A Permit**

Permit Number(s): PL-PPLAT-02-0002, PL-DR-22-0001 & PL-SEPA-22-0001  
Date Application was Submitted: January 4th, 2022  
Date of Notice of Complete Application: January 6th, 2022  
Name of Applicant: Larson & Associates, Inc  
Name of Agent: Larson & Associates, Inc.  
Project Location: 6302 112th Street & 11302 Burnham Drive, Parcel Numbers 0122253072, 0122253074 & 0122254092  
Description of Proposed Project: The proposal seeks to subdivide three parcels totaling 16.71 acres into 56 single family residential lots. Site access is taken from 112th Street. The project is located in the R-2 Medium Density Residential Zone. There is a proposed minimum lot size of 5,800 square feet and average proposed lot size of 7,014 square feet. Proposal includes landscape buffer and open spaces.

Project Permits Included with Application: Preliminary Plat, SEPA Review, Design Review.

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

Other Required Permits Not Included in Application: Applicable Engineering and Building permits

Existing Environmental Documents which Evaluate Proposed Project:

SEPA Environmental Checklist, prepared by Larson & Associates, Inc., dated December 28, 2021; Preliminary Storm Drainage Report, prepared by Larson & Associates, Inc., dated December 24, 2021; Report of Geotechnical Evaluation prepared by GeoResources, LLC., dated September 16, 2015; Preliminary Sewer Hydraulics Report, prepared by Larson & Associates, Inc., dated December 24, 2021; and Trip Generation Analysis Heath & Associates, Inc., dated April 2021.

Tentative Public Meeting or Public Hearing Date: A hearing date has not yet been scheduled for this application. Public notice will be provided when the hearing is scheduled, and a copy of the staff report will be made available seven days prior to the hearing date.

Documents pertinent to this application are available for review and inspection on the Permit Portal located on the City's website and at the City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday.

Interested persons may comment on the above stated application, or may request 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 February 3, 2022. 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 Carl de Simas, Principal 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](http://www.cityofgigharbor.net) by clicking "Permit Portal" and entering the above permit numbers.

IPL0057031  
Jan 20 2022

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

1 insertion(s) published on:

01/20/22

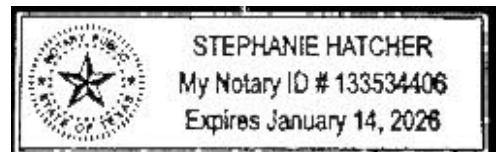
*Stefani Beard*

Principal Clerk

Sworn to and subscribed before me this 17th day of October in the year of 2023 before me, a Notary Public, personally appeared before me Stefani Beard known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

*Stephanie Hatcher*

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



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



COMMUNITY DEVELOPMENT  
PLANNING DIVISION

**CITY OF GIG HARBOR**

**REVISED  
NOTICE OF APPLICATION  
January 22, 2022**

**Summit Pointe Preliminary Plat  
Type III-A Permit**

Permit Number(s): **PL-PPLAT-02-0002** PL-PPLAT-21-0002, PL-DR-22-0001 &  
PL-SEPA-22-0001

Date Application was Submitted: January 4<sup>th</sup>, 2022

Date of Notice of Complete Application: January 6<sup>th</sup>, 2022

Name of Applicant: Larson & Associates, Inc

Name of Agent: Larson & Associates, Inc.

Project Location: 6302 112<sup>th</sup> Street & 11302 Burnham Drive, Parcel Numbers  
0122253072, 0122253074 & 0122254092

Description of Proposed Project: The proposal seeks to subdivide three parcels totaling 16.71 acres into 56 single family residential lots. Site access is taken from 112<sup>th</sup> Street. The project is located in the R-2 Medium Density Residential Zone. There is a proposed minimum lot size of 5,800 square feet and average proposed lot size of 7,014 square feet. Proposal includes landscape buffer and open spaces.

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## CERTIFICATION OF PUBLIC NOTICE

---

### **DECLARATION OF MAILING**

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

On January 21, 2022 I mailed a true and correct copy of the REVISED Notice of Application for the following:

Project Name: Summit Pointe Preliminary Plat

Project Location: 6302 112<sup>th</sup> Street, Assessor's Parcel No. 0122253072,  
0122253074 & 0122254092

Permit Number(s): PL-PPLAT-21-0002, PL-DR-22-0001, PL-SEPA-22-0001

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 21<sup>st</sup> day of January, 2022.

*Michelle Thomas*  
DECLARANT (signature)

**City of Gig Harbor  
Transmittal Form**

Summit Pointe Preliminary Plat  
PL-PPLAT-21-0002 et al  
Hearing Examiner 11.07.2023  
Exhibit A

**Routing for:**  **NOA** SEPA NOPH NOPM NOD      **Notice Date:** 01.21.2022

**Project:** Summit Pointe Preliminary Plat

**Planner:** Carl deSimas

---

**Routed to:**  Public Works-Operations       Building and Fire Safety  
City Depts.       Public Works-Engineering       Other \_\_\_\_\_

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

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



COMMUNITY DEVELOPMENT  
PLANNING DIVISION

**CITY OF GIG HARBOR**

**REVISED  
NOTICE OF APPLICATION  
January 22, 2022**

**Summit Pointe Preliminary Plat  
Type III-A Permit**

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PL-SEPA-22-0001

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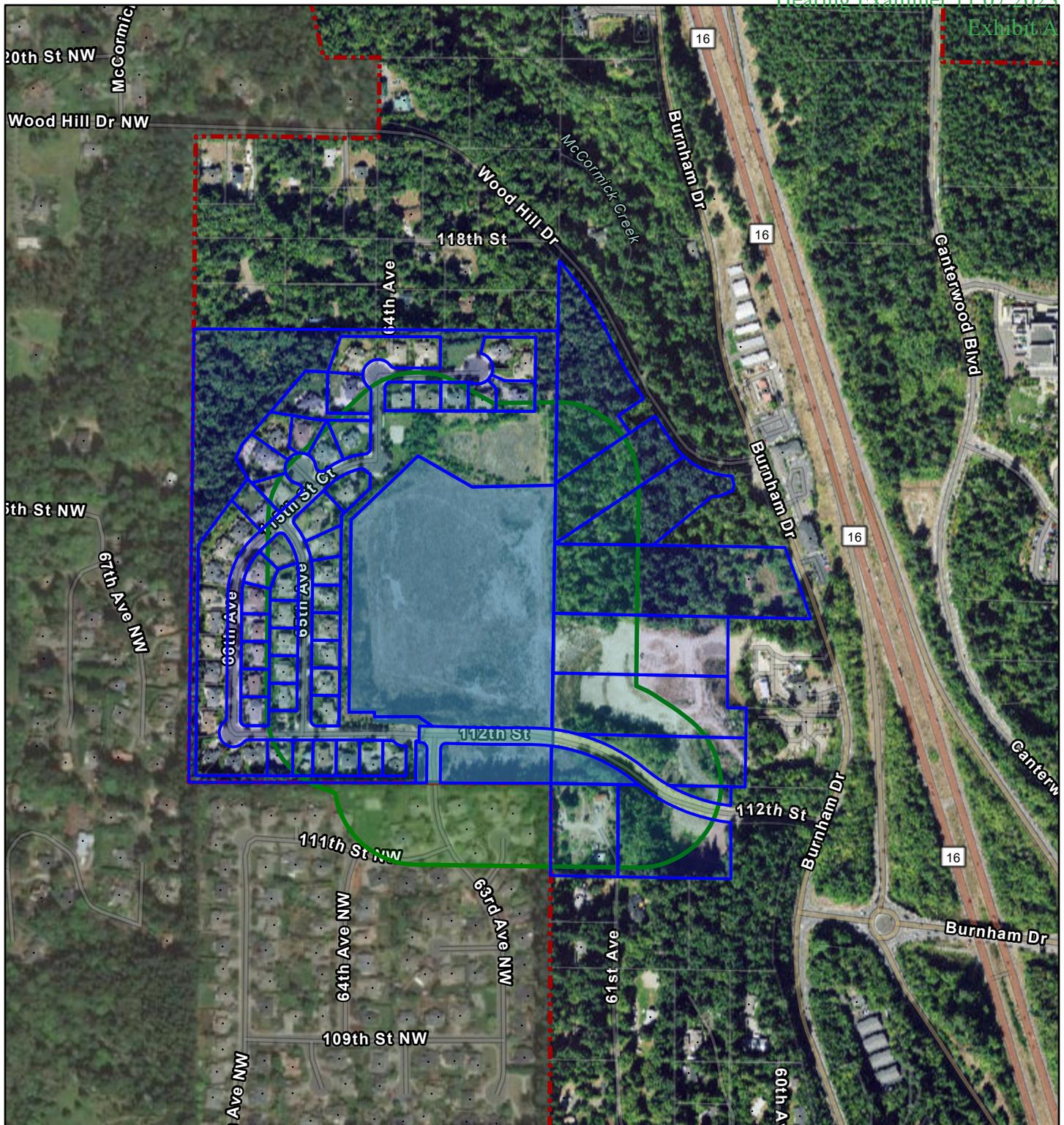
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# Summit Pointe NOA

Summit Pointe Preliminary Plat  
PL-PPLAT-21-0002 et al  
Hearing Examiner 11.07.2023

Exhibit A



1/18/2022, 3:22:36 PM

1:9,028

0 0.05 0.1 0.2 mi  
0 0.07 0.15 0.3 km

Esri Community Maps Contributors, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Maxar

City of Gig Harbor

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

3000850450  
ANDERSON MAURICE M III &  
TAMMY L  
11302 65TH AVE  
GIG HARBOR, WA 98332-8687

3000850480  
BACON ALEXANDER R &  
VERGITH ELISE A  
11404 65TH AVE  
GIG HARBOR, WA 98332-8686

122258006  
CENTURY TEL OF WA INC  
(T141)  
PO BOX 260888  
PLANO, TX 75026-0888

3000850460  
CONSTANZA BRIAN M  
& SARAH  
11306 65TH AVE  
GIG HARBOR, WA 98332-8687

3000850550  
ELVERT LELAND N  
& KAREN W  
11215 66TH AVE  
GIG HARBOR, WA 98332-8694

122361050  
GURLEY RUSSELL R  
5103 TIMBER LN NW  
GIG HARBOR, WA 98335-7367

0  
HENDERSON BURNHAM LLC  
11126 VIPOND DR NW  
GIG HARBOR, WA 98329-6905

3000850230  
JAMES PATRICK S & KERRI L  
6405 115TH STREET CT  
GIG HARBOR, WA 98332-8689

3000850050  
KERR CHRISTOPHER J &  
MELANIE D  
11319 65TH AVE  
GIG HARBOR, WA 98332-8687

3000850120  
LEE MI KYUNG &  
SHIN YUNG JIN  
6302 116TH STREET CT  
GIG HARBOR, WA 98332-8692

3000850540  
AUSTIN DOUGLAS H & AUSTIN  
WENDY A CO-TTEE  
12943 VIA LATINA  
DEL MAR, CA 92014-3731

3000850100  
BOERGER WILLIAM C &  
ANITA M  
6312 116TH STREET CT  
GIG HARBOR, WA 98332-8692

122361070  
CITY OF GIG HARBOR  
3510 GRANDVIEW ST  
GIG HARBOR, WA 98335-1214

3000850470  
DRAGGOO ROBERT C  
& JANET K  
11318 65TH AVE  
GIG HARBOR, WA 98332-8687

3000850520  
FITZER NICHOLAS W &  
CHRISTINA O  
11311 66TH AVE  
GIG HARBOR, WA 98332-8695

3000850080  
HARRIS MICHAEL K  
& KENDALYN  
11413 65TH AVE  
GIG HARBOR, WA 98332-8686

3000850140  
HINRICHES MAX L & VICKI L  
6204 116TH STREET CT  
GIG HARBOR, WA 98332-8691

3000850210  
JANSON ERIC F & AMY C  
11610 64TH AVENUE CT  
GIG HARBOR, WA 98332

3000850500  
KOEHNKE ROBERT M &  
NANCYLEE  
11419 66TH AVE  
GIG HARBOR, WA 98332-8696

3000850070  
LONG WAYNE T & ELISA J  
PO BOX 1554  
GIG HARBOR, WA 98335-3554

Summit Pointe Preliminary Plat  
PL-PPLAT-21-0002 et al  
3000850010  
Hearing Examiner 11.07.2023  
BACHMEIER DANIEL &  
ROBIN A  
6409 112TH STREET CT  
GIG HARBOR, WA 98332-8312

3000850200  
BRENT ROMAN G & KIRSTIN J  
11606 64TH AVE  
GIG HARBOR, WA 98332-8688

3000850570  
COHEN JOHN & TAMMY  
6308 112TH STREET CT  
GIG HARBOR, WA 98332-8313

3000850240  
ELMER LLOYD C &  
MILDRED G  
6409 115TH STREET CT  
GIG HARBOR, WA 98332-8689

3000850530  
GALANTE BRIAN & KRISTI  
11305 66TH AVE  
GIG HARBOR, WA 98332-8695

3000850220  
HEGGERNESS ALICIA M  
& KERMIT  
11614 64TH AVE  
GIG HARBOR, WA 98332-8688

3000850090  
HOLTZCLAW SUEZANE L  
6404 115TH STREET CT  
GIG HARBOR, WA 98332-8689

3000850440  
JONES WESLEY & LEAH  
11204 65TH AVE  
GIG HARBOR, WA 98332-8665

3000850510  
LAIRD AARON & LINDSAY  
11407 66TH AVE  
GIG HARBOR, WA 98332-8696

3000850270  
MARTIN ZULCH SUZANNE  
6421 115TH STREET CT  
GIG HARBOR, WA 98332-8689

Summit Pointe Preliminary Plat  
PL\_PPLAT-21-0002 et al  
Larson & Associates  
Hearing Examiner 11/07/2023  
Attn: Grant Middleton, P.E.  
9027 Pacific Avenue  
Suite 4  
Tacoma, WA 98444  
0  
RUSH RESIDENTIAL INC  
6622 WOLLOCHE DR  
GIG HARBOR, WA 98335-8325

Exhibit A

3000850420  
SMITH SEAN D & TAMMY A  
6412 112TH STREET CT  
GIG HARBOR, WA 98332-8312

3000850430  
THOMPSON JAMES R &  
HAZZARD JOY C  
6406 112TH STREET CT  
GIG HARBOR, WA 98332-8312

3000850020  
WALDRON LINDSEY J &  
CHRISTOPHER R  
11207 65TH AVE  
GIG HARBOR, WA 98332-8665

3000850560  
WOESSNER THOMAS R  
6314 112TH STREET CT  
GIG HARBOR, WA 98332-8313

3000850130  
RALSTON DAVID F JR &  
LORRAINE M  
6208 116TH STREET CT  
GIG HARBOR, WA 98332-8691

3000850060  
ROSS DAVID  
11405 65TH AVE  
GIG HARBOR, WA 98332-8686

122253075  
SMITH SPECIAL NEEDS LLC  
3101 WESTERN AVE STE 330  
SEATTLE, WA 98121-3070

3000850040  
VALENCIA JENNIFER N &  
MICHAEL J  
11307 65TH AVE  
GIG HARBOR, WA 98332-8687

3000850580  
WASHINGTON WATER  
SERVICE COMPANY  
PO BOX 336  
GIG HARBOR, WA 98335-0336

3000850280  
YOUNG CHRISTOPHER K &  
YOUNG KRISTIN R CO-TTEE  
6503 115TH STREET CT  
GIG HARBOR, WA 98332-8690

3000850410  
SPENCER BRENT M & ELAINE  
CAREVE  
6504 112TH STREET CT  
GIG HARBOR, WA 98332-8697

3000850030  
VENNES GARY & DENICE  
11303 65TH AVE  
GIG HARBOR, WA 98332-8687

3000850490  
WITT JOHN M & KAREN  
IWASAKI-  
6504 115TH STREET CT  
GIG HARBOR, WA 98332-8930

## CERTIFICATION OF PUBLIC NOTICE

---

### **DECLARATION OF PUBLISHING**

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

On January 19, 2022 I sent a true and correct copy of the REVISED **NOTICE OF APPLICATION** for publication in the **January 22, 2022** edition of the Tacoma News Tribune for the following:

Project Name: Summit Pointe Preliminary Plat

Project Location: 6302 112<sup>th</sup> Street, Assessor's Parcel No. 0122253072, 0122253074 & 0122254092

Permit Number(s): PL-PPLAT-21-0002, PL-DR-22-0001, PL-SEPA-22-0001

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

*Michelle Thomas*  
\_\_\_\_\_  
DECLARANT (signature)

**City of Gig Harbor  
Transmittal Form**

Summit Pointe Preliminary Plat  
PL-PPLAT-21-0002 et al  
Hearing Examiner 11.07.2023  
Exhibit A

**Routing for:**  NOA  SEPA  NOPH  NOPM  NOD      **Notice Date:** 01.19.2022  
**Project:** Summit Pointe Preliminary Plat      **Planner:** Carl deSimas

---

**Routed to:**  Public Works-Operations       Building and Fire Safety  
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**SEPA Agencies:**  Washington Department of Ecology, SEPA Register  
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  Other Tacoma News Tribune



Beaufort Gazette  
Belleville News-Democrat  
Bellingham Herald  
Bradenton Herald  
Centre Daily Times  
Charlotte Observer  
Columbus Ledger-Enquirer  
Fresno Bee

The Herald - Rock Hill  
Herald Sun - Durham  
Idaho Statesman  
Island Packet  
Kansas City Star  
Lexington Herald-Leader  
Merced Sun-Star  
Miami Herald

el Nuevo Herald - Miami  
Modesto Bee  
Raleigh News & Observer  
The Olympian  
Sacramento Bee  
Fort Worth Star-Telegram  
The State - Columbia  
Sun Herald - Biloxi

Sun News - Myrtle Beach  
The News Tribune Tacoma  
The Telegraph Macon  
San Luis Obispo Tribune  
Tri-City Herald  
Wichita Eagle

Hearing Examiner 12/07/2023  
Exhibit A

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
23685	205534	Print Legal Ad - IPL0057399		\$136.64	2	55L

**Attention:** Cindy Andrews

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

**CITY OF GIG HARBOR**

**REVISED  
NOTICE OF APPLICATION  
January 22, 2022**

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IPL0057399  
Jan 21 2022

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

No. of Insertions: 1

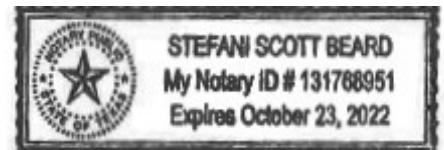
Beginning Issue of: 01/21/2022

Ending Issue of: 01/21/2022

Principal Clerk

Sworn to and subscribed before me this 21th day of January in the year of 2022 before me, a Notary Public, personally appeared before me Calandra Daniels known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

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



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



COMMUNITY DEVELOPMENT  
PLANNING DIVISION

**NOTICE OF DETERMINATION OF NONSIGNIFICANCE**

The City of Gig Harbor issued a Determination of Nonsignificance (DNS) under the State Environmental Policy Act Rules (Chapter 197-11-WAC) for the following project:

**Application PL-SEPA-22-0001 – Summit Pointe Preliminary Plat**

**The proposal consists of the subdivision of approximately 16.71 acres of vacant property into 56 single family residential lots located within the R-2 (medium-density residential) zone district. The current parcel configuration includes three parcels with frontage on 112<sup>th</sup> Ct. St. The project will be served by public water and sanitary sewer service. Proposed development improvements will include the creation of a private road off of 112<sup>th</sup> St. that will serve as access to the subdivision.**

**Location:** 6302 112<sup>th</sup> Street & 11302 Burnham Drive | Parcels 0122253072, 0122253074 & 0122254092

After review of a completed environmental checklist and other information on file with the agency, the City of Gig Harbor has determined the above proposal, with mitigation, will not have a probable significant adverse impact on the environment.

Copies of the DNS are available at no charge from the City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or the City's [Permit Portal](#). Telephone: (253) 851-6170.

A public hearing on the proposed project is scheduled before the City of Gig Harbor Hearing Examiner on October 17, 2023 at 5:00 p.m. in the Gig Harbor Civic Center Council Chambers located at 3510 Grandview Street. The public is invited to comment on this DNS at the public hearing, or by submitting written comments to the above address no later than 5 PM on **September 27, 2023**. The deadline for appealing the final SEPA Threshold Determination is **October 4, 2023**.

---

Publish – Legal Notice – Tacoma News Tribune – September 18, 2023

## CERTIFICATION OF PUBLIC NOTICE

---

### **DECLARATION OF MAILING**

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

On September 14, 2023 I mailed a true and correct copy of the of Notice of DNS for the following:

Project Name: Summit Pointe Preliminary Plat

Project Location: 6302 112<sup>th</sup> Street, Assessor's Parcel No. 0122253072,  
0122253074 & 0122254092

Permit Number(s): PL-PPLAT-21-0002, PL-DR-22-0001, PL-SEPA-22-0001

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 14<sup>th</sup> day of September, 2023.

*Michelle Thomas*  
DECLARANT (signature)

**City of Gig Harbor  
Transmittal Form**

Summit Pointe Preliminary Plat  
PL-PPLAT-21-0002 et al  
Hearing Examiner 11.07.2023  
Exhibit A

**Routing for:**

**NOA  SEPA  NOPH  NOPM  NOD  Notice Date:**

**Project:** Summit Pointe Preliminary Plat

**Planner:** Carl deSimas

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

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



COMMUNITY DEVELOPMENT  
PLANNING DIVISION

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---

Publish – Legal Notice – Tacoma News Tribune – September 18, 2023

**From:** [Michelle Thomas](#)  
**To:** [Michelle Thomas](#)  
**Bcc:** [Adonais Clark](#); [Alec Wrolson, Puyallup Tribe](#); [Andrew Strobel, Puyallup Tribe](#); [aosullivan@squamish.nsn.us](#); [Brad Beach, THPO Nisqually Tribe](#); [Brandon Reynon, Puyallup Tribe](#); [Carol Char Naylor, Puyallup Tribe](#); [David Winfrey, Puyallup Tribe](#); [Deana McCortney - DNR](#); [Department of Natural Resources SEPA Center \(sepacenter@dnr.wa.gov\)](#); [dwilliams@squamish.nsn.us](#); [efheinitz@doc1.wa.gov](#); [esorensen@penmetparks.org](#); [Gig Harbor Fire](#); [Lisa Anderson, Puyallup Tribe](#); [Lois Boome, Puyallup Tribe](#); [Michael Prentice, Muckleshoot Tribe - Laura Murphy \(laura.murphy@muckleshoot.nsn.us\)](#); [Nancy Games, Puyallup Tribe](#); [Nicole Jones-Vogel, AICP PenMet Parks](#); [Nisqually Tribe](#); [OR-SEPA-REVIEW@wsdot.wa.gov](#); [Peninsula School District](#); [Puget Sound Partnership - Marsha Engel \(marsha.engel@psp.wa.gov\)](#); [Puyallup Tribe SEPA](#); [reviewteam@commerce.wa.gov](#); [Robert Barandon, Puyallup Tribe](#); [Russ Ladley, Puyallup Tribe](#); [sepa](#); [Sharon Silver \(sharons@penlight.org\)](#); [Shaun Dinubilo, Suquamish Tribe - Dennis Lewarch \(dlewarch@squamish.nsn.us\)](#); [Tina Vaslet, Pierce Transit \(tvaslet@piercetransit.org\)](#); [Washington Dept. Fish & Wildlife](#)  
**Subject:** Determination of Nonsignificance PL-SEPA-22-0001 – Summit Pointe Preliminary Plat  
**Date:** Wednesday, September 13, 2023 2:50:00 PM  
**Attachments:** [2023.09.13 DNS and Attachments Summit Pointe.pdf](#)  
[2023.09.13 Notice DNS.pdf](#)

---

**Please see attached Notice of Nonsignificance for your review and comment.**

**LOCATION:** 6302 112<sup>th</sup> Street & 11302 Burnham Drive | Parcels 1022253072, 0122253074 & 0122254092

**PROPOSAL:** The proposal consists of the subdivision of approximately 16.71 acres of vacant property into 56 single family residential lots located within the R-2 (medium-density residential) zone district. The current parcel configuration includes three parcels with frontage on 112<sup>th</sup> Ct. St. The project will be served by public water and sanitary sewer service. Proposed development improvements will include the creation of a private road off of 112<sup>th</sup> St. that will serve as access to the subdivision

**COMMENT DEADLINE:** 5 PM on September 27, 2023

The City of Gig Harbor will not act on this proposal for at least 14 days from the date of issuance of this notice. If your agency has any comments on this proposal, please send them to Robin Bolster-Grant, Principal Planner, City of Gig Harbor, Planning Division, 3510 Grandview Street, Gig Harbor, Washington, 98335; (253) 851-6170. Agency comments must be received by no later than Wednesday, **September 27, 2023** for consideration.

**Michelle Thomas | Planning Technician**  
3510 Grandview St • Gig Harbor, WA 98335  
253-851-6170 | 253-853-8255 (direct) | [www.gigarborowa.gov](http://www.gigarborowa.gov)

---

**Stay Connected!** [Sign up for the city's weekly Gig-A-Byte email newsletter](#)

**From:** [Michelle Thomas](#)  
**To:** [Michelle Thomas](#)  
**Bcc:** ["doug@bellanile.com"](mailto:doug@bellanile.com); ["sdinubilo@squaxin.us"](mailto:sdinubilo@squaxin.us); ["larsona@wsdot.wa.gov"](mailto:larsona@wsdot.wa.gov); ["michaelp@penlight.org"](mailto:michaelp@penlight.org); ["rshimes@hotmail.com"](mailto:rshimes@hotmail.com); ["leevankomen@gmail.com"](mailto:leevankomen@gmail.com); ["mnjsovitsky@att.net"](mailto:mnjsovitsky@att.net)  
**Subject:** Determination of Nonsignificance PL-SEPA-22-0001 – Summit Pointe Preliminary Plat  
**Date:** Thursday, September 14, 2023 11:59:00 AM  
**Attachments:** [2023.09.13 DNS and Attachments Summit Pointe.pdf](#)  
[2023.09.13 Notice DNS.pdf](#)

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**Michelle Thomas | Planning Technician**  
3510 Grandview St • Gig Harbor, WA 98335  
253-851-6170 | 253-853-8255 (direct) | [www.gigarborowa.gov](http://www.gigarborowa.gov)

---

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# Summit Pointe Preliminary Plat

PL-PPLAT-21-0002 et al  
Hearing Examiner 11.07.2023

Exhibit A



9/14/2023, 12:06:33 PM

1:9,028

Plats and Short Plats (Pierce County GIS)

General Business District (B-2)

Plat

Commercial District (C-1)

Short Plat

Employment District (ED)

Zoning

Single-Family Residential (R-1)

0 0.05 0.1 0.2 mi  
0 0.07 0.15 0.3 km

Medium Density Residential (R-2)

Maxar, Esri Community Maps Contributors, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Residential and Business District (RB-2)

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

City of Gig Harbor

3000610720  
 ALLRED JOANNA C  
 6405 111TH ST NW  
 GIG HARBOR, WA 98332-8306

3000850010  
 BACHMEIER DANIEL  
 & ROBIN A  
 6409 112TH STREET CT  
 GIG HARBOR, WA 98332-8312

3000850210  
 BIDDLE DEAN & FRANCES  
 PO BOX 2651  
 GIG HARBOR, WA 98335

122258006  
 CENTURY TEL OF WA INC  
 (T141)  
 5325 ZUNI ST RM 100  
 DENVER, CO 80221

3000610710  
 DILLENDER RYAN S  
 & HANNAH E  
 6401 111TH ST NW  
 GIG HARBOR, WA 98332-8306

3000850550  
 ELVERT LELAND N  
 & KAREN W  
 11215 66TH AVE  
 GIG HARBOR, WA 98332-8694

122361050  
 GURLEY RUSSELL R  
 5103 TIMBER LN NW  
 GIG HARBOR, WA 98335-7367

0122258003  
 HENDERSON BURNHAM LLC  
 11126 VIPOND DR NW  
 GIG HARBOR, WA 98329-6905

3000610230  
 IGNACIO MILDRED B  
 11115 63RD AVE NW  
 GIG HARBOR, WA 98332-8673

3000850440  
 JONES WESLEY & LEAH  
 11204 65TH AVE  
 GIG HARBOR, WA 98332-8665

3000850450  
 ANDERSON MAURICE M III  
 & TAMMY L  
 11302 65TH AVE  
 GIG HARBOR, WA 98332-8687

3000850480  
 BACON ALEXANDER R  
 & VERGITH ELISE A  
 11404 65TH AVE  
 GIG HARBOR, WA 98332-8686

3000850100  
 BOERGER WILLIAM C  
 & ANITA M  
 6312 116TH STREET CT  
 GIG HARBOR, WA 98332-8692

3000850570  
 COHEN JOHN & TAMMY  
 6308 112TH STREET CT  
 GIG HARBOR, WA 98332-8313

3000850470  
 DRAGGOO ROBERT C  
 & JANET K  
 11318 65TH AVE  
 GIG HARBOR, WA 98332-8687

3000850520  
 FITZER NICHOLAS W  
 & CHRISTINA O  
 11311 66TH AVE  
 GIG HARBOR, WA 98332-8695

3000850080  
 HARRIS MICHAEL K  
 & KENDALYN  
 11413 65TH AVE  
 GIG HARBOR, WA 98332-8686

3000850140  
 HINRICH MAX L & VICKI L  
 6204 116TH STREET CT  
 GIG HARBOR, WA 98332-8691

3000850230  
 JAMES PATRICK S & KERRI L  
 6405 115TH STREET CT  
 GIG HARBOR, WA 98332-8689

3000850430  
 KELLY WILLIAM S & LI XIMING  
 5822 122ND ST  
 GIG HARBOR, WA 98332-8130

3000610270  
 BARKER CALEB A  
 & MALLORIE L  
 6204 110TH STREET CT NW  
 GIG HARBOR, WA 98332-8678

3000850200  
 BRENT ROMAN G  
 & KIRSTIN J  
 11606 64TH AVE  
 GIG HARBOR, WA 98332-8688

3000850460  
 CONSTANZA BRIAN M  
 & SARAH  
 11306 65TH AVE  
 GIG HARBOR, WA 98332-8687

3000850240  
 ELMER LLOYD C & MILDRED G  
 6409 115TH STREET CT  
 GIG HARBOR, WA 98332-8689

3000850530  
 GALANTE BRIAN & KRISTI  
 11305 66TH AVE  
 GIG HARBOR, WA 98332-8695

3000850220  
 HEGGERNESS ALICIA M  
 & KERMIT  
 11614 64TH AVE  
 GIG HARBOR, WA 98332-8688

3000850090  
 HOLTZCLAW SUEZANE L  
 6404 115TH STREET CT  
 GIG HARBOR, WA 98332-8689

3000610240  
 JELLISON JUSTIN T  
 & KA NING C  
 11025 63RD AVE NW  
 GIG HARBOR, WA 98332-8672

3000850050  
 KERR CHRISTOPHER J  
 & MELANIE D  
 11319 65TH AVE  
 GIG HARBOR, WA 98332-8687

Summit Pointe Preliminary Plat

PL-PPLAT-21-0002 et al

3000850540 Hearing Examiner 11.07.2023

AUSTIN DOUGLAS H & Exhibit A

AUSTIN WENDY A CO-TEE

PO BOX 6380

SAN DIEGO, CA 92166-0380

3000610270

BARKER CALEB A

& MALLORIE L

6204 110TH STREET CT NW

GIG HARBOR, WA 98332-8678

3000850200

BRENT ROMAN G

& KIRSTIN J

11606 64TH AVE

GIG HARBOR, WA 98332-8688

3000850460

CONSTANZA BRIAN M

& SARAH

11306 65TH AVE

GIG HARBOR, WA 98332-8687

3000850240

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6409 115TH STREET CT

GIG HARBOR, WA 98332-8689

3000850530

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11305 66TH AVE

GIG HARBOR, WA 98332-8695

3000850220

HEGGERNESS ALICIA M

& KERMIT

11614 64TH AVE

GIG HARBOR, WA 98332-8688

3000850090

HOLTZCLAW SUEZANE L

6404 115TH STREET CT

GIG HARBOR, WA 98332-8689

3000610240

JELLISON JUSTIN T

& KA NING C

11025 63RD AVE NW

GIG HARBOR, WA 98332-8672

3000850050

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& MELANIE D

11319 65TH AVE

GIG HARBOR, WA 98332-8687

Summit Pointe Preliminary Plat  
PL-PPLAT-21-0002 et al  
300061010  
Hearing Examiner 11.07.2023  
LAIRD DACON C III & NENA R  
11124 63RD AVE NW  
GIG HARBOR, WA 98332-8673  
Exhibit A

3000850500 KOEHNKE ROBERT M & NANCYLEE 11419 66TH AVE GIG HARBOR, WA 98332-8696	3000850510 LAIRD AARON & LINDSAY 11407 66TH AVE GIG HARBOR, WA 98332-8696	3000850070 LONG WAYNE T & ELISA J 11409 65TH AVE GIG HARBOR, WA 98332
3000850120 LEE MI KYUNG & SHIN YUNG JIN 6302 116TH STREET CT GIG HARBOR, WA 98332-8692	3000610260 LEWIS JOHN D JR & CAROL S 6203 110TH STREET CT NW GIG HARBOR, WA 98332-8678	3000850260 NIGRO GERALD L & NIGRO RAYNA ZARA STAR CO-TTEE 6417 115TH STREET CT GIG HARBOR, WA 98332-8689
3000850270 MARTIN ZULCH SUZANNE 6421 115TH STREET CT GIG HARBOR, WA 98332-8689	3000610950 MEEK JOHN & MARGARET G PO BOX 364 GIG HARBOR, WA 98335-0364	3000850110 RICHARDS DENNIS & SHERYL 6306 116TH STREET CT GIG HARBOR, WA 98332-8692
3000850130 RALSTON DAVID F JR & LORRAINE M 6208 116TH STREET CT GIG HARBOR, WA 98332-8691	3000850590 REFERENCE REFERENCE TACOMA, WA	0122253074 RUSH RESIDENTIAL INC 6622 WOLLOCHET DR GIG HARBOR, WA 98335-8325
3000610250 ROBERTSON JOANNE 6209 110TH STREET CT NW GIG HARBOR, WA 98332-8678	3000850060 ROSS DAVID 11405 65TH AVE GIG HARBOR, WA 98332-8686	122253075 SMITH SPECIAL NEEDS LLC 3101 WESTERN AVE STE 330 SEATTLE, WA 98121-3070
3000610020 SHEARER STEVEN D 6311 111TH ST NW GIG HARBOR, WA 98332-8674	3000850420 SMITH SEAN D & TAMMY A 6412 112TH STREET CT GIG HARBOR, WA 98332-8312	3000610030 SWIFT KELSEY & JASON J 11022 63RD AVE NW GIG HARBOR, WA 98332-8672
3000610220 SOVITSKY MICHAEL A TTEE & SOVITSKY JENNIFER N TTEE 11123 63RD AVE NW GIG HARBOR, WA 98332-8673	3000850410 SPENCER BRENT M & ELAINE CAREVE 6504 112TH STREET CT GIG HARBOR, WA 98332-8697	3000850030 VENNES GARY & DENICE 11303 65TH AVE GIG HARBOR, WA 98332-8687
3000850040 VALENCIA JENNIFER N & MICHAEL J 11307 65TH AVE GIG HARBOR, WA 98332-8687	3000610280 VAN KOMEN BERT L & MALIA J 6208 110TH STREET CT NW GIG HARBOR, WA 98332-8678	3000850490 WITT JOHN M & KAREN IWASAKI- 6504 115TH STREET CT GIG HARBOR, WA 98332-8930
3000850020 WALDRON LINDSEY J & CHRISTOPHER R 11207 65TH AVE GIG HARBOR, WA 98332-8665	3000850580 WASHINGTON WATER SERVICE COMPANY PO BOX 336 GIG HARBOR, WA 98335-0336	Stephen & Katherine Haferkamp 6311 109th Street NW Gig Harbor, WA 98332
3000850560 WOESSNER THOMAS R 6314 112TH STREET CT GIG HARBOR, WA 98332-8313	3000850280 YOUNG CHRISTOPHER K & YOUNG KRISTIN R CO-TTEE 6503 115TH STREET CT GIG HARBOR, WA 98332-8690	



## Planning Division Interested Party Roster

# Project Name

### Applicant

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

## CERTIFICATION OF PUBLIC NOTICE

---

### **DECLARATION OF PUBLISHING**

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

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Project Name: Summit Pointe Preliminary Plat

Project Location: 6302 112<sup>th</sup> Street, Assessor's Parcel No. 0122253072, 0122253074 & 0122254092

Permit Number(s): PL-PPLAT-21-0002, PL-DR-22-0001, PL-SEPA-22-0001

SIGNED at Gig Harbor, Washington, this 13<sup>th</sup> day of September, 2023.

*Michelle Thomas*  
DECLARANT (signature)

**City of Gig Harbor  
Transmittal Form**

Summit Pointe Preliminary Plat  
PL-PPLAT-21-0002 et al  
Hearing Examiner 11.07.2023  
Exhibit A

**Routing for:** NOA **SEPA** NOPH NOPM NOD **Notice Date:**

**Project:** Summit Pointe Preliminary Plat

**Planner:** Robin

---

**Routed to:**  Public Works-Operations  
City Depts.  Public Works-Engineering  Building and Fire Safety  
 Other \_\_\_\_\_

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

**Other Parties:**  Applicant/Owner/Agent (NOA, NOPH, NOPM, SEPA, NOD)  
1<sup>st</sup> Class Mail  DRB (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)  
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 Property Owners within 300 feet of site: attached list (NOA, SEPA, NOPH,  
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 Pierce County (NOA for Plats adjacent to City Limits)  
 Pierce County Assessor-Treasurer (NOD)  
 WA Transportation Secretary (NOA for Plats adj. to State ROW, or within 2  
miles of Airport—approximately any plats south of Pioneer/Wollochet  
interchange)  
 Other Tacoma News Tribune



Beaufort Gazette	The Herald - Rock Hill	el Nuevo Herald - Miami	Sun News - Myrtle Beach
Belleville News-Democrat	Herald Sun - Durham	Modesto Bee	The News Tribune Tacoma
Bellingham Herald	Idaho Statesman	Raleigh News & Observer	The Telegraph Macon
Bradenton Herald	Island Packet	The Olympian	San Luis Obispo Tribune
Centre Daily Times	Kansas City Star	Sacramento Bee	Tri-City Herald
Charlotte Observer	Lexington Herald-Leader	Fort Worth Star-Telegram	Wichita Eagle
Columbus Ledger-Enquirer	Merced Sun-Star	The State - Columbia	
Fresno Bee	Miami Herald	Sun Herald - Biloxi	

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
23685	467297	Print Legal Ad-IPL01398620 - IPL0139862		\$87.84	1	71L

**Attention:** CITY OF  
CITY OF GIG HARBOR  
3510 GRANDVIEW ST  
GIG HARBOR, WA 98335-1214

kbrooks@gigharborwa.gov

**Gig Harbor**  
Community Development  
Planning Division

**NOTICE OF DETERMINATION  
OF NONSIGNIFICANCE**

The City of Gig Harbor issued a Determination of Nonsignificance (DNS) under the State Environmental Policy Act Rules (Chapter 197-11-WAC) for the following project:

**Application PL-SEPA-22-0001**  
- Summit Pointe Preliminary  
Plat

**The proposal consists of the subdivision of approximately 16.71 acres of vacant property into 56 single family residential lots located within the R-2 (medium-density residential) zone district. The current parcel configuration includes three parcels with frontage on 112th Ct. St. The project will be served by public water and sanitary sewer service. Proposed development improvements will include the creation of a private road off of 112th St. that will serve as access to the subdivision.**

**Location:** 6302 112th Street & 11302 Burnham Drive | Parcels 1022253072, 0122253074 & 0122254092

After review of a completed environmental checklist and other information on file with the agency, the City of Gig Harbor has determined the above proposal, with mitigation, will not have a probable significant adverse impact on the environment.

Copies of the DNS are available at no charge from the City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or the City's Permit Portal. Telephone: (253) 851-6170.

A public hearing on the proposed project is scheduled before the City of Gig Harbor Hearing Examiner on October 17, 2023 at 5:00 p.m. in the Gig Harbor Civic Center Council Chambers located at 3510 Grandview Street. The public is invited to comment on this DNS at the public hearing, or by submitting written comments to the above address no later than 5 PM on **September 27, 2023**. The deadline for appealing the final SEPA Threshold Determination is **October 4, 2023**.

Publish - Legal Notice - Tacoma News Tribune - September 18, 2023  
IPL0139862  
Sep 15 2023

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

1 insertion(s) published on:

09/15/23

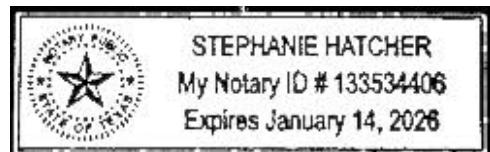
*Stefani Beard*

Principal Clerk

Sworn to and subscribed before me this 18th day of September in the year of 2023 before me, a Notary Public, personally appeared before me Stefani Beard known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

*Stephanie Hatcher*

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



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



COMMUNITY DEVELOPMENT  
PLANNING DIVISION

## CITY OF GIG HARBOR

### NOTICE OF PUBLIC HEARING

### SUMMIT POINTE PRELIMINARY PLAT

Permit Number(s):	PL-PPLAT-21-2002, PL-SEPA-22-0001, PL-DR-22-0001
Date of Notice:	October 3, 2023
Applicant:	Larson & Associates, Inc., 9027 Pacific Avenue, Suite #4 Tacoma, WA 98444
Agent:	Larson & Associates, Inc., 9027 Pacific Avenue, Suite #4 Tacoma, WA 98444
Project Location:	<b>Location:</b> 6302 112 <sup>th</sup> Street & 11302 Burnham Drive   Parcels 0122253072, 0122253074 & 0122254092
Project Description:	The proposal consists of the subdivision of approximately 16.71 acres of vacant property into 56 single family residential lots located within the R-2 (medium-density residential) zone district. The current parcel configuration includes three parcels with frontage on 112 <sup>th</sup> Ct. St. The project will be served by public water and sanitary sewer service. Proposed development improvements will include the creation of a private road off of 112 <sup>th</sup> St. that will serve as access to the subdivision.
SEPA Threshold Determination:	Determination of Nonsignificance, issued September 13, 2023.
<b>PUBLIC HEARING DATE:</b>	Hearing Examiner, <b>October 17<sup>th</sup>, 2023 at 1:30 pm</b> , 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 **Hearing Examiner 1107.2023** normal business hours, Monday through Friday or on the City's [Permit Portal](#). A copy of [Exhibit A](#) 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 October 16<sup>th</sup>, 2023.**

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



## CERTIFICATION OF PUBLIC NOTICE

---

### **DECLARATION OF MAILING**

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

On October 3, 2023 I mailed a true and correct copy of the of Notice of Public Hearing for the following:

Project Name: Summit Pointe Preliminary Plat

Project Location: 6302 112<sup>th</sup> Street, Assessor's Parcel No. 0122253072,  
0122253074 & 0122254092

Permit Number(s): PL-PPLAT-21-0002, PL-DR-22-0001, PL-SEPA-22-0001

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 3<sup>rd</sup> day of October, 2023.

*Michelle Thomas*  
DECLARANT (signature)

**City of Gig Harbor  
Transmittal Form**

Summit Pointe Preliminary Plat  
PL-PPLAT-21-0002 et al  
Hearing Examiner 11.07.2023  
Exhibit A

**Routing for:** NOA SEPA **NOPH** NOPM NOD **Notice Date:** 10.03.2023  
**Project:** Summit Pointe Preliminary Plat **Planner:** Robin

---

**Routed to:**  Public Works-Operations  
City Depts.  Public Works-Engineering  Building and Fire Safety  
 Other \_\_\_\_\_

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

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



COMMUNITY DEVELOPMENT  
PLANNING DIVISION

## CITY OF GIG HARBOR

### NOTICE OF PUBLIC HEARING

### SUMMIT POINTE PRELIMINARY PLAT

Permit Number(s):	PL-PPLAT-21-2002, PL-SEPA-22-0001, PL-DR-22-0001
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SEPA Threshold Determination:	Determination of Nonsignificance, issued September 13, 2023.
<b>PUBLIC HEARING DATE:</b>	Hearing Examiner, <b>October 17<sup>th</sup>, 2023 at 1:30 pm</b> , 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 **Hearing Examiner 1107.2023** normal business hours, Monday through Friday or on the City's [Permit Portal](#). A copy of [Exhibit A](#) 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 October 16<sup>th</sup>, 2023.**

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



**From:** [Michelle Thomas](#)  
**To:** [Michelle Thomas](#)  
**Cc:** [Robin Bolster-Grant](#)  
**Bcc:** [doug@bellanile.com](mailto:doug@bellanile.com); [Robert Himes](mailto:Robert.Himes@att.net); [mnjsovitsky@att.net](mailto:mnjsovitsky@att.net); [leevankomen@gmail.com](mailto:leevankomen@gmail.com); [Joe Flansburg](mailto:Joe.Flansburg@att.net); [Scott Clark](mailto:Scott.Clark@att.net); [Jamison Dowers](mailto:Jamison.Dowers@att.net); [Scott Walker](mailto:Scott.Walker@therushcompanies.com); [bmoilien@therushcompanies.com](mailto:bmoilien@therushcompanies.com); [Jeff Cederholm](mailto:Jeff.Cederholm@att.net)  
**Subject:** Notice of Public Hearing for Summit Pointe Preliminary Plat  
**Date:** Monday, October 2, 2023 2:17:00 PM  
**Attachments:** [2023.10.03 NOPH.pdf](#)

---

**Please see attached Notice of Public Hearing for your review and comment.**

**LOCATION:** 6302 112<sup>th</sup> Street & 11302 Burnham Drive | Parcels 0122253072, 0122253074 & 0122254092

**PROPOSAL:** The proposal consists of the subdivision of approximately 16.71 acres of vacant property into 56 single family residential lots located within the R-2 (medium-density residential) zone district. The current parcel configuration includes three parcels with frontage on 112<sup>th</sup> Ct. St. The project will be served by public water and sanitary sewer service. Proposed development improvements will include the creation of a private road off of 112<sup>th</sup> St. that will serve as access to the subdivision.

**COMMENT DEADLINE:** No later than 5:00 PM on October 16<sup>th</sup>, 2023.

The City of Gig Harbor will not act on this proposal for at least 14 days from the date of issuance of this notice. If your agency has any comments on this proposal, please send them to Robin Bolster-Grant, Senior Planner, City of Gig Harbor, Planning Division, 3510 Grandview Street, Gig Harbor, Washington, 98335; (253) 851-6170. All comments must be received by no later than Monday, **October 16,, 2023** for consideration.

**Michelle Thomas | Planning Technician**  
3510 Grandview St • Gig Harbor, WA 98335  
253-851-6170 | 253-853-8255 (direct) | [www.gigarborowa.gov](http://www.gigarborowa.gov)

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Stay Connected! [Sign up for the city's weekly Gig-A-Byte email newsletter](#)

# Summit Pointe Preliminary Plat

PL-PPLAT-21-0002 et al  
Hearing Examiner 11.07.2023

Exhibit A



9/14/2023, 12:06:33 PM

1:9,028

Plats and Short Plats (Pierce County GIS)

General Business District (B-2)

Plat

Commercial District (C-1)

Short Plat

Employment District (ED)

Zoning

Single-Family Residential (R-1)

0 0.05 0.1 0.2 mi  
0 0.07 0.15 0.3 km

Medium Density Residential (R-2)

Maxar, Esri Community Maps Contributors, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Residential and Business District (RB-2)

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

City of Gig Harbor

3000610720  
 ALLRED JOANNA C  
 6405 111TH ST NW  
 GIG HARBOR, WA 98332-8306

3000850010  
 BACHMEIER DANIEL  
 & ROBIN A  
 6409 112TH STREET CT  
 GIG HARBOR, WA 98332-8312

3000850210  
 BIDDLE DEAN & FRANCES  
 PO BOX 2651  
 GIG HARBOR, WA 98335

122258006  
 CENTURY TEL OF WA INC  
 (T141)  
 5325 ZUNI ST RM 100  
 DENVER, CO 80221

3000610710  
 DILLENDER RYAN S  
 & HANNAH E  
 6401 111TH ST NW  
 GIG HARBOR, WA 98332-8306

3000850550  
 ELVERT LELAND N  
 & KAREN W  
 11215 66TH AVE  
 GIG HARBOR, WA 98332-8694

122361050  
 GURLEY RUSSELL R  
 5103 TIMBER LN NW  
 GIG HARBOR, WA 98335-7367

0122258003  
 HENDERSON BURNHAM LLC  
 11126 VIPOND DR NW  
 GIG HARBOR, WA 98329-6905

3000610230  
 IGNACIO MILDRED B  
 11115 63RD AVE NW  
 GIG HARBOR, WA 98332-8673

3000850440  
 JONES WESLEY & LEAH  
 11204 65TH AVE  
 GIG HARBOR, WA 98332-8665

3000850450  
 ANDERSON MAURICE M III  
 & TAMMY L  
 11302 65TH AVE  
 GIG HARBOR, WA 98332-8687

3000850480  
 BACON ALEXANDER R  
 & VERGITH ELISE A  
 11404 65TH AVE  
 GIG HARBOR, WA 98332-8686

3000850100  
 BOERGER WILLIAM C  
 & ANITA M  
 6312 116TH STREET CT  
 GIG HARBOR, WA 98332-8692

3000850570  
 COHEN JOHN & TAMMY  
 6308 112TH STREET CT  
 GIG HARBOR, WA 98332-8313

3000850470  
 DRAGGOO ROBERT C  
 & JANET K  
 11318 65TH AVE  
 GIG HARBOR, WA 98332-8687

3000850520  
 FITZER NICHOLAS W  
 & CHRISTINA O  
 11311 66TH AVE  
 GIG HARBOR, WA 98332-8695

3000850080  
 HARRIS MICHAEL K  
 & KENDALYN  
 11413 65TH AVE  
 GIG HARBOR, WA 98332-8686

3000850140  
 HINRICH MAX L & VICKI L  
 6204 116TH STREET CT  
 GIG HARBOR, WA 98332-8691

3000850230  
 JAMES PATRICK S & KERRI L  
 6405 115TH STREET CT  
 GIG HARBOR, WA 98332-8689

3000850430  
 KELLY WILLIAM S & LI XIMING  
 5822 122ND ST  
 GIG HARBOR, WA 98332-8130

3000610270  
 BARKER CALEB A  
 & MALLORIE L  
 6204 110TH STREET CT NW  
 GIG HARBOR, WA 98332-8678

3000850200  
 BRENT ROMAN G  
 & KIRSTIN J  
 11606 64TH AVE  
 GIG HARBOR, WA 98332-8688

3000850460  
 CONSTANZA BRIAN M  
 & SARAH  
 11306 65TH AVE  
 GIG HARBOR, WA 98332-8687

3000850240  
 ELMER LLOYD C & MILDRED G  
 6409 115TH STREET CT  
 GIG HARBOR, WA 98332-8689

3000850530  
 GALANTE BRIAN & KRISTI  
 11305 66TH AVE  
 GIG HARBOR, WA 98332-8695

3000850220  
 HEGGERNESS ALICIA M  
 & KERMIT  
 11614 64TH AVE  
 GIG HARBOR, WA 98332-8688

3000850090  
 HOLTZCLAW SUEZANE L  
 6404 115TH STREET CT  
 GIG HARBOR, WA 98332-8689

3000610240  
 JELLISON JUSTIN T  
 & KA NING C  
 11025 63RD AVE NW  
 GIG HARBOR, WA 98332-8672

3000850050  
 KERR CHRISTOPHER J  
 & MELANIE D  
 11319 65TH AVE  
 GIG HARBOR, WA 98332-8687

Summit Pointe Preliminary Plat

PL-PPLAT-21-0002 et al

3000850540 Hearing Examiner 11.07.2023

AUSTIN DOUGLAS H & Exhibit A

AUSTIN WENDY A CO-TEE

PO BOX 6380

SAN DIEGO, CA 92166-0380

3000610270

BARKER CALEB A

& MALLORIE L

6204 110TH STREET CT NW

GIG HARBOR, WA 98332-8678

3000850200

BRENT ROMAN G

& KIRSTIN J

11606 64TH AVE

GIG HARBOR, WA 98332-8688

3000850460

CONSTANZA BRIAN M

& SARAH

11306 65TH AVE

GIG HARBOR, WA 98332-8687

3000850240

ELMER LLOYD C & MILDRED G

6409 115TH STREET CT

GIG HARBOR, WA 98332-8689

3000850530

GALANTE BRIAN & KRISTI

11305 66TH AVE

GIG HARBOR, WA 98332-8695

3000850220

HEGGERNESS ALICIA M

& KERMIT

11614 64TH AVE

GIG HARBOR, WA 98332-8688

3000850090

HOLTZCLAW SUEZANE L

6404 115TH STREET CT

GIG HARBOR, WA 98332-8689

3000610240

JELLISON JUSTIN T

& KA NING C

11025 63RD AVE NW

GIG HARBOR, WA 98332-8672

3000850050

KERR CHRISTOPHER J

& MELANIE D

11319 65TH AVE

GIG HARBOR, WA 98332-8687

Summit Pointe Preliminary Plat  
PL-PPLAT-21-0002 et al  
300061010  
Hearing Examiner 11.07.2023  
LAIRD DACON C III & NENA R  
11124 63RD AVE NW  
GIG HARBOR, WA 98332-8673  
Exhibit A

3000850500 KOEHNKE ROBERT M & NANCYLEE 11419 66TH AVE GIG HARBOR, WA 98332-8696	3000850510 LAIRD AARON & LINDSAY 11407 66TH AVE GIG HARBOR, WA 98332-8696	3000850070 LONG WAYNE T & ELISA J 11409 65TH AVE GIG HARBOR, WA 98332
3000850120 LEE MI KYUNG & SHIN YUNG JIN 6302 116TH STREET CT GIG HARBOR, WA 98332-8692	3000610260 LEWIS JOHN D JR & CAROL S 6203 110TH STREET CT NW GIG HARBOR, WA 98332-8678	3000850260 NIGRO GERALD L & NIGRO RAYNA ZARA STAR CO-TTEE 6417 115TH STREET CT GIG HARBOR, WA 98332-8689
3000850270 MARTIN ZULCH SUZANNE 6421 115TH STREET CT GIG HARBOR, WA 98332-8689	3000610950 MEEK JOHN & MARGARET G PO BOX 364 GIG HARBOR, WA 98335-0364	3000850110 RICHARDS DENNIS & SHERYL 6306 116TH STREET CT GIG HARBOR, WA 98332-8692
3000850130 RALSTON DAVID F JR & LORRAINE M 6208 116TH STREET CT GIG HARBOR, WA 98332-8691	3000850590 REFERENCE REFERENCE TACOMA, WA	0122253074 RUSH RESIDENTIAL INC 6622 WOLLOCHET DR GIG HARBOR, WA 98335-8325
3000610250 ROBERTSON JOANNE 6209 110TH STREET CT NW GIG HARBOR, WA 98332-8678	3000850060 ROSS DAVID 11405 65TH AVE GIG HARBOR, WA 98332-8686	122253075 SMITH SPECIAL NEEDS LLC 3101 WESTERN AVE STE 330 SEATTLE, WA 98121-3070
3000610020 SHEARER STEVEN D 6311 111TH ST NW GIG HARBOR, WA 98332-8674	3000850420 SMITH SEAN D & TAMMY A 6412 112TH STREET CT GIG HARBOR, WA 98332-8312	3000610030 SWIFT KELSEY & JASON J 11022 63RD AVE NW GIG HARBOR, WA 98332-8672
3000610220 SOVITSKY MICHAEL A TTEE & SOVITSKY JENNIFER N TTEE 11123 63RD AVE NW GIG HARBOR, WA 98332-8673	3000850410 SPENCER BRENT M & ELAINE CAREVE 6504 112TH STREET CT GIG HARBOR, WA 98332-8697	3000850030 VENNES GARY & DENICE 11303 65TH AVE GIG HARBOR, WA 98332-8687
3000850040 VALENCIA JENNIFER N & MICHAEL J 11307 65TH AVE GIG HARBOR, WA 98332-8687	3000610280 VAN KOMEN BERT L & MALIA J 6208 110TH STREET CT NW GIG HARBOR, WA 98332-8678	3000850490 WITT JOHN M & KAREN IWASAKI- 6504 115TH STREET CT GIG HARBOR, WA 98332-8930
3000850020 WALDRON LINDSEY J & CHRISTOPHER R 11207 65TH AVE GIG HARBOR, WA 98332-8665	3000850580 WASHINGTON WATER SERVICE COMPANY PO BOX 336 GIG HARBOR, WA 98335-0336	Stephen & Katherine Haferkamp 6311 109th Street NW Gig Harbor, WA 98332
3000850560 WOESSNER THOMAS R 6314 112TH STREET CT GIG HARBOR, WA 98332-8313	3000850280 YOUNG CHRISTOPHER K & YOUNG KRISTIN R CO-TTEE 6503 115TH STREET CT GIG HARBOR, WA 98332-8690	



## Planning Division Interested Party Roster

## Project Name

## Applicant

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

## CERTIFICATION OF PUBLIC NOTICE

---

### DECLARATION OF POSTING

I, Joe Flansburg (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 Sep 29<sup>th</sup>, 2023 I caused to be posted the notice board provided by the City for the Notice of Application on the following:

Project Name: Summit Pointe Preliminary Plat

Project Location: 6302 112<sup>th</sup> Street, Assessor's Parcel No. 0122253072, 0122253074 & 0122254092

Permit Number(s): PL-PPLAT-21-0002, PL-DR-22-0001, PL-SEPA-22-0001

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

- EAST Approx 35 feet of main entrance to site.
- North Side of 112<sup>th</sup> ST.

SIGNED at Gig Harbor, Washington, this 29<sup>th</sup> day of September, 2023.

  
DECLARANT (signature)

## CERTIFICATION OF PUBLIC NOTICE

---

### **DECLARATION OF PUBLISHING**

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

On September 14, 2023 I sent a true and correct copy of the **NOTICE OF PUBLIC HEARING** for publication in the **October 3, 2023** edition of the Tacoma News Tribune for the following:

Project Name: Summit Pointe Preliminary Plat

Project Location: 6302 112<sup>th</sup> Street, Assessor's Parcel No. 0122253072, 0122253074 & 0122254092

Permit Number(s): PL-PPLAT-21-0002, PL-DR-22-0001, PL-SEPA-22-0001

SIGNED at Gig Harbor, Washington, this 14<sup>th</sup> day of September, 2023.

*Michelle Thomas*  
DECLARANT (signature)

**City of Gig Harbor  
Transmittal Form**

Summit Pointe Preliminary Plat  
PL-PPLAT-21-0002 et al  
Hearing Examiner 11.07.2023  
Exhibit A

**Routing for:** NOA SEPA **NOPH** NOPM NOD **Notice Date:** 10.03.2023

**Project:** Summit Pointe Preliminary Plat

**Planner:** Robin

---

**Routed to:**  Public Works-Operations  
City Depts.  Public Works-Engineering  Building and Fire Safety  
 Other \_\_\_\_\_

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

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



Beaufort Gazette	The Herald - Rock Hill	el Nuevo Herald - Miami	Sun News - Myrtle Beach
Belleville News-Democrat	Herald Sun - Durham	Modesto Bee	The News Tribune Tacoma
Bellingham Herald	Idaho Statesman	Raleigh News & Observer	The Telegraph - Macon
Bradenton Herald	Island Packet	The Olympian	San Luis Obispo Tribune
Centre Daily Times	Kansas City Star	Sacramento Bee	Tri-City Herald
Charlotte Observer	Lexington Herald-Leader	Fort Worth Star-Telegram	Wichita Eagle
Columbus Ledger-Enquirer	Merced Sun-Star	The State - Columbia	
Fresno Bee	Miami Herald	Sun Herald - Biloxi	

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
23685	467992	Print Legal Ad-IPL01401200 - IPL0140120	NOPH 10/3	\$122.00	2	49 L

**Attention:** CITY OF  
CITY OF GIG HARBOR  
3510 GRANDVIEW ST  
GIG HARBOR, WA 98335-1214

kbrooks@gigharborwa.gov

**CITY OF GIG HARBOR  
NOTICE OF PUBLIC HEARING  
SUMMIT POINTE PRELIMINARY PLAT**

Permit Number(s): PL-PPLAT-21-2002, PL-SEPA-22-0001, PL-DR-22-0001  
 Date of Notice: October 3, 2023  
 Applicant: Larson & Associates, Inc., 9027 Pacific Avenue, Suite #4  
 Tacoma, WA 98444  
 Agent: Larson & Associates, Inc., 9027 Pacific Avenue, Suite #4  
 Tacoma, WA 98444  
 Project Location: **Location:** 6302 112th Street & 11302 Burnham Drive | Parcels 0122253072, 0122253074 & 0122254092  
 Project Description: The proposal consists of the subdivision of approximately 16.71 acres of vacant property into 56 single family residential lots located within the R-2 (medium-density residential) zone district. The current parcel configuration includes three parcels with frontage on 112th Ct. St. The project will be served by public water and sanitary sewer service. Proposed development improvements will include the creation of a private road off of 112th St. that will serve as access to the subdivision.  
 SEPA Threshold Determination: Determination of Nonsignificance, issued September 13, 2023.  
**PUBLIC HEARING DATE:** Hearing Examiner, **October 17th, 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 October 16th, 2023.**

Questions regarding the above stated application should be made to Robin Boller-Grant, Principal Planner, City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at [www.cityofgigharbor.gov](http://www.cityofgigharbor.gov) by clicking "Permit Portal" and entering the permit number "My Portal".  
 IPL0140120  
 Oct 3 2023

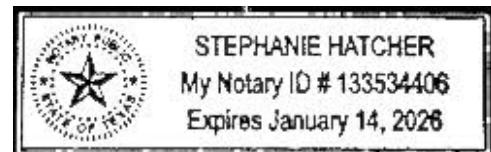
Stefani Beard, being duly sworn, deposes and says: That he/she is the Principal Clerk of the publication; The News Tribune, printed and published in Tacoma, Pierce County, State of Washington, and having a general circulation therein, and which said newspaper(s) have been continuously and uninterruptedly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

1 insertion(s) published on:  
 10/03/23

Principal Clerk

Sworn to and subscribed before me this 3rd day of October in the year of 2023 before me, a Notary Public, personally appeared before me Stefani Beard known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

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



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



**NOTICE OF SUMMIT POINTE PRELIMINARY PLAT  
HEARING CANCELLATION  
CITY OF GIG HARBOR HEARING EXAMINER  
October 17, 2023**

Notice is hereby given that the City of Gig Harbor Hearing Examiner will not be reviewing the Summit Pointe Preliminary Plat on the regularly scheduled hearing date of Tuesday, October 17, 2023. The project will go before the Hearing Examiner on November 7, 2023 and will be noticed.

For more information, please contact the Planning Division at (253) 851-6170.

Questions regarding this project should be made to Robin Bolster-Grant, Principal Planner, City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at [www.cityofgigharbor.gov](http://www.cityofgigharbor.gov) by clicking "[Permit Portal](#)" and entering the permit number PL-PPLAT-21-0002 in "My Portal".

## CERTIFICATION OF PUBLIC NOTICE

---

### **DECLARATION OF MAILING**

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

On October 3, 2023 I mailed a true and correct copy of the of Notice of Public Hearing Postponement for the following:

Project Name: Summit Pointe Preliminary Plat

Project Location: 6302 112<sup>th</sup> Street, Assessor's Parcel No. 0122253072,  
0122253074 & 0122254092

Permit Number(s): PL-PPLAT-21-0002, PL-DR-22-0001, PL-SEPA-22-0001

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 13<sup>th</sup> day of October, 2023.

*Michelle Thomas*  
DECLARANT (signature)

**City of Gig Harbor  
Transmittal Form**

Summit Pointe Preliminary Plat  
PL-PPLAT-21-0002 et al  
Hearing Examiner 11.07.2023  
Exhibit A

**Routing for:** NOA SEPA **NOPH** NOPM NOD **Notice Date:** 10.13.2023  
**Project:** Summit Pointe Preliminary Plat **Planner:** Robin

---

**Routed to:**  Public Works-Operations  Building and Fire Safety  
City Depts.  Public Works-Engineering  Other \_\_\_\_\_

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

**Other Parties:**  Applicant/Owner/Agent (NOA, NOPH, NOPM, SEPA, NOD)  
1<sup>st</sup> Class Mail  DRB (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)  
                   Parks Commission via Terri Reed (NOA)  
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                   Pierce County (NOA for Plats adjacent to City Limits)  
                   Pierce County Assessor-Treasurer (NOD)  
                   WA Transportation Secretary (NOA for Plats adj. to State ROW, or within 2  
                  miles of Airport—approximately any plats south of Pioneer/Wollochet  
                  interchange)  
                   Other \_\_\_\_\_



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HEARING CANCELLATION  
CITY OF GIG HARBOR HEARING EXAMINER  
October 17, 2023**

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**From:** [Michelle Thomas](#)  
**To:** [Michelle Thomas](#)  
**Cc:** [Robin Bolster-Grant](#)  
**Bcc:** ["doug@bellanile.com"](#); ["Robert Himes"](#); ["mnjsovitsky@att.net"](#); ["leevankomen@gmail.com"](#); ["Joe Flansburg"](#); ["Scott Clark"](#); ["Jamison Dowers"](#); ["Scott Walker"](#); ["bmoilien@therushcompanies.com"](#); ["Jeff Cederholm"](#); ["Joanne Robertson"](#)  
**Subject:** Summit Pointe Preliminary Plat Notice of Hearing Postponement  
**Date:** Friday, October 13, 2023 9:04:00 AM  
**Attachments:** [2023.10.13 NOPH Postponement.pdf](#)  
[image001.png](#)

---

## **NOTICE OF SUMMIT POINTE PRELIMINARY PLAT HEARING CANCELLATION CITY OF GIG HARBOR HEARING EXAMINER October 17, 2023**

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For more information, please contact the Planning Division at (253) 851-6170.

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**Michelle Thomas | Planning Technician**  
3510 Grandview St • Gig Harbor, WA 98335  
253-851-6170 | 253-853-8255 (direct) | [www.gigarborwa.gov](#)

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**Stay Connected! [Sign up for the city's weekly Gig-A-Byte email newsletter](#)**



# Summit Pointe Preliminary Plat

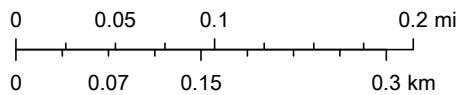
PL-PPLAT-21-0002 et al  
Hearing Examiner 11.07.2023

Exhibit A



9/14/2023, 12:06:33 PM

1:9,028



Plats and Short Plats (Pierce County GIS)

General Business District (B-2)

Plat

Commercial District (C-1)

Short Plat

Employment District (ED)

Zoning

Single-Family Residential (R-1)

Maxar, Esri Community Maps Contributors, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Medium Density Residential (R-2)

Residential and Business District (RB-2)

City of Gig Harbor

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

3000610720  
 ALLRED JOANNA C  
 6405 111TH ST NW  
 GIG HARBOR, WA 98332-8306

3000850010  
 BACHMEIER DANIEL  
 & ROBIN A  
 6409 112TH STREET CT  
 GIG HARBOR, WA 98332-8312

3000850210  
 BIDDLE DEAN & FRANCES  
 PO BOX 2651  
 GIG HARBOR, WA 98335

122258006  
 CENTURY TEL OF WA INC  
 (T141)  
 5325 ZUNI ST RM 100  
 DENVER, CO 80221

3000610710  
 DILLENDER RYAN S  
 & HANNAH E  
 6401 111TH ST NW  
 GIG HARBOR, WA 98332-8306

3000850550  
 ELVERT LELAND N  
 & KAREN W  
 11215 66TH AVE  
 GIG HARBOR, WA 98332-8694

122361050  
 GURLEY RUSSELL R  
 5103 TIMBER LN NW  
 GIG HARBOR, WA 98335-7367

0  
 HENDERSON BURNHAM LLC  
 11126 VIPOND DR NW  
 GIG HARBOR, WA 98329-6905

3000610230  
 IGNACIO MILDRED B  
 11115 63RD AVE NW  
 GIG HARBOR, WA 98332-8673

3000850440  
 JONES WESLEY & LEAH  
 11204 65TH AVE  
 GIG HARBOR, WA 98332-8665

3000850450  
 ANDERSON MAURICE M III  
 & TAMMY L  
 11302 65TH AVE  
 GIG HARBOR, WA 98332-8687

3000850480  
 BACON ALEXANDER R  
 & VERGITH ELISE A  
 11404 65TH AVE  
 GIG HARBOR, WA 98332-8686

3000850100  
 BOERGER WILLIAM C  
 & ANITA M  
 6312 116TH STREET CT  
 GIG HARBOR, WA 98332-8692

3000850570  
 COHEN JOHN & TAMMY  
 6308 112TH STREET CT  
 GIG HARBOR, WA 98332-8313

3000850470  
 DRAGGOO ROBERT C  
 & JANET K  
 11318 65TH AVE  
 GIG HARBOR, WA 98332-8687

3000850520  
 FITZER NICHOLAS W  
 & CHRISTINA O  
 11311 66TH AVE  
 GIG HARBOR, WA 98332-8695

3000850080  
 HARRIS MICHAEL K  
 & KENDALYN  
 11413 65TH AVE  
 GIG HARBOR, WA 98332-8686

3000850140  
 HINRICH MAX L & VICKI L  
 6204 116TH STREET CT  
 GIG HARBOR, WA 98332-8691

3000850230  
 JAMES PATRICK S & KERRI L  
 6405 115TH STREET CT  
 GIG HARBOR, WA 98332-8689

3000850430  
 KELLY WILLIAM S & LI XIMING  
 5822 122ND ST  
 GIG HARBOR, WA 98332-8130

3000850540  
 AUSTIN DOUGLAS H & HEATHER  
 AUSTIN WENDY A CO-TEE  
 PO BOX 6380  
 SAN DIEGO, CA 92166-0380

3000610270  
 BARKER CALEB A  
 & MALLORIE L  
 6204 110TH STREET CT NW  
 GIG HARBOR, WA 98332-8678

3000850200  
 BRENT ROMAN G & KIRSTIN J  
 11606 64TH AVE  
 GIG HARBOR, WA 98332-8688

3000850460  
 CONSTANZA BRIAN M  
 & SARAH  
 11306 65TH AVE  
 GIG HARBOR, WA 98332-8687

3000850240  
 ELMER LLOYD C & MILDRED G  
 6409 115TH STREET CT  
 GIG HARBOR, WA 98332-8689

3000850530  
 GALANTE BRIAN & KRISTI  
 11305 66TH AVE  
 GIG HARBOR, WA 98332-8695

3000850220  
 HEGGERNESS ALICIA M  
 & KERMIT  
 11614 64TH AVE  
 GIG HARBOR, WA 98332-8688

3000850090  
 HOLTZCLAW SUEZANE L  
 6404 115TH STREET CT  
 GIG HARBOR, WA 98332-8689

3000610240  
 JELLISON JUSTIN T  
 & KA NING C  
 11025 63RD AVE NW  
 GIG HARBOR, WA 98332-8672

3000850050  
 KERR CHRISTOPHER J  
 & MELANIE D  
 11319 65TH AVE  
 GIG HARBOR, WA 98332-8687

Summit Pointe Preliminary Plat  
 PL-PPLAT-21-0002 et al  
 3000850540  
 Hearing Examiner 11.07.2023  
 AUSTIN DOUGLAS H & HEATHER  
 AUSTIN WENDY A CO-TEE  
 PO BOX 6380  
 SAN DIEGO, CA 92166-0380

Exhibit A

Summit Pointe Preliminary Plat  
PL-PPLAT-21-0002 et al  
300061010  
Hearing Examiner 11.07.2023  
LAIRD DACON C III & NENA R  
11124 63RD AVE NW  
GIG HARBOR, WA 98332-8673  
Exhibit A

3000850500 KOEHNKE ROBERT M & NANCYLEE 11419 66TH AVE GIG HARBOR, WA 98332-8696	3000850510 LAIRD AARON & LINDSAY 11407 66TH AVE GIG HARBOR, WA 98332-8696	3000610260 LEWIS JOHN D JR & CAROL S 6203 110TH STREET CT NW GIG HARBOR, WA 98332-8678	3000850070 LONG WAYNE T & ELISA J 11409 65TH AVE GIG HARBOR, WA 98332	
3000850120 LEE MI KYUNG & SHIN YUNG JIN 6302 116TH STREET CT GIG HARBOR, WA 98332-8692	0 MEEK JOHN & MARGARET G PO BOX 364 GIG HARBOR, WA 98335-0364	3000850260 NIGRO GERALD L & NIGRO RAYNA ZARA STAR CO-TTEE 6417 115TH STREET CT GIG HARBOR, WA 98332-8689	3000850110 RICHARDS DENNIS & SHERYL 6306 116TH STREET CT GIG HARBOR, WA 98332-8692	
3000850270 MARTIN ZULCH SUZANNE 6421 115TH STREET CT GIG HARBOR, WA 98332-8689	3000850130 RALSTON DAVID F JR & LORRAINE M 6208 116TH STREET CT GIG HARBOR, WA 98332-8691	3000850590 REFERENCE REFERENCE TACOMA, WA	3000850060 ROSS DAVID 11405 65TH AVE GIG HARBOR, WA 98332-8686	0 RUSH RESIDENTIAL INC 6622 WOLLOCHET DR GIG HARBOR, WA 98335-8325
3000610020 SHEARER STEVEN D 6311 111TH ST NW GIG HARBOR, WA 98332-8674	3000850420 SMITH SEAN D & TAMMY A 6412 112TH STREET CT GIG HARBOR, WA 98332-8312	3000850420 SMITH SEAN D & TAMMY A 6412 112TH STREET CT GIG HARBOR, WA 98332-8312	122253075 SMITH SPECIAL NEEDS LLC 3101 WESTERN AVE STE 330 SEATTLE, WA 98121-3070	3000610020 SOVITSKY MICHAEL A TTEE & SOVITSKY JENNIFER N TTEE 11123 63RD AVE NW GIG HARBOR, WA 98332-8673
3000850040 VALENCIA JENNIFER N & MICHAEL J 11307 65TH AVE GIG HARBOR, WA 98332-8687	3000850410 SPENCER BRENT M & ELAINE CAREVE 6504 112TH STREET CT GIG HARBOR, WA 98332-8697	3000850410 SPENCER BRENT M & ELAINE CAREVE 6504 112TH STREET CT GIG HARBOR, WA 98332-8697	3000850030 VENNES GARY & DENICE 11303 65TH AVE GIG HARBOR, WA 98332-8687	3000610280 VAN KOMEN BERT L & MALIA J 6208 110TH STREET CT NW GIG HARBOR, WA 98332-8678
3000850020 WALDRON LINDSEY J & CHRISTOPHER R 11207 65TH AVE GIG HARBOR, WA 98332-8665	3000850580 WASHINGTON WATER SERVICE COMPANY PO BOX 336 GIG HARBOR, WA 98335-0336	3000850580 WASHINGTON WATER SERVICE COMPANY PO BOX 336 GIG HARBOR, WA 98335-0336	3000850490 WITT JOHN M & KAREN IWASAKI- 6504 115TH STREET CT GIG HARBOR, WA 98332-8930	3000850280 YOUNG CHRISTOPHER K & YOUNG KRISTIN R CO-TTEE 6503 115TH STREET CT GIG HARBOR, WA 98332-8690
3000850560 WOESSNER THOMAS R 6314 112TH STREET CT GIG HARBOR, WA 98332-8313				Stephen & Katherine Haferkamp 6311 109th Street NW Gig Harbor, WA 98332



## Planning Division Interested Party Roster

Project Name:

**Applicant:**

Please refer to Gig Harbor Municipal Code (GHMC), Title 19, for any questions relative to the administration of the development code. This list should not be considered an exhaustive list of all those parties who may be interested in this project. This list represents only those parties who have commented at some point during the permit project and/or who have explicitly requested that they are included in project related correspondence. This list does not represent Parties of Record as defined in GHMC 19.06.003, however some may qualify as such.

## CERTIFICATION OF PUBLIC NOTICE

---

### **DECLARATION OF PUBLISHING**

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

On October 13, 2023 I sent a true and correct copy of the **NOTICE OF PUBLIC HEARING POSTPONEMENT** for publication in the **October 16, 2023** edition of the Tacoma News Tribune for the following:

Project Name: Summit Pointe Preliminary Plat

Project Location: 6302 112<sup>th</sup> Street, Assessor's Parcel No. 0122253072, 0122253074 & 0122254092

Permit Number(s): PL-PPLAT-21-0002, PL-DR-22-0001, PL-SEPA-22-0001

SIGNED at Gig Harbor, Washington, this 13<sup>th</sup> day of October, 2023.

*Michelle Thomas*  
DECLARANT (signature)

**City of Gig Harbor  
Transmittal Form**

Summit Pointe Preliminary Plat  
PL-PPLAT-21-0002 et al  
Hearing Examiner 11.07.2023  
Exhibit A

**Routing for:** NOA SEPA **NOPH** NOPM NOD **Notice Date:** 10.13.2023

**Project:** Summit Pointe Preliminary Plat

**Planner:** Robin

**Routed to:**  Public Works-Operations  
City Depts.  Public Works-Engineering  Building and Fire Safety  
 Other \_\_\_\_\_

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

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miles of Airport—approximately any plats south of Pioneer/Wollochet  
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 Other Tacoma News Tribune



Beaufort Gazette	The Herald - Rock Hill	el Nuevo Herald - Miami	Sun News - Myrtle Beach
Belleville News-Democrat	Herald Sun - Durham	Modesto Bee	The News Tribune Tacoma
Bellingham Herald	Idaho Statesman	Raleigh News & Observer	The Telegraph Macon
Bradenton Herald	Island Packet	The Olympian	San Luis Obispo Tribune
Centre Daily Times	Kansas City Star	Sacramento Bee	Tri-City Herald
Charlotte Observer	Lexington Herald-Leader	Fort Worth Star-Telegram	Wichita Eagle
Columbus Ledger-Enquirer	Merced Sun-Star	The State - Columbia	
Fresno Bee	Miami Herald	Sun Herald - Biloxi	

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
23685	479098	Print Legal Ad-IPL01439040 - IPL0143904	Hearing Postponement	\$42.70	1	34 L

**Attention:** CITY OF  
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3510 GRANDVIEW ST  
GIG HARBOR, WA 98335-1214

kbrooks@gigharborwa.gov

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CANCELLATION  
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HEARING EXAMINER  
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IPL0143904  
Oct 16 2023

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

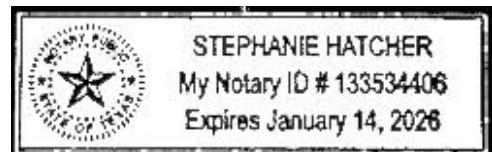
1 insertion(s) published on:

10/16/23

Principal Clerk

Sworn to and subscribed before me this 16th day of October in the year of 2023 before me, a Notary Public, personally appeared before me Stefani Beard known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

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



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



COMMUNITY DEVELOPMENT  
PLANNING DIVISION

## CITY OF GIG HARBOR

### NOTICE OF PUBLIC HEARING

### SUMMIT POINTE PRELIMINARY PLAT



SCAN ME FOR PROJECT PAGE

Permit Number(s): PL-PPLAT-21-0002, PL-SEPA-22-0001, PL-DR-22-0001

Date of Notice: October 20, 2023

Applicant: Larson & Associates, Inc., 9027 Pacific Avenue, Suite #4  
Tacoma, WA 98444

Agent: Larson & Associates, Inc., 9027 Pacific Avenue, Suite #4  
Tacoma, WA 98444

Project Location: **Location:** 6302 112<sup>th</sup> Street & 11302 Burnham Drive | Parcels  
0122253072, 0122253074 & 0122254092

Project Description: The proposal consists of the subdivision of approximately 16.71 acres of vacant property into 56 single family residential lots located within the R-2 (medium-density residential) zone district. The current parcel configuration includes three parcels with frontage on 112<sup>th</sup> Ct. St. The project will be served by public water and sanitary sewer service. Proposed development improvements will include the creation of a private road off of 112<sup>th</sup> St. that will serve as access to the subdivision.

SEPA Threshold Determination: Determination of Nonsignificance, issued September 13, 2023.

**PUBLIC HEARING DATE:** Hearing Examiner, **November 7<sup>th</sup>, 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 **Hearing Examiner 1107.2023** normal business hours, Monday through Friday or on the City's [Permit Portal](#). A copy of [Exhibit A](#) 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 November 6<sup>th</sup>, 2023.**

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



## CERTIFICATION OF PUBLIC NOTICE

---

### **DECLARATION OF MAILING**

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

On October 20, 2023 I mailed a true and correct copy of the of Notice of Public Hearing for the following:

Project Name: Summit Pointe Preliminary Plat

Project Location: 6302 112<sup>th</sup> Street, Assessor's Parcel No. 0122253072,  
0122253074 & 0122254092

Permit Number(s): PL-PPLAT-21-0002, PL-DR-22-0001, PL-SEPA-22-0001

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 20<sup>th</sup> day of October, 2023.

*Michelle Thomas*  
DECLARANT (signature)

**City of Gig Harbor  
Transmittal Form**

Summit Pointe Preliminary Plat  
PL-PPLAT-21-0002 et al  
Hearing Examiner 11.07.2023  
Exhibit A

**Routing for:** NOA SEPA **NOPH** NOPM NOD **Notice Date:** 10.20.2023

**Project:** Summit Pointe Preliminary Plat

**Planner:** Robin

**Routed to:**  Public Works-Operations  
City Depts.  Public Works-Engineering  Building and Fire Safety  
 Other \_\_\_\_\_

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

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



COMMUNITY DEVELOPMENT  
PLANNING DIVISION

## CITY OF GIG HARBOR

### NOTICE OF PUBLIC HEARING



### SUMMIT POINTE PRELIMINARY PLAT

Permit Number(s): PL-PPLAT-21-0002, PL-SEPA-22-0001, PL-DR-22-0001

Date of Notice: October 20, 2023

Applicant: Larson & Associates, Inc., 9027 Pacific Avenue, Suite #4  
Tacoma, WA 98444

Agent: Larson & Associates, Inc., 9027 Pacific Avenue, Suite #4  
Tacoma, WA 98444

Project Location: **Location:** 6302 112<sup>th</sup> Street & 11302 Burnham Drive | Parcels  
0122253072, 0122253074 & 0122254092

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SEPA Threshold Determination: Determination of Nonsignificance, issued September 13, 2023.

**PUBLIC HEARING DATE:** Hearing Examiner, **November 7<sup>th</sup>, 2023 at 1:30 pm**, Virtual Hearing

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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 **Hearing Examiner 1107.2023** normal business hours, Monday through Friday or on the City's [Permit Portal](#). A copy of [Exhibit A](#) 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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Questions regarding the above stated application should be made to Robin Bolster-Grant, Principal Planner, City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at [www.cityofgigharbor.gov](http://www.cityofgigharbor.gov) by clicking "[Permit Portal](#)" and entering the above permit numbers "My Portal".



**From:** [Michelle Thomas](#)  
**To:** [Michelle Thomas](#)  
**Cc:** [Robin Bolster-Grant](#)  
**Bcc:** ["doug@bellanile.com"](#); ["Robert Himes"](#); ["mnjsovitsky@att.net"](#); ["leevankomen@gmail.com"](#); ["Joe Flansburg"](#); ["Scott Clark"](#); ["Jamison Dowers"](#); ["Scott Walker"](#); ["bmoilien@therushcompanies.com"](#); ["Jeff Cederholm"](#); ["Joanne Robertson"](#)  
**Subject:** Summit Pointe Preliminary Plat Notice of Public Hearing  
**Date:** Friday, October 20, 2023 7:35:00 AM  
**Attachments:** [2023.10.20 NOPH.pdf](#)

---

**Please see attached Notice of Public Hearing for your review and comment.**

**LOCATION:** 6302 112th Street & 11302 Burnham Drive | Parcels 0122253072, 0122253074 & 0122254092

**PROPOSAL:** The proposal consists of the subdivision of approximately 16.71acres of vacant property into 56 single family residential lots located within the R-2 (medium-density residential) zone district.

The current parcel configuration includes three parcels with frontage on 112th Ct. St. The project will be served by public water and sanitary sewer service. Proposed development improvements will include the creation of a private road off of 112th St. that will serve as access to the subdivision.

**COMMENT DEADLINE:** Must be submitted to the Planning Division no later than 5:00 PM on November 6th, 2023.

The City of Gig Harbor will not act on this proposal for at least 14 days from the date of issuance of this notice. If your agency has any comments on this proposal, please send them to Robin Bolster-Grant, Senior Planner, City of Gig Harbor, Planning Division, 3510 Grandview Street, Gig Harbor, Washington, 98335; (253) 851-6170. Comments must be received by no later than Monday, November 7, 2023 for consideration.

**Michelle Thomas | Planning Technician**  
3510 Grandview St • Gig Harbor, WA 98335  
253-851-6170 | 253-853-8255 (direct) | [www.gigarborowa.gov](#)

---

**Stay Connected!** [Sign up for the city's weekly Gig-A-Byte email newsletter](#)

# Summit Pointe Preliminary Plat

Summit Pointe Preliminary Plat  
PL-PPLAT-21-0002 et al  
Hearing Examiner 11.07.2023

## Exhibit A



9/14/2023, 12:06:33 PM

1:9.028

Plats and Short Plats (Pierce County GIS)

### General Business District (B-2)

Plat

## Commercial District (C-1)

## Short Plat

### Employment District (ED)

## Zoning

### Single-Family Residential (R-1)

### Medium Density Residential (R-2)

## Residential and Business District (RB-2)

Maxar, Esri Community Maps Contributors, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

## City of Gig Harbor

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

3000610720  
 ALLRED JOANNA C  
 6405 111TH ST NW  
 GIG HARBOR, WA 98332-8306

3000850010  
 BACHMEIER DANIEL  
 & ROBIN A  
 6409 112TH STREET CT  
 GIG HARBOR, WA 98332-8312

3000850210  
 BIDDLE DEAN & FRANCES  
 PO BOX 2651  
 GIG HARBOR, WA 98335

122258006  
 CENTURY TEL OF WA INC  
 (T141)  
 5325 ZUNI ST RM 100  
 DENVER, CO 80221

3000610710  
 DILLENDER RYAN S  
 & HANNAH E  
 6401 111TH ST NW  
 GIG HARBOR, WA 98332-8306

3000850550  
 ELVERT LELAND N  
 & KAREN W  
 11215 66TH AVE  
 GIG HARBOR, WA 98332-8694

122361050  
 GURLEY RUSSELL R  
 5103 TIMBER LN NW  
 GIG HARBOR, WA 98335-7367

0122258003  
 HENDERSON BURNHAM LLC  
 11126 VIPOND DR NW  
 GIG HARBOR, WA 98329-6905

3000610230  
 IGNACIO MILDRED B  
 11115 63RD AVE NW  
 GIG HARBOR, WA 98332-8673

3000850440  
 JONES WESLEY & LEAH  
 11204 65TH AVE  
 GIG HARBOR, WA 98332-8665

3000850450  
 ANDERSON MAURICE M III  
 & TAMMY L  
 11302 65TH AVE  
 GIG HARBOR, WA 98332-8687

3000850480  
 BACON ALEXANDER R  
 & VERGITH ELISE A  
 11404 65TH AVE  
 GIG HARBOR, WA 98332-8686

3000850100  
 BOERGER WILLIAM C  
 & ANITA M  
 6312 116TH STREET CT  
 GIG HARBOR, WA 98332-8692

3000850570  
 COHEN JOHN & TAMMY  
 6308 112TH STREET CT  
 GIG HARBOR, WA 98332-8313

3000850470  
 DRAGGOO ROBERT C  
 & JANET K  
 11318 65TH AVE  
 GIG HARBOR, WA 98332-8687

3000850520  
 FITZER NICHOLAS W  
 & CHRISTINA O  
 11311 66TH AVE  
 GIG HARBOR, WA 98332-8695

3000850080  
 HARRIS MICHAEL K  
 & KENDALYN  
 11413 65TH AVE  
 GIG HARBOR, WA 98332-8686

3000850140  
 HINRICH MAX L & VICKI L  
 6204 116TH STREET CT  
 GIG HARBOR, WA 98332-8691

3000850230  
 JAMES PATRICK S & KERRI L  
 6405 115TH STREET CT  
 GIG HARBOR, WA 98332-8689

3000850430  
 KELLY WILLIAM S & LI XIMING  
 5822 122ND ST  
 GIG HARBOR, WA 98332-8130

3000610270  
 BARKER CALEB A  
 & MALLORIE L  
 6204 110TH STREET CT NW  
 GIG HARBOR, WA 98332-8678

3000850200  
 BRENT ROMAN G  
 & KIRSTIN J  
 11606 64TH AVE  
 GIG HARBOR, WA 98332-8688

3000850460  
 CONSTANZA BRIAN M  
 & SARAH  
 11306 65TH AVE  
 GIG HARBOR, WA 98332-8687

3000850240  
 ELMER LLOYD C & MILDRED G  
 6409 115TH STREET CT  
 GIG HARBOR, WA 98332-8689

3000850530  
 GALANTE BRIAN & KRISTI  
 11305 66TH AVE  
 GIG HARBOR, WA 98332-8695

3000850220  
 HEGGERNESS ALICIA M  
 & KERMIT  
 11614 64TH AVE  
 GIG HARBOR, WA 98332-8688

3000850090  
 HOLTZCLAW SUEZANE L  
 6404 115TH STREET CT  
 GIG HARBOR, WA 98332-8689

3000610240  
 JELLISON JUSTIN T  
 & KA NING C  
 11025 63RD AVE NW  
 GIG HARBOR, WA 98332-8672

3000850050  
 KERR CHRISTOPHER J  
 & MELANIE D  
 11319 65TH AVE  
 GIG HARBOR, WA 98332-8687

Summit Pointe Preliminary Plat

PL-PPLAT-21-0002 et al

3000850540 Hearing Examiner 11.07.2023

AUSTIN DOUGLAS H & Exhibit A

AUSTIN WENDY A CO-TEE

PO BOX 6380

SAN DIEGO, CA 92166-0380

3000610270

BARKER CALEB A

& MALLORIE L

6204 110TH STREET CT NW

GIG HARBOR, WA 98332-8678

3000850200

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11606 64TH AVE

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3000850050

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Summit Pointe Preliminary Plat  
PL-PPLAT-21-0002 et al  
300061010  
Hearing Examiner 11.07.2023  
LAIRD DACON C III & NENA R  
11124 63RD AVE NW  
GIG HARBOR, WA 98332-8673  
Exhibit A

3000850500 KOEHNKE ROBERT M & NANCYLEE 11419 66TH AVE GIG HARBOR, WA 98332-8696	3000850510 LAIRD AARON & LINDSAY 11407 66TH AVE GIG HARBOR, WA 98332-8696	3000850070 LONG WAYNE T & ELISA J 11409 65TH AVE GIG HARBOR, WA 98332
3000850120 LEE MI KYUNG & SHIN YUNG JIN 6302 116TH STREET CT GIG HARBOR, WA 98332-8692	3000610260 LEWIS JOHN D JR & CAROL S 6203 110TH STREET CT NW GIG HARBOR, WA 98332-8678	3000850260 NIGRO GERALD L & NIGRO RAYNA ZARA STAR CO-TTEE 6417 115TH STREET CT GIG HARBOR, WA 98332-8689
3000850270 MARTIN ZULCH SUZANNE 6421 115TH STREET CT GIG HARBOR, WA 98332-8689	3000610950 MEEK JOHN & MARGARET G PO BOX 364 GIG HARBOR, WA 98335-0364	3000850110 RICHARDS DENNIS & SHERYL 6306 116TH STREET CT GIG HARBOR, WA 98332-8692
3000850130 RALSTON DAVID F JR & LORRAINE M 6208 116TH STREET CT GIG HARBOR, WA 98332-8691	3000850590 REFERENCE REFERENCE TACOMA, WA	0122253074 RUSH RESIDENTIAL INC 6622 WOLLOCHET DR GIG HARBOR, WA 98335-8325
3000610250 ROBERTSON JOANNE 6209 110TH STREET CT NW GIG HARBOR, WA 98332-8678	3000850060 ROSS DAVID 11405 65TH AVE GIG HARBOR, WA 98332-8686	122253075 SMITH SPECIAL NEEDS LLC 3101 WESTERN AVE STE 330 SEATTLE, WA 98121-3070
3000610020 SHEARER STEVEN D 6311 111TH ST NW GIG HARBOR, WA 98332-8674	3000850420 SMITH SEAN D & TAMMY A 6412 112TH STREET CT GIG HARBOR, WA 98332-8312	3000610030 SWIFT KELSEY & JASON J 11022 63RD AVE NW GIG HARBOR, WA 98332-8672
3000610220 SOVITSKY MICHAEL A TTEE & SOVITSKY JENNIFER N TTEE 11123 63RD AVE NW GIG HARBOR, WA 98332-8673	3000850410 SPENCER BRENT M & ELAINE CAREVE 6504 112TH STREET CT GIG HARBOR, WA 98332-8697	3000850030 VENNES GARY & DENICE 11303 65TH AVE GIG HARBOR, WA 98332-8687
3000850040 VALENCIA JENNIFER N & MICHAEL J 11307 65TH AVE GIG HARBOR, WA 98332-8687	3000610280 VAN KOMEN BERT L & MALIA J 6208 110TH STREET CT NW GIG HARBOR, WA 98332-8678	3000850490 WITT JOHN M & KAREN IWASAKI- 6504 115TH STREET CT GIG HARBOR, WA 98332-8930
3000850020 WALDRON LINDSEY J & CHRISTOPHER R 11207 65TH AVE GIG HARBOR, WA 98332-8665	3000850580 WASHINGTON WATER SERVICE COMPANY PO BOX 336 GIG HARBOR, WA 98335-0336	Stephen & Katherine Haferkamp 6311 109th Street NW Gig Harbor, WA 98332
3000850560 WOESSNER THOMAS R 6314 112TH STREET CT GIG HARBOR, WA 98332-8313	3000850280 YOUNG CHRISTOPHER K & YOUNG KRISTIN R CO-TTEE 6503 115TH STREET CT GIG HARBOR, WA 98332-8690	



## Planning Division Interested Party Roster

Project Name:

### Applicant

Please refer to Gig Harbor Municipal Code (GHMC), Title 19, for any questions relative to the administration of the development code. This list should not be considered an exhaustive list of all those parties who may be interested in this project. This list represents only those parties who have commented at some point during the permit project and/or who have explicitly requested that they are included in project related correspondence. This list does not represent Parties of Record as defined in GHMC 19.06.003, however some may qualify as such.

## CERTIFICATION OF PUBLIC NOTICE

---

### **DECLARATION OF PUBLISHING**

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

On October 16, 2023 I sent a true and correct copy of the **NOTICE OF PUBLIC HEARING** for publication in the **October 20, 2022** edition of the Tacoma News Tribune for the following:

Project Name: Summit Pointe Preliminary Plat

Project Location: 6302 112<sup>th</sup> Street, Assessor's Parcel No. 0122253072, 0122253074 & 0122254092

Permit Number(s): PL-PPLAT-21-0002, PL-DR-22-0001, PL-SEPA-22-0001

SIGNED at Gig Harbor, Washington, this 16<sup>th</sup> day of October, 2023.

*Michelle Thomas*  
\_\_\_\_\_  
DECLARANT (signature)

**City of Gig Harbor  
Transmittal Form**

Summit Pointe Preliminary Plat  
PL-PPLAT-21-0002 et al  
Hearing Examiner 11.07.2023  
Exhibit A

**Routing for:** NOA SEPA **NOPH** NOPM NOD **Notice Date:** 10.20.2023  
**Project:** Summit Pointe Preliminary Plat **Planner:** Robin

---

**Routed to:**  Public Works-Operations  Building and Fire Safety  
City Depts.  Public Works-Engineering  Other \_\_\_\_\_

**SEPA Agencies:**  Washington Department of Ecology, SEPA Register  
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Electronic Mail  Pierce Transit Land Use Review  
                   Washington State Department of Fish & Wildlife  
                   Washington State Department of Natural Resources  
                   Washington State DAHP  
                   Puyallup Tribe of Indians Historic Preservation  
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                   PenMet Parks  
                   Gig Harbor Fire & Medic One  
                   Suquamish Tribe  
                   Peninsula School District  
                   Pierce County Planning and Land Services  
                   Washington State Department of Transportation, attn: OR-SEPA-  
                  REVIEW  
                   Squaxin Island Tribe  
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                   Puget Sound Partnership  
                   Nisqually Tribe  
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1<sup>st</sup> Class Mail  DRB (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)  
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                   WA Transportation Secretary (NOA for Plats adj. to State ROW, or within 2  
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                  interchange)  
                   Other \_\_\_\_\_ Tacoma News Tribune



Beaufort Gazette	The Herald - Rock Hill	el Nuevo Herald - Miami	Sun News - Myrtle Beach
Belleville News-Democrat	Herald Sun - Durham	Modesto Bee	The News Tribune Tacoma
Bellingham Herald	Idaho Statesman	Raleigh News & Observer	The Telegraph - Macon
Bradenton Herald	Island Packet	The Olympian	San Luis Obispo Tribune
Centre Daily Times	Kansas City Star	Sacramento Bee	Tri-City Herald
Charlotte Observer	Lexington Herald-Leader	Fort Worth Star-Telegram	Wichita Eagle
Columbus Ledger-Enquirer	Merced Sun-Star	The State - Columbia	
Fresno Bee	Miami Herald	Sun Herald - Biloxi	

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
23685	479921	Print Legal Ad-IPL01441240 - IPL0144124		\$134.20	2	54 L

**Attention:** CITY OF  
CITY OF GIG HARBOR  
3510 GRANDVIEW ST  
GIG HARBOR, WA 98335-1214

kbrooks@gigharborwa.gov

**CITY OF GIG HARBOR  
NOTICE OF PUBLIC HEARING  
SUMMIT POINTE PRELIMINARY PLAT**

Permit Number(s):  
PL-PPLAT-21-2002, PL-SEPA-22-0001, PL-DR-22-0001

Date of Notice:  
October 20, 2023

Applicant:  
Larson & Associates, Inc., 9027 Pacific Avenue, Suite #4 Tacoma, WA 98444  
Agent:  
Larson & Associates, Inc., 9027 Pacific Avenue, Suite #4 Tacoma, WA 98444  
Project Location:

**Location:** 6302 112th Street & 11302 Burnham Drive | Parcels 0122253072,  
0122253074 & 0122254092

Project Description:  
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SEPA Threshold Determination:  
Determination of Nonsignificance, issued September 13, 2023.

**PUBLIC HEARING DATE:**  
Hearing Examiner, **November 7th, 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 November 6th, 2023.**

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

IPL0144124  
Oct 20 2023

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

1 insertion(s) published on:  
10/20/23

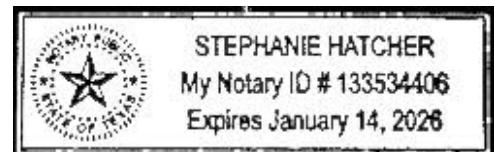
*Stefani Beard*

Principal Clerk

Sworn to and subscribed before me this 20th day of October in the year of 2023 before me, a Notary Public, personally appeared before me Stefani Beard known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

*Stephanie Hatcher*

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



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

## CERTIFICATION OF PUBLIC NOTICE

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### DECLARATION OF POSTING

I, ROBIN BOLSTER- GRANT (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 10.20, 2023 I caused to be posted the notice board provided by the City for the Notice of Public Hearing on the following:

Project Name: Summit Pointe Preliminary Plat

Project Location: 6302 112<sup>th</sup> Street, Assessor's Parcel No. 0122253072, 0122253074 & 0122254092

Permit Number(s): PL-PPLAT-21-0002, PL-DR-22-0001, PL-SEPA-22-0001

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

- EAST SIDE OF MAIN ENTRANCE TO SITE
- NORTH SIDE OF 112<sup>TH</sup> ST.

SIGNED at Gig Harbor, Washington, this 20<sup>th</sup> day of October, 2023.

  
DECLARANT (signature)