

Gig Harbor City Council Meeting

**November 10, 2008
6:00 p.m.**



**AMENDED AGENDA FOR
GIG HARBOR CITY COUNCIL MEETING
November 10, 2008 – 6:00 p.m.**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

CONSENT AGENDA:

1. Approval of the Minutes of City Council Meeting of October 27, 2008.
2. Receive and File: a) Building & Fire Safety Monthly Report; b) GHPD Monthly Report; c) Joint City Council / Parks Commission Worksession 10/20/08; d) Budget Update Worksession 10/20/08;
3. Correspondence / Proclamations: a) Bob Mortimer Day; b) National Veterans Awareness Week.
4. Liquor Licenses: a) Added Privilege: Fondi Restaurant; b) Application: Julep Nail; c) Renewals: The Harbor Kitchen, Terracciano's, Half Time Sports.
5. Holiday Tree Lighting Entertainment Contract.
6. Resolution – Surplus Equipment.
7. Approval of Payment of Bills for Nov. 10, 2008: Checks #59318 through #59430 in the amount of \$1,623,740.78.
8. Approval of Payroll for the month of October: Checks #5268 through #5288 and direct deposit transactions in the total amount of \$343,358.70.

OLD BUSINESS:

1. Public Hearing and Third Reading of Ordinance – Comp Plan Amendments.
2. Second Reading of Ordinance – RLD Minimum Density Requirement.
3. Resolution – Sole Source Equipment: Courtsmart System.

NEW BUSINESS:

1. Public Hearing and First Reading of Ordinance – Cemeteries Conditional Use Permit.
2. Resolutions - 2008 Property Tax Levy and Excess Property Tax Levy.
3. Rainier Yacht Harbor Settlement Agreements.
4. Public Hearing and Resolution – Adopting the Six-Year Transportation Improvement Plan.
5. Phase I Gig Harbor North Water Tank Parcel Consultant Services Contract.
6. ~~Public Hearing and First Reading of Ordinance – Gross Floor Area Definition.~~
Postponed until 11/24/08

STAFF REPORT:

PUBLIC COMMENT:

MAYOR'S REPORT / COUNCIL COMMENTS:

ANNOUNCEMENT OF OTHER MEETINGS:

1. Boards and Commission Candidate Review Committee: Mon., Nov. 24th at 4:30 p.m.
2. Intergovernmental Affairs: Monday Dec. 8th at 4:30 p.m.

3. Gig Harbor North Traffic Options Committee: Wed., Jan. 14th at 9:00 a.m.
4. Coffee with Council – Postpone until 2009?
5. Walk with the Mayor – Postpone until 2009?

ADJOURN TO WORKSTUDY SESSION: BB16 Analysis

EXECUTIVE SESSION: To discuss potential litigation per RCW 42.30.110(1)(i) and guild negotiations per RCW 42.30.140(4)(a).

ADJOURN:

GIG HARBOR CITY COUNCIL MEETING OF OCTOBER 27, 2008

PRESENT: Councilmembers Ekberg, Young, Franich, Conan, Malich, Kadzik, Payne and Mayor Hunter.

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE:

CONSENT AGENDA:

1. Approval of the Minutes of City Council Meeting of Oct. 13, 2008.
2. Receive and File: 3rd Quarter Report.
3. Resolution No. 771 – Emergency Management Mitigation Plan.
4. Liquor License Renewals: Maritime Mart; Marketplace Grille; Harborview Grocery Inc.; and Gig Harbor Shell Food Mart.
5. Approval of Payment of Bills for Oct 27, 2008:
Checks # 59176 through #59317 in the amount of \$851,712.27.

Councilmember Ekberg asked that agenda item number three be moved to New Business.

MOTION: Move to adopt the consent agenda as amended.
Ekberg / Young - unanimously approved.

SWEARING IN CEREMONY:

Chief Davis introduced new Reserve Officer Kris Johnson and gave an overview of her background and decision to join the department as a Reserve Officer. Mayor Hunter performed the ceremony to swear her in.

OLD BUSINESS:

1. Second Reading of Ordinance – LTGO Bond. David Rodenbach, Finance Director, presented the information on this ordinance providing for the issuance and sale of a limited tax general obligation bond, announcing that the interest rate was locked at 3.98%. He introduced Dave Trageser, D.A. Davidson and Cynthia Weed, Bond Counsel.

Mr. Trageser reported on what had occurred in the market during the last two weeks resulting in the lower interest rate of 3.98%. He recommended this offer for a fixed-rate bond issue from the Bank of America.

Cynthia Week, partner at K&L Preston Gates. Ms. Weed circulated the latest copy of the ordinance adopting the bond and described the terms of the bond.

Councilmembers and staff further discussed the need to enter into additional debt.

MOTION: Move to adopt Ordinance No. 1144.
Payne / Kadzik – six voted in favor. Councilmember Franich voted no.

2. Second Reading of Ordinance – Retroactive Marina Fire Protection Requirements. Dick Bower, Building and Fire Safety Manager, presented the information on this ordinance to retroactive apply code requirements for marina fire protection to address safety issues.

MOTION: Move to adopt Ordinance No. 1145.
Kadzik / Conan - unanimously approved.

3. Second Reading of Ordinance – 2008 Comprehensive Plan Amendments. Tom Dolan, Planning Director, presented a brief overview of the nine Comp Plan Amendments and said proposed a second public hearing and third reading on November 10th. He said that comments from last week and tonight would be used to develop the finding and facts for Council's recommendation.

- **COMP 07-0005:** Gig Harbor Wastewater Comprehensive Plan Amendment to Sewer Basin C14.
- **COMP 08-0001:** 3700 Grandview Street Comprehensive Land Use Map Amendment. Mr. Dolan noted that the proposed Development Agreement submitted by the applicant has not yet been reviewed by the City Attorney. He said the proposed site plan and building elevations were e-mailed to Council last week and copies made for this meeting.
- **COMP 08-0002:** Parks, Recreation and Open Space Element Update.
- **COMP 08-0003:** 3720 Harborview Drive Land Use Map Amendment.
- **COMP 08-0004:** Area-Wide Land Use Map Amendment. The three amendments include:
 1. A land use designation change from Residential Medium (RM) to Residential Low (RL) of approximately 38 acres along the west side of Soundview Drive zoned R-1;
 2. A land use designation change from Residential Low (RL) to Residential Medium (RM) of approximately 16.5 acres between Soundview Drive and Harborview Drive near the old ferry landing zoned R-2;
 3. A land use designation change from Residential Low (RL) to Residential Medium (RM) of approximately 250 acres between Burnham Drive and State Route 16 in the Urban Growth Area with pre-annexation zoning of R-2.
- **COMP 08-0005:** Gig Harbor Wastewater Comprehensive Plan Amendments to Sewer Basins C1, C5 and C8.
- **COMP 08-0006:** Utilities Element Update.
- **COMP 08-0007:** Capital Facilities Plan Update.
- **COMP 08-0008:** Transportation Element Update.

Richard Kemp – 7155 Grandview Place. Mr. Kemp spoke on COMP 08-0004(1). He explained that his property is closest to the bank at the top of the waterfront and one of the six properties singled out for the downzone; he voiced opposition to the downzone. Mr. Kemp described the structures on the surrounding properties and said a downzone wouldn't be consistent with these already developed properties. He also said that there won't be any significant traffic change as a result of leaving the zoning as is.

Kirk St. Johns – 7201 Soundview Drive. Mr. St. Johns, on behalf of his parents, also said that they don't want these properties downzoned. In their case, they would like to spruce up the existing duplex to a two-story duplex some day and asked that the zoning be left as is.

Tom Dolan responded to questions on the roadway ownership. He said that it is a private roadway owned by the adjacent properties. Carol Morris mentioned the city has an existing resolution addressing the requirements that must be met to consider taking over ownership of roads and stormwater facilities.

Carl Halsan – PO Box 1447, Gig Harbor. Mr. Halsan, agent for the applicant for COMP 08-0001. Mr. Halsan offered to answer questions about the proposed conceptual drawings, site plan and development agreement sent out on Friday. He explained that the development defines the project in Section 1 and clarifies that they do not have plans to do anything with the lower property. He said that the agreement defines building square footages, the number of trees that will be preserved on site, the dense vegetative screen and other details discussed two weeks ago. Mr. Halsan said that the Planning Commission made a comment about designing the entire 4.5 acre project together for unity and taking the entire project to the Design Review Board; that language has been included in the agreement. He then addressed questions on buffers, ingress/egress to the project and building height and scale.

Council asked if a simple drawing of what could currently be allowed to do on the site under the current code could be provided. Mr. Halsan agreed to provide this.

The Mayor and Council voiced concern over the scale of this project and how it would change the entrance to the city, traffic congestion, and buffering from neighboring properties.

Marty Paul, applicant and Carl Halsan addressed several questions and concerns. They stressed that the drawing is a preliminary concept; not the final project and this Comp Plan Amendment is just the first step in the process to develop the property. In addition to the outline drawing of what could currently be constructed under city code, they offered to flag the 40% of significant trees in the field that are going to remain.

Bill Fogerty – 3614 Butler Drive. Mr. Fogerty offered these comments:

1. The project needs more accesses onto Grandview and Stinson.
2. Control the height of the building; he doesn't want to see another 50-60' high BDR Building like downtown.
3. He likes the 40' buffer but wants to know how many trees will remain to be the entrance to the city that everyone loves.
4. These big buildings change the residential character of the neighborhood; keep Grandview residential.

4. Canterwood Annexation. Tom Dolan explained that Council asked for additional time to review the report on this annexation presented at the public meeting on October

13th. In addition, new correspondence has been submitted by Canterwood, and attached to the agenda bill.

Councilmembers asked for clarification on need for improvements to things such as the fire flow, hydrant placement and the sewer step-system, and whether these would be or even should be conditions of annexation as cited in the letter from Canterwood.

Tom Dolan explained that these concerns were identified in the consultant's report as something Council could consider in the annexation process. Dick Bower, Building / Fire Safety, discussed fire flow and hydrant placement and the desire to bring them into compliance. He said that improvements have been made but a current fire flow report has not been submitted.

Russell Tanner – President of Canterwood Development Company. Mr. Tanner clarified that their water system is highly regulated and meets all state requirements and if new fire hydrants have to be installed the cost will be incorporated into the water tariff rate. He said that major concerns are that upgrades to the sewer system and addition of fire hydrants would be a expensive hit. He agreed with what Councilmember Young said about several areas in the city that don't meet these fire flow requirements or spacing. He said that they are well aware that if they become part of the city they would need to meet the permitting requirements for fire flow. He said they have no problem in the newer areas, but going back to the older existing areas, they may have a difficult time in upgrading. He offered to answer questions and commented that they would like to move forward to find out what would be required in light of the consultant's report.

Councilmember Young request information on what it would cost to do this annexation using the election method and a realistic projection of staffing required if this area. He said it would be helpful to determine the net revenue gain to the city. He voiced support of moving forward with the process along with a preference to not require that the existing systems to be brought into compliance before annexation.

Councilmember Ekberg agreed to the need for more information, but said he would be inclined to say no as there are already two large annexations being processed at this point. He said it is important to know how much staff time will be required to move forward with the request. He cited the concerns outlined in the consultant's report as well as the irregular boundary that would be created.

Councilmember Franich agreed that this may not be the proper time for this large undertaking that would require a large amount of staff time. He said fire protection is an important issue.

Councilmember Malich agreed with Councilmember Young on finding out what would be involved if this area is to be annexed. He suggested that action be tabled to after the budget is settled to find out if there will be sufficient staff to process the proposed annexation.

Councilmember Kadzik said that the consultant's projections didn't seem to fit reality and so he would like more information.

MOTION: Move to table this proposed annexation until after the first of the year to allow the requested information to be compiled on the cost of the election method; how much staff time it will take to process the annexation; and a realistic projection for additional staffing if the annexation goes through.
Malich / Payne – unanimously approved.

5. Wastewater Facilities Easement and Maintenance Agreements – Kvinsland.
David Stubchaer explained that this was pulled from the last meeting for clarification. He explained that the ERUs were reserved in 2007 when there was available capacity. He then explained that the agreements were signed and recorded by a clerical mistake and requested a motion to ratify the agreements.

MOTION: Move to ratify the execution of two Wastewater Facilities Easement and Maintenance Agreements.
Kadzik / Payne – six voted in favor. Councilmember Ekberg recused himself from the vote.

NEW BUSINESS:

1. Public Hearing and First Reading of Ordinance – RLD Minimum Density Requirement. Peter Katich, Senior Planner presented the background information on this ordinance to amend the allowed density in the Planned Community Development Low Density Residential (RLD) District from a maximum of four dwelling units to the gross acre to a minimum and maximum of four dwelling units to the gross acre.

Mayor Hunter opened the public hearing at 7:45 p.m.

John Chadwell – Olympic Property Group. Mr. Chadwell said that he is incredulous to the big emergency to change the code to a minimum when they own all the PCDRLD land in the city and have no intentions of doing less than the GMA minimum. He said that they are looking at the minimum due to traffic concerns and during pre-application process a concern was voiced with phasing in the project where one phase may not meet the minimum requirement of four per acre. Other than a few unintended consequences of adding the minimum, they have to objection to the ordinance. He cited an example in which this might occur.

Tom Dolan responded that through a development agreement, you could approve a portion of a development at a lower density with the understanding that the entire development meets the requirements. One concern is that you might be binding future property owners that aren't part of the agreement.

Carol Morris discussed preliminary plats and the ability to do projects in phases through a development agreement. She said that each phase should meet all code

requirements in case the developer goes bankrupt before completion and leaves the remainder of the development out of compliance.

Because of concerns that this wasn't the intent of this zoning designation, Tom Dolan suggested that Mr. Chadwell meet with staff to work out a resolution before the next meeting.

Paul Garrison – 1021 Wauna. Mr. Garrison commented that in reference to R-1, the city doesn't have a definition for gross acre. He said that he doesn't think there is a minimum density in R-1; only a maximum.

Tom Dolan responded that in R-1 zoning there is a minimum and maximum of four dwelling units per acre for the net acre. You wouldn't count unbuildable areas such as wetlands and streets in computing the density. Mr. Garrison said people should be aware of that regulation at the time they build a house. Tom clarified that you could build just one house on an acre but you then wouldn't be able to subdivide.

Rob Karlinsey asked to amend the agenda by moving 7 & 8 up to allow staff to report.

7. Resolution - Sole Source Equipment: Courtsmart System. Paul Nelson presented the background information on the installation of a sound / video system in the Council Chambers to interface with Pierce County in an effort to reduce/eliminate the need to transport prisoners from the jail. He explained that this item was approved in the 2008 Budget, but he mistakenly failed to present the sole source resolution to council for approval before installation. Carol Morris submitted comments on the resolution late in the process.

Councilmembers asked that Mr. Nelson prepare a cost savings associated with the reduction in prisoner transport, and then bring the amended resolution back at the next meeting along with the contract.

MOTION: Move to bring the amended resolution back at the next meeting along with the contract.
Ekberg / Young – unanimously approved.

8. Resolution No. 771 – Emergency Management Mitigation Plan. Dick Bower presented background on the development of this plan required by the federal government as a result of numerous natural and manmade disasters to mitigate the impact of future disasters.

MOTION: Move to adopt Resolution No. 771 adopting the All-Hazard Mitigation Plan as a component of the City's emergency management program.
Ekberg / Young – unanimously approved.

Back to the previous agenda.

2. Public Hearing on Revenue Sources. David Rodenbach gave an overview of this annual required public hearing on General Fund revenue sources and answered questions.

Mayor Hunter opened the public hearing at 8:23 p.m. There were no comments and the public hearing closed. No action is necessary.

3. Dept. of Archeology and Preservation Grant Agreement – Haer Netshed Report. Rob Karlinsey presented the background for this agreement to accept a grant from the National Parks Service to conduct an historic netsheds' inventory. Work should be completed by March of 2009 and no matching funds are required.

MOTION: Move to authorize the Mayor to approve the DHAP-CLG Grant Agreement to fund a *Haer Documentation of Historic Netsheds*. Malich / Conan – unanimously approved.

4. Dept. of Natural Resources Grant Agreement – Eddon Boat Remediation. Rob then presented the information on this agreement to accept grant money from DRN to help fund a portion of the placement of habitat gravel mix for the shoreline restoration. This is a 50-50 match grant, which is being met through current project costs and appropriations.

MOTION: Move to authorize the Mayor to approve the Eddon Boatyard Sediment Remediation Agreement No. IAA 09-102. Kadzik/ Payne – unanimously approved.

5. Dept. of Natural Resources Amendment to Grant Agreement – Eddon Boat Remediation. Rob presented this second DRN grant agreement for the removal of creosote-treated wood at the park. This amendment provides additional grant monies in the amount of \$82,000 to the original grant.

MOTION: Move to authorize the Mayor to approve the Eddon Boatyard Sediment Remediation Amendment to the Agreement No. 08-151. Malich / Conan – unanimously approved.

6. Well No. 10 Water Right Application Cost Reimbursement Agreement – Department of Ecology. David Stubchaer presented the background information on this agreement for the processing of water rights for Well No. 10.

Rob Karlinsey clarifies that the Dept. of Ecology no longer processes applications with their own staff. They require you to hire a consulting firm to come in and process the permit.

MOTION: Move to authorize the Mayor to execute the Cost Reimbursement Agreement with the Washington State Department of Ecology. Payne / Kadzik – unanimously approved.

STAFF REPORT: Rob Karlinsey reported that 14 applications had been received for City Attorney services. He asked Council to review the proposals in the Council office and rate them by the end of the week. This will identify the top scoring proposals for an interview list.

PUBLIC COMMENT: None.

MAYOR'S REPORT / COUNCIL COMMENTS:

Mayor presents 2009 Proposed Budget. Copies of the preliminary budget were handed out to the Council in preparation for the upcoming budget worksessions. Rob Karlinsey recognized Finance Staff for their hard work on the document.

ANNOUNCEMENT OF OTHER MEETINGS:

1. GH North Traffic Options Committee – Wed. Nov. 5th at 9:00 a.m. in Community Rooms A/B.
2. BB-16 Citizens Panel – Wed., Nov. 5th at 11:00 a.m. in Community Rooms A/B.
3. Budget Worksession: Court, Admin, Finance, Planning, Building/Fire Safety, Police, Tourism – Monday, November 3rd at 6:00 p.m.
4. Budget Worksession: Public Works – Tuesday, November 4th at 6:00 p.m.
5. Intergovernmental Affairs: Monday Nov. 10th CANCELLED.
6. Reception for Bob Mortimer – Mon. Nov. 10th at 5:00 p.m.
7. BB-16 Open House & Public Input – Mon. Nov. 10th at 5:00 p.m.; Presentation to Council at 6:00 p.m.
8. BB-16 Final Recommendation – City Council Meeting, Mon. Nov. 24th at 6:00 p.m.

Councilmembers agreed to start the Budget Worksession on Tues. November 4th at 5:00 p.m.

EXECUTIVE SESSION: For the purpose of discussing potential and pending litigation per RCW 42.30.110(1)(i).

MOTION: Move to adjourn to Executive Session at 8:45 p.m. for one hour and twenty minutes to discuss potential and pending litigation per RCW 42.30.110(1)(i).
Payne / Malich – unanimously approved.

MOTION: Move to go back into regular session at 10:10 p.m.
Kadzik / Conan – unanimously approved.

MOTION: Move to go back into Executive Session for another five minutes.
Conan / Kadzik – unanimously approved.

MOTION: Move to go back into regular session at 10:25 p.m.

Conan / Payne – unanimously approved.

ADJOURN:

MOTION: Move to adjourn at 10:25 p.m.
Conan / Ekberg – unanimously approved.

CD recorder utilized:
Tracks 1001 – 1042.

Charles Hunter, Mayor

Molly Towslee, City Clerk

City of Gig Harbor
Community Development Dept.
3510 Grandview St.
Gig Harbor, WA 98335

Memo

To: Mayor Hunter and City Council Members
From: Dick J. Bower, CBO – Building/Fire Safety Director
CC: Rob Karlinsey
Date: 08.05.2008
Re: Building and Fire Safety Report for the month of September 2008

The following report is being provided in an effort to keep you informed of the myriad activities of the building and fire safety department over the past month. If you have any questions please give me a call, e-mail or visit and I'll get you the answers.

Departmental Activities:

During the period building and fire safety staff took part in the following activities:

- Attended permitting and enforcement process meetings with development services staff.
- Participated in statewide Apprenticeship Program development meetings.
- Attended W. WA Chapter – ICC meeting.
- Participated in all-staff meetings related to budget shortfalls.
- Attended WABO quarterly business meeting.
- Attended MBA forum.
- Attended Council Planning/Building committee meeting.
- Attended multiple budget meetings
- Attended City Attorney pre-submittal meeting.
- Hosted regional Multi-Agency Coordination Committee meeting.
- Participated in WABO officer's teleconference
- Participated in State Building Code Council meeting.
- Attended Lions Club luncheon for Homeland Security briefing
- Conducted project coordination meeting for Olympic Mixed Use TI project.
- Attended Council Meetings for approval of marina retrofit ordinance and hazard mitigation plan.
- Met with Westbay Auto management re: storage of hazardous materials.
- Attended medical plan presentation by AWC.
- Attended APT semi-annual conference
- Provided comments on 7 planning/engineering permits

New Permit Applications

New Commercial -	0
New Residential -	2
Remodel / TI -	5
Other -	28
<hr/>	
Total -	35

Total valuation - \$ 1,869,835.10
Fee revenues - \$ 9,666.87

Large Projects Reviewed and Awaiting Revisions:

Bayview Building	Town Plaza Fire Protection
Highlands at the Harbor	CGH Wastewater Treatment Plant Expansion
Jordan Warehouse	

Major Plan Reviews Completed:

Madison Shores upland and marina permits
Mallards Landing Office Buildings (5)
Harborstone Credit Union

Permits Issued:

Commercial –	1
Residential -	2+1 base plans
Remodel/TI -	4
Other -	29
<u>Total Issued -</u>	<u>37</u>

Total Valuation - \$ 2,589,931.00
Fee Revenues - \$ 27,583.59

Permits-By-Appointment: 7

Inspections:

The following inspections were performed:
Periodic inspections - 231
Final Inspections - 32
Certificate of Occupancy - 7
Total - 270

Enforcement:

The following enforcement actions were taken:
Investigations - 1
Stop work orders issued - 1
Citations issued -
Civil NOV's issued - 1
Total - 3

Fire Inspection Referral /Refusal Follow-ups:

2

Business License Inspections:

Training:

- Attended ATC-45, Post disaster damage assessment for wind and flood events
- Attended ICC Means of Egress and Mixed Use Occupancy seminar
- Participated in Interlocking webinar
- Attended 2006 UPC update class



POLICE

TO: MAYOR CHUCK HUNTER AND CITY COUNCIL
 FROM: CHIEF OF POLICE MIKE DAVIS *(Signature)*
 SUBJECT: GHPD MONTHLY REPORT FOR OCTOBER 2008
 DATE: NOVEMBER 10, 2008

DEPARTMENTAL ACTIVITIES

- 2008 YTD **calls for service** when compared to 2007 YTD **calls for service** show a continuing increase of 2232 dispatched calls. At our current rate it is anticipated we will see an increase of around 2500 calls for service in 2008 when compared to 2007. This is a 47% increase in one year!
- In 2008 so far, we have seen 219 more **reports written** by our officers than in 2007 YTD.
- **DUI arrests** for 2008 YTD are down by four (4) when compared to 2007 YTD. Our **traffic infractions** are down 346 so far this year even though our warnings are still very high at 1536. For every 100 traffic stops our officers write 23 tickets. Our **criminal traffic citations** are up by 55. Statistics show our 2008 YTD **traffic accidents** have increased by 36 accidents when compared to 2007 YTD. A large portion of traffic accidents occur in parking lots.
- 2008 YTD statistics show our **misdemeanor arrests** are up by 78 and our **felony arrests** are up by 37 when compared to 2007.

Category	October 2008					
	October 2007	October 2008	Change	YTD 2007	YTD 2008	Change
Calls for Service	518	749	231	4603	6835	2232
General Reports	168	183	15	1554	1773	219
Criminal Traffic	24	33	9	200	255	55
Infractions	143	128	-15	1363	1017	-346
Criminal Citations	18	13	-5	197	161	-36
Warrant Arrests	5	1	-4	85	36	-49
Traffic Reports	20	20	0	140	176	36
DUI Arrests	10	5	-5	64	60	-4
Misdemeanor Arrests	34	51	17	325	403	78
Felony Arrests	10	7	-3	29	63	34
FIR's	7	0	-7	20	12	-8

During the month of October 2008, the Marine Services Unit had no activity. Our new marine patrol boat is taking shape and should be delivered in December. I have provided a picture of the boat as it looked a couple weeks ago.



Our Reserve Officers contributed the following hours in October supporting the Department:

- Myers – 10
- Santana – 25
- Boere – 32
- Johnson-10

Total – 80 hours

The Tacoma-Pierce County DUI Victim's Impact Panel will be holding their annual Candlelight Vigil to kick off the Impaired Driving Emphasis for the Holiday Season Friday November 21st at the Columbia Junior High Performing Arts Center in Fife. Officer Rocky Brunson will be recognized for having the highest number of DUI arrests this year with our Department. At last count she has 14 DUI arrests in 2008. Way to go Rocky!

Below are the officer response times for our Priority 1, 2 and 3 calls 2008 YTD. Priority 1 calls are the most serious calls and usually involve an in progress crime. Our YTD average response time to all calls is currently 6.48 minutes. Under our performance measures for 2008 our goal is 6.00 minutes. The month of October saw our lowest average response time to all calls: 5.40 minutes.

2008			
	P1	P2	P3
January	4.5	7.7	10.2
February	4.6	7.3	9.1
March	3	7.2	8
April	3.52	7.48	10
May	0.03	6.7	9.7
June	3.4	6.7	9.2
July	3.3	6.8	10.3
August	2.97	7.39	9.09
September	4.4	6.65	9.02
October	2.33	6.68	7.19
November	0	0	0
December	0	0	0
Totals	32.05	70.6	91.8
Minutes	3.21	7.06	9.18

YTD

TRAFFIC ACCIDENTS FOR OCTOBER 2008					
DATE	TIME	LOCATION	TYPE	CASE#	AGE
10/1/2008	7:40	11500 Canterwood Blvd.	P-Lot	GH081267	29
10/1/2008	7:15	3226 Harborview Dr.	H&R	GH081269	76
10/3/2008	14:25	4800 Pt. Fosdick Dr.	Inj	GH081276	44
10/3/2008	15:00	11400 51st Ave. NW	H&R	GH081279	N/A
10/4/2008	13:50	7400 Stinson	Inj	GH081283	51
10/5/2008	12:35	11400 51st Ave.	P-Lot	GH081287	59
10/9/2008	13:30	Olympic Dr. @ SR 16	H&R	GH081303	N/A
10/10/2008	0:38	5006 Olympic Dr.	P-Lot	GH081304	25
10/11/2008	10:00	4831 Pt. Fosdick Dr.	H&R P-Lot	GH081312	N/A
10/12/2008	22:00	2800 Harborview Dr.	Non	GH081317	37
10/12/2008	12:32	5500 Olympic Dr.	P-Lot	GH081319	49
10/12/2008	15:34	10990 Harbor Hill Dr.	P-Lot	GH081320	60
10/13/2008	12:30	6200 Soundview Dr.	Non	GH081322	62
10/16/2008	14:15	Pt. Fosdick Dr & 45th St.	Non	GH081334	30
10/17/2008	8:19	8012 Stinson Ave,	Bicy - Non	GH081338	52
10/27/2008	16:35	Peacock Hill & 107th St. Ct.	Non	GH081359	36
10/23/2008	10:49	Olympic Dr. & Hollycroft	Non	GH081365	29
10/26/2008	18:59	8800 N. Harborview Dr.	Non	GH081379	22
10/28/2008	16:00	7806 Pioneer Way	Non	GH081392	53
10/28/2008	12:01	38th & 56th	H&R	GH081393	N/A
10/27/2008	16:00	5500 Olympic Dr.	H&R	GH081389	N/A
10/31/2008	7:57	11400 51st Ave.	Non	GH081407	39

Below is the analysis of the different types of crimes investigated year-to-date through September 2008. There were 939 incidents investigated by our department during the month of September 2008. We continue to see a decrease (12.7%) in reported crime within the City of Gig Harbor.

Kidnap/Child Lure					
	September 2007	September 2008	Year-To-Date (through September 2007)	Year-To-Date (through September 2008)	Percent Change
Child Luring	-	1	1	1	0.0%
Kidnapping (restrain or abduct)	-	-	-	-	-
Kidnap/Child Lure Total:	0	1	1	1	0.0%
Violent Crimes					
	September 2007	September 2008	Year-To-Date (through September 2007)	Year-To-Date (through September 2008)	Percent Change
Aggravated Assault	-	-	5	3	- 40.0%
Non Aggravated Assault	2	7	19	34	78.9%
Homicide	-	-	-	-	-
Robbery	-	-	6	1	- 83.3%
<i>Business:</i>	-	-	4	-	-100.0%
<i>Residential:</i>	-	-	-	-	-
<i>Street:</i>	-	-	2	-	-100.0%
<i>Other Robbery:</i>	-	-	-	1	N.C.*
Violent Crimes Total:	2	7	30	38	26.7%
Property Crimes					
	September 2007	September 2008	Year-To-Date (through September 2007)	Year-To-Date (through September 2008)	Percent Change
Arson	-	-	1	1	0.0%
<i>Residential Arson:</i>	-	-	-	-	-
<i>Non-Residential Arson:</i>	-	-	1	1	0.0%
Motor Vehicle Theft	4	6	29	19	- 34.5%
Theft	19	29	227	217	- 4.4%
<i>Gas Station Runouts:</i>	-	-	1	4	300.0%
<i>Mail Theft:</i>	-	-	1	1	0.0%

<i>Shoplifting:</i>	2	11	49	53	8.2%
<i>Theft from Vehicle:</i>	12	17	116	105	- 9.5%
<i>Other Theft:</i>	5	1	60	54	- 10.0%
Burglary	6	4	47	33	- 29.8%
<i>Residential Burglary:</i>	2	2	17	17	0.0%
<i>Non-Residential Burglary:</i>	4	2	30	16	- 46.7%
Vandalism	14	11	130	113	- 13.1%
<i>Residential Vandalism:</i>	14	10	126	106	- 15.9%
<i>Non-Residential Vandalism:</i>	-	1	4	7	75.0%
Property Crimes Total:	43	50	434	383	- 11.8%

Drug Crimes

	September 2007	September 2008	Year-To-Date (through September 2007)	Year-To-Date (through September 2008)	Percent Change
Drug Possession (Methamphetamine)	-	-	7	4	- 42.9%
Drug Sale/Manufacture (Methamphetamine)	-	-	4	1	- 75.0%
Drug Possession (Other)	9	4	50	39	- 22.0%
Drug Sale/Manufacture (Other)	-	-	7	6	- 14.3%
Drug Crimes Total:	9	4	68	50	- 26.5%

Warrant Arrests, Fraud, Traffic, and Other Incidents

	September 2007	September 2008	Year-To-Date (through September 2007)	Year-To-Date (through September 2008)	Percent Change
Weapons Violations	-	-	5	6	20.0%
Warrant Arrests	11	4	72	47	- 34.7%
Fraud or Forgery	8	4	71	47	- 33.8%
Criminal Traffic	49	19	307	293	- 4.6%
Liquor Law Violations	4	4	31	35	12.9%
Telephone Harassment	-	-	7	6	- 14.3%
Intimidation	1	-	12	12	0.0%
Possession of Stolen Property	-	1	4	7	75.0%
Warrant Arrests, Fraud, Traffic, and Other Incidents Total:	73	32	509	453	- 11.0%

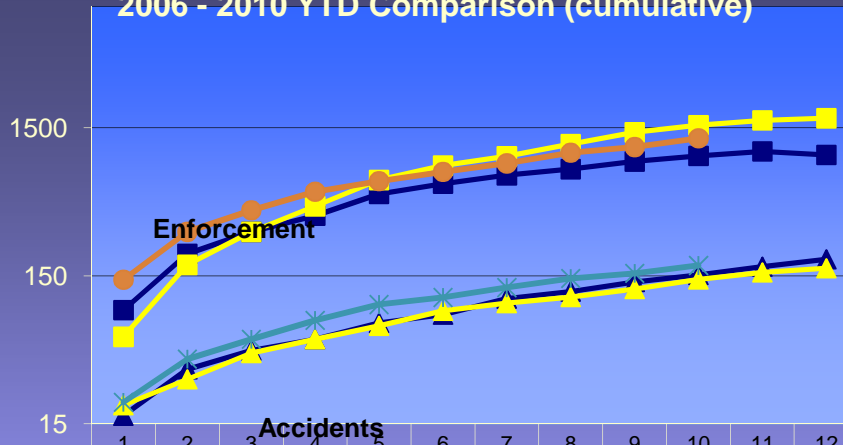
Other Crimes					
	September 2007	September 2008	Year-To-Date (through September 2007)	Year-To-Date (through September 2008)	Percent Change
All Other Crimes	4	1	30	11	- 63.3%
<i>Criminal Trespass :</i>	-	1	4	6	50.0%
:	4	-	25	-	-100.0%
<i>Failure to Register/Sex Offender :</i>	-	-	1	2	100.0%
<i>Simple assaults :</i>	-	-	-	3	N.C.*
Other Crimes Total:	4	1	30	11	- 63.3%
Grand Total					
	September 2007	September 2008	Year-To-Date (through September 2007)	Year-To-Date (through September 2008)	Percent Change
Grand Total:	131	95	1072	936	- 12.7%

*N.C. = Not Calculable

Attached you will find several graphs that track 2008 monthly statistics. I have left data from the last two years on several graphs to provide a baseline with which to compare our current activity levels as we progress through 2008 (remember some of the graphs contain cumulative numbers).

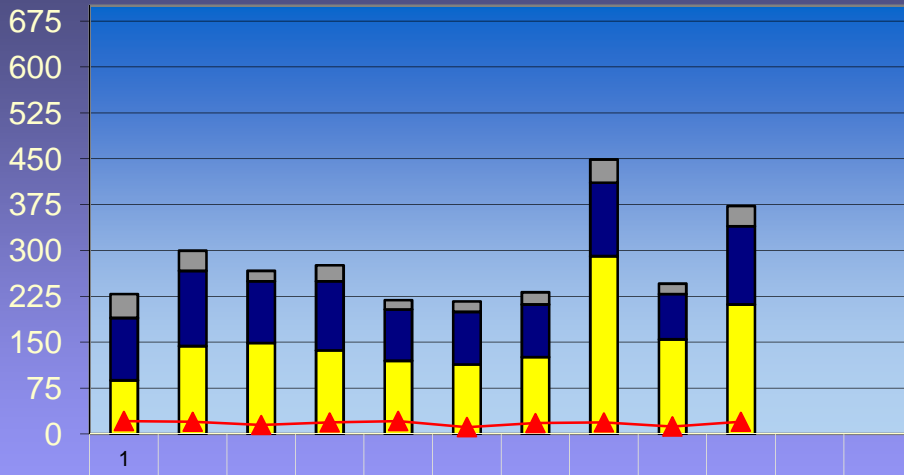
Trends: Traffic Enforcements vs. Accidents 2006 - 2010 YTD Comparison (cumulative)

Consent Agenda 2b



2006 Infractions + Citations	88	211	297	382	536	628	717	788	888	970	1038	985
2007 Infractions + Citations	58	178	297	442	665	833	961	1164	1396	1563	1682	1738
2008 Infractions + Citations	141	297	415	554	653	756	862	1020	1111	1272		
2009 Infractions + Citations												
2010 Infractions + Citations												
2006 reportable accidents	17	35	47	56	72	82	105	117	136	152	173	194
2007 reportable accidents	20	30	45	56	69	87	98	108	122	142	158	169
2008 reportable accidents	21	41	56	75	96	107	125	144	156	176		
2009 reportable accidents												
2010 reportable accidents												

Annual Traffic Enforcement vs. Accidents Comparison Monthly Totals



Criminal Traffic Citations	39	33	17	26	15	17	20	38	17	33		
Infractions	102	123	101	113	84	86	86	120	74	128		
Verbal Warnings	88	144	149	137	120	114	126	291	155	212		
Accidents	21	20	15	19	21	11	18	19	12	20		

OUTLINE MINUTES
Joint Work Session:
City Council / Parks Commission

Consent Agenda - 2c

Date: October 20, 2008 Time: 5:30 PM Location: Council Chambers Scribe: Molly Towslee

Members Present:

Mayor: Chuck Hunter

City Council: Steve Ekberg, Derek Young, Jim Franich, Paul Conan, Ken Malich, Tim Payne and Paul Kadzik.

Parks Commission: Michael Perrow, Jacquie Goodwill, Robin DuPuis and Peter Hampl.

Staff Present:

City Staff: Rob Karlinsey, David Stubchaer, and Molly Towslee.

Call to Order at 5:37 p.m.

1. The Role City Parks play in City Economic Development Strategies, particularly Downtown.

a) Impact on existing city parks of strategies/plans/recommendations resulting from the Harborview/Judson committee plan and the Downtown Economic Development committee plan. How are the parks addressed and affected in the plans or recommendations by these two committees as well as any other ongoing efforts to promote economic development? This could include changes to sidewalks, lighting, parking, intersections, pocket parks, signage, etc...

b) Parks clearly have an important role, particularly providing access to the water. How can parks better contribute to the economic health and vitality of downtown? What additional park amenities might be useful to the community, and thus attract more residents and visitors downtown?

The group discussed:

- Parks Commission's vision: In keeping with future plans for city parks.
- Good communication is very important.
- Council's willingness to include input from the Parks Commission.
- Inclusion in future parks' ad hoc committees.
- Future plans for Gig Harbor North area.
- Vision for open space that could include dog parks, walking paths and ball fields.
- Outdoor recreational space will be a valuable amenity for future developments.

- Harborview/Judson/Downtown area: The Parks Commission said that they had minimal participation in the project.
- Boundless playground equipment: the cost, placement, and phasing in.

Jacque Goodwill summarized the discussion: The Parks Commission needs to give input on the update to the Parks, Recreation and Open Space (PROS) Plan in order to weigh in on long-range planning for Gig Harbor North, boundless play areas, and other parks in the community.

2. **Skansie Ad Hoc Committee Recommendations.**

A discussion about the City Council's perspective/thoughts on the recommendations. An update by the council on how the recommendations will be further explored and/or implemented (dates, funding considerations, etc...).

Mayor Hunter talked about recommendations that have come forward and will be considered with a feasibility study:

- Adding 70' to Jerisich Dock will allow for some commercial use.
- Temporary "L-shaped" moorage in summertime
- Maritime Pier
- Uses for the house

Jacque Goodwill stressed that the Parks Commission does not oppose a Maritime Pier, however they have concerns about how much park would be taken by this use. They wonder if there is a more appropriate location. Michael Perrow talked about doing the small things such as moving the dumpsters and newspaper boxes as a way to make low-cost improvements.

The group discussed access to the beach and it was suggested that the most appropriate location is Eddon Boatyard.

3. **Eddon Boat House.**

Update the council on our recommendation of the community use center and inquire as to when this project might move forward.

Peter Hampl talked about the open house held to gather suggestions for the house. The general opinion was to use this as an activity center where small groups could meet. There was discussion about what functions could use this facility for receptions and meetings. There could be a reservation/rental process to coordinate use.

Mr. Hampl voiced appreciation for the outstanding job on the deck constructed by the Public Works Crew.

A comment led to discussion on active versus passive parks and the impacts on adjacent residential neighborhoods including noise and parking issues. Consent Agenda - 2c

4. **Parking Solutions.**

The following suggestions were discussed:

- Using church parking lots
- Close Harborview from Judson/Pioneer.
- Horse drawn Carriages
- Shuttles (*how to finance?*)
- Results of the inventory done by the Mainstreet group show there are several pockets of parking.
- The need to partner with private property owners to share parking.
- Changes in parking requirements.
- The streetscape design resulting in a net gain of parking down Harborview.

Jacquie Goodwill summarized the discussion. The Parks Commission needs to work with Public Works to identify smaller improvements to the parks that our own staff can complete that will result in incremental improvements; and continue to ensure that the Parks Commission weighs in on the greater plan and long-term vision.

5. **Extend Leaves of Absence, Reappoint or Increase membership.**

Michael Perrow brought up the issue that Parks Commission member, Robin DuPuis would be gone for several months and how to work around an extended leave of absence due to the effect on a five-member commission.

After discussing alternatives, it was determined the best solution would be for Ms. DuPuis to resign and to re-appoint someone to fill the vacancy.

Adjourn @ 6:35 PM

OUTLINE MINUTES
City Council Budget Update

Consent Agenda 2d

Date: October 20, 2008 Time: 6:30 PM Location: Council Chambers Scribe: Molly Towslee

Members Present:

Mayor: Chuck Hunter

City Council: Steve Ekberg, Derek Young, Jim Franich, Paul Conan, Ken Malich, Tim Payne and Paul Kadzik.

Staff Present:

City Staff: Rob Karlinsey, David Stubchaer, and Molly Towslee. Guild Representatives: Willy Hendrickson, Joe Pominville, Greg Foote, Debra Yerry, Steve Misiurak, and Kay Johnson.

Call to Order at 6:39 p.m.

Rob Karlinsey, City Administrator, explained the purpose of this meeting was to present an overview and update of what has happened to revenues and the proposed cuts to address these shortfalls.

David Rodenbach, Finance Director, explained that the recent economic downturn has resulted, and will most probably continue to result in lower development fees, sales tax revenues, impact fees, and real estate excise taxes. He and Rob gave an overview of how this is affecting both the 2008 and 2009 Budgets. In addition to the cuts made before the September 12th budget meeting, they described additional cuts to the Civic Center Debt Reserve Fund contribution, supplies, and travel and training. These additional cuts still do not result in an adequate ending fund balance and so they came to the conclusion that there was the need to cut staff positions.

Council and staff discussed the impact of proposed cuts to capital projects and the Civic Center Debt Fund.

Rob Karlinsey gave an overview of the positions that will end January 20, 2009. Council and staff discussed the growth related new positions added in last year's budget and the positions that are funded by specific projects as opposed to the General Fund. Mr. Karlinsey was asked to discuss how the choice was made to eliminate these particular positions and who would be taking up their duties.

The discussion turned to consultants and if some of the proposed work could be done in-house by staff. Staff was asked to develop a comprehensive list of consultant contracts both current and proposed. Council recommended that the Departments Heads meet to devise a plan to restructure in order to get the work done.

Willy Hendrickson, Guild Co-President, introduced the other representatives from the Guild. He gave an overview of the concerns of the employees were informed of the staff cuts. He explained that an emergency meeting was called to address gather concerns.

The group went over a list of concerns presented by the Guild. When this was completed, Council thanked the Guild Representatives and all the employees for the creative ideas that came forward. There was a commitment to go over the budget line by line to identify cost savings and to further explore options. Council stressed that they wanted to be included in further discussions regarding employee layoffs and asked that a follow-up meeting with the Department Heads and Guild Representatives be scheduled soon.

Adjourn @ 7:58 p.m.

PROCLAMATION OF THE MAYOR OF THE CITY OF GIG HARBOR

WHEREAS, Bob Mortimer, a citizen of Gig Harbor and a triple amputee set out to spread a message of Hope & Courage while challenging human endurance by riding a custom bike from Gig Harbor to the Statue of Liberty; and

WHEREAS, Bob Mortimer, a victim of a DUI accident has partnered with Gig Harbor Municipal Court and local non-profit groups to educate citizens on the dangerous consequences of Driving while Under the Influence of Alcohol or Drugs; and

WHEREAS, Bob Mortimer serves as an inspiration to many with disabilities on how to over-come physical limitations; and

WHEREAS, Bob Mortimer has spent many hours in consultation with wounded military veterans overseas; and

WHEREAS, Bob Mortimer is a shining example of how the human spirit can endure achieve obstacles against all odds; and

NOW, THEREFORE, I, Charles Hunter, Mayor of the City of Gig Harbor, do proclaim November 10, 2008, as

BOB MORTIMER DAY

And invite all citizens of Gig Harbor to join me in the special observance of the efforts of Mr. Mortimer.

In Witness Whereof, I have hereunto set my hand and caused the Seal of the City of Gig Harbor to be affixed this 10th day of November, 2008.

Charles Hunter, Mayor

Date

PROCLAMATION OF THE MAYOR OF THE CITY OF GIG HARBOR

WHEREAS, throughout our history, America has been protected by patriots who cherished liberty and made great sacrifices to advance the cause of freedom. The brave members of the United States Armed Forces have answered the call to serve our Nation, ready to give all for their country. On Veterans Day, we honor these extraordinary Americans for their service and sacrifice, and we pay tribute to the legacy of freedom and peace that they have given our great Nation; and

WHEREAS, in times of war and of peace, our men and women in uniform stepped forward to defend their fellow citizens and the country they love. They shouldered great responsibility and lived up to the highest standards of duty and honor. Our veterans held fast against determined and ruthless enemies and helped save the world from tyranny and terror. They ensured that America remained what our founders meant her to be: a light to the nations, spreading the good news of human freedom to the darkest corners of the earth; and

WHEREAS, like the heroes before them, today a new generation of men and women are fighting for freedom around the globe. Their determination, courage, and sacrifice are laying the foundation for a more secure and peaceful world; and

WHEREAS, Veterans Day is dedicated to the extraordinary Americans who protected our freedom in years past, and to those who protect it today. They represent the very best of our Nation. Every Soldier, Sailor, Airman, Marine, and Coast Guardsman has earned the lasting gratitude of the American people, and their service and sacrifice will be remembered forever; and

WHEREAS, with respect for and in recognition of the contributions our service men and women have made to the cause of peace and freedom around the world, the Congress has provided that November 11th of each year shall be set aside as a legal public holiday to honor our Nation's veterans;

NOW, THEREFORE, I, Charles L. Hunter, Mayor of the City of Gig Harbor, urge all Citizens to observe November 10th through November 16th, 2008, as

National Veterans Awareness Week

and encourage all citizens to recognize the valor and sacrifice of our veterans through ceremonies and prayers. IN WITNESS WHEREOF, I have hereunto set my hand is 10th day of November, 2008.

Mayor, City of Gig Harbor

Date



NOTICE OF LIQUOR LICENSE APPLICATION

Consent Agenda 4a

WASHINGTON STATE LIQUOR CONTROL BOARD
License Division - 3000 Pacific, P.O. Box 43075
Olympia, WA 98504-3075
Customer Service: (360) 664-1600
Fax: (360) 753-2710
Website: www.liq.wa.gov
DATE: 10/22/08

TO: MOLLY TOWSLEE, CITY CLERK

RE: APPLICATION FOR ADDED PRIVILEGE

UBI: 602-379-121-001-0010
License: 403079 - 1U County: 27
Tradename: FONDI
Loc Addr: 4621 POINT FOSDICK DR NW
GIG HARBOR WA 98335-1707
Mail Addr: 1818 N NORTHLAKE WAY
SEATTLE WA 98103-9036
Phone No.: 253-851-6666

APPLICANTS:
RESTAURANTS UNLIMITED, INC.
NOWLIN, ROBERT D
1942-02-24
STODDARD, STEVEN
1954-01-18

Privileges Upon Approval:
SPIRITS/BR/WN REST SERVICE BAR
OFF-PREMISES SALE WINE

As required by RCW 66.24.010(8), the Liquor Control Board is notifying you that the above has applied for a liquor license. You have 20 days from the date of this notice to give your input on this application. If we do not receive this notice back within 20 days, we will assume you have no objection to the issuance of the license. If you need additional time to respond, you must submit a written request for an extension of up to 20 days, with the reason(s) you need more time. If you need information on SSN, contact our CHRI Desk at (360) 664-1724.

- 1. Do you approve of applicant ?
2. Do you approve of location ?
3. If you disapprove and the Board contemplates issuing a license, do you wish to request an adjudicative hearing before final action is taken?
4. If you disapprove, per RCW 66.24.010(8) you MUST attach a letter to the Board detailing the reason(s) for the objection and a statement of all facts on which your objection(s) are based.

DATE

SIGNATURE OF MAYOR, CITY MANAGER, COUNTY COMMISSIONERS OR DESIGNEE

FILE COPY

MB



NOTICE OF LIQUOR LICENSE APPLICATION

Consent Agenda - 4b

RETURN TO: WASHINGTON STATE LIQUOR CONTROL BOARD
License Division - 3000 Pacific, P.O. Box 43075
Olympia, WA 98504-3075
Customer Service: (360) 664-1600
Fax: (360) 753-2710
Website: www.liq.wa.gov

TO: MOLLY TOWSLEE, CITY CLERK
RE: NEW APPLICATION

DATE: 10/20/08

UBI: 602-642-842-001-0004

License: 404132 - 1U County: 27
Tradename: JULEP NAIL PARLOR COMPANY
Loc Addr: 4751 POINT FOSDICK DR NW #200
GIG HARBOR WA 98335-2320

APPLICANTS:
JULEP NAIL PARLOR COMPANY
PARK, JANE H
1971-02-22

Mail Addr: PO BOX 19523
SEATTLE WA 98109-1523

Phone No.: 206-819-0208 JANE PARK

Privileges Applied For:
SNACK BAR

As required by RCW 66.24.010(8), the Liquor Control Board is notifying you that the above has applied for a liquor license. You have 20 days from the date of this notice to give your input on this application. If we do not receive this notice back within 20 days, we will assume you have no objection to the issuance of the license. If you need additional time to respond, you must submit a written request for an extension of up to 20 days, with the reason(s) you need more time. If you need information on SSN, contact our CHRI Desk at (360) 664-1724.

- | | YES | NO |
|---|--------------------------|--------------------------|
| 1. Do you approve of applicant ? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Do you approve of location ? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. If you disapprove and the Board contemplates issuing a license, do you wish to request an adjudicative hearing before final action is taken? | <input type="checkbox"/> | <input type="checkbox"/> |
| (See WAC 314-09-010 for information about this process) | | |
| 4. If you disapprove, per RCW 66.24.010(8) you MUST attach a letter to the Board detailing the reason(s) for the objection and a statement of all facts on which your objection(s) are based. | | |

DATE

SIGNATURE OF MAYOR, CITY MANAGER, COUNTY COMMISSIONERS OR DESIGNEE

C091080-2

WASHINGTON STATE LIQUOR CONTROL BOARD

DATE:11/03/08

LICENSED ESTABLISHMENTS IN INCORPORATED AREAS CITY OF GIG HARBOR
(BY ZIP CODE) FOR EXPIRATION DATE OF 20090228

LICENSEE	BUSINESS NAME AND ADDRESS	LICENSE NUMBER	PRIVILEGES
1 DREYLING, CHERRI LYNN	THE HARBOR KITCHEN 8809 N HARBORVIEW DR GIG HARBOR WA 98332 2168	083974	BEER/WINE REST - BEER/WINE
2 TERRACCIANO, MASSIMO TERRACCIANO, CINDY LOUISE	TERRACCIANO'S 3119 JUDSON ST GIG HARBOR WA 98335 1221	085087	SPIRITS/BR/WN REST SERVICE BAR
3 HALFTIME SPORTS, LLC	HALF TIME SPORTS 5114 PT FOSDICK DR NW # J&K GIG HARBOR WA 98335 1717	073240	SPIRITS/BR/WN REST LOUNGE - KEGS TO GO



Subject: Holiday Tree Lighting
Entertainment Contract

Proposed Council Action:

Authorize the award and execution of the
contract for the holiday tree lighting
entertainment to The Dickens Carolers in the
amount of six hundred twenty dollars and
No Cents (\$620.00).

Dept. Origin: Public Works - Operations

Prepared by: David Stubchaer, P.E.
Public Works Director

For Agenda of: November 10, 2008

Exhibits: Contract

Initial & Date

Concurred by Mayor: CLH 10/28/08
Approved by City Administrator: PJK 10/28/08
Approved as to form by City Atty: CAM 10/28/08
Approved by Finance Director: CR 10/23
Approved by Department Head: RS 10/23/08

Table with 4 columns: Expenditure Required, Amount Budgeted, Appropriation Required, and values: \$620, \$1,500, \$0.

INFORMATION / BACKGROUND

The 2008 Parks Operating Budget, Objective No. 3, provides \$1,500 for entertainment at the
annual tree lighting event. The Dickens Carolers were chosen to perform in 2008 for the
amount of \$620.

FISCAL CONSIDERATION

This expense will be paid for out of Parks, Professional Services, of which the funds were
received by corporate community support of Century Tel in the amount of \$1000.

BOARD OR COMMITTEE RECOMMENDATION

N/A

RECOMMENDATION / MOTION

Move to: Authorize the award and execution of the contract for the holiday tree lighting
entertainment to The Dickens Carolers in the amount of six hundred twenty dollars and no
cents (\$620.00).

**CONTRACT FOR CHRISTMAS TREE LIGHTING CONCERT
CONTRACTOR AGREEMENT WITH THE CITY OF GIG HARBOR**

THIS AGREEMENT is made by and between the City of Gig Harbor, a Washington municipal corporation (hereinafter the "City"), and **THE DICKENS CAROLERS**, whose address is 17529 13TH AVE SW, SEATTLE, WA 98166 (hereinafter the "Contractor").

RECITALS

WHEREAS, the City wishes to engage the Contractor to provide musical services, as part of the Gig Harbor 2008 Holiday Tree Lighting; and

WHEREAS, the Contractor agrees to provide such services under the terms and conditions set forth in this Contract; and

NOW, THEREFORE, in consideration of the mutual promises set forth herein, it is agreed by and between the parties as follows:

I. Services and Date of Performance.

The City desires to hold an outdoor, family concert on December 6th, 2008 with an expected audience of 500 persons. The concert will take place regardless of the weather, rain or shine.

The Contractor agrees to provide an a cappella quartet singing holiday carols at the below listed concert site between the hours of 5:00 p.m. to 7:00 p.m, with set up anytime after 3pm.

The concert will take place at Skansie Brothers Park, a City-owned public park, located at 3207 Harborview Drive in Gig Harbor. The Contractor is instructed to stand beneath the pavilion located on the park property awaiting check in with Laureen Lund at 4:30 pm.

II. Payment

The City shall pay the Contractor Six Hundred Twenty Dollars and no cents (\$620.00), which shall be paid to the Contractor, by mail, two days after the performance.

III. Relationship of Parties

The Contractor will be solely and entirely responsible for his acts and for the acts of his agents, employees, representatives and sub-consultants in fulfilling this Contract. None of the benefits provided to City employees are available to the Contractors or his employees, agents and sub-consultants. The Contractor shall take all precautions


necessary and shall be responsible for the safety of its employees, agents, and sub-consultants in the performance of this Contract.

III. General Provisions.

Any assignment of this Contract by the Contractor without the written consent of the City shall be void. No waiver, alteration, or modification of any of the provisions of this Agreement shall be binding unless in writing and signed by a duly authorized representative of the City and the Consultant. The entire agreement between the parties with respect to the subject matter hereunder is contained in this Contract.

IN WITNESS WHEREOF, the parties have executed this Agreement on this 17th day of October, 2008.

THE CITY OF GIG HARBOR

By: 

By: _____
Mayor

APPROVED AS TO FORM:



Gig Harbor City Attorney

ATTEST:

Gig Harbor City Clerk

Scott, Karen

From: Carol Morris [carol_a_morris@msn.com]
Sent: Wednesday, October 22, 2008 2:13 PM
To: Scott, Karen
Subject: RE: holiday entertainment contract

Hi Karen: I recommend that you change the agenda bill to state that Century Tel has already given the money to the City, instead of stating that Century Tel is "offering" to pay.

Other than that, it is fine.

Carol A. Morris
Morris & Taraday, P.C.
P.O. Box 948
Seabeck, WA 98380-0948
(360) 830-0328
F: (360) 850-1099

Subject: holiday entertainment contract
Date: Tue, 21 Oct 2008 09:23:52 -0700
From: ScottK@cityofgigharbor.net
To: morrisc@cityofgigharbor.net

Hi Carol- Attached is the 'holiday entertainment contract' that I am circulating for initials and your signature on form. Please respond with your approval to attach for November 10th council meeting. Thank you.

Karen Scott
253 853 3554
www.gigharborguide.com



Subject: Resolution – Surplus Equipment

Dept. Origin: Public Works-Operations

Proposed Council Action:

Adopt Resolution No. 773 to Surplus a 1995 Chevrolet 2500 Cab & Chassis, a 2003 Chevrolet Pickup Box (8'), a Home-built Cab Guard & Bed Rail (8'), and a 2001 Ford Pickup Box (damaged).

Prepared by: David Stubchaer, P.E.
Public Works Director

For Agenda of: November 10, 2008

Exhibits: Resolution No. 773

Initial & Date

Concurred by Mayor:

Approved by City Administrator:

Approved as to form by City Atty:

Approved by Finance Director:

Approved by Department Head:

Handwritten initials and dates: CLH 11/5/08, PJK 11/5/08, CAM 11/5/08, DP 11/5/08, DJ 11/5/08

Table with 4 columns: Expenditure Required, Amount Budgeted, Appropriation Required, and dollar amounts (\$0).

INFORMATION / BACKGROUND

Staff requests authorization to surplus the following equipment: One 1995 Chevrolet 2500 Cab & Chassis Truck, Serial #1GBGC24K5SE206003, Asset ID #1041, one 2003 Chevrolet Pickup Box (8'), Model #2500, one Home-Built Cab Guard & Bed Rail (8'), and a 2001 Ford Pickup Box (damaged). This resolution is required to surplus this equipment and send it to auction.

The 1995 Chevrolet Truck (#1041) was replaced this year with a new Ford Flatbed with liftgate. The Chevrolet was replaced because it met our criteria for replacement of it being over 10 years old.

The 2003 Chevrolet Pickup Box was replaced with a utility box.

The Home-Built Cab Guard & Bed Rail is obsolete. It was taken off a vehicle that was surplused.

FISCAL CONSIDERATION

Proceeds from the auctioning of these items will go to the general fund.

BOARD OR COMMITTEE RECOMMENDATION

N/A

RECOMMENDATION / MOTION

Move to: Adopt Resolution No. 773 to Surplus a 1995 Chevrolet 2500 Cab & Chassis, a 2003 Chevrolet Pickup Box (8'), a Home-built Cab Guard & Bed Rail (8'), and a 2001 Ford Pickup Box (damaged).

RESOLUTION NO. 773

**A RESOLUTION OF THE CITY OF GIG HARBOR
DECLARING CITY EQUIPMENT SURPLUS AND ELIGIBLE
FOR SALE.**

WHEREAS, the Gig Harbor City Council has determined that city-owned equipment is surplus to the City's equipment needs and has been or is in need of being replaced with new equipment; and

WHEREAS, the City may declare such equipment surplus and eligible for sale;

NOW, THEREFORE, the City Council of the City of Gig Harbor hereby resolves as follows.

To declare as surplus:

	EQUIPMENT	SERIAL / Asset ID number	Mileage
1	1995 Chevrolet 2500 Cab & Chassis	1GBGC24K5SE206003	60,776
2	2003 Chevrolet Pickup Box - 8'	N/A	N/A
3	Home-built Cab Guard & Bed Rails – 8' (Fits 1997 Chevrolet Truck)	N/A	N/A
4	2001 Ford Pickup Box (Damaged) (Fits Ford F250)	N/A	N/A

PASSED ON THIS 10th day of November, 2008.

APPROVED:

MAYOR CHARLES L. HUNTER

ATTEST/AUTHENTICATED:

MOLLY M. TOWSLEE, CITY CLERK

FILED WITH THE CITY CLERK: 10/27/08
PASSED BY THE CITY COUNCIL: 11/10/08
RESOLUTION NO. 773



Subject: Public Hearing and Third Reading of Ordinance – 2008 Comprehensive Plan Amendments

Proposed Council Action: Hold a public hearing, review amendments and make a decision on the proposed ordinance

Dept. Origin: Planning Department

Prepared by: Tom Dolan Planning Director

For Agenda of: November 10, 2008

Exhibits: Draft Ordinance; Planning Commission recommendation.

Initial & Date

Concurred by Mayor: [Signature] 11/5/08
Approved by City Administrator: [Signature] 11/5/08
Approved as to form by City Atty: [Signature] 11/5/08
Approved by Finance Director: N/A
Approved by Department Head: [Signature] 11/5/08

Table with 4 columns: Expenditure Required, Amount Budgeted, Appropriation Required. Values are 0, 0, 0.

INFORMATION / BACKGROUND

On October 13, 2008 the City Council conducted a public hearing and had first reading of ordinance on the 2008 Amendments to the Comprehensive Plan. A second reading of ordinance to consider the proposed amendments was conducted on October 27, 2008. In all, 9 amendments were considered. Below is a summary of the 9 proposed amendments:

- 1. APPLICATION COMP 07-0005: Gig Harbor Wastewater Comprehensive Plan Amendment to Sewer Basin C14
2. Application COMP 08-0001: 3700 Grandview Street Comprehensive Land Use Map Amendment
3. Application COMP 08-0002: Parks, Recreation and Open Space Element Update

recreation and open space projects. The amendment will allow the City to update its park impact fees.

4. Application COMP 08-0003: 3720 Harborview Drive Land Use Map Amendment

The proposed Comprehensive Plan amendment, requested by Michael Averill of Lighthouse Square LLC, would change the land use designation for one parcel of property (approximately 1/2 acre) located at 3720 Harborview Drive, currently occupied by Lighthouse Marine and Speedy Auto Glass, from a Residential Low (RL) designation to a Residential Medium (RM) designation.

5. Application COMP 08-0004: Area-Wide Land Use Map Amendment

The proposed Comprehensive Plan amendment, requested by the City of Gig Harbor Planning Commission, would correct inconsistencies between the Land Use Map and the Zoning Map. The three amendments include:

1. A land use designation change from Residential Medium (RM) to Residential Low (RL) of approximately 38 acres along the west side of Soundview Drive zoned R-1;
2. A land use designation change from Residential Low (RL) to Residential Medium (RM) of approximately 16.5 acres between Soundview Drive and Harborview Drive near the old ferry landing zoned R-2; and,
3. A land use designation change from Residential Low (RL) to Residential Medium (RM) of approximately 250 acres between Burnham Drive and State Route 16 in the Urban Growth Area with pre-annexation zoning of R-2.

6. Application COMP 08-0005: Gig Harbor Wastewater Comprehensive Plan Amendments to Sewer Basins C1, C5 and C8

The proposed Comprehensive Plan amendment, requested by the City of Gig Harbor, would amend sewer basin boundaries to reflect actual conditions for Sewer Basins C1, C5 and C8 contained in the Gig Harbor Wastewater Comprehensive Plan.

7. Application COMP 08-0006: Utilities Element Update

The proposed Comprehensive Plan amendment, requested by the City of Gig Harbor, would add a goal to the Utilities Element to allow for the potential creation and utilization of reclaimed (Class A) water at the City's Wastewater Treatment Plant.

8. Application COMP 08-0007: Capital Facilities Plan Update

The proposed Comprehensive Plan amendment, requested by the City of Gig Harbor, would amend the Capital Facilities Plan to update the stormwater, wastewater, water system, parks, recreations and open space, and transportation improvement projects included in the six-year and twenty-year improvement project lists. The City currently has a consultant under contract to assist with the development of the City's Future (Six-Year horizon) and Long Range (Twenty-Year horizon) traffic models. The models will then be used to test and finalize the six-year and long range transportation improvement project list included in the Capital Facilities Plan.

9. Application COMP 08-0008: Transportation Element Update

The proposed Comprehensive Plan amendment, requested by the City of Gig Harbor, would amend the Transportation Element, correcting inconsistencies and incorporating new information resulting from work in progress to identify key transportation capacity improvement projects using updated growth and traffic modeling information. As discussed

above, the staff will update this amendment, as appropriate, based on the information garnered from the Future (Six-Year horizon) and Long Range (Twenty-Year horizon) traffic models which are currently being developed.

The Planning Commission reviewed the 9 proposed amendments at 2 public hearings and 5 work study sessions. Approximately twenty (20) members of the public testified or provided written comments. At their September 18, 2008 work study session, the Planning Commission voted to recommend that 8 of the proposed amendments be approved and that one amendment (COMP 08-0001: 3700 Grandview Street Comprehensive Land Use Map Amendment) be denied. A memorandum from the Planning Commission discussing their findings is attached. The City Council has been provided binders containing copies of the specific amendments together with planning staff reports and Planning Commission minutes for the meetings at which they discussed the amendments.

At the October 13, 2008 public hearing, the proponents of COMP 08-0001 (3700 Grandview Street) presented a proposed revision to the amendment reviewed by the Planning Commission. The revised proposal included the development of single family homes on the north half of the site and provided more specificity for the proposed mixed use (office and residential) development on the south half of the site. At the second reading of ordinance for the comp plan revisions, the proponents provided a detailed site plan and proposed Development Agreement for the revised amendment. In that the proponent has significantly amended the original request, the City Attorney advised that a second public hearing was required.

POLICY ANALYSIS

The process for Comprehensive Plan amendment (Chapter 19.09) states that the City Council shall consider the Planning Commission's recommendations and after considering the criteria found in GHMC 19.09.170 and 19.09.130 make written findings regarding each application's consistency or inconsistency with the criteria. Those amendments which are consistent with the criteria should be approved.

ENVIRONMENTAL ANALYSIS

The SEPA Responsible Official issued a Determination of Non-Significance (DNS) for the proposed amendments on July 23, 2008 per WAC 197-11-340(2). The appeal period for the DNS expired on September 28, 2008.

FISCAL CONSIDERATION

None

BOARD OR COMMITTEE RECOMMENDATION

Having reviewed the proposed 2008 Comprehensive Plan amendments the City of Gig Harbor Planning Commission recommended the City Council **APPROVE** 8 proposed Comprehensive Plan amendments and **DENY** one proposed Comprehensive Plan amendment (COMP 08-0001 – 3700 Grandview Street). It should be noted that the Planning Commission did not have the opportunity to review the revised proposal for this amendment.

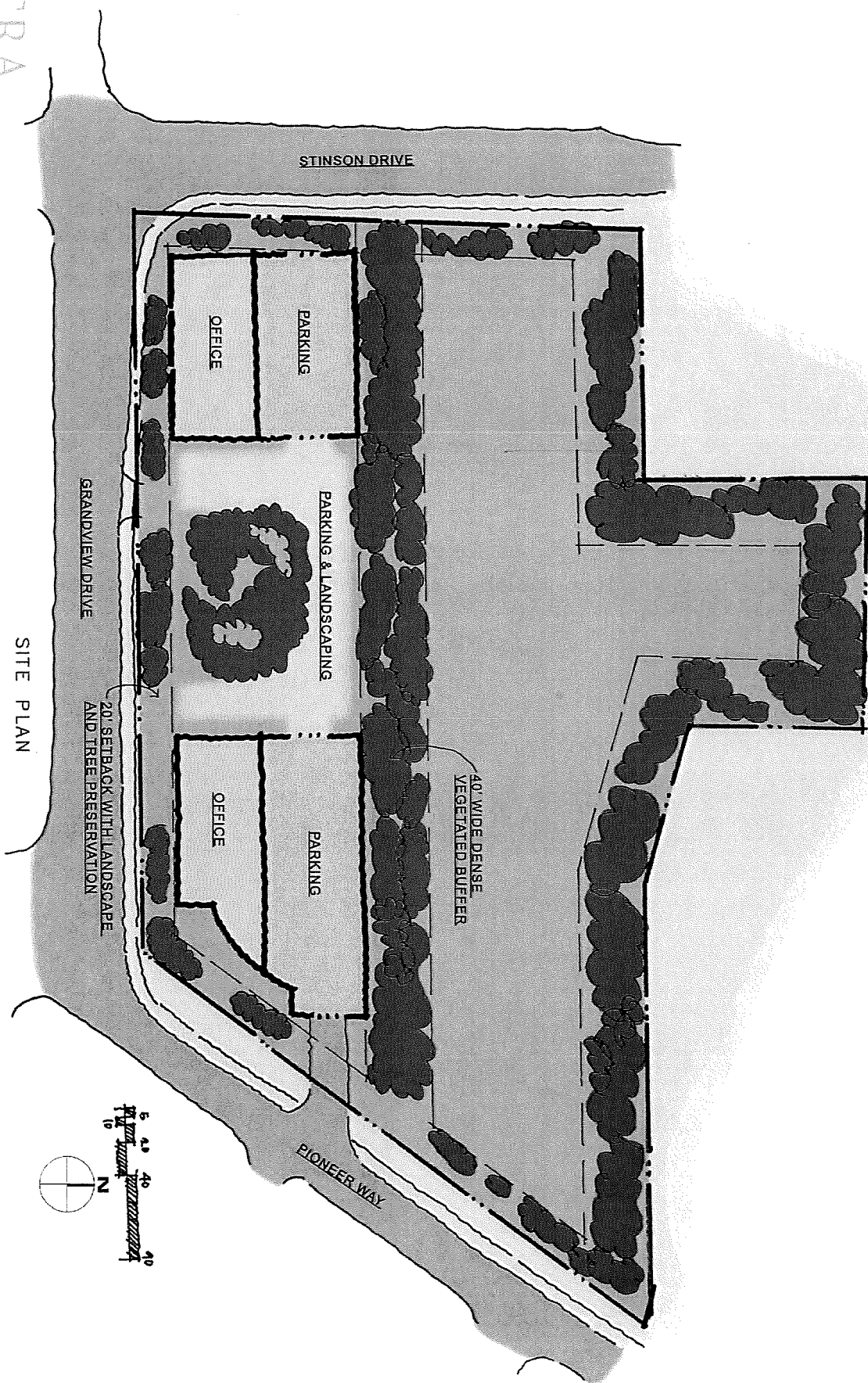
RECOMMENDATION / MOTION

Hold a public hearing and make a final decision on the 2008 Comprehensive Plan Amendments.

ANCICH PROPERTY

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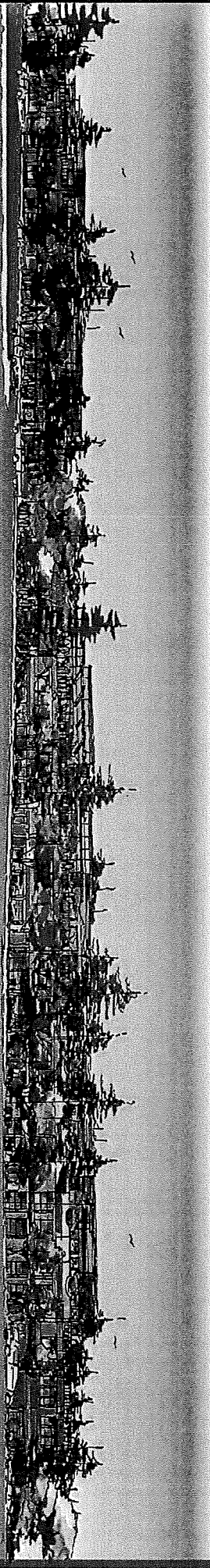
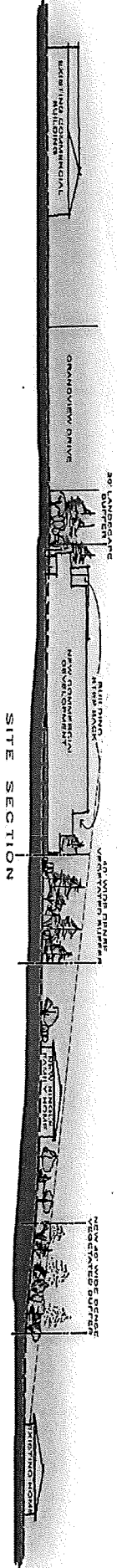
24 OCTOBER 2008



SITE PLAN



ANCICHI PROPERTY



BCRA

24 OCTOBER 2008

FROM CONCEPTUAL PERSPECTIVE
AND PIONEER

10/24/08

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO GROWTH MANAGEMENT AND PLANNING, MAKING THE FOLLOWING AMENDMENTS TO THE CITY OF GIG HARBOR COMPREHENSIVE LAND USE PLAN FOR THE 2008 ANNUAL CYCLE: AMENDING TEXT AND MAPS RELATED TO SEWER BASIN C14 (COMP 07-0005); AMENDING THE COMPREHENSIVE PLAN LAND USE MAP TO CHANGE THE LAND USE DESIGNATION FOR 4.27 ACRES OF PROPERTY LOCATED AT 3700 GRANDVIEW STREET FROM RESIDENTIAL LOW (RL) TO RESIDENTIAL MEDIUM (RM) (COMP 08-0001); AMENDING THE PARKS, RECREATION AND OPEN SPACE PLAN TO ADD THREE ADDITIONAL PROPERTIES FOR AQUISITION (COMP 08-0002); AMENDING THE COMPREHENSIVE PLAN LAND USE MAP TO CHANGE THE LAND USE DESIGNATION FOR .5 ACRES OF PROPERTY LOCATED AT 3720 HARBORVIEW DRIVE STREET FROM RESIDENTIAL LOW (RL) TO RESIDENTIAL MEDIUM (RM) (COMP 08-0003); AMENDING THE COMPREHENSIVE PLAN LAND USE MAP TO CHANGE THE LAND USE DESIGNATION FOR 3 AREAS OF THE CITY TO ELIMINATE EXISTING INCONSISTENCIES BETWEEN THE ADOPTED ZONING OF THE PROPERTIES AND THE COMPREHENSIVE PLAN LAND USE MAP (COMP 08-0004); AMENDING THE WASTEWATER COMPREHENSIVE PLAN ELEMENT TO REVISE SEWER BASIN BOUNDARIES FOR SEWER BASINS C1, C5 AND C8 (COMP 08-0005); AMENDING THE UTILITIES ELEMENT OF THE COMPREHENSIVE PLAN TO ADD A GOAL THAT WOULD ALLOW FOR THE POTENTIAL CREATION AND UTILIZATION OR RECLAIMED WATER (CLASS A) AT THE CITY WASTEWATER TREATMENT PLANT (COMP 08-00060; AMENDMENT OF THE CAPITAL FACILITIES ELEMENT TO UPDATE THE SIX-YEAR AND TWENTY-YEAR IMPROVEMENT PROJECT LISTS, (COMP 08-0007); AMENDING THE TRANSPORTATION ELEMENT OF THE COMPREHENSIVE PLAN TO CORRECT INCONSISTENCIES AND INCORPORATE NEW INFORMATION RESULTING FROM WORK IN PROGRESS (COMP 08-0008).

WHEREAS, the City of Gig Harbor plans under the Growth Management Act (chapter 36.70A RCW); and

WHEREAS, the Act requires the City to adopt a Comprehensive Plan; and

WHEREAS, the City adopted a revised GMA Comprehensive Plan as required by RCW 36.70A.130 (4) in December 2004; and

WHEREAS, the City is required to consider suggested changes to the Comprehensive Plan (RCW 36.70A.470); and

WHEREAS, the City may not amend the Comprehensive Plan more than once a year (RCW 36.70A.130); and

WHEREAS, the City is required to provide public notice and public hearing for any amendments to the Comprehensive Plan and the adoption of any elements thereto (RCW 36.70A.035, RCW 36.70A.130); and

WHEREAS, on April 28, 2008, the City Council evaluated the comprehensive plan amendment applications submitted for the 2008 annual cycle, and held a public hearing on such applications; and

WHEREAS, on May 12, 2008, the City Council forwarded nine comprehensive plan amendment applications to the Planning Commission for further processing in the 2008 Comprehensive Plan annual cycle; and

WHEREAS, on July 18, 2008, the City's SEPA Responsible Official issued a Determination of Non-Significance (DNS) for comprehensive plan amendment applications, pursuant to WAC 197-11-340(2) which was not appealed; and

WHEREAS, the Planning Director notified the Washington State Office of Community Development of the City's intent to amend the Comprehensive Plan and forwarded a copy of the proposed amendments on July 23, 2008 pursuant to RCW 36.70A.106; and

WHEREAS, the Planning Commission held work study sessions on to discuss the applications on July 17, 2008, August 7, 2008, August 21, 2008, September 4, 2008 and September 18, 2008; and

WHEREAS, the Planning Commission held a public hearings on comprehensive plan amendments on August 7, 2008 and September 4, 2008; and

WHEREAS, on September 18, 2008 the Planning Commission voted to recommend approval of 8 proposed amendments (COMP 07 – 0005, COMP 08-0002, COMP 08-0003, COMP 08-0004, COMP 08-0005, COMP 08-0006, COMP 08-0007, COMP 08-0008) and recommend denial of one proposed amendment (COMP 08-0001) as documented in the Planning Commission's written recommendation signed by Planning Commission Vice-Chair, Harris Atkins, dated October 2, 2008; and

WHEREAS, the Gig Harbor City Council held a public hearing and first reading of an Ordinance implementing the recommendations of the Planning Commission amending the Comprehensive Plan on October 13, 2008; and

WHEREAS, the Gig Harbor City Council held a second public hearing and second reading of an Ordinance implementing the recommendations of the Planning Commission amending the Comprehensive Plan on _____; Now, Therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, ORDAINS AS FOLLOWS:

Section 1. Comprehensive Plan Text Amendments.

A. **Notice.** The City Clerk confirmed that public notice of the public hearings held by the City Council on the following applications was provided.

B. **Hearing Procedure.** The City Council's consideration of the comprehensive plan text amendments is a legislative act. The Appearance of Fairness doctrine does not apply.

C. **Testimony.** The following persons testified on the applications at the October 13, 2008 public hearing:

[To be inserted after public hearing]

D. **Criteria for Approval.** The process for Comprehensive Plan amendments (Chapter 19.09) states that the City Council shall consider the Planning Commission's recommendations and after considering the criteria found in GHMC 19.09.170 and 19.09.130 make written findings regarding each application's consistency or inconsistency with the criteria. The criteria found in GHMC 19.09.170 and 19.09.130 is as follows:

19.09.170 Criteria for approval.

A. The proposed amendment meets concurrency requirements for transportation as specified in Chapter 19.10 GHMC;

B. The proposed amendment will not adversely impact the city's ability to provide sewer and water, and will not adversely affect adopted levels of service standards for other public facilities and services such as parks, police, fire, emergency medical services and governmental services;

C. The proposed amendments will not result in overall residential capacities in the city or UGA that either exceed or fall below the projected need over the 20-year planning horizon; nor will the amendments result in densities that do not achieve development of at least four units per net acre of residentially designated land;

D. Adequate infrastructure, facilities and services are available to serve the proposed or potential development expected as a result of this amendment, according to one of the following provisions:

1. The city has adequate funds for needed infrastructure, facilities and services to support new development associated with the proposed amendments; or

2. The city's projected revenues are sufficient to fund needed infrastructure, facilities and services, and such infrastructure, facilities and services are included in the schedule of capital improvements in the city's capital facilities plan; or

3. Needed infrastructure, facilities and services will be funded by the developer under the terms of a developer's agreement associated with this comprehensive plan amendment; or

4. Adequate infrastructure, facilities and services are currently in place to serve expected development as a result of this comprehensive plan amendment based upon an assessment of land use assumptions; or

5. Land use assumptions have been reassessed, and required amendments to other sections of the comprehensive plan are being processed in conjunction with this amendment in order to ensure that adopted level of service standards will be met.

E. The proposed amendment is consistent with the goals, policies and objectives of the comprehensive plan;

F. The proposed amendment will not result in probable significant adverse impacts to the transportation network, capital facilities, utilities, parks, and environmental features which cannot be mitigated and will not place uncompensated burdens upon existing or planned services;

G. In the case of an amendment to the comprehensive plan land use map, that the subject parcels being redesignated are physically suitable for the allowed land uses in the designation being requested, including compatibility with existing and planned surrounding land uses and the zoning district locational criteria contained within the comprehensive plan and zoning code;

H. The proposed amendment will not create a demand to change other land use designations of adjacent or surrounding properties, unless the change in land use designation for other properties is in the long-term interest of the community in general;

I. The proposed amendment is consistent with the Growth Management Act, the countywide planning policies and other applicable interjurisdictional policies and agreements, and/or other state or local laws; and

J. The proposed effect of approval of any individual amendment will not have a cumulative adverse effect on the planning area.

19.09.130 Considerations for decision to initiate processing.

A. Whether circumstances related to the proposed amendment and/or the area in which it is located have substantially changed since the adoption of the comprehensive plan; and

B. Whether the assumptions upon which the comprehensive plan is based are no longer valid, or whether new information is available which was not considered during the initial comprehensive plan adoption process or during previous annual amendments.

E. Applications.

1. COMP 07-0005, Wastewater Element.

Summary: The proposed Comprehensive Plan amendment, requested by Harbor Reach Estates LLC, would amend text and maps related to the Sewer Basin C14 in the Gig Harbor Wastewater Comprehensive Plan.

Findings:

[To be inserted after public hearing and Council review]

Conclusion:

[To be inserted after public hearing and Council review]

2. COMP 08-0001, Comprehensive Plan Land Use Map Amendment.

Summary: The proposed Comprehensive Plan amendment, requested by MP8 LLC and Pioneer & Stinson LLC, would change the land use designation for 4.27 acres of property located at 3700 Grandview Street from a Residential Low (RL) designation to a Residential Medium (RM) designation.

Findings:

[To be inserted after public hearing and Council review]

Conclusion:

[To be inserted after public hearing and Council review]

3. COMP 08-0002, Parks, Recreation and Open Space Amendment.

Summary: The proposed Comprehensive Plan amendment, requested by the City of Gig Harbor, would update, revise and add to the list and descriptions for current and planned parks, recreation and open space projects. The amendment will allow the City to update its park impact fees.

Findings:

[To be inserted after public hearing and Council review]

Conclusion:

[To be inserted after public hearing and Council review]

4. COMP 08-0003, Comprehensive Plan Land Use Map Amendment.

Summary: The proposed Comprehensive Plan amendment, requested by Michael Averill of Lighthouse Square LLC, would change the land use designation for one parcel of property (approximately ½ acre) located at 3720 Harborview Drive, currently occupied by Lighthouse Marine and Speedy Auto Glass, from a Residential Low (RL) designation to a Residential Medium (RM) designation.

Findings:

[To be inserted after public hearing and Council review]

Conclusion:

[To be inserted after public hearing and Council review]

5. COMP 08-0004, Comprehensive Plan Land Use Map Amendment.

Summary: The proposed Comprehensive Plan amendment, requested by the City of Gig Harbor Planning Commission, would correct inconsistencies between the Land Use Map and the Zoning Map. The three amendments include:

1. A land use designation change from Residential Medium (RM) to Residential Low (RL) of approximately 38 acres along the west side of Soundview Drive zoned R-1;
2. A land use designation change from Residential Low (RL) to Residential Medium (RM) of approximately 16.5 acres between Soundview Drive and Harborview Drive near the old ferry landing zoned R-2; and,
3. A land use designation change from Residential Low (RL) to Residential Medium (RM) of approximately 250 acres between Burnham Drive and State Route 16 in the Urban Growth Area with pre-annexation zoning of R-2.

Findings:

[To be inserted after public hearing and Council review]

Conclusion:

[To be inserted after public hearing and Council review]

6. COMP 08-0005, Wastewater Element.

Summary: The proposed Comprehensive Plan amendment, requested by the City of Gig Harbor, would amend sewer basin boundaries to reflect actual conditions for Sewer Basins C1, C5 and C8 contained in the Gig Harbor Wastewater Comprehensive Plan.

Findings:

[To be inserted after public hearing and Council review]

Conclusion:

[To be inserted after public hearing and Council review]

7. COMP 08-0006, Utilities Element.

Summary: The proposed Comprehensive Plan amendment, requested by the City of Gig Harbor, would add a goal to the Utilities Element to allow for the potential creation and utilization of reclaimed (Class A) water at the City's Wastewater Treatment Plant.

Findings:

[To be inserted after public hearing and Council review]

Conclusion:

[To be inserted after public hearing and Council review]

8. COMP 08-0007, Capital Facilities Element.

Summary: The proposed Comprehensive Plan amendment, requested by the City of Gig Harbor, would amend the Capital Facilities Plan to update the stormwater, wastewater, water system, parks, recreations and open space, and transportation improvement projects included in the six-year and twenty-year improvement project lists. The City currently has a consultant under contract to assist with the development of the City's Future (Six-Year horizon) and Long Range (Twenty-Year horizon) traffic models. The models will then be used to test and finalize the six-year and long range transportation improvement project list included in the Capital Facilities Plan. This work is currently in progress and is scheduled to be completed in draft form by May 23rd with a final report due June 16th. This will allow staff the time to incorporate changes into the proposed amendments sent to the Planning Commission.

Findings:

[To be inserted after public hearing and Council review]

Conclusion:

[To be inserted after public hearing and Council review]

9. COMP 08-0008, Transportation Element.

Summary: The proposed Comprehensive Plan amendment, requested by the City of Gig Harbor, would amend the Transportation Element, correcting inconsistencies and incorporating new information resulting from work in progress to identify key transportation capacity improvement projects using updated growth and traffic modeling information. As discussed above, the staff will update this amendment, as appropriate, based on the information garnered from the Future (Six-Year horizon) and Long Range (Twenty-Year horizon) traffic models which are currently being developed.

Findings:

[To be inserted after public hearing and Council review]

Conclusion:

[To be inserted after public hearing and Council review]

Section 2. Transmittal to State. The City Community Development Director is directed to forward a copy of this Ordinance, together with all of the exhibits, to the Washington State Office of Community Development within ten days of adoption, pursuant to RCW 36.70A.106.

Section 3. Severability. If any portion of this Ordinance or its application to any person or circumstances is held by a court of competent jurisdiction to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the remainder of the Ordinance or the application of the remainder to other persons or circumstances.

Section 4. Effective Date. This ordinance shall take effect and be in full force five (5) days after passage and publication of an approved summary consisting of the title.

PASSED by the Council and approved by the Mayor of the City of Gig Harbor this ____ day of ____, 2008.

CITY OF GIG HARBOR

CHARLES L. HUNTER, MAYOR

ATTEST/AUTHENTICATED:

By: _____
MOLLY TOWSLEE, CITY CLERK

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.



COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF RECOMMENDATION
CITY OF GIG HARBOR PLANNING COMMISSION
2008 COMPREHENSIVE PLAN AMENDMENTS

TO: City of Gig Harbor
FROM: Harris Atkins, Vice Chair *Harris Atkins*
DATE: October 2, 2008
RE: Applications: COMP 07-0005, COMP 08-0001, COMP 08-0002, COMP 08-0003, COMP 08-0004, COMP 08-0005, COMP 08-0006, COMP 08-0007 and COMP 08-0008

Having reviewed the Comprehensive Plan amendments included in the 2008 cycle after public hearings on August 7, 2008 and September 4, 2008, the City of Gig Harbor Planning Commission recommends the City Council **APPROVE** 8 of the proposed Comprehensive Plan amendments and **DENY** one proposed Comprehensive Plan amendment. The following is a summary of each proposed 2008 Comprehensive Plan amendment together with the Planning Commission's recommendation.

COMP 07-0005:

The proposed Comprehensive Plan amendment, requested by Harbor Reach Estates LLC, would amend text and maps related to the Sewer Basin C14 in the Gig Harbor Wastewater Comprehensive Plan.

Planning Commission Recommendation: Approval. The application is consistent with the criteria identified in GHMC 19.09.170 for the approval of amendments to the City of Gig Harbor's Comprehensive Plan.

COMP 08-0001:

The proposed Comprehensive Plan amendment, requested by MP8 LLC and Pioneer & Stinson LLC, would change the land use designation for 4.27 acres of property located at 3700 Grandview Street from a Residential Low (RL) designation to a Residential Medium (RM) designation.

Planning Commission Recommendation: Denial. The Planning Commission found that the request was inconsistent with the criteria identified in GHMC 19.09.170 for the approval of amendments to the City of Gig Harbor's

Comprehensive Plan. Although requesting a medium intensity designation for the entire property, the applicant's request contains two separate proposals for the site. The northerly 2 acres is proposed to be developed with 7 duplexes and the southerly 2 acres is proposed to be developed by one or more buildings containing a mix of office and residential uses. The applicants submitted a draft development agreement that would limit the use of the property to those uses. The applicants requested that the City consider the duplex and office portions of the project separately. After careful review, the Commission found that the request was inconsistent with the goals, policies and objectives of the comprehensive plan. In terms of the proposed duplexes, the Commission felt that changing the northerly portion of the site to Residential Medium to allow a rezone to R-2 would be inconsistent with Land Use Element Policy 2.2.2. This policy seeks to define and protect the integrity of small planning areas, particularly residential neighborhoods. The construction of duplexes adjacent to existing single family residences could have an adverse impact upon the single family homes. The commission further felt that duplexes could create a precedent for similar requests further down the hill to the north. The Commission questioned the need for the duplexes to be located between the proposed office building(s) and the single family homes to the north. The proposed mixed use development on the south half of the overall site is currently zoned RB-1. The applicants are proposing to rezone the site to RB-2 if the comp plan amendment is approved. The intent statements of both RB-1 and RB-2 state that those districts are intended to act as buffers adjacent to lower density residential uses. Therefore, there should not be a need to buffer the existing single family homes from the proposed mixed use development. The Planning Commission voted unanimously to recommend denial of this portion of the requested Comp Plan Amendment.

The Planning Commission also felt that the proposed mixed use development on the southerly half of the site was inconsistent with the goals, policies and objectives of the Comprehensive Plan. The applicants indicate that if the Land Use Map is changed to designate the site Residential Medium, they intend to rezone the property RB-2. As previously stated, the site is currently zoned RB-1. There are two major differences between RB-1 and RB-2. The RB-2 zone allows multiple family housing and the RB-1 only allows single family. The RB-1 zone has a maximum building size of 5,000 square feet and the RB-2 zone has no maximum size limit. The applicant has discussed the construction of one or more structures up to 3 stories in height. The goals and policies of the Community Design Element of the Comprehensive Plan discuss the importance of scale as it relates to the surrounding area. The Commission was concerned that a change to the Land Use Map that led to the rezoning of the site to RB-2 could adversely affect the neighborhood's scale, which for the most part consists of single story and 1 ½ story commercial buildings.

There are several policies in the Comprehensive Plan that discuss the importance of retaining existing vegetation. The applicants have indicated that they will retain existing vegetation as required under the existing zoning regulations. The Planning Commission could not evaluate the retention of existing vegetation in that the plans submitted by the applicant did not provide conceptual building locations, parking or vegetation retention detail.

Criteria 19.09.170 G. requires that in the case of a comp plan land use map amendment, the subject parcel must be physically suitable for the allowed uses in the designation requested, including compatibility with existing and planned surrounding land uses. Testimony at the public hearing brought into question whether the proposed land use map amendment would result in a development that would be compatible with the surrounding uses which are predominately single family homes to the north and east. After careful consideration, it is the position of the Planning Commission that the proposed duplexes and future large multiple story building or building would not be compatible with the surrounding land uses. The Planning Commission voted 3 – 2 to deny this portion of the Comp plan Amendment.

Based upon the above, the Planning Commission respectfully recommends denial of application COMP 08-0001.

COMP 08-0002:

The proposed Comprehensive Plan amendment, requested by the City of Gig Harbor, would update, revise and add to the list and descriptions for current and planned parks, recreation and open space projects. The amendment will allow the City to update its park impact fees.

Planning Commission Recommendation: Approval. The application is consistent with the criteria identified in GHMC 19.09.170 for the approval of amendments to the City of Gig Harbor's Comprehensive Plan.

COMP 08-0003:

The proposed Comprehensive Plan amendment, requested by Michael Averill of Lighthouse Square LLC, would change the land use designation for one parcel of property (approximately 1/2 acre) located at 3720 Harborview Drive, currently occupied by Lighthouse Marine and Speedy Auto Glass, from a Residential Low (RL) designation to a Residential Medium (RM) designation.

Planning Commission Recommendation: Approval. The application is consistent with the criteria identified in GHMC 19.09.170 for the approval of amendments to the City of Gig Harbor's Comprehensive Plan.

COMP 08-0004:

The proposed Comprehensive Plan amendment, requested by the City of Gig Harbor Planning Commission, would correct inconsistencies between the Land Use Map and the Zoning Map. The three amendments include:

1. A land use designation change from Residential Medium (RM) to Residential Low (RL) of approximately 38 acres along the west side of Soundview Drive zoned R-1;
2. A land use designation change from Residential Low (RL) to Residential Medium (RM) of approximately 16.5 acres between Soundview Drive and Harborview Drive near the old ferry landing zoned R-2; and,
3. A land use designation change from Residential Low (RL) to Residential Medium (RM) of approximately 250 acres between Burnham Drive and State Route 16 in the Urban Growth Area with pre-annexation zoning of R-2.

Planning Commission Recommendation: Recommend approval for map areas 1 and 3. Recommend approval of map area 2 with the exception that the southern boundary be redrawn to exclude the 6 southerly parcels along Grandview Place.

For map areas 1, 2 and 3 (with the exception of the southerly six parcels of land in map area 2) the application is consistent with the criteria identified in GHMC 19.09.170 for the approval of amendments to the City of Gig Harbor's Comprehensive Plan. In that the southerly six parcels in map area 2 are developed with single family dwellings, the existing land use map designation of Residential Low should be retained.

COMP 08-0005:

The proposed Comprehensive Plan amendment, requested by the City of Gig Harbor, would amend sewer basin boundaries to reflect actual conditions for Sewer Basins C1, C5 and C8 contained in the Gig Harbor Wastewater Comprehensive Plan.

Planning Commission Recommendation: Approval. The application is consistent with the criteria identified in GHMC 19.09.170 for the approval of amendments to the City of Gig Harbor's Comprehensive Plan.

COMP 08-0006:

The proposed Comprehensive Plan amendment, requested by the City of Gig Harbor, would add a goal to the Utilities Element to allow for the potential creation and utilization of reclaimed (Class A) water at the City's Wastewater Treatment Plant.

Planning Commission Recommendation: Approval. The application is consistent with the criteria identified in GHMC 19.09.170 for the approval of amendments to the City of Gig Harbor's Comprehensive Plan.

COMP 08-0007:

The proposed Comprehensive Plan amendment, requested by the City of Gig Harbor, would amend the Capital Facilities Plan to update the stormwater, wastewater, water system, parks, recreations and open space, and transportation improvement projects included in the six-year and twenty-year improvement project lists. The City currently has a consultant under contract to assist with the development of the City's Future (Six-Year horizon) and Long Range (Twenty-Year horizon) traffic models. The models will then be used to test and finalize the six-year and long range transportation improvement project list included in the Capital Facilities Plan.

Planning Commission Recommendation: Approval. The application is consistent with the criteria identified in GHMC 19.09.170 for the approval of amendments to the City of Gig Harbor's Comprehensive Plan.

COMP 08-0008:

The proposed Comprehensive Plan amendment, requested by the City of Gig Harbor, would amend the Transportation Element, correcting inconsistencies and incorporating new information resulting from work in progress to identify key transportation capacity improvement projects using updated growth and traffic modeling information. As discussed above, the staff will update this amendment, as appropriate, based on the information garnered from the Future (Six-Year horizon) and Long Range (Twenty-Year horizon) traffic models which are currently being developed.

Planning Commission Recommendation: Approval. The application is consistent with the criteria identified in GHMC 19.09.170 for the approval of amendments to the City of Gig Harbor's Comprehensive Plan.

The Planning Commission made these recommendations after reviewing the criteria for approval found in GHMC 19.09.170:

19.09.170 Criteria for approval.

Every applicant for a comprehensive plan amendment must demonstrate how each of the following criteria for approval has been satisfied in their application materials. The city council, in addition to the consideration of the conditions set forth in GHMC 19.09.130, shall make written findings regarding each application's consistency or inconsistency with each of the following criteria:

A. The proposed amendment meets concurrency requirements for transportation as specified in Chapter 19.10 GHMC;

B. The proposed amendment will not adversely impact the city's ability to provide sewer and water, and will not adversely affect adopted levels of service standards for other public facilities and services such as parks, police, fire, emergency medical services and governmental services;

C. The proposed amendments will not result in overall residential capacities in the city or UGA that either exceed or fall below the projected need over the 20-year planning horizon; nor will the amendments result in densities that do not achieve development of at least four units per net acre of residentially designated land;

D. Adequate infrastructure, facilities and services are available to serve the proposed or potential development expected as a result of this amendment, according to one of the following provisions:

1. The city has adequate funds for needed infrastructure, facilities and services to support new development associated with the proposed amendments; or

2. The city's projected revenues are sufficient to fund needed infrastructure, facilities and services, and such infrastructure, facilities and services are included in the schedule of capital improvements in the city's capital facilities plan; or

3. Needed infrastructure, facilities and services will be funded by the developer under the terms of a developer's agreement associated with this comprehensive plan amendment; or

4. Adequate infrastructure, facilities and services are currently in place to serve expected development as a result of this comprehensive plan amendment based upon an assessment of land use assumptions; or

5. Land use assumptions have been reassessed, and required amendments to other sections of the comprehensive plan are being processed in conjunction with this amendment in order to ensure that adopted level of service standards will be met.

E. The proposed amendment is consistent with the goals, policies and objectives of the comprehensive plan;

F. The proposed amendment will not result in probable significant adverse impacts to the transportation network, capital facilities, utilities, parks, and environmental features which cannot be mitigated and will not place uncompensated burdens upon existing or planned services;

G. In the case of an amendment to the comprehensive plan land use map, that the subject parcels being redesignated are physically suitable for the allowed land uses in the designation being requested, including compatibility with existing and planned surrounding land uses and the zoning district locational criteria contained within the comprehensive plan and zoning code;

H. The proposed amendment will not create a demand to change other land use designations of adjacent or surrounding properties, unless the change in land use designation for other properties is in the long-term interest of the community in general;

I. The proposed amendment is consistent with the Growth Management Act, the countywide planning policies and other applicable interjurisdictional policies and agreements, and/or other state or local laws; and

J. The proposed effect of approval of any individual amendment will not have a cumulative adverse effect on the planning area.

cc: Planning File

Old Business - 1

RECEIVED
CITY OF GIG HARBOR
MAY 03 2008
COMMUNITY
DEPARTMENT

Dear Gig Harbor Planning Commission.

I am glad that you are recommending that the southerly six parcels of property be rezoned to R1. We want to keep this a single family dwelling neighborhood. If this remains R2 that will change.

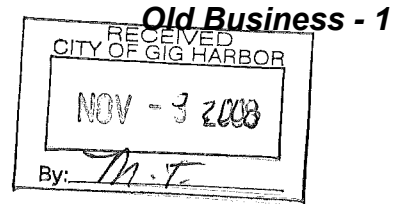
This is also a private road and the increase in traffic is not desireable. Please do return this to R1 which it always was intended to be .

Sincerely,

Frances Borgert



10/10/08 2:00 PM
10/10/08 2:00 PM
10/10/08 2:00 PM



November 2, 2008

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

Greetings:

This letter is in regard to the Zoning change from R 2 to R1 on Grandview Place. We were unable to attend the hearing or the council meeting when this issue was discussed. We understand that no decision has been made therefore we wanted to express our wishes in this matter.

We think that the Planning Commission's Recommendation to zone our property R-1 is a wise decision. We were surprised to find it is now designated R-2 as we assumed it was designated R-1. It is a quiet neighborhood and we would like to keep it that way.

Our road is a private road which is maintained by the residents not the city. To allow more traffic would be detrimental. It is already difficult to turn onto Soundview Drive from Grandview Place because of the steepness of our road. It is a dangerous intersection.

We would appreciate your thoughtful consideration of the situation.

Sincerely,

Janet and Darrell Medcalf

November 10, 2008

C&D Hunter, LLC
3710 Grandview St.
7117 Stinson Ave.
Gig Harbor, WA 98335

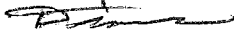
Attn: Tom Dolan
Planning Director
City of Gig Harbor

RE: Comp 08-0001

Because of the major changes to this comp plan amendment before the City Council I encourage the council to send this matter back to the planning commission.

The proposal use will have a major impact on the gateway to Gig Harbor.

Sincerely,



Dianne Hunter

RECEIVED
NOV 10 2008
CITY OF GIG HARBOR

November 8, 2008

City Council, Mayor Hunter
City of Gig Harbor
3510 Grandview St.
Gig Harbor, WA 98335

Dear members of City Council, and Mayor Hunter,

The undersigned residents request that you send the MP8/Pioneer/Stinson LLP projects back to the Planning Commission. We feel strongly that the size and scope of the commercial development; as well as seeking exemption from the height limits within the basin, amount to significantly different impacts on the immediate residents. We are *very concerned* with large commercial creep coming within view of the entire basin, and 50 year old adjacent single family homes. Attention to vertical height is paramount.

We further request that poles, with red flags, be planted at corners of each building, indicating projected heights, for review and comment by residents before approvals. Given that Pioneer is considered the "gateway to the harbor" further analysis needs to be done, regarding the last stand of native trees at the top of the basin.

Respectfully submitted,

<u>Printed Name</u>	<u>Address</u>	<u>Signature</u>
<u>WILLIAM FOGARTY</u>	<u>3614 Butler Dr.</u>	<u>William Fogarty</u>
<u>MaryJane Segreto</u>	<u>9504 Peacockhill</u>	<u>MaryJane Segreto</u>
<u>DEMMIS J. SEGRETO</u>	<u>9504 PEACOCKHILL</u>	<u>Demmis J. Segreto</u>
<u>Nick Markovich</u>	<u>3434 HARBORVIEW</u>	<u>Nick Markovich</u>
<u>LENITA A. MARKOVICH</u>	<u>3434 HARBORVIEW</u>	<u>Lenita A. Markovich</u>
<u>DAN FRANK</u>	<u>3108 Shyleen</u>	<u>Dan Frank</u>
<u>Susan Frank</u>	<u>3108 Shyleen</u>	<u>Susan M. Frank</u>
<u>CAROL BERGMAN</u>	<u>3702 Butler Dr.</u>	<u>Carol Bergman</u>
<u>Aida Fogarty</u>	<u>3614 Butler Dr</u>	<u>Aida Fogarty</u>

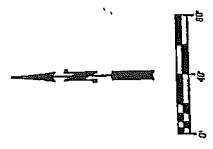
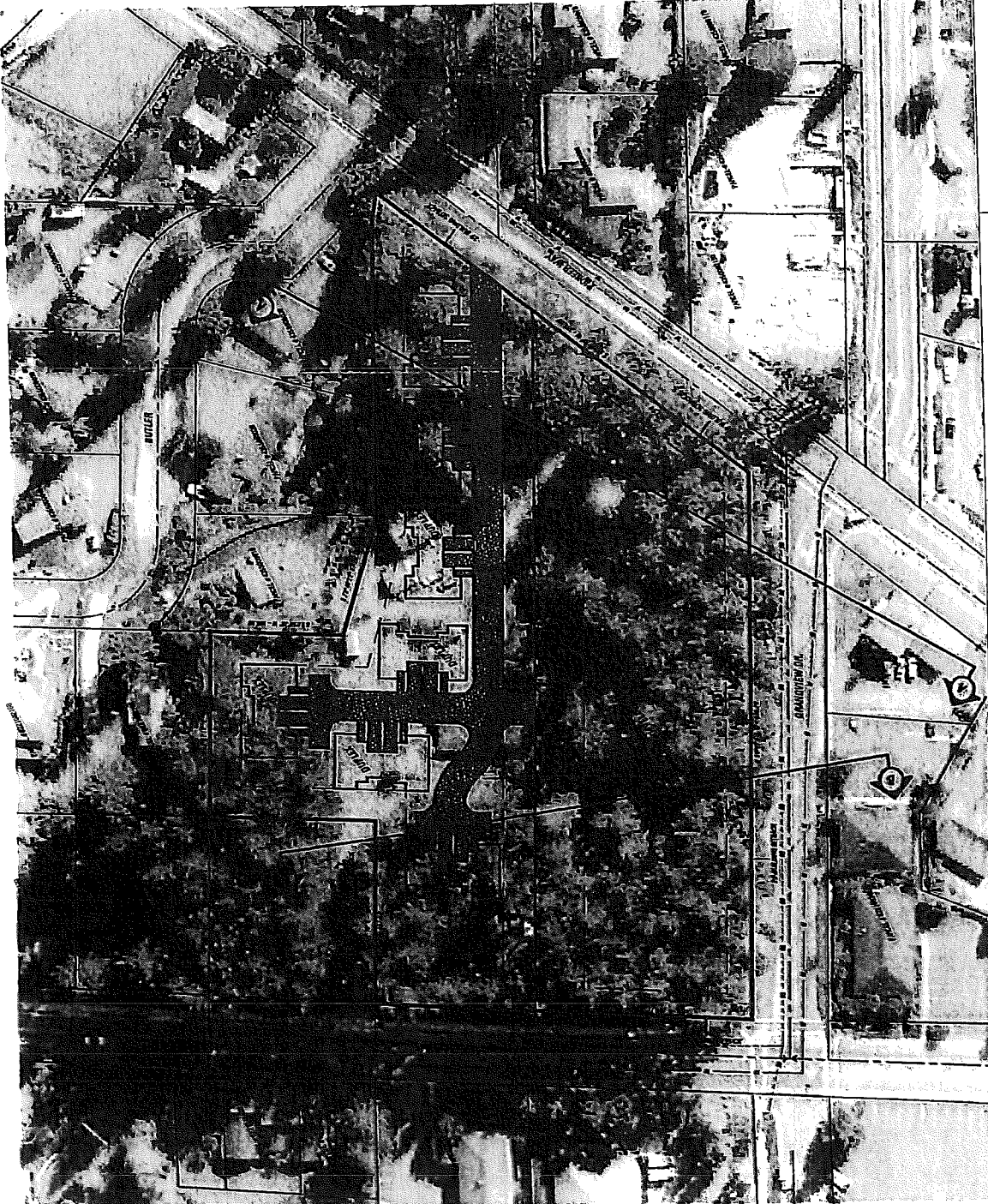
implied thread of 1 1/2 days - 1 day

90' buffer
5000 sq ft lot deck
2nd & 3rd fls

PARCEL #:
02100224, 02100217
02100224, 02100225
02100221

GRANDVIEW

IN A PORTION OF THE SW1/4 OF SECTION 8, TOWNSHIP 21 NORTH,
RANGE 2 EAST OF THE WILLAMETTE MERIDIAN,
PIERCE COUNTY, WASHINGTON



SITE INFORMATION:

TOTAL AREA: 4.26 ACRES
ADDRESS: 7221 STINSON AVE
GIG HARBOR, WA 98335

RESIDENTIAL SITE DATA:

AREA: 2.26 ACRES (99,531 SF)
NET AREA: 1.90 ACRES (82,621 SF)
NUMBER OF UNITS: 14 UNITS
DENSITY: 7 UNITS PER ACRE
IMPERVIOUS AREA: 30,239 SF (30.6%)

UTILITY NOTES:

WATER:
SITE TO BE SERVED BY EXISTING WATER LOCATED IN GRANDVIEW DRIVE AND PIONEER WAY.

SEWER:
SITE TO BE SERVED BY EXISTING SEWER LOCATED IN GRANDVIEW DRIVE AND PIONEER WAY.

STORM DRAINAGE:
IT IS ANTICIPATED THAT STORMWATER WILL BE UNDERGROUND STORAGE TO MEET BOTH WATER QUALITY AND QUANTITY STANDARDS. ALL TREATMENT, FLOW CONTROL AND CONVEYANCE STRUCTURES WILL MEET AND/OR EXCEED THE CITY OF GIG HARBOR PUBLIC WORKS STANDARDS.

THE POINT OF DISCHARGE IS ANTICIPATED TO BE LOCATED AT THE INTERSECTION OF GRANDVIEW DRIVE AND PIONEER WAY / STINSON DRIVE INTO THE CITY'S EXISTING STORM DRAINAGE SYSTEM. AN UP-STREAM AND DOWN-STREAM ANALYSIS WILL BE PREPARED AS PART OF A FORMAL CONSTRUCTION DRAWING SUBMITTAL.

RECEIVED BY
AUG 14 2008

CITY OF GIG HARBOR

SHEET	1 OF 1
DWG	07-542.DWG
DATE	AUGUST 2008

DESIGN	WA
DRAWN	T. MOLLET
CHECKED	M. RUIJTERS

PROPOSED SITE PLAN

GRANDVIEW PROJECT
associated with

HALSAN FREY, LLC
12356 NORTHUP WAY, STE. 119

November 10, 2008

To: City of Gig Harbor, City Council
Tom Donan

Subject: Comp 08-0001, MPS LLC and Pioneer and Stinson LLC

We have a conflict, and I don't know if I will be able to attend tonight's council meeting. Therefore I am inputting with a letter.

I have seen the new plan and have reactions:

1. I am very glad to see the increased buffer along the housing on the north side.
2. I am very concerned with the buffers along Pioneer, Stinson and especially Grandview. I was on the Planning Commission when we put the designations on the area. I was comfortable with moving RB1 across Grandview.

I see Grandview as the divider between the commercial interchange area and the residential view basin area. The buffers along those streets define that division. The madronas, firs and huckleberry along those streets are, to me, an important part of the entrance to Gig Harbor. I would like to see the buffer large enough to keep a significant number of these.

3. I am also concerned with the size of the proposed buildings allowed in RB 2 and proposed. There is a huge difference between the 5000 square foot maximum gross floor area allowed in RB 1 and the area allowed in RB 2, defined only by setbacks and impervious cover. .

In summary I would like to see larger buffers that keep the fir, huckleberry and madrona along Pioneer, Stinson and particularly Grandview. I would also like to see the buildings less massive. I like the concept of the green in the middle, but the building just seem too big.

Respectfully submitted,



Kae Paterson
7311 Stinson Ave.
Gig Harbor, WA 98335

253-858-3147



Subject: Second Reading
of Ordinance-RLD Minimum Density
Requirement

Proposed Council Action: Review proposed
revised amendment and develop findings for
the second reading of ordinance.

Dept. Origin: Planning Department

Prepared by: Tom Dolan *TD*
Planning Director

For Agenda of: November 10, 2008

Exhibits: Draft Ordinance

Initial & Date

Concurred by Mayor:

Approved by City Administrator:

Approved as to form by City Atty:

Approved by Finance Director:

Approved by Department Head:

CLH 11/5/08
RJK 11/5
CAM 11/5/08
N/A
TD 11/5/08

Expenditure		Amount		Appropriation	
Required	0	Budgeted	0	Required	0

INFORMATION / BACKGROUND

At the City Council meeting of October 27, 2008, staff proposed amending the PCD-RLD Planned Community Development Low Density Residential District density requirement (Gig Harbor Municipal Code 17.17.040) to establish a minimum and maximum density of 4 dwelling units to the gross acre. Currently, the code has no minimum density requirement and a maximum requirement of 4 dwelling units to the gross acre.

During the public hearing on the proposed amendment, the Council received testimony from John S. Chadwell, P.E., representative for the owner of all PCD-RLD District zoned property within the city. Mr. Chadwell expressed concern that the proposed amendment may have unanticipated consequences for the future development of his company's property. In this regard, he noted that the development proposal for their holdings would likely occur in phases and that the amendment would potentially make meeting the density requirement for each phase more difficult.

In response to the testimony, staff is proposing a revision to the amendment which would amend the allowed density in the PCD-RLD District from a maximum of four dwelling units to the gross acre to a minimum of 4 dwelling units to the net acre and a maximum of four dwelling units to the gross acre. The city's Comprehensive Plan (Policy 2.1.5) promotes an

average net residential density of four to four and one-half dwelling units to the acre. The proposed amendment would bring the zoning code requirement into consistency with the Plan.

ENVIRONMENTAL ANALYSIS

The SEPA Responsible Official issued a Determination of Non-Significance (DNS) for the proposed amendments on October 15, 2008 per WAC 197-11-340(2). The appeal period for the DNS expired on November 5, 2008.

FISCAL CONSIDERATION

None

BOARD OR COMMITTEE RECOMMENDATION

At its September 18, 2008 meeting, the Planning Commission voted unanimously to send the proposed amendment to the City Council for its direct consideration.

RECOMMENDATION / MOTION

Review revised amendment and develop findings for the second reading of ordinance.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO LAND USE AND ZONING, AMENDING THE ALLOWED DENSITY IN THE PLANNED COMMUNITY DEVELOPMENT LOW DENSITY RESIDENTIAL (RLD) ZONING DISTRICT FROM A MAXIMUM OF FOUR DWELLING UNITS PER GROSS ACRE TO A MINIMUM DENSITY OF FOUR DWELLING UNITS PER NET ACRE AND A MAXIMUM DENSITY OF FOUR DWELLING UNITS PER GROSS ACRE; AMENDING GHMC SECTION 17.17.040 OF THE GIG HARBOR MUNICIPAL CODE.

WHEREAS, the City desires to establish a minimum density of four (4) dwelling units per net acre and a maximum density of four (4) dwelling units per gross acre in the RLD zoning district to meet urban densities required by Comprehensive Plan Policy 2.1.5 which promotes an average net residential density of four to four and one-half dwelling units per acre; and

WHEREAS, the City desires to meet Countywide Planning Policy 6.1 for Urban Growth Areas which requires each jurisdiction to have policies which ensure that urban designated areas will achieve an average net density of four dwelling units per acre; and

WHEREAS, the City has projected a built density of 4 dwelling units per gross acre for the RLD zoning as part of the buildable lands analysis process to meet 20-year population projections allocated to the City through Pierce County; and

WHEREAS, the City desires to ensure that 20-year population allocations can be met; and

WHEREAS, the City's SEPA Responsible Official issued a threshold Determination of Nonsignificance (DNS) for this Ordinance on October 8, 2008; and

WHEREAS, on August 5, 2008, a copy of this Ordinance was sent to the Washington Department of Community, Trade and Economic Development, pursuant to RCW 36.70A.106; and

WHEREAS, the Gig Harbor City Council held a public hearing and considered this Ordinance at first reading on October 27, 2008; and

WHEREAS, testimony at the public hearing addressed concern regarding the effect of the original proposed amendment to establish a minimum and

maximum density requirement of four (4) dwelling units to the gross acre on planned, future, phased development within the RLD zoning district; and

WHEREAS, in response to the testimony at the October 27, 2008 public hearing, the proposed amendment has been revised to establish minimum net and maximum gross density requirements for the RLD zoning district; and

WHEREAS, on November 10, 2008, the City Council adopted this Ordinance at second reading during a regular City Council meeting; Now, therefore;

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, ORDAINS AS FOLLOWS:

Section 1. Subsection 17.17.040(A) of the Gig Harbor Municipal Code is hereby amended, to read as follows:

17.17.040 Performance standards.

A. Density. ~~Maximum base density is four dwelling units per gross acre. The minimum density is 4 dwelling units per net acre and the maximum density is four dwelling units per gross acre.~~ Additional density may be allowed using either of the following options:

1. Bonus Density Option. A bonus density of up to 30 percent over the base may be permitted, based upon the following allocations:
 - a. Thirty percent of the development site is common open space, which must be contiguous or larger than one acre in area (plus five percent).
 - b. A pedestrian trail system is provided within the common open space area, consistent with the adopted trails plan per the land use map (plus 10 percent).
 - c. A minimum 35 percent of the required common open space is improved as an active recreational area (plus 10 percent). Active recreational areas shall include, but not be limited to:
 - i. Clearly defined athletic fields and/or activity courts.
 - ii. Recreation center or community facility.
 - d. Additional common open space is provided between the development and adjacent residential zones, uses or developments (plus five percent bonus maximum at a ratio of one percent density bonus per five percent open space increase).

2. Density Credit Transfers. A transfer of density credits may be applied from one residential district within the PCD district to the RLD district up to a maximum of seven dwelling units per acre. Density credit transfers shall be as provided for in the density credit transfer section in Chapter 17.59 GHMC. Density credit transfers may be used in conjunction

with bonus density options to achieve the maximum allowable density of seven dwelling units per acre.

* * *

Section 2. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 3. Effective Date. This Ordinance shall take effect and be in full force five (5) days after passage and publication of an approved summary consisting of the title.

PASSED by the Council and approved by the Mayor of the City of Gig Harbor, this ___ day of ____, 2008.

CITY OF GIG HARBOR

Mayor Charles L. Hunter

ATTEST/AUTHENTICATED:

Molly Towslee, City Clerk

APPROVED AS TO FORM:
Office of the City Attorney

Carol A. Morris, City Attorney

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO:



Subject: Resolution – Sole Source Contract
Audio/Video Court equipment

Proposed Council Action:

Adopt the sole-source resolution for the Court Smart Audio / Video system.

Dept. Origin: Court

Prepared by: Paul Nelson

For Agenda of: November 10, 2008

Exhibits:

Initial & Date

Concurred by Mayor: _____

Approved by City Administrator: PSK

Approved as to form by City Atty: Cam by phone

Approved by Finance Director: _____

Approved by Department Head: [Signature]

Expenditure	Amount	Appropriation
Required \$61,354.40	Budgeted \$61,354.40	Required \$61,354.40

INFORMATION / BACKGROUND

In an effort to reduce/eliminate the need to transport prisoners from the Pierce County Jail the Court budgeted for the purchase of an audio/video system that would allow an offender to be present via video transmission. In order to successfully install and operate the system the Court needed to purchase same unique equipment previously installed and operated by the Pierce County Jail.

Additionally, due to system and space limitations at the Pierce County Jail the court agreed to use the same vendor whose equipment was already in place and operating at the Pierce County Jail.

The purpose of this audio/visual equipment as outlined during the 2008 budget process is to eliminate the need to transport Court prisoners from the Pierce County Jail to the Court by using our police officers.

The secondary use for the system was to improve the sound quality of the council chambers/courtroom as well as providing the option of creating and maintaining an audio/video library for city council meetings.

FISCAL CONSIDERATION:

This capital budget item was approved during the 2008 budget process. The projected annual savings is \$18,872. Calculated in the savings for the city is the time of the Community Service Officer while in transport of prisoners to and from the jail to the Court. The projected annual savings also includes a secondary police officer used to guard offenders while in Court. This is a conservative figure and does not take into consideration the times when officers have to make multiple trips. Pierce County District Court updated the software for their Court Smart system in 2008. It was installed 10 years ago.

Additionally and perhaps a consideration that we cannot assess a dollar amount on is public safety. During Court transport times the City of Gig Harbor is vulnerable with the extended absence of 1-2 officers.

BOARD OR COMMITTEE RECOMMENDATION

N/A

RECOMMENDATION / MOTION

Move to: Approve sole-source resolution for the Court Smart Audio/Video Equipment

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, DECLARING THE PURCHASE OF A AUDIO / VIDEO SYSTEM UTILIZING PROPRIETARY SOFTWARE MANUFACTURED BY THE COURT SMART COMPANY TO BE LIMITED TO A SOLE SOURCE, AND WAIVING COMPETITIVE NEGOTIATION REQUIREMENTS FOR SUCH PURCHASE.

WHEREAS, the City has purchased equipment with the purpose of transmitting audio and video to the Pierce County Jail in an effort to reduce the need to transport prisoners from the jail to the Gig Harbor Municipal Court.

WHEREAS, City staff has confirmed that the hosting agencies (Pierce County Jail, Pierce County District Court, Tacoma Municipal Court) all use equipment and software purchased through the Court Smart Company.

WHEREAS, the Gig Harbor Municipal Court's ability to reach the objective is limited by purchasing hardware and software compatible with installed and operational Court Smart proprietary equipment with the hosting agencies.

WHEREAS, the Pierce County Jail, Pierce County District Court, and Tacoma Municipal Court utilize 4 secure rooms for video hearings with no additional room to expand. Each video room is wired to operate pre-existing Court Smart hardware and software equipment.

WHEREAS, the Gig Harbor Municipal Court's ability to reach the objective is limited by purchasing hardware and software compatible with installed and operational equipment with the hosting agencies.

WHEREAS, the City Council approved the purchase and installation of audio/video hardware and software equipment as a capital expense with the acceptance of the 2008 budget.

WHEREAS, the City Council may waive the requirements of advertisement, proposal evaluation, and competitive negotiation of audio and video systems pursuant to RCW 39.04.280 if the Council declares that the proposed purchase is clearly and

legitimately limited to a single source or supply, and recites why this situation exists;
NOW, THEREFORE,
THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, HEREBY
RESOLVES AS FOLLOWS:

Section 1. For the reasons stated above, the City Council declares that the purchase of an audio and video system is clearly and legitimately limited to a single source or supply. Therefore, the City Council waives all competitive negotiation requirements for this sole source purchase.

RESOLVED this 10th day of November, 2008.

APPROVED:

MAYOR CHARLES L. HUNTER

ATTEST/AUTHENTICATED:

CITY CLERK, MOLLY TOWSLEE

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
RESOLUTION NO.



Subject: First Reading of Ordinance/ Public Hearing - Allowing Cemeteries to Expand through Granting of a Conditional Use Permit.

Proposed Council Action: Conduct First Reading of Ordinance and hold Public Hearing

Dept. Origin: Planning Department

Prepared by: Tom Dolan
Planning Director

For Agenda of: November 10, 2008

Exhibits: Draft Ordinance

Initial & Date

Concurred by Mayor:

Approved by City Administrator:

Approved as to form by City Atty:

Approved by Finance Director:

Approved by Department Head:

SLH 11/5/08

PKK 11/5/08

CAM 11/5/08

N/A

11/5/08

Expenditure Required	0	Amount Budgeted	0	Appropriation Required	0
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INFORMATION / BACKGROUND

The City is in the final stages of approving the 96th Street Annexation. The Haven of Rest cemetery is located within the boundaries of the 96th Street Annexation. Recently, the City approved an ordinance that allows existing cemeteries within the City to be a legal nonconforming use. However, nonconforming uses are limited in their ability to expand. The Haven of Rest Cemetery has additional property on which it would like to expand. In addition, Haven of Rest has plans to construct additional buildings on their property.

The Haven of Rest Cemetery has requested that the City amend the zoning code to allow existing cemeteries to expand if a Conditional Use Permit is approved. This would be consistent with Pierce County's zoning regulations that also require that cemeteries be granted a Conditional Use Permit to expand.

The attached ordinance allows existing cemeteries as a Conditional Use in the "R-2" District. The ordinance also provides a definition of a cemetery.

POLICY CONSIDERATIONS

Requiring cemeteries to obtain a Conditional Use Permit prior to expansion provides a process for abutting property owners and other parties of record to comment on the expansion. A CUP process also insures that the expansion is reviewed for consistency with the goals and policies of the City's Comprehensive Plan.

ENVIRONMENTAL ANALYSIS

The City's SEPA Responsible Official issued a DNS for the proposed amendments on October 29, 2008 pursuant to WAC 197-11-340.

FISCAL CONSIDERATION

None

BOARD OR COMMITTEE RECOMMENDATION

The Planning and Building Committee of the Council discussed the proposed amendment at their September 3, 2008 meeting and recommended approval of the proposed ordinance by direct consideration of the City Council. The Planning Commission, at their September 4, 2008 meeting concurred that direct consideration of this amendment was appropriate.

RECOMMENDATION / MOTION

Review ordinance and hold public hearing at second reading.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO LAND USE AND ZONING, ADDING CEMETERIES AS A CONDITIONAL USE IN THE R-2 ZONING DISTRICT AND ADDING A NEW DEFINITION FOR CEMETERY; AMENDING GHMC SECTION 17.14.020 AND ADDING SECTION 17.04.204 TO THE GIG HARBOR MUNICIPAL CODE.

WHEREAS, the City intends to annex property in Pierce County, which is partially improved with a private cemetery; and

WHEREAS, the property containing the private cemetery will be in the Medium-Density Residential (R-2) zoning district once within the City-limits; and

WHEREAS, the City desires to allow the reasonable expansion of the existing cemetery; and

WHEREAS, the City desires to require a conditional use permit for for the expansion of cemeteries rather than allow them outright in the R-2 zoning district given the type and variety of activities that can occur in a cemetery; and

WHEREAS, the conditional use process would be appropriate to evaluate the impacts associated with cemeteries, because the conditional use procedure would assure that the public would have an opportunity to comment on the development during a public hearing, and the hearing examiner could evaluate the use under the conditional use permit criteria to determine whether the cemetery would be detrimental to the existing neighborhood; and

WHEREAS, the City's SEPA Responsible Official issued a _____ for the proposed amendments on _____ pursuant to WAC 197-11-340, which was _____ appealed; and

WHEREAS, the City Community Development Director forwarded a copy of this Ordinance to the Washington State Department of Community, Trade and Economic Development on October 9, 2008, pursuant to RCW 36.70A.106; and

WHEREAS, the Gig Harbor City Council considered the Ordinance at first reading and public hearing on _____; and

WHEREAS, the Gig Harbor City Council voted to _____ this Ordinance during the second reading on _____; Now, Therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON,
ORDAINS AS FOLLOWS:

Section 1. A new Section 17.04.086 of the Gig Harbor Municipal Code is hereby added to the Gig Harbor Municipal Code, to read as follows:

17.04.204 Cemetery.

“Cemetery” means any one, or a combination of one, of the following, in a place used or intended to be used for the placement of human remains and dedicated, for cemetery purposes: (a) a burial park, for earth interments; (b) a mausoleum, for crypt interments; or (c) a columbarium, for permanent niche interments. The following may be accessory uses to the principal cemetery use: crematoriums, funeral homes (with attendant reception and funeral services), mortuaries, related maintenance and administration facilities. Retail sales of cemetery related items, including but not limited to flowers, urns and headstones, when operated in conjunction with and within the boundary of such cemetery are allowed, and shall be regulated by the requirements relating to retail sales.

Section 2. Section 17.14.020 of the Gig Harbor Municipal Code is hereby amended, to read as follows:

17.14.020 Land use matrix

	PI	R-1	RLD	R-2	RMD	R-3	RB-1	RB-2	DB	B-1	B-2	C-1 ²⁰	PCD-C	ED ¹⁸	WR	WMI	WC	PCD-BP	PCD-NB	MUD
Uses																				
Dwelling, single-family	-	P	P	P	P	C	P	P	C	P ¹⁴	C	C	P ¹⁴	-	P	P	P	-	P ¹⁴	P
Dwelling, duplex	-	-	-	P	P	P	-	P	C	P ¹⁴	C	C	P ¹⁴	-	P	P	P	-	P ¹⁴	P
Dwelling, triplex	-	-	-	C	P	P	-	P	C	P ¹⁴	C	C	P ¹⁴	-	-	C ¹⁷	P	-	P ¹⁴	P
Dwelling, fourplex	-	-	-	C	P	P	-	P	C	P ¹⁴	C	C	P ¹⁴	-	-	C ¹⁷	P	-	P ¹⁴	P
Dwelling, multiple-family	-	-	-	-	P	P ⁶	-	P	C	P ¹⁴	C	C	P ¹⁴	-	-	-	-	-	P ¹⁴	P
Accessory apartment ¹	-	C	P	-	P	-	C	C	C	P ¹⁴	C	C	P ¹⁴	-	-	-	P	-	P ¹⁴	P
Family day care provider	-	P	P	P	P	P	P	P	C	P	P	P	P	-	P	P	P	P	P	P
Home occupation ²	-	P	P	P	P	P	P	P	C	P	-	C	-	-	P	P	P	-	-	-
Adult family home	-	P	P	P	P	P	P	P	C	P	P	P	P	-	P	P	P	P	P	P
Living facility, independent	-	-	-	C	-	P	C	C	C	P	C	C	P	C	-	-	-	-	-	P
Living facility,	-	-	-	C	-	P	C	C	C	P	-	C	P	C	-	-	-	-	-	P

assisted																					
Nursing facility, skilled	-	-	-	C	-	P	C	C	C	P	C	C	P	C	-	-	-	-	-	P	
Hospital	-	-	-	-	-	-	-	-	C	-	C	C	-	C	-	-	-	C	-	-	
School, primary	P	C	P	C	P	C	C	C	C	P	-	C	P	P	-	-	-	P	-	-	
School, secondary	P	C	P	C	P	C	C	C	C	P	-	C	P	P	-	-	-	P	-	-	
School, higher educational	P	C	-	C	-	C	C	C	C	P	-	C	P	P	-	-	-	P	-	-	
School, vocational/trade	P	C	-	C	-	C	C	C	C	P	-	C	P	P	-	-	-	P	-	-	
Government administrative office	P	C	P	C	P	C	C	P	P	P	P	P	P	P	C	P	P	P	P	P	
Public/private services	P	C	-	C	-	C	C	C	C	P	C	C	P	C	C	C	C	P	P	P	
Religious worship, house of	-	C	P ⁵	C	P ⁵	C	C	C	C	P	-	C	P	C	-	-	-	-	-	P/C ¹⁵	
Museum	P	-	-	-	-	-	-	-	-	-	C	C	P	-	-	-	-	-	-	-	
Community recreation hall	P	-	P	C	P	C	C	C	C	P	C	C	P	P	-	-	-	P	P	-	
Clubs	-	-	C	C	C	C	C	C	P	P	P	P	P	P	-	C ²¹	P	P	C	-	
Parks	P	P	P	P	P	P	P	P	P	P	C	C	P	P	P	P	P	P	P	P	
Uses		PI	R-1	RLD	R-2	RMD	R-3	RB-1	RB-2	DB	B-1	B-2	C-1 ²⁰	PCD-C	ED ¹⁸	WR	WM	WC	PCD-BP	PCD-NB	MUD
Essential public facilities	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities	P	C	P	C	P	C	C	C	C	P	C	C	P	C	C	C	C	C	P	P	P
Cemetery	::	::	::	C	::	::	::	::	::	::	::	::	::	::	::	::	::	::	::	::	::
Lodging, level 1	-	C	-	C	-	P	P	P	P	P	C	C	-	-	-	C	C	C	-	-	P
Lodging, level 2	-	-	-	-	-	-	-	C	P	-	P	P	P	-	-	-	C	-	-	-	P
Lodging, level 3	-	-	-	-	-	-	-	C	P	-	P	P	P	-	-	-	C	-	-	-	P
Personal services	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	P	P	P	P	P
Professional services	-	-	-	-	-	-	P	P	P	-	P	P	P	P	P	-	P	P	P	P	P
Product services, level 1	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	P	P	P	P	P
Product services, level 2	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	P ¹⁶
Sales, level 1	-	-	-	-	-	-	C ^{7,8}	-	P	P	P	P	P	P	-	-	-	P	-	P ¹³	P
Sales, level 2	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-
Sales, level 3	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-
Sales, ancillary	-	-	-	-	-	-	P	P	P	-	P	P	P	P	P	-	-	P	P	-	-
Commercial child care	-	-	C	-	C	-	C	C	C	-	-	P	-	C	-	-	-	-	-	-	-
Recreation, indoor commercial	-	-	-	-	-	-	C	C	P	-	P	P	P	C	-	-	-	-	-	-	P

Recreation, outdoor commercial	-	-	-	-	-	-	C	C	C	-	P ¹⁰	P	P	C	-	-	-	-	-	P	
Entertainment, commercial	-	-	-	-	-	-	-	-	P	-	P	P	P	-	-	-	-	-	-	P	
Automotive fuel-dispensing facility	-	-	-	-	-	-	-	-	P	-	P	P	P	-	-	-	-	-	P	-	
Vehicle wash	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	
Parking lot, commercial	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	C ¹⁹	-	-	-	
Animal clinic	-	-	-	-	-	-	-	-	P ⁹	-	P	P	-	P	-	-	-	P	-	P	
Kennel	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
Adult entertainment facility ³	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	
Restaurant 1	-	-	-	-	-	-	C ⁸	P	P	P	P	P	P	-	-	C ¹²	P	-	P	P	
Restaurant 2	-	-	-	-	-	-	-	-	P	-	P	P	P	-	-	-	P	-	P	P	
Restaurant 3	-	-	-	-	-	-	-	-	P	-	P	P	P	-	-	-	P	-	P	P	
Tavern	-	-	-	-	-	-	-	-	C	-	P	P	P	-	-	-	P	-	-	-	
Drive-through facility	-	-	-	-	-	-	-	-	C	-	C	C	P	-	-	-	-	-	-	-	
Marina	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	-	-	
		PI	R-1	RLD	R-2	RMD	R-3	RB-1	RB-2	DB	B-1	B-2	C-1 ²⁰	PCD-C	ED ¹⁸	WR	WM	WC	PCD-BP	PCD-NB	MUD
Uses																					
Marine sales and service	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	-	-
Marine boat sales, level 1	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P	-	-	-
Marine boat sales, level 2	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	-	-
Ministorage	-	-	-	-	-	-	-	C	-	-	-	C	C	P	C	-	-	-	-	-	P
Industrial, level 1	-	-	-	-	-	-	-	C	C	-	-	C	P	-	P	-	-	-	P	-	P
Industrial, level 2	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	-	P	-	-
Marine industrial	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P ¹¹	C	-	-	-
Wireless communication facility ⁴	C	C	C	C	C	C	C	P	P	C	P	C	P	P	P	C	C	C	P	P	-
Accessory uses and structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

¹ Accessory apartments requiring conditional use permits are subject to the criteria in GHMC Section 17.64.045.

² Home occupations are subject to Chapter 17.84 GHMC.

³ Adult entertainment facilities are subject to Chapter 17.58 GHMC.

⁴ Wireless communication facilities are subject to Chapter 17.61 GHMC.

⁵ Houses of religious worship shall be limited to parcels not greater than 5 acres.

⁶ Multiple-family dwellings shall be limited to no more than eight attached dwellings per structure in the R-3 district.

⁷ Sales, level 1 uses shall be limited to food stores in the RB-1 district.

⁸ See GHMC Section 17.28.090(G) for specific performance standards of restaurant 1 and food store uses in the RB-1 zone.

- ⁹ Animal clinics shall have all activities conducted indoors in the DB district.
- ¹⁰ Drive-in theaters are not permitted in the B-2 district.
- ¹¹ Marine industrial uses in the WM district shall be limited to commercial fishing operations and boat construction shall not exceed one boat per calendar year.
- ¹² Coffeehouse-type restaurant 1 uses shall not exceed 1,000 square feet in total size in the WM district.
- ¹³ Sales, level 1 uses shall be limited to less than 7,500 square feet per business in the PCD-NB district.
- ¹⁴ Residential uses shall be located above a permitted business or commercial use.
- ¹⁵ Houses of religious worship on parcels not greater than 10 acres are permitted uses in the MUD district; houses of religious worship on parcels greater than 10 acres are conditionally permitted uses in the MUD district.
- ¹⁶ Auto repair and boat repair uses shall be conducted within an enclosed building or shall be in a location not visible from public right-of-way and adjacent properties.
- ¹⁷ Only one triplex dwelling or one fourplex dwelling is conditionally permitted per lot in the WM district.
- ¹⁸ Planned unit developments (PUDs) are conditionally permitted in the ED district.
- ¹⁹ Commercial parking lots in the WC district shall be related to shoreline uses.
- ²⁰ Junkyards, auto wrecking yards and garbage dumps are not allowed in the C-1 district.
- ²¹ Clubs in the WM zone shall not serve alcoholic beverages and shall not operate a grill or deep-fat fryer.

Section 3. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 4. Effective Date. This Ordinance shall take effect and be in full force five (5) days after passage and publication of an approved summary consisting of the title.

PASSED by the Council and approved by the Mayor of the City of Gig Harbor, this ____ day of _____, 2008.

CITY OF GIG HARBOR

Mayor Charles L. Hunter

ATTEST/AUTHENTICATED:

Molly Towslee, City Clerk

APPROVED AS TO FORM:
Office of the City Attorney

Carol A. Morris, City Attorney

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO:



Subject: 2008 Regular Property Tax Levy and Excess Property Tax Levy Resolutions

Proposed Council Action: Adopt resolutions in two separate motions

Dept. Origin: Finance

Prepared by: David Rodenbach, Finance Director

For Agenda of: November 10, 2008

Exhibits: Two Resolutions

Initial & Date

Concurred by Mayor:

Approved by City Administrator:

Approved as to form by City Atty:

Approved by Finance Director:

Approved by Department Head:

Handwritten initials and dates: CLH 11/5/08, PJK 11/5/08, CAM 11/5/08, DR 11/5/08

Table with 4 columns: Expenditure Required, Amount Budgeted, Appropriation Required. Values are 0, 0, 0.

INFORMATION / BACKGROUND

These resolutions set the City's regular tax levy and excess levy (Eddon Boat bonds) for collection in 2009.

FISCAL CONSIDERATION

The 2009 preliminary budget plans a total levy for collection in 2009 in the amount of \$1,752,934. This is a total increase of \$153,965 over the current levy of \$1,598,969. The increase consists of the following components:

- 1.93% increase over current levy \$ 30,855
New construction and improvements \$122,632
Refunds \$ 478
Total \$153,965

The total excess levy which will be used to pay the debt service on the Eddon Boat bond is \$250,000. This calculates to a preliminary rate of \$0.1284 per thousand dollars of assessed valuation.

BOARD OR COMMITTEE RECOMMENDATION N/A

RECOMMENDATION / MOTION

Move to: Pass each resolution in separate motions.

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR,
WASHINGTON, AUTHORIZING THE HIGHEST LAWFUL LEVY.**

WHEREAS, the City Council of Gig Harbor has met and considered its budget for the calendar year 2009; and

WHEREAS, the City's actual levy amount from the previous year was \$1,598,969.13 and;

WHEREAS, the population of the city is less than 10,000; and now, therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

An increase in the regular property tax levy is hereby authorized for the levy to be collected in the 2009 tax year.

The dollar amount of the increase over the actual levy amount from the previous year shall be \$30,856 which is a percentage increase of 1.93% from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, any annexations that have occurred and refunds made.

PASSED by the City Council this ____ day of ____ 2008.

APPROVED:

MAYOR, CHARLES L. HUNTER

ATTEST/AUTHENTICATED:

CITY CLERK, MOLLY M. TOWSLEE

APPROVED AS TO FORM;
OFFICE OF THE CITY ATTORNEY:

BY: _____
CAROL A. MORRIS

FILED WITH THE CITY CLERK: 00/00/2008
PASSED BY THE CITY COUNCIL: 00/00/2008
RESOLUTION NO.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF GIG HARBOR, WASHINGTON, LEVYING EXCESS PROPERTY TAXES IN THE AMOUNT OF \$250,000 FOR THE CITY OF GIG HARBOR FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2009.

WHEREAS, at an election held in the City of Gig Harbor on November 2, 2004, the number and proportion of the qualified electors of the City required by law for the adoption thereof voted in favor of a proposition authorizing the issuance of bonds of the City in the aggregate principal amount of \$3,500,000; and

WHEREAS, pursuant to Ordinance No. 1016, the City issued its Unlimited General Obligation Bond, 2005 on September 26, 2005 in the principal amount of \$3,500,000; and

WHEREAS, the City Council of the City of Gig Harbor determined that the City of Gig Harbor requires an excess levy in the amount of two hundred fifty thousand dollars and no cents (\$250,000.00) in order to provide debt service for the 2005 Unlimited Tax General Obligation Bond; and now, therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

The Property tax excess levy required to raise estimated revenues for the City of Gig Harbor for the ensuing year commencing January 1, 2009, shall be levied upon the value of real and personal property which has been set at an

assessed valuation of \$1,946,518,131. Taxes levied upon this value shall be:

Approximately \$0.1284 per \$1,000 assessed valuation, producing an estimated amount of two hundred fifty thousand dollars and no cents (\$250,000.00) for 2005 Unlimited Tax General Obligation Bond debt service.

PASSED by the City Council this ___ day of ___ 2008.

APPROVED:

MAYOR, CHARLES L. HUNTER

ATTEST/AUTHENTICATED:

CITY CLERK, MOLLY M. TOWSLEE

APPROVED AS TO FORM;
OFFICE OF THE CITY ATTORNEY:

BY:  _____
CAROL A. MORRIS

FILED WITH THE CITY CLERK: 00/00/2008
PASSED BY THE CITY COUNCIL: 00/00/2008
RESOLUTION NO.



**Business of the City Council
City of Gig Harbor, WA**

New Business - 3

Subject: Settlement Agreement –
Settlement of four lawsuits/appeals involving
The City of Gig Harbor and Rainier Yacht
Harbor

Proposed Council Action:
Consider Settlement Agreement and
Authorize Mayor to execute on behalf of
The City

Dept. Origin: City Attorney

Prepared by: Carol Morris
City Attorney

For Agenda of: November 10, 2008

Exhibits: Settlement Agreement

Initial & Date

Concurred by Mayor:

CLH 11/5/08

Approved by City Administrator:

AK 11/5/08

Approved as to form by City Atty:

AM 11/5/08

Approved by Finance Director:

CR 11/5/08

Approved by Department Head: _____

Expenditure		Amount		Appropriation	
Required	0	Budgeted	0	Required	0

INFORMATION / BACKGROUND

On 7-11-05, Rainier Yacht submitted applications for the development of property located at 3555 and 3525 Harborview Drive. These applications included exemptions from the shoreline substantial development permit requirement, which exemptions were denied by the Community Development Director. Rainier Yacht appealed the exemptions to the City Hearing Examiner, who reversed the Director. This denial was appealed by the City to Pierce County Superior Court in Cause No. 06-2-05725-8. The Superior Court reversed the Hearing Examiner and upheld the Director's decision to deny the shoreline exemptions.

Rainier Yacht appealed the Superior Court's decision to the Court of Appeals in Case No. 36201-5-II. The parties have stipulated to postpone this appeal indefinitely in order to pursue settlement.

While the appeal was progressing through the Courts, Rainier Yacht submitted additional applications to the City for different developments on the same properties. The Hearing Examiner denied the site plans and shoreline substantial development permits on 5-30-08. This decision was appealed by Rainier Yacht to the Superior Court (Cause No. 08-2-10516-0) and the Shorelines Hearings Board (No. 08-019).

On 9-16-08, Rainier Yacht submitted substantially revised applications (the "Settlement Applications") for approval to the City as part of a settlement of the above lawsuits/appeals. At this point in time, the Planning Department has reviewed the Settlement Applications and is recommending approval to the Examiner. The Planning Department made its decision on consistency of the applications with code and to recommend approval of the applications

separate from this settlement process. A hearing is scheduled for the Settlement Applications before the Hearing Examiner before November 20, 2008.

In the attached Settlement Agreement, the parties have agreed to the following:¹

1. The City agreed to schedule a hearing on the applications prior to November 20, 2008;
2. If the Hearing Examiner approves the applications, Rainier Yacht will dismiss all appeals identified above with prejudice, and each party shall pay its own costs and attorney's fees;
3. If the Hearing Examiner denies the applications or if Rainier Yacht finds a condition of approval of the applications unacceptable, the parties will return to their respective positions in the litigation, and there will be no appeal from the Hearing Examiner's decision on the Settlement Applications;
4. The City has not agreed to any particular outcome of the Hearing Examiner's hearing on the Settlement Applications; and
5. Rainier Yacht shall not assert any future claims or file any additional lawsuits against the City for any of the actions relating to the lawsuits/appeals.

POLICY CONSIDERATIONS

If the Settlement Applications are approved and Rainier Yacht finds the conditions of approval acceptable, the lawsuit pending before the Court of Appeals will be moot. In that case, Rainier Yacht appealed from the Superior Court's decision that shoreline exemptions are not appropriate for the two structures, which are shown as residential in the applications. The Settlement Applications, however, include applications for shoreline substantial development permits for commercial structures. There is no need to obtain a decision on the shoreline exemptions for residential structures, given that Rainier Yacht has decided to construct commercial structures under shoreline substantial development permits.

If the Settlement Applications are approved and Rainier Yacht finds the conditions of approval acceptable, the second lawsuit pending before the Superior Court and appeal before the Shoreline Hearings Board will also be moot. While the Settlement Applications are similar to the applications that are the subject of this lawsuit and appeal, Rainier Yacht has revised them to address a deficiency noted by the Hearing Examiner in her decision. The Settlement Applications include applications for commercial structures with landscaping that the Planning Department finds acceptable.

Therefore, the settlement provides a better result than the City could achieve through additional litigation. Even if the City prevails in the Court of Appeals action, Rainier Yacht could still submit new applications for development of the property – and it has, through the Settlement Applications. While the Superior Court and Shorelines Hearings Board might also uphold the City's Hearing Examiner's decision on the applications for the commercial structures (that are the subject of the appeals), Rainier Yacht would still be able to submit new, substantially revised applications for the property. Again, Rainier Yacht has done so, through the Settlement Applications.

In sum, this settlement offers the parties an opportunity to achieve the same result each has the ability to obtain, even if all appeals were exhausted. However, there is a substantial savings in attorneys' fees, staff & developer's time under the Settlement process.

FISCAL CONSIDERATION

None. This Settlement does not require that the City pay any money to obtain a dismissal of the lawsuits, and it prevents Rainier Yacht from filing any additional lawsuits against the City in the future (relating to these applications and lawsuits).

BOARD OR COMMITTEE RECOMMENDATION

None.

RECOMMENDATION / MOTION

Move to: The City Attorney recommends that the Council review the agreement and authorize the Mayor to execute it on behalf of the City.

ⁱ This is a summary of the pertinent terms of the Settlement Agreement. Refer to the Settlement Agreement for the full agreement of the parties.

SETTLEMENT AGREEMENT

This Settlement Agreement is by and between Rainier Yacht Harbor, LLC, a Washington limited liability Company (“Rainier Yacht”) and the City of Gig Harbor, a Washington municipal corporation (“City”).

RECITALS

A. Rainier Yacht owns real property in Gig Harbor, Washington which has the common addresses of 3518, 3525 and 3555 Harborview Drive and which is legally described as follows:

Lots 5, 6 and 7, Block 3, Town of Millville, Pierce County, W.T., According to the Plat recorded in Book 2 of Plats at page 23, in Pierce County Washington.

Together with second class tidelands abutting thereon to mean low tide.

Situate in the City of Gig Harbor, County of Pierce, State of Washington.

(Pierce County Tax Parcel Nos. 5970000250; 5970000241)

(“Property”).

B. On July 11, 2005 Rainier Yacht submitted separate applications for building permits, design review and shoreline exemptions for the purpose of developing the Property with two separate structures on 3555 and 3525 Harborview Drive (collectively the “Original Applications”), which structures would be 7,908 and 10,067 square feet in size. Rainier Yacht requested that the structures be exempt from the shoreline substantial development permit requirements set forth in the Shoreline Management Act, chapter 90.58 RCW, on the basis that the structures are single-family residences. The requested exemptions were assigned Gig Harbor application numbers Exp-05-836 and Exp-05-837.

C. The City, through its Community Development Director, denied the requested shoreline exemptions.

D. Rainier Yacht appealed the denials and, pursuant to that appeal, the Gig Harbor Hearing Examiner reversed the Director’s decision and conditionally granted the requested shoreline exemptions through Findings, Conclusions and Decision issued on February 11, 2006 under Gig Harbor appeal numbers 05-1097, 05-1143 and 05-114, as amended by the February 13, 2006 Order Amending Findings, Conclusions and Decision (“Examiner’s Decision”).

E. The City thereafter appealed the Examiner’s Decision under the Land Use Petition Act (“LUPA”), chapter 36.70C RCW under Pierce County Superior Court cause number 06-2-05725-8. After consideration of this LUPA appeal, the Pierce County Superior Court reversed the Examiner’s Decision.

F. Rainier Yacht appealed the Superior Court's decision to the Court of Appeals in Case No. 36201-5-II. As of the date of this Agreement, the parties have submitted all briefs to the Court, but the hearing for oral argument has been postponed indefinitely.

G. While the above appeal was progressing through the courts, Rainier Yacht submitted alternate applications to the City for a mixed use development of the Property known as Harbor Town consisting of three single-family homes and an associated 28-slip marina. These alternate applications included design review approval (DRB 07-0007), site plan review (SPR 07-0003 and shoreline substantial development permit approval (SDP 07-0004). The City Hearing Examiner denied approval of the site plan review and shoreline substantial development permit on May 30, 2008, primarily based on landscaping issues. A request for reconsideration was submitted by Rainier Yacht, but the request was denied on June 30, 2008.

H. These denied alternate applications were appealed by Rainier Yacht to Pierce County Superior Court (Cause No. 08-2-10516-0) and the Shoreline Hearings Board (No. 08-019).

I. On September 16, 2008, Rainier Yacht submitted a revised Harbor Town application for site plan review (SPR 08-00006), design review (DRB 08-0088) shoreline substantial development permit (SDP 08-00002) approval to the City as part of a settlement of the above lawsuits (collectively referred to as "Settlement Applications"). The Settlement Applications propose development consisting of two single-family homes with an underground parking garage and an associated 28-slip marina. The City Department of Community Development issued a statement deeming the Settlement Applications complete on September 24, 2008.

J. Rainier Yacht and the City wish to enter this Settlement Agreement for the purpose of amicably settling this dispute and avoiding further expense, inconvenience and uncertainties associated with continued litigation.

K. Each of the undersigned parties to this Agreement has had ample opportunity to review the facts and law relevant to any asserted or potential claims associated with code interpretations or actions referred to in the lawsuits and appeals filed in the Court actions and Shoreline Hearings Board appeals referenced above, and have had the opportunity to fully consult with counsel of his choosing, and have done so, and have entered into this Agreement knowingly and voluntarily, without duress or coercion from any source; and

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual understandings of the Parties as set forth below, the Parties agree and promise as follows:

TERMS

Section 1. Dismissal of Pending Litigation. The parties agree to execute the Stipulations and Agreed Orders of Dismissal with Prejudice (hereinafter the

“Stipulation”), substantially in the forms attached hereto as Exhibit A, which are incorporated herein by this reference. These Stipulations shall be executed by the parties, a signed copy of this Settlement Agreement shall be attached as an Exhibit, and both shall be presented to the Court for entry in the following lawsuits and appeals:

Gig Harbor v. Rainier Yacht Harbor, Pierce County Superior Court Cause No. 06-2-05725-8

Gig Harbor v. Rainier Yacht Harbor, Court of Appeals No. 36201-5-II

Rainier Yacht Harbor v. Gig Harbor, Pierce County Superior Court Cause No. 08-2-10516-0

Rainier Yacht Harbor v. Gig Harbor, Shoreline Hearings Board No. 08-019

Entry of the Stipulations shall occur after all of the events described in Sections 2 and 3 of this Agreement have been fully and completely performed. The parties agree that entry of these Stipulations shall dismiss all proceedings in the lawsuits and appeals described in this Section 1 with prejudice, and that each party shall bear its own costs and attorneys’ fees incurred therein.

Section 2. Settlement Activities. The parties agree that immediately after execution of this Agreement, they shall begin to perform the following activities:

2.1 Preparation and Processing of Settlement Applications. Rainier Yacht has prepared Settlement Applications for the Property as described in paragraph I above, The City’s processing of these Settlement Applications shall be governed by the following processes (as well as all applicable codes and statutes), unless modified by written agreement of the parties:

2.2. Initial Submission of Settlement Applications. The Settlement Applications (as described in paragraph I above) were submitted to the City as required by the City’s code, except that no additional payment of filing or application fees is required for process and review of the Settlement Applications. The Settlement Applications were deemed complete on September 24, 2008.

2.3 Preliminary Determination of Consistency. At the time this Settlement Agreement has been submitted for signature to Rainier Yacht, the City staff has reviewed the applications and determined that the Settlement Applications are either consistent with the City’s development regulations or if not consistent, that the staff can recommend approval of the applications to the Hearing Examiner under applicable codes that allow for requested variances/code alternatives. The parties agree that Rainier Yacht cannot modify the Settlement Applications after this point in time, except to address concerns presented by members of the public, commenting agencies or the Hearing Examiner.

2.4 Staff Recommendation. The City staff shall issue a written recommendation of approval to the Hearing Examiner on or before November 13, 2008. A copy of this written recommendation shall be sent to Rainier Yacht at the address listed in Section 7 of this Agreement.

2.5 Hearing Examiner Public Hearing. The Planning Department shall schedule a public hearing to be held before the Hearing Examiner, no later than November 20, 2008.

Section 3. Termination of Settlement. This Settlement Agreement shall terminate, and the parties return to their respective positions in the pending litigation, and none of the actions, verbal or written statements, plans, applications, or discussions conducted pursuant to this Settlement Agreement may be entered in evidence in the pending litigation, if any of the following occur:

3.1 The City or the Rainier Yacht terminates review by sending written notice of such termination to the other party, prior to the date of the public hearing on the Settlement Applications;

3.2 The Hearing Examiner denies the Settlement Applications after a public hearing; or

3.3 The Hearing Examiner approves the Settlement Applications after a public hearing, with conditions that are unacceptable to the Rainier Yacht. Rainier Yacht shall inform the City in writing within ten days of the Hearing Examiner's decision if any conditions are unacceptable, or if a request for reconsideration is submitted to the Hearing Examiner, within ten days of the Hearing Examiner's decision on reconsideration. Rainier Yacht shall be deemed to find all conditions acceptable if, within this ten day period, the City does not receive a written statement from the Rainier Yacht, notifying the City that the conditions are not acceptable.

Section 4. No Guaranteed Outcome of Public Hearing. Rainier Yacht specifically acknowledges that the City's code requires that the City's decision on the Settlement Applications, as applications for a shoreline substantial development permit, must be considered in an open record public hearing. Furthermore, Rainier Yacht acknowledges that nothing in the City's processing of the Settlement Applications, as described herein, or anything in this Settlement Agreement, guarantees Rainier Yacht any particular outcome or decision by the Hearing Examiner after the public hearing on their Settlement Applications. Rainier Yacht understands that if the settlement is not terminated under Section 2 or 3, the final decision on the Settlement Applications may be appealed by third parties as provided in the City's code.

Section 5. Bar to Further Litigation on All Settlement Activities in Section 2 and 3.

5.1 The parties agree that no actions, verbal or written statements, discussions or decisions made or performed pursuant to Section 2 or 3 of this Agreement shall serve as the basis for any new, additional, further or continued litigation, regardless

of the outcome of the City's or Hearing Examiner's review of the Settlement Applications or any other actions conducted pursuant to this Agreement, except for any actions by the City to enforce any conditions of approval of the Settlement Applications or actions by Rainier Yacht to enforce rights accorded by approvals granted by the Hearing Examiner.

5.2 The parties agree that either party's failure to perform, for any reason, any of the activities described in Sections 2 or 3 of this Agreement, shall not form the basis for any claim of breach of contract or similar claim against either party.

5.3 The parties agree that their sole remedy for either party's failure to perform, for any reason, any of the activities described in Section 2 or 3 of this Agreement, shall be to terminate this Agreement, and return to their respective positions in the pending litigation.

5.4 The parties agree that their sole remedy for either party's decision to terminate this Settlement Agreement, shall be termination alone, and to return to their respective positions in the pending litigation.

5.5 Rainier Yacht agrees that if Rainier Yacht submits a written notice to the City (or fails to submit such written notice) within the required ten day time period stating that they find the conditions imposed on the Settlement Applications by the City Hearing Examiner to be unacceptable, Rainier Yacht shall not institute any administrative appeal, litigation or attempt any type of further judicial appeal of the Hearing Examiner's decision rendered on the Settlement Applications under the Land Use Petition Act (LUPA, chapter 36.70C RCW), breach of contract, damages, or any other cause of action that Rainier Yacht might believe is applicable.

5.6 Rainier Yacht agrees that if it terminates this Settlement Agreement prior to the public hearing, that the time spent by the parties to negotiate and implement the Settlement Agreement will not be included in any claim for delay damages.

Section 6. Compromise of Claims. The parties understand and agree that this Agreement is a compromise of disputed claims, and the execution and performance of this Agreement does not constitute and shall not be construed as an admission of liability, fault or responsibility by the other party. No party's actions in settlement of this litigation, including any actions or statements made in the negotiation, performance of the activities in Section 2 or 3, or termination of this Settlement Agreement, shall be used against that party or introduced in evidence in any court proceeding. If the Settlement Applications are approved with conditions that are acceptable to Rainier Yacht, nothing in this paragraph shall be construed as limiting the authority of the City to enforce any conditions of approval of the Settlement Applications.

Section 7. Notice. All required notices under this Agreement shall be delivered to the parties' representatives at the addresses listed below:

City

Rainier Yacht

Planning Director
City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98380

Bruce Steel
Rainier Yacht Harbor, LLC
P.O. Box 875
Tacoma, WA 98401

City Attorney, Carol Morris
Morris & Taraday, P.C.
7223 Seawitch Lane N.W.
Seabeck, WA 98380

Margaret Archer
Gordon, Thomas, Honeywell,
Malanca, Peterson & Daheim, LLP
P.O. Box 1157
Tacoma, WA 98401

Section 8. Release. Upon execution of the Stipulations referenced in Section 1 of this Agreement, entry of the Stipulations into the files of the Clerk of the Pierce County Superior Court, and after all of the activities and conditions described in Section 2 and 3 have been fully performed and satisfied and Rainier Yacht receives approval of the Settlement Applications with conditions acceptable to Rainier Yacht, the undersigned parties to this Settlement Agreement hereby agree that they shall, and hereby do, mutually release, quit, and forever discharge one another and their successors; past, present and future officers, agents, employees, members, assigns, relations and attorneys of and from any and all claims, demands, damages, actions, controversies, attorneys' fee claims, disputes, cause of action, or suits of any kind or nature whatsoever, whether known or unknown, asserted or not asserted, foreseen or unforeseen, whether past, present or future, which each has, may have or could have had to the exercise of diligence, against the other, pertaining to or arising from any of the lawsuits or appeals described in Section 1 of this Agreement, including, but not limited to, any and all claims for damages and/or attorneys' fees under claims of negligence, chapter 64.40 RCW and 42 U.S.C. Section 1983 and 42 U.S.C. Section 1988.

The parties have no knowledge of any existing claims against the other party that have not been released under this Section. This Settlement Agreement is binding on all parties, their heirs, legal representatives and assigns.

Section 9. Representations or Warranties. The parties acknowledge that no other person or entity, nor any agent or attorney of any person or entity, has made any promise, representation or warranty whatsoever, express or implied, not contained in this Settlement Agreement concerning the subject matter hereof, to induce the Parties to execute this Settlement Agreement. The parties further acknowledge that they have not executed this Settlement Agreement in reliance on any such promise, representation or warranty not contained herein.

Section 10. Authority to Execute. Each signatory of this Settlement Agreement represents and warrants that he or she has full power and authority to execute and deliver this Settlement Agreement on behalf of the entity or party for which he or she is signing, and that he or she will defend and hold harmless the other party from any claim that he or

she was not fully authorized to execute this Settlement Agreement on behalf of the person or entity for whom he or she signed. Upon a proper execution and delivery, this Settlement Agreement will have been duly entered into by the parties, will constitute as against each party a valid, legal and binding obligation, and will be enforceable against each party in accordance with the terms herein.

Section 11. Specific Performance. The parties agree that damages are not an adequate remedy for breach of this Settlement Agreement, and that the parties are entitled to compel specific performance of all material terms of this Agreement (with the exception of Sections 2 and 3) by any party in default herein. All terms and provisions of this Settlement Agreement are material.

Section 12. Governing Law, Venue and Attorney's Fees. This Settlement Agreement shall be governed by and construed in accordance with the laws of the State of Washington. Subject to the limitations on pending and future litigation in Sections 5, 6 and 8 herein, venue for any action arising out of or relating to this Settlement Agreement shall lie in Pierce County Superior Court. The prevailing party in any such litigation shall be reimbursed by the other party for its reasonable attorney's fees, expert witness fees and costs.

Section 13. Entire Agreement. This Settlement Agreement contains the entire Settlement Agreement between the parties with respect to the subject matter hereof, and shall not be modified or amended in any way except in writing, and signed by the parties hereto.

Section 14. Interpretation. This Settlement Agreement was drafted by negotiation by counsel for the parties, and there shall not be a presumption or construction against either party. Any titles or captions of paragraphs contained in this Agreement are for convenience and reference only.

Section 15. Binding Nature of Agreement. Except as otherwise provided herein, this Agreement shall be binding upon and inure to the benefit of the parties, their heirs, executors, administrators, successors, devisees, assigns and all persons now or hereafter holding or having all or any part of any interest of a party to this Settlement Agreement.

Section 16. Severability. If any portion of this Settlement Agreement is held to be invalid by a court of competent jurisdiction, such invalidity shall not affect any other portion of this Agreement.

Section 17. Counterpart Originals. Each signatory to this Agreement may sign a separate original of this Agreement. In such event, the Agreement remains as binding and enforceable as it would be if all parties signed the Agreement at the same time and place.

Section 18. Third Party Beneficiaries. This Settlement Agreement is neither expressly nor impliedly intended to be for the benefit of any third party, and is neither expressly nor impliedly enforceable by any third party. Notwithstanding this provision,

parties not signatories to this Agreement shall have, without limitation, any and all legal rights which arise as a result of the entry of the Stipulated Order of Dismissal, as contemplated in Section 1 herein.

Dated this __ day of October, 2008.

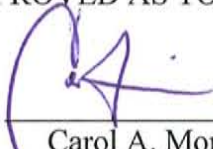
CITY OF GIG HARBOR:

By _____
Mayor Charles L. Hunter


ATTEST:

By _____
City Clerk Molly Towslee

APPROVED AS TO FORM:

By:  _____
Carol A. Morris
Office of the City Attorney

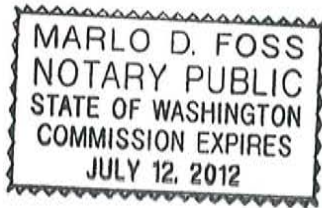
RAINIER YACHT HARBOR, LLC

By  _____
Its MANAGING MEMBER

STATE OF WASHINGTON)
) ss.
COUNTY OF Pierce)

I certify that I know or have satisfactory evidence that Bruce R Steel is the person who appeared before me, and that said person acknowledged that (he) signed this instrument and acknowledged it to be (his) free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 10-24-08



Marlo D. Foss

Marlo D. Foss
(print or type name)

NOTARY PUBLIC, State of Washington
Residing at: Gig Harbor
My Commission expires: 7-12-12

STATE OF WASHINGTON)
) ss.
COUNTY OF PIERCE)

I certify that I know or have satisfactory evidence that ___ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Mayor of ___ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

(print or type name)
NOTARY PUBLIC in and for the
State of Washington, residing at:

My Commission expires: _____



Subject: Public Hearing and Resolution Adopting the Six-Year Transportation Improvement Program (TIP) 2009-2014

Proposed Council Action: Authorize Council to approve the attached Resolution Adopting the Six-Year Transportation Improvement Program (2009-2014).

Dept. Origin: Engineering Division

Prepared by: David Stubchaer, P.E.
Public Works Director

For Agenda of: November 10, 2008

Exhibits: Resolution and Six-Year TIP

Initial & Date

Concurred by Mayor: CLH 11/6/08
Approved by City Administrator: PKK 11/5/08
Approved as to form by City Atty: CAM 11/5/08
Approved by Finance Director: N/A
Approved by Department Head: DS 11/5/08

Expenditure Required	0	Amount Budgeted	Appropriation Required	0
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INFORMATION / BACKGROUND

Local agencies are required to prepare a Six-Year Transportation Improvement Program (TIP) under RCW 35.77.010. State and federal funding for transportation projects are tied to approved Six-Year Transportation Improvement Programs. While a TIP represents the anticipated projects over a six-year period, the projects undertaken in any given year are subject to the annual budget deliberation process.

The City completed a rigorous capacity analysis of the City's roadway system and evaluated not only the intersection level of service, but also performed a roadway segment capacity analysis. A copy of the results is has been summarized in a Technical Memorandum, titled, "Final Analysis of Gig Harbor Six-Year Transportation Improvement Projects (TIP) and Preliminary Recommendations" (dated July 15, 2008). The conclusions from this analysis serves as the basis for this Six-Year TIP update. The attached Six-Year TIP for 2009 through 2014 updates last year's TIP to reflect projects anticipated to be completed this year, newly funded projects, and the most current cost information.

The TIP anticipates the planning and construction of a variety of short term and long term traffic mitigation improvements within the vicinity of SR-16/Borgen/Canterwood Boulevard. These necessary improvements are identified recommendations contained within the 2008 Comprehensive Plan Amendments. It is anticipated the majority of the funding for these improvements will come from state, federal, and local development funding strategies.

The proposed 6-Year TIP was included in the City sponsored Transportation Element Comprehensive Plan Update (Chapter 11).

FISCAL CONSIDERATION

Adoption of the Six-Year Transportation Improvement Program does not directly affect the City's finances. The fiscal impacts will be reviewed during the anticipated Traffic Impact Fee schedule update and the annual budgeting process. Depending upon the availability of funds and other considerations, the Council may elect to fund more or fewer projects, and/or change project priorities.

BOARD OR COMMITTEE RECOMMENDATION

The draft TIP was presented at the September 18, 2008 Public Works Committee meeting, followed by a question and answer period.

Two public open houses were held during the development of this TIP:

1. November 1, 2007 to introduce the planning process to the public and collect initial input, and
2. October 2, 2008 to review the 6 and 20 year transportation project recommendations with the public were also conducted on the 6-Year and 20-Year TIP.

A copy of the questions received at the second open house and City responses are also provided.

RECOMMENDATION / MOTION

Move to: Authorize Council to approve the attached Resolution adopting the Six-Year Transportation Improvement Program (2009-2014).

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, ADOPTING A SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM AND DIRECTING THE SAME TO BE FILED WITH THE STATE SECRETARY OF TRANSPORTATION AND THE TRANSPORTATION IMPROVEMENT BOARD.

WHEREAS, pursuant to the requirements of Chapters 35.77 and 47.26 RCW, the City Council of the City of Gig Harbor has previously adopted a Comprehensive Transportation Plan and Transportation Improvement Program, including an arterial street construction program, and thereafter periodically modified said comprehensive transportation program by resolution, and

WHEREAS, the City Council has reviewed the work accomplished under the said Program, determined current and future City street and arterial needs, and based upon these findings has prepared a Six-Year Transportation Improvement Program for the ensuing six (6) calendar years, and

WHEREAS, a public hearing was held on the said Six-Year Transportation Improvement Program on November 10, 2008, and

WHEREAS, the City SEPA responsible official made a determination of non-significance for the adoption or implementation of the Six-Year Transportation Improvement Program,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Program Adopted. The Six-Year Transportation Improvement Program for the City of Gig Harbor, as revised and extended for the ensuing six (6) calendar years (2009-2014, inclusive), a copy of which is attached hereto as Exhibit A and incorporated herein by this reference as if fully set forth herein, which Program sets forth the project location, type of improvement and the estimated cost thereof, is hereby adopted and approved.

Section 2. Filing of Program. Pursuant to Chapter 35.77 RCW, the City Clerk is hereby authorized and directed to file a copy of this resolution forthwith, together with the Exhibit A attached hereto, with the Secretary of Transportation and a copy with the Transportation Improvement Board for the State of Washington.

RESOLVED this 10th day of November, 2008.

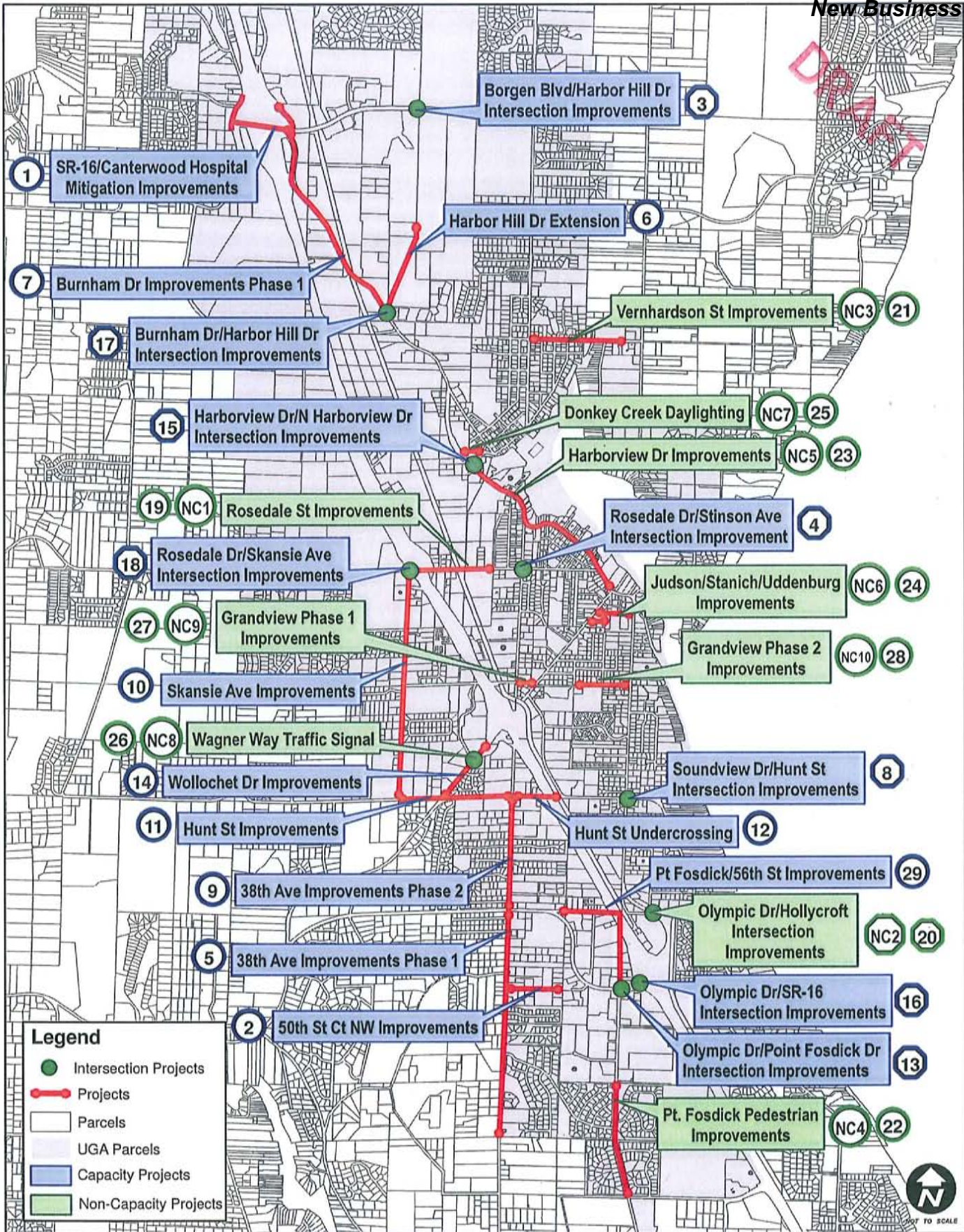
APPROVED:

CHARLES L. HUNTER, MAYOR

ATTEST/AUTHENTICATED:

CITY CLERK, MOLLY TOWSLEE

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
RESOLUTION NO.



6-Year Transportation Improvement Program
2009-2014



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Washington State Department of Transportation

Six Year Transportation Improvement Program

Agency: Gig Harbor

Co. No.: 27 Co. Name: Pierce Co.

From 2009 to 2014

DRAFT

City No.: 0490 MPO/RTPO: PSRC

Hearing Date:

Adoption Date:

Amend Date: PSRC

Resolution No.:

Functional Class	Priority Number	Project Identification A. PIN/Federal Aid No. B. Bridge No. C. Project Title D. Street/Road Name or Number E. Beginning MP or Road - Ending MP or Road F. Describe Work to be Done	Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars							Expenditure Schedule (Local Agency)				Federally Funded Projects Only						
							Fund Source Information			Total Funds				1st	2nd	3rd	4th Thru 6th	Environ. Type	R/W Required Date (MM/YY)					
							Phase Start (mm/dd/yyyy)	Federal Fund Code	Federal Cost by Phase	State Fund Code	State Funds	Local Funds	Total Funds	16	17	18	19			20	21			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21				
14	1	SR-16/Borgen/Canterwood Hospital Mitigation Improvements SR-16/Borgen Blvd from: Burnham Dr to: Canterwood Blvd In accordance with the findings of the 2005 FSEIS, construct various short term roadway improvements to alleviate traffic congestion.	04 06 11 12	S		C C O O C	CN	1/1/2009	STP(U)	OTHER	5000	6000	11000	11000	11000						EIS	Yes		
17	2	50th St CNW Improvements 50th St CNW from: Olympic Drive to: 38th St Construct new 2-lane roadway with curb, gutter and sidewalks on both sides along with street illumination and storm system.	03 05 06	P	0.5	G P S T W	CN	1/1/2009			5000	6000	11000	11000	1600	1600					CE	No		
16	3	Harbor Hill and Borgen Improvements Harbor Hill Dr and Borgen Blvd from: to: Construct right-turn slip lane from EB Borgen Blvd to SB Harbor Hill Drive. Construct right-turn slip lane from NB Harbor Hill Dr to EB Borgen Blvd.	02 05	P			PE CN	1/1/2013 1/1/2014			1600	640	640	640	1600	1600					CE	No		
17	4	Rosedale and Stinson Intersection Improvements Rosedale Dr and Stinson Ave from: to: Construct left turn pocket on south leg Stinson for left turns onto WB Rosedale. Construct right-turn only lane on north leg of Stinson to WB Rosedale.	03 05	P		T C P S	PE CN	1/1/2013 1/1/2014				704	25	250	250	250					CE	No		
Totals							Totals				5000	6000	11000	11000	1600	1600								
Totals							Totals																	
Totals							Totals																	

New Business - 4

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v. 5.7 - Supersedes previous editions



Washington State Department of Transportation

Six Year Transportation Improvement Program

From 2009 to 2014

DRAFT

Agency: Gig Harbor
 Co. No.: 27 Co. Name: Pierce Co.
 City No.: 0490 MPO/RTPO: PSRC

Hearing Date: Adoption Date:
 Amend Date: Resolution No.:

Functional Class	Priority Number	Project Identification A. PIN/Federal Aid No. B. Bridge No. C. Project Title D. Street/Road Name or Number E. Beginning MP or Road - Ending MP or Road F. Describe Work to be Done	Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars							Expenditure Schedule (Local Agency)				Federally Funded Projects Only				
							Phase Start (mm/dd/yyyy)	Fund Source Information			Total Funds	1st	2nd	3rd	4th Thru 6th	Envir. Type	RW Required Date (MM/YY)					
								Federal Fund Code	Federal Fund Phase	State Fund Code								State Funds	Local Funds			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		
17	5	38th Ave Improvements Phase I 38th Avenue from: City Limits to: 56th St Complete design & construction of 2-lane section with left turn pockets, bicycle lanes, curbs & gutters on both sides, landscaped planter strips, sidewalk, storm sewer improvements, provisions for future lighting.	03 04 06	P	1.0	C G O P S T W	PE CN	1/1/2009 4/1/2012			AIP	8470	890 430	890 8900	100	420	370			CE	No	
14	6	Harbor Hill Drive Extension Harbor Hill Drive from: Terminus to: Burnham Drive Complete the extension of Harbor Hill Drive to Burnham Drive. Developer funded.	01	P	0.25	C G P S T W	Totals CN	1/1/2009				8470	1000	1000	100	420	370	8900		EA	Yes	
17	7	Burnham Drive Phase I Burnham Dr from: Harbor Hill Dr Extension to: SR-16 Interchange Reconstruction, including minor widening, curbs, gutters, sidewalks, storm sewer improvements, landscaped planter strips and lighting.	03 05	P	1.0	O C G P S T	Totals PE CN	1/1/2011 3/1/2012				1000	600 6100	1000 6100	100	900		600 6100		CE	Yes	
16	8	Soundview and Hunt Intersection Improvement Soundview Dr and Hunt St from: to: Construct new traffic signal at the intersection with associated left turn pockets.	05 06 03	P		T C P	Totals PE CN	1/1/2012 1/1/2013				6700	60 600	6700 600	60			60		CE	No	
Totals							Totals					660	660	660	60	60	60	600	600	CE	No	

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DRAFT

New Business - 4



Six Year Transportation Improvement Program

DRAFT

From **2009** to **2014**

Agency: Gig Harbor
 Co. No.: 27 Co. Name: Pierce Co.
 City No.: 0490 MPO/RTPO: PSRC

Hearing Date: Adoption Date:
 Amend Date: Resolution No.:

Functional Class	Priority Number	Project Identification		Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars							Expenditure Schedule (Local Agency)				Federally Funded Projects Only					
		A. PIN/Federal Aid No.	B. Bridge No.					Fund Source Information			Total Funds				1st	2nd	3rd	4th Thru 6th	Envir. Type	RW Required Date (MM/YY)				
		C. Project Title	D. Street/Road Name or Number					Federal Fund Code	Federal Cost by Phase	State Fund Code	State Funds	Local Funds	Total Funds	Phase Start (mm/dd/yyyy)	10	11	12	13	14	15	16	17	18	19
1	2		3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21			
17	9	38th Ave Improvements Phase II 38th Avenue from: 56th St to: Hunt St Complete design & construction of a 2+3-lane section with left turn pockets, bicycle lanes, curbs, gutters, landscaped planter strip and sidewalk on east side only, storm sewer improvements.		03 04 06	P	0.5	C C O O C S T W	PE CN	1/1/2009 4/1/2010			AIP	3800	1000	4800	100	200	180	4800	CE	No			
16	10	Skansie Ave Improvements Skansie Ave from: Rosedale St to: Hunt St Minor widening to provide curb, gutter, storm sewer improvements, bicycle lane and sidewalks on both sides of street.		03 05	P	1.0	C P T	PE CN	1/1/2010 5/1/2012				3800	8600	8600	100	200	180	4800	CE	No			
16	11	Hunt St Hunt St from: Skansie Ave to: 38th St Preliminary design of a 2+3-lane section with median and/or left turn pockets, bicycle lanes, curbs, gutters, sidewalks and landscaped planter strip.		04 07	P	1.0	C G P S T W	PE CN	1/1/2014				480	480	480				480	CE	No			
17	12	Hunt SVSR-16 Undercrossing Hunt St from: Hunt St to: Kimball St Construct a new undercrossing connecting both sides of Hunt St across SR-16.		21 22 08	P	0.2	O P T W	PE CN	3/1/2012 3/1/2014					560	5600	5600				560 5600	EIS	Yes		
Totals													9460	9460	8600	8600	860	8600	8600	480	480	6160	6160	

New Business - 4

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Washington State Department of Transportation

**Six Year Transportation Improvement Program
From 2009 to 2014**

Agency: Gig Harbor
 Co. No.: 27 Co. Name: Pierce Co.
 City No.: 0490 MPO/RTP/O: PSRC

Hearing Date: Amend Date:
 Adoption Date: Resolution No.:

DRAFT

Functional Class	Priority Number	Project Identification		Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars										Expenditure Schedule (Local Agency)				Federally Funded Projects Only									
		A. PIN/Federal Aid No.						B. Bridge No.		Fund Source Information				Total Funds						1st	2nd	3rd	4th Thru 6th	Envir. Type	RW Required Date (MM/YY)						
		C. Project Title						D. Street/Road Name or Number		Phase Start (mm/dd/yyyy)	Federal Fund Code	Federal Cost by Phase	State Fund Code	State Funds	Local Funds	Total Funds	10	11	12							13	14	15	16	17	18
1	2		3	4	5	6	7													40	400			20	21						
14	13	Olympic/Pt Fosdick Intersection Improvements Olympic Drive & Pt Fosdick Drive from: Construct right-turn only lane on NB Pt Fosdick Drive and construct a dedicated right-turn lane to SR-16 EB on-ramp. to:		03 05	P		C L G											40	400			CE					Yes				
14	14	Wollochet Drive Improvements Wollochet Drive from: Widen roadway to provide for 11 foot lanes, bicycle lanes, sidewalks, landscaping and illumination. to:		04	P	0.05	C G S P T W											60	600			600						Yes			
17	15	Harborview/N. Harborview Intersection Improvements Harborview and N. Harborview from: Construct new modern roundabout at the current location of the intersection. to:		03	P		W O G											150	1500		1500							Yes			
14	16	SR 16/Olympic Drive from: Widen to provide exclusive right-turn lane on east approach. Convert one existing through-lane on west approach to shared through-left turn lane. Adjust signal phasing as appropriate. to:		04 06	P													75	750		750							Yes			
								Totals											440	440	40	400									
								Totals											660	660	60	600									
								Totals											660	660	150	1500		1500							
								Totals											1650	1650	150	1500		1500							
								Totals											75	750		750									
								Totals											825	825		825									

New Business - 4

DRAFT

DRAFT

v. 5.7 - Supersedes previous editions

Six Year Transportation Improvement Program

DRAFT

From 2009 to 2014

Agency: Gig Harbor Co. Name: Pierce Co. Adoption Date: _____
 Co. No.: 27 MPO/RTPO: PSRC Amend Date: _____ Resolution No.: _____
 City No.: 0490

Functional Class	Priority Number	Project Identification						Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars						Expenditure Schedule (Local Agency)				Federally Funded Projects Only																														
		A. PIN/Federal Aid No.	B. Bridge No.		C. Project Title	D. Street/Road Name or Number						E. Beginning MP or Road - Ending MP or Road	F. Describe Work to be Done	Phase Start (mm/dd/yyyy)	Federal Fund Code	Federal Funding	State Fund Code	State Funds	Local Funds	Total Funds	1st	2nd	3rd	4th Thru 6th	Envir. Type	RAW Required Date (MM/YY)																										
1	2				3			4	5	6	7								10	11	12	13	14	15	16	17	18	19	20	21																						
17	17							03 06	P																								CE	Yes																		
from: Burnham Dr/Harbor Hill Drive to: Burnham Drive/Harbor Hill Drive Reconfigure intersection to a modern roundabout.																																																				
16	18								P																									CE	No																	
from: Rosedale St NW/Skanis Ave to: Rosedale St NW/Skanis Ave Widen to provide left-turn lanes on east and west approaches.																																																				
16	19							03 05	P	0.34																									CE	No																
from: Rosedale Street to: Shirley Ave Minor widening to provide 2-thru lanes, channelization, left-turn pockets, bicycle lane and sidewalks on both sides of street.																																																				
14	20							03	P																										CE	No																
from: Olympic/Hollycroft Intersection Improvements to: Olympic and Hollycroft Convert existing 2-way traffic on spur street that connects Olympic to Hollycroft in the SE quadrant of the intersection to one-way NB. Angled parking to be added to spur to support the park to the SE of the spur.																																																				
Totals																																																				
Totals																																																				



Washington State Department of Transportation

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Six Year Transportation Improvement Program
From 2009 to 2014

Agency: Gig Harbor
Co. No.: 27 Co. Name: Pierce Co.
City No.: 0490 MPO/RTPO: PSRC

Hearing Date: Adoption Date:
Amend Date: Resolution No.:

Functional Class	Priority Number	Project Identification		Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars						Expenditure Schedule (Local Agency)				Federally Funded Projects Only								
		A. PIN/Federal Aid No.						B. Bridge No.		Fund Source Information			Total Funds				Envir. Type	RW Required Date (MM/YY)								
		C. Project Title						D. Street/Road Name or Number		Federal Funding	State Fund Code	State Funds	Local Funds	Total Funds	1st	2nd			3rd	4th Thru 6th						
E. Beginning MP or Road - Ending MP or Road		F. Describe Work to be Done		Phase Start (mm/dd/yyyy)	Federal Fund Code	Federal Cost by Phase	State Fund Code	State Funds	Local Funds	Total Funds	1st	2nd	3rd	4th Thru 6th	CE	No										
1	2		3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21					
16	21	Vernhardson Street Improvements Vernhardson Street from: City Limits to: Peacock Hill Ave Pavement restoration and/or overlay, storm sewer, curbs, gutters and sidewalk(s), bicycle lanes (east of N. Harborview Drive).		05 07	P	0.34	C T W S	PE 1/1/2013						375	375					375				CE	No	
16	22	Pt. Fosdick Pedestrian Improvements Pt. Fosdick Drive from: Harbor Country Dr to: 36th Add sidewalk & bioswale along Pt. Fosdick Drive.		06	P	0.5	T P C C	PE CN 1/1/2011						100 1000	100 1000		100							CE	No	
17	23	Harborview Drive Improvements Harborview Drive from: N. Harborview Drive to: Pioneer Drive Downtown beautification project. Provide landscaping and pedestrian benches at key intersections.		06	P	1.0	C G G T	PE CN 1/1/2012						10 90	10 90				10					CE	No	
19	24	Judson/Stanich/Uddenburg Judson/Stanich Uddenburg from: Downtown beautification. Pedestrian improvements, landscaping, beautification, pavement rehabilitation.		06	P	0.2		PE CN 1/1/2013						100 190 1900	100 190 1900				10					CE	No	
								Totals					1100	1100		100	1000									
								Totals							100	100										
								Totals							190	190										
								Totals							2090	2090										

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Washington State Department of Transportation

Six Year Transportation Improvement Program

From 2009 to 2014

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Agency: Gig Harbor
Co. No.: 27
City No.: 0490
MPO/RTPO: PSRC
Co. Name: Pierce Co.
MPO/RTPO: PSRC

Hearing Date:
Amend Date:
Adoption Date:
Resolution No.:

Table with columns: Functional Class, Priority Number, Project Identification (A-F), Status, Total Length, Utility Codes, Project Costs in Thousands of Dollars (Federal, State, Local, Total), Expenditure Schedule (1st-4th), Federally Funded Projects Only (Envir. Type, RW Required Date).

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New Business - 4

v. 5.7 - Supersedes previous editions

Report Date:

Page 7



Six Year Transportation Improvement Program

From 2009 to 2014

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Agency: Gig Harbor
 Co. No.: 27 Co. Name: Pierce Co.
 City No.: 0490 MPO/RTPO: PSRC

Hearing Date: Adoption Date:
 Amend Date: Resolution No.:

Functional Class	Priority Number	Project Identification		Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars						Expenditure Schedule (Local Agency)					Federally Funded Projects Only			
		A. PIN/Federal Aid No.	B. Bridge No.					Phase Start (mm/dd/yyyy)	Fund Source Information			Expenditure Schedule (Local Agency)					Envir. Type	RW Required Date (MM/YY)				
									Federal Fund Code	Federal Cost by Phase	State Fund Code	State Funds	Local Funds	Total Funds	1st	2nd			3rd	4th Thru 6th		
1	2		3	4	5	6	7	10	11	12	13	14	15	16	17	18	19	20	21			
08	29	Pt Fosdick/56th Improvements from: Pt Fosdick Dr to: 56th St Sidewalk and roadway improvements		05 03 06	P	0.25	C G O D S W					400 3600	400 3600		400					CE	No	
Totals													4000	4000	400	400	3600	26,175				
Grand Totals for Gig Harbor								19,570	54,730	74,300	13,261	6969	27,895	26,175								

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Memo

To:	Stephen Misiurak, PE. City Engineer, City of Gig Harbor		
Cc: GH	Emily Appleton, Senior Engineer Jennifer Kester, Senior Planner		
Cc: HDR	David Skinner; Evan Dust; Gus Garcia; Jeremy Beard; Alexander J. Nydahl		
Project:	Gig Harbor Transportation Comp Plan	Project No:	00002-69477
From:	Jin Ren; Josh Shippy; Tony Wang; Aziz Rahman	Date:	July 15, 2008
Subject:	Final Analysis of Gig Harbor 6-Year Transportation Improvement Projects (TIP) and Preliminary Recommendations		

This technical memorandum presents HDR's proposed amendments to the City of Gig Harbor's adopted 6-Year TIP (2008-2013). These proposed amendments are based on the intersection and link level analysis of the 2013 baseline and 2013 TIP model runs prepared by HDR for this purpose. After confirmation of these proposed amendments, planning-level cost estimates will be prepared for each of the TIP projects (both those recommended for potential inclusion in the TIP and those remaining from the adopted TIP).

The memo covers the following topics in the order that the technical work was performed:

1. Land Use Forecasts for 2013 (as an input to the transportation demand forecast)
2. 2013 (short-range) transportation demand forecast and traffic analysis
3. Recommended Amendments to 6-Year TIP
4. Next Steps

Land Use Forecasting

2013 short-range Gig Harbor land use forecasts were documented on the "Draft Technical Memo on Land Use Forecasts for Travel Demand," submitted to the City on Jan 14, 2008. The same 2013 land use forecasts were used in creating 2013 Baseline (No Action) and 2013 with TIP travel demand models for comparing the needs and benefits of TIP action alternative.

Six-Year Short-term Traffic Analysis Results

Traffic analyses were conducted at both Gig Harbor roadway segments and intersections to determine the short-term traffic growth from existing 2005 conditions, volume over capacity ratios, intersection delays and level of services between no-action alternative and with-TIP projects. After initial screening of the analysis results on Jan. 28, 2008, the project team

prioritized a list of roadway and intersection capacity improvement projects based on the needs (congestion level) and benefits (LOS improvements).

Roadway Segment Screenline Traffic Analysis

As shown in Figure 1: Gig Harbor Screenline Map, seven (7) North-South and seven (7) East-West imaginary lines were drawn in Gig Harbor area to capture the forecast traffic volumes on the streets that cut through these screenlines. These screenlines provide comparison of traffic forecasts with existing traffic counts to show where the short-term traffic growth is taking place, and if the 6-year traffic will exceed the roadway segment capacity (which is defined as maximum allowable vehicle flow per hour when the roadway segment is not undergoing stop and go condition) on streets or at screenline level. Tables 1 through 4 tabulate the following 2013 screenline modeling data:

Table 1: 2013 Baseline Forecast PM Peak Hour Volumes v.s. 2005 Counts

Table 2: 2013 Baseline Forecast PM Peak Hour Volumes v.s. Roadway Capacity

Table 3: 2013 with Priority TIP Forecast PM Peak Hour Volumes v.s. 2005 Counts

Table 4: 2013 with Priority TIP Forecast PM Peak Hour Volumes v.s. Roadway Capacity

Table 1 shows the overall East-West traffic growth of 39% over the 2005 existing condition, and overall North-South traffic growth is 28% higher than the 2005 existing condition. The North Gig Harbor area will experience significant traffic growth as Borgen Blvd and Burnham Dr. NW shows between double and triple traffic growth (depending on the segment). This rapid increase in transportation demand will likely cause poor traffic operations since, without mitigation, the projected volume will exceed currently available capacity.

As shown in Table 2:

- On NS-2 and NS-3 screenlines, Borgen Blvd reach a high volume/capacity (v/c) ratio in the range of 1.06 and 1.12;
- On NS-4 Screenline and NS-5 Screenline, Wollochet Dr. and Pioneer Way also reach a high v/c ratio, 1.15 and 1.16 respectively.
- On NS-6 Screenline, 56th Street NW at west of SR-16 exceeds a v/c ratio of 0.87.
- On EW-2 screenline, Canterwood Blvd has a v/c ratio of 1.11 and SR-16 Northbound on-ramp reaches 0.97 v/c ratio.
- On EW-3 Screenline, SR-16 on and off ramps exceed their capacity by 25-26%.
- On EW-4 Screenline, Skansie Ave reaches a 0.90 v/c ratio.
- On EW-6, Hunt Street NW reaches a 1.11 v/c ratio.
- On EW-7, SR-16 On and Off Ramps reach a v/c ratio in the range of 1.07 and 1.23.

Generally a higher v/c ratio (the project team considers any v/c ratio greater than 0.85 to be high) indicates a need for capacity improvements by widening the roadway segments or channelization, which will provide direct or indirect capacity improvement benefits, and thus reduce system or individual roadway segment or intersection travel delay. In some cases, it may

not be possible or reasonable to improve a specific roadway in order to address higher v/c ratios. In those cases, it may be more effective to create a new alternative corridor or improve a complementary corridor.

Although the 6-year short-term traffic growth is still taking place on the majority of roadway segments (as shown on Table 3), the recommended priority TIP will help to improve the v/c ratios on major and minor arterial streets, such as on Wollochet Dr. NW, Canterwood Blvd, Skansie Avenue, and Hunt Street NW (as shown on Table 4).

Roadway Intersection Traffic Analysis

The 2013 Baseline and 2013 with priority capacity TIP traffic forecasts were used to analyze Gig Harbor intersections in terms of total intersection entering volumes, volume/capacity ratios, average delay and Level of Service.

Figure 2 displays the intersection location, identification number and control type for baseline and with-TIP conditions (high-lighted circle). Referring to this Figure, we can compare and evaluate each intersection between 2013 Baseline condition and 2013 with TIP condition (as shown in Table 5).

The higher v/c ratios (>0.85) is usually an indication of a need for improvements while a LOS E or LOS F is considered un-acceptable with the exception that for downtown intersections LOS F is deemed acceptable by the City of Gig Harbor. Under 2013 Baseline condition, 13 intersections reach LOS F, and one intersection reaches LOS E. With the improvements identified for intersections in the TIP, the total number of LOS F intersections will be reduced to eight (8) and the total number of LOS E intersections will be reduced to two (2).

The projected intersection improvements can be partly attributed to direct intersection improvements included in the TIP and partly attributed to the trip redistribution effects caused by roadway capacity improvements. For example, Harbor Hill Dr extension will redirect traffic from Borgen Blvd to Burnham Dr (see Figure 3). Similarly, the Hunt St Crossing of SR16 will reduce traffic on Olympic Dr and Wollochet Dr (as shown in Figure 3, too). The following specific intersections show significant improvements in terms of average delay, volume/capacity ratio or/and level of service grade:

- Borgen Blvd @ Harbor Hill Dr
- Harborview Dr @ North Harborview Dr
- Olympic Dr @ Spur to Hollycraft NW
- Pioneer Way @ SR-16 WB Ramp
- Wollochet Dr NW @ Wagner Way
- Olympic Dr @ Point Fosdick Dr NW

Recommended 6-Year TIP

The recommended TIP amendments were developed through examination of the 6-year transportation demand forecast and discussion of the results with city staff in a workshop held on January 28, 2008 in Gig Harbor. While the future projected LOS on a link or intersection basis was used to determine the importance of projects to short-term, the discussion in the workshop

indicated that not all of the existing non-capacity projects should be deferred in favor of capacity projects. In some cases, the existing programming of projects reflects a significant commitment to the community that should not be ignored. In other cases, the existing city commitment to the project precludes rescheduling. These factors were discussed with city staff prior to reaching these recommendations.

The recommended list of projects for an amended 2008-2013 TIP is a combination of capacity projects and non-capacity-related or system completion projects on the TIP.

Capacity Projects

The capacity related projects are prioritized in programming order of importance based on their relative contribution to the 2013 LOS (either on an intersection or link basis). The recommended capacity improvement projects are:

1. SR 16/Borgen Blvd/Canterwood Interim Improvements (TIP 1 and 2)
2. 50th Street NW Improvements (TIP 12)
3. Intersection Improvements at Borgen Blvd and Harbor Hill Drive (New TIP #)
4. Intersection Improvements at Stinson Ave and Rosedale St NW (New TIP #)
5. 38th Street Phase 1 (TIP 5)
6. Harbor Hill Drive Extension (TIP 21)
7. Burnham Drive Phase 1 (TIP 24)
8. Intersection Improvements at Soundview Drive and Hunt Street (New TIP #)
9. 38th Street Phase 2 (TIP 11)
10. Skansie Avenue Improvements (TIP 18)
11. Hunt Street & Skansie Avenue Improvements to 38th Avenue (TIP 19)
12. Hunt Street Undercrossing (TIP 22)
13. Intersection Improvements at Olympic Dr and Point Fosdick Dr (New TIP #)
14. Wollochet Drive Improvements (TIP 20)
15. Intersection Improvements at Harborview and North Harborview (New TIP #)

Non-Capacity Projects

Non-capacity projects include pavement rehabilitation, mobility, and pedestrian improvements. The non-capacity related projects that should remain include:

1. Rosedale Street Improvements (TIP 17)
2. Intersection Improvements at Olympic Drive and Hollycroft (TIP 13)
3. Vernhardson Street Improvements (TIP 14)

Next Steps

While city staff is considering these results and recommendations, the HDR Team will be proceeding with planning-level cost estimates for the recommended projects and working with

city staff to develop the matching six-year revenue estimates (inclusive of an initial estimates of updated traffic impact fee revenue). Once the costs and revenue estimates have been prepared, the entire recommendation for an amended TIP can be packaged for consideration by City Council.

Table 1: 2013 Baseline Forecast PM Peak Hour Volumes v.s. 2005 Counts

PROJECT TITLE: GIG HARBOR TRAVEL DEMAND MODEL SCREENLINE VALIDATION
 SCENARIO TITLE: 2013 Baseline Travel Demand Model w/o TIP

SCREENLINE NUMBER: NS-1		SCREENLINE LOCATION: West of SR-16		Total Model and Counts		EASTBOUND		WESTBOUND	
ARTERIAL NAME	2013 Base	05 Counts	Model/Counts	2013 Base	05 Counts	Model/Counts	2013 Base	05 Counts	Model/Counts
North Gig Harbor	160	212	0.75	55	138	0.40	105	74	1.42
Burnham Dr. NW	49	79	0.62	20	40	0.50	29	39	0.74
112th Ave NW	568	302	1.88	247	109	2.27	321	193	1.66
Selmel Dr NW	777	593	1.31	322	287	1.12	455	306	1.49
TOTAL									
SCREENLINE NUMBER: NS-2		SCREENLINE LOCATION: East of SR-16		Total Model and Counts		EASTBOUND		WESTBOUND	
ARTERIAL NAME	2013 Base	05 Counts	Model/Counts	2013 Base	05 Counts	Model/Counts	2013 Base	05 Counts	Model/Counts
North Gig Harbor	3577	1503	2.38	1927	852	2.26	1650	651	2.53
Borgen Blvd	966	552	1.75	387	243	1.59	579	309	1.87
Burnham Dr. NW	4543	2055	2.21	2314	1095	2.11	2229	960	2.32
TOTAL									
SCREENLINE NUMBER: NS-3		SCREENLINE LOCATION: West of Peacock Blvd		Total Model and Counts		EASTBOUND		WESTBOUND	
ARTERIAL NAME	2013 Base	05 Counts	Model/Counts	2013 Base	05 Counts	Model/Counts	2013 Base	05 Counts	Model/Counts
North Gig Harbor	2981	747	3.99	1647	480	3.43	1334	267	5.00
Borgen Blvd	781	524	1.49	373	220	1.70	408	304	1.34
Burnham Dr. NW	3762	1271	2.96	2020	700	2.89	1742	571	3.05
TOTAL									
SCREENLINE NUMBER: NS-4		SCREENLINE LOCATION: West of SR-16		Total Model and Counts		EASTBOUND		WESTBOUND	
ARTERIAL NAME	2013 Base	05 Counts	Model/Counts	2013 Base	05 Counts	Model/Counts	2013 Base	05 Counts	Model/Counts
Downtown Gig Harbor	666	736	0.90	208	331	0.63	458	405	1.13
Rosedale ST NW	1616	1341	1.21	703	614	1.14	913	727	1.26
Wollochet Dr. NW	2282	2077	1.10	911	945	0.96	1371	1132	1.21
TOTAL									
SCREENLINE NUMBER: NS-5		SCREENLINE LOCATION: East of SR-16		Total Model and Counts		EASTBOUND		WESTBOUND	
ARTERIAL NAME	2013 Base	05 Counts	Model/Counts	2013 Base	05 Counts	Model/Counts	2013 Base	05 Counts	Model/Counts
Downtown Gig Harbor	850	569	1.49	339	277	1.22	511	292	1.75
Rosedale ST NW	1739	1406	1.24	944	596	1.58	795	810	0.98
Pioneer Way	1372	916	1.50	498	405	1.23	874	511	1.71
NB Off/On Ramps	557	614	0.91	332	236	1.41	225	378	0.60
Kimball Dr	1178	897	1.31	559	430	1.30	619	467	1.33
Olympic Dr	387	371	1.04	198	239	0.83	189	132	1.43
Hollycroft St	2279	1817	1.25	1229	891	1.38	1050	926	1.13
Olympic Dr Loop	8362	6590	1.27	4099	3074	1.33	4263	3516	1.21
TOTAL									

SCREENLINE NUMBER: NS-6											
SCREENLINE LOCATION: West of SR-16											
SL Section											
Total Model and Counts											
ARTERIAL NAME	2013 Base	05 Counts	Model/Counts	2013 Base	05 Counts	Model/Counts	2013 Base	05 Counts	Model/Counts	2013 Base	05 Counts
56th St NW	1559	1668	0.93	670	697	0.96	889	971	0.92	389	410
Briarwood Ln NW	35	234	0.15	22	124	0.18	13	110	0.12	13	110
Fosdick Dr NW	564	713	0.79	287	385	0.75	277	328	0.84	277	328
36th St NW	297	533	0.56	135	299	0.45	162	234	0.69	162	234
Stone Dr NW	334	499	0.67	18	103	0.17	316	396	0.80	316	396
TOTAL	2789	3647	0.76	1132	1608	0.70	1657	2039	0.81	1657	2039
SCREENLINE NUMBER: NS-7											
SCREENLINE LOCATION: West of Soundview/Harborview											
SL Section											
Total Model and Counts											
ARTERIAL NAME	2013 Base	05 Counts	Model/Counts	2013 Base	05 Counts	Model/Counts	2013 Base	05 Counts	Model/Counts	2013 Base	05 Counts
Harborview	1041	880	1.18	423	320	1.32	618	560	1.10	618	560
Rosedale ST NW	287	300	0.96	116	135	0.86	171	165	1.04	171	165
Pioneer Way	456	388	1.18	303	199	1.52	153	189	0.81	153	189
Grandview	33	86	0.38	19	43	0.44	14	43	0.33	14	43
Soundview	908	861	1.05	484	434	1.12	424	427	0.99	424	427
TOTAL	2725	2515	1.08	1345	1131	1.19	1380	1384	1.00	1380	1384
NS- Screenline Total											22515
NS- Screenline Total											16233
NS- Screenline Total											1.39
NS- Screenline Total											1.40
NS- Screenline Total											11717
NS- Screenline Total											8524
NS- Screenline Total											1.37
SCREENLINE NUMBER: EW-1											
SCREENLINE LOCATION: South of 144th St NW											
SL Section											
Total Model and Counts											
ARTERIAL NAME	2013 Base	05 Counts	Model/Counts	2013 Base	05 Counts	Model/Counts	2013 Base	05 Counts	Model/Counts	2013 Base	05 Counts
Purdy Dr NW	914	1122	0.81	367	642	0.57	547	480	1.14	547	480
SR-16 SB	1456	1560	0.93	1456	1560	0.93					
SR-16 NB	1784	1680	1.06				1784	1680	1.06		
54th Ave NW	461	354	1.30	154	100	1.54	307	254	1.21	307	254
Peacock Hill Ave NW	526	545	0.97	229	245	0.93	297	300	0.99	297	300
Crescent Valley Dr NW	159	122	1.30	56	53	1.06	103	69	1.49	103	69
TOTAL	5300	5383	0.98	2262	2600	0.87	3038	2783	1.09	3038	2783
EW-2											
SCREENLINE NUMBER: EW-2											
SCREENLINE LOCATION: North of Borgen Rd											
SL Section											
Total Model and Counts											
ARTERIAL NAME	2013 Base	05 Counts	Model/Counts	2013 Base	05 Counts	Model/Counts	2013 Base	05 Counts	Model/Counts	2013 Base	05 Counts
Burnham Dr. NW	208	280	0.74	75	178	0.42	133	102	1.30	133	102
SR-16 SB Off	669	402	1.66	669	402	1.66					
SR-16 NB On	874	494	1.77				874	494	1.77		
Canterwood Blvd	1111	558	1.99	639	198	3.23	472	360	1.31	472	360
1st Ave NW	328	363	0.90	169	209	0.81	159	154	1.03	159	154
Peacock Hill Ave NW	1098	612	1.79	413	216	1.91	685	396	1.73	685	396
TOTAL	4288	2709	1.58	1965	1203	1.63	2323	1506	1.54	2323	1506

SCREENLINE NUMBER: EW-3											
SCREENLINE LOCATION: South of Borgen Rd											
SL Section											
Total Model and Counts											
ARTERIAL NAME	2013	Base	05	Counts	Model/Counts	2013	Base	05	Counts	Model/Counts	NORTHBOUND
											2013
											Base
											05
											Counts
											Model/Counts
Selmer Dr NW	825	681	1.21	340	321	1.06	485	360	1.35		
SR-16 SB On	1134	450	2.52	1134	450	2.52	1127	735	1.53		
SR-16 NB Off	1127	735	1.53				579	309	1.87		
Burnham Dr. NW	966	552	1.75	387	243	1.59	445	224	1.99		
Peacock Hill Ave NW	783	463	1.69	338	239	1.41	2636	1628	1.62		
TOTAL	4835	2881	1.68	2199	1253	1.75					
SCREENLINE NUMBER: EW-4											
SCREENLINE LOCATION: South of Rosedale St											
SL Section											
Total Model and Counts											
ARTERIAL NAME	2013	Base	05	Counts	Model/Counts	2013	Base	05	Counts	Model/Counts	NORTHBOUND
											2013
											Base
											05
											Counts
											Model/Counts

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HDR Engineering, Inc.

SCREENLINE NUMBER: EW-7		SCREENLINE LOCATION: East of SR-16											
SL Section	ARTERIAL NAME	Total Model and Counts				SOUTHBOUND				NORTHBOUND			
		2013 Base	05 Counts	Model/Counts	Ratio	2013 Base	05 Counts	Model/Counts	Ratio	2013 Base	05 Counts	Model/Counts	Ratio
South Gig Harbor	38th Ave NW	384	407	0.94	228	179	1.27	156	228	0.68			
	36th Ave NW	33	0		13	0		20	0				
	Olympic Dr NW	1242	1505	0.83	521	631	0.83	721	874	0.82			
	SR-16 SB Off Ramp	1111	472	2.35	1111	472	2.35	0	0				
	SR-16 NB On Ramp	967	771	1.25				967	771	1.25			
	Olympic Dr NW (loop)	1627	1273	1.28	742	704	1.05	885	569	1.56			
	Raid Dr NW	539	439	1.23	319	260	1.23	220	179	1.23			
	TOTAL	5903	4867	1.21	2934	2246	1.31	2969	2621	1.13			
	EW-Screenline Total	31021	24300	1.28	14174	11008	1.29	16847	13292	1.27			
	Overall Screenline	53536	40533	1.32	24972	18717	1.33	16847	13394	1.26			

**Table 2: 2013 Baseline Forecast PM Peak Hour Volumes v.s. Roadway Capacity
(total street capacity = sum of bi-directional capacity)**

PROJECT TITLE: 2013 Baseline Gig Harbor PM Peak Hour Travel Demand Modeling												
SCENARIO TITLE: PM Peak Hour Traffic Volume / Existing Capacity												
SCREENLINE NUMBER: NS-1												
SCREENLINE LOCATION: West of SR-16												
SL Section	ARTERIAL NAME	Total Model and Counts			EASTBOUND			WESTBOUND			V/C Ratio	V/C Ratio
		2013 Base	Lane	Capacity	2013 Base	Lane	Capacity	2013 Base	lane	Base-Capacity		
North Gig Harbor	Burnham Dr. NW	160	2	1000	55	1	500	105	1	500	0.11	0.21
	112th Ave NW	49	2	400	20	1	200	29	1	200	0.10	0.15
	Selmel Dr NW	568	2	1400	247	1	700	321	1	700	0.35	0.46
	TOTAL	777		2800	322		1400	455		1400	0.23	0.33
SCREENLINE NUMBER: NS-2												
SCREENLINE LOCATION: East of SR-16												
SL Section	ARTERIAL NAME	Total Model and Counts			EASTBOUND			WESTBOUND			V/C Ratio	V/C Ratio
		2013 Base	Lane	Capacity	2013 Base	Lane	Capacity	2013 Base	lane	Base-Capacity		
North Gig Harbor	Borgen Blvd	3577	4	3200	1927	2	1600	1650	2	1600	1.20	1.03
	Burnham Dr. NW	966	2	1600	387	1	800	579	1	800	0.48	0.72
	TOTAL	4543		4800	2314		2400	2229		2400	0.96	0.93
	SCREENLINE NUMBER: NS-3											
SCREENLINE LOCATION: West of Peacock Blvd												
SL Section	ARTERIAL NAME	Total Model and Counts			EASTBOUND			WESTBOUND			V/C Ratio	V/C Ratio
		2013 Base	Lane	Capacity	2013 Base	Lane	Capacity	2013 Base	lane	Base-Capacity		
North Gig Harbor	Borgen Blvd	2981	4	2800	1647	2	1400	1334	2	1400	1.18	0.95
	Burnham Dr. NW	781	2	1600	373	1	800	408	1	800	0.47	0.51
	TOTAL	3762		4400	2020		2200	1742		2200	0.92	0.79
	SCREENLINE NUMBER: NS-4											
SCREENLINE LOCATION: West of SR-16												
SL Section	ARTERIAL NAME	Total Model and Counts			EASTBOUND			WESTBOUND			V/C Ratio	V/C Ratio
		2013 Base	Lane	Capacity	2013 Base	Lane	Capacity	2013 Base	lane	Base-Capacity		
Downtown Gig Harbor	Rosedale ST NW	666	2	1000	208	1	500	458	1	500	0.42	0.92
	Wollocket Dr. NW	1616	2	1400	703	1	700	913	1	700	1.00	1.30
	TOTAL	2282		2400	911		1200	1371		1200	0.76	1.14
	SCREENLINE NUMBER: NS-5											
SCREENLINE LOCATION: East of SR-16												
SL Section	ARTERIAL NAME	Total Model and Counts			EASTBOUND			WESTBOUND			V/C Ratio	V/C Ratio
		2013 Base	Lane	Capacity	2013 Base	Lane	Capacity	2013 Base	lane	Base-Capacity		
Downtown Gig Harbor	Rosedale ST NW	850	2	1000	339	1	500	511	1	500	0.68	1.02
	Pioneer Way	1739	2	1500	944	1	700	795	1	800	1.35	0.99
	NB Off/On Ramps	1372	2	1800	498	1	900	874	1	900	0.55	0.97
	Kimball Dr	557	2	1600	332	1	700	225	1	900	0.47	0.25
	Olympic Dr	1178	2	1400	559	1	700	619	1	700	0.80	0.88
	Hollycroft St	387	2	1000	198	1	500	189	1	500	0.40	0.38
	TOTAL	2279	4	2800	1229	2	1400	1050	2	1400	0.88	0.75
TOTAL	8362		11100	4099		5400	4263		5700	0.76	0.75	

SCREENLINE NUMBER: NS-6		Total Model and Counts															
SCREENLINE LOCATION: West of SR-16		EASTBOUND				WESTBOUND				WESTBOUND							
ARTERIAL NAME	2013 Base	Lane	Capacity	V/C Ratio	2013 Base	Lane	Capacity	V/C Ratio	2013 Base	lane	Base-Capacity	V/C Ratio					
56th St NW	1559	2	1800	0.87	670	1	900	0.74	889	1	900	0.99					
Briarwood Ln NW	35	2	400	0.09	22	1	200	0.11	13	1	200	0.07					
Fosdick Dr NW	564	2	1400	0.40	287	1	700	0.41	277	1	700	0.40					
36th St NW	297	2	1400	0.21	135	1	700	0.19	162	1	700	0.23					
Stone Dr NW	334	2	1400	0.24	18	1	700	0.03	316	1	700	0.45					
TOTAL	2789		6400	0.44	1132		3200	0.35	1657		3200	0.52					
SCREENLINE NUMBER: NS-7		Total Model and Counts															
SCREENLINE LOCATION: West of Soundview/Harborview		EASTBOUND				WESTBOUND				WESTBOUND							
ARTERIAL NAME	2013 Base	Lane	TIP-Capacity	V/C Ratio	2013 Base	Lane	TIP-Capacity	V/C Ratio	2013 Base	lane	TIP-Capacity	V/C Ratio					
Harborview	1041	2	1400	0.74	423	1	700	0.60	618	1	700	0.88					
Rosedale ST NW	287	2	1000	0.29	116	1	500	0.23	171	1	500	0.34					
Pioneer Way	456	2	1400	0.33	303	1	700	0.43	153	1	700	0.22					
Grandview	33	2	1000	0.03	19	1	500	0.04	14	1	500	0.03					
Soundview	908	2	1600	0.57	484	1	800	0.61	424	1	800	0.53					
TOTAL	2725		6400	0.43	1345		3200	0.42	1380		3200	0.43					
NS Screenline Total		22515		31900		0.71		15800		0.00		11717		16100		0.73	
SCREENLINE NUMBER: EW-1		Total Model and Counts															
SCREENLINE LOCATION: South of 144th St NW		OUTHBOUND				WESTBOUND				WESTBOUND							
ARTERIAL NAME	2013 Base	Lane	Capacity	V/C Ratio	OUTHBOUND	Lane	Capacity	V/C Ratio	2013 Base	lane	Base-Capacity	V/C Ratio					
Purdy Dr NW	914	2	1600	0.57	367	1	800	0.46	547	1	800	0.68					
SR-16 SB	1456	4	4000	0.36	1456	2	4000	0.36	0	2	0	0.00					
SR-16 NB	1784	4	4000	0.45	0	2	0	#DIV/0!	1784	2	4000	0.45					
54th Ave NW	461	2	1200	0.38	154	1	600	0.26	307	1	600	0.51					
Peacock Hill Ave NW	526	2	1400	0.38	229	1	700	0.33	297	1	700	0.42					
Crescent Valley Dr NW	159	2	1000	0.16	56	1	500	0.11	103	1	500	0.21					
TOTAL	5300		13200	0.40	2262		6600	0.34	3038		6600	0.46					
SCREENLINE NUMBER: EW-2		Total Model and Counts															
SCREENLINE LOCATION: North of Borgen Rd		OUTHBOUND				WESTBOUND				WESTBOUND							
ARTERIAL NAME	2013 Base	Lane	Capacity	V/C Ratio	OUTHBOUND	Lane	Capacity	V/C Ratio	2013 Base	lane	Base-Capacity	V/C Ratio					
Burnham Dr. NW	208	2	1000	0.21	75	1	500	0.15	133	1	500	0.27					
SR-16 SB Off	669	1	900	0.74	669	1	900	0.74	874	1	900	0.97					
SR-16 NB Off	874	1	900	0.97	639	1	500	1.28	472	1	500	0.94					
Camdenwood Blvd	1111	2	1000	1.11	169	1	200	0.85	159	1	200	0.80					
1st Ave NW	328	2	400	0.82	413	1	700	0.59	685	1	700	0.98					
Peacock Hill Ave NW	1098	2	1400	0.78	1965	1	2800	0.70	2323	1	2800	0.83					
TOTAL	4288		5600	0.77													

EW-3 South of Borgen Rd												
Total Model and Counts												
ARTERIAL NAME	2013 Base	Lane	Capacity	V/C Ratio	OUTHBOUND Lane	Lane	Capacity	V/C Ratio	2013 Base	lane	Capacity	V/C Ratio
Salmel Dr NW	825	2	1400	0.59	340	1	700	0.49	485	1	700	0.69
SR-16 SB On	1134	1	900	1.26	1134	1	900	1.26	1127	1	900	1.25
SR-16 NB Off	1127	1	900	1.25								
Burnham Dr. NW	966	2	1600	0.60	387	1	800	0.48	579	1	800	0.72
Peacock Hill Ave NW	783	2	1400	0.56	338	1	700	0.48	445	1	700	0.64
TOTAL	4835		6200	0.78	2199		3100	0.71	2636		3100	0.85
EW-4 South of Rosedale St												
Total Model and Counts												
ARTERIAL NAME	2013 Base	Lane	Capacity	V/C Ratio	OUTHBOUND Lane	Lane	Capacity	V/C Ratio	2013 Base	lane	Capacity	V/C Ratio
54th Ave NW*	49	2	400	0.12	33	1	200	0.17	16	1	200	0.08
Schoolhouse NW	33	2	400	0.08	22	1	200	0.11	11	1	200	0.06
Skafsie Ave	541	2	600	0.90	249	1	300	0.83	292	1	300	0.97
Stinson Ave	994	2	1400	0.71	325	1	700	0.46	669	1	700	0.96
TOTAL	1617		2800	0.58	629		1400	0.45	988		1400	0.71
EW-5 North of Wollochet/Pioneer Way												
Total Model and Counts												
ARTERIAL NAME	2013 Base	Lane	Capacity	V/C Ratio	OUTHBOUND Lane	Lane	Capacity	V/C Ratio	2013 Base	lane	Capacity	V/C Ratio
Hunt St NW	666	2	1000	0.67	263	1	500	0.53	403	1	500	0.81
Wagner Way	323	2	400	0.81	164	1	200	0.82	159	1	200	0.80
SR-16 SB Off/NB On	1144	2	1800	0.64	751	1	900	0.83	393	1	900	0.44
Stinson Ave	986	2	1600	0.62	348	1	800	0.44	638	1	800	0.80
Grand View St	63	2	1400	0.05	16	1	700	0.02	47	1	700	0.07
Edwards*	81	2	400	0.20	55	1	200	0.28	26	1	200	0.13
Harbor View Dr	1175	2	1400	0.84	495	1	700	0.71	680	1	700	0.97
TOTAL	4438		8000	0.55	2092		4000	0.52	2346		4000	0.59
EW-6 South of Wollochet/Pioneer Way												
Total Model and Counts												
ARTERIAL NAME	2013 Base	Lane	Capacity	V/C Ratio	OUTHBOUND Lane	Lane	Capacity	V/C Ratio	2013 Base	lane	Capacity	V/C Ratio
Hunt St NW	1113	2	1000	1.11	486	1	500	0.97	627	1	500	1.25
SR-16 NB Off/NB On	1372	2	1800	0.76	498	1	900	0.55	874	1	900	0.97
Kimball Dr	935	2	1600	0.58	504	1	700	0.72	431	1	900	0.48
Grandview St	88	2	1000	0.09	51	1	500	0.10	37	1	500	0.07
Lewis St*	38	2	400	0.10	26	1	200	0.13	12	1	200	0.06
Judson St	208	2	600	0.35	103	1	300	0.34	105	1	300	0.35
Harbor View Dr	886	2	1400	0.63	425	1	700	0.61	461	1	700	0.66
TOTAL	4640		7800	0.59	2093		3800	0.55	2547		4000	0.64

SCREENLINE NUMBER: EW-7												
SCREENLINE LOCATION: East of SR-16												
SL Section												
South Gig Harbor												
ARTERIAL NAME	Total Model and Counts						OUTHBOUND			WESTBOUND		
	2013 Base	Lane	Capacity	V/C Ratio	Lane	Capacity	V/C Ratio	2013 Base	lane	Base-Capacity	V/C Ratio	
38th Ave NW	384	2	1000	0.38	228	1	500	0.46	156	1	500	0.31
36th Ave NW	33	2	400	0.08	13	1	200	0.07	20	1	200	0.10
Olympic Dr NW	1242	2	1800	0.69	521	1	900	0.58	721	1	900	0.80
SR-16 SB Off Ramp	1111	1	900	1.23	1111	1	900	1.23	967	1	900	1.07
SR-16 NB On Ramp	967	1	900	1.07	742	2	1600	0.46	885	2	1400	0.63
Olympic Dr NW (loop)	1627	4	3000	0.54	319	1	700	0.46	220	1	700	0.31
Raid Dr NW	539	2	1400	0.39	2934	1	4800	0.61	2969	1	4600	0.65
TOTAL	5903		9400	0.63								
EW Screenline Total	31021		53000	0.59	14174		26500	0.53	16847		26500	0.64
Overall Screenline Total	53536		84900	0.63	14174		42300	0.34	16847		27000	0.62

Table 3: 2013 with Priority TIP Forecast PM Peak Hour Volumes v.s. 2005 Counts

PROJECT TITLE: GIG HARBOR TRAVEL DEMAND MODEL SCREENLINE VALIDATION
 SCENARIO TITLE: 2013 Concurrency Travel Demand Model w/Priority Capacity TIP

SCREENLINE NUMBER: NS-1		SCREENLINE LOCATION: West of SR-16		SCREENLINE LOCATION: West of SR-16		SCREENLINE LOCATION: West of SR-16		SCREENLINE LOCATION: West of SR-16		SCREENLINE LOCATION: West of SR-16		SCREENLINE LOCATION: West of SR-16		SCREENLINE LOCATION: West of SR-16	
SL Section	ARTERIAL NAME	2013 TIP	05 Counts	Model/Counts	2013 TIP	05 Counts	Model/Counts	2013 TIP	05 Counts	Model/Counts	2013 TIP	05 Counts	Model/Counts	2013 TIP	05 Counts
North Gig Harbor	Burnham Dr. NW	177	212	0.83	57	138	0.41	120	74	1.62	120	74	1.62	120	74
	112th Ave NW	47	79	0.59	20	40	0.50	27	39	0.69	27	39	0.69	27	39
	Selmel Dr NW	553	302	1.83	238	109	2.18	315	193	1.63	315	193	1.63	315	193
	TOTAL	777	593	1.31	315	287	1.10	462	306	1.51	462	306	1.51	462	306
SCREENLINE NUMBER: NS-2		SCREENLINE LOCATION: East of SR-16		SCREENLINE LOCATION: East of SR-16		SCREENLINE LOCATION: East of SR-16		SCREENLINE LOCATION: East of SR-16		SCREENLINE LOCATION: East of SR-16		SCREENLINE LOCATION: East of SR-16		SCREENLINE LOCATION: East of SR-16	
SL Section	ARTERIAL NAME	2013 TIP	05 Counts	Model/Counts	2013 TIP	05 Counts	Model/Counts	2013 TIP	05 Counts	Model/Counts	2013 TIP	05 Counts	Model/Counts	2013 TIP	05 Counts
North Gig Harbor	Borgen Blvd	3107	1503	2.07	1698	852	1.99	1409	651	2.16	1409	651	2.16	1409	651
	Burnham Dr. NW	707	552	1.28	278	243	1.14	429	309	1.39	429	309	1.39	429	309
	TOTAL	3814	2055	1.86	1976	1095	1.80	1838	960	1.91	1838	960	1.91	1838	960
SCREENLINE NUMBER: NS-3		SCREENLINE LOCATION: West of Peacock Blvd		SCREENLINE LOCATION: West of Peacock Blvd		SCREENLINE LOCATION: West of Peacock Blvd		SCREENLINE LOCATION: West of Peacock Blvd		SCREENLINE LOCATION: West of Peacock Blvd		SCREENLINE LOCATION: West of Peacock Blvd		SCREENLINE LOCATION: West of Peacock Blvd	
SL Section	ARTERIAL NAME	2013 TIP	05 Counts	Model/Counts	2013 TIP	05 Counts	Model/Counts	2013 TIP	05 Counts	Model/Counts	2013 TIP	05 Counts	Model/Counts	2013 TIP	05 Counts
North Gig Harbor	Borgen Blvd	2554	747	3.42	1437	480	2.99	1117	267	4.18	1117	267	4.18	1117	267
	Burnham Dr. NW	571	524	1.09	289	220	1.31	282	304	0.93	282	304	0.93	282	304
	TOTAL	3125	1271	2.46	1726	700	2.47	1399	571	2.45	1399	571	2.45	1399	571
SCREENLINE NUMBER: NS-4		SCREENLINE LOCATION: West of SR-16		SCREENLINE LOCATION: West of SR-16		SCREENLINE LOCATION: West of SR-16		SCREENLINE LOCATION: West of SR-16		SCREENLINE LOCATION: West of SR-16		SCREENLINE LOCATION: West of SR-16		SCREENLINE LOCATION: West of SR-16	
SL Section	ARTERIAL NAME	2013 TIP	05 Counts	Model/Counts	2013 TIP	05 Counts	Model/Counts	2013 TIP	05 Counts	Model/Counts	2013 TIP	05 Counts	Model/Counts	2013 TIP	05 Counts
Downtown Gig Harbor	Rosedale ST NW	682	736	0.90	207	331	0.63	455	405	1.12	455	405	1.12	455	405
	Wollochet Dr. NW	1018	1341	0.76	361	614	0.59	657	727	0.90	657	727	0.90	657	727
	TOTAL	1680	2077	0.81	568	945	0.60	1112	1132	0.98	1112	1132	0.98	1112	1132
SCREENLINE NUMBER: NS-5		SCREENLINE LOCATION: East of SR-16		SCREENLINE LOCATION: East of SR-16		SCREENLINE LOCATION: East of SR-16		SCREENLINE LOCATION: East of SR-16		SCREENLINE LOCATION: East of SR-16		SCREENLINE LOCATION: East of SR-16		SCREENLINE LOCATION: East of SR-16	
SL Section	ARTERIAL NAME	2013 TIP	05 Counts	Model/Counts	2013 TIP	05 Counts	Model/Counts	2013 TIP	05 Counts	Model/Counts	2013 TIP	05 Counts	Model/Counts	2013 TIP	05 Counts
Downtown Gig Harbor	Rosedale ST NW	600	569	1.05	232	277	0.84	368	292	1.26	368	292	1.26	368	292
	Pioneer Way	1229	1406	0.87	628	596	1.05	601	810	0.74	601	810	0.74	601	810
	NB Off/On Ramps	1275	916	1.39	494	405	1.22	781	511	1.53	781	511	1.53	781	511
	Kimball Dr	808	614	1.32	359	236	1.52	449	378	1.19	449	378	1.19	449	378
	Olympic Dr	1098	897	1.22	509	430	1.18	589	467	1.26	589	467	1.26	589	467
	Hollycroft St	400	371	1.08	198	239	0.83	202	132	1.53	202	132	1.53	202	132
	Olympic Dr Loop	2007	1817	1.10	1089	891	1.22	918	926	0.99	918	926	0.99	918	926
	TOTAL	7417	6590	1.13	3509	3074	1.14	3908	3516	1.11	3908	3516	1.11	3908	3516

SCREENLINE NUMBER: NS-6 SCREENLINE LOCATION: West of SR-16																				
SL Section																				
Total Model and Counts																				
ARTERIAL NAME	2013	TIP	05	Counts	Model/Counts	2013	TIP	05	Counts	Model/Counts	2013	TIP	05	Counts	Model/Counts					
South Gig Harbor	56th St NW	1563	1668	0.94	645	697	0.93	918	971	0.95	15	110	0.14	15	110	0.14				
	Briarwood Ln NW	54	234	0.23	39	124	0.31	15	110	0.14	15	110	0.14	15	110	0.14				
	Fosdick Dr NW	535	713	0.75	275	385	0.71	260	328	0.79	260	328	0.79	260	328	0.79				
	36th St NW	281	533	0.53	126	299	0.42	155	234	0.66	155	234	0.66	155	234	0.66				
	Stone Dr NW	316	499	0.63	21	103	0.20	295	396	0.74	295	396	0.74	295	396	0.74				
	TOTAL	2749	3647	0.75	1106	1608	0.69	1643	2039	0.81	1643	2039	0.81	1643	2039	0.81				
SCREENLINE NUMBER: NS-7 SCREENLINE LOCATION: West of Soundview/Harborview																				
SL Section																				
Total Model and Counts																				
ARTERIAL NAME	2013	TIP	05	Counts	Model/Counts	2013	TIP	05	Counts	Model/Counts	2013	TIP	05	Counts	Model/Counts					
Downtown Gig Harbor	Harborview	1135	880	1.29	485	320	1.52	650	560	1.16	650	560	1.16	650	560	1.16				
	Rosedale ST NW	155	300	0.52	50	135	0.37	105	165	0.64	105	165	0.64	105	165	0.64				
	Pioneer Way	590	388	1.52	368	199	1.85	222	189	1.17	222	189	1.17	222	189	1.17				
	Grandview	29	86	0.34	16	43	0.37	13	43	0.30	13	43	0.30	13	43	0.30				
	Soundview	771	861	0.90	406	434	0.94	365	427	0.85	365	427	0.85	365	427	0.85				
	TOTAL	2680	2515	1.07	1325	1131	1.17	1355	1384	0.98	1355	1384	0.98	1355	1384	0.98				
												22242	16233	1.37	9200	7709	1.19	10362	8524	1.22

SCREENLINE NUMBER: EW-1 SCREENLINE LOCATION: South of 144th St NW																
SL Section																
Total Model and Counts																
ARTERIAL NAME	2013	TIP	05	Counts	Model/Counts	2013	TIP	05	Counts	Model/Counts	2013	TIP	05	Counts	Model/Counts	
North Gig Harbor	Purdy Dr NW	846	1122	0.75	349	642	0.54	497	480	1.04	497	480	1.04	497	480	1.04
	SR-16 SB	1451	1560	0.93	1451	1560	0.93	1797	1680	1.07	1797	1680	1.07	1797	1680	1.07
	SR-16 NB	1797	1680	1.07	111	100	1.11	220	254	0.87	220	254	0.87	220	254	0.87
	54th Ave NW	331	354	0.94	218	245	0.89	321	300	1.07	321	300	1.07	321	300	1.07
	Peacock Hill Ave NW	539	545	0.99	47	53	0.89	104	69	1.51	104	69	1.51	104	69	1.51
	Crescent Valley Dr NW	151	122	1.24	2176	2600	0.84	2939	2783	1.06	2939	2783	1.06	2939	2783	1.06
	TOTAL	5115	5383	0.95	2176	2600	0.84	2939	2783	1.06	2939	2783	1.06	2939	2783	1.06
SCREENLINE NUMBER: EW-2 SCREENLINE LOCATION: North of Borgen Rd																
SL Section																
Total Model and Counts																
ARTERIAL NAME	2013	TIP	05	Counts	Model/Counts	2013	TIP	05	Counts	Model/Counts	2013	TIP	05	Counts	Model/Counts	
North Gig Harbor	Burnham Dr. NW	222	280	0.79	76	178	0.43	146	102	1.43	146	102	1.43	146	102	1.43
	SR-16 SB Off	694	402	1.73	694	402	1.73	906	494	1.83	906	494	1.83	906	494	1.83
	SR-16 NB On	906	494	1.83	795	198	4.02	589	360	1.64	589	360	1.64	589	360	1.64
	Canterwood Blvd	1384	558	2.48	167	209	0.80	174	154	1.13	174	154	1.13	174	154	1.13
	1st Ave NW	341	363	0.94	375	216	1.74	672	396	1.70	672	396	1.70	672	396	1.70
	Peacock Hill Ave NW	1047	612	1.71	2107	1203	1.75	2487	1506	1.65	2487	1506	1.65	2487	1506	1.65
	TOTAL	4594	2709	1.70	2107	1203	1.75	2487	1506	1.65	2487	1506	1.65	2487	1506	1.65

SCREENLINE NUMBER: EW-3													
SCREENLINE LOCATION: South of Borgen Rd													
SL Section	ARTERIAL NAME	Total Model and Counts				NORTHBOUND				SOUTHBOUND			
		2013_TIP	05_Counts	Model/Counts		2013_TIP	05_Counts	Model/Counts		2013_TIP	05_Counts	Model/Counts	
North Gig Harbor	Seimel Dr NW	802	681	1.18	324	321	1.01	478	360	1.33			
	SR-16 SB On	1095	450	2.43	1095	450	2.43						
	SR-16 NB Off	1107	735	1.51				1107	735	1.51			
	Burnham Dr. NW	707	552	1.28	278	243	1.14	429	309	1.39			
	Peacock Hill Ave NW	744	463	1.61	344	239	1.44	400	224	1.79			
TOTAL	4455	2881	1.55	2041	1253	1.63	2414	1628	1.48				
SCREENLINE NUMBER: EW-4													
SCREENLINE LOCATION: South of Rosedale St													
SL Section	ARTERIAL NAME	Total Model and Counts				NORTHBOUND				SOUTHBOUND			
		2013_TIP	05_Counts	Model/Counts		2013_TIP	05_Counts	Model/Counts		2013_TIP	05_Counts	Model/Counts	
Downtown Gig Harbor	54th Ave NW*	46	32	1.44	31	23	1.35	15	9	1.67			
	Schoolhouse NW	13	36	0.37	7	19	0.37	6	17	0.35			
	Skarsie Ave	795	385	2.06	352	191	1.84	443	194	2.28			
	Stinson Ave	874	927	0.94	270	422	0.64	604	505	1.20			
	TOTAL	1728	1380	1.25	660	655	1.01	1068	725	1.47			
SCREENLINE NUMBER: EW-5													
SCREENLINE LOCATION: North of Wollochet/Pioneer Way													
SL Section	ARTERIAL NAME	Total Model and Counts				NORTHBOUND				SOUTHBOUND			
		2013_TIP	05_Counts	Model/Counts		2013_TIP	05_Counts	Model/Counts		2013_TIP	05_Counts	Model/Counts	
Downtown Gig Harbor	Hunt St NW	1002	606	1.65	397	233	1.70	605	373	1.62			
	Wagner Way	285	83	3.43	148	40	3.70	137	43	3.19			
	SR-16 SB Off/NB On	1064	884	1.20	694	387	1.79	370	497	0.74			
	Stinson Ave	866	768	1.13	298	370	0.81	568	398	1.43			
	Grand View St	50	224	0.22	8	91	0.09	42	133	0.32			
	Edwards*	79	61	1.30	55	41	1.34	24	20	1.20			
	Harbor View Dr	1151	1003	1.15	495	408	1.21	656	595	1.10			
	TOTAL	4497	3629	1.24	2095	1570	1.33	2402	2059	1.17			
SCREENLINE NUMBER: EW-6													
SCREENLINE LOCATION: South of Wollochet/Pioneer Way													
SL Section	ARTERIAL NAME	Total Model and Counts				NORTHBOUND				SOUTHBOUND			
		2013_TIP	05_Counts	Model/Counts		2013_TIP	05_Counts	Model/Counts		2013_TIP	05_Counts	Model/Counts	
Downtown Gig Harbor	Hunt St NW	1175	610	1.93	525	286	1.84	650	324	2.01			
	SR-16 NB Off/NB On	1275	916	1.39	494	405	1.22	781	511	1.53			
	Kimball Dr	1124	867	1.30	507	352	1.44	617	515	1.20			
	Grandview St	84	121	0.69	48	33	1.45	36	88	0.41			
	Lewis St*	38	0		26	0		12	0				
	Judson St	197	369	0.53	103	161	0.64	94	208	0.45			
Harbor View Dr	753	568	1.33	362	244	1.48	391	324	1.21				
TOTAL	4646	3451	1.35	2065	1481	1.39	2581	1970	1.31				

SCREENLINE NUMBER: EW-7																
SCREENLINE LOCATION: East of SR-16																
SL Section																
ARTERIAL NAME	Total Model and Counts						NORTHBOUND			SOUTHBOUND						
	2013	TIP	05	Counts	Model/Counts		2013	TIP	05	Counts	Model/Counts	2013	TIP	05	Counts	Model/Counts
South Gig Harbor	293	407	0.72				155	179	0.87			138	228	0.61		
38th Ave NW	107	0	0.79				43	0	0.74			64	0	0.83		
Olympic Dr NW	1193	1505	2.36				465	631	2.36			728	874	1.08		
SR-16 SB Off Ramp	1112	472	1.08				1112	472	1.23			836	771	1.31		
SR-16 NB On Ramp	836	771	1.26				595	704	1.20			748	569	1.30		
Olympic Dr NW (loop)	1343	1273	1.12				321	260				232	179			
Raid Dr NW	553	439					2691	2246				2746	2621			
TOTAL	5437	4867														
	30472	24300	1.25				13835	11008	1.26			16637	13292	1.25		
	52714	40533	1.30				23035	18717	1.23			16637	13394	1.24		

Table 4: 2013 with Priority TIP Forecast PM Peak Hour Volumes v.s. Roadway Capacity

PROJECT TITLE: City of Gig Harbor Traffic Screenline Information														
SCENARIO TITLE: 2013 Concurrency PM Peak Hour Traffic Model w/Priority Capacity TIP														
SCREENLINE NUMBER: NS-1														
SCREENLINE LOCATION: West of SR-16														
SL Section	ARTERIAL NAME	Impr Basis			Total Model and Counts			EASTBOUND			WESTBOUND			
		2013	TIP	LANE	TIP-Capacity	V/C Ratio	2013	TIP	LANE	TIP-Capacity	V/C Ratio	2013	TIP	LANE
North Gig Harbor	Burnham Dr. NW	177	2	1000	0.18	57	1	500	0.11	120	1	500	0.24	
	112th Ave NW	47	2	400	0.12	20	1	200	0.10	27	1	200	0.14	
	Selmei Dr NW	553	2	1400	0.40	238	1	700	0.34	315	1	700	0.45	
	TOTAL	777		2800	0.28	315		1400	0.23	462		1400	0.33	
SCREENLINE NUMBER: NS-2														
SCREENLINE LOCATION: East of SR-16														
SL Section	ARTERIAL NAME	Impr Basis			Total Model and Counts			EASTBOUND			WESTBOUND			
		2013	TIP	LANE	TIP-Capacity	V/C Ratio	2013	TIP	LANE	TIP-Capacity	V/C Ratio	2013	TIP	LANE
North Gig Harbor	Boigen Blvd	3107	4	3200	0.97	1698	2	1600	1.06	1409	2	1600	0.88	
	Burnham Dr. NW	707	2	1800	0.39	278	1	900	0.31	429	1	900	0.48	
	TOTAL	3814		5000	0.76	1976		2500	0.79	1838		2500	0.74	
	SCREENLINE NUMBER: NS-3													
SCREENLINE LOCATION: West of Peacock Blvd														
SL Section	ARTERIAL NAME	Impr Basis			Total Model and Counts			EASTBOUND			WESTBOUND			
		2013	TIP	LANE	TIP-Capacity	V/C Ratio	2013	TIP	LANE	TIP-Capacity	V/C Ratio	2013	TIP	LANE
North Gig Harbor	Boigen Blvd	2554	4	2800	0.91	1437	2	1400	1.03	1117	2	1400	0.80	
	Burnham Dr. NW	571	2	1800	0.32	289	1	900	0.32	282	1	900	0.31	
	TOTAL	3125		4600	0.68	1726		2300	0.75	1399		2300	0.61	
	SCREENLINE NUMBER: NS-4													
SCREENLINE LOCATION: West of SR-16														
SL Section	ARTERIAL NAME	Impr Basis			Total Model and Counts			EASTBOUND			WESTBOUND			
		2013	TIP	LANE	TIP-Capacity	V/C Ratio	2013	TIP	LANE	TIP-Capacity	V/C Ratio	2013	TIP	LANE
Downtown Gig Harbor	Rosedale ST NW	662	2	1000	0.66	207	1	500	0.41	455	1	500	0.91	
	Wollochet Dr. NW	1018	4	3600	0.28	361	2	1800	0.20	657	2	1800	0.37	
	TOTAL	1680		4600	0.37	568		2300	0.25	1112		2300	0.48	
	SCREENLINE NUMBER: NS-5													
SCREENLINE LOCATION: East of SR-16														
SL Section	ARTERIAL NAME	Impr Basis			Total Model and Counts			EASTBOUND			WESTBOUND			
		2013	TIP	LANE	TIP-Capacity	V/C Ratio	2013	TIP	LANE	TIP-Capacity	V/C Ratio	2013	TIP	LANE
Downtown Gig Harbor	Rosedale ST NW	600	2	1000	0.60	232	1	500	0.46	368	1	500	0.74	
	Pioneer Way	1229	2	1500	0.82	628	1	700	0.90	601	1	800	0.75	
	NB Off/On Ramps	1275	2	1800	0.71	494	1	900	0.55	781	1	900	0.87	
	Kimball Dr	808	2	1600	0.51	359	1	700	0.51	449	1	900	0.50	
	Olympic Dr	1098	2	1400	0.78	509	1	700	0.73	589	1	700	0.84	
	Hollycroft St	400	2	1000	0.40	198	1	500	0.40	202	1	500	0.40	
Olympic Dr Loop	2007	4	2800	0.72	1089	2	1400	0.78	918	2	1400	0.66		
TOTAL	7417		11100	0.67	3509		5400	0.65	3908		5700	0.69		

SCREENLINE NUMBER: NS-6														
SCREENLINE LOCATION: West of SR-16														
SL Section	ARTERIAL NAME	Impr Basis	Total Model and Counts				EASTBOUND				WESTBOUND			
			2013 TIP	Lane	TIP-Capacity	V/C Ratio	2013 TIP	Lane	TIP Capacity	V/C Ratio	2013 TIP	Lane	TIP-Capacity	V/C Ratio
South Gig Harbor	56th St NW		1563	2	1800	0.87	645	1	900	0.72	918	1	900	1.02
	Brianwood Ln NW		54	2	400	0.14	39	1	200	0.20	15	1	200	0.08
	Fosdick Dr NW	TIP	535	2	1400	0.38	275	1	700	0.39	260	1	700	0.37
	36th St NW		281	2	1400	0.20	126	1	700	0.18	155	1	700	0.22
	Stone Dr NW		316	2	1400	0.23	21	1	700	0.03	295	1	700	0.42
	TOTAL		2749		6400	0.43	1106		3200	0.35	1643		3200	0.51
SCREENLINE NUMBER: NS-7														
SCREENLINE LOCATION: West of Soundview/Harborview														
SL Section	ARTERIAL NAME	Impr Basis	Total Model and Counts				EASTBOUND				WESTBOUND			
			2013 TIP	Lane	TIP-Capacity	V/C Ratio	2013 TIP	Lane	TIP Capacity	V/C Ratio	2013 TIP	Lane	TIP-Capacity	V/C Ratio
Downtown Gig Harbor	Harborview		1135	2	1400	0.81	485	1	700	0.69	650	1	700	0.93
	Rosedale ST NW		155	2	1000	0.16	50	1	500	0.10	105	1	500	0.21
	Pioneer Way		590	2	1400	0.42	368	1	700	0.53	222	1	700	0.32
	Grandview		29	2	1000	0.03	16	1	500	0.03	13	1	500	0.03
	Soundview		771	2	1600	0.48	406	1	800	0.51	365	1	800	0.46
	TOTAL		2680		6400	0.42	1325		3200	0.41	1355		3200	0.42
NS-Screenline Total			19562		34500	0.57	9200		17100	0.54	10362		17400	0.60
SCREENLINE NUMBER: EW-1														
SCREENLINE LOCATION: South of 144th St NW														
SL Section	ARTERIAL NAME	Impr Basis	Total Model and Counts				NORTHBOUND				SOUTHBOUND			
			2013 TIP	Lane	TIP-Capacity	V/C Ratio	2013 TIP	Lane	TIP Capacity	V/C Ratio	2013 TIP	Lane	TIP-Capacity	V/C Ratio
North Gig Harbor UGA	Purdy Dr NW		846	2	1600	0.53	349	1	800	0.44	497	1	800	0.62
	SR-16 SB		1451	2	4000	0.36	1451	2	4000	0.36	0			
	SR-16 NB		1797	4	4000	0.45	0	2	0	#DIV/0!	1797	2	4000	0.45
	54th Ave NW		331	2	1200	0.28	111	1	600	0.19	220	1	600	0.37
	Peacock Hill Ave NW		539	2	1400	0.39	218	1	700	0.31	321	1	700	0.46
	Crescent Valley Dr NW		151	2	1000	0.15	47	1	500	0.09	104	1	500	0.21
	TOTAL		5115		13200	0.39	2176		6600	0.33	2939		6600	0.45
EW-2														
SCREENLINE NUMBER: EW-2														
SCREENLINE LOCATION: North of Borgen Rd														
SL Section	ARTERIAL NAME	Impr Basis	Total Model and Counts				NORTHBOUND				SOUTHBOUND			
			2013 TIP	Lane	TIP-Capacity	V/C Ratio	2013 TIP	Lane	TIP Capacity	V/C Ratio	2013 TIP	Lane	TIP-Capacity	V/C Ratio
North Gig Harbor	Burnham Dr, NW		222	2	1000	0.22	76	1	500	0.15	146	1	500	0.29
	SR-16 SB Off		694	1	900	0.77	694	1	900	0.77				
	SR-16 NB On		906	1	900	1.01					906	1	900	1.01
	Canterwood Blvd	TIP	1384	3	2100	0.66	795	2	1400	0.57	589	1	700	0.84
	1st Ave NW		341	2	400	0.85	167	1	200	0.84	174	1	200	0.87
	Peacock Hill Ave NW		1047	2	1400	0.75	375	1	700	0.54	672	1	700	0.96
	TOTAL		4594		6700	0.69	2107		3700	0.57	2487		3000	0.83

SCREENLINE NUMBER: EW-3													
SCREENLINE LOCATION: South of Borgren Rd													
SL Section	ARTERIAL NAME	Impr Basis			Total Model and Counts			NORTHBOUND			SOUTHBOUND		
		2013 TIP	Lane	TIP-Capacity	V/C Ratio	2013 TIP	Lane	TIP-Capacity	V/C Ratio	2013 TIP	Lane	TIP-Capacity	V/C Ratio
North Gig Harbor	Selmei Dr NW	802	2	1400	0.57	324	1	700	0.46	478	1	700	0.68
	SR-16 SB On	1095	1	900	1.22	1095	1	900	1.22	1107	1	900	1.23
	SR-16 NB Off	1107	1	900	1.23	278	1	900	0.31	429	1	900	0.48
	Burnham Dr. NW	707	2	1800	0.39	344	1	700	0.49	400	1	700	0.57
	Peacock Hill Ave NW	744	2	1400	0.53	2041	1	3200	0.64	2414	1	3200	0.75
	TOTAL	4455		6400	0.70								
SCREENLINE NUMBER: EW-4													
SCREENLINE LOCATION: South of Rosedale St													
SL Section	ARTERIAL NAME	Impr Basis			Total Model and Counts			NORTHBOUND			SOUTHBOUND		
		2013 TIP	Lane	TIP-Capacity	V/C Ratio	2013 TIP	Lane	TIP-Capacity	V/C Ratio	2013 TIP	Lane	TIP-Capacity	V/C Ratio
Downtown Gig Harbor	54th Ave NW*	46	2	400	0.12	31	1	200	0.16	15	1	200	0.08
	Schoolhouse NW	13	2	400	0.03	7	1	200	0.04	6	1	200	0.03
	Skansie Ave	795	2	1400	0.57	352	1	700	0.50	443	1	700	0.63
	Stinson Ave	874	2	1400	0.62	270	1	700	0.39	604	1	700	0.86
	TOTAL	1728		3600	0.48	660		1800	0.37	1068		1800	0.59
SCREENLINE NUMBER: EW-5													
SCREENLINE LOCATION: North of Wollochet/Pioneer Way													
SL Section	ARTERIAL NAME	Impr Basis			Total Model and Counts			NORTHBOUND			SOUTHBOUND		
		2013 TIP	Lane	TIP-Capacity	V/C Ratio	2013 TIP	Lane	TIP-Capacity	V/C Ratio	2013 TIP	Lane	TIP-Capacity	V/C Ratio
Downtown Gig Harbor	Hunt St NW	1002	2	1600	0.63	397	1	800	0.50	605	1	800	0.76
	Wagner Way	285	2	400	0.71	148	1	200	0.74	137	1	200	0.69
	SR-16 SB Off/NB On	1064	2	1800	0.59	694	1	900	0.77	370	1	900	0.41
	Stinson Ave	866	2	1600	0.54	298	1	800	0.37	568	1	800	0.71
	Grand View St	50	2	1400	0.04	8	1	700	0.01	42	1	700	0.06
	Edwards*	79	2	400	0.20	55	1	200	0.28	24	1	200	0.12
	Harbor View Dr	1151	2	1400	0.82	495	1	700	0.71	656	1	700	0.94
	TOTAL	4497		8600	0.52	2095		4300	0.49	2402		4300	0.56
SCREENLINE NUMBER: EW-6													
SCREENLINE LOCATION: South of Wollochet/Pioneer Way													
SL Section	ARTERIAL NAME	Impr Basis			Total Model and Counts			NORTHBOUND			SOUTHBOUND		
		2013 TIP	Lane	TIP-Capacity	V/C Ratio	2013 TIP	Lane	TIP-Capacity	V/C Ratio	2013 TIP	Lane	TIP-Capacity	V/C Ratio
Downtown Gig Harbor	Hunt St NW	1175	2	1600	0.73	525	1	800	0.66	650	1	800	0.81
	SR-16 NB Off/NB On	1275	2	1800	0.71	494	1	900	0.55	781	1	900	0.87
	Kimball Dr	1124	2	1600	0.70	507	1	700	0.72	617	1	900	0.69
	Grandview St	84	2	1000	0.08	48	1	500	0.10	36	1	500	0.07
	Lewis St*	38	2	400	0.10	26	1	200	0.13	12	1	200	0.06
	Judson St	197	2	400	0.49	103	1	200	0.52	94	1	200	0.47
	TOTAL	4646		8200	0.57	2065		4000	0.52	2581		4200	0.61

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SCREENLINE NUMBER: EW-7		SCREENLINE LOCATION: East of SR-16												
SL Section	ARTERIAL NAME	Impr Basis						Total Model and Counts						
		2013 TIP	Lane	TIP-Capacity	V/C Ratio	2013 TIP	Lane	TIP Capacity	V/C Ratio	2013 TIP	Lane	TIP Capacity	V/C Ratio	
South Gig Harbor	38th Ave NW	293	2	1000	0.29	155	1	500	0.31	138	1	500	0.28	
	36th Ave NW	107	2	400	0.27	43	1	200	0.22	64	1	200	0.32	
	Olympic Dr NW	1193	2	1800	0.66	465	1	900	0.52	728	1	900	0.81	
	SR-16 SB Off Ramp	1112	1	900	1.24	1112	1	900	1.24	836	1	900	0.93	
	SR-16 NB On Ramp	836	1	900	0.93									
	Olympic Dr NW (loop)	1343	4	3000	0.45	595	2	1600	0.37	748	2	1400	0.53	
	Raid Dr NW	553	2	1400	0.40	321	1	700	0.46	232	1	700	0.33	
	TOTAL	5437		9400	0.58	2691		4800	0.56	2746		4600	0.60	
	EW-Screenline Total		30472		56100	0.54	13835		28400	0.49	16637		27700	0.60
	Overall Screenline		50034		90600	0.55	23035		45500	0.51	16637		28200	0.59

TABLE 5: 2013 BASELINE AND WITH PRIORITY TIP PM PEAK HOUR INTERSECTION ANALYSIS

Int ID	Jurisdiction	Intersection Location		2013 Baseline Intersections				2013 TIP Intersections				
		Main Route	Cross Street	Intersection Control Type	Total Volume	v/c Ratio	Delay Sec	LOS	Total Volume	v/c Ratio	Delay Sec	LOS
North Area												
N-1	City	Burnham Dr NW	53rd Ave Ct NW	2Stops	1042	n/a	17s	C	803	n/a	14s	B
N-2	City	Burnham Dr NW	50th Ave NW	2Stops	877	n/a	15s	C	677	n/a	13s	B
N-3	City	Burnham Dr NW	Harbor Hill Dr	n/a TIP 2Stops	781	n/a	n/a	n/a	1084	n/a	21s	C
N-4	City	Burnham Dr NW	97th St NW	2Stops	828	n/a	14s	B	1060	n/a	18s	C
N-5	City	Borgen Blvd	51st Ave NW	Roundabout	3320	0.761	8s	A	2917	0.679	7s	A
N-6	City	Borgen Blvd	Harbor Hill Drive	Roundabout TIP	3612	1.635	>110s	F	3170	1.330	58s	E
N-7	City	Borgen Blvd	Peacock Hill Ave NW	Roundabout	1649	0.739	12s	B	1564	0.667	11s	B
N-8	WSDOT	Borgen Blvd	SR 16 WB Ramp	Roundabout TIP	5054	3.597	>110s	F	4839	3.378	>110s	F
Following Intersections are not under city control but are of interest for planning Purpose												
N-9	WSDOT	Burnham Dr NW	SR 16 EB Ramp	Roundabout	2575	3.809	>110s	F	2541	3.675	>110s	F
N-10	UGA	Purdy Dr NW	144th St NW	Signal	1241	0.485	37s	D	1157	0.461	37s	D
N-11	UGA	Purdy Dr NW	SR 302	Signal	3001	1.338	>110s	F	2987	2.071	>110s	F
N-12	UGA	Purdy Dr NW	Goodnough Dr NW	2Stops	2911	n/a	>110s	F	2958	n/a	>110s	F
N-13	UGA	144th St NW	54th Ave NW	2Stops	866	n/a	21s	C	741	n/a	15s	C
N-14	UGA	144th St NW	Peacock Hill Ave NW	AllStop	822	0.439	11s	B	776	0.438	10s	B
N-15	UGA	54th Ave NW	Canterwood Blvd NW	2Stops	510	n/a	11s	B	467	n/a	11s	B
N-16	UGA	Peacock Hill Ave NW	Canterwood Blvd NW	2Stops	872	n/a	22s	C	810	n/a	19s	C
N-17	UGA	Canterwood Blvd NW	Tow hee Dr NW	2Stops	758	n/a	14s	B	752	n/a	14s	B
N-18	UGA	Burnham Dr NW	Wood Hill Dr NW	2Stops	161	n/a	9s	A	162	n/a	9s	A
N-19	UGA	Burnham Dr NW	Sehmel Dr NW	2Stops	992	n/a	22s	C	962	n/a	21s	C
N-20	UGA	Sehmel Dr NW	Bujacich Rd NW	2Stops	893	n/a	15s	C	869	n/a	15s	C
East Area												
E-1	City	Burnham Dr NW	96th St NW	2Stops	785	n/a	10s	B	1021	n/a	12s	B
E-2	City	Peacock Hill Ave NW	96th St NW	2Stops	834	n/a	14s	B	752	n/a	13s	B
E-3	City	N Harborview Dr	Vernhardson St NW	2Stops	912	n/a	15s	B	920	n/a	16s	C
E-4	City	N Harborview Dr	Peacock Hill Ave NW	2Stops	1125	n/a	32s	B	1043	n/a	27s	B
E-5	City	Harborview Dr	N Harborview Dr	AllStop TIP RAB	1881	1.235	>110s	F	2025	0.667	8.3	A
E-6	City	Harborview Dr	Stinson Ave	2Stops	1877	n/a	>110s	F	2020	n/a	>110s	F
E-7	City	Harborview Dr	Rosedale St NW	2Stops	1232	n/a	12s	B	1214	n/a	12s	B
E-8	City	Harborview Dr	Pioneer Way	AllStop	1213	0.801	22s	C	1196	0.790	20s	C
E-9	City	Stinson Ave	Rosedale St NW	AllStop	1509	0.763	22s	C	1267	0.696	15s	B
E-10	City	Stinson Ave	Edward Dr	2Stops	1051	n/a	13s	B	910	n/a	13s	B
E-11	City	Stinson Ave	Grandview St	AllStop	1057	0.870	27s	D	917	0.754	17s	C
E-12	City	Pioneer Way	Judson St	2Stops	520	n/a	12s	B	622	n/a	13s	B
E-13	City	Pioneer Way	Edward Dr	2Stops	631	n/a	10s	A	746	n/a	10s	B
E-14	City	Pioneer Way	Grandview St	Signal	800	0.298	4s	A	907	0.328	4s	A
E-15	City	Pioneer Way	Kimball Dr	Signal	1528	0.521	19s	B	1536	0.538	23s	C

E-16	City	Soundview Dr	Judson St	2Stops	858	n/a	13s	B	740	n/a	12s	B
E-17	City	Soundview Dr	Grandview St	2Stops	915	n/a	16s	C	801	n/a	15s	B
E-18	City	Soundview Dr	64th St NW	Signal	1572	0.499	17s	B	1646	0.601	18s	B
E-19	City	Olympic Dr	Hollycroft St	Signal TIP RAB	1500	0.849	38s	D	1568	0.667	11s	B
E-20	City	Olympic Dr	Spur To Hollycraft NW	2Stops TIP	1627	n/a	>110s	F	1376	n/a	7s	A
E-27	City	Olympic Dr Spur	Hollycraft St	2Stops	602	n/a	14s	B	560	n/a	11s	B
Following Intersections are not under city control but are of interest for planning Purpose												
E-21	WSDOT	Pioneer Way	SR 16 WB Ramp	Signal	2702	1.237	>110s	F	2165	0.929	65s	E
E-22	WSDOT	Olympic Dr	SR 16 WB Ramp	Signal	3541	1.422	>110s	F	3202	1.171	>110s	F
E-23	WSDOT	24th St NW	SR 16 WB Ramp	Signal	890	0.430	25s	C	853	0.411	24s	C
E-24	UGA	Crescent Vally Dr NW	Vernhardson St NW	AllStop	836	0.741	17s	C	845	0.758	17s	C
E-25	UGA	Reid Dr NW	Hollycroft St	2Stops	588	n/a	13s	B	599	n/a	13s	B
E-26	UGA	24th St NW	14th Ave NW	AllStop	340	0.236	8s	A	327	0.232	8s	A
West Area												
W-1	City	Rosedale St NW	Skansie Ave	AllStop	1254	0.860	24s	C	1259	0.664	16s	C
W-2	City	Rosedale St NW	Schoolhouse Ave NW	Signal	667	0.360	26s	C	666	0.262	6s	A
W-3	City	Skansie Ave	North Creek Ln	2Stops	548	n/a	10s	B	875	n/a	12s	B
W-4	City	Wollochet Dr NW	Wagner Way	Signal	1623	0.949	108s	F	1037	0.106	3s	A
W-5	City	Wollochet Dr NW	Hunt St NW	Signal	1808	0.840	51s	D	1873	0.656	25s	C
W-6	City	Hunt St NW	46th Ave NW	2Stops TIP RAB	673	n/a	13s	B	1016	0.436	8s	A
W-7	City	Hunt St NW	38th Ave NW	AllStop TIP RAB	1317	0.829	25s	C	1700	0.734	12s	B
W-8	City	Olympic Dr	Point Fosdick Dr NW	Signal TIP	4428	1.138	>110s	F	4201	0.882	47s	D
W-9	City	Olympic Dr	50th St Ct NW	Signal	1535	0.514	7s	A	1557	0.527	10s	B
W-10	City	Olympic Dr	56th St NW	Signal	1590	0.612	9s	A	1528	0.760	14s	B
W-11	City	56th St NW	38th Ave NW	Signal	1832	0.942	68s	E	1841	1.103	>110s	F
W-12	City	Point Fosdick Dr NW	Brainwood Ln NW	2Stops	647	n/a	12s	B	618	n/a	11s	B
W-13	City	Point Fosdick Dr NW	36th st NW	Roundabout TIP	655	0.289	5s	A	651	0.212	6s	A
W-14	City	38th Ave NW	Brainwood Ln NW	2Stops	150	n/a	9s	A	197	n/a	9s	A
Following Intersections are not under city control but are of interest for planning Purpose												
W-15	WSDOT	Wollochet Dr NW	SR 16 EB Ramp	Signal	2249	0.880	17s	B	1635	0.649	14s	B
W-16	WSDOT	Olympic Dr	SR 16 EB Ramp	Signal	4280	1.703	>110s	F	3953	1.487	>110s	F
W-17	UGA	46th Ave NW	72nd St NW	2Stops	490	n/a	10s	B	843	n/a	13s	B
W-18	UGA	36th st NW	22nd Ave NW	Signal	376	0.205	31s	C	354	0.194	30s	C
W-19	UGA	24th st NW	Jahn Ave Nw	AllStop	631	0.541	11s	B	607	0.511	11s	B
W-20	UGA	38th st	50th Ave	2Stops TIP	215	n/a	10s	A	319	n/a	11s	B

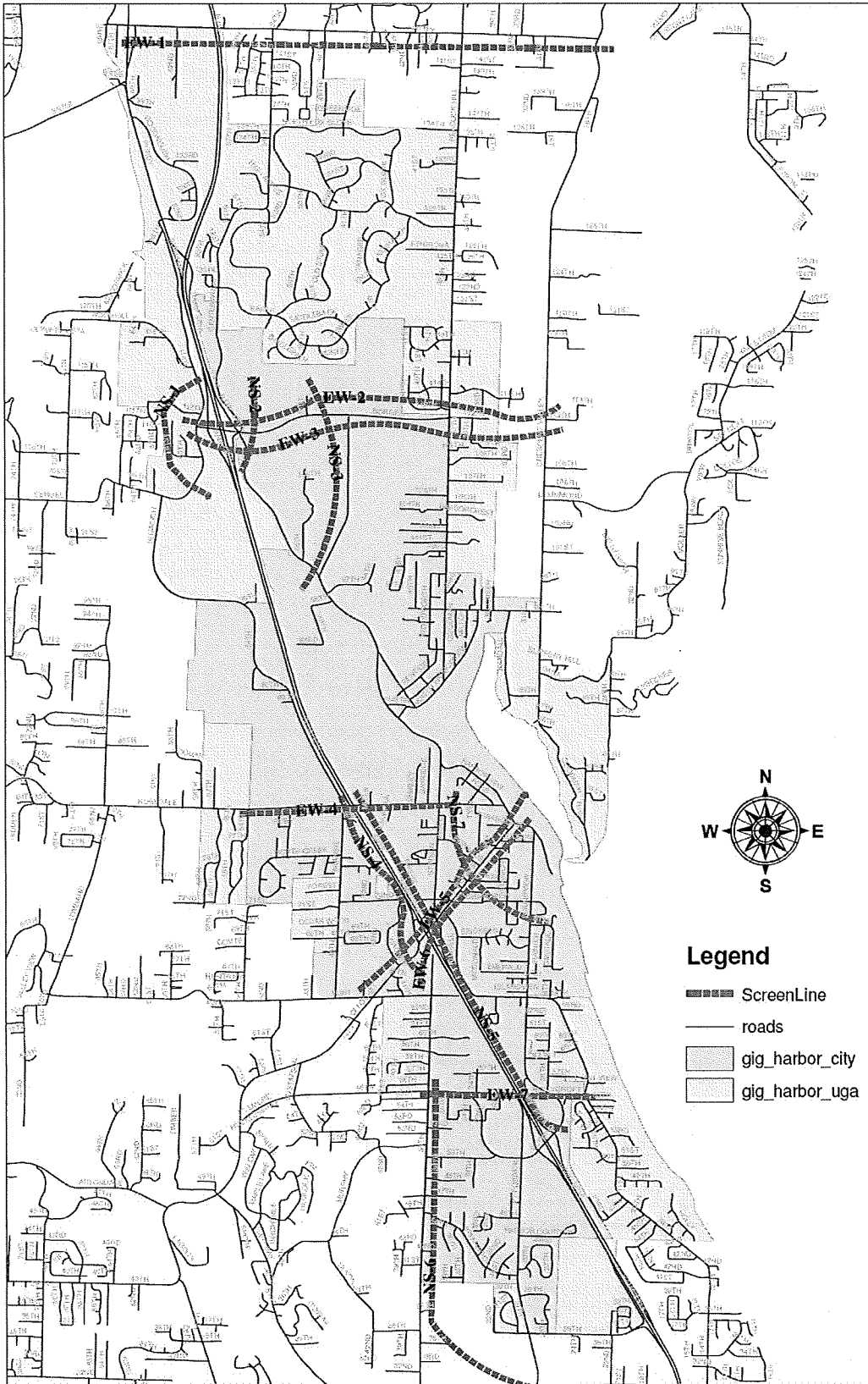
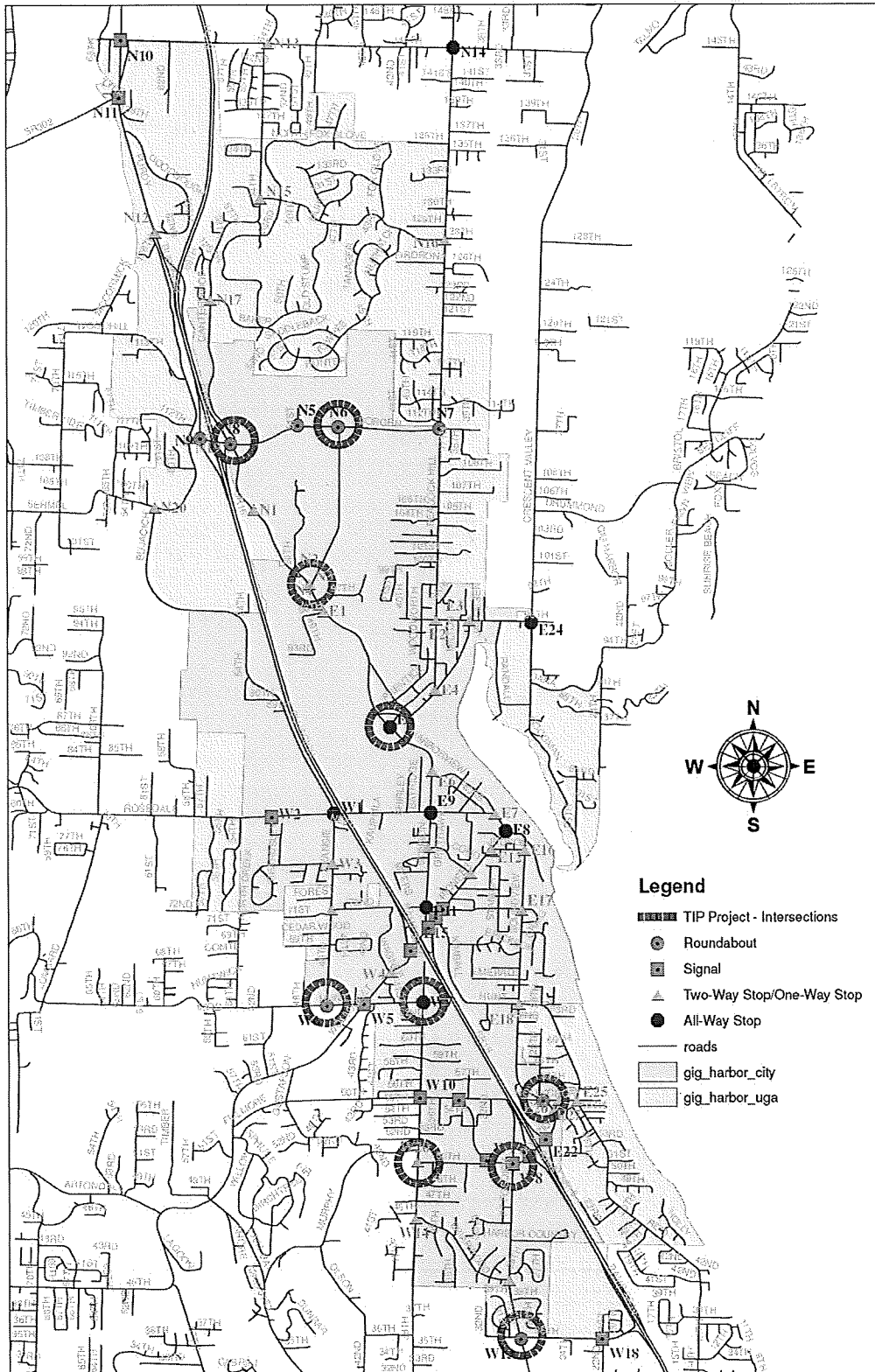
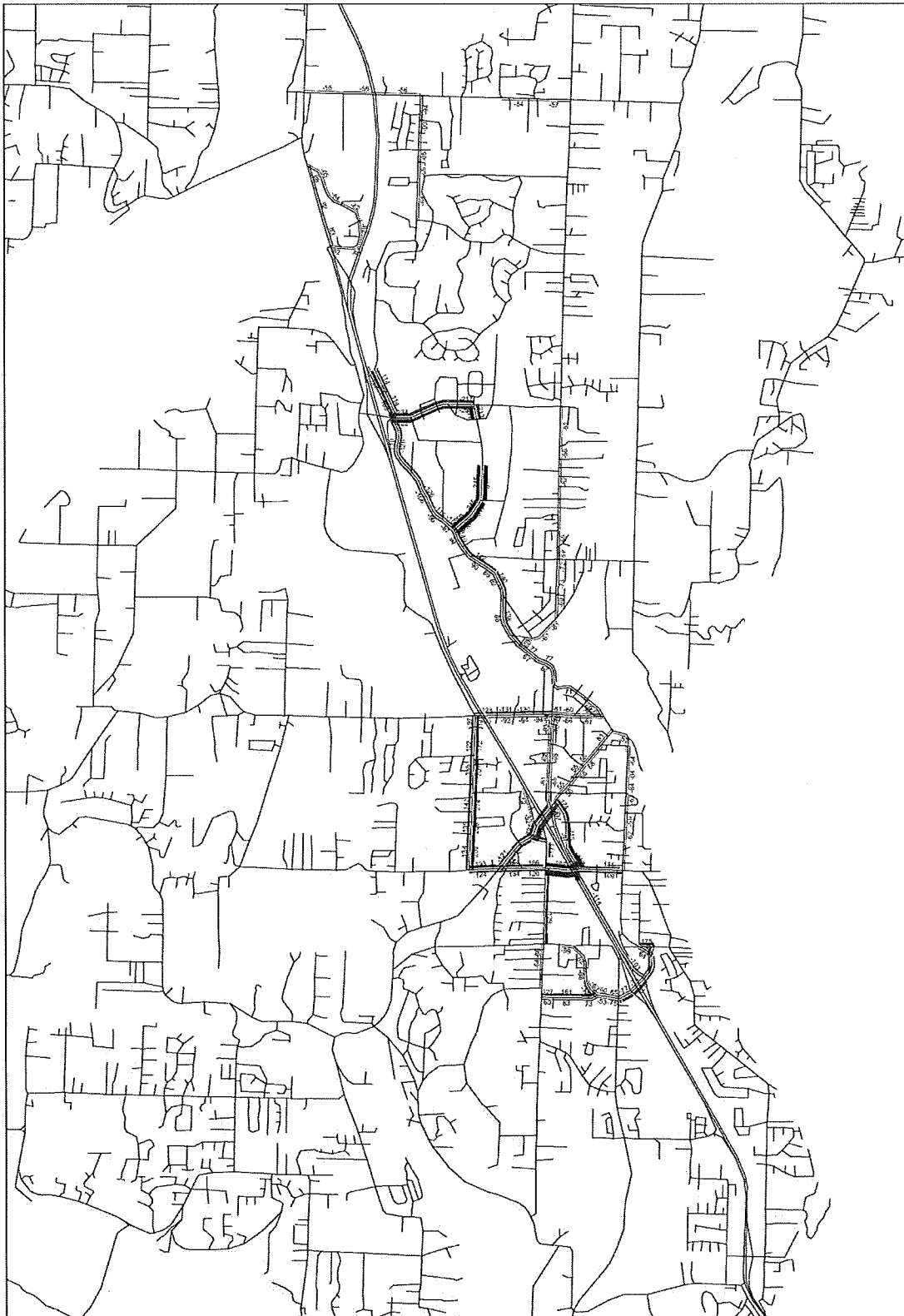


FIGURE 1: CITY OF GIG HARBOR SCREENLINE MAP



2013 Gig Harbor - Intersection Map
(Including Recommended TIP)

FIGURE 2: CITY OF GIG HARBOR INTERSECTION ID AND CONTROL TYPE



**FIGURE 3: 2013 GIG HARBOR PM PEAK HOUR TRAFFIC INCREASE OR DECREASE
- TRIP REDISTRIBUTION DUE TO 2008-2013 RECOMMENDED TIP**

To:	Steve Misiurak, City Engineer, Gig Harbor		
From:	Evan Dust, Project Manager / Senior Planner	Project:	Transportation Comprehensive Plan
CC:	Emily Appleton, City of Gig Harbor Gus Garcia, HDR		00002/000000000069477
Date:	October 8, 2008		
Re:	Open House #2 – October 2, 2008		

This memo provides a brief summary of the open house attendance and comments received from Open House #2 held October 2, 2008 from 5 to 7 p.m.

Attendance

Open House #2 had a higher attendance than Open House #1. A total of seven (7) people signed in and visited with the project team during this open house. A copy of the sign-in sheet is attached.

Comments

One (1) comment sheet was completed during the open house (copy attached). Most discussion with participants appeared to be focused on specific projects and the likelihood that projects would be included in the update to the traffic impact fee.

Since the open house, city staff has received a single comment via e-mail. We are reviewing the questions raised in that e-mail and will provide our response to city staff.



**Transportation Comprehensive Plan
Open House #2 Sign-In
October 2, 2008, 5-7 p.m.**

Name	Address	E-Mail
MIKE McWELLIS	PENLIGHT	MIKEM@PENLIGHT.ORG
Denny LOZNER	PO Box 885	DBLOZNET.COM@ST.WA
Thair Jorgenson	2727 Hollycroft St G.H WA 98335	tjorgenson@northpierce-design.com
Kelly HAYDEN	PIERCE TRANSIT	KHAYDEN@PIERCETRANSIT.ORG
John Chadwell	DPG 4427 Mt. Fordick Dr #502	jchadwell@orminc.com
John Alexander	MBA of Pierce County P.O. Box 1913, Tacoma 98401	jalexander@mbapierce.com
John Paul Krawczyk	12217 55th AVE, NW.	



Open House
Transportation Comprehensive Plan Element Update

Your Comments Please!

We would like to receive your comments and questions regarding the information presented at this evening's Open House. If you wish to be contacted regarding your comments or questions, please provide the contact information requested below.

I'm interested in ALL ROADS AND
UTILITY PLANNING FROM THE CITY NORTH
TO Borgen Blvd. AND FROM ST. ROUTE 16
EAST TO BURNHAM DR.

Your Name: Denny Lozner

Mailing Address: P.O. BOX 885
Gig Harbor, WA 98335

E-Mail Address: DBLOZNER@COMCAST.NET

You can use the map on the reverse of this comment form to indicate the location to which your comments apply if those comments are location specific.



COMMUNITY DEVELOPMENT DEPARTMENT

November 4, 2008

John Chadwell, PE
Olympic Property Group
4423 Point Fosdick Dr NW, Ste 302
Gig Harbor, WA 98335

Re: City of Gig Harbor 6-Year and 20-Year TIP

Dear Mr. Chadwell:

Thank you for your comments regarding the City of Gig Harbor's proposed Six-Year and Twenty-Year Transportation Improvement Project (TIP) lists. Below is a listing of each comment (*in italics*) with the City's responses.

1. *Are the land uses and trip generations from the Harbor Hill properties based on highest possible use? Assuming they are, the trips in the planning model are likely higher than we expect to be developing the properties. If OPG develops with a reduced trip generation scenario, I expect that some of the identified transportation improvements would not be necessary. An example is Item 3 on the 6-year list and Item 2 on the 20-year list.*

The land uses are those permitted under the City's comprehensive plan and existing zoning as modified by any adopted subarea land use plan. They were based on the best information available when the traffic model was developed last spring. The model is given the uses that could be expected based on the adopted land use plan in terms of the number of households and categories of employment. Unless OPG offers and the City accepts a development agreement or the City enacts a subarea plan that limits development potential to a level lower than that currently allowed under the comprehensive plan, the model wouldn't be given lower than permitted development assumptions.

If any of the assumptions are changed due to an approved development agreement, appropriate changes to the necessary projects will be recommended by staff based on the revisions and resulting changes in the predicted traffic flow.

2. *The Harbor Hill Business Park plat is required to construct a road from the roundabout on Harbor Hill Drive (at Costco entry) Northeasterly to Borgen Blvd through Lot 6 of the business park. I recall that this link was modeled previously and it should be part of your transportation plans. This road should be on your 6-*

year TIP as it is a required transportation component in order for the road network to work properly.

The road in question is in the same category as the "Costco Road" that was built during the development of the Costco site and connects Borgen Boulevard with Harbor Hill Drive at a roundabout. Generally, the transportation model should not contain roadway links that are below the "collector" level of classification. Usually, collectors do not have direct driveway access for single family homes and can carry traffic volumes that would be unacceptable on residential streets. The cited link would not be included in the model unless it was expected to carry through volumes between Harbor Hill Drive and Borgen Blvd.

Even if the developer has been required to provide this public street and the city is not participating financially in providing the street then it need not be on the 6-year TIP. The only reason to include a developer-provided roadway on the 6-year TIP is to include it in the traffic impact fee. This is recommended only if the facility has a general system benefit.

- 3. The 50th Street Extension (#9) on the 20-year plan is expected to be built by the McCormick Creek project during the next 6 years, should it be on the 6-year TIP instead of the 20?*

With the construction of the Harbor Hill extension, a project on the proposed 6-year TIP, the 50th Street connection is not needed until the 20 year horizon. The developer has requested and received a contingent capacity reservation certificate that grants capacity based on either the system capacity available for the project without additional capacity provided by 50th Street connection or the system capacity available with the additional system capacity provided by the 50th Street connection.

Please contact me if you need additional information regarding this issue. Thank you for your continued interest in your community.

Sincerely,

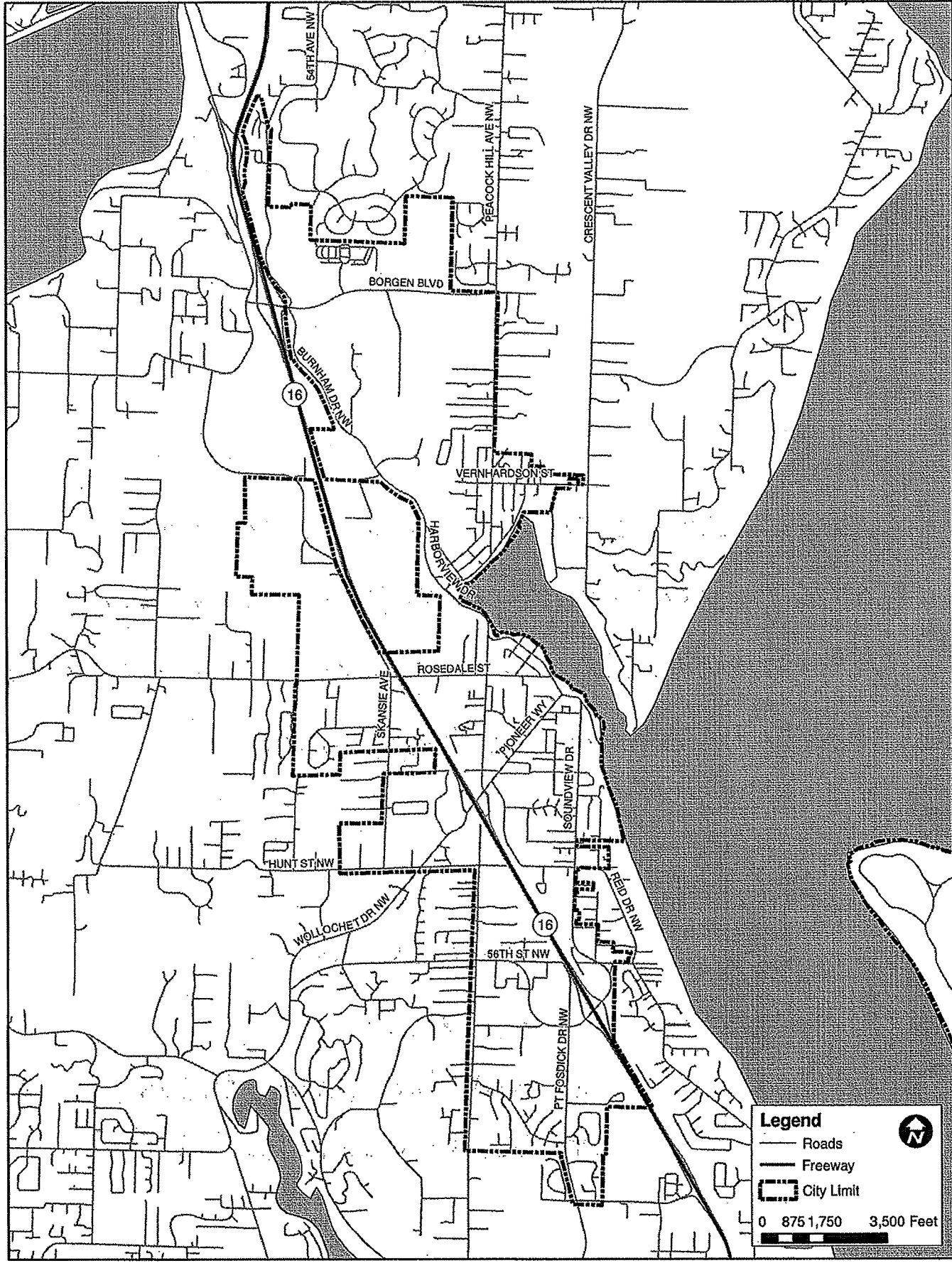


Stephen T. Misiurak, PE
City Engineer

Cc: Evan Dust, HDR Engineering, Inc.

Chrono/file

Note: No hand-drawn map-related comments were made on this form.





**Business of the City Council
City of Gig Harbor, WA**

Subject: Robinson, Noble & Saltbush
Consultants Contract - Phase I on
Gig Harbor North Water Tank parcel.

Proposed Council Action: Authorize the
Mayor on behalf of Council to approve the
Consultants Agreement for a Phase I
Environmental Site Assessment of the
Olympic Property Group parcel
#0222304009.

Dept. Origin: Administration
Prepared by: Lita Dawn Stanton
Special Projects
For Agenda of: November 10, 2008
Exhibits: Consultants Contract
Parcel Map

Initial & Date

Concurred by Mayor: _____
Approved by City Administrator: _____
Approved as to form by City Atty: _____
Approved by Finance Director: _____
Approved by Department Head: _____

Expenditure		Amount		Appropriation	
Required	\$4,500	Budgeted	\$1,011,700	Required	-0-

INFORMATION / BACKGROUND

As part of the review process prior to acquiring property that is currently the location of the Gig Harbor North Water Tank owned by Olympic Property Group located on parcel #0222304009, the City has initiated a Phase I Environmental Site Assessment. Consultants for that work, Robinson, Noble & Saltbush, will review the parcel (see attached map). A Short Plat process is currently underway to delineate the water tank property.

FISCAL CONSIDERATION

While not listed in the 2008 Budget, the cost for this work will be charged to the Water Capital Fund.

BOARD OR COMMITTEE RECOMMENDATION

none

RECOMMENDATION / MOTION

Move to: Authorize the Mayor on behalf of Council to approve the contract with Robinson, Noble & Saltbush for a Phase I Environmental Site Assessment on parcel #0222304009 not to exceed \$4,500.00



0 500 1000 2000

SCALE 1" = 1000'

**CONSULTANT SERVICES CONTRACT
BETWEEN THE CITY OF GIG HARBOR AND
ROBINSON, NOBLE & SALTBUSH, INC.**

THIS AGREEMENT is made by and between the City of Gig Harbor, a Washington municipal corporation (hereinafter the "City"), and Robinson, Noble & Saltbush, Inc., a corporation organized under the laws of the State of Washington located and doing business at Tacoma, Washington (hereinafter the "Consultant").

RECITALS

WHEREAS, the City is presently engaged in environmental services and desires that the Consultant perform services necessary to provide the following consultation services.

WHEREAS, the Consultant agrees to perform the services more specifically described in the Scope of Work, dated November 7, 2008, including any addenda thereto as of the effective date of this agreement, all of which are attached hereto as **Exhibit A – Scope of Work**, and are incorporated by this reference as if fully set forth herein.

NOW, THEREFORE, in consideration of the mutual promises set forth herein, it is agreed by and between the parties as follows:

TERMS

I. Description of Work

The Consultant shall perform all work as described in **Exhibit A**.

II. Payment

A. The City shall pay the Consultant an amount based on time and materials, not to exceed four thousand five hundred dollars (\$4,500) for the services described in Section I herein. This is the maximum amount to be paid under this Agreement for the work described in **Exhibit A**, and shall not be exceeded without the prior written authorization of the City in the form of a negotiated and executed supplemental agreement. PROVIDED, HOWEVER, the City reserves the right to direct the Consultant's compensated services under the time frame set forth in Section IV herein before reaching the maximum amount. The Consultant's staff and billing rates shall be as described in **Exhibit B – Schedule of Rates and Estimated Hours**. The Consultant shall not bill for Consultant's staff not identified or listed in **Exhibit B** or bill at rates in excess of the hourly rates shown in **Exhibit B**; unless the parties agree to a modification of this Contract, pursuant to Section XVIII herein.

B. The Consultant shall submit monthly invoices to the City after such services have been performed, and a final bill upon completion of all the services described in this Agreement. The City shall pay the full amount of an invoice within forty-five (45) days of receipt. If the City objects to all or any portion of any invoice, it shall so notify the Consultant of the same within fifteen (15) days from the date of receipt and shall pay that portion of the invoice not in dispute, and the parties shall immediately make every effort to settle the disputed portion.

III. Relationship of Parties

The parties intend that an independent contractor-client relationship will be created by this Agreement. As the Consultant is customarily engaged in an independently established trade which encompasses the specific service provided to the City hereunder, no agent, employee, representative or sub-consultant of the Consultant shall be or shall be deemed to be the employee, agent, representative or sub-consultant of the City. In the performance of the work, the Consultant is an independent contractor with the ability to control and direct the performance and details of the work, the City being interested only in the results obtained under this Agreement. None of the benefits provided by the City to its employees, including, but not limited to, compensation, insurance, and unemployment insurance are available from the City to the employees, agents, representatives, or sub-consultants of the Consultant. The Consultant will be solely and entirely responsible for its acts and for the acts of its agents, employees, representatives and sub-consultants during the performance of this Agreement. The City may, during the term of this Agreement, engage other independent contractors to perform the same or similar work that the Consultant performs hereunder.

IV. Duration of Work

The City and the Consultant agree that work will begin on the tasks described in **Exhibit A** immediately upon execution of this Agreement. The parties agree that the work described in **Exhibit A** shall be completed by December 1, 2008; provided however, that additional time shall be granted by the City for excusable days or extra work.

V. Termination

A. Termination of Agreement. The City may terminate this Agreement, for public convenience, the Consultant's default, the Consultant's insolvency or bankruptcy, or the Consultant's assignment for the benefit of creditors, at any time prior to completion of the work described in **Exhibit A**. If delivered to consultant in person, termination shall be effective immediately upon the Consultant's receipt of the City's written notice or such date stated in the City's notice, whichever is later.

B. Rights Upon Termination. In the event of termination, the City shall pay for all services satisfactorily performed by the Consultant to the effective date of termination, as described on a final invoice submitted to the City. Said amount shall not exceed the amount in Section II above. After termination, the City may take possession of all records and data within the Consultant's possession pertaining to this Agreement, which records and data may be used by the City without restriction. Upon termination, the City may take over the work and prosecute the same to completion, by contract or otherwise. Except in the situation where the Consultant has been terminated for public convenience, the Consultant shall be liable to the City for any additional costs incurred by the City in the completion of the Scope of Work referenced as **Exhibit A** and as modified or amended prior to termination. "Additional Costs" shall mean all reasonable costs incurred by the City beyond the maximum contract price specified in Section II(A), above.

VI. Discrimination

In the hiring of employees for the performance of work under this Agreement or any sub-contract hereunder, the Consultant, its subcontractors, or any person acting on behalf of such Consultant or sub-consultant shall not, by reason of race, religion, color, sex, national origin, or the presence of any sensory, mental, or physical disability, discriminate against any person who is qualified and available to perform the work to which the employment relates.

VII. Indemnification

The Consultant shall defend, indemnify and hold the City, its officers, officials, employees, agents and volunteers harmless from any and all claims, injuries, damages, losses or suits, including all legal costs and reasonable attorneys' fees to the extent arising out of or in connection with the Consultant's performance of services under this Agreement. The City's inspection or acceptance of any of the Consultant's work when completed shall not be grounds to avoid any of these covenants of indemnification.

In the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, agents and volunteers, the Consultant's liability hereunder shall be only to the extent of the Consultant's negligence.

IT IS FURTHER SPECIFICALLY AND EXPRESSLY UNDERSTOOD THAT THE INDEMNIFICATION PROVIDED HEREIN CONSTITUTES THE CONSULTANT'S WAIVER OF IMMUNITY UNDER INDUSTRIAL INSURANCE, TITLE 51 RCW, SOLELY FOR THE PURPOSES OF THIS INDEMNIFICATION. THE PARTIES FURTHER ACKNOWLEDGE THAT THEY HAVE MUTUALLY NEGOTIATED THIS WAIVER. THE CONSULTANT'S WAIVER OF IMMUNITY UNDER THE PROVISIONS OF THIS SECTION DOES NOT INCLUDE, OR EXTEND TO, ANY CLAIMS BY THE CONSULTANT'S EMPLOYEES DIRECTLY AGAINST THE CONSULTANT.

The provisions of this section shall survive the expiration or termination of this Agreement.

VIII. Insurance

A. The Consultant shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the Consultant's own work including the work of the Consultant's agents, representatives, employees, sub-consultants or sub-contractors.

B. Before beginning work on the project described in this Agreement, the Consultant shall provide evidence, in the form of a Certificate of Insurance, of the following insurance coverage and limits (at a minimum):

1. Business auto coverage for any auto no less than a \$1,000,000 each accident limit, and
2. Commercial General Liability insurance no less than \$1,000,000 per occurrence with a \$2,000,000 aggregate. Coverage shall include, but is not limited to, contractual liability, products and completed operations, property damage, and employers liability, and
3. Professional Liability insurance with no less than \$1,000,000. All policies and coverage's shall be on a claims made basis.

C. The Consultant is responsible for the payment of any deductible or self-insured retention that is required by any of the Consultant's insurance. If the City is required to contribute to the deductible under any of the Consultant's insurance policies, the Contractor shall reimburse the City the full amount of the deductible within 10 working days of the City's deductible payment.

D. The City of Gig Harbor shall be named as an additional insured on the Consultant's commercial general liability policy. This additional insured endorsement shall be included with evidence of insurance in the form of a Certificate of Insurance for coverage necessary in Section B. The City reserves the right to receive a certified and complete copy of all of the Consultant's insurance policies.

E. Under this agreement, the Consultant's insurance shall be considered primary in the event of a loss, damage or suit. The City's own comprehensive general liability policy will be considered excess coverage with respect to defense and indemnity of the City only and no other party. Additionally, the Consultant's commercial general liability policy must provide cross-liability coverage as could be achieved under a standard ISO separation of insured's clause.

F. The Consultant shall request from his insurer a modification of the ACORD certificate to include language that prior written notification will be given to the City of Gig Harbor at least 30-days in advance of any cancellation, suspension or material change in the Consultant's coverage.

IX. Exchange of Information

The City warrants the accuracy of any information supplied by it to the Consultant for the purpose of completion of the work under this Agreement. The parties agree that the Consultant will notify the City of any inaccuracies in the information provided by the City as may be discovered in the process of performing the work, and that the City is entitled to rely upon any information supplied by the Consultant which results as a product of this Agreement.

X. Ownership and Use of Records and Documents

Original documents, drawings, designs and reports developed under this Agreement shall belong to and become the property of the City. All written information submitted by the City to the Consultant in connection with the services performed by the Consultant under this Agreement will be safeguarded by the Consultant to at least the same extent as the Consultant safeguards like information relating to its own business. If such information is publicly available or is already in consultant's possession or known to it, or is rightfully obtained by the Consultant from third parties, the Consultant shall bear no responsibility for its disclosure, inadvertent or otherwise.

XI. City's Right of Inspection

Even though the Consultant is an independent contractor with the authority to control and direct the performance and details of the work authorized under this Agreement, the work must meet the approval of the City and shall be subject to the City's general right of inspection to secure the satisfactory completion thereof. The Consultant agrees to comply with all federal, state, and municipal laws, rules, and regulations that are now effective or become applicable within the terms of this Agreement to the Consultant's business, equipment, and personnel engaged in operations covered by this Agreement or accruing out of the performance of such operations.

XII. Consultant to Maintain Records to Support Independent Contractor Status

On the effective date of this Agreement (or shortly thereafter), the Consultant shall comply with all federal and state laws applicable to independent contractors including, but not limited to the maintenance of a separate set of books and records that reflect all items of income and expenses of the Consultant's business, pursuant to the Revised Code of

Washington (RCW) Section 51.08.195, as required to show that the services performed by the Consultant under this Agreement shall not give rise to an employer-employee relationship between the parties which is subject to RCW Title 51, Industrial Insurance.

XIII. Work Performed at the Consultant's Risk

The Consultant shall take all precautions necessary and shall be responsible for the safety of its employees, agents, and sub-consultants in the performance of the work hereunder and shall utilize all protection necessary for that purpose. All work shall be done at the Consultant's own risk, and the Consultant shall be responsible for any loss of or damage to materials, tools, or other articles used or held by the Consultant for use in connection with the work.

XIV. Non-Waiver of Breach

The failure of the City to insist upon strict performance of any of the covenants and agreements contained herein, or to exercise any option herein conferred in one or more instances shall not be construed to be a waiver or relinquishment of said covenants, agreements, or options, and the same shall be and remain in full force and effect.

XV. Resolution of Disputes and Governing Law

Should any dispute, misunderstanding, or conflict arise as to the terms and conditions contained in this Agreement, the matter shall first be referred to the City Engineer or Director of Operations and the City shall determine the term or provision's true intent or meaning. The City Engineer or Director of Operations shall also decide all questions which may arise between the parties relative to the actual services provided or to the sufficiency of the performance hereunder.

If any dispute arises between the City and the Consultant under any of the provisions of this Agreement which cannot be resolved by the City Engineer or Director of Operations determination in a reasonable time, or if the Consultant does not agree with the City's decision on the disputed matter, jurisdiction of any resulting litigation shall be filed in Pierce County Superior Court, Pierce County, Washington. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. The non-prevailing party in any action brought to enforce this Agreement shall pay the other parties' expenses and reasonable attorney's fees.

XVI. Written Notice

All communications regarding this Agreement shall be sent to the parties at the addresses listed on the signature page of the agreement, unless notified to the contrary.

Unless otherwise specified, any written notice hereunder shall become effective upon the date of mailing by registered or certified mail, and shall be deemed sufficiently given if sent to the addressee at the address stated below:

CONSULTANT:
Robinson, Noble & Saltbush, Inc.
ATTN: John Hildenbrand
3011 S. Huson Street, Suite A
Tacoma, WA 98409
(253) 475-7711

City of Gig Harbor
ATTN: Lita Dawn Stanton
Special Projects
3510 Grandview Street
Gig Harbor, WA 98335
(253) 853-7609

XVII. Assignment

Any assignment of this Agreement by the Consultant without the written consent of the City shall be void. If the City shall give its consent to any assignment, this paragraph shall continue in full force and effect and no further assignment shall be made without the City's consent.

XVIII. Modification

No waiver, alteration, or modification of any of the provisions of this Agreement shall be binding unless in writing and signed by a duly authorized representative of the City and the Consultant.

XIX. Entire Agreement

The written provisions and terms of this Agreement, together with any Exhibits attached hereto, shall supersede all prior verbal statements of any officer or other representative of the City, and such statements shall not be effective or be construed as entering into or forming a part of or altering in any manner whatsoever, this Agreement or the Agreement documents. The entire agreement between the parties with respect to the subject matter hereunder is contained in this Agreement and any Exhibits attached hereto, which may or may not have been executed prior to the execution of this Agreement. All of the above documents are hereby made a part of this Agreement and form the Agreement document as fully as if the same were set forth herein. Should any language in any of the

Exhibits to this Agreement conflict with any language contained in this Agreement, then this Agreement shall prevail.

7th IN WITNESS WHEREOF, the parties have executed this Agreement on this day of NOVEMBER, 2008.

CONSULTANT
By: *J. Michael Krauthamer* By: _____
Its Principal

CITY OF GIG HARBOR

Mayor

Notices to be sent to:
Robinson, Noble & Saltbush, Inc.
ATTN: John Hildenbrand
3011 S. Huson St., Suite A
Tacoma, WA 98409
(253) 475-7711

City of Gig Harbor
ATTN: Lita Dawn Stanton
Special Projects
3510 Grandview Street
Gig Harbor, WA 98335
(253) 853-7609

APPROVED AS TO FORM:

City Attorney

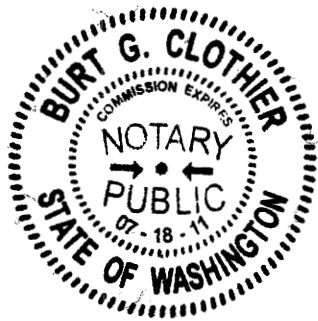
ATTEST:

City Clerk

STATE OF WASHINGTON)
) ss.
COUNTY OF PIERCE)

I certify that I know or have satisfactory evidence that ~~MIKE KRAUTKRAMER~~ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the PRINCIPAL of ROBINSON, NOBLE & SALTBUSH to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11-7-08



[Signature]
BURT CLOTHIER
(print or type name)

NOTARY PUBLIC in and for the State of Washington, residing at:

TACOMA WA

My Commission expires: 7-18-11



November 7, 2008

Lita Dawn Stanton
City of Gig Harbor
3510 Grandview Street
Gig Harbor, Washington 98335

Re: Scope of work and cost estimate for a Phase I Environmental Assessment for:
Parcel 0222304009, Gig Harbor, Washington

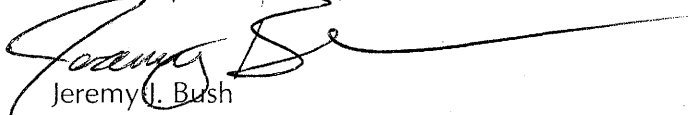
Dear Lita Dawn:

Robinson, Noble & Saltbush would be pleased to complete a Phase I Environmental Site Assessment (Phase I) for the above-referenced site. The Phase I will be performed in accordance with the attached scope of services, which is based on standard industry practices and ASTM Standard E1527-05. Unless an item is specifically addressed in the noted scope of services and discussed herein, it should be assumed that it is not included in the scope of work for this project. Two hard copies of the project report will be provided. Additional hard copies or electronic copies of report will be provided at a cost of up to \$125 each.

Based on our understanding of the project, we estimate the cost of our services to be \$4,500. Should you decide to pursue some or all of the work discussed above, please provide us with an authorized purchase order or your contract for our review and execution. Unless unexpected conditions are found to exist, the estimated completion time for the project is a draft copy by November 26 and the final copy on December 1 following the return of the executed purchase order or contract, and provided submittal of site access authority documentation is received within five days of the contract execution.

We hope this scope of work and cost estimate is adequate for your needs. Please contact us if we can provide additional information or modify the scope of work to better assist you. If at any time prior to or during this project you identify a concern or problem with our work or progress that cannot be resolved by the assigned Robinson, Noble & Saltbush project manager, please contact Joseph Becker, our company President, and he will make every effort to resolve the issue to your satisfaction.

Sincerely,
Robinson, Noble & Saltbush



Jeremy J. Bush
Project Hydrogeologist

attachments

Exhibit A

Phase I Environmental Site Assessment Scope of Services

Phase I Environmental Site Assessments (Phase I ESA, also known as Level One ESA studies) are conducted to protect a property owner from assuming an unknown environmental risk. The assessment gathers available information regarding past or present site activities which have the potential to cause environmental contamination. Robinson, Noble & Saltbush performs Phase I ESA's generally following the format and content of **ASTM Standard E 1527-00 or ASTM Standard E-1527-05**. For this project the client has elected **ASTM Standard E 1527-00**. Depending on the nature of the site being evaluated and the requirements of the client, additional elements beyond the scope of the ASTM standard may be included. Any additional scope of service items are detailed in the professional services agreement (PSA) to which this scope of service is attached. If an item is not indicated herein or in the applicable PSA, it is not included in the project.

The standard components of the Phase I ESA will include:

- Identification of past and present site ownership and uses (as deemed relevant to evaluating the subject site).
- Inspection of the site and any structures for the presence of potentially hazardous substances. Any areas not inspected will be clearly noted in the project report.
- Description of site environmental characteristics; such as the size, layout, extent of development, natural features, etc.
- An assessment of hazardous material or waste storage, handling, or disposal practices as they pertain to evaluate the presence of an actual, and/or material threat of, a hazardous substance release. For the purposes of the Phase I ESA, a hazardous substance includes petroleum products.
- An assessment of nearby properties whose activities may have an environmental impact on the subject property.
- Conclusions regarding potential problems and recommendations for further action.

In performing the assessment Robinson, Noble & Saltbush, Inc. will utilize a review of selected available public records, historical research, an inspection of the site, and may conduct interviews with tenants, owners, and/or public agency officials to evaluate the potential environmental liabilities associated with a property.

Records Review

Review of public agency records can provide significant background information on the site, including ownership history; past uses; permits or inventories for hazardous materials or wastes; reported spills, releases or known contamination; or other regulatory actions. Agencies which may be contacted include local assessor's office, planning department, utility district, fire department, health department, agricultural commissioner, or air quality management district. State environmental protection agencies, such as the Washington State Department of Ecology, maintain databases of sites which have been investigated and may also be contacted. The U.S. Environmental Protection Agency also maintains databases of hazardous waste generators or sites with hazardous waste contamination. Robinson, Noble & Saltbush, Inc. will search applicable data bases using a data extraction and reporting firm (typically EDR, Inc). We may also conduct a physical review of agency files as deemed necessary.

Historical Research

In order to review past use of the property, documents such as title history, maps, building permits, or aerial photographs may be reviewed as appropriate. Maps, such as parcel, topographic and fire-insurance maps, will also be reviewed as applicable.

Site Inspection

A site inspection will be conducted to evaluate the subject for site activities or uses which pose a high potential for environmental contamination. These items include but are not limited to:

- storage tanks (underground and above ground)
- water wells (domestic, agricultural or industrial)
- waste water systems
- drums or chemical storage areas
- ponds or surface impoundments
- maintenance or shop areas
- sumps or storm drains
- stained soil or pavement
- transformers
- piles of waste or trash
- dead or dying vegetation
- unusual odors
- other observations that in the opinion of the field investigator indicate the possible presence of conditions of concern.

Interviews

In order to determine current and past site practices, interviews with persons familiar with the site may be conducted. This may be done in person, in writing or via telephone. Examples of the types of individuals that may be contacted include: property owners, site managers, former employees, neighbors, and/or local agency officials.

Report

The activities described above will be documented in a report. The report will present the findings of the assessment and any recommendations for further action, if necessary. Be advised that the Phase I ESA does not typically include the collection of environmental samples.

**General Fee Schedule
September 1, 2008
Exhibit B**

Professional Position	Typical Duties	Fee Per Hour
Principal Hydrogeologist/ Environmental Scientist	Service requiring the scientific expertise of company principals. Includes top-level project review and control, client liaison, and hydrogeologic analysis.	\$105 - \$165
Senior Associate	Senior Associate-level project management, client liaison, field services, project analysis, and report writing.	\$105 - \$145
Associate Hydrogeologist/ Environmental Scientist	Associate-level project management, client liaison, field services, project analysis, and report writing.	\$105 - \$121
Senior Hydrogeologist/ Environmental Scientist	Senior-level project management, client liaison, field services, data interpretation and analysis, and report writing.	\$92 - \$121
Project Hydrogeologist/ Environmental Scientist	Field services; data collection, reduction, interpretation and analysis; and report writing.	\$92 - \$105
Draftsperson/Technician	Technical illustration/CADD, production layout, technical aide.	\$75 - \$85

Service Category	Typical Duties	Fee Per Hour
Legal Support/Testimony	Expert witness services.	150% of above rates
Administrative Services	Contracts, technical specifications, administrative tasks, grammatical editing.	\$62 - \$75
Typist/Clerical Support	Word processing, report preparation or reproduction, general office tasks	\$56 - \$62
Subcontracts/Management Fee	Professional Services Outside Laboratory Services Construction Subcontracts	Negotiated 15% 15%
Other Costs	Travel (Auto) Travel (Other) Per Diem Other Direct Expenses	\$0.62/mile Cost + 5% Prevailing State rates Cost + 5%
	<i>Equipment Rental</i>	<i>See following pages</i>

This fee schedule is subject to change according to contract or Professional Services Agreement conditions.

**Hydrogeologic Equipment Rental Schedule
October 1, 2007**

<u>Equipment</u>	<u>Unit</u>	<u>Rate</u>
Water Level Transducer and Data Logger	First five days	\$80
	Each day thereafter	\$27.50
Field Laptop Computer	Per day	\$30
Electric Water Level Sounder(s)	0 to 300 ft	Flat fee per project \$30
	over 300 ft	Flat fee per project \$60
DC Submersible Purge Pump	Per pump	\$80
Double-Ring Infiltrometer	Per day	\$50
Schonstedt Gradient Magnetometer	Per day	\$75
Geonics EM-61 Metal Detector	Per day	\$500
Downhole Gamma/Resistivity/Temperature Logging Equipment (includes Draw Works)	Per day	\$1,100
Downhole Analog Caliper Logging Equipment	Per well	\$100
Draw Works	Per well	\$525
Mechanical Sieve Sample Equipment	Flat fee per well	\$50
2-inch Gasoline-powered Centrifugal Pump (includes hoses)	Per day	\$55
2-inch Submersible Pump + Controller	Per day	\$180
Generator	Per day	\$70
Survey Gear (laser level & rod)	Per day	\$85
FlowTracker Acoustic Doppler Velocimeter Stream Gaging Equipment	Per day	\$200
GPS	Per day	\$22.50
Other Equipment	Negotiated	Negotiated

This fee schedule is subject to change according to contract or Professional Services Agreement conditions.

**Environmental Equipment Rental and Consumable Schedule
October 1, 2007**

<u>Equipment</u>	<u>Unit</u>	<u>Rate</u>
Water level transducer and data logger	Per day	\$100
Field Laptop Computer	Per day	\$50
Electronic Water Level Sounder	Per day	\$30
Electronic Interface Probe	Per day	\$75
DC Submersible Purge Pump	Per pump	\$80 first pump, \$40 each additional pump
DC-operated Peristaltic Pump	Per day	\$40
2-inch Gasoline-powered Centrifugal Pump	Per day	\$100
2-inch Submersible Pump + Controller	Per day	\$350
Generator	Per day	\$60
Low-Flow Bladder Pump	Per day	\$175
Photoionization Detector	Per day	\$75
Combustible Gas Indicator	Per day	\$65
Water Quality Meter	Per day	\$200
Teflon Water Bailer	Per day	\$30
Soil Sampling Equipment (manual)	Per day	\$25
Soil Sampling Equipment (power)	Per day	\$40
Mechanical Sieve Sample Equipment	Flat fee per project	\$25
Survey Gear (laser level & rod)	Per day	\$80
Soil Vapor Extraction System	Per Month	\$750
Atmospheric Condition Monitoring Unit	Per day	\$50
Other Equipment	Negotiated	Negotiated
<u>Consumable Items:</u>		
Polyethylene Purge/Sampling Tubing	Each 10 feet	\$2.50
Silicone Peristaltic Pump Head Tubing	Each foot	\$4.00
Bladders for Low-Flow Bladder Pump	Each	First 3 Free - \$5.00 each additional bladder
Water Sample Bailer	Each	\$10
Bailer Rope/String	Each 10 feet	\$1.00
Personal Protection Equipment	Per day per person	\$50

This fee schedule is subject to change according to contract or Professional Services Agreement conditions.