

## **GIG HARBOR CITY COUNCIL MEETING OF MAY 24, 2004**

**PRESENT:** Councilmembers Ekberg, Young, Franich, Conan, Dick, Picinich, and Mayor Wilbert. Councilmember Ruffo was absent.

**CALL TO ORDER:** 7:03 p.m.

### **PLEDGE OF ALLEGIANCE:**

**SWEARING IN CEREMONY:** Mayor Wilbert said she was pleased to introduce Mike Davis, the new Chief of Police. She gave a brief overview of Chief Davis' twenty years of experience. She then invited everyone to an open house to meet Chief Davis on Wednesday, June 9<sup>th</sup>, from 2:30 to 5:00 p.m. at the Civic Center. Mayor Wilbert then performed the swearing in ceremony for Chief Davis.

### **CONSENT AGENDA:**

*These consent agenda items are considered routine and may be adopted with one motion as per Gig Harbor Ordinance No. 799.*

1. Approval of the Minutes of City Council Meeting of May 10, 2004.
2. Correspondence / Proclamations: a) Letter from Pierce Transit – Elections.  
b) Proclamation: Veteran's Employment Representative Program.
3. Adoption of a New Street Name – Emerald Lane.
4. Wastewater Treatment Plant Fine Screen Installation Project.
5. Approval of Payment of Bills for May 24, 2004:  
Checks # through # in the amount of \$

**MOTION:** Move to approve the consent agenda amending item number five to read: Checks #44095 through #44206 in the amount of \$281,565.99.  
Picinich / Franich – unanimously approved.

**OLD BUSINESS:** None scheduled.

### **NEW BUSINESS:**

1. **First Reading of Ordinance – Traffic Impact Fee Update.** John Vodopich, Community Development Director, presented this update to the city's Transportation Impact Fee Schedule. He explained that the Community Development Committee reviewed the information and both the committee and the City Engineer recommend an increase in the per vehicle trip rate from \$108.22 to \$214.09. He continued to explain that in its current state, the traffic impact fee balance is inadequate to cover even a fraction of the capacity related projects that are anticipated. He said that a public hearing will be scheduled at the second reading of the ordinance. Mr. Vodopich explained that one letter from John Rose had been received in comment on the increase.

Councilmember Young spoke in opposition to the increase and suggested that if Council decided to move forward, that it would be appropriate to schedule a workshop to work through some of the issues. He said that several meetings were required to reach consensus the last time this was before Council, adding that this is a significant increase. He explained that there are alternative ways to pay for the projects through collection of property tax and sales tax. Councilmember Young recommended tabling this ordinance indefinitely as the fees that are currently being collected are adequate.

Councilmember Franich said that although the impact fees collected would not completely pay for the project costs, the Growth Management Act allows for the collection of the fees, and the city should take advantage of every opportunity to collect as much as possible. He asked for clarification on the maximum increase that would be allowed. Steve Misiurak, City Engineer, responded that at 100% unfunded need, developer participation, per vehicle trip would be approximately \$371.00.

Councilmember Young gave an overview of what effect the rate increase would have on various businesses.

Councilmember Dick discussed the necessity for concurrency, and the difficulty in completing projects due to the lack of funds and the reliance on obtaining grants. He explained that it is impossible to reach concurrency if you cannot gather enough money through property tax, sales tax and impact fees. The alternative would be to say no to new construction or to try and find a way to allow appropriate growth.

Councilmember Young explained that concurrency is gained through the SEPA mitigation. He said that the proposed increase forces new development to pay for projects that are on the Six-year TIP long-term, such as the Hunt Street undercrossing. He said that because there are several other ways to pay for transportation improvements, impact fees should be collected for parks and schools. He added that increasing the fees by this amount will stop a great deal of development and then no fees will be collected.

Mark Hoppen explained that the city pays for about 12.5% of the unfunded need, which is the total sum of all costs related to those capacity related projects that are on the Six-Year TIP. This proposal doubles that amount, but without the possibility of grants none of the big projects would be built. He said that in the last state grant period, only 66 projects were funded out of 842 requests; a significantly lower number than what was awarded ten years ago. Previously, the city was successful in obtaining grants because of the inclusion of such amenities as sidewalks and streetscapes, but this is no longer the case.

Councilmember Franich asked for clarification on whether a project could be added to the list as money became available. John Vodopich explained that the project must already be listed. Carol Morris said that the Capital Facilities Plan is filed with the state by July 1<sup>st</sup> of each year.

Mark Hoppen explained that the focus should be to create the potential to complete projects by including them in the Comp Plan and the Six-Year TIP; then to analyze the aggregate for each classification to determine the impacts. He encouraged Councilmembers to contact staff to gain a better understanding of the individual classifications of development before the June 14<sup>th</sup> public hearing.

2. Emergency Ordinance – Moratorium on Development Applications. Carol Morris, City Attorney, recommended that the City Council pass an immediate moratorium on applications for new development that would require city water service due to the water shortage. She said that Council would also need to establish a date for a public hearing to consider whether to maintain the moratorium. Ms. Morris also recommended an amendment to page four of the ordinance to add “planned residential developments” to the definition of development permits.

**MOTION:** Move to adopt Ordinance No. 960 with the recommended amendments to include “planned residential developments” on page four, to set a public hearing date of June 28<sup>th</sup>, and to insert a date sixty days from today.  
Dick / Franich – unanimously approved.

#### **STAFF REPORTS:**

1. Community Development - Fire District No. 5 Interlocal Agreement. John Vodopich explained that it had reached a point at which it would be fiscally prudent to add an additional staff person in 2005 in lieu of renewing the Interlocal agreement with Pierce County Fire District No. 5 for the annual safety inspection program. He said that the 2004, the Interlocal agreement was in the amount of \$94,662, and a full-time staff person could be added for less than \$70,000 per year. This person would be responsible for all code enforcement related tasks. He explained that the Interlocal agreement requires a six-month notification for termination of the agreement and asked for Council direction.

**MOTION:** Move to authorize the Mayor to notify Fire District No. 5 of our intent to terminate the Interlocal Agreement on December 31, 2004.  
Young / Picinich – unanimously approved.

2. Community Development – Building Size Analysis Work-Study Sessions. John Vodopich gave an overview of the scheduled work-study sessions. Councilmember Young recommended postponing the meetings until PNA had completed a community-visioning process. After discussion, it was agreed to stick to the proposed schedule and make any necessary modifications on an as-needed basis.

#### **PUBLIC COMMENT:**

Dick Wisenburg – (did not give address). Mr. Wisenburg voiced his concern regarding the safety issues surrounding the three vacant pilings located between the public dock at Jerisich Dock Park and the marina where the Genius used to tie up. He said that he

sent a letter and talked to the Mayor about removing these pilings after a near-miss during the Lighted Boat Parade. Since that time, the city's plan for the Skansie Brothers Park proposed dock was made public, showing the terminus of the dock at those pilings. He said that this would create a difficult maneuvering area. Although another dock would open up moorage for 20 more large boats, it doesn't address the larger number of boats that visit the harbor in the summer. He said that a better use would be a nice dinghy dock located in shallow water to discourage large boaters from tying there. He asked Council to consider removing the three pilings, citing another incident last week where he damaged his own boat on one piling, prompting him to write the second letter and to come to the meeting.

Councilmember Ekberg recommended that the letters be forwarded to the Council Parks Committee which is meeting in the near future.


**COUNCIL COMMENTS / MAYOR'S REPORT:**


Mayor Wilbert reported that she continues to work with the Discovery Institute Cascadia Project. She showed picture of a facility in Bellingham that the group visited. She also attended another meeting in Eugene, Oregon, where they discussed railway as an alternate transportation method.

**ANNOUNCEMENT OF OTHER MEETINGS:** None.

**MOTION:** Move to adjourn at 7:55 p.m.  
Ekberg / Conan - unanimously approved.

CD recorder utilized:  
Disc #1 Tracks 1 – 13.

  
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Gretchen Wilbert, Mayor

  
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Molly Towslee, City Clerk