

From: [Mandy Chapman](#)
To: [Cindy Andrews](#); [Michelle Thomas](#)
Subject: Citizen Concern
Date: Friday, January 21, 2022 8:10:16 AM

Hi,

This came in yesterday afternoon.

*Best,
Mandy*

From: Doug Williams <doug@bellanile.com>
Sent: Thursday, January 20, 2022 5:26 PM
To: Mandy Chapman <mchapman@gigharborwa.gov>
Subject: Summit Pointe Preliminary Plat, comment

Dear Ms Chapman,

I received notification of another high density housing development here in Gig Harbor called "Summit Pointe". The long and short of my comment is that we moved here 10 years ago from Federal Way after living there for over 40 years. The city planners of Federal Way allowed "O" lot line developments, condominiums and apartments seemingly everywhere. Federal Way is now a nest of crime and cars and every friend we had there has left that town because frankly it's a mess now. I grew up in Federal Way when the "Mall" was a horse pasture, now the only things you can buy in that "Mall" are unicorn statues and dragon swords! Federal Way WAS a great place to live and grow up in. I emplor the building department to not consider advancing any more of these high density developments, or Gig Harbor will lose its soul and join Federal Way as a place to be "from". If your not the correct person for this comment please forward it on.

Sincerley,
Doug Williams
253.569.8088

From: [Shaun Dinubilo](#)
To: [Michelle Thomas](#)
Subject: RE: Notice of Application Summit Pointe Preliminary Plat
Date: Monday, January 24, 2022 3:24:00 PM
Attachments: [image002.png](#)

Hello Michelle,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project for our review and comment. We have no specific cultural resource concerns for this project. However, if DAHP recommends a survey, or any other additional recommendations, we concur with DAHP's recommendations. We would prefer to receive an electronic copy by email once completed. If any archaeological or cultural resources are uncovered during implementation, please halt work in the area of discovery and contact DAHP and the Squaxin Island Tribe's Archaeologist, Shaun Dinubilo via email at sdinubilo@squaxin.us.



Shaun Dinubilo
Archaeologist
Cultural Resource Department
Squaxin Island Tribe
200 S.E. Billy Frank Jr. Way
Shelton, WA 98584
Office Phone: 360-432-3998
Cell Phone: 360-870-6324
Email: sdinubilo@squaxin.us
Email is my preferred method of communication.

From: Michelle Thomas <mthomas@gigharborwa.gov>
Sent: Thursday, January 20, 2022 7:27 AM
To: Michelle Thomas <mthomas@gigharborwa.gov>
Cc: Carl de Simas <cDesimas@gigharborwa.gov>
Subject: Notice of Application Summit Pointe Preliminary Plat

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

LOCATION: 6302 112th 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 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.

COMMENT DEADLINE: Thursday, February 3rd, 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 3rd, 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.

From: [Larson, Andy](#)
To: [Michelle Thomas](#)
Cc: [Stephanie Seibel](#); [Izawa, Kumiko](#); [Ott, Sarah](#); [Perez, Joseph](#)
Subject: RE: [EXTERNAL] Notice of Application Summit Pointe Preliminary Plat
Date: Wednesday, January 26, 2022 8:41:59 AM
Attachments: [image001.png](#)
[image005.png](#)

Hi Michelle,

Since we probably won't be able to review the TIA before the deadline next week. We would like to have our comment be that WSDOT reserves the right to request mitigation based on the impacts shown in the TIA once we have had a chance to review it.

Andrew Larson, PE
Development Services Engineer
(360) 900-9541

From: Michelle Thomas <mthomas@gigharborwa.gov>
Sent: Wednesday, January 26, 2022 8:32 AM
To: Larson, Andy <LarsonA@wsdot.wa.gov>
Cc: Stephanie Seibel <sseibel@gigharborwa.gov>
Subject: RE: [EXTERNAL] Notice of Application Summit Pointe Preliminary Plat

Mr. Larson,
This will not extend the Notice of Application comment period. There will be an additional comment period for when the project goes to the Hearing Examiner.

Michelle Thomas
[City of Gig Harbor](#) | Planning Technician
Planning Division
Phone: 253.851.6170
Direct Phone: 253.853.8255
3510 Grandview Street, Gig Harbor, WA 98335



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From: Stephanie Seibel <sseibel@gigharborwa.gov>
Sent: Wednesday, January 26, 2022 8:25 AM

From: [Michael Prentice](#)
To: [Michelle Thomas](#)
Cc: [Carl de Simas](#)
Subject: RE: Notice of Application Summit Pointe Preliminary Plat
Date: Tuesday, February 1, 2022 3:28:58 PM
Attachments: [image001.png](#)

Good afternoon,

The plat drawings list the City as the electric power utility, but the area is actually served by Peninsula Light. The PenLight engineering department can be reached at engineering@penlight.org or 253-857-1547 as soon as the developer is ready to start planning for power.

Thanks,

Michael Prentice, P.E.
Distribution Design Supervisor
Peninsula Light Company
253-857-1568

From: Michelle Thomas <mthomas@gigharborwa.gov>
Sent: Thursday, January 20, 2022 7:27 AM
To: Michelle Thomas <mthomas@gigharborwa.gov>
Cc: Carl de Simas <cDesimas@gigharborwa.gov>
Subject: Notice of Application Summit Pointe Preliminary Plat

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

LOCATION: 6302 112th 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 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.

COMMENT DEADLINE: Thursday, February 3rd, 2022 at 5:00 P.M.

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Agency comments must be received by no later than Thursday, February 3rd, 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



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From: [Carl de Simas](#)
To: [Robert Himes](#)
Cc: [Michelle Thomas](#)
Subject: RE: Bob Himes Comments on Summit Pointe Preliminary Plat PL-PPLAT-02-0002
Date: Wednesday, February 2, 2022 1:46:29 PM

Mr. Himes,

Thank you very much for your comments. They will be added to the record and taken under consideration as the permit process progresses. We will also add you the Interested Parties list to receive all future land-use notices relative to this project.

Thank you,

Carl

--

Carl de Simas | Principal Planner

Community Development | 3510 Grandview Street | Gig Harbor, WA 98335
P (253) 853-7628 | F (253) 858-6408 | www.cityofgigharbor.net

From: Robert Himes <rshimes@hotmail.com>
Sent: Wednesday, February 2, 2022 1:26 PM
To: Carl de Simas <cDesimas@gigharborwa.gov>
Subject: Bob Himes Comments on Summit Pointe Preliminary Plat PL-PPLAT-02-0002

The subject preliminary plat as submitted appears to meet the minimum lot size, set backs, and buffering requirements of the City Code for R-2 Medium Density zoning single family residential subdivisions. There are questionable areas including:

Street parking for the residents in lots 1 – 9 (south of 112th st)

Do private roads in the 47 lot section (north of 112 st) require an entry gate? If so there should be space for vehicle turn-around at the entrance.

Lot #1 size, shape, and setbacks appear to make dwelling placement infeasible.

Tract "B" on the north side of the 47 lot section will contain storm water retention facility. I suggest that underground storm retention vaults be utilized and the ground above them be utilized as open or recreation space.

I wish to be included in all notifications, plat changes, and review committee schedules. Thanks for your consideration of comments.

Bob Himes

6507 115th St Ct

Gig Harbor, WA 98332

From: [ECY RE SWRO SEPA COORDINATOR](#)
To: [Michelle Thomas](#)
Cc: [Rockett, Derek \(ECY\)](#); [Wood, Evan \(ECY\)](#); gmiddleton@rriarson.com
Subject: ECY SEPA 202200244 - Summit Pointe Preliminary Plat - Comments
Date: Thursday, February 3, 2022 9:16:49 AM
Attachments: [image001.png](#)
[202200244 ECY Comments.pdf](#)
Importance: High

Michelle Thomas, SEPA Contact:

Thank you for the opportunity to comment on the Summit Pointe Preliminary Plat Project (Lead Agency File No(s). PL-SEPA-22-0001). Ecology's comments are attached.

[[Statewide SEPA Register](#) No. 202200244]

Have a great day,

Garret Peck
SEPA Coordinator | Southwest Regional Office
Desk: 360-407-6300 | **Cell:** 360-480-3300





February 3, 2022

Michelle Thomas, SEPA Contact
City of Gig Harbor
Community Development Department
Planning Division
3510 Grandview Street
Gig Harbor, WA 98335

Dear Michelle Thomas:

Thank you for the opportunity to comment on the prethreshold consultation for the Summit Pointe Preliminary Plat Project (PL-SEPA-22-0001) located at 6302 112th Street as proposed by Larson & Associates, Inc. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from the local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.

**WATER QUALITY/WATERSHED RESOURCES UNIT:
Evan Wood (360) 407-7320**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and

Michelle Thomas
February 3, 2022
Page 2

2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: <https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

The applicant may apply online or obtain an application from Ecology's website at: [http://www.ecy.wa.gov/programs/wq/stormwater/construction/- Application](http://www.ecy.wa.gov/programs/wq/stormwater/construction/-Application). Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(GMP:202200244)

cc: Derek Rockett, SWM
Evan Wood, WQ
Grant Middleton, (Proponent)

02/03/2022

Public Comment

CITY OF GIG HARBOR

Summit Pointe Preliminary Plat PL-P PLAT-21-0002, PL-DR-2001 & PL-SEPA-22-0001

On street parking for lots 1-9 is a safety concern. The existing road, 112th Street, is a 2 lane road that currently has no room for car parking. It is steep, ices over in freezing weather, and is the entrance to Henderson Bay Estates and Horizon West subdivisions. It is used by emergency vehicles and delivery vehicles. Lot 1-9 have zero clearance in the driveway for parking of their cars, vans, boats, etc. with purposed plans to park these on the street. Add 2 garbage/recycle bins per house on the outer side of the cars (in the road) for 48 hours each week. There is no street lighting. The result is a one lane road and darkness that will result in pedestrian and vehicle accidents. Suggest: Remove on street parking and add additional parking for lots 1-9 across the street inside the main entrance.

Park Access: Both Henderson Bay Estates and Horizon West have private parks with playground equipment for their residences. Summit Pointe should be required to have parks with play equipment to encourage their residences to use their own subdivisions park areas. Suggest taking a lot from the 1-9 lots on 112th St. for this purpose and another park within the larger Plat area.

Potential landslides & falling trees: The rear property of lots 1-9 leads into a steep incline to the upper greenbelt of Henderson Bay Estates. When this land is disturbed from grading there is increased risk for landslides to several homes in Henderson Bay Estates or 50-100 foot trees falling from the greenbelt.

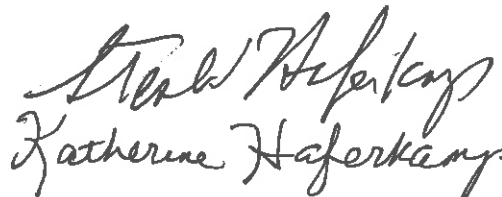
Housing height 35 feet: 3 story homes can be built, up to 35 feet tall. This is not consistent with the surrounding 1-2 story homes in the immediate area. Suggest lowering the height to allow only 1-2 story homes.

Traffic mitigation: there is already heavy demand on the traffic circles at Burnham and Borgen Boulevards. Are there any studies/surveys done regarding this issue? With approximately 65 proposed homes that would mean at least another 130 vehicles using the narrow two lane streets and traffic circles.

Schools: Who is going to pay for further school expansion, teacher salaries, etc. for the children living in these new homes? We recently approved a 200 million plus bond to expand schools in this area due to new construction and subsequent influx of more students. Are we going to be asked to approve even more bonds to deal with this and other proposed housing developments?

Public safety: Who is going to pay for expanding the current police, fire and paramedic services?

Stephen and Katherine Haferkamp
6311 109th St NW
Gig Harbor, Wa 98332

Handwritten signatures of Stephen and Katherine Haferkamp. The signature for Stephen is written above the signature for Katherine.

From: [M SOVITSKY](#)
To: [Carl de Simas](#); [Michelle Thomas](#)
Cc: [Jen Sovitsky](#)
Subject: PL-PPLAT-02-0002 Summit Pointe Comments
Date: Thursday, February 3, 2022 4:23:09 PM

Mr. De Simas—

Sir, I wanted to provide these additional comments for PL-PPLAT-21-0002 that was submitted by RUSH concerning Summit Pointe Development. These concerns/questions are in addition to my letter from last year that are already found in the paperwork. I currently live at the 112th and 63rd corner of Henderson Bay Estate and my lot is right next to Lots 7-9.

1. I have concerns about the Landscape Plan South that is up against the 25' buffer for the Henderson Bay Estate's (HBE) HOA buffer. While I like the content of their buffer choices, my concern is the removal of existing mature trees that have trunks located in their buffer zone. The plan doesn't explicitly state that they will not remove existing mature trees. Keeping these trees provides noise abatement and a "natural scenery" buffer that currently exists. It would be nice for RUSH to keep these tall trees (I call them Christmas trees) as they provide buffers that "hide" the view of their proposed dwelling units.
2. I also want specific clarification that RUSH must provide a minimum of 25 feet of buffer that is next to the 25 foot HBE HOA buffer.
3. There are 3 very large, mature "Christmas tree-type trees that are parallel to 63rd Ave NW and Lot 9 that should be kept. The proposal doesn't explicitly state these will be kept. Removing them to plant new, small trees removes that natural barrier and eliminates the "Forrest" look of the landscape.
4. I would also like to know how RUSH plans to utilize Lot 1. Most of that lot has a natural steep decline that descends into the drainage pond. This Lot and declining terrain are rife with tall, mature trees. Removing them to provide for a "house on a cliff" or residence with a steeply declining back yard detracts from the existing natural habitat. Removing these trees takes away their natural barrier "hiding" the houses as you drive up the hill of 112th and as viewed from SR 16. It also eliminates this natural noise abatement barrier. Nothing RUSH will plant will provide this natural barrier currently there.
5. Why is there zero buffer area between the sidewalks and 112th?
6. What is their plan to provide driveway access to 112th for each house (Lots 1-9)? The proposal doesn't show driveways? Will the existing sidewalk be removed to add 9 individual driveway accesses? Shared driveways? Please address and hold them to what exists currently in the two neighborhoods (HBE & Horizon West (HW)). Yes, this might reduce their buildable square footages.
7. 112th has a significant slope and is the only access point into HW and is 1 of 2 access roads into HBE. Allowing any type of street parking not only is

a safety hazard, but is also a traffic management problem. You would, in essence, reduce the width of this critical street while adding to the congestion that occurs with cars going to and from the neighborhoods. Additionally, the past couple of significant snow falls has proven to make this road an extreme hazard. Finally, how does the city propose preventing “excess cars” from this strip and Summit Pointe as a whole from encroaching upon HBE streets and residents? How will this be enforced?

8. There is no park or playground in this neighborhood. Why? I have yet to see any Gig Harbor neighborhood without one. HBE and HW parks and playgrounds are for HOA residents only. Summit Pointe families will utilize “off limits” areas since RUSH has not proposed a park/playground for use by its residents. This adds undue burdens to HOAs which would require enforcement. Please don’t allow the builder to overlook this as doing so essentially “punts” the issue to our residents and HOAs.
9. Again, how will the actual dwelling units on Lot 1 and Lot 9 be built due to slopes?
10. How does the city specifically enforce the 35’ height limit to dwelling units? Who is responsible for ensuring compliance BEFORE any possible errors? Zero waivers should be afforded this project.
11. I will always object to their traffic studies as their traffic study shows an elevated LOS for 112th and Burnham which feeds into an already “near limit” SR16 traffic circle. Don’t forget the additive nature of the “lower mine” project already submitted to the city. Traffic from Summit Pointe will, no doubt, utilize country roads through HBE to access other parts of Gig Harbor thus increasing risk to HBE residents.

I wish to be included in all notifications, plat changes, and review committee schedules. Thank you for considering my concerns.

Mike Sovitsky
11123 63rd Ave NW

Sent from my iPad

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From: [Carl de Simas](#)
To: [Lee Van Komen](#)
Cc: [Michelle Thomas](#)
Subject: RE: Lee Van Komen - Comments on Summit Pointe (Plat PL-PPLAT-02-0002)
Date: Thursday, February 3, 2022 11:13:14 AM

Hello B. Lee Van Komen,

Thank you very much for your comments and questions. While I don't have answers to your questions right now, know that we will consider them under review.

Your comments/questions will be added to the record and your contact information added to the Interested Parties list to receive future notices on this project.

Thank you,

Carl

--

Carl de Simas | Principal Planner
Community Development | 3510 Grandview Street | Gig Harbor, WA 98335
P (253) 853-7628 | F (253) 858-6408 | www.cityofgigharbor.net

From: Lee Van Komen <leevankomen@gmail.com>
Sent: Thursday, February 3, 2022 10:54 AM
To: Carl de Simas <cDesimas@gigharborwa.gov>
Subject: Lee Van Komen - Comments on Summit Pointe (Plat PL-PPLAT-02-0002)

Carl de Simas,

As a neighbor to the Summit Pointe Development (Plat PL-PPLAT-21-0002) I have been closely following the different proposals for the use of this land. The latest proposal is the best that I have seen to date. I have only a few concerns. They are as follows:

- Why is there no buffer area (curb strip) between the sidewalks and the street?
- 112th Street is a busy and very steep road. It should not be narrowed to allow street parking for Lots 1 through 9. Where will street parking be provided for these lots?
- Why is there no park/playground area inside of this development?
- How will they build a home on Lot 1?

Thank you for considering my concerns.

B. Lee Van Komen
6208 110th St Ct
Gig Harbor, WA 98332