

GIG HARBOR CITY COUNCIL MEETING OF MAY 27, 2003

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

CALL TO ORDER: 7:04 p.m.

PLEDGE OF ALLEGIANCE

PUBLIC HEARING:

Planning Commission Recommendation - Planned Community Development Land Use Plan Map. John Vodopich, Community Development Director, explained that the public hearing was for the recommendation from the Planning Commission for proposed map and textual amendments to the Planned Community Development designation for the Gig Harbor North area. He gave an overview and background of the proposed recommendations to adopt a Comprehensive Plan Land Use map that mirrors the existing zoning in place for that area. He continued to explain that the textual amendments pertain to the creation of descriptive designations for each of the designations and changes to the Comp Plan percentage designations to reflect the actual percentages in place today.

Mayor Wilbert opened the public hearing at 7:08 p.m.

Bill Narin – 11221 35th Ct. NW. Mr. Narin said that he feared that changes to the Gig Harbor North to allow a Costco and others like Costco would threaten the quality of life, the environment, the small town atmosphere, and traffic congestion. He discussed his concerns about the threat to the water supply referring to an article in the recent Peninsula Light newsletter. He urged Council to proceed on these recommendations as an informed body, and asked that the public be kept abreast of the status of water supply issues.

Dave Folsom – 3160 Anne Marie Ct. Mr. Folsom asked Council to consider traffic congestion, and come up with a plan that takes future growth into consideration. His recommended not reducing the Business Park area, because Gig Harbor is a bedroom community and the city needs to actively attract new businesses. He explained that the Gig Harbor North Comp Plan developed ten years ago called for 10% open space, which was a commitment to the citizens. He said that this was a well-balanced, good plan. Mr. Folsom concluded by suggesting that the city take a fresh look at the Comprehensive Plan. He said that the Growth Management Act calls for a major review by the end of 2004, and it is time for a comprehensive review with public input.

Matt Halvorsen – 3041 Eastbay Drive. Mr. Halvorsen expressed his concern that the developers were pushing for a quick decision. He urged Council to perform a cost benefit analysis and needs analysis, and postpone the proposal by the Developers to

the 2003 amendment cycle. He said that in the long run, amending the Gig Harbor North area to include more commercial zoning would be detrimental.

Scott Shanks – 1359 No. 205th Street, Shoreline. Mr. Shanks, First Western Development, urged Council to take time to consider the proposal from the Planning Commission with the two Comp Plan amendments that are pending, rather than approving the recommendation from the Planning Commission at this time. He asked that Council refer this back to the Planning Commission to look at the specifics of the proposals with additional information. He explained that this a unique Comprehensive Plan Amendment in that there are actual uses in mind.

Mr. Shanks gave a detailed report on what steps had been taken to develop a plan that included meetings with the neighbors. He reported that they had addressed their concerns regarding noise, security, lighting, and traffic, and proposed a plan that includes a senior, gated community as a buffer to the Canterwood Development. He discussed aspects of the proposal including the continuance of the street-scape and comingling of the stormwater facilities.

Mr. Shanks handed out a packet of illustrations of the proposal, explaining that they are requesting a 4% increase in commercial zoning. He stressed that there is a demand for this type of commercial development, and that Borgen Boulevard and the surrounding area was designed to handle the impacts of this project. He commented that they are ready to answer questions regarding traffic, water, stormwater and noise, and recommended that the applicants be asked to submit detailed studies of the impacts from these proposals to allow Council to make an informed decision. He concluded that they have been working on this proposal since January of 2002, and if it were to be approved, construction would not be completed until 2004 or 2005.

Dale Pinney – First Western Development. Mr. Pinney used illustrations to described the proposed map amendment . He stressed the step-down area provides the preferred buffering method and creates a complete buffer area, protecting the low-density residential.

He addressed questions from Council regarding the density of the senior community used as a buffer for the commercial area. He explained that the schematic was just a representation of what might occur on that site, and further design would be necessary to address actual density requirements.

John Rose – Olympic Property Group, 19245 10th Ave East, Poulsbo. Mr. Rose talked about the background of Olympic Property Group and how they have been involved with Master Plan Development for many years. He said that they have been working with the city for 15 years with the planning process for the Gig Harbor North area. He discussed the need for more commercial property and how if approved, it can remain compatible with the planning principals that were in place during the annexation process. He said that the main goal of the 1991 Growth Management Act was to prevent urban sprawl and that urban services were to be located inside urban growth

areas to preserve the rural character. He said that an increased commercial area would serve the needs of the city's future population growth.

Mr. Rose explained that they are proposing an additional 8% in commercial area in response to the anticipated growth in the next 10-20 years. He discussed the Master Plan Community concept where all the pieces fit together within the 320 acres. He said that they in the past two years they have met with community groups, neighborhood associations, marketing groups, and potential commercial clients, including Costco. What they have heard is a need for more planned recreation space, which is reflected in their proposal by a 65-acres of parks, trails and open-space and recreation. He stressed that the city has been given right of first refusal to buy 20 acres of their property, but the problem is the property is next to a subdivision. He suggested moving the park area to the headwaters of Donkey Creek, adjacent to a recreation complex as opposed to a residential area.

He addressed the concerns about replacing business parks with commercial, and referred to the survey by Pierce County on buildable lands that illustrates the over-supply of business parks in Gig Harbor. He said that there is plenty of space available for business parks, but not for large, commercial buildings. He said that converting 35 acres from business park to commercial would still allow the ability to attract employment districts. He commented that the study also shows that there is a shortage of residential areas based upon the projected population growth.

He said that the response to the Gig Harbor North area has shown a demand for more commercial space. They have seen 400,000 square feet of space lease within one year, and the demand continues. He said that one of their primary goals is to avoid conflict with existing subdivisions, non-residential business park property and commercial.

He used drawings to illustrate a proposal to place one more large store next to the Home Depot site, stressing that more commercial area could be added to Gig Harbor North without impact to the original plan. He talked about the concept of a "Village Center" that would create a neighborhood where people could access recreation, businesses, restaurants, movies and more in one location without requiring a vehicle.

Mr. Rose addressed the aquifer concerns by pointing out the existence of a Watershed Planning Committee, which is studying the whole region. He concluded that this will not be Olympic Property Group's last project, as they want the area to be attractive to their potential residential customers.

John Chadwell – 4109 16th Ave NW. Mr. Chadwell explained that he works for Olympic Property and also is a resident of Gig Harbor. As a Professional Engineer in land development, addressed the aquifer recharge and traffic concerns that came up previously. He said that replacing business park with commercial would have same impact on the aquifer recharge and storm drainage, as they have the same impervious coverage. He then addressed the traffic issues by explaining that Borgen Boulevard

was well thought out and designed to support the additional capacity. He discussed the difference in traffic increase when converting residential to commercial as opposed to converting business park to commercial, as they are recommending in their proposal.

There were no further comments and the Mayor closed the public hearing at 8:05 p.m. and called for a short recess. The meeting reconvened at 8:15 p.m.

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 12, 2003.
2. Correspondence /Proclamations: a) Hire A Veteran Month.
3. Donkey Creek Park - Environmental Services.
4. Pioneer Water Main Replacement Project - Engineering Services.
5. Skansie Avenue Pedestrian Street Improvements.
6. Liquor License Renewals: Fred Meyer Marketplace; Harbor Humidor; Puerto Vallarta Restaurant; Round Table Pizza.
7. Liquor License Application: Central 76
8. Approval of Payment of Bills for May 27, 2003.
Checks #40146 through #40278 in the amount of \$309,660.55.

Mayor Wilbert asked that the company hired to perform the Environmental Services for the Donkey Creek Park consider a location for the restrooms closer to Harborview Drive rather than North Harborview. Mark Hoppen explained that this contract is about assessing the environmental aspect of the site, not about citing or development.

MOTION: Move to approve the consent agenda as presented.
Ruffo / Picinich – unanimously approved.

OLD BUSINESS:

1. Second Reading of Ordinance – Adoption of the Park, Recreation & Open Space Plan. John Vodopich, Director of Community Development, presented the second reading of this ordinance. He said that he had included a list of recommended changes to the draft plan related to the old ferry landing that deletes any reference to picnic shelters, beach access or trailheads. He recommended adoption of the plan as amended.

MOTION: Move to accept staff recommendation and approve Ordinance No. 930 as amended.
Owel /

Councilmember Franich offered this amendment to the motion.

AMENDMENT: Move to amend the original motion to amend page 96 in the Park Comprehensive Plan to identify an appropriate location for a Maritime Pier with possible waterfront access for

recreational activities.
Franich / Owel -

Councilmember Young asked if a date and cost should be associated with this objective. Councilmember Franich recommended 2003-2006. Councilmember Franich said that in light of recent discussions regarding a maritime pier, he would like this added to the Parks Comp Plan as an objective too allow the city to be able to go forward with a pier project.

Councilmember Owel asked if this could be done as a staff directive or as an amendment to the ordinance. Carol Morris explained that it could be done as an amendment to the ordinance at this time.

The Mayor restated the motions for voting purposes.

AMENDMENT: Move to amend the original motion to amend page 96 in the Park Comprehensive Plan and to identify an appropriate location for a Maritime Pier with possible waterfront access for recreational activities.
Franich / Owel – unanimously approved.

AMENDED MOTION: Move to adopt Ordinance No. 930 as amended.
Owel / Franich – unanimously approved.

NEW BUSINESS:

1. Planning Commission Recommendation - Planned Community Development Land Use Plan Map. John Vodopich gave an overview of the two requested changes to the Planning Commission's recommendation, explaining that the applicants have yet to complete SEPA review or analyze the traffic impacts. He recommended that Council allow additional review in order to set a new SEPA threshold determination and to do a traffic impact analysis. He said that after the review, the information could be brought back to Council for further consideration at the July 28th Council meeting. John answered questions regarding the timing for the studies and comment periods.

Council voiced concern over further delays and offered to hold a special meeting if necessary. Carol Morris advised that it would be important to hold the next public hearing after the SEPA is done and a threshold determination has been made.

Councilmember Young responded to comments that had been heard earlier in the public hearing. He explained that with the passing of the Comprehensive Parks Plan this evening, the city had completed all elements of the Comprehensive Plan. He added that park impact fees were already in place for residential. He then clarified that Peninsula Light Water Company doesn't serve the areas within the city and the water concerns may differ than those of the city.

Councilmember Franich said that Gig Harbor North annexation was represented to the public as Planned Community Development with provisions for open space and two zoning designation, Residential Low and Residential Medium density. He said that he thought that the RLD would be comparable to the city's R-1 designation, but found that it compares with the R-2 zoning, and asked if the citizens were aware of this difference during the public hearing process. He said that developing for the PCD was driven by Growth Management Act, but since that time, the economy has changed. He recommended a review of the Planned Community Development concept, taking into consideration the current buildable lands survey and census information to see if the PCD meets or exceeds the current need. He also emphasized the importance of the city performing an independent traffic analysis.

Councilmember Ruffo said that everyone has the same concerns in preserving the quality of life in Gig Harbor. He said that the intent of the planning in the Gig Harbor North area was to allow future development and to keep the downtown waterfront as it is. Councilmember Franich said that he would like to see more R-1 zoning in that area. Councilmember Young commented that if you don't accept the higher density zoning in the Gig Harbor North area, you would have to accept it elsewhere in the city where it might not be well-suited.

Councilmember Owel pointed out that the residential downtown area is platted as much higher density than four units per acre.

MOTION: Move to follow staff's recommendation but have the information come back before Council at the first meeting in July.
Ekberg / Ruffo – unanimously approved.

2. Skansie Brothers Park - Recommendation from the Ad Hoc Committee. Mark Hoppen introduced Mr. Gary Glein to make the presentation and gave a little history of the Glein family in the harbor.

Utilizing the overhead projectors, Mr. Glein presented a summary of the recommendations for the property that resulted from two public hearings and an additional three meetings of the fifteen-member Ad Hoc Committee. He explained that the number one priority is preservation of the historic aspect of the site, in particular the fishing and maritime heritage. He said that the group recommends the hiring of a preservationist to review and inventory the items in the netshed and house. He continued with an overview of the recommendations.

The primary focus is the historic heritage of the property, especially the netshed, which they recommend to be retained as a living heritage exhibit. The committee suggests that the house become a living museum with other compatible uses.

The second focus is preserving the view corridors and public access to the water. The recommendation is to leave the north, grassy area without permanent structures except benches or trails, and to enhance public access to the beach.

The third area of focus is to allow low-impact public use for Gig Harbor citizens, and the committee recommends a covered open structure located in the area of the existing garage as a focus for community gatherings and events. They also encourage educational uses on the site and would like to extend an invitation to the fishermen to use the site for net mending and other uses.

The final recommendation is to encourage the city to establish a portal between the water and land in the form of a short-term stay maritime pier on the south end of the site.

Mr. Glein said that several community resources have offered to assist with this site. The Historical Society has offered to help with the inventory, the collection plan and the policies related to preservation of the site. The two Gig Harbor Rotary Clubs have offered to design and build a compatible open pavilion, and the Maritime Pier Committee has offered design assistance for a pier. He said that many members of the Ad Hoc Committee have voiced a desire to continue to offer assistance to the Council in planning for the site. He passed out a schematic of the site that had been developed by the Maritime Pier Committee highlighting many of the recommendations from the Ad Hoc Committee and illustrating a pier.

3. Maritime Pier Committee Recommendation. Guy Hoppen, Co-chair of the Maritime Pier Committee, explained that the proposed pier at the Skansle property would create a public portal from the Sound to the city not enjoyed for over 50 years. He said a pier could help to create a vital and diverse public space with links to our maritime heritage, as well as providing water access for the community. He addressed questions about the project, explaining that this design was modeled after a facility in Sitka, Alaska. He described the design, adding that the floating pier is particularly suited for recreational uses.

Mr. Hoppen continued to discuss ALEA grant possibilities, explaining that this project is suitable for such a grant. He said that the process to apply should begin in December.

Jack Bujacich – 3607 Ross Avenue. Mr. Bujacich said that as a member of the Maritime Pier Committee, he would like to address the question about the drawbacks of placing a pier at this site. He emphasized that there are no drawbacks, and that this facility suits everyone. He said that for 50 years there has been a desire for a pier to load and unload the fishing boats. He added that the greatest advantage is that the fishermen would be away during the summer months when the peak pedestrian activity would occur. When the fishermen return, people could come and watch the boats load and unload, and watch the fishermen repair their nets. He urged Council's support for moving forward with this recommendation.

Linda Gair – Member of the Ad Hoc Committee and President of the Downtown Waterfront Business Owners Assoc. Ms. Gair thanked Council for purchasing this "gem" for the harbor. She expressed her pleasure at working with the committee,

stressing the dedication and talent of the members, and the high level of interest in staying involved.

Ms. Gair said that she was adamant about placing signage on the property as soon as possible prohibiting dogs. She added that that she is looking forward to this property being a very public usable piece of property that will help to revitalize the downtown area. She explained that in the beginning she didn't favor the placement of a pier at this site, but after working with the Maritime Pier Committee and seeing the drawing, she realized what a wonderful asset this would be for all. She again asked that council allow the committee to continue work with the planning for the site.

Joe Hoots 2602 64th St. NW. Mr. Hoots stated that Gig Harbor is the greatest place in the world with a wonderful heritage and that it is up to us to enhance, take care and pass along this heritage to those who follow. He said that he trusts the committee who made the presentation, and believes that Pete and Antone Skansie would approve of these recommendations. He said that this, along with so many other things in Gig Harbor, are precious and should be passed on.

Dave Morris – 6018 106th Ave NW. Mr. Morris complimented Council on acquiring the property. He said that this is a marvelous plan. He suggested that during the permitting process for the permit, to be sure to put the pier out as far as would ever be needed, as it is very difficult to go back later and ask for an extension.

Don McCarty – 6922 Soundview Drive. Mr. McCarty thanked the Gig Harbor city government for taking the steps to preserve the past. He said that he was pleased that at last the city has been able to overcome the difficulties of obtaining a nice piece of property in the downtown area. He said that he is 100% behind the committee and the fishermen. He said it was one of his goals years ago to do something about a pier, and if it is possible to work it in with the preservation of the property, he would be supportive.

Lee Makovich – Gig Harbor. Mr. Makovich said he practically grew up on the Skansie Property. He said that the brothers were reluctant to part with the property, but after seeing the proposed drawing, he knows that they would be very pleased.

Mayor Wilbert recognized John McMillan for the drawing of the site used as an illustration.

MOTION: Move we take information from the Committee and develop the necessary documents to be brought back to us by the next meeting.
Ruffo /

Mark Hoppen explained that the grant process requires application by December, and there was time to allow staff to cost out the project through the grant process. He said that this could be addressed at the Council Retreat to plan for the budget and to begin the development of the grant. He said that it would be appropriate to come back with a

resolution for formation of a committee to work toward the development and presentation of the grant application. Councilmember Ruffo offered to modify his motion.

Councilmember Ekberg asked about the restoration of the netshed and the house, and if grants could be sought for this purpose. Mr. Hoppen said that there may be historical grants for restoration of the netshed and the house. He gave a background of the ALEA Grant for aquatic uses, which will be the focus of the effort to obtain a competitive grant for a pier. Councilmember Ekberg stressed that an active effort should be made to obtain funding to restore the existing structures. Mr. Hoppen recommended that this become a subject for the retreat.

MODIFIED MOTION: Move to direct staff to draft a resolution for presentation at the next meeting.
Ruffo / Young – unanimously approved.

4. NPDES Permit Water Quality Studies - Consultant Services Agreement. John Vodopich explained that the Department of Ecology has added several sampling requirements in order to renew the permit. He said that this additional sampling would cost the city more than what had been allocated in the 2003 Budget and requested approval of the contract with Cosmopolitan for the annual water quality monitoring requirements.

MOTION: Move to authorization of the contract with Cosmopolitan Engineering Group in an amount not to exceed Thirty-four Thousand, Eight Hundred Dollars (\$34,800.00).
Young / Ruffo – unanimously approved.

STAFF REPORTS:

1. GHPD – April Stats. No verbal report given.

2. Dept. of Community Development – Harborview Street End Viewpoint. John Vodopich explained that a budgeted objective of the Parks 2003 Budget was the design and construction of the improvements to the Harborview Drive Street End Viewpoint. He said that Dave Brereton had been working with the residents to finalize a design. He asked for direction from Council to proceed with the improvements as identified in the plan. Dave Brereton answered questions regarding the project.

Mayor Wilbert suggested that this plan be presented to the neighbors one more time, and for staff to bring back a plan that addresses an entire streetscape. Mark Hoppen asked Bruce Rogers to address these concerns.

Bruce Rogers – 2804 Harborview. Mr. Rogers explained that the process started with an invitation to the whole neighborhood to meet after Council budgeted \$25,000 to make improvements to the street end. He said that they met twice and looked at the

entire street, and decided to divide the improvements into three distinct sections. He said that the recommendation tonight is the result of the two meetings and represents a consensus of the neighbors who are interested in improving this area. He said that there were a few dissenting votes, which were noted in the minutes of the meetings that were given to Dave Brereton.

Councilmembers agreed that this had been an on-going process and this final design had been presented to and meets the needs and concerns of the neighbors. It was agreed that it was time to move forward with the improvements.

MOTION: Move to accept the design for the Old Ferry Landing Harborview Drive Street End Point.
Young / Ekberg – unanimously approved.

PUBLIC COMMENT:

Jack Bujacich – 3607 Ross Avenue. Mr. Bujacich talked about his concerns about the city's tree ordinance and the requirement to replace any tree removed with three more of a certain type. He gave the background for his concerns and recommended that Council review the ordinance as it seems unfair. He cited the Rush Construction project on Hollycroft as an example.

John Vodopich addressed the Rush Construction project, then recommended a workstudy session to go over the city's landscaping policies.

MOTION: Move to direct staff to schedule a worksession to discuss this issue.
Young / Ekberg – unanimously approved.

COUNCIL COMMENTS / MAYOR'S REPORT:

Councilmember Ruffo asked for a progress report on construction of the restrooms at Donkey Creek Park. John Vodopich explained that the first step is the habitat assessment of the property. Dave Brereton said that the design had been completed and would go before the Design Review Board. Construction should be completed by the end of summer.

Councilmember Young made a motion for reconsideration for the elimination of moorage fees. He said that he had changed his mind when he realized that the issue wasn't just about money, but of staff time.

MOTION: Move to reconsider the moorage fee ordinance and bring it back at the next meeting.
Young / Ruffo – five voted in favor. Councilmembers Franich and Picinich voted no.

Mayor Wilbert passed out a flyer invited everyone to a Safe Families Safe Communities program that is scheduled for Saturday, May 31st at Gig Harbor High School.

EXECUTIVE SESSION: For the purpose of discussing property acquisition per RCW 42.30.110(1)(b).

MOTION: Move to adjourn to Executive Session for approximately fifteen minutes to discuss property acquisition at 9:44 p.m.
Picinich / Ruffo - unanimously approved.

MOTION: Move to return to regular session at 10:00 p.m.
Ruffo / Young - unanimously approved.

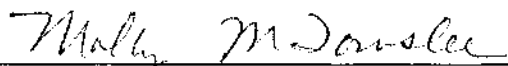
ADJOURN:

MOTION: Move to adjourn at 10:00 p.m.
Franich / Picinich - unanimously approved.

CD recorder utilized:
Disc #1 Tracks 1 - 12
Disc #2 Tracks 1 - 17



Gretchen Wilbert, Mayor



Molly M. Dowd
City Clerk